STATES OF JERSEY

COMMON STRATEGIC POLICY 2026 - 2030 (P.75/2026): FIFTH AMENDMENT (P.75/2026 AMD.(5)) – AMENDMENT

Lodged au Greffe on 3rd November 2026
by the Council of Ministers
Earliest Date for Debate: 10th November 2026

STATES GREFFE

COMMON STRATEGIC POLICY 2026 – 2030 (P.75/2026): FIFTH AMENDMENT (P.75/2026 AMD. (5)) – AMENDMENT

1 PAGE 2 –

For the words, "including the reduction of rental stress", substitute the words, "to continue to protect islanders from the high cost of housing".

2 PAGE 2 –

For the words, "and the return of long-term empty homes to use" substitute the words, "supporting the resolution of long-term empty homes".

COUNCIL OF MINISTERS

Note: After this amendment, the amendment would read as follows –

After the words "report accompanying this Proposition" insert the words –

", except that, on page 13 of the report, after action 6.4 there should be inserted the following action –

"6.5 Improve housing affordability and security for Islanders, through measures to continue to protect islanders from the high cost of housing, an increase in availability of affordable rented homes, the prevention of homelessness supporting the resolution of long-term empty homes"".

Note: After this amendment, the proposition would read as follows –

THE STATES are asked to decide whether they are of opinion –

in accordance with Article 18(2)(e) of the States of Jersey Law 2005, to approve the statement of the Common Strategic Policy of the Council of Ministers as set out in the report accompanying this Proposition, except that, on page 13 of the report, after action 6.4 there should be inserted the following action –

"6.5 Improve housing affordability and security for Islanders, through measures to continue to protect Islanders from the high cost of housing, an increase in availability of affordable rented homes, the prevention of homelessness supporting the resolution of long-term empty homes."

REPORT

The proposed amendment by Deputy L.V. Feltham seeks to reinforce the Government's commitment to improving housing affordability and security, increasing the availability of affordable homes, preventing homelessness and bringing long-term empty homes into use.

The Council of Ministers shares these objectives and supports the overall intent of the amendment. The proposed amendments seek to ensure that the objectives are framed in a way that is consistent with the available evidence and reflects the range of policy options available to the Government.

The proposed reference to "rental stress" may not be the most appropriate measure of housing affordability. The *Review of social housing rents* (R.5/2026)[1] published in January 2026 highlighted a number of limitations with the use of rental stress as an indicator, particularly for social housing tenants receiving Income Support.

The review found that, although social housing tenants may appear to spend a high proportion of their income on rent, this does not necessarily indicate rental stress because Income Support adjusts to reflect actual rent costs, offsetting the financial pressure implied by rent-to-income affordability measures.

Whilst the Council of Ministers supports the objective of reducing housing cost pressures, protecting Islanders from the high cost of housing provides a clearer objective than reference to a specific affordability indicator.

The Council of Ministers strongly supports continued action to prevent homelessness. Ongoing work to increase the supply of affordable homes, improve access to housing advice and support, and strengthen early intervention reflects a preventative approach to homelessness.

The amendment also refers to the return of long-term empty homes to use. The Council of Ministers supports this objective. However, long-term empty homes are often associated with ownership, probate or other legal issues that must first be resolved before a property can be returned to use. Reference to the resolution of long-term empty homes would therefore better reflect the nature of the challenge.

The Council of Ministers therefore recommends the proposed amendments.

Financial and staffing implications

There are no direct financial or manpower implications arising from this amendment. Any future measures brought forward in support of these objectives may require additional funding or resources, which would be considered separately as part of the development of those measures.

Children's Rights Impact Assessment

[1] Review of social housing rents (R.5/2026), Minister for Housing, January 2026. Available at: https://www.gov.je/SiteCollectionDocuments/Home%20and%20community/Review%20of%20social%20housing%20rents%20Options%20for%20a%20revised%20social%20housing%20rents%20policy.pdf

The Council of Ministers considers that this amendment has no direct or indirect impact on children and that the duty to have due regard to the UN Convention on the Rights of the Child does not arise. Accordingly, a Children's Rights Impact Assessment is not required under the Children (Convention Rights) (Jersey) Law 2022.