### 4.2 Deputy C.S. Alves of St. Helier Central of the Minister for Housing regarding assisted home ownership schemes. (OQ.118/2026)

Further to his response to Written Question 188/2026, when will the Minister decide which assisted home ownership schemes to introduce or expand; and when does he intend to publish the proposed funding, delivery responsibilities and number of households to be helped, distinguishing this from any additional Government commitment from existing Andium Homes and States of Jersey Development Company provision?

**Deputy M.R. Ferey of St. Saviour (The Minister for Housing):**

I thank the Deputy for the question. I am considering the role that assisted home ownership could play in improving access to home ownership for Islanders. No decision has yet been taken on whether assisted home ownership schemes should be introduced or expanded, nor on the type of scheme that might be taken forward. However, I would hope that Ministers will be in a position to consider the available options and determine a preferred approach in early 2027, allowing any funding implications to inform future budget considerations. As no decisions have yet been taken, details such as funding arrangements, delivery responsibilities and the number of households that may be assisted have not yet been determined. Any proposals will need to be carefully assessed to ensure they represent value for money, support access to home ownership and do not give rise to unintended consequences in the wider housing market. Should I decide to proceed with specific proposals, further details will be published as part of the normal decision-making process.

**4.2.1 Deputy C.S. Alves:**

The Minister mentioned early 2027 before any decisions are made. When does he envision that households and people will benefit from these decisions?

**Deputy M.R. Ferey:**

All being well, if we come to the right decision during those budgetary discussions, then that would roll out in the next 3-year budgeting phase, so that would then gather momentum towards the end of this political term.

**4.2.2 Deputy H.L. Jeune of St. John, St. Lawrence and Trinity:**

What evidence of need is the Minister using to decide between helping first-time buyers or helping people move up the ladder or indeed whether to do assisted purchase schemes at all?

**Deputy M.R. Ferey:**

I thank the Deputy for that question. Obviously we have got reports from Statistics Jersey which show us the housing need in Jersey, so there is lots of data that we could draw on and will continue to draw on, because the housing market is an ever-changing landscape. We have seen even since 2022 the way the market has taken a drop, something that we have not seen in Jersey for a long time. We will continue to monitor the trends, we will continue to monitor how affordable it is for people to purchase through normal means, we will continue to monitor interest rates which have just increased to 4 per cent. There are lots of data that we will draw on and continue to keep an eye on that will inform that decision-making process.

**4.2.3 Deputy H.L. Jeune:**

I thank the Minister for his answer. In Written Question 188, the Minister said the First Step scheme had provided useful evidence. Will he publish that evidence ahead of any decision-making?

**Deputy M.R. Ferey:**

Yes, I fully intend to do that.

**4.2.4 Deputy M. Tadier of St. Brelade:**

The Deputy, like me, is old enough to know parents who may have benefited from the States loan scheme. Does the Minister have any plans to look at initiatives to support and unlock access to borrowing, especially

for young people who have their whole lives to pay back a loan? What appetite does he have for States involvement, if any, in this scheme?

**Deputy M.R. Ferey:**

I remember with fondness the States loan scheme because I am sure there are lots of Members of this Assembly that benefited from that initiative. In fact, when I was at the Parish Hall on Sunday this very subject came up, and on a table of 8 people about 7 of them had bought their first property through the States loan scheme. But I think that is nostalgia. I think there are lots of other options available, not just shared equity schemes. I think there are opportunities to look at how we can help people gather towards getting a deposit together which, for a lot of people, can be a barrier, and perhaps we could do that in the most tax-efficient way to encourage people to save towards having a deposit. That in itself might assist them to get into the purchase market. Did I miss any part of that question?

**The Bailiff:**

We will soon find out.

**4.2.5 Deputy M. Tadier:**

It sounded like maybe a loan for a deposit, but I do not know if that was what the answer was. Does the Minister agree that if in Jersey generally, with perhaps some exceptions, if you can afford to rent, you can afford to buy? If you can afford to rent year on year, you can probably afford to buy, and therefore is it access to borrowing that is the issue, and that there is an issue with young people or any people getting access to bank loans? What steps will he take specifically in that area?

**Deputy M.R. Ferey:**

Lots of people who are in the rental sector would be able to take that next step and purchase, but very often the barrier, as far as I understand, is people being able to gather a deposit together, and most lenders will still want a loan to value of at least 10 per cent. So very often people will need to gather a deposit before they can get that loan. It is about looking at all the available options. It is about looking at how shared equity schemes work, how efficient they are, how people can be assisted with the monies that are available. But we also need to be creative and look at what the other options are that might assist people.

**4.2.6 Deputy L.V. Feltham of St. Helier Central:**

The Minister said that there are still a lot of decisions that need to be made by himself and other Ministers, and then he alluded to the upcoming possible 3-year Budget. Could he let the Assembly know when he thinks he will be in a position to put a business case forward to Treasury.

**Deputy M.R. Ferey:**

That process will be starting early next year, where we will start to look at the evidence and look at the options that are available and the costings and put that forward as a growth bid.

**4.2.7 Deputy L.V. Feltham:**

The Minister for Treasury and Resources in the Corporate Services Scrutiny Panel hearing yesterday said that he anticipated being able to present the Budget in the summer of next year, earlier than usual. Could the Minister clarify whether he has received any detail of the process that he needs to follow from Treasury?

**Deputy M.R. Ferey:**

I have spoken to officers to work out exactly how we would lay this into the discussions and into the Budget process.

**4.2.8 Deputy C.S. Alves:**

The Minister mentioned publishing the findings of the First Step scheme; can he clarify when he will be doing that and if he is confident that the Budget will allow him money beyond the schemes from Andium and S.o.J.D.C. (States of Jersey Development Company)?

**Deputy M.R. Ferey:**

Yes, we will publish that information as soon as possible. Sorry, the second part of that question?

**Deputy C.S. Alves:**

Is he confident that he will be given enough money in this Budget beyond the schemes that are already being provided from Andium and S.o.J.D.C.?

**Deputy M.R. Ferey:**

Again, all of that is still under discussion and is still being worked up.