

STATES OF JERSEY



COMMON STRATEGIC POLICY 2026 - 2030 (P.75/2026): EIGHTEENTH AMENDMENT

SUITABLE HOUSING DEVELOPMENT

Lodged au Greffe on 27th October 2026
by the Environment, Housing and Infrastructure Scrutiny Panel
Earliest date for debate: 10th November 2026

STATES GREFFE

COMMON STRATEGIC POLICY 2026 – 2030 (P.75/2026): EIGHTEENTH
AMENDMENT

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After the words “report accompanying this Proposition” insert the words –

“, except that, on page 13 of the report, under Action 6.1 for the words “Enable housing development to provide more homes for Islanders and assisted purchase schemes” there should be substituted the following –

“Enable suitable housing development to provide more homes to Islanders where needed, and support aspirations for suitable home ownership, and ensure communities are appropriately equipped to meet future demographic, social and infrastructure needs.””

ENVIRONMENT, HOUSING AND INFRASTRUCTURE SCRUTINY
PANEL

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, under action 6.1, for the words “Enable housing development to provide more homes for Islanders and assisted purchase schemes” there should be substituted the following –

“Enable suitable housing development to provide more homes to Islanders where needed, and support aspirations for suitable home ownership, and ensure communities are appropriately equipped to meet future demographic, social and infrastructure needs.”

REPORT

Introduction

The [Common Strategic Policy P.75/2026](#) ('the CSP') was lodged by the Council of Ministers on 29th September 2026 and is due for debate on 10th November 2026. The CSP, if adopted by the States Assembly, will replace the Common Strategic Policy for 2023-2026 and approve the Government's proposed eleven priorities for delivery in the next four years.

This amendment seeks to ensure that Action 6.1 reflects the wider objectives of housing policy, including housing need, affordability, home ownership opportunities and the infrastructure required to support future growth.

Rationale

Action 6.1 is currently focused on enabling housing development to increase the supply of homes. The Panel considers that housing policy should also reflect the need to ensure that homes meet Islanders' needs and that communities are appropriately equipped to accommodate future growth.

The proposed amendment would substitute the existing wording of Action 6.1 with the following: *"Enable suitable housing development to provide more homes to Islanders where needed, and support aspirations for suitable home ownership, and ensure communities are appropriately equipped to meet future demographic, social and infrastructure needs."*

If approved, the revised action would place greater emphasis on meeting housing needs and planning for future growth, alongside the provision of additional homes. It would also recognise the importance of ensuring that housing growth is supported by appropriate infrastructure and community facilities.

The amendment seeks to ensure that the CSP reflects the practical realities of housing delivery in Jersey. Whilst increasing the supply of homes remains an important strategic objective, the delivery of new homes is dependent upon a range of public and private sector organisations and providers. Consequently, Government policy can support and facilitate housing delivery but cannot in isolation guarantee the delivery of a specified number of homes.

The amendment also recognises that housing policy encompasses a range of tenures and housing aspirations. [Statistics Jersey's Future Housing Needs](#) analysis identifies housing requirements across both owner-occupied and rental sectors, indicating the importance of considering a range of housing needs when planning future provision.

The Panel notes that assisted purchase schemes represent one mechanism through which Government may seek to support access to home ownership. However, evidence heard by the Panel at a Quarterly Hearing with the Minister for Housing in October 2026, indicated that challenges relating to housing affordability and housing delivery extend beyond the availability of assisted purchase schemes alone. The Minister, Assistant Minister and officers referred to a range of wider economic and structural factors, including construction costs, land values, development viability and infrastructure

capacity, as significant constraints on the delivery of additional homes and the improvement of housing affordability.

In light of this evidence, the proposed amendment replaces the specific reference to assisted purchase schemes with broader wording relating to aspirations for suitable home ownership. The amendment is intended to ensure that the policy objective remains relevant irrespective of the particular mechanisms or interventions pursued by future Governments. It further recognises that improving access to home ownership is likely to require a range of measures addressing both housing supply and affordability, rather than reliance on a single policy instrument.

The Panel notes that [Future Jersey 2017-2037](#) and [Jersey's Island Outcomes Framework](#) emphasise long-term community wellbeing and planning for future demographic and societal needs. The proposed amendment reflects those principles by recognising that housing policy extends beyond the delivery of additional homes alone. It seeks to ensure that consideration is also given to housing need, aspirations for suitable home ownership and the infrastructure and community facilities required to support future growth.

Financial and staffing implications

There are no immediate financial or staffing implications arising from this strategic-level amendment. Any future implications will depend on the Government's approach to implementation and the policies and actions developed to give effect to it.

Children's Rights Impact Assessment

The Panel 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.