

Union Street | St Helier | Jersey | JE2 3DN

Deputy Hilary Jeune
Chair, Environment, Housing and Infrastructure Panel

BY EMAIL

30th July 2026

Dear Chair,

Thank you for your letter of 23 July 2026, and for introducing the newly constituted Environment, Housing and Infrastructure Scrutiny Panel.

I am most grateful for your good wishes and welcome the opportunity to establish a constructive and positive working relationship with the Panel over the course of this Assembly term.

I congratulate you on your appointment as Chair, together with Deputy Coles as Vice-Chair and your fellow Panel members. I fully recognise the important role that scrutiny plays in supporting transparent, evidence-based decision-making and look forward to engaging openly with the Panel.

In response to the matters raised in your letter, I provide the following initial overview.

1. Ministerial Priorities

My overarching priority is to help ensure that Jersey has a housing system that supports Islanders and is aligned with every stage of life by improving access to suitable, affordable and secure homes, while making best use of the available housing stock.

Key priorities include:

- Supporting greater housing mobility by identifying barriers that prevent Islanders from moving into accommodation that better meets their needs, including opportunities to encourage and facilitate downsizing and moves to future-proofed accommodation.
- Encouraging the development of new builds that are appropriate to the needs of our community.
- Reviewing the role of Stamp Duty and other transactional costs where these may act as disincentives to moving home.
- Progressing an evaluation of the Residential Tenancy (Jersey) Law to ensure the legislative framework remains balanced, proportionate and fit for purpose for both tenants and landlords.
- Reviewing access to social housing, including consideration of eligibility arrangements for younger adults aged 18–25, to ensure support continues to be targeted effectively and remains financially sustainable.

- Working with housing providers and delivery partners to better understand future housing needs and opportunities to increase supply across different tenures.
- Reviewing the +1 bedroom policy which can be a barrier to people who wish to start or expand their family.
- Identifying additional policy measures which will increase accessibility to the first-time buyer and second-time buyer market.

2. Progress on current workstreams

A number of workstreams are currently being progressed within the Housing portfolio. These include:

- A review of the Assisted Home Ownership Policy, with a focus on supporting housing progression and ensuring assistance is targeted effectively towards those for whom it is intended. This work includes consideration of the current policy framework and the range of policy levers available to Ministers.
- Ongoing engagement with housing providers and key stakeholders regarding future housing requirements, development plans and delivery challenges.
- Initial consideration of measures that could improve housing mobility and support more efficient use of the Island's existing housing stock.
- Preparatory work associated with squaring aspects of the Residential Tenancy framework and identifying areas that may warrant future policy development.

To some degree, as these workstreams progress, there will be opportunities to provide the Panel with further updates on emerging findings, proposals, themes and timelines.

3. Legislative programme

At this early stage of the Assembly term, the legislative programme for the Housing portfolio is still being developed.

However, it is anticipated that policy and legislative proposals may emerge in relation to housing affordability, housing mobility, social housing access and the regulatory framework governing residential tenancies. Where formal propositions or legislative changes are proposed, I will seek to ensure that the Panel is engaged at the earliest practical opportunity and provided with indicative timetables as they become available.

4. Emerging issues and scrutiny engagement

Housing affordability, housing supply and access to suitable accommodation remain among the most significant challenges facing the Island. Alongside these issues, demographic change,

construction sector capacity and wider economic conditions will continue to influence the delivery of housing objectives over the coming years.

In particular, significant demand is anticipated from the New Hospital Facilities programme. Ensuring that appropriate accommodation arrangements are available, while minimising impacts on the local housing market, is an issue that is being considered with relevant stakeholders.

I welcome early engagement with the Panel on these and other emerging issues. My officers and I are committed to maintaining an open and constructive dialogue with Scrutiny and will seek to provide timely briefings and updates on matters of significance wherever possible.

Thank you once again for your letter and your good wishes. I look forward to meeting with the Panel and developing a productive working relationship over the course of this Assembly term.

Yours sincerely

A handwritten signature in black ink, appearing to be 'M. Ferey', with a stylized loop at the end.

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