

Union Street | St Helier | Jersey | JE2 3DN

Deputy Hilary Jeune,
Chair, Environment, Housing and Infrastructure Scrutiny Panel

21 October 2026

Dear Chair

Proposed Budget 2027-2030 Review

1. Your response to Written Question WQ.188/2026 indicates that no decisions have yet been taken regarding the form, scale, timing or funding of future assisted purchase schemes. The Panel wishes to understand how this commitment in the Common Strategic Policy will be developed during the Proposed Budget 2027-2030 period. Please provide:

a) The process and timetable for developing proposals for assisted purchase schemes.

- a. I have requested my officers begin preparing options for Assisted Purchase Schemes towards the development of a business case for consideration by the Council of Ministers. This work will need to align with the programme to develop the draft Budget 2028-2030, which has not yet been finalised and shared with departments. It is however my aim that a business case will be concluded by Spring 2027, to allow good time for this to be considered as part of the budget prioritisation discussions.

b) The evidence, analysis or research that will be used to determine the form and scale of any future scheme.

- a. A significant amount of work was undertaken to inform the development of the original First Step Scheme, which included evaluating a series of alternative options before settling on the scheme that ultimately went forward. I plan on revisiting this work, together with the analysis of the performance of the First Step; housing market conditions; availability of alternative initiatives (such as Andium Homebuy options); and, importantly, the scale of funding that might be made available relative to wider public spending priorities.

c) Whether funding provision for assisted purchase schemes is expected to be brought forward during the Budget period and, if so, through what mechanism.

- a. There are currently no plans to bring forward in-year funding proposals. The intention is for future funding to be considered as part of the normal budgeting process to take

place next year. Whilst this is the case for direct Government funding, it is important to emphasise that there will continue to be assisted home ownership schemes available to support islanders throughout the year, through both Andium Homes, and also by the States of Jersey Development Company. Andium Homes are the Government's primary vehicle for the delivery of affordable housing, and we continue to support them through policy direction and the shareholder relationship, which includes supporting their capital programme for delivering new assisted purchase homes. As such, any additional funding secured through the Budget should always be seen as supplementary, and the absence of additional funds should not be seen as a lack of continued investment in this important priority.

d) The key milestones against which progress towards this Common Strategic Policy commitment will be measured.

- a. As set out in my response to 1(a), there will be a work programme towards a business case to be finalised in time for budget deliberations next year. However, I stress again that this shouldn't be looked upon – and measured – in a linear way relative to additional funding that may be secured for assisted purchase schemes. Priority 6 "Provide more homes and upgrade core infrastructure that Islanders rely on" has four summarised action areas, which are interrelated. Enabling housing development to provide more homes for Islanders and assisted purchase schemes is a naturally priority for me but shouldn't be treated in isolation. Our success will be measured against specific outputs over the course of the term, such as number of homes delivered, scale of assisted purchase schemes available, and quantum of infrastructure investment made.

As highlighted in the Common Strategic Policy, monitoring our long-term progress against the sustainable wellbeing themes and 10 Island Outcomes remains a key objective, and we will continue to monitor and report progress against those themes.

2. The Panel wishes to understand how housing priorities will be delivered during the Proposed Budget 2027-2030. The previous Budget Annex for 2026 identified £632,000 of expenditure mapped to the Minister for Housing through the Strategic Housing and Regeneration Team, while the Proposed Budget 2027-2030 allocates £561,000 to that function. The Panel wishes to understand the implications of this reduction and how housing policy objectives will be funded and delivered in practice. Please provide:

a) Details of the budget provision allocated directly to the Housing Minister and the Strategic Housing and Regeneration Team, including the reason for any change from previous budget allocations and the intended use of the funding.

- a. The reason for the change in funding allocated to the Strategic Housing and Regeneration team arises principally through the transfer of budget that was agreed to support the establishment of the Rent Tribunal in the Tribunal Service, as a key component of the new Residential Tenancy Law provisions. New funding was agreed

by the States Assembly for the Tribunal Service in the 2026 Budget and a commitment to transfer the existing funding (relating to 1 FTE) from the Cabinet Office to the Judicial Greffe, was made, to occur from date that the Law was ultimately enacted. From April 2026, recharging has therefore been taking place between the departments. The Proposed Budget 2027 will merely formalise the arrangement on a permanent basis, at the earliest opportunity there has been to do so since the Law came into force, and the transfer of 1 FTE took place.

Funding allocated to the Strategic Housing and Regeneration team relates to staffing costs, with no budget allocated to meet any additional project or programme costs.

b) How you intend to fund and deliver key housing policy initiatives during the Proposed Budget 2027-2030, including plans relating to housing affordability, regeneration and increasing housing supply.

- a. Housing policy initiatives are developed in-house by staff funded by budget allocated to the Strategic Housing and Regeneration team in the Cabinet Office. In-line with the Common Strategic Policy objective to maintain financial stability, I am committed to ensuring that the Government is appropriately sized, productive and maintains tight controls on the use of external consultants. For this reason, I will be taking care to ensure that my work programme makes the best use of the resources available to me, whilst avoiding pressure for growth or the commissioning of additional third parties. To date, save for my stated aspiration to explore additional funding for future assisted purchase schemes, I have not identified a requirement to increase resources available to me in order to progress housing policy initiatives.

c) Which areas of expenditure relating to housing are funded through other ministerial portfolios, departments or programmes, and the total level of Government expenditure that contributes to delivery of your housing objectives.

- a. A key area of investment funded by other ministerial portfolios relates to the Housing Advice Service, which sits within the Employment, Social Security and Housing department, existing formally within the Minister for Social Security's portfolio. In reality, the funding for this important housing function was secured by the Minister for Housing in previous budgets, as a key delivery function for Government housing services. The budget allocated to this team within ESSH currently sits at £380k. More broadly within ESSH, some additional capacity exists within the department to administer the annual Lodging House registration process. The registration fee is currently £16.25 per registered bed space except for children under the age of five years for whom there is no charge. The annual income sits at £80k and covers the administration of the legislation.

Some resource also exists within the Regulation Directorate, where regulatory officer support is made available in relation to both Lodging House inspections, and, the implementation of the Residential Tenancy Law. Whilst resources are made

available for these important functions, I do not believe there is a dedicated budget that can be readily separated from the wider responsibilities undertaken by the same officers across different Ministerial portfolios.

More broadly, Andium Homes continue to be supported by the Housing Development Fund, of which £228m is fully drawn. Separately, Andium have third party borrowings of a £100m private placement and a Revolving Credit Facility of up to £300 with an accordion option feature of an additional £75m of which £170m is currently drawn.

d) Given the relatively limited budget directly attributed to your portfolio, how will you ensure that housing priorities are appropriately reflected in wider Government spending decisions?

- a. In terms of wider Government spending decisions, I am pleased that this Government remains committed Investing in Jersey, and in particular, the support shown to continually invest in our Island's infrastructure as a key enabler for housing delivery. I will continue to support prioritisation of capital funding for this purpose, which I see as perhaps the most important housing related investment decisions to be made in the immediate term.

e) The purpose, responsibilities, staffing and proposed work programme of the Strategic Housing and Regeneration Team.

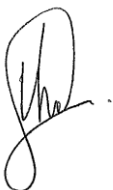
- a. The core purpose of the Strategic Housing and Regeneration team is to carry out the functions of the Strategic Housing Unit as envisaged by the States decision to dissolve the former housing Department in favour of the creation of Andium Homes (P.33/2013). The Strategic Housing and Regeneration team continues to substantively perform these important roles, which appropriately remain as direct functions of the government. This specifically includes the development of housing strategy and policies; the handling of legislative matters; social housing eligibility and gateway matters; governance of social housing providers, and more broadly, championing the supply of homes.

The expansion of the team's remit to include regeneration was made in 2021, in recognition of growing housing delivery pressures and need to improve how the government coordinates its place-based investment activities. This includes the ambition to support the government's policy interface with the activities of the States of Jersey Development Company. In practice, this means the Strategic Housing and Regeneration team's remit extends beyond that under my direct political responsibility, working also with Regeneration Steering Group and providing support on initiatives led by the Minister for Infrastructure and the Minister for Treasury and Resources, in particular. The Head of the Strategic Housing and Regeneration Team works across both areas, whilst the officer tier below them is split to focus on housing

and regeneration priorities separately, sharing information and working together where it is appropriate and beneficial to do so.

3. In responding to Written Question WQ.188/2026, you advised that assisted home ownership schemes may be used to support housing mobility, including helping Islanders move up the property ladder as their circumstances change. The Panel wishes to understand the evidence underpinning this approach and the policy measures currently under consideration. Please provide:
- a. Any analysis undertaken regarding barriers that prevent Islanders from moving within the housing market, including barriers affecting first-time buyers, growing families and those seeking to downsize.
 - b. Details of any policy measures currently under development to support movement within the housing market, including assisted purchase schemes, downsizing initiatives and other measures intended to improve housing mobility.
 - c. How these proposals are expected to contribute to improved housing affordability and more effective use of the existing housing stock.
 - d. How these proposals support the housing-related commitments set out in the **Common Strategic Policy and Proposed Budget 2027-2030**.
 - a. As I have publicly stated, I remain keenly interested in exploring ways in which the Government can support mobility in Jersey's housing market. My reason for this interest arises from hearing the many personal anecdotes of Islanders feeling that their current housing doesn't meet their needs, whilst being unable progress a move because of the associated costs, or the lack of suitable housing options. With it still being early in the political term, I have not yet had the opportunity to fully explore all the data that may be sitting behind this or settled on the best way in which to address it going forwards. I plan to explore this in part through my work set out at 1 (a)-(c), and also, as an integral consideration in wider policy areas such as First-Time Buyer policies, Social Housing Policy, and engagement with the Minister for Treasury and Resources in relation to Stamp Duty policies.
I will keep the panel informed as policy development continues on this theme.

Yours sincerely



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