

Future Guernsey – Priority Policy Area update (June 2019):

Future Guernsey Theme:	Our Quality of Life
Future Guernsey Outcome:	Safe and Secure Place to Live
Priority Policy Area:	Housing Strategy
Political Governance:	Committee <i>for the</i> Environment & Infrastructure Committee <i>for</i> Employment & Social Security

Overview	
<p>Following States approval of the propositions contained in the “Local Market Housing Review and Development of Future Housing Strategy” Policy Letter, in July 2018, the work streams set out in this update feed into updating, directing and setting the overarching Housing Strategy for Guernsey. The Housing Strategy will be the collective vision for the direction of Housing and housing policies over the next ten years. For this reason, we recommend amending the title of this Priority Area to ‘Housing Strategy’ so that it more accurately reflects the package of work leading to its development.</p> <p>There are ten work packages that fall under this policy priority area. Eight of them follow the work packages approved by the States in July 2018. These are: housing requirements, elderly tenure strategy, key worker strategy, government intervention in the housing market, review of partial ownership scheme, private rental market, general housing law, and the future housing strategy. The final two key work packages are the affordable housing development programme and rent setting review.</p>	

Work stream 1 – housing requirements	
Brief overview:	<p>Research and establish an appropriate data collection model and process to determine the profile of housing supply for Guernsey. This will initially cover the social rental and partial ownership housing requirements. It will then be extended to cover the broader housing requirements of the Island including private market ownership and rental, specialised housing and key worker housing.</p> <p>This work stream will establish an ongoing monitoring process that can be used to recommend to the States the level of the States Strategic Housing Indicator (the States Strategic Housing Indicator informs housing land supply to ensure that a sufficient quantity of housing provision exists to meet the Island’s identified housing requirements).</p>
Resourcing:	<p>At present, this work stream will be resourced by the Director of Housing, the Housing Strategy and Development Officer and the Research and Information Officer. It will also be co-ordinated by the Local Market Housing Review Programme / Project Manager and the Local Market Housing Review Programme Support Officer once these posts have been recruited.</p> <p>It is intended to appoint an external body to develop the required model.</p>
Barriers to progress:	<p>Unsuccessful recruitment of Local Market Housing Review Programme / Project Manager and Local Market Housing Review Programme Support Officer.</p>

	<p>Inability to identify or appoint an external body to develop the necessary model.</p> <p>Lack of data upon which to model the Island's housing requirements.</p> <p>Availability of funding to source external body initially and, if required, on an ongoing basis to keep the data 'live'.</p>
Next steps:	<ol style="list-style-type: none"> 1. Recruitment of Local Market Housing Review Programme / Project Manager and Local Market Housing Review Programme Support Officer 2. Finalise the scope for the required data and exactly what elements of the housing requirements we want to predict. 3. Procurement of a body that has the capability to undertake the necessary modelling.
Needs/requirements that have not been supplied/resolved:	The exact resource requirements of this work stream will become evident once it is scoped in detail and the scale of the work confirmed.
Any other comments:	This work stream was endorsed by the States of Deliberation at its meeting on 18 July 2018 (Billet d'État XIX 2018) upon consideration of the Committee <i>for the Environment & Infrastructure's</i> Policy Letter: " <i>Local Market Housing Review and Development of Future Housing Strategy</i> ".

Work stream 2 – Elderly Tenure Strategy	
Brief overview:	<p>Review elderly housing provision across all sectors, identify where there are gaps in provision and whether they impact on the delivery of services and, ultimately, make recommendations to better address the elderly tenure housing requirements of Guernsey for the future. This will include an options analysis of the possible mechanisms of delivery to meet the identified requirements, inclusive of the costs and impacts for each.</p> <p>An assessment and review of specialised housing and extra care housing provision will be undertaken as part of this Work Package.</p> <p>It will also look at researching into the under-occupancy issues faced by Guernsey and why people do not chose to downsize when their circumstances change. The extent of this issue needs to be researched, and the reasons why, further examined to ascertain whether intervention is required.</p> <p>This research will ultimately lead to the development of an Elderly Tenure Strategy for Guernsey.</p>
Resourcing:	At present, this work stream will be resourced by the Director of Housing, the Housing Strategy and Development Officer and officers from the Committee <i>for</i> Health and Social Care, the Policy & Resources Committee and the Committee <i>for</i> Employment & Social Security. It will be co-ordinated by the Local Market Housing Review Programme / Project Manager and the Local Market Housing Review Programme Support Officer once these posts have been recruited.
Barriers to progress:	<p>Unsuccessful recruitment of Local Market Housing Review Programme / Project Manager and Local Market Housing Review Programme Support Officer.</p> <p>Competing work priorities of key officers involved.</p>

	<p>Insufficient data currently available. Inability to model future requirements due to gaps in data.</p>
Next steps:	<ol style="list-style-type: none"> 1. Recruitment of Local Market Housing Review Programme / Project Manager and Local Market Housing Review Programme Support Officer 2. Fully scope the work stream, identify key contacts, data required and planned steps. 3. Brief relevant political bodies of the scope of work and agree sign off.
Needs/requirements that have not been supplied/resolved:	<p>The exact resource requirements of this work stream will become evident once it is scoped in detail and the scale of the work confirmed. It may be that additional resources across the organisation are required to complete this work package.</p>
Any other comments:	<p>This work stream was endorsed by the States of Deliberation at its meeting on 18 July 2018 (Billet d'État XIX 2018) upon consideration of the Committee for the Environment & Infrastructure's Policy Letter: "<i>Local Market Housing Review and Development of Future Housing Strategy</i>".</p> <p>This Work Package will link closely with the Supported Living and Ageing Well Strategy, Disability, Equality and Inclusion Priority Area and the Joint Strategic Needs Assessment for Older People.</p>

Work stream 3 – Key Worker Strategy	
Brief overview:	<p>Analyse key worker requirements and review how they are currently accommodated and resourced. Look to model future key worker housing requirements so that the provision of accommodation for this tenure can be provided in the most cost effective way. This will include:</p> <ul style="list-style-type: none"> • Setting an agreed definition of "Key Worker"; • Considering the role of, and need for, key worker housing; • Analyse the current provision of key worker housing in Guernsey and the associated costs; • Assess the future requirements of key worker housing in Guernsey; • Options analysis for how key worker housing requirements could be met, including associated costs and impacts for each option. <p>Following this scoping exercise, if it is concluded that key worker housing should be provided by government, a Key Worker Housing Strategy for Guernsey will need to be developed setting direction for the accommodation and funding requirements.</p>
Resourcing:	<p>At present, this work stream will be resourced by the Director of Housing, the Housing Strategy and Development Officer, Human Resources and key worker employing committees. It will be co-ordinated by the Local Market Housing Review Programme / Project Manager and the Local Market Housing Review Programme Support Officer once these posts have been recruited.</p> <p>If a Key Worker Strategy is to be developed, this will involve working with the Guernsey Housing Association.</p>
Barriers to progress:	<p>Unsuccessful recruitment of Local Market Housing Review Programme / Project Manager and Local Market Housing Review Programme Support Officer.</p>

	<p>Competing work priorities of key officers involved.</p> <p>Lack of data upon which to model the Island's key worker housing requirements.</p> <p>Financial constraints to meet key worker housing requirements.</p>
Next steps:	<ol style="list-style-type: none"> 1. Recruitment of Local Market Housing Review Programme / Project Manager and Local Market Housing Review Programme Support Officer 2. Fully scope the work stream, identify key contacts, data required and planned steps. 3. Seek to define and get agreement on who is a 'Key Worker'. 4. Analyse the existing approach to housing key workers in Guernsey.
Needs/requirements that have not been supplied/resolved:	<p>The exact resource requirements of this work stream will become evident once it is scoped in detail and the scale of the work confirmed. It may be that additional resources across the organisation are required to complete this work package.</p>
Any other comments:	<p>This work stream was endorsed by the States of Deliberation at its meeting on 18 July 2018 (Billet d'État XIX 2018) upon consideration of the Committee for the Environment & Infrastructure's Policy Letter: "<i>Local Market Housing Review and Development of Future Housing Strategy</i>".</p>

Work stream 4 – Government intervention in the housing market	
Brief overview:	<p>Analyse the current and future costs of government intervention in the housing market and the economic and financial implications of policy intervention. This will include an analysis of the feasibility of a deposit guarantee scheme for Guernsey, reviewing the 2014 analysis of the reduction in Document Duty for First Time Buyers, reviewing Bond Fees and assessing the merits of Guernsey's Conveyancing Court.</p>
Resourcing:	<p>At present, this work stream will be resourced by the Director of Housing, the Housing Strategy and Development Officer, the Research and Information Officer and officers from the Policy & Resources Committee. It will also be co-ordinated by the Local Market Housing Review Programme / Project Manager and the Local Market Housing Review Programme Support Officer once these posts have been recruited.</p>
Barriers to progress:	<p>Unsuccessful recruitment of Local Market Housing Review Programme / Project Manager and Local Market Housing Review Programme Support Officer.</p> <p>Lack of data on the costs of the historic or potential current interventions.</p> <p>Competing priorities of key officers involved.</p>
Next steps:	<ol style="list-style-type: none"> 1. Recruitment of Local Market Housing Review Programme / Project Manager and Local Market Housing Review Programme Support Officer 2. Fully scope the work stream, identify key contacts, data required and planned steps. 3. Identify all known government interventions in the housing market and secure the necessary data
Needs/requirements that have not been supplied/resolved:	<p>The exact resource requirements of this work stream will become evident once it is scoped in detail and the scale of the work confirmed. It is likely that additional resources to those listed above will be required to complete this work package, in particular if additional first time buyer schemes are to be pursued.</p>
Any other comments:	<p>This Work Package was endorsed by the States of Deliberation at its meeting on 18 July 2018 (Billet d'État XIX 2018) upon consideration of the Committee</p>

for the Environment & Infrastructure’s Policy Letter: “Local Market Housing Review and Development of Future Housing Strategy”.

Work stream 5 – Review of the Partial Ownership Scheme

Brief overview:	<p>Undertake a full scale review of the Guernsey Housing Association’s Partial Ownership Scheme. This will include reviewing if it remains a suitable intervention to helping first time buyers and, if it is, whether the scheme should be refined to make it more effective.</p> <p>The review will include:</p> <ul style="list-style-type: none"> • Eligibility for the scheme; • The maximum equity share that can be purchased; • The rent setting process for the scheme including whether a subsidised rent remains appropriate; • The staircasing methodology and requirements; • How, and if, purchasers should be encouraged to move on from the scheme; • Funding the scheme.
Resourcing:	<p>At present, this work stream will be resourced by the Director of Housing, the Housing Strategy and Development Officer, the Finance Business Partner, the Assistant States Treasurer – Corporate Accounting and Treasury and the Guernsey Housing Association Chief Executive. The work stream will be co-ordinated by the Local Market Housing Review Programme / Project Manager and the Local Market Housing Review Programme Support Officer once these posts have been recruited.</p>
Barriers to progress:	<p>Unsuccessful recruitment of Local Market Housing Review Programme / Project Manager and Local Market Housing Review Programme Support Officer.</p> <p>Competing work priorities of key officers involved.</p>
Next steps:	<ol style="list-style-type: none"> 1. Recruitment of Local Market Housing Review Programme / Project Manager and Local Market Housing Review Programme Support Officer 2. Fully scope the work stream, identify key contacts, data required and planned steps.
Needs/requirements that have not been supplied/resolved:	<p>The exact resource requirements of this work stream will become evident once it is scoped in detail and the scale of the work confirmed. It may be that additional resources across the organisation are required to complete this work package.</p>
Any other comments:	<p>This work stream was endorsed by the States of Deliberation at its meeting on 18 July 2018 (Billet d’État XIX 2018) upon consideration of the Committee <i>for the Environment & Infrastructure’s Policy Letter: “Local Market Housing Review and Development of Future Housing Strategy”.</i></p>

Work stream 6 – Private Rental Market

Brief overview:	<p>Analyse and assess the private rental market, including the adequacy of legislative protection for both private tenants and private landlords, to determine whether there are any areas where intervention might improve the functioning of this section of the housing market. This will include considering issues such as standards and conditions, tenancy agreements,</p>
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	security of tenure, deposit protection schemes and the current Rent Control legislation.
Resourcing:	At present, this work stream will be resourced by the Director of Housing and the Housing Strategy and Development Officer. It will be co-ordinated by the Local Market Housing Review Programme / Project Manager and the Local Market Housing Review Programme Support Officer once these posts have been recruited.
Barriers to progress:	Unsuccessful recruitment of Local Market Housing Review Programme / Project Manager and Local Market Housing Review Programme Support Officer. Competing work priorities of key officers involved.
Next steps:	1. Recruitment of Local Market Housing Review Programme / Project Manager and Local Market Housing Review Programme Support Officer 2. Fully scope the work stream, identify key contacts, data required and planned steps.
Needs/requirements that have not been supplied/resolved:	The exact resource requirements of this work stream will become evident once it is scoped in detail and the scale of the work confirmed. It may be that additional resources across the organisation are required to complete this work package.
Any other comments:	This work stream was endorsed by the States of Deliberation at its meeting on 18 July 2018 (Billet d'État XIX 2018) upon consideration of the Committee for the Environment & Infrastructure's Policy Letter: " <i>Local Market Housing Review and Development of Future Housing Strategy</i> ".

Work stream 7 – General Housing Law	
Brief overview:	<p>Analyse the legislative framework and processes governing housing quality and standards in Guernsey and ultimately make recommendations for a General Housing Law to ensure basic living standards across the Island's housing stock are in place. Areas that this Work Package covers are:</p> <ul style="list-style-type: none"> • The existing legislation, and recommended future legislation, to support the provision of good quality housing; • The registration of the private rental sector to substantiate that a dwelling meets basic standards; • The licensing arrangements of houses in multiple occupation; • The possible introduction of a Deposit Protection Scheme. <p>The Committee for the Environment & Infrastructure has completed consultation on its recommendations for the above, with the intention of publishing a Policy Letter in 2019.</p>
Resourcing:	This work stream is resourced by the Director of Environmental Health and Pollution Regulation.
Barriers to progress:	Competing work priorities of key officers involved.
Next steps:	1. Analyse the consultation responses 2. Refine proposals taking into account consultation responses 3. Draft Policy Letter making recommendations for change
Needs/requirements that have not been supplied/resolved:	These will be analysed and accounted for in more detail once the outcome of the consultation, and subsequent proposals, are known.

Any other comments:	This Work Package was endorsed by the States of Deliberation at its meeting on 18 July 2018 (Billet d'État XIX 2018) upon consideration of the Committee for the Environment & Infrastructure's Policy Letter: " <i>Local Market Housing Review and Development of Future Housing Strategy</i> ".
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Work stream 8 – Future Housing Strategy	
Brief overview:	<p>The States approved a Housing Strategy and Corporate Housing Programme in 2002 (Billet d'État II 2003, Article 1). While many of the Strategy's objectives remain relevant today, the approach needs revising in light of the current housing requirements and housing pressures facing Guernsey.</p> <p>The Future Housing Strategy will set the vision for Housing policy for the next ten years, ensuring that the provision and supply of housing, government interventions in the market and development plans for the future align with the changing requirements of the Island.</p> <p>It will undoubtedly be informed by the outcomes of the previously referenced work streams and, as a minimum, will include the focus and direction of provision of affordable housing in Guernsey and review the current mechanisms in place. This will link directly into the work on In-Work Poverty, Disability, Equality and Inclusion and SLAWS.</p>
Resourcing:	The Housing Strategy and Development Officer and the Director of Housing.
Barriers to progress:	<p>A delay in completing the associated work streams that will inform the Future Housing Strategy.</p> <p>Managing industry and political expectations.</p> <p>Competing work priorities of key officers involved.</p>
Next steps:	<ol style="list-style-type: none"> 1. Progress with all Work Packages that feed into developing the Future Housing Strategy. 2. Review the content of the existing Housing Strategy.
Any other comments:	This work stream was endorsed by the States of Deliberation at its meeting on 18 July 2018 (Billet d'État XIX 2018) upon consideration of the Committee for the Environment & Infrastructure's Policy Letter: " <i>Local Market Housing Review and Development of Future Housing Strategy</i> ".

Work stream 9 – Affordable Housing Development Programme	
Brief overview:	<p>To develop a Land Acquisition Strategy and corresponding Development Programme to meet the Island's affordable housing requirements. This includes:</p> <ul style="list-style-type: none"> • Setting the Affordable Housing Indicator and meeting the requirements of all tenures of affordable housing; • Determining the development and redevelopment potential of existing housing stock; • Securing sufficient land for the development of future affordable housing; • Securing funding for the development of future affordable housing; • Working in partnership with relevant services to fully determine housing service user requirements.

Resourcing:	The Housing Strategy and Development Officer, the Director of Housing and the Tenancy Manager working with the Guernsey Housing Association.
Barriers to progress:	Competing work priorities of key officers involved. Insufficient land acquired Insufficient funding to acquire land Uncertainty over what should and should not be included in the affordable housing development programme
Next steps:	1. Progress the housing requirements work stream. 2. Liaise with relevant officers across the organisation to better understand current affordable housing requirements and how these could feed into the affordable housing development programme 3. Pursue justification for funding the affordable housing development programme 4. Analyse the site acquisition and redevelopment options.
Any other comments:	Affordable Housing' is defined in Guernsey's Land Planning and Development (Planning Covenants) Ordinance, 2011 as intermediate housing (this includes the partial ownership) and social housing (housing owned by the States or a registered housing association and reserved for households on low incomes or with other needs identified by the Committee for Employment and Social Security. This includes social rental, specialised housing and key worker housing.)

Work stream 10 – Rent Setting Review	
Brief overview:	<p>Currently, the rents charged by the States for its social rental properties are fixed by the 'States Rental Formula', which was agreed by the States in 2004 (Billet d'État XX 2004). The Guernsey Housing Association calculates its social rents based on a different formula that ensures it covers all its operational costs.</p> <p>The Committee for Employment & Social Security has recognised that the existing States Rental Formula needs updating and, in considering this, will also explore whether an aligned rent setting process is feasible for both States Housing and the Guernsey Housing Association social rents.</p> <p>If agreed, this work stream will also identify a strategy for implementing and administering the new rent setting process.</p>
Resourcing:	The Director of Housing with consideration being given to outsourcing administering the practical implementation of the rent changes – depending what Committee approves
Barriers to progress:	Competing work priorities of key officers involved. Lack of staff resource and expertise to implement the changes.
Next steps:	1. Seek agreement from the Committee for Employment and Social Security and the Guernsey Housing Association on the revised approach to setting rents for the social rental tenure operated by the States of Guernsey and the Guernsey Housing Association. 2. Develop how the implementation of such changes can be resourced in preparation for setting future rents. 3. Confirm resource to practically implement the changed rent-setting process.