



home
a gathering place for family to join
together in laughter, that one place
you will always be surrounded
by those who love you a
place of feeling of belonging.

shelter affordable safety love memories warmth welcome
happiness support security relaxing cosy peace rest
laughter family comfort safety sanctuary growth fun
welcome shelter affordable love memories warmth
cosy peace home harmony relaxing
support a gathering place for family to join
sanctuary together in laughter, that one place
fun laughter you will always be surrounded
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warmth welcome shelter affordable harmony
relaxing cosy peace rest affordable happiness support security
sanctuary growth fun laughter family comfort safety

JYP PROGRESS REPORT

Housing Campaign

September 2023





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Introduction

Our Youth Parliament is made up of young people from across the island and provides a forum to highlight issues that affect them to the States Assembly.

On 26th September 2022, the newly formed Jersey Youth Parliament met in the States Chamber to select their three campaigns to focus on over the next eighteen months. The campaigns that were chosen were:

- The Right to Play
- Housing
- Diversity & Inclusion

Since the selection meeting, the members have been conducting research to help them with their campaigns. They presented their first recommendations to the States Assembly on 27th November 2022 and you can view these on our [website](#). On 25th September 2023 they provided an update to the States Assembly and this report summarises this.

Housing

The Jersey Youth Parliament are exploring housing issues in Jersey because it is an issue that will affect young people as they grow up and in the future.



The **United Nations Convention on the Rights of the Child** (UNCRC), **Article 27**, states that every child has the right to a standard of living that is good enough to meet their physical and social needs and support their development. Governments must help families who cannot afford to provide this.

"We believe that housing should be more accessible for those who can't afford a house."



“A future without affordable houses is not a future for Jersey”

This is a quote we shared at our last presentation here at the states chamber and we still stand by it.

During our time at JYP, we have already spoken at the states chamber twice. One of which where we spoke about our thoughts regarding the housing crisis here in Jersey. We implored you to listen to our concerns about how the cost of housing is affecting the citizens of our island.

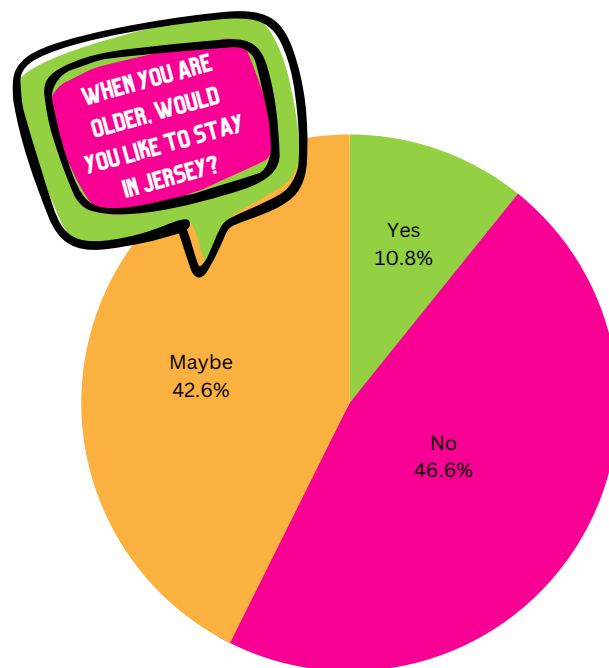
To educate ourselves about housing rights in Jersey, we have spoken to Andium homes and the housing minister, David Warr. During our meeting with Andium homes, we discussed ways in which we can make homes more economical, sustainable and affordable. They also mentioned ways to use green space in an effective way. For example, double glazing on windows, switching gas and oil appliances to electric and adapting already built homes to make them more energy efficient. They also informed us of the initiatives that they have to be more environmentally friendly, such as building on unused land or abandoned sites instead of building on green fields and putting in Evie spaces where they can to encourage car sharing. We also learnt that they will always create storage facilities and all flats have balconies, which we support. These meetings were great opportunities to gather information to eventually help us spread awareness and educate other people.



The Future for Young People

Once a week, our little parliament gathers together to talk about recent issues such as the environment, housing and cost of living. During these sessions, the majority of the kids thought that they might have to leave the island later in life because **“soon the island will just be a whole island of apartments, no fields, just apartments.”** Many had concerns about life after university as the cost of living would be too expensive for the younger generations.

In a survey we carried out, 90% of respondents don't see a future for themselves in Jersey due to many different reasons such as not enough activities for young people and that there are better offers elsewhere. This makes us feel appalled. The idea that the island where many of us have grown up on, may eventually force us to leave due to the lack of affordable housing, is dismaying.





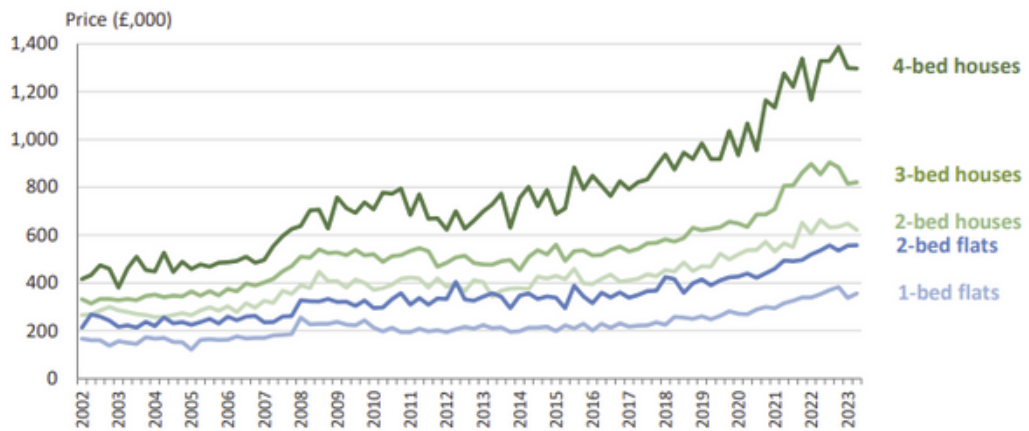
The Future for Young People

Figures from 2011, show that a 1 bed house in Jersey was approximately £200,000 whereas in 2022, this number changed to around £361,000. This is a dramatic leap that some people would be greatly affected by. In Jersey, the minimum wage is £10.50 per hour if you are over eighteen, which if you worked full time would be £21,840 per year, which makes a one-bedroom flat totally unattainable. Rent is anywhere between £750 and £2000 for a one-bedroom flat which is also unaffordable and leaves you with no extra money to be able to save to get onto the property ladder. The average cost for a one bedroom flat in 2022 was £349,000.

Another problem rising is that more and more dwellings are being built and due to higher prices, people are moving off the island, leaving many vacant dwellings. Out of all the parishes in Jersey, St Helier had the highest number of vacant dwellings which was 1,741. Parishes like St Brelade and St Peter, have a vacancy rate of up to 10%.

The mean prices of the individual categories of dwelling over the period from 2002 to date are shown in Figure 13.

Figure 13 – Mean prices (£,000) for the individual property types, Q1 2002 to Q2 2023



Source: Statistics Jersey (2023)



What is affordable?



The **minimum** wage in Jersey is currently **£10.50**
October 2023

The cost to **rent** a one bedroom flat in Jersey ranges
between ~ **£750** to ~ **£1,500+** per month
September 2023

The cost to **buy** a one bedroom flat in Jersey is
currently **£356,000**
2023 Q2

Members of our 'Little Parliament'
built these homes to show attendees
at the British Irish Council Summit in
June how expensive it is to live in
Jersey. People that we spoke with
were shocked!





Green and Affordable

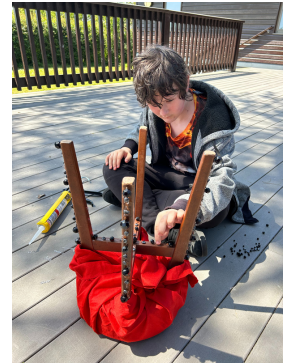
An idea to make Jersey greener and more attractive is to make fields and parks for caravans as it would be a more efficient use of space and appeal to more people to live on the island. Caravan parks could be in the western side of the island making one side of the island green and the other side of the island city-like. There could be an even amount of temporary and permanent camp sites for caravans. We could also add outdoor and indoor activities to convince people to live in Jersey and to not move to a place that also offers these facilities.





Green and Affordable

The majority of JYP gathered at Crabbe activity centre in order to prepare for the British Irish Council summit in June. Whilst at Crabbe, our members took part in an upcycle challenge with bar stools. We did this in order to show that you can reuse affordable items to make new, better ones. We also had a debate to discuss what we think the future of Jersey will look like.



Jersey in 2035..

Best case	Worst case
<ul style="list-style-type: none"> *Diverse population *Only use electric cars - carbon neutral island less bullying plants grow in unused buildings More money, more activities More nature + green spaces Law to recycle Fort Regent will be bigger filled with plants + activities Better economy Cheaper houses Cheaper solar panels will mean more More tourism Hotter beaches 	<ul style="list-style-type: none"> Sea levels rising - less beaches/less tourism, less money in economy All stealing jobs - Young people gone - old people that can't be taken care of inflation will go up - be more expensive *Aging population + health costs + work force More pollution insufficient transition of renewable energy Less trees *Too much infrastructure *Fort Regent will be filled with asbestos - Create massive debt in govt fund No socialisation between age groups Global warming - flooding + storm damage Polluted water Less local businesses Lack of green spaces - covered in houses Still no hospital!



BIC Summit

The theme of the summit was **'building for the future: green and affordable.'**

You can read our speech in the [BIC Report](#).



The BIC summit was a great opportunity for us. We were able to speak to members of different governments, for example Mark Drakeford, the first minister of Wales, and shared our views on making housing green and affordable. When presented with prices of housing in Jersey, many were shocked.





Green and Affordable

When doing our planning, we researched green and affordable housing. Some of our favourites were prefab homes, zero carbon homes, earth sheltered homes, rammed earth houses, natural light homes, solar panels on houses and rain collection systems.

Rammed Earth Homes

Rammed earth homes are built by compacting soil in forms. The resulting material is used to construct homes with a superior thermal mass, making them more energy efficient.



They are also additionally soundproofed, fire resistant, durable and low maintenance.



Earthship Homes

Earthships are built from natural and recycled materials with energy conservation a focus. They are designed to provide energy, water and food for their own use.



Prefabricated Homes



Prefab homes are designed and pre-built in factories to exact dimensions and assembled on site. This reduces waste produced on site as well as reducing emissions from transporting unnecessary materials. The tight seams on prefab buildings help to improve energy efficiency.



Zero Carbon homes

Zero carbon homes are designed and built in such a way that they do not release any additional carbon emissions into the atmosphere. This is also accomplished by having all systems in the home running on electricity, which can be provided from renewable sources such as wind turbines or solar panels fitted to the building.



Earth Sheltered Homes



These homes are constructed with soil covering the walls and roof, and can even be built underground. The soil acts as an additional thermal mass to help regulate the internal temperature year round.



Natural Light Homes



Natural light homes typically have south facing, floor to ceiling windows and allow sunlight rather than central heating systems to heat the home. These are usually fitted with louvres to prevent overheating in the summer months.





Sharing Stories

Although we have already been in Jersey Youth Parliament for a year, we have many more ideas as to how we can share people's real stories and help younger people have a voice.

To help promote our campaign, we frequently post on social media platforms such as instagram and facebook. We provide updates on recent events and matters that we

think would be informative and influential to others. Our followers were able to see updates of our planning (and fun) and hopefully encourage others to join next year's JYP.

In the future we aspire to meet with other youth parliaments to combine ideas about making housing and infrastructure green and affordable. We also hope to promote solar panels on new builds.





Our Motives...

Our motives are to ensure that standards of housing are adequate for the needs of islanders. We believe that the residential space standards are important for new builds on houses, this is in order to ensure spaces are not too small, and they stay affordable. We try our best to contribute by meeting with Andium homes in order to see what is already being done and see what changes need to be made in the foreseeable future. We also met with the planning department who talked about new tenancy laws that hope to help tenants by compelling landlords to give plenty of time and valid reasons as to why they might evict someone from a property. We thought the new tenancy laws were important for the economical needs of tenants.



We were interested to read about these two documents and will look into them further over the upcoming months.



Questions for the Ministers

JYP members had the opportunity to ask questions related to their campaigns to the Ministers of the States Assembly.



Is it okay for people to own more than one house if they are not living in them because there are many people on the island that have unsuitable accommodation?

Deputy Warr (Minister for Housing and Communities)

Thanks for your question. My position is and always has been that as many homes as possible should be occupied. I'm absolutely clear that I don't want to see vacant homes in Jersey. I really do hope that residents are not purposely holding homes empty, and I doubt they are, however if the Youth Parliament have any information on such cases these can be reported through our empty homes service, and we look forward to looking into the matter. The question also refers to unsuitable properties, I'd like to remind the Youth Parliament that the rented dwellings licensing regulations are being brought forward by the Minister for the Environment. This will better enable the Government to enforce health and safety standards across the Island.



What other facilities could be added in Jersey to ensure that people are living in the best standards possible?

Deputy Warr

Thank you for the question. I fully support that our housing developments should provide amenities for the community. Thanks to the approval of the 'Bridging Island Plan' last year, it is now a requirement for housing developments of five or more homes to include a contribution towards the space for play. Policy, and I won't get too complicated here, there's a policy called C18, which is space for children and play, already provides a level of guidance to developers to ensure that they are able to give good effect to this policy requirement.



What do ministers propose to do about changing the usage of vacant dwellings?

Deputy Warr

Thank you for the question. The empty homes service which we have created, continues to work both with owners of empty properties and with the community at large in order to bring vacant homes back into use. There are two functions of this service, to provide guidance to owners of empty homes where they might be unsure as to how to go about bringing a property back into use, a lot of people can't afford to bring homes back into use, that's a real problem for us, and then there is working with the community to identify where long term empty properties exist, and this is where people can report those empty properties to us.



Every empty property has its own story as we've now discovered and its own reasons for finding itself in such a condition. We've got one particular one that I always quote from 1975 where the owner died in 1975 and it still remains vacant. Unfortunately, it does take time to research ownership details and to identify solutions which are appropriate on a property-by-property basis, however we're making good progress. More information is going to be published in the next couple of weeks to summarise what we've been doing and how many properties have been brought back into the housing market as part of my upcoming empty homes property service report.



Whilst carrying out research for BIC, we learned about Biodiversity net gain and how this was included in the bridging Island plan. Following on from the previous JYP recommendations on the environment, they were told that work was being done on this and how it would work for new developments. Can you provide an update?

Deputy David Warr

Thank you for the question. And we're straying into the world of the environment minister so I'll try and be as accurate as I can. So, the concept of biodiversity net gain is naturally important and especially as we drive to build more new homes for Islanders. We want to see that our environment is improved and not worsened as a result of this development pressure. New legislation has been introduced in England which will require biodiversity net gain to be delivered through the planning process. It takes effect in November 2023 and new developments will be required to increase biodiversity by 10%. The Minister for the Environment is charged with seeing how the concept of biodiversity net gain might be introduced in Jersey. The Minister proposes to monitor and review how this new legal framework works in England with a view to seeing how best it might be adapted to suit its operation and use in the Island. This work will be undertaken in 2024, once the English system has had a chance to begin to be used and to bed in. It will help to inform what new legislation or policy might be needed in Jersey to protect and improve the Islands natural capital.



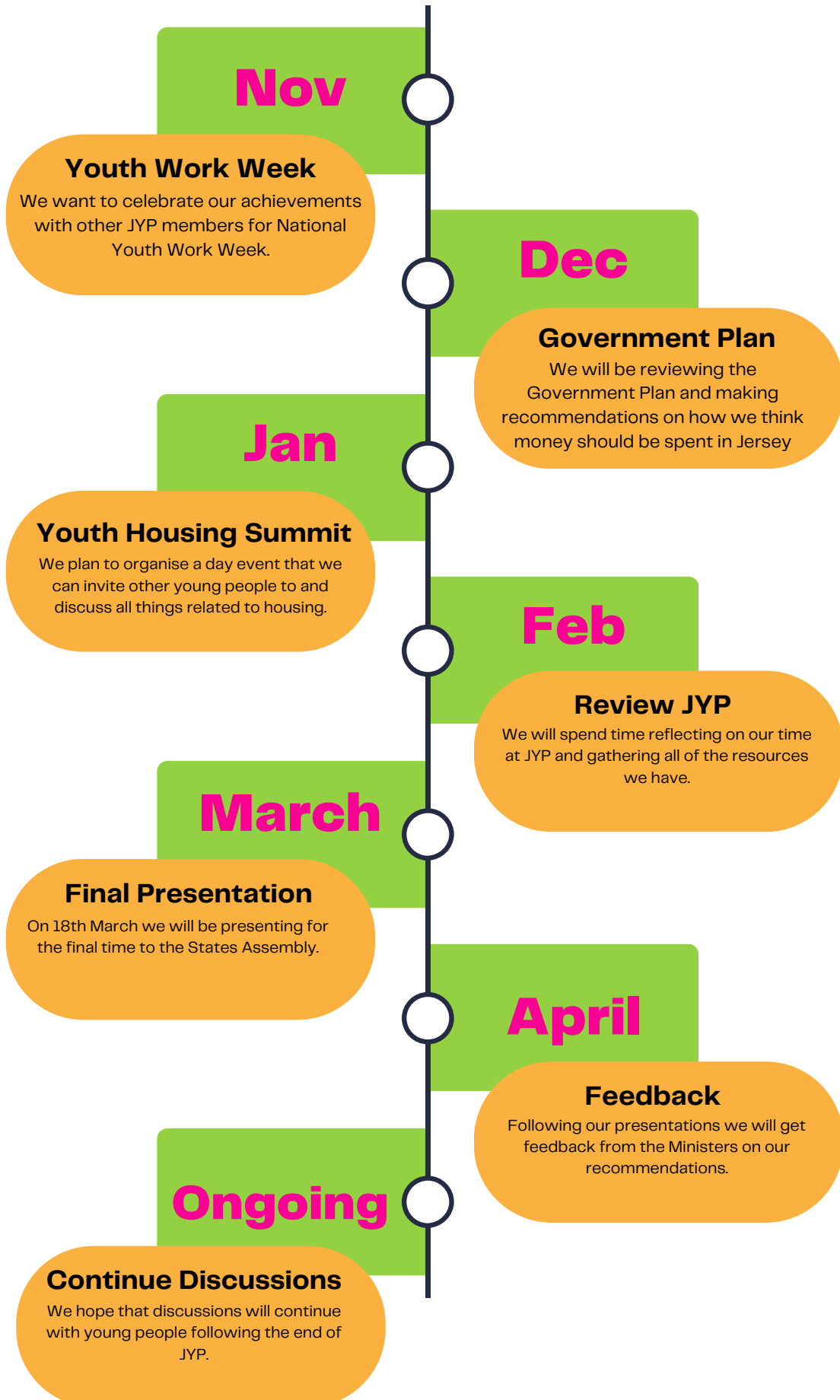
When we carried out our surveys before BIC, 90% of young people that responded said that they didn't think that they would stay in Jersey. What do you think about this and what do you think could be done to make young people stay?

Deputy David Warr

Thank you for your question and obviously it's one of the big topics of the day at the moment, in fact I've just actually come out of a briefing where we're launching a shared equity scheme where we're trying to bring down that headline figure so that people can access housing a bit more, but maybe more on that later. I'm concerned obviously that people are leaving the Island, particularly young people, but this Government is doing something about that through our population and skills Ministerial group. Housing is not necessarily the single reason that people will choose to leave Jersey, there will be many contributing factors. Over the past few months, inflation has been at its highest in decades and when you couple that with fuel costs, the general cost of living, food prices and mortgages going up, you can see that it isn't purely a housing problem. It is also true that some Islanders want to look elsewhere for new opportunities, in fact I have two sons who actually currently live off Island, not because it's too expensive to live here, but to experience life away from Jersey. Nevertheless, I'm absolutely focused on addressing the housing situation to give more young Islanders a reason to stay and tomorrow I will be announcing a scheme about first time buyers with the cost of taking their first steps onto the property ladder, helping them to do that. The new scheme is part of plenty of other work going on to increase home ownership, for instance a total of 375 new build homes will be delivered by 2026, totalling 1000 homes by 2030. This figure includes programmes run by Andium Homes, where 60 properties from their current stock are sold each year plus new builds. It includes the re-zoned sites for affordable housing under the 'Bridging Island plan' which will see up to 400 homes built and there will be large family homes included. Part of this is also the Jersey Development Company programme which delivers a minimum of what we call 15% affordable homes on each development. The Government wants to keep people here, particularly young people who can fully contribute to our community.



Next 6 months





Conclusion

In conclusion, we all know that solving this island wide crisis will not be easy but a future without affordable houses is not a future for Jersey. Increasing prices, lack of accessibility and poor standards of living, are slowly driving young people away from this beautiful island. We can't let this continue. We are determined to use the views of the public to improve the problems at hand and we are willing to strive to make this island a better place.

"A future without affordable houses is not a future for Jersey."



Speak Up

- Encourage young people to speak up and feed into government policies
- Organise a Summit to get other young people's opinions



Green Architecture

- Research green options for houses



Better standards

- Ensure that standards of housing are adequate for needs of the islanders



Continue Discussions

- Ongoing meetings with the Minister for Housing & Communities



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Improving Residential Tenancies in Jersey

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[2021 census results \(gov.je\)](#)

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[JYP Website](#)

Little Parliament Report 2023

[Little Parliament](#)

Minimum Wage Jersey

[Minimum wage \(gov.je\)](#)

Places

[Places.je](#)

Vacant Homes

[BBC](#)

Useful Links

Andium Homes

[andiumhomes.je](#)

Housing Law (Jersey) 2018

[Jersey Law](#)

Housing Gateway, Jersey

[Affordable Housing Gateway \(gov.je\)](#)

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Acknowledgements

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- Acorn Enterprise
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Thank
you!

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