

**Response to a Question Pursuant to Rule 14
of The Rules of Procedure of the States of Deliberation and their Committees**

Subject: Affordable Housing Development and Tenure

States' Member: Deputy R Le Brun

Date received: 3 August 2026

Date acknowledged: 4 August 2026

Date of reply: 19 August 2026

Question 1

Of the 250-300 Affordable Housing units anticipated to be completed or under active construction by the end of the political term, how many are expected to comprise: a) States Rental Housing; b) Guernsey Housing Association rental housing; c) Guernsey Housing Association partial ownership housing; and d) any other Affordable Housing tenure?

Answer:

The Committee does not wish to limit innovation by setting parameters and restrictions too soon in the process and as such it is not possible to provide a definitive number of the homes to be delivered within the different tenure types at this time. The recently published Outline Housing Delivery Plan responds to the identified demand in the States Strategic Housing Indicator for Affordable Housing. At this early stage it does not include the next level of detail - this is deliberate. The specifics of design, construction, and tenure will be decided based on location, topography and financial considerations, which each influence how a site is more suited to different kinds of development. Considering how best to meet needs of each individual tenure type needs considering holistically and will inevitably evolve as the Delivery Plan progresses.

The Committee wishes to respond to today's housing and economic challenges, learning from other jurisdictions that offer different options within Affordable Housing. For instance, first time buyer accommodation with covenants restricting the onward sale price relative to market value.

Question 2

For each category above, how many units does the Committee anticipate will be occupied by: a) locally qualified residents; b) key workers; and c) essential workers?

Answer:

The Committee has not confirmed any specific tenures at this early stage. Indeed, some developments may be approved on a tenure-blind basis, such that the completed units can be allocated according to the most pressing Affordable Housing need. The Committee is keenly aware that many locally qualified residents have been on Affordable Housing waiting lists for a considerable time and more must be done to reduce waiting lists and meet

demand. There are also strategic pressures faced by the States as an employer about which the Committee is in regular discussion with the Policy & Resources Committee. There will almost certainly be a mix of tenures across the developments and indeed a mixture of tenures on specific sites. It is not possible to confirm indicative figures at this stage, but the Committee expects the majority of units to be occupied by locally qualified residents.

Question 3

As at the date of responding to this question, for each Affordable Housing tenure category, including States Rental Housing, Guernsey Housing Association rental housing, Guernsey Housing Association partial ownership housing and any other Affordable Housing tenure, please provide: a) the total number of occupied units; b) the number occupied by locally qualified residents; c) the number occupied by key workers; d) the number occupied by essential workers; and e) the percentage represented by each category.

Answer:

The table below lists the total number of units and the purpose for which they are allocated. It is true to say that not all units will be occupied at any one time. There will always be a number of vacant units as tenancies end and refurbishment or repairs are carried out.

Tenure	% of total stock	Total Units	Locally Qualified	Key Workers	Essential Worker (States employees)
States Social Housing (Rental)	61	1650	1649	0	1
Guernsey Housing Association (Rental & Specialised)	29	786	732	0	54
Guernsey Housing Association (Partial Ownership)	10	272	272	0	0
Totals	100	2708	2653	0	55

To be eligible for social rental housing, applicants need to meet the criteria set out in the [Social Housing Allocations and Eligibility Policy](#). This policy requires applicants to be able to demonstrate that they “have the long-term ability to lawfully reside in any local market accommodation”. In practice, this requires an applicant to hold a Permanent Resident Certificate issued under the Population Management Law. Any other forms of long-term residence are only considered in exceptional circumstances (employment permits are not sufficient). Without a birth right to live in Guernsey, a person needs to have lived in local market accommodation for at least 14 consecutive years before they are eligible for a Permanent Resident Certificate. As such, it is fair to say that all tenants would meet any reasonable definition of ‘locally qualified’.

In some cases, it may be that a tenant has a partner who lives with them and does not have a permanent resident certificate. In these situations, they must have an employment permit or some other entitlement to reside in Guernsey. Though they may reside in the property with their partner, they will not be party to the tenancy.

There is one exceptional property in the States Housing Portfolio which at the time of writing is used to accommodate essential workers. Historically the property in question, along with two others of the same design, proved difficult to rent. Its design was ill-suited to the tenants eligible for it. Rather than allow the property to remain empty it was offered for essential worker accommodation for which there was high demand. Growing pressure for housing means that these properties are no longer difficult to rent to social housing tenants. As such, in 2025 upon being made aware of this arrangement, the Committee directed that a transfer of these staff should take place in a managed way and the properties returned to their original tenancy. Two of the three properties have now been returned to their original tenancy with the final property still in progress.

The term 'key worker' does not have an agreed definition. The [Committee's Work Plan](#), identifies that creating a definition of key worker is a workstream that the Committee does not intend to progress at this time. Given the significant pressure across both private and Affordable Housing, it is believed that focusing on the delivery of new homes is more of a priority than widening the definitions for the purpose of eligibility. The accommodation which has frequently been referred to as 'key worker accommodation' in the past, currently only houses States employees and there is no wider application to specific professions or industries. Accommodation for all other sectors remains a matter of contractual employment terms between employer and employee.

For the purposes of this response, 'essential worker' is understood to refer to a limited number of States employees and agency workers who can access housing as part of their contracted terms and conditions in accordance with HR policy, which is a function of the Policy & Resources Committee. Rental charges are levied. The vast majority of these staff are health and social care workers.

The States own or leases accommodation for approximately 450 staff (across both Guernsey and Alderney), which includes the 54 units of GHA accommodation and 1 States Housing property referred to in the table above (2% of total stock of Affordable Housing). Apart from those 54 units in GHA ownership, none of the properties accommodating States employees were developed or acquired as part of the Affordable Housing Development Programme, and they do not form part of general Affordable Housing stock so are not included in the table above.

Deputy Steve Williams
President, Committee *for* Housing

Note – This version of the response was prepared on 24 August 2026 and supersedes a version previously issued on 18 August 2026. This version revises the number of States

Social Housing properties used to accommodate essential workers from 0 to 1 and provides accompanying narrative to explain the anomaly. At the time of preparing the original response, it was mistakenly believed by officers that the work to transfer all properties back to their intended tenancies had been completed.