



**OFFICIAL REPORT**

**OF THE**

**STATES OF GUERNSEY**

**SCRUTINY MANAGEMENT**

**COMMITTEE**

**Committee *for* Housing**  
**Public Hearing**

**HANSARD**

**Guernsey, Thursday, 19th March 2026**

**No. 2/2026**

*Further information relating to the Scrutiny Management Committee  
can be found on the official States of Guernsey website at [www.gov.gg/scrutiny](http://www.gov.gg/scrutiny)*

**Members Present:**

*Panel Chair:* Deputy Andy Sloan – President of the Scrutiny Management Committee  
Deputy Haley Camp - Member  
Deputy Liam McKenna - Vice-President of the Scrutiny Management Committee

Mr Mark Huntington – Principal Scrutiny Officer

**Business transacted**

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# Scrutiny Management Committee

## Committee *for* Housing Public Hearing

*The Committee met at 2 p.m.  
in Castel Douzaine Room*

[DEPUTY SLOAN *in the Chair*]

### **Procedural – Remit of the Committee**

**The Chair (Deputy Sloan):** Good afternoon, everyone. Thank you all very much for coming on this glorious spring afternoon in Guernsey where it is difficult to believe, if you look outside, that we have any problems whatsoever. But here we are having a panel.

I am pleased to welcome members of the Housing Committee. I would just like to remind everybody it is a parliamentary proceeding, so no questions from the floor from the public, I am afraid. We will be transcribing this in due course on *Hansard*, and it will be on the States' website, and is currently being live-streamed, so language, everybody.

I will make a couple of points first. I did get asked recently if we were publishing terms of reference of our reviews. We are not actually mandated to, but in the spirit of the transparency, I think the terms of reference for this one is what you are up to, what are your plans. That is the gist of the afternoon session that we have got in context.

We got asked why Housing as well, we have done so many P&R scrutiny. We have done so many P&Rs, but not actually many Committees have done much yet, but we thought, given the importance of housing, and that you had previously made some public statements, Steve, we thought that it would be an opportune moment to look at a Principal Committee.

Also a caveat finally, before I start, if we refer to Leale's Yard, what we are looking is going forward not historical. Obviously we have got the ongoing States Property Unit panel where Leale's Yard is a specific issue, something we have been trying to delve into for the last four months. I am pleased to say that we finally got a load of information through having, some might say, been stonewalled a little bit with hiding behind NDAs, and we did ask the developer to waive the NDA so we could continue with that. I am pleased to report that that has been done, and we will be progressing that as speedily as we can.

So, with no further ado, let us move on to this afternoon.

**EVIDENCE OF**

**Deputy Steve Williams, President, Committee for Housing;**  
**Deputy Sasha Kazantseva-Miller, Vice-President, Committee for Housing;**  
**Mr Ed Ashton, Director of Operations, Social Security, States Housing and Inclusion;**  
**Ms Claire Barrett, Director of Infrastructure & the Environment;**  
**Ms Emma Le Tissier, Head of Housing and Infrastructure**

**The Chair:** Maybe if I can just get the panellists to introduce themselves. To my left is Deputy Haley Camp and to my right is Deputy Liam McKenna, Vice-President of Scrutiny, but if I might start to my middle, I will start with, yourself, obviously, Steve.

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**Deputy Williams:** I am Steve Williams. I am the President of the Housing Committee.

**Deputy Kazantseva-Miller:** Deputy Sasha Kazantseva Miller, Vice-President of the Committee.

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**The Chair:** Then anybody else who is a Director, so it is equal billing,

**Mr Ashton:** Ed Ashton, Director of Operations, Social Security, States' Housing and Inclusion.

**Ms Barrett:** Mine is not that long. I am Claire Barrett, Director of Infrastructure and Environment.

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**Ms Le Tissier:** I am Emma Le Tissier, Head of Housing and Infrastructure.

**The Chair:** I will start with an easy one. It is an easy one, it is an underarm; it really is an underarm. If we look at the mandate; if you go on the States' website the mandate of the Committee is:

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To enable community wellbeing and economic prosperity by ensuring all people living in Guernsey will have access to a range of good quality housing that is affordable, secure, energy efficient and adequate for their needs.

If that was a mandate ever designed by a bureaucracy, that you would have one there. Deputy Williams, may I ask you first and foremost, what do you see as the role of the Committee and what are you seeking to improve?

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**Deputy Williams:** What we see as the principal challenge, which affects a lot of things across the board in the housing market, is that demand has exceeded supply, house prices have increased dramatically, rents have increased dramatically, hence there is a logjam in the market. We need to increase the supply of homes faster than it has been. That will then have knock-on impacts in terms of the wellbeing and in terms of more money ideally in people's pockets rather than going into rent or mortgages. So it has quite a wide impact on that purpose and that mandate, if we can increase the supply.

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There are other issues as well that we are working on, but we have tried to make it first and foremost our principal aim in order that – because when you actually look at it, there are a whole range of issues that we can address. We have worked off the existing E&I Guernsey Housing Plan, which had 28 workstreams. We have tried to prioritise specifically around increasing the supply of new homes or reuse of existing buildings; basically new accommodation.

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**The Chair:** I do not want to be awkward, but to be pedantic, in terms of – you are describing me a problem there, may I ask what do you think the role of the Committee is? The role of the Committee.

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**Deputy Williams:** To enable and facilitate, wherever we possibly can, the increase in the supply of homes to enable a number of these other benefits to happen.

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**The Chair:** So, broadly speaking, the Committee's purpose is to increase the supply of housing on the Island?

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**Deputy Williams:** I think one of its major aims is – I do not think it is the only aim, but I think part of what we are trying to do is to then support the other elements of that purpose and mandate that you mentioned.

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**The Chair:** Speaking of mandate then, do you think, in terms of the mandate itself and the remit and resources that you have got available, you have got that to fulfil your task?

**Deputy Williams:** I think everyone would always want more resources and more ability to tackle things. It is a big challenge. It does not happen overnight. There are no very simple quick fixes to this problem otherwise it would have happened. So we are progressively working away at it.

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What we have done is not rip up the old Guernsey Housing Plan, as was with E&I in the last term, because we do not want to start from scratch and start a whole new level of bureaucracy. We are trying to work off what is there, refine it and prioritise it towards supply of homes.

In terms of our resource, we are constantly working with the officers in terms of pushing them in order to be able to get things along and press things urgently.

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Inevitably, I think everyone is going to say, 'Yes, we would like some more resource', but we have financial constraints as well; so we are very mindful of that.

**The Chair:** Obviously we will get to the Housing Plan with its 28 workstreams at some point – maybe –because that is rather a feast, is it not?

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But again just come back to the point about the actual brief. The mandate itself is to enable community wellbeing. A lot of these mandates that have been drafted are to advise, to provide, to lead. 'To enable', it is a bit –do you have the powers to do the task to hand?

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**Deputy Williams:** I agree it is very general, and how do you measure that? In terms of what we feel, will we come out of this term feeling that accommodation is more affordable, and there are indicators for that. We have data and stats for affordability on private rents specifically and on the multipliers of average incomes in relation to average prices.

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I think there are data and indicators that we can work on and we obviously know about the new homes being constructed as well and what is coming into the market. It is a very general phrase, the 'enable', but in terms of how we perceive it is we need to get to trying to make more housing more affordable to people in the Island, try to retain our youth, try to make it more affordable for everyone through singles, families and older people as well.

**The Chair:** Again, you are describing things to me about how it looks, not what you are doing.

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**Deputy Williams:** I am trying to get practical, because I think the practical issues are what the person in the street understands. They do not really want theories and strategies and plans. They want action, and they want to see things happening. That is why we have been trying to drill down, for example, in contacting all the developers and landowners with sites over five units-plus that sat there doing nothing. They have got the planning permission, they have gone through all that. As far as planning is concerned, great, tick the box, they have got planning, we have hit some numbers, but obviously are they building them? We are trying to drill into that. So it is practical stuff.

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We do not want to finish this four-year term having said, 'Well, we have got a whole new set of plans'. People want to see some action in the street or on the sites.

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**The Chair:** I completely agree. I am just trying to –

**Deputy Williams:** It is trying to bring it down to what is affecting people in their daily life. To be honest, every time we discuss anything at Committee, I think we have the conversation: does this matter to the person in the street or not? Will this have a material impact in trying to help people?

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**The Chair:** Yes, but again, I am just sticking with the mandate at the moment. Again, I am going to look to Deputy Kazantseva-Miller, and you were involved in the actual development of it. In terms of the actual mandate and the brief, is it an empowering enough brief, do you feel, for the Committee's work?

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**Deputy Kazantseva-Miller:** I think in the creation of the Committee *for* Housing in the previous political term, the principle of what I was trying to do with the recurrence of the time was to bring some of those disparate mandates that were previously split among a number of Committees into one Principal Committee, given that housing issues and pressures across the whole economy, not just affordable housing, were so prominent and remain to be prominent.

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I think this was very much the driving force about why a Committee with a mandate on housing was created and strongly supported by the Assembly at the time.

I think it is fair to say that this is still early stages of formation because it is a new Committee, it is a reasonably new team as well, it is a new political Committee except with myself, who is a Deputy from the previous political term. The Committee perceives that some of its mandate have not been fully formed yet and there remain issues such as around key worker housing mandates that remain with other Committees.

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In the formation of the Committee also, what was strongly indicated at the time and during the debate, that there are clearly other parts of the organisation that are quite important to the delivery of the housing mandate, especially in relation to the States Property Unit, who are the guardians of the States' land and have the resources to deliver on a number of issues. I think outlining the roles and responsibilities between the Committee and the central support services will remain important in the ability to deliver our mandate in the future.

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I think it is work in progress. I think we are moving in the right direction, but we are not 100% there yet, in my opinion.

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**The Chair:** I should have said, what we are going to do is, in terms of our structure, we have got two or three big ticket-type question areas to talk about, and then we will drop down into about five or six different specific areas. I am in danger of straying into Deputy Camp's area.

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I am at the point – I just Googled it – 'enable' is to give someone the authority or the means to do something. I think that is the first definition, if you type it in. That was where I was concerned from.

I looked at the Committee and said, 'Have you got the powers to do it?' But I will park that one for a moment, and I will pass over to Deputy Camp, who has a few questions probably related to this point.

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**Deputy Camp:** Because what we noticed, that the requête really talked about fragmentation under the previous Committee split, siloed working practices as a result of the same, and a need for greater accountability given that delivery of homes fell significantly short of around 300 new homes per year targeted by the States previously.

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What we are interested in is understanding, with perhaps one or two concrete examples of what you are considering, how you can substantively eliminate first that siloed working practices that were identified as part of the requête, and therefore part of the rationale behind forming the Housing Committee?

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**Deputy Williams:** Obviously, I was not in the term last, so I am not sure about what the level of the siloed mentality was. We have obviously got whole new sets of Committees and different

politicians on those, in particular. I do not know whether you want to mention – do you want to cover that?

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**Deputy Kazantseva-Miller:** I think there are some really important examples we can point to. Previously, the core of the Guernsey Housing Plan was a split between affordable housing and private market housing. When we started the Committee we fundamentally, I think, changed our approach in terms of being much more site specific, so really going on and understanding what are the specific concerns that different sites that have been maybe in the pipeline but have not progressed are experiencing.

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Through understanding the barriers and concerns that the different sites have been facing, we are trying to develop a comprehensive view across the whole pipeline without having to split it between private and affordable. Looking at this holistically in a joined-up approach will allow us to hopefully bring forward not just affordable housing but private housing as well.

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This is probably one of the most fundamental changes in thinking and delivery approach that we are trying to bring. This is where actually looking at more joint ventures where we are potentially working with private developers to bring forward affordable housing through private sites, but also facilitating bringing forward to private sites as well is fundamental. So we think this has actually really changed the way the Committee is approaching it because of this joined-up mandate.

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Other small examples, but I think we are really seeing the benefit of it, for example, St Julian's was previously a little element of the Committee for Health & Social Care. The mandate has been transferred through the requête; there was an amendment by Deputy Gavin St Pier, and the operational oversight has been transferred to us.

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I think generally there has been a really positive momentum and perception that it is now in the right place, so that we can dedicate the time and the right oversight and the thinking that is required but also think about it holistically in terms of the wider potential delivery because it is a prime site, there is a lot of what you can do with that site. I think that is just a little specific example where St Julian's was previously hidden away in the mandate of a big Committee.

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**Deputy Camp:** In essence, of unlocking some of this siloed working or perhaps moving it to focus, you believe that you can, I suppose, achieve things that was not possible under the previous structure?

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**Deputy Williams:** My perception is, obviously, the other two Committees that dealt with housing would be ESS obviously on the social housing, and E&I on the private market, principally, or across the market. They had lots of other issues as well, other responsibilities, and the difficulty is you are always pulled in different directions in terms of the urgency of different matters. We are singularly focused on the housing market, and that has helped us.

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There is a lot to the housing market, there are a whole range of things that we can tackle but we are specifically focused on that, and therefore not being distracted with other matters helps us, because everything we are talking about has some impact in some shape or form on the housing market and people within the housing market. That really does help us, I think, and focuses our attention.

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Where there are crossovers with other Committees on other matters, that might be to do with infrastructure, things like that, or land or planning matters, then we will talk to those other Committees. We feel we have got a good working relationship with those other Committees in talking to them about where we do have overlap, and specifically what is coming forward with the IDP review, if it is successful, is there is the potential zoning of affordable housing sites.

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This is in lieu really effectively of GP11 going, but it does focus the attention on those sites and then how we bring them forward. We will be focusing our time and attention to try and do that because they potentially have less obstacles to them than the larger sites in the Island, specifically the Braye du Valle area, where there are obviously longer term infrastructure challenges that need to happen first in order to start before we can produce any homes there.

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**Deputy Camp:** Looking further at – I suppose the rationale for forming the Committee – one of the reasons was the alleged inaction on house building under previous arrangements. What specific actions have you already taken to address this that would not have been possible under the old Committee structure?

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**Deputy Williams:** We have obviously been going nine months so it does not happen overnight, and obviously I think the story I hope would be a heck of a lot different in, say, two years' time or three years' time for sure.

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Interestingly, construction is currently now at a five-year high but we are not taking any credit for that; we have only been going nine months. But there have been successes in terms of sites where we have talked to, again, practicalities of talking to individual landowners and developers. Why has it not come forward? Claire has been leading on that and started this process, to be fair, under E&I, and we have continued it because we thought it was good work. We need to keep pushing at it as well, because it is not just have one conversation, walk away and leave it.

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We need to keep talking to these developers and landowners, and we have seen some of the sites come forward faster than they would have done, only because sometimes they say they are waiting for information, we think we are waiting for them, and there has been a bit of a – sometimes it is just information flow issues. So nothing fundamental, but it has been holding things up.

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So we have been able to overcome some of the obstacles and move some of these things further forward faster. We cannot say something specifically in numbers have been built more in the last nine months because it takes time to build, but we are seeing an impetus.

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There is something else that has been worked on that we have been urgently encouraging the working with the staff on, is a list of all the sites that have got planning permission that have not been developed, and that is going to go out – we only had a conversation about it this morning, and I have got some agreement that it is going to be going out next week.

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It is called a housing site of all the pieces of land. This is information in the public domain, but it is all in individual planning applications; hundreds of them. Because there are currently about 439 plots of land with detailed planning permission that have not been built. This is just from the latest stats that are publicly given out, so this is not confidential information.

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What we are sending out is information that is in the public realm on this list, and it will have a list of the sites and the planning. From what we have been able to gather, and this is not confidential information but just what we anticipate the timeframes are for those pieces of land or sites coming forward, if they are going to come forward, and what it helps us is to monitor then what is not coming forward and start talking to those people about, 'Well, are you going to do it or are you not going to do it, and what are the obstacles?'

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**Deputy Kazantseva-Miller:** I think just to add to that, what we are trying to do is to showcase the combined pipeline of the sites that are coming through, through which both affordable and private market can be developed. I think previously the focus was really strongly on the affordable housing delivery programme via ESS. The private sector was – the perception was that we will just leave it to the private sector, it is not in our issue.

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What we are fundamentally seeing is that you have got to look at it in a combined way, and a lot of the sites have barriers which we need to help unlock. Some of that work is really progressing, and I think the Committee, what we did is to say, 'Listen, this is absolutely crucial, is to' – not at theoretical policy level, but at side-by-side, very practical, pragmatic level to understand what are the barriers we are facing, and also to change the approach to say, 'Listen, we can look at joint venture delivery of sites where we are not saying this is just affordable, this is just private market, can we do it in a combined fashion?'

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This work is still in progress, but we think it could be transformational in terms of unlocking delivery across many sites.

**Deputy Williams:** I think we have had more time as a single focus Committee to drill into these things and see what the highest priorities are, in our opinion, to deliver an impact on people's lives in the Island.

280 Just another simple thing from this framework list is it gives the building trade an idea about what works coming forward. We have talked to people in the industry, so it has been shared with the Guernsey building trade representative body. They have given us feedback on it. They think it is great as well because although it is in the public domain it is all over the place, and the staff have been able to pull it all together, which has not been done before.

285 It gives you that picture, it tells people what is out there. It will expose to some extent some that have just been sat there and not doing anything, others are progressing potentially in the background and coming forward. In terms of building contractors and suppliers, they can see potentially what might be coming forward as well.

290 Because we have also been talking about building capacity, and we may get onto that today, I do not know. To some extent people, contractors will not gear up and employ more staff if they do not know the work is coming. There is a conundrum there, and part of this will help people see potentially – there is no guarantee they are all going to – they are private developers and it is in their hands, but it potentially shows the flow of work that might come off.

295 **Deputy Camp:** This might naturally, I suppose, segue into that. There are high expectations on the Housing Committee, so how does that translate into accountability mechanisms that you will utilise to plan future targets and judge success against them?

300 **Deputy Williams:** I think we have got to be monitoring all the time in terms of what new homes are in construction, what is not, but also affordability issues with the data that we do get on the private rents, with the proportion of income that goes into private rents, and also multiples on average mortgages or average affordability in relation to average incomes. Those are the indicators that we can follow.

305 Otherwise we are also looking at all the stats on waiting lists, on homelessness, for example, which has been an issue that has been raised a lot and is a problem in the Island. We have really active conversations, meetings regularly now with the third sector organisations. Specifically we have been talking with At Home in Guernsey, Action for Children and Caritas, among others, and we are exploring some opportunities with them to get more accommodation in order that they can house more people who are in danger of homelessness.

310 They are at a stage where we do not know whether certain things are going to come off or not, but there is some really concrete work going on in terms of trying to secure more accommodation for homelessness.

315 **Deputy Camp:** How will the States and the public be informed of progress or underperformance against your plans?

**Deputy Williams:** We would like to come out with performance stats on that, and I think we need to look at that on a more regular basis.

320 To some extent I like to come out when you have got something to say, but what you are saying is that is a regular monitoring exercise. So, yes, I would like us to be coming out with something to show people.

325 **Deputy Kazantseva-Miller:** I think the next key step for the Committee is to publish its Committee Work Plan. We are very much working on that. Following that, there may be more specific strategies and plans that come out of that. For example, a new version of the, let us say, Guernsey Housing Plan. But what we are really fundamentally also wanting to deliver is a delivery plan, which is the one document which I think would be more specific about when we are expecting

delivery of what. I think we hopefully will be able to put more specific targets around that delivery plan.

330 But there will be other more concrete niche pieces of work, such as around homelessness, that I think we can, as we work with the third sector especially, bring forward a more concrete progress report.

**Deputy Williams:** Yes, we have been working on the delivery plan, because it is all well and good having the plan but how are you going to deliver it? We need to put more flesh on that.

335 Inevitably, the more you drill into certain things it raises other questions. So it is just trying to make sure we come forward with something that we are happy with.

Other things that we are also coming to the States with will be setting out clearer roles and responsibilities for landlords and tenants. There are approximately 7,000 private rented properties  
340 in the Island. That is a lot of people. It is a big proportion of the market, circa 27% of the housing stock, and at the moment there is really very little guidance in terms of roles and responsibilities for landlords and tenants. There is no standardised tenancy agreement as a guide even. We are not going to enforce necessarily that, but as a guide even.

We are aware that some people do not have tenancy agreements, so those are areas where we  
345 want to make life easier for landlords to let their property, to make sure they come into the market and they are not taken out because of too much hassle. But we also want to safeguard tenants who have a right to live there in security and peace and trust and confidence.

There are areas, and we are aware – we are dealing with a number of constituent issues inevitably,  
and we are on the case and trying to help in those situations. But to some extent it is a bit scant  
350 other than people just going to court, which is expensive, long-winded and puts a lot of people off.

What we want to do is start by coming through roles and responsibilities for landlords and  
tenants. There may be steps that we take further down the line that might then lead to a tribunal  
being set up in terms of an alternative to a court process. That is quite a big piece of work to pull  
off, and we want to get something out there to start the process of trying to help landlords and  
355 tenants in the market.

We are hoping that we can try and bring something to the States in June for debate about the roles and responsibilities.

**Deputy Camp:** Just can I ask one question before we go on to specifics and hand over to  
360 Deputy McKenna? The one question I did want to ask before we move on is, in terms of the fact that the Housing Committee is designed to make things easier, which Committees could block Housing from achieving its targets?

**Deputy Williams:** What do you think, Deputy Kazantseva-Miller?  
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**Deputy Kazantseva-Miller:** When we formed the Committee, I think the two probably key  
Committees with interdependencies for housing delivery are the Planning Authority, so DPA, and  
P&R in relation to their responsibility with States' property. E&I is also important in terms of  
infrastructure delivery, but those two remain absolutely crucial Committees. I think consistently  
370 through the work, engaging very actively with developers and owners of sites, planning has come consistently as an issue. Maybe not immediately, because I think there has been a lot of progress. Under the new DPA as well, I think there is a lot of really positive progress in progressing that, but perhaps historically planning continues unfortunately to have been seen as potentially a barrier and a blocker. The issue is whenever planning applications get stuck in the system for longer than  
375 necessary, that is just additional costs which we cannot afford as an Island.

But probably also the crucial Committee is in relation to our engagement with P&R and clarity around roles and responsibilities and how central services support Principal Committees in delivering their mandate. I do think there has to be work done to map out actually exactly who is responsible for what and how that engagement should be mapped out.

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**Deputy Williams:** I would say just on the DPA side of things, I think there is a more fresh approach this term, and we are overcoming a number of obstacles where people are converting heritage buildings, things like this, which have been seen as a major obstacle in the past. I think quite often things are actually simpler than people think, and the public perceive there might be a bigger problem than there really is. There is quite a lot of work in terms of – specifically the new Head of the DPA is keen to get the messages out there to the public, in terms of what can be done and how the DPA can assist people. I think the working relationship is good there. It is only going to give us more benefit to the Island undoubtedly.

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**The Chair:** I am sure Deputy Inder would appreciate the compliment. He has unfortunately left us though.

We are actually sticking with the bigger picture but Deputy McKenna has got a couple of questions on that, and I will come back to the point.

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**Deputy McKenna:** My part here is to ask about key worker housing, but if I could just ask – I do not mind who answers the question – what are we doing with the Castel Hospital, the King Edward Hospital and the Duchess of Kent?

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**Deputy Williams:** Good question. It has not been officially yet zoned for housing because obviously it is going through the IDP review. It is obviously being promoted for residential. It is not under housing specifically, but I understand a care home facility of some sort is proposed to be provided up at the King Edward. Then the rest of it, obviously there are also a lot of staff currently using Castel Hospital. We have been talking with officers about the fact we need a phased development of the Castel Hospital.

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If there are circa 300 staff working out of that, largely HSC, we cannot wait for the last one to leave. We need to get plans in place and we need to – potentially, we can have a phased development there which you can carve the site up, there is a lot of land. It is a big asset and we need to be doing something with it. We have got a housing problem, it is in a good location, so I am keen that we press on as swiftly as we can.

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There are obviously some blockages with particularly the staff that are based there. I do not know whether – Claire has obviously got an oversight from a planning side of things. Do you want to comment on that?

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**Ms Barrett:** It is as you said, Deputy Williams. It is subject to the IDP review – the focused review – which is likely to go to the States in September, having been through the inquiry process. So subject to that zoning being agreed by the States, it does require an element of affordable housing on that site. It also requires a development framework, and I think the Housing Committee would like to start to think about what that development framework might look like, to try and front load it.

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**Deputy McKenna:** I think that is great. You have to excuse me, because to me, if you have got health and social care workers in the Castel Hospital, we have got dozens of free office space, so, we could accommodate them tomorrow. You could have them out really quick.

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But when you say 'affordable housing', this is where – please excuse me – what price is affordable?

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**Deputy Williams:** The definition, planning-wise, is anything that is effectively submarket in terms of lower than market rents, lower than market sale, but locking it in in perpetuity. Somebody is not just buying cheap, selling expensive, cashing in on it. Standardly working either through States' Housing or a housing association, but it also can be a private developer, provided there are

legal contracts in place to ensure that it remains. You have to put some badge on it, and I know affordable means –

**Deputy McKenna:** That is fine.

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**Deputy Williams:** No, it is a good question, because it comes up all the time: what is the definition of affordable? That is different things to different people. But from a planning point of view, because you have got to put some definition into the planning documents, in the IDP it says basically it is below market level for rent or below market level for sales. But the principal thing is you need to lock that in otherwise people cash in and walk away with the money.

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**Ms Barrett:** If I could just clarify, affordable housing in terms of the land use policies is a legal definition. It is actually about social housing, partial ownership, specialised housing or anything else that the market is not producing. It is not about affordability.

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**Deputy McKenna:** That is great. Is what I am saying is, and it was not a trick question, is what price is it? I do not know. And I do not know, so it is not a trick question. But to me, when you see the price of property as it is, I call that unaffordable housing. So what is affordable?

When you say about a care home on King Edward –

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**Deputy Williams:** That is all I heard from looking through the media, I know nothing.

**Deputy McKenna:** Okay, well, a third of it has already gone to a local private health supplier. Again, to me, that was a massive mistake, because you have got a wonderful estate there in the King Edward Hospital. Also, you have got key worker housing on the King Edward site, and that has been given out to the bus company.

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But let me get to the real one. What are we doing with the Duchess of Kent? Because if you say there is health and social care staff on the ground floor, like we said, there is dozens of office space, they could be out in the morning.

460

**Deputy Williams:** We have not been involved at all in the Duchess of Kent.

**Deputy McKenna:** Okay. That is fair enough.

465

**Deputy Williams:** I know where it is, but we have not been involved in it at all.

**Deputy McKenna:** But I can tell you as –

**Deputy Williams:** We have had no conversations with anyone about it.

470

**Deputy McKenna:** I can tell you as a healthcare professional of 42 years, a former matron told me there is enough for 100 staff on the actual hospital site at the Duchess of Kent. So we could get the staff out from health and social care, plenty of office space. I will move on.

475

**Deputy Williams:** It is not under our remit.

**The Chair:** That is a probably a Property Services-type question. But you made a good point about affordable and pricing. It comes back to – sorry, a couple of questions I wanted to –big ticket stuff first.

480

I have heard you, Steve, talk about ratios and stuff like that. You go back to the fundamental point about what is the role of the Committee? Increasing the supply of housing. I heard some nice conversations about working, doing things differently, etc. We are all nice, we are all on the same

page, we are doing it in an integrative fashion, we are planning well. When are we going to see change and what change are you looking to effect?

485

**Deputy Williams:** The other things that we are going to do is obviously – GHA have got some plans for some build, obviously they are onsite at the moment with a certain amount.

**The Chair:** I accept that. I appreciate you are dropping down into detail. What I am trying to get to fundamentally, if we have got an overall lack of supply, how much supply of housing do you think we need?

**Deputy Williams:** The indicators, that is the stuff that we produce, which is the SSHI, the Social Housing Indicators, had set for 2023 to 2027, 1,500 – I think it is 1,564, something like that, units. So roughly 300 a year as an indicator. It is not a target, it is a plus or minus, all that sort of thing.

495

**The Chair:** I am asking you what you think.

**Deputy Williams:** Basically we want to do as much as we can. We are not going to scratch near 300 a year completions. From a standing start, that is very difficult. We are standardly in the Island finishing about 120 a year normally, something like that, averagely.

500

**The Chair:** I want to throw some –

**Deputy Williams:** We would like to do more. The point I think, like you will have heard in my podcast, is it is all well and good to bandy numbers around, but we just need to do as much as we possibly can. We are a long way from oversupply. So pinning me down on numbers, I could give you anything you like.

505

**The Chair:** But if you consider –

510

**Deputy Williams:** What is realistic?

**The Chair:** If you consider that the relative price of housing across the Western world over the last 25, 30 years has more than doubled, if you look at price earnings ratios across all Western jurisdictions, not just Guernsey, but everywhere, it has increased. Private house, residential housing, is in scarce supply wherever you are in Western Europe.

515

**Deputy Williams:** Indeed.

520

**The Chair:** Ours is an extreme case of that because we are landlocked, so therefore the fundamental issue you have is a lack of supply, and I am trying to understand how much undersupply the Committee thinks exists and what task you think – what is your main task? How much do you think we need?

525

**Deputy Kazantseva-Miller:** I think this is recycling back some of the responses we have given to Deputy Camp's question.

**The Chair:** No, I am asking what is your target.

530

**Deputy Kazantseva-Miller:** The importance is that the Strategic Housing Indicator is giving broadly the requirements. The issue we fundamentally had for the last several decades has been consistent and those indicators per year have not actually changed. They have been around 300 per year for the last several decades.

535 What we have had is a systematic under-delivery from that market perspective for many years. I think fundamentally the Committee's objective is to try to increase the rate of home building.

What we cannot give you today, and this goes back to the delivery plan that we were talking previously about, I think some of those details will come throughout. Whether we can hit the indicator of 300, I do not know. I think that is highly unrealistic, especially given the labour market supply constraints. But I think what we can give you today is exactly how far we can get to and over what timeframe. We would very much like to develop those details with the delivery.

**The Chair:** I hear that. Doing better is a nice objective, but it is not an objective, is it? Doing better is an objective. My question is, you talk about affordability. There are houses where I live going out for two bedrooms on the main road, £850,000 for a two-bedroom property in St Martin, where actually I live for the purposes of – and that was eye-popping to me; a two-bedroom property. Is that affordable?

I have heard you talk about the ratios. I do not suggest that it is possible to reduce it in the way you have talked in your podcast; markets do not work like that. But you must have, after nine months, an idea of the scale of the supply that is going to be required.

550 Never mind the States Strategic Housing Indicators – yes, I get that – but as a Committee, you have had nine months, you are about to produce a plan, what is the scale, what is your objective? What is your plan that you are seeking to achieve?

555 **Deputy Kazantseva-Miller:** We will come out with those details, especially through the delivery plan. I think if you are seeking for a number today –

**The Chair:** Roughly, what do you think it is going to be? Nine months, you are going to be publishing it shortly?

560 **Deputy Kazantseva-Miller:** It is one of the key priorities for the Committee is to publish a delivery plan.

**Deputy Williams:** We have not nailed a specific number. We are particularly starting from – rather than just plucking numbers out of the air, we are looking at what is on the go, what is happening, what is realistic? We are working through what we feel we can push and facilitate and enable as far as possible.

570 But rather than quoting a specific number – so rather than starting with a number and think how the hell do we get there, we are looking at practically what is on the ground and happening and what can we do.

We are doing what we can, we are working on an incentives system with developers so we can bring more private housing forward. Obviously we are also working on how we bring more affordable housing forward as in social housing. With GHA or/and with the States' Housing working with developers on States' Housing-owned land in order to bring those forward as well.

575 **The Chair:** Okay. That sounds a lot of tinkering, organisation, a lot of micro stuff there.

**Deputy Williams:** Well, it is real stuff.

580 **The Chair:** Well, if real, then you refer to incentives. What incentives?

**Deputy Williams:** In terms of incentives, one area, for example – there is a whole list – but one of the areas is where brownfield sites are particularly more expensive to develop than a greenfield site, and we want to incentivise people to use what was a brownfield; so it is a disused viney or something like that. We are currently working on – the DPA are working on this as well, and Environmental Health – in terms of how we minimise the costs of dealing with what is low-level

contamination. Because some developers and builders are giving us feedback that they are having to scrape off a lot of the site, it is costing a huge amount of money. It makes it uneconomic, and they are not going and developing brownfield sites when there are greenfield opportunities as an alternative.

590

These are incentives to get the right sites developed that have been zoned and are currently a bit of an eyesore.

**The Chair:** Ex-greenhouse sites you are talking about?

595

**Deputy Williams:** Exactly.

**The Chair:** What specific incentives are you looking at there then?

600

**Deputy Williams:** To assist with the contamination costs, so in terms of what we would be doing is – it is practical stuff here. But rather than tipping it, is moving it around and putting it underneath properties and roads and things like that, and then having a register of where it is. But it is low level in terms of that contamination because it might be just lead or broken glass or things like that.

605

There is a certain amount of sifting, things like this, but we are trying to avoid the tipping costs and all the carting around the Island in lorries, which helps to reduce the overall costs on the site.

**The Chair:** That would bring how many sites into?

**Deputy Williams:** Sorry?

610

**The Chair:** How many potential sites would that bring into play?

**Deputy Williams:** There are quite a few, and actually a number of the IDP review sites are old greenhouse sites and there are a number of existing ones that are zoned around the Island as well. I could not give you an exact number, but there are a lot.

615

**The Chair:** This is the economist in me. I am saying, 'Okay, that is a jolly good idea. About time somebody sorted out the greenhouses'. I have been here at Chamber dinners and whatever, and IoD conferences where they talk about greenhouses and everyone rolls their eyes about the problems that we have got in Guernsey.

620

What scale of the problem do you think that would mitigate? Are we talking about that would increase supply by 10% per annum or it would increase – what contribution do you think that particular measure would make?

625

**Deputy Williams:** It could be anywhere around 10% because there are sites that are just sat there doing nothing. Or that they are not economic at the moment. It is the areas like that. I am thinking about some of the other incentive areas that we have got as well because we have got a list.

630

Obviously the planning process we have been working people on – contaminated, I have mentioned. We are trying to assess people and master planning and bringing things forward. Also the larger sites, we are now talking about possible agreements or the DPA are, sorry, which we wholly support, about agreements where they might sign on the bigger sites with the landowner developer in order to give sufficient time and effort to then speed that along. Because it is going to make a material impact to the Island in terms of the housing supply. That is new in terms of that proposal.

635

The different delivery vehicles that we might be able to use ourselves, certainly joint ventures that we have not done before, certainly that I am aware of that States have done because we have relied on GHA. But we need to supplement what they are doing as well because we need the

640 additional accommodation. We are generally working a lot of practical things to try to bring more homes forward.

**The Chair:** Let us come to the delivery vehicles, but they are in the main small-scale measures that you are talking about and the hope is, if I am going to paraphrase you, that the cumulative improvement of small-scale measures will make a big-scale improvement. Is that your hope?

645 **Deputy Williams:** Exactly. To some extent it is not seismic, throwing a bomb. It is trying to work on a whole range of fronts to then cumulatively bring a bigger impact forward.

I think the one big area for us that can really assist the market in the Island is developing the Braye du Valle. Because you have got the Leale's Yard, you have got Kenilworth Vinery and you have got the Saltpan site. Sorting out the infrastructure and getting homes starting to be built there will have a material impact to the Island in terms of affordability and supply of homes. Because that is not tinkering, that is bigger scale.

655 But that is going to take time. So in the meantime we need to be working on the other things while we are waiting for the Braye du Valle to come forward, but also the IDP review sites, the partial review sites, where there are seven, for example, affordable housing sites zoned. Then we need to be coming forward with those in order to deliver some homes out of those because they have got less complications, particularly on infrastructure.

**The Chair:** Okay. I am conscious of time. The delivery mechanism, so if I paraphrase you again, in terms of that improvement, because it is so familiar, you are talking about we want to be doing things better. If you could achieve, and I will say this, like a 30% to 40% improvement over the long run average year, that would be a material improvement, would it not?

665 **Deputy Williams:** I would be absolutely delighted, yes.

**The Chair:** That would be – do you want to speak? Go on.

**Deputy Kazantseva-Miller:** If you actually look at the current land allocated for housing and the number of applications we have got in the pipeline, that is enough to suit the demand of housing. The issue we are facing is that those applications are not coming through.

Unlocking those applications, 10%, 20%, 30%, 40% of those applications working with developers, and this is where I think those joint venture development mechanisms will be absolutely transformational, which will shift the needle very substantially, can we give you a number today, 10%, 20%? No. I know you are seeking a number, but this is exactly what we want to develop.

675 We are working side by side, so we are not making things up. We are looking at what is actually possible based on site-specific data, the densities of that data, the mix of the sites of what is possible, so we can actually be very concrete and specific of what is deliverable where.

**Deputy Camp:** If we are saying that we are starting off from a base of around 1,500 homes too few, how does that get us? Because if you are saying there are enough planning developments to solve our problems, does that mean we get to break even? Or does that mean we actually get to positively improving our market? Because we are starting from a deficit of 1,500, are we not? So how does that work in the fullness of your plans?

685 **Deputy Williams:** I think it is cumulative in terms of the need, and new households are being formed and people are leaving home and wanting a home themselves, all that sort of thing. It is not like one day suddenly you have solved it. It continues on. The indicator was 1,500, so there are about – so that is 300 a year, averagely. There are about 120 being built, say, averagely.

690 Okay, we have got a deficit of 180 per annum there. So what can we do? Again, we are drilling into all those sites, some of which have been sat there. Ultimately, where I would like to get to, from

a planning point of view, is we zone the land, but if it does not come forward to develop we de-zone it.

As well as incentives, we are looking at penalties. We would like to incentivise people to work and build homes. But if they will not, then we have got to look at the penalties.

695 There is already action being taken about derelict hotels and disused sites. We are seeing a lot more proactive action by the States now in terms of trying to take some action on those people that are just sat there with assets that appear to be able to afford to leave them, but we actually need some homes. We do not want just zoned land.

700 **Deputy Kazantseva-Miller:** Ultimately, the indicator is a State-approved indicator of the need, and the way its methodology has been developed. It has been an in-house project led by the previous Committee for E&I and data analysis, so it is an in-house tool that takes into account quite a lot of different data sources and ultimately represents the need, as we understand today. So it is, in terms of that, whether it is a target or indicator, is the most important figure we need to work to.

705 Whether we can achieve it over what timeframe is what we need to solve as a Committee together, working with industry on that.

**The Chair:** On that indicator part, when two-bedroom properties in St Martin's brand new are over £800,000 and when there are 1,500 houses short, when people are leaving the Island because they cannot afford to buy somewhere, where people cannot afford – there are not any rentals on the market, the fundamental increase in supply – my concern is that a bit of tinkering around the edges might not touch the sides and I am hoping – we will come to the big ticket – where you are saying that that will be enough.

710 But in the general case of building houses, it is land, it is building materials and it is labour. The fundamentals of the economics on this Island are against us here. You have not mentioned any of those.

**Deputy Williams:** They are obviously a topic that we discuss. Some are easier to influence than others. Land value is an influence through the zoning of the affordable housing land in the IDP review on the basis that if those sites are zoned for affordable housing the only buyer is effectively States' Housing or GHA in terms of provision of affordable housing. There is an opportunity therefore to get a lower than normal land value in terms of the landowner cannot expect full residential value because they are not going to get full residential sales market on those sites. It is a majority of affordable, so it is going to be a mix.

720 But effectively it suppresses the land price, which helps to subsidise and therefore keep costs down. It reduces the capital subsidy that goes in from the States, from the taxpayer, which helps. Then obviously you are in control of trying to provide what the affordable rented – what the rents are in terms of their affordability, and also the first-time buyer package that might be there in terms of how those are pitched as well.

725 **The Chair:** My apologies, I have been keeping track of the IDP process. In terms of zoning for affordable housing, is that a concrete proposal that is going to be in the new IDP?

**Deputy Williams:** So it is in the partial review at the moment. So the review that has gone out –

735 **The Chair:** So the proposal itself has gone – is a new proposal that has gone into this version of the IDP?

**Deputy Williams:** Yes.

740 **The Chair:** So those landowners that may be affected will be as yet –

**Deputy Williams:** No. They were asked –

745 **Deputy Kazantseva-Miller:** It is not a new proposal. That was fundamental from the beginning of the IDP review that effectively the lands that was put forward through the called sites were –

**The Chair:** There is no land that is presently zoned for that. It is in the process of review.

750 **Deputy Williams:** Yes, in partial review, the seven sites identified for affordable housing. The owners know – they were asked – sorry, by new I did not know how new you meant. So they are new to Guernsey but during this process, which has now been ongoing on this partial review for about two years because it started under the previous DPA, when there was a call for sites from landowners they were aware that they would only be put forward for affordable housing and if they  
755 were not interested they withdrew. Of which some did and some did not.

So the seven remaining sites, those owners know they are zoned for a majority of affordable housing.

**Deputy Kazantseva-Miller:** Or to be zoned, yes.

760

**Deputy Williams:** Sorry, to be; potentially, yes.

**The Chair:** And they will have the opportunity to appeal, will they?

765 **Deputy Kazantseva-Miller:** It will come to the States as a Policy Letter, which could be amended, etc. So it will be a final States' debate.

**Deputy Williams:** There will be a look at whether – if they decide to withdraw at any stage, then what happens are there are reserves and all that sort of thing as well.

770

**The Chair:** In a nutshell, that is an economic lever that you might be looking to utilise for social housing?

**Deputy Williams:** So that lowers land cost and that helps with the overall economics. In terms  
775 of the other points you mentioned, building materials is very difficult in terms of trying to get costs down. We are a small Island, we struggle with economies of scale, transporting everything in is expensive. Costs have gone up post the pandemic dramatically throughout the building industry, obviously levelling off largely, but they rocketed, and they have not come down. They have just stayed high.

780 One area in particular is, for example, that everyone always mentions concrete, because there is only really one source of concrete in the Island. I think if we looked at a rather large site, then there is the potential for a concrete batching plant, for example, to provide a bit more competition in the market if, for example, the Braye du Valle happened.

785 In terms of labour, there has been a reduction in the number of people working in the construction sector post-pandemic, so I think a lot of people had a relook at their quality of life and issues and everything else, and during the pandemic with the time off from work, or not able to do very much because you were working in people's homes and all that sort of thing, so construction was impacted quite dramatically.

790 We lost quite a lot of people from the Island who were here on shorter-term contracts, post-Brexit they did not come back. There has been quite a shake-up in the construction market and it has reduced overall capacity in the Island. Hence I think we have got a greater dependency to bring people in to supplement our industry, because if any of us try to get any work done it takes a while to get it done. I am sure there are lots of people with that experience in the room.

795 **Deputy Kazantseva-Miller:** Can I just mention in terms of building materials, that is very central to what actually the Committee is trying to do? We have got two Committee members who are also in Economic Development, and that is very much a key part of Economic Development's mandate, especially in relation to increasing trade with France, which is very much focusing around building materials being a very core active area.

800 Deputy Humphreys leads on that piece of work at Economic Development, and obviously we have got the direct interface into the Committee for Housing. Even though we did not mention it previously, this is actually quite an important part of what we are trying to do in engaging with the building industry to understand can we lower the cost of building materials.

805 **Deputy Williams:** Just for information, individual members of the Committee have all got leads on certain issues. Just for clarity, Deputy Collins leads on the homelessness side, Deputy Doherty leads on the private rental market, Deputy Humphreys leads on the first-time buyer area and is our Committee finance budget oversight person and joint oversight on construction matters, and Deputy Kazantseva-Miller, as Vice-President and also President of another Committee, is quite busy but also her past knowledge of the housing requête and the mandate is extremely helpful. And  
810 obviously also has joint oversight on the construction sector issues.

We have tried to split the responsibilities and improve the amount of scrutiny, monitoring and pushing for action.

815 **The Chair:** We will cover off some of those points. Whether we have decided to cover off all of them after – I am looking at the time. We usually take a break, so I am looking at my colleagues here. I am going to suggest then we take an early break now, because I think that – you have mentioned it before, the Braye du Valle development, that seems to be your central – you are putting a lot of chips on red on this one I think, but that seems to be your set –

820 **Deputy Williams:** Opportunity.

**The Chair:** Again, I will come to the question: how big an opportunity do you need? I would like you to still have a thought about that issue. Then we will cover off – after that we have got a few  
825 topics we are going to cover off: housing association, key worker and open market first-time buyers and rentals, but they are micro things.

Thank you very much for that, and again in terms of where you are coming from I understand, I have listened to the podcast, your statement, you are looking at a lot of small-scale micro interventions in the hope that it will. In the macro sense, other than social housing, you do not seem  
830 to have any particular levers there other than this large-scale development site, which we will come to after the break.

**Deputy Williams:** I think, having talked to some people, they prefer the fact that we are not trying to rip everything up and shake the entire market up, because that has repercussions or  
835 unforeseen consequences. It is a small market, and even small things in the Guernsey market can affect quite a lot of people. So I think we have to be careful in what we do.

**The Chair:** I think you could do with 15% to 20% more housing in the next five years; the only thing that would arrest the price in the long run, but that is an economist speaking.

840 Okay, we will take a break very quickly.

**Deputy Williams:** How long?

**The Chair:** Ten minutes only. Then we will rattle through that long list. Thank you.

845

*The Committee adjourned at 3.02 p.m.  
and resumed at 3.12 p.m.*

850 **The Chair:** Okay, welcome back, everyone. I am going to inject a little bit of pace into the second half because I think we will actually run short of time if we are not careful, and I also want to try to get people to keep their answers a bit shorter and sweeter. But with no further ado I will move over to my right, and Deputy McKenna has got a couple of questions on Leale's Yard or what you are calling Braye du Valle.

855 **Deputy McKenna:** Sure. So talking about Leale's Yard, I know you said you are going to be hot on disused sites or people who are hanging on to planning permissions, so where are we with Leale's Yard as regards site preparation or infrastructure planning or what is the delivery time for housing on Leale's Yard?

860 **Deputy Williams:** On Leale's Yard specifically, well, we have not got a Committee involvement other than I am on the Political Oversight Board with Deputy de Sausmarez and Deputy Gabriel. SPU are managing it on a day-to-day basis under P&R because it was acquired under P&R.

**The Chair:** Would it be easier if it was under your Committee, do you think?

865 **Deputy Williams:** I think because it is majority housing it is mixed use, I accept that, but because it is a majority housing I think it would because, frankly, it affects our mandate significantly in terms of housing supply. So, yes, I do. This is a situation we have inherited because obviously prior to the Committee for Housing being formed P&R had obviously agreed to go forward to purchase it. It was acquired obviously in August but the decision had already been made last term.

870 **The Chair:** Okay, so we are where we are. So back to his question, in terms of timing and cost.

**Deputy McKenna:** When do you expect construction to begin?

875 **Deputy Williams:** From what I have seen in terms of from the Political Oversight Board, is that there is progress being made in terms of going out to tender on the demolition. There is the procurement process that the States has to go through for tendering, which they normally have to go through. They have been going through that and they are gearing up now to start to look to, I think, the time they will have chosen, the demolition contractor, hopefully is going to be about June, July.

880 **The Chair:** Sorry, Deputy Williams, who is 'they'?

885 **Deputy Williams:** Sorry, SPU, so States Property Unit, are dealing with the day-to-day management of the site in terms of bringing it forward. I understand because of bird nesting season and all those ecology things, effectively the contractor will not be able to physically start demolition until September, but that is the target, to start the demolition in September to clear the site and [inaudible File 2 00:03:04] into the site as well.

**The Chair:** What about public realm? What do you make of that?

890 **Deputy Williams:** In terms of what?

**The Chair:** Developing the access.

895 **Deputy Williams:** So in terms of the access where it currently comes off the roundabout on the north side, that building will need to come down to create an access in, so I think there is likely to be a planning application for that demolition.

900 **Deputy McKenna:** Okay. Just two quick questions. When would you hope the first units would be completed?

**Deputy Williams:** Completed? For people to live in?

**Deputy McKenna:** No, that is what I am saying, just as a –

905 **Deputy Williams:** Well, I think realistically when you look at Leale's Yard – I will try and keep this succinct but if you have looked at what we have got, which is effectively a detailed outline, planning, there are four, five, six-storey blocks. They are all built into blocks, into apartment blocks. You have got to get the whole thing finished in order to get somebody to live in it. It is the practicalities of health and safety and living in that sort of thing.

910

**The Chair:** I imagine we have all seen construction sites so what is your –

**Deputy Williams:** No, I am just saying that is going to take some time. It is different to a little two-storey house. So that is probably going to be about three, maybe four, years away before someone is actually living in it, I suspect. Bear in mind you have got roads, you have got drainage infrastructure for the whole site.

915

**The Chair:** Okay, so maybe 2030; not even this decade?

920 **Deputy Williams:** One hopes but I am just trying to be realistic, and the fact that if I said to you two years, it would not be right.

925 **Deputy McKenna:** I think one of the fears for yourselves will be the contamination of the soil, so are you hoping to build mainly on top and almost concrete over it, concrete over the problem or what is your – it is not a trick question? You have had decades and decades of people basically –

930 **Deputy Williams:** Yes, I have not been privy to the detail on it other than in a previous life I did look at the surveys that had been done then. There are further surveys being done, and they are underway now on the site in terms of contamination. I think principally it is hydrocarbons where people have been doing work on cars, there have been spillages of diesel fuel and all sorts of stuff and waste oil thrown away. So there may be localised areas of that level of contamination. I do not think it is severe, but there will be localised areas of it. So that needs to be cleared up and tidied up and potentially scraped away, because I do not think it is the entire site by any means.

935

**Deputy McKenna:** That is a good point. I did not think of that.

**Deputy Williams:** What is that?

940 **Deputy McKenna:** No, I did not think of that, it could actually just be scraped off the site, so you are absolutely right. So if Leale's Yard became problematic with those little things having to be overcome, do you have any other major sites in the pipeline?

945 **Deputy Williams:** Obviously the rest of it in terms of the Saltpan and the Kenilworth, which currently sit with GHA, but the States Property Unit are working very closely with them. I think there will be an ideal to be able to start – the ideal scenario will be to start from the Route Militaire angle as well and work in, and I think it will be quicker from that end of the site because it is lower-rise housing and more modest. Therefore we will be able to get – ideally we will be able to get people into properties quicker as well.

950 **Deputy McKenna:** The reason I asked you about the major sites was because again it is another development in the north of the Island, so I should have really structured the question different, because they are saying there is not a blade of grass left in the Braye du Valle or the next one to put the kettle on, down the Braye du Valle, is going to put the lights out in the whole of St Sampson. Have you got anything in the west or have you got anything in the south?

960 **Deputy Williams:** Well, the Mallard is 85 properties that has been given planning, which is obviously at the Mallard in the forest. That is happening and there are other sites spread around the Island that are coming forward.

965 **Deputy Kazantseva-Miller:** Yes, so we have got the tyres yard, we have got the Mallard, that is the immediate sites coming through. We have got the seven IDP sites, which have been carefully chosen to be across the whole of the Island. Within that, so in addition to that the Castel King Edward VII Hospital, that is actually a very substantial development there, so probably one of the larger sites that is coming through, but the timeline for delivery, most of it might not be in the next three to five years but might be five-plus, but some of it could be delivered. But then some of the other sites I think quite important to mention are the La Vrangue site, that is probably one of the largest sites at St Peter Port and also you have got St Martin's Hotel.

970 **The Chair:** To come back to the Braye, and about the – because you mentioned it several times beforehand, in terms of that whole timeline for that development, and again I hear what you are saying, Deputy Kazantseva-Miller, in terms of the other sites and a couple of them are GHA sites, they are Infinity sites or whatever, but in terms of this particular area, the Kenilworth, the Leale's, what is the timescale for development now? My question is: if you are looking at Leale's being four or five years what is stopping you looking at Kenilworth first?

**Deputy Williams:** What is to stop us looking at?

980 **The Chair:** Bringing forward the Kenilworth.

**Deputy Williams:** Because it is in the middle I think it is probably easier to come in from the road access points, so from the bridge and from Route Militaire inwards, but Kenilworth is in the middle.

985 **The Chair:** It is a master planning exercise, right?

**Deputy Williams:** There is master planning –

990 **The Chair:** It takes years in my experience.

**Deputy Williams:** Well, the States Property Unit are taking people on to do the infrastructure.

**The Chair:** So hiring people?

995 **Deputy Williams:** Well, it is quite large scale in terms of doing that so they need to be designed in order then that we can work with developers or developer to look at the whole thing, but actually we have done the preparatory work in terms of the roads, the drainage. There is an issue on the drainage side of things because of the capacity of that size area in order that – and also in making sure that the lights do not go out.

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**The Chair:** Okay, so that is quite an involved exercise, then?

**Deputy Williams:** There is, yes. Inevitably it is quite large but there are other sites in the area, as Deputy Kazantseva-Miller mentioned, which is things like the Vrangue and the Coutanchez which are being master-planned at the moment as well by the landowners.

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**The Chair:** Okay, so in terms of delivery vehicles, then, obviously Leale's was an interesting one. Deputy Camp has got some questions with respect to that because I have got this sense that you are not wedded to any particular one, from your podcast.

1010

**Deputy Camp:** Yes, so clearly a lot of this is reliant upon housing associations, whether that is the GHA or another vehicle, so how are you managing the relationship with those housing associations generically to ensure that those development programmes align with the strategic housing requirements and housing delivery plans?

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**Deputy Williams:** Sure. We met with GHA yesterday afternoon, actually, and we picked up on some of those issues, and they have got to a point where I have just had information that they have had a board meeting today and they feel they have got to a point where they have got some figures agreed with the contractor for the tyre site, which is very positive. That information having been through –

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**The Chair:** I do not want to talk about the housing association plans. I think we will talk about the relationships.

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**Deputy Camp:** Yes.

**Deputy Williams:** Okay, so we are keen to promote obviously affordable housing through GHA, so there are active conversations with them on a number of sites, but also we are looking at the prospect of rather than bringing in yet another association and the economies of scale of dragging yet another one in and starting them off and the whole set-up business, is we have a States' Housing team, and we have not really involved Ed so far in this conversation and it seems a shame that he is sat here and not involved, but Ed oversees the States' Housing team.

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We obviously currently have 1,650 States' Housing properties. We have got the maintenance team, the management team. We can develop with developers to create rented accommodation, and that could be then maintained and managed by our existing staff. So we are keen to explore that area and we are currently looking at infill sites within our estates to try to do that.

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**Deputy Camp:** It is interesting what you meant by that, having listened to the podcast. I suppose my understanding of the GHA is its purpose is to build homes. I think it has transitioned perhaps more into a property management vehicle probably because of the volume that it has now built. So how does that relationship evolve?

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Then you talk about the States then having property management to relieve the economies of scale but you do not necessarily talk about the construction element of using housing associations. So I think what I am trying to understand is how are housing associations going to be utilised to ensure we are still building while also maintaining those properties, because we have ended up in a two-pronged problem for ourselves potentially, as seems to be exhibited at the GHA.

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1050 **Deputy Williams:** Well, I am seeing it now as possibly – or we – as two solutions. We get affordable housing built by GHA, great, and they continue. They have got their business plan. There are limits as to what they can afford to do in terms of new build because it is expensive. You ratchet up more loans and debts. They have obviously got their existing stock to maintain and look after but we have also got an ability to talk with developers and contractors on sites where we might assist, so we are buying completed units at agreed prices or –

1055 **The Chair:** So are you talking about commissioning the private sector to develop properties?

1060 **Deputy Williams:** Yes, exactly. Yes, that is right, so we are not actually going to be employing the architects and all the rest of it. We will let the developer do what they do best, which is design things up. We will have an input because we want a certain design and we want a certain mix of units and certain specification. We will have prices that we feel we can afford that are sensible for the taxpayer and, in my view, if it is on a piece of our land we put the land value in but we are getting the reciprocal benefit of completed units back equivalent, so effectively two pronged really.

1065 **Deputy Camp:** I wanted to ask how realistic that is as a prospect, because your point before around zoning for affordable housing is that there is really only one purchaser and so the value that can be obtained from that reduces. The same obviously happens if a developer is producing homes with only one buyer is you do not have a specific market value, and perhaps developers would be more likely to chase private market value. So how does that work in reality, because I struggled with the concept.

1070 **Deputy Williams:** Yes, it locks in better where either we own the land or we control it in some shape or form, and the benefit for them obviously cash flow-wise normally is that you end up paying staged payments throughout. So it helps their cash flow because they are used to having to stick a load of money in at the front and waiting until – so for a number of them, and I know we should not get the violins out here, but because the cost of building has gone very high and actually interestingly house prices have plateaued, if not slightly dipped, for the last three years when you look at the data, there is a squeeze at the moment on profitability for developers, allegedly. That is what they are saying, so a number of them are thinking, ‘Well, if we can get steady work with you’ –

1080 **Deputy Camp:** It is derisking that pipeline.

1085 **Deputy Williams:** Yes, absolutely. But I agree with you otherwise, if it is a normal spec site where they can flog it for whatever values then they are not necessarily going to be coming to us. Also we are going to be paying a very high price, so –

**Deputy Camp:** Also I suppose, given there have been constraints in the construction market, again, how does this unlock those capacity constraints because they do not just automatically resolve themselves?

1090 **Deputy Kazantseva-Miller:** So I think the market force is responsive to changes in the market, and we have clearly seen we have got ROK coming into Guernsey, and that has been through the natural procurement process that the States have been leading. But also you now see builders, developers like Groupe Legendre from Brittany, coming in so first of all I think also believing in market forces and that some of those adjustments will be natural is important. But having said that, once we understand that we need more capacity in the construction sector, as we are seeing that pipeline be clarified through the delivery plan, we need to be actively working to see how we are going to source enough capacity to be able to deliver against the house building programme. The wider States will have similar conversations in terms of the delivery of the overall capital programme,

1100 so I think, as the States, we need to have a much better view in terms of what is that demand on  
the construction industry going forward. I think that is a joint piece of work that we need to be  
working together with obviously the Committee for Housing but also Economic Development, P&R  
to have a combined view.

1105 **The Chair:** I must admit I do not like the answers where the present participle and the future  
tenses are used because you know you have got capacity constraints now. You are talking about  
bringing people in. The straightforward answer is we are going to have to bring more people in, or  
something like that. We are going to have to expand the capacity in some way, shape or form is the  
straightforward answer.

1110 We know that and it has already happened and, to be fair to the GHA, yes, two of the sites you  
mentioned, the tyres and Infinity, but you are talking about commissioning States' private sector  
developers. Is that primarily going to be on States' land because obviously, with the GHA again, a  
lot of that was we had to give the land to them to make the things economic. If we come back to  
the powers of the Committee, do you have the mandate to do that? Have you got the levers in  
place to be able to make that happen in a short enough timescale to make a difference?

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**Deputy Williams:** I believe we have, yes. I think we have got that mandate.

**The Chair:** As a Committee?

1120 **Deputy Williams:** Yes and obviously it will be something that we will be going through with  
P&R in terms of the proposals, but it is either going to be on our land or land we control in some  
shape or form, potentially those affordable housing zoned sites in the IDP review again. Because,  
as you mentioned, Deputy Camp, they are controlled in terms of the user being either the housing  
association or States' Housing or another. It could be that we end up attracting another housing  
1125 association in if we feel we need to, so that is still there. But I think it is just potentially another  
complication that at the moment we will probably try to avoid.

1130 **The Chair:** We are going to change topics now. I must admit I am not entirely sure you are  
because I think the land you are fine, we have just had that conversation, it is the States Property  
Unit, which is P&R, so how are you going to resolve that issue with the use of land.? I think you  
need to be thinking through those practicalities on that point.

1135 But in two areas, we are talking about affordability and what people have not covered off. We  
have been talking about social housing and we have been talking about affordable housing but  
private housing, cheaper private housing for people to actually buy and aspire to. I heard you talk  
about the town centre and the need to maybe build up or utilise the properties that we have got.  
What are you planning to do both in terms of private properties in private purchases and private  
rentals? What are the plans there?

1140 **Deputy Williams:** In terms of standards or supply?

**The Chair:** Supply.

**Deputy Williams:** We talked about the landlord-tenant roles and responsibilities.

1145 **The Chair:** Yes, I do not know how that is going to –

1150 **Deputy Williams:** In terms of supply we are interested in – and I do not think there has been  
very much on this, in terms of the build-to-rent market and getting institutional investors involved  
so it is on our action plan. We have not got very far with it. It is an area that we need –

**The Chair:** It is the most pressing issue of the housing market, is it not, rental properties?

1155 **Deputy Williams:** There are lots of pressing issues but that is an area that we are keen to explore. We also feel that setting out the roles and responsibilities for tenants and landlords sets a more professional platform for any institutional investors getting involved as well. That is on our radar to push. In terms of other supply, we obviously want to keep as many of the existing landlords in the market, and we have been having regular meetings with the Private Landlords Association, some of whom say because of certain concerns some people are leaving the market. We do not know how accurate some of that is, but we want to retain the people we have already got and ideally add more.

1160 There is also something else that we have been – that is coming through the DPA, which is about dower units. So currently the existing dower units, a number of them are not occupied because –

1165 **The Chair:** How many?

**Deputy Williams:** Well, classically the stats are not there because they are not separated out as an individual property, but anecdotally we know people with them so it will be interesting to see –

1170 **The Chair:** It is on Digimap, is it not? You can have somebody go through the dower units on Digimap.

1175 **Deputy Williams:** Well, you do not know if they are occupied or not, so what we are talking about is unoccupied. Currently what you can do is have a family member and you cannot charge a rent.

**The Chair:** I know, but any ideas? Is it thousands or hundreds or is it scores?

1180 **Deputy Williams:** We have tried to pin this down and there are not the stats available because nobody has combed round to say, 'Have you got your dower unit empty or not?' Of course because they are linked in with the Cadastre and the Tax on Real Property (TRP) and everything of their main property it is hard to know. So without snooping round individual people's properties we do not honestly know but anything helps. If we do 30 or 40 –

1185 **The Chair:** I know. Obviously it does.

1190 **Deputy Williams:** It is existing properties, so if it is 30 or 40 that is 30 or 40 households housed, so what we are planning to do – well, the DPA are going to bring forward to the States very soon is a proposal that those can be rented out to non-family members. There are obviously going to be some caveats to it but that is the proposal and that will add a bit more stock. They exist; we do not have to build it.

1195 **The Chair:** But the rental property market the price has increased, what, 60% in the last five years? That is a serious supply issue, serious scale, and dower units I do not think are going to touch the sides of that issue.

**Deputy Williams:** No; again, it is another one of the issues.

1200 **The Chair:** It is a big issue. It is the main reason why people move off Island. They have got nowhere to rent and they basically call it a day. I am hoping here that there is some sort of idea of what that approach is going to be to help increase supply for that market.

1205 **Deputy Kazantseva-Miller:** Well, we keep talking about the approach that we are taking in terms of side-by-side talking with landlords, especially with private markets, permissions and understanding where those barriers are. Those conversations are leading directly to those landlords or developers, and they are very much focused on unlocking private sector development, which will then obviously translate into some private market ownership. But some of the units built will go to rental as well. So maybe officers, and Claire especially, have been participating in those conversations –

1210 **The Chair:** I appreciate the approach of talking to people and talking –

1215 **Deputy Kazantseva-Miller:** – that are essential for unlocking private supply. I know we keep returning to that point, but ultimately we need to work with the land and developers that is available there because that is where those units will be unlocked.

**Deputy Williams:** The other issue is in the roles and responsibilities of landlords and tenants we are proposing in the policy paper at the moment, that there are some rent increase controls in terms of –

1220 **The Chair:** Oh, rent controls?

1225 **Deputy Williams** Do not put it quite like that. Put it more some elements of in terms of perhaps a – and this is in the policy paper but it has not gone forward yet, that a once a year rent increase and something similar to the RPI, but we have got some work to do on that.

**The Chair:** I thought I would keep this thought to myself but I cannot. You will not find one issue that you will find more unanimity among economists that rent controls do not increase supply, but we will leave that to one side.

1230 The reason why I get fixated on numbers, because we are talking about the Leale's Yard, and if we are improving by the 20% or 30% of supply or a 10% or 20% supply and the Leale's Yard and the developments, the big picture, do not appear for five years. The cumulative undersupply, increasing undersupply, is about 600 properties, which is why there is the scale of things we are looking at. Talking to people and bringing things forward in the small scale is not going to solve that. We will come back to these numbers and objectives to recap in a minute. We have got a couple

1235 of other areas we have not touched on.

We have key worker housing. I think we semi-touched on that but if my colleagues have got any more questions on that. What are you doing with respect to the open market? I acknowledge I live in the open market too; it is not a particular conflict of interest, it is not a special interest, but I am asking you in terms of the open market: have the Committee got any thoughts or views or plans?

1240 **Deputy Williams:** Yes, obviously, as you know, the legislation was passed on the open market proposal on the new inscriptions and we have – so there has been some activity on that. Do you want to elaborate on what happened post the legislation going through?

1245 **Ms Barrett:** Yes, so the legislation was agreed by the States but there was one part of the legislation that was not commenced. So everything else was commenced, which allowed for transfers of open market inscriptions on development properties and for downsizing, for example, and for cultural buildings such as the Vale Mill come through the media. That got its open market inscription, which has meant that that preserves that.

1250 The bit that was not commenced was the brand new inscriptions. A limited number of brand new inscriptions each year is allowed for in the legislation, but the Committee needed more time to be able to look at what is the appropriate mechanism to actually award those limited number of inscriptions. Obviously there is quite a lot of value associated with the award of an inscription. Yes,

1255 there is a fee associated with that but it was quite important that there was a robust system put in place to allow that to happen. The Committee have been working towards what is the best way for that. It has decided what it thinks is the best way, so it is an operational decision, but it will need the legislation being put into place and then commenced to allow that part of the law to come forward.

1260 **Deputy Williams:** So we will be coming to the States, will we not?

**Ms Barrett:** Yes.

1265 **Deputy Williams:** With the policy and the legislation.

**Ms Barrett:** With the legislation to allow that bit to be enacted.

**Deputy Kazantseva-Miller:** And hopefully reasonably soon.

1270 **Deputy Williams:** Yes.

**Deputy McKenna:** If I could just ask, and I apologise if you have already answered this question, so key worker housing, how many have been approved at the moment or how many are in the planning process for key worker housing?

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**Deputy Williams:** We do not actually run the key worker housing on a day-to-day basis currently. We are in discussions with P&R and the States Property Unit, who obviously oversee it, so in terms of you mean new key worker?

1280 **Deputy McKenna:** Yes, just for example, new key worker housing. How many are under construction?

1285 **Deputy Williams:** I am not aware. We do not have that data and we are not on a day-to-day basis in control and oversight of it. I know there are plans for some accommodation potentially on the Princess Elizabeth Hospital (PEH) campus, and there are 15 obviously under construction at the Oberlands that GHA are working with Infinity, and that is opposite the entrance there to the hospital.

1290 **Deputy McKenna:** Of course that then brings me back, when we started at about 2 o'clock, when you said when you have got the Duchess of Kent you could have 100 nursing staff put in there at just the cost of a refurbishing of the Duchess of Kent because the Duchess of Kent historically – I think we have talked about this before – did have 100 patients in there when it was a home. I know because I used to work in there about 30 years ago as well as working on the Castel Hospital site. I worked there 30 years ago so that is why I am saying the Duchess of Kent.

1295 So instead of saying, 'How much are we going to cost the States?' or, 'How much money have we got to find to build new?' that building, the Duchess of Kent, with a refurb there are 100 units available for you at any time.

1300 **Deputy Williams:** The key worker accommodation element in terms of provision, the staff are employed under P&R. That responsibility was not transferred to us at the point the Committee for Housing was set up. We have had some dialogue in the last few days because it has been a concern of ours, so we have had some dialogue in the last few days with P&R and the States Property Unit in terms of getting a lot more actively involved in terms of how that is proceeding so that is not sat with us.

1305 **The Chair:** Can the mandate be a bit broader? You are enabling, remember that you are empowered.

**Deputy Williams:** I think it is broad enough but potentially certain areas I think just from an operational point of view were held on to by SPU and P&R.

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**Deputy Camp:** Sorry, to go back on to the rental side, because I saw obviously in the *Press* that the Committee had made comment on the review into rental allowances, which is an area that Scrutiny is very interested in. I just want to ask about obviously we are talking about controls, potentially rent controls, but given that there is an observance that the effect of rental allowances from the States has had an inflationary impact on the rental market, what is the Committee *for* Housing's views around how the Committee *for* Housing can safeguard that moving forward given it clearly chose to comment on its concerns?

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**Deputy Williams:** I think we generally feel like a lot of people do in the Island, that it is inflationary, and obviously if landlords are picking and choosing, depending on who turns up at their door as to whether they have got a rental allowance or not, then that distorts the market and is unfair to local people who do not have access to that. It is obviously a challenge because we still need to recruit and retain certain people and certain skills in the Island. It is not a simple one. It is something that we can certainly comment on. It is not something that has been really under our control or influence because we have not been in charge of that mandate.

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**Deputy Camp:** But do you have an intention to maybe formally raise your concerns with Policy & Resources?

**Deputy Kazantseva-Miller:** We have, and when we had the different meetings with senior corporate services leaders we raised it at the very beginning to say that this is an area of particular concern and interest, so we would like to be updated. We would very much like to understand the outcomes of the report that we understand that P&R have received and would like to be updated on that work, yes.

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**The Chair:** Directly the issue is, as the rental allowances went up from two years to four years in 2021, something like that, and basically you just saw the spike in the rentals – I have done the maths, I have done the econometrics. It is there. Would you –

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**Deputy Williams:** Was that the only issue or were there other issues?

**The Chair:** No, you can see it. I will give you the T-stats if you want, but you do the variable regression and you control for other factors but would you support, if that were the case, bringing the rental allowance back to two years to help reduce rental prices?

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**Deputy Kazantseva-Miller:** I think what is important is an indication whether there are proper checks and balances around the allocation of rent allowances, whether they are needed. We have certainly heard about –

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**The Chair:** Let us assume that they are, for the sake of argument, but would you agree to reducing it from four years to two years to help reduce rents?

**Deputy Williams:** I mean, classically, we are not the employer of those people.

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**The Chair:** I am asking you as the Committee *for* Housing.

1360 **Deputy Williams:** Yes, okay. I mean I think probably the shorter period is right but then HSC, who have got the bulk of those staff are going to say, 'Hang on a minute. All those people that you need when you are in hospital to look after you might not be here after two years'. So there are repercussions for all these things. Inevitably nothing is simple and if it was it would have been solved.

**The Chair:** If it were we would not have a supply problem, would we?

1365 **Deputy Williams:** Precisely. All sorts of issues. Something needs to be done to try to recruit and retain, but we also need as fair a system as possible across the Island for local people and for people coming in as well. It is how that is done, so maybe that is something you can feed into as an economist.

1370 **The Chair:** Well, yes. In the long run you need to reduce it. but in the short run you are going to have problems doing it. In terms of rentals, are there any other questions?

**Deputy Camp:** No.

1375 **Deputy McKenna:** I am just saying to reduce from four to two would be problematic because if you are in the hospital you may not have the – I can tell you it is full of people that cannot be replaced, so there will always be a supply from somewhere. In that case, if we were so fearful of replacing health and social care professionals we would say, 'Why do we not make it a 10-year allowance because we do not want to lose them?' That is unfortunately not the case.

1380 I think what the President was trying to say is, if we reduce the rent allowances to two years it still allows the health and social care professionals here on licence to stay in Guernsey; they just do not enjoy that privilege of being handed free money. I think what we were trying to say, as a Committee and I think we are united on this, is instead of talking about relocation packages how about location packages for locals to stay or be in health and social care? There are two ways to look at things.

1385 **The Chair:** I say it is something that came out of rental allowance. Two years you find it hard to adjust, but four years you will probably leave after four years and I reckon that is what happens.

1390 **Deputy Williams:** It was extended post-COVID, was it not? So it is certainly a time to review it.

**The Chair:** I am looking at the time there, and I know people take the mickey out of me for fixating on numbers, but we are going to.

1395 It comes to objectives and you have talked about improvements and you have talked about dower units and what are the numbers associated with that and we do not have the data availability. But I do want to come back to we decided we would like to speak to Housing because we would like to know what the plans are, and obviously you are proposing to publish a plan shortly, but in three years' time what will success look like for the Committee?

1400 **Deputy Williams:** Principally I think reduce waiting lists to what level, certainly at a very low level ideally, and we do not have housing issues on the front page all the time, affordability is far better in terms of renting and prices. How that works out in numbers we are going to have to come back to you with specific numbers rather than us create something here. We are nine months into having picked up something brand new.

1405 **The Chair:** Well, no, the Committee is brand new. The problems are not.

1410 **Deputy Williams:** No, exactly, but we have had to get to grips with all those issues and all the information, and we are making a lot of progress. But if you want hard and fast numbers then I think we are going to have to come back to you on that with a delivery plan.

**Deputy Camp:** When do you envisage that delivery plan being in place?

1415 **Deputy Williams:** A very good question. When do you think?

**Ms Le Tissier:** The Committee is working towards publishing its work plan by the middle of the year, as directed by the States and the delivery plan we are working on alongside. I think it would benefit from having an outcome to the IDP review process so we know what sites are available. Whether we want to publish something tentative and firm that up after some of those decisions have been made that might be the case. It is months. It is not weeks, it is months, but it will be this year, absolutely.

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**The Chair:** So we went from the middle of this year to this year?

1425 **Ms Le Tissier:** There are other things in terms of funding availability. The major projects portfolio process is crucial to our delivery plans in terms of whether we have got the funding available to support investment in affordable housing. That, I understand, is due for the middle of the year.

**The Chair:** So you do not sit there, Steve, as the President and say, 'Right, my objective for housing for Guernsey, I got elected, I want to make a difference, I hope we can achieve 10% more housing in four years' time.'

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**Deputy Williams:** We need to make a material difference. How material that is I think we need to agree on what is realistic and then add a bit more to push ourselves.

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**The Chair:** Can you define it? I am hearing lots of good intentions, I genuinely am, and I wish you all the best of British.

**Deputy Williams:** And we are working bloody hard on this.

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**The Chair:** I believe you are but I do want to understand that the people of Guernsey are saying – as a KPI, and I hate to use that phrase, but not having housing as the front page as often as it was a year ago is not a measure of success.

1445 **Deputy Williams:** No, I was just giving an example of –

**Deputy Kazantseva-Miller:** I think it is also not a measure of success to make up numbers, so we are quite serious about coming up with a serious delivery plan that is actually achievable and we are committed to doing that and we absolutely understand its importance. But we are not ready to do it, which I think we have reiterated several times today. We are not ready to come up with numbers out of the air because it does not help anyone. So we are committed to working based on evidence, based on specific sites, not theoretical policymaking, to come up with a deliverable plan and, as the officer said, it is going to be done this year.

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1455 **Deputy Camp:** And will that delivery – that delivery plan will have numbers but also that delivery plan will be based upon what you already know is deliverable. It is not ambitious, so what I am trying to understand is how is the Committee *for* Housing successful by only taking on an existing pipeline of development opportunities and delivering that? That does not feel like success.

1460 **Deputy Williams:** No, I think we will push ourselves as well, so we will be going for, okay, with  
a certain amount of time and effort and emphasis we can push this, so we will try to push the  
boundaries. You have always got to have a target that pushes you, and I have been very delivery-  
focused in what I have done in my past life, as I am sure the rest of my Committee are, and we are  
focused on delivering the best outcomes we can for the Island, so we will push ourselves. We will  
1465 not settle back on what is –

**Deputy Camp:** Do you have the levers to do that? Because if you are reliant upon planning, etc.,  
what levers do you have to push? What can the Committee *for* Housing do that quite frankly could  
not have been done a year ago by the States of Guernsey?

1470 **Deputy Williams:** That is a good question, and we are dependent on good people.

**Deputy Kazantseva-Miller:** I think we have taken a very different approach in terms of actually  
focusing the delivery of a site specific, looking at a combined approach, private affordable housing.  
1475 There are a couple of key things that we still need to – just to finish, the funding model of how we  
actually are going to fund this very ambitious programme is absolutely crucial and how that fits into  
do we have taxpayer subsidies for affordable housing, do we not? Can we come up with models  
where actually we substantially reduce that taxpayer subsidy because it has been extremely high  
through the historic sites?

1480 I do not think as an Island we can afford this, especially given the state of the public finances we  
have got, so the delivery programme, absolutely the levers around the funding model, the funding  
elements, will be absolutely key. Working with the DPA, working with SPU, but this is exactly what  
we are trying to develop as part of the delivery plan.

1485 **The Chair:** We are talking about present participle. We are talking about future tax. I am going  
to push you for a target. What is your target for this term?

**Deputy Williams:** We have not set down a specific target number. We are working things up.  
We are progressing on a number of fronts, as we have already explained, and we are pushing as  
1490 hard as we can on those. I think in terms of our delivery plan we will come concrete with some  
numbers for you later this year.

**Ms Le Tissier:** Can I just make a general – we talk about housing delivery, it is not necessarily  
going to be one type of delivery. It is not one thing that we are looking at. There are quite a number  
1495 of different opportunities and the delivery of those – how we engage with the construction sector,  
how we fund it – might be different for different – some sites that the Committee *for* Housing might  
administer might be different from how those IDP allocations come forward in terms of funding  
and commissioning. So it is not necessarily just one thing, so the plan has to draw all those things  
together.

1500 **Deputy Camp:** I think what we are asking for is what are the measurable outcomes as opposed  
to discussions and side-by-side and thinking and planning. What would be the measurable  
outcomes of those different delivery mechanisms you are looking at?

1505 **Deputy Williams:** I think we have had to understand the market we are in, where we are at, who  
are the other parties, because a lot of this depends on other parties. We are not building all these  
homes ourselves, obviously, and we have been working through this in terms of – and then it gives  
us a picture of where we are, what is coming forward and what difference could we make in terms  
of trying to up the ante on all of that. That just takes time to actually – you cannot just pluck a figure  
1510 out of the air for some of this. There are a lot of variables at play and we are getting as much

information as we can on all of those variables to then think, 'Okay, that is a difference we can make' and we will put that into the delivery plan.

1515 **The Chair:** I appreciate, Deputy Williams, it is a complicated problem and you can describe complicated problems to me until the cows come home. I get that. But the issue is about the information. If I go to the gov.gg site there is the Guernsey Housing Plan. There is the arc4 Ltd *Guernsey Housing Market Review and Problem Identification* report. There is the arc4 Ltd *Strategic Interventions in the Guernsey Housing Market* report. There is the Guernsey Housing Plan 2024 Annual Update Report. There is the arc4 Ltd *Developing Interventions for Bringing Development Sites Forward for Delivery* report. There is the arc4 report for *Understanding the Appetite and Barriers to Rightsizing in Guernsey* report. It is nine months in. You are talking about having a delivery plan by the end of the term, by the end of this year, possibly, maybe earlier, which would be 18 months after the election. The question that the people and the public of Guernsey are asking is what targets, what objectives do you have? Rentals are 60% higher in price than they were five years ago. 1520  
1525 What two or three things are you looking to do and what are you hoping to achieve in the next three and a quarter years?

1530 **Deputy Williams:** I have said generally that we obviously want to get the affordability – things to be more affordable on the rental side, but there is no point in me quoting specific numbers here and now, and we have got more work to do to look at the whole picture in terms of what we are likely to deliver.

1535 You have requested this Scrutiny hearing with us now. It would not have been our choice to have had it now because there is more work for us to do on the delivery side, so we just do not have that information. If you had said, 'Okay, come to us when you have got the delivery plan ready' this meeting would have been a few months further on. We just do not have that information for you now and otherwise we are just plucking figures out which will become meaningless.

1540 **The Chair:** My apologies. I did presume, and again it was not a trick question, that you would have an objective set. That is where I am coming from.

1545 **Ms Barrett:** I think ultimately the States sets the indicator, and that takes into account a multitude of things, including population increase as well. So what would success look like? Ultimately it would be to deliver that indicator. We know there is enough land supply to meet that indicator and we know there is a pipeline of planning permissions every two years that is currently meeting that indicator. So the Committee are concentrating on bringing that planning permission side and land supply into completions. The work through all of those things, informed by all of those reports you have said, is working towards turning those planning permissions into completions to ultimately meet what the States have indicated the numbers are required.

1550 **Deputy Camp:** So this relates to the 1,500 deficit position that we are potentially already in plus 300 homes per year, so we are talking 2,000-plus homes.

1555 **Deputy Kazantseva-Miller:** No, 1,500 is your overall requirement, so 300 per year, and we are delivering 120. The gap is effectively 180.

**Deputy Camp:** We are 800 or so in deficit, definitely, plus another 900 over the next three years?

1560 **Deputy Kazantseva-Miller:** The indicator is not set up that it is cumulative, so this is one of the questions we asked when we were looking at the indicator. It is not accumulating the deficits that were not delivered. It is the way it is designed it is giving you the indicator as it is today. We are due under the resolution to be updating the indicator in 2027. I think that will be a Policy Letter that comes to the States. One of the considerations potentially for us and the States is whether we

1565 should make it a target, which then actually becomes a States' target with actually more significant levels of accountability. Perhaps that is something for us to be thinking about so instead of an indicator to be bringing a housing delivery target.

**Deputy Williams:** Yes, it might give more meat to the funding arguments, and things like that.

1570 **Deputy McKenna:** I think not as somebody on Scrutiny, I just think I was hoping that naively I would be hit with numbers of houses that were going to be – and maybe that is naivety, so it is not trying to trick you or pull you up.

1575 **Deputy Camp:** No, I think you are right. There clearly is urgency and obviously sitting here with also the President of Economic Development, I sit on Economic Development and we know that the lack of housing is identified as one of the biggest constraints to economic growth. So there is urgency. There is urgency around whether people invest in coming back home or they just continue their plans not to.

1580 I think there is a disappointment, if I can put it that way, that it takes 18 months to come up with a plan, given we are in a very short political cycle relative to that 18 months. I think what we are looking for are some assurances that there are targets beyond – and I think that is right that a target needs to be set and it goes back to the questions I was asking before: what can the Committee for Housing do that was different from what the States could have been doing for the last 10, 20 years? Because the Committee for Housing was specifically set up to try to free this logjam that had been perceived to have existed prior to its creation.

1585 **Deputy Williams:** Yes, I have listed a few things in terms of what is different about us, and I think it is a closer focus on the housing issues, which you mentioned earlier, across all the tenures. Not just affordable housing, clearer lines of responsibility and oversight, closer political Deputy leads and connections to other third parties in terms of working with the third sector trying to ensure that we make best use of all the skills and financial support in the Island, monitoring the States Housing finances obviously within our own Committee under our own Committee. There has been greater attention with St Julian's, making the best use of St Julian's House as well, which should be emergency accommodation but –

1595 **Deputy Camp:** But these are things that should have been happening before. I suppose that is the difficulty, is it not?

1600 **Deputy Williams:** Exactly, so okay that is another argument but at least we have focused attention on it. It has come out of something rather large, HSC, and we have been able to focus attention on it, so that is a benefit.

1605 **Deputy Camp:** Do you believe that your mandate – because you are doing it now while you are at the discussion and planning stage. When you then turn it into the implementation and planning stage, does your mandate allow for focused, clearer oversight, third sector working? Do you have the right levers and mechanisms to be able to take that forward into implementation phase once you have got out of planning phase?

1610 **Deputy Williams:** I believe we do. In terms of, Sasha, from your knowledge of the previous term and the requête and where we are now in terms of implementing that requête, do you feel that is the case?

**Deputy Kazantseva-Miller:** I think there is still lack of clarity about goals and responsibilities in relation to the States Property Unit. I think that is really fundamental. Us working closer with GPA, and Deputy Williams is obviously a member of that, so there are clear interdependencies still but

1615 I would say probably the biggest interdependency is with the States Property Unit and how that relationship will evolve and roles and responsibilities in relation to delivery of homes.

**The Chair:** I appreciate that, and actually in terms of that direction or matrix or who is directing who and whatever is an issue we have identified previously. My apologies, Deputy Williams, it was not meant to be – in the same way as Deputy McKenna, I was just expecting and was hoping for there to be more of a defined –

**Deputy Williams:** No, I understand.

1625 **The Chair:** My apologies if it came across a bit more than that. Again if I paraphrase for you, and I now understand, Deputy Kazantseva-Miller, where you were saying the objective is to do things better than previously. In itself that is an objective because previously you felt that things were not working well enough.

1630 Now culturally I can see why that is an objective in its own right, and I can see what you are saying, that collectively we want to do a better job than was being done previously. I get that and I understand that that is probably a cultural mindset of creating a new Committee and saying, 'Yes, let us do it better than before' and we have now got this co-ordinating role to be able to do that sort of thing.

1635 My concern from a Scrutiny perspective is that all of that should not be at the expense of lifting it up a bit and looking at more of the big ticket, fundamental issues here in the housing market that need to be addressed, some of the real long-scale things, like you said.

1640 In terms of the delivery, in terms of the Braye du Valle and things that you talked about, I think from our perspective, our concerns are that you might not have the levers, that the timescales might be too long, and if you put too many chips on that as resolving our needs it might not turn out rosy for us all. If you look at the cumulative numbers getting worse, this housing indicator, call it a target if you wish, but 1,500 properties over the course of five years, if you are 60% short each year you are 60% short at the end of five years, and that is a big number. I do not sense that you guys have got those powers to be able to – you do not have the levers.

1645 **Deputy Williams:** I will bring you back to a conversation we did have, which was while the infrastructure work is happening on the Braye du Valle big site to prepare it for us to get homes out of the ground, we are also working on lots of smaller stuff that is more deliverable, that can happen. We are interested in deliverables here. People need to see something happening. We need to have some impact on their lives. So there are smaller sites that we can work on, and that is what we want to be working on while the big stuff is being prepared.

1655 **The Chair:** Okay, I will leave on that one then because seeing something happening is where I was coming from in terms of give us what success is going to look like for the Committee, what success is going to look like for Guernsey. Come back to us at your leisure when you have done the housing.

**Deputy Williams:** We will do so for definite.

1660 **The Chair:** But one final point is, and again on that point of the commissioning for social housing directly, again I do not think the levers are there. I think it is going to require some reworking of that structure to be able to do that in terms of the States Property Unit, in terms of having that command and control. There is no Jean-Luc Picard there going, 'Make it so' and it would be really nice if there were, particularly when it comes to housing for Guernsey.

1665 So thank you ever so much, everybody. We did not intend to have such a meandering

conversation but such is life. Thank you very much to everyone for attending.

*The Committee adjourned at 4 p.m.*