



RIGHT-SIZING POLICY

Introduction

Les Vaux Housing Trust recognises that, in order to fulfil its objective of providing residential accommodation to as many people as possible in the Island in need of such accommodation, it is desirable that properties should not be unduly under-occupied by its tenants. This principle supports the conclusions of the Right-Sizing Policy published in May 2024 (R.85/2024) by the Minister for Housing.

The Trust nevertheless believes that tenants should be able to enjoy security of tenure and regard the property they occupy as their long-term home without the threat of being evicted at short notice in cases of under-occupation.

Context

Excluding the units in four large properties dedicated to specific uses (La Mabonnerie, Mourant Lodge, Dun Na Ri and 12 Clos de la Ville), the Trust manages 381 units of residential accommodation in Jersey. Of these 16 are bedsits, 198 are one-bedroomed, 125 are two-bedroomed, 41 are three bedroomed and only one is four bedroomed.

Right-sizing considerations

Although, at the time of allocation, the Trust will always ensure that a property is fully occupied in accordance with its mandate, it is recognised that the circumstances of some tenants will change over time, for example when children leave home.

The Trust has determined that tenants should be able to retain one spare bedroom in these cases and it will only consider that a property is under-occupied when the tenants have two or more spare bedrooms compared to their needs. This therefore means that it is only the Trust's 41 three bedroomed units and its one four-bedroomed unit that can ever be considered as being under-occupied.

When the Trust becomes aware that a property is under-occupied, its Managing Agent will take steps to contact the tenants and encourage them to consider moving to another unit that is more suited to their needs. However, as indicated above, the Trust considers it is important that tenants consider they can enjoy security of tenure and no tenants will be forced to relocate against their will.

In circumstances where tenants are willing to relocate to a smaller property the Trust will take steps to identify a suitable unit within its portfolio and will ensure that the new rent for the smaller unit will be set at an appropriate rate.