

Housing for our Future:

Public consultation on policy options to address the challenges of growth and affordability



Falkland Islands Government
Directorate of Policy
& Economic Development

January 2021





Housing for our Future: Public consultation on policy options to address the challenges of growth and affordability

Background

The Housing – Supply, Demand and Policy Options report was published by the Policy and Economic Development Unit in August 2020, and sets out an estimate of housing demand and supply over the next 15 years in both the rental and home ownership markets, as well as examining affordability, quality and the role of the private sector. It presents a detailed analysis of the issues faced and sets out the policy priorities and policy options FIG has identified in response to those issues.

Alongside the publication of the report, the Policy and Economic Development Unit launched a programme of public consultation activities which communicated the findings of the report and sought the public's views on FIG's proposed policy options to address housing challenges in the Islands. The consultation period ran for 8 weeks from 3 September to 25 October 2020 and activities included:

- Launching a consultation paper and questionnaire which sought public opinion on the proposed policy options
- Presenting the report findings and discussing the proposed policy options with Chamber of Commerce members, and at a series of public meetings; two in Stanley and three in Camp

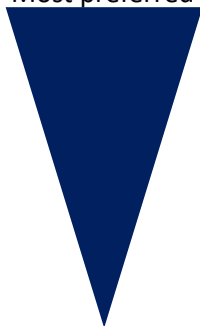
This report provides a high-level summary of the responses received from the public questionnaire in relation to each of the proposed policy options. Although not government policy, these results will help inform FIG's future housing policy development work. Further consultation on specific issues will be carried out with relevant parties as this work continues.



Summary of key findings by priority area and linked policy options

Policy Priority 1: Insufficient supply of rental housing in Stanley

Policy Options for providing support for first time buyers – ranked preferences

		Rank Score
	Most preferred	
	Increase the pace of new residential land development and release	6.9
	Increase the number of plots set aside for the First Time Buyer Scheme	5.8
	Make smaller, more affordable plots available	5.7
	Create a Rent-to-buy scheme	5.5
	Sell off older FIG properties to tenants or lower income residents	5.3
	Increase amount buyers can borrow through Joint General Mortgage Scheme	4.9
	Provide special subsidies or opportunities for lower income buyers	4.9
	Create a first-time buyers tax free savings scheme	4.7
	Least preferred	
	Provide incentives for first time buyers of resale homes	4.6

The weighted average ranking for each option produces its rank score. The Option with the largest rank score is the most preferred choice. In a list of e.g. 7 options, the rank score ranges from 0.0 to 7.0, with 7.0 representing the highest preference.

Policy Option 1. FIG to accelerate creation and release of more serviced plots for subsidised purchase in Stanley, with option to create smaller plot sizes

The majority of respondents agreed with this proposal (83%, n=77) and no major differences were found in terms of the different respondent categories.

A total of 25 respondents indicated they are currently renting their accommodation; while 58% (n=15) indicated they would be interested in purchasing a smaller plot, no comparisons by respondent or household characteristics are made due to the small size of this sub-group.

Policy Option 2. FIG to set aside a higher percentage of each residential land release for qualified lower income first time buyers.

Approximately two thirds of respondents agreed that FIG should set aside a higher percentage of each release for the first time buyer's scheme, and a similar proportion indicated that access to the most subsidised plots be provided to lower income households first.

Households with lower levels of income and savings were more likely to agree that a greater proportion of land releases should be for lower income first time buyers, but interestingly; households with higher income and savings levels were more likely to indicate that access to subsidised plots should be offered to lower income households first.

Those who are currently renting their home were more likely to agree with each aspect of this proposal, compared to those who own their home. Both landlords and those who have developed properties for renting were considerably less likely to agree that a higher proportion of each release should be for first time buyers.

In relation to the competitive bid system for housing plots, younger respondents were more likely to say the current system is fair, but were less likely to indicate the system is easy to understand.



Households with higher income and savings levels were more likely to indicate the current system is fair and easy to understand. Both landlords and property developers were more inclined to think the bid system is easy to understand compared to other respondents. However, almost two thirds of developers thought the system is unfair, compared to just under a half of all other respondents.

Policy Option 3. FIG to provide equivalent incentives for first-time buyers purchasing in the resale market

Overall, the majority agreed that FIG should provide equivalent incentives for first-time buyers who wish to purchase a resale property (71%, n=66).

Younger age groups were more likely to agree with this proposal as were households with lower levels of savings, and those who are currently renting.

Respondents who are landlords, or those who have developed properties for rent, were less likely to agree that equivalent incentives should be provided.

Policy Option 4. Relax restrictions on home ownership for Work Permit Holders

Respondents were largely divided as to whether Work Permit holders with at least a 3-year permit should be permitted to either purchase a resale home on arrival or purchase residential land to build their own home.

While some respondents identified social and economic benefits from encouraging Work Permit Holders to commit to the Islands by purchasing or building a home, some also highlighted concerns relating to reduced market access for permanent residents; and creating the conditions for absentee landlords, or empty or unfinished properties, should those Work Permit holders decide to leave the Islands.

Younger respondents were less likely to agree with the proposal, as were households with lower levels of income and savings, and those who currently rent out properties. Developers of properties for rent were more likely to agree with relaxing restrictions for Work Permit holders.

Policy Option 5. Provide incentives for existing property owners to improve vacant, partially complete or derelict properties and bring them into the rental market

79% of respondents (n=74) agreed that FIG should provide financial or tax incentives to bring vacant properties into housing market.

Respondents who currently rent out properties tended to disagree more with the proposal, whereas those who have develop properties for the rental market tended to agree more. However, given the small number of respondents in each of these groups, the findings are inconclusive.

In relation to imposing penalties on property owners who continue to maintain vacant, derelict or partially completed homes; older respondents, those with lower levels of income and savings, and those who live in rented accommodation, were more likely to agree with imposing penalties.

Current landlords and those who have developed properties for rent were less likely to agree with the proposal, but no clear differences in these groups were found.



Policy Option 6. Increase pace and investment in FIG rental housing construction

Overall, respondents were divided as to whether FIG should remain the primary provider of rental accommodation. Households with higher levels of income and savings were more likely to agree that FIG should be the primary provider, as were those currently renting their accommodation. Respondents who rent out or develop properties for rent were more inclined to disagree.

When asked if FIG should encourage the private sector to develop new rental housing, including affordable homes; 88% (n=82) agreed with the proposal. No clear differences emerged in terms of the different respondent categories.

Similarly, when asked which type of rental housing FIG should prioritise investment in, no one type of housing was clearly prioritised above the other; however, all respondents who either rent out properties or who have developed properties for rent agreed that FIG should encourage the private sector to develop new rental housing.


Policy Option 7. Change the mix of rental housing to include more multi-unit buildings

Over three quarters of respondents indicated that FIG should undertake or encourage the construction of multi-unit residential buildings.

No major differences were found between respondent groups; however, younger households and those with lower household income were more likely to agree. Those who have developed properties for renting were less inclined to agree with the proposal.

Policy Priority 2: Affordability of rental housing in Stanley

Policy Options to improve affordability of rental housing in Stanley – ranked preferences

		Rank Score
	Most preferred	
	Increase the FIG local rental housing pool, regardless of income level	3.4
	Provide incentives for private sector provision of affordable rental housing	3.3
	Designate a greater portion of the FIG local housing pool for low income residents	3.1
	Implement rent controls	3.0
	Least preferred	
	Use the welfare benefits system to help eligible low income households meet shelter costs, regardless of whether they are in FIG or private rentals	2.5

The weighted average ranking for each option produces its rank score. The option with the largest rank score is the most preferred choice.

Policy Option 8. Provide incentives for affordable rental housing

88% of respondents indicated that both FIG and the private sector should be responsible for the provision of affordable rental housing (n=83).

No major differences were found between respondent groups; however, younger households and those with higher household income were more likely to agree. All respondents who have developed properties for rent agreed that both FIG and the private sector should provide affordable rental housing.



93% (n=85) indicated that FIG should provide incentives to the private sector to develop housing, of whom the majority responded that conditions should be attached to any incentives. Those who rent out or develop properties for rent were less likely to agree with the inclusion of any conditions.

60% of respondents agreed that FIG should be involved in the regulation of the private sector rental market; agreement was highest in younger respondents, households with lower levels of income and savings, and those who currently rent their home were almost twice as likely to agree with the proposal. Respondents who are landlords were significantly opposed to FIG involvement in regulation of the market.

Policy Priority 3: Affordability of home ownership in Camp

Policy Option 9. Increase the Joint General Mortgage Scheme cap for first time home buyers in Camp

Overall, 60% of respondents (n=55) agreed that FIG should provide a higher mortgage guarantee for first time home buyers in Camp, however 27% (n=25) were unsure.

No clear differences emerged across the respondent groups, but those that own their own home were more likely to agree with the proposal than those who are renting.

While just four survey respondents indicated they lived in Camp, all agreed with the proposed amendments to the JGMS for Camp first time buyers.

Policy Priority 4: Affordability of home ownership for lower-income residents in Stanley

Policy Option 10. FIG to create a First Home Buyer Scheme

Three quarters of respondents to the survey (n=70) agreed that FIG should create a tax-free savings scheme to assist first-time buyers save towards their first home. Households with lower levels of income and savings were more likely to agree with the proposal, along with those currently renting their home.

Current landlords and those who have developed properties for rent were less likely to agree with the creation of such a scheme.

Policy Option 11. FIG to sell older FIG properties to current low income tenants, at cost recovery

The majority of respondents (66%, n=61) preferred the proposed option where existing FIG tenants, regardless of household income, are given the opportunity to purchase their home.

Offering any low-income buyer, whether an FIG tenant or not, the opportunity to purchase an eligible FIG house was the next most preferred option, indicated by 57% of respondents (n=52).

Limiting the opportunity to purchase an FIG house to low-income tenants was the least preferred option, with 48% of respondents (n=43) agreeing with this proposal.

Across all three options, younger respondents, those who rent their home and households with lower levels of income and savings were more likely to agree with the proposals. Those who rent out properties or who have developed properties for rent were less likely to agree with the proposed options.



Policy Option 12. FIG to create a Rent-to-Buy Scheme


Almost two thirds of survey respondents (n=57) indicated that FIG should establish a Rent-to-Buy scheme for first-time buyers, regardless of household income. This option was most preferred by younger respondents, households with lower income and savings, and those who are renting.

Reserving the proposed Rent-to-Buy scheme for low-income residents only was a less popular option, with 36% agreeing that this type of scheme should be introduced. Again, those most likely to agree with the proposal were younger respondents, households with lower income and savings, and those who are currently renting.

Respondents who have developed properties for rent tended to disagree with introducing either version of the proposed Rent-to-Buy scheme. Respondents who currently rent properties out also disagreed with a Rent-to-Buy scheme for all first-time buyers, but were more inclined to agree with a scheme reserved for lower income residents only.

Policy Priority 5: Housing quality and suitability

Policy Options to improve standards in existing homes – ranked preferences

		Rank Score
	Enforce minimum residential building standards	3.1
	Improve basic services infrastructure in the existing caravan park	3.0
	Implement a temporary freeze on new caravan parks	2.2
	Enforce residential building standards but only for rental units	1.6

The weighted average ranking for each option produces its rank score. The option with the largest rank score is the most preferred choice.

Policy Option 13. Implement a moratorium (temporary freeze) on caravan/mobile home parks and improve standards in existing homes

Overall, almost half of respondents agreed with the proposal that caravan-type homes could be sited on a single residential lot provided certain safety and construction standards are met. Older respondents and those with lower levels of income and savings were more likely to be in favour of this proposal. Property developers were twice as likely to disagree with this option compared to other respondents.

A similar profile of respondents also agreed that a caravan or mobile home should be allowed on a residential property where a house already stands, however this was a less popular proposal overall – agreement with this option fell to a third of all survey respondents.

Those who develop properties for renting were largely opposed to implementing either of the proposal regarding caravans or mobile homes on residential sites.

The majority of those who responded, 89%, agreed that caravans and mobile homes should have to comply with standards for basic construction, safety and energy efficiency.



Policy Priority 6: Security of tenure in rental accommodation

Policy Option 14. Introduce landlord and tenant protections

Over three quarters of respondents agreed that FIG should work with stakeholders to develop voluntary governing guidelines and standardised terms for landlord/tenant agreements.

Almost all of those currently renting their home agreed with this proposal, however respondents who are landlords and those who develop properties for rent were more likely to disagree with the introduction of landlord and tenant protections.

The proposal to make a standardised landlord/tenant agreement mandatory was slightly less agreeable to all, including respondents who live in rented accommodation, but particularly for those who rent out or develop properties for rent, who were almost twice as likely to disagree with the introduction of a landlord/tenant agreement.



Survey Findings

Respondents

A total of 94 surveys were completed and returned; demographic profiles of respondents and households are presented in Tables 1 and 2. Please note throughout the report that per cent totals may not sum to 100 due to rounding.

Table 1: Demographic profile of respondents

Variable	Group	n	%
Immigration status	Falkland Islands Status holder	81	86%
	Permanent Residence Permit holder	6	6%
	Work Permit holder	7	7%
	- <i>Permit valid for ≤3 years</i>	4	4%
	- <i>Permit valid for >3 years</i>	3	3%
	Not answered	0	
Location	Stanley	89	96%
	East Falkland	4	4%
	West Falkland	0	
	Outer islands	0	
	Not answered	1	
Age groups	19-30	9	10%
	31-40	20	22%
	41-50	23	25%
	51-60	22	24%
	61-70	15	16%
	71-80	4	4%
	Not answered	1	
Annual household income	less than £10,000	1	1%
	£10,000-£25,000	14	16%
	£25,001-£60,000	57	65%
	Over £60,000	16	18%
	Not answered	6	
Total household savings	less than £10,000	32	39%
	£10,000-£25,000	26	31%
	£25,001-£60,000	8	10%
	Over £60,000	17	21%
	Not answered	11	
Number of properties owned Including primary residence	Total number owned	105	100%
	- <i>Houses in Stanley</i>	94	90%
	- <i>Mobile properties in Stanley</i>	0	0%
	- <i>Houses in Camp</i>	6	6%
	- <i>Mobile properties in Camp</i>	5	4%
Market activity	Respondents currently renting properties out	17	36%
	Respondents who have developed properties for rent	8	12%
	Not answered	30	



Table 2: Respondent household characteristics

Variable	Group	n	%
Tenure of primary residence	Rented	25	27%
	- <i>Renting from FIG</i>	12	13%
	- <i>Renting in private sector</i>	11	12%
	- <i>Unspecified</i>	2	2%
	Owned	67	71%
	- <i>Owned with mortgage</i>	24	26%
	- <i>Owned outright</i>	43	46%
	Living rent-free	2	2%
	Not answered	0	
Household type	Single person household	21	23%
	- <i>Single person without children</i>	14	15%
	- <i>With children <18</i>	5	5%
	- <i>With children <18 & children/adults ≥18</i>	2	2%
	Partnered adults household	71	76%
	- <i>Partnered adults without children</i>	37	40%
	- <i>With children <18 years</i>	21	23%
	- <i>With children/adults ≥18</i>	7	8%
	- <i>With children <18 & children/adults ≥18</i>	6	6%
	House share	1	1%
	Not answered	1	
Household composition		n	Mean(median)
	Total number of people in households	248	2.7 (2.0)
	- <i>Adults aged 18 years and over</i>	193	2.1 (2.0)
	- <i>Children aged <18 years*</i>	55	2.6 (2.0)
Number of bedrooms in household	Single person household	49	2.3 (2.0)
	- <i>Single person without children</i>	29	2.1 (2.0)
	- <i>With children <18</i>	15	3.0 (3.0)
	- <i>With children <18 & children/adults ≥18</i>	5	2.5 (2.5)
	Partnered adults household	206	2.9 (3.0)
	- <i>Partnered adults without children</i>	93	2.5 (2.0)
	- <i>With children <18 years</i>	66	3.1 (3.0)
	- <i>With children/adults ≥18</i>	25	3.6 (4.0)
	- <i>With children <18 & children/adults ≥18</i>	22	3.7 (3.5)
	House share	9	9 (9.0)

*Average values are for households with children aged <18 years.

Throughout this report, the responses to individual questions are compared across different categories of respondents based on their individual or household characteristics where possible. However, the relatively small response to the consultation survey means that the findings should be interpreted cautiously; in-depth comparisons cannot be reliably made, nor can the results be generalised to the larger population. Nonetheless, the findings provide valuable insight in the public's opinions of the proposed policy options.



Policy Priority 1: Insufficient supply of rental housing in Stanley

FIG has identified the following main causes for an insufficient supply of rental housing in Stanley:

- inadequate supply in the private market;
- increasing proportion of temporary (work permit) residents on total population;
- restrictions on home ownership for temporary (work permit) residents that make it difficult for non-permanent residents to purchase their primary residence;
- FIG capacity to commission and deliver public housing, particularly on accelerated timelines;
- cost and availability of resale homes or serviced land for purchase by existing renters.

The Housing Report described two overarching solutions to address this Priority; the first is to reduce demand for rental accommodation, and the second is to increase supply of rental housing. With that in mind, we presented the following seven Policy Options to the public and sought their views on each.

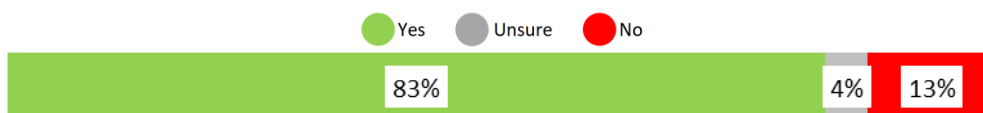
Policy Option 1. FIG to accelerate creation and release of more serviced plots for subsidised purchase in Stanley, with option to create smaller plot sizes

Key findings

The majority of respondents agreed with this proposal (83%, n=77) and no major differences were found in terms of the different respondent categories.

A total of 25 respondents indicated they are currently renting their accommodation; while 58% (n=15) indicated they would be interested in purchasing a smaller plot, no comparisons by respondent or household characteristics are made due to the small size of this sub-group.

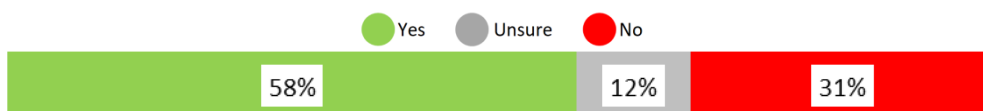
Question 1: When FIG is developing new, serviced residential land, should it create some smaller plots that would be available at a lower purchase price?



Comparison of responses by respondent and household characteristics

Age group	No major differences, those aged 41-60 more likely to agree with proposal to create smaller plots at a lower purchase price: 89% compared to 79% (19-40) and 72% (61-80).
Household income level	
Household savings level	No major differences.
Accommodation tenure	
Respondents who are landlords	No major difference, but less likely to agree with proposal to create smaller plots at a lower purchase price: 71% compared to 83%.
Respondents who are/have been property developers	No major difference, but less likely to agree with proposal to create smaller plots at a lower purchase price: 75% compared to 81%.

Question 2: If you are currently a renter, would you be interested in purchasing a smaller plot?





Policy Option 2. FIG to set aside a higher percentage of each residential land release for qualified lower income first time buyers.

Key findings

Approximately two thirds of respondents agreed that FIG should set aside a higher percentage of each release for the first time buyer's scheme, and a similar proportion indicated that access to the most subsidised plots be provided to lower income households first.

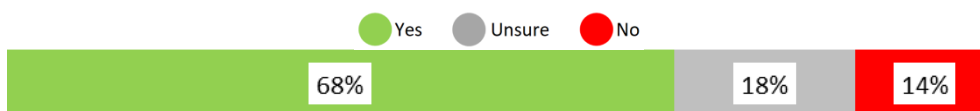
Households with lower levels of income and savings were more likely to agree that a greater proportion of land releases should be for lower income first time buyers, but interestingly; households with higher income and savings levels were more likely to indicate that access to subsidised plots should be offered to lower income households first.

Those who are currently renting their home were more likely to agree with each aspect of this proposal, compared to those who own their home. Both landlords and those who have developed properties for renting were considerably less likely to agree that a higher proportion of each release should be for first time buyers.

In relation to the competitive bid system for housing plots, younger respondents were more likely to say the current system is fair, but were less likely to indicate the system is easy to understand.

Households with higher income and savings levels were more likely to indicate the current system is fair and easy to understand. Both landlords and property developers were more inclined to think the bid system is easy to understand compared to other respondents. However, almost two thirds of developers thought the system is unfair, compared to just under a half of all other respondents.

Question 3: Should FIG set aside a higher percentage of each release for the first time buyer's scheme?

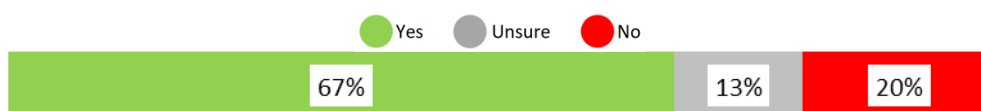


Comparison of responses by respondent and household characteristics

Age group	No major differences, however those aged 41-60 (73%) and those aged 19-40 (69%) more likely to agree with proposal than those aged over 60 years (50%).
Household income level	No major differences, but households with <£25,000 income and those with £25,000 to £60,000 were more likely (67% and 74% respectively) than households with incomes over £60,000 (50%) to agree there should be a higher percentage of each release for first time buyers.
Household savings level	As above, households with lower levels of savings were more likely to agree with the proposal: 81% for households with less than £10,000 in savings, 73% agreement for those with £10,000 to £25,000, 50% for those with £25,001 to £60,000 and 47% for households with greater than £60,000 in savings.
Accommodation tenure	Those who are renting were more likely to agree with the proposal: 84% responded 'Yes' compared to 61% in those who own their homes.
Respondents who are landlords Respondents who are/have been property developers	No major differences for either group, but both less likely to agree with the proposal: 47% of those who currently rent out properties responded 'Yes' compared to 66% of those who do not. Similarly, 38% of those who are or have been property developers agreed with the proposal, compared to 68% in those who have not.



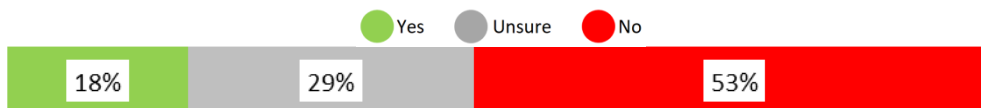
Question 4: Should access to the most subsidised plots be provided to lower income households first?



Comparison of responses by respondent and household characteristics

Age group	No major differences.
Household income level	No major differences, but households with income greater than £60,000 (75%) were more likely than those with lower incomes (64-67%) to agree there should be a higher percentage of each release for first time buyers.
Household savings level	As above, no major differences but households greater than £60,000 in savings were more likely to agree with the proposal (82%) than households with lower levels of savings: 68% for households with less than £10,000 in savings, 65% for those with £10,000 to £25,000, and 63% for those with £25,001 to £60,000 in savings.
Accommodation tenure	Those who are renting were more likely to agree with the proposal: 71% responded 'Yes' compared to 65% in those who own their homes.
Respondents who are landlords	No major differences for either group, however: 65% of those who currently rent out properties responded 'Yes' compared to 70% of those who do not.
Respondents who are/have been property developers	Conversely, 75% of those who are or have been property developers agreed with the proposal, compared to 67% in those who have not.

Question 5: Do you think the competitive bid system is fair?

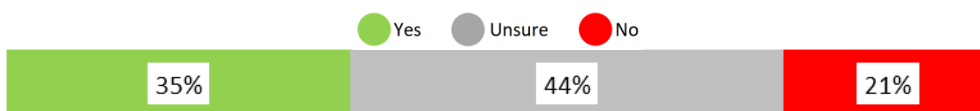


Comparison of responses by respondent and household characteristics

Age group	A significant difference in how the different age groups view the competitive bid system was found. Younger age groups were significantly more likely to say it is fair than those aged 61-80 years, with those aged under 40 most likely to indicate it's an unfair system: 66% compared to 49% (41-60) and 39% (61-80).
Household income level	No major differences, but households with income greater than £60,000 (38%) were considerably more likely than those with lower incomes (13-14%) to agree that the system is fair.
Household savings level	As above, no major differences but households greater than £60,000 in savings were more likely to agree that the competitive bid system is fair (29%) than households with lower levels of savings: 19% for households with less than £10,000 in savings, 12% for those with £10,000 to £25,000, and 13% for those with £25,001 to £60,000 in savings.
Accommodation tenure	Those who are renting were more likely to indicate the system is unfair: 68% compared to 46% for those who own their homes.
Respondents who are landlords	47% of those who currently rent out properties indicated they think it's an unfair system compared to 53% of those who are not landlords. For those who have developed properties for rent, 63% believe the system is unfair compared to 48% of those who have never developed a property.
Respondents who are/have been property developers	



Question 6: Do you think the competitive bid system is easy to understand?



Comparison of responses by respondent and household characteristics

Age group	No major differences, but those aged 61-80 were more likely to agree the system is easy to understand, or were unsure how they perceived it.
Household income level	No major differences, but the level of agreement increased with increasing levels of household income.
Household savings level	As above, the level of agreement that the system is easy to understand increased with increasing levels of household savings.
Accommodation tenure	No major difference.
Respondents who are landlords	Both groups were more likely to agree that the competitive bid system is easy to understand: 41% compared to 34% for those who currently rent out properties, and 50% compared to 30% for those who have developed properties for rent.
Respondents who are/have been property developers	

Policy Option 3. FIG to provide equivalent incentives for first-time buyers purchasing in the resale market

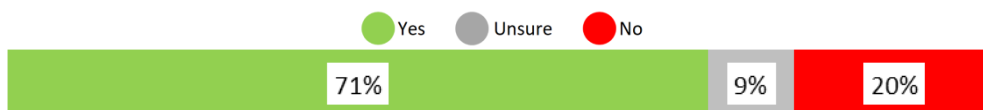
Key findings

Overall, the majority agreed that FIG should provide equivalent incentives for first-time buyers who wish to purchase a resale property (71%, n=66).

Younger age groups were more likely to agree with this proposal as were households with lower levels of savings, and those who are currently renting.

Respondents who are landlords, or those who have developed properties for rent, were less likely to agree that equivalent incentives should be provided.

Question 7: Should FIG provide subsidies to first time buyers for the purchase of resale homes, in both Stanley and Camp, at the same level that is currently provided to first time buyers of land for building?



Comparison of responses by respondent and household characteristics

Age group	No major differences, but those aged 19-40 were more likely to agree with the proposal: 83% compared to 67% for those aged 41-60, and 61% for those aged 61-80.
Household income level	No major differences.
Household savings level	No major differences but households with savings of less than £10,000 were more likely to agree, and households with greater than £60,000 in savings were more likely to be undecided.
Accommodation tenure	No major difference, but those who currently rent their home were more likely to agree (84%) than those who own their own home (65%).
Respondents who are landlords	No major differences for either group, however those who rent out properties were less likely to agree with the proposal (53%) compared to those who don't rent properties (77%). Similarly, those who have developed properties for rent were less likely to agree: 63% compared to 76% for those that haven't developed properties.
Respondents who are/have been property developers	



Policy Option 4. Relax restrictions on home ownership for Work Permit Holders

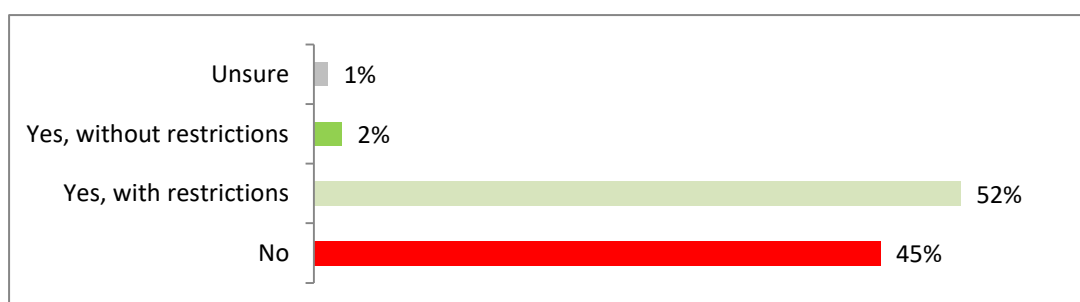
Key findings

Respondents were largely divided as to whether Work Permit holders with at least a 3-year permit should be permitted to either purchase a resale home on arrival or purchase residential land to build their own home.

While some respondents identified social and economic benefits from encouraging Work Permit Holders to commit to the Islands by purchasing or building a home, some also highlighted concerns relating to reduced market access for permanent residents; and creating the conditions for absentee landlords, or empty or unfinished properties, should those Work Permit holders decide to leave the Islands.

Younger respondents were less likely to agree with the proposal, as were households with lower levels of income and savings, and those who currently rent out properties. Developers of properties for rent were more likely to agree with relaxing restrictions for Work Permit holders.

Question 8: Should FIG allow holders of a Work Permit of more than 3 years to purchase a resale home upon arrival in the Falkland Islands?



Comparison of responses by respondent and household characteristics

Age group	No major differences, but agreement strongly increased with age.
Household income level	No major differences but agreement with the proposal increased with increasing levels of household income.
Household savings level	As above, levels of agreement tended to increase with increasing levels of household savings.
Accommodation tenure	No major difference, but those who currently rent their home were more likely to agree (63%) than those who own their own home (49%).
Respondents who are landlords	No major differences for either group, however those who rent out properties were more likely to disagree with the proposal (55%) compared to those who don't (38%). Conversely, those who have developed properties for rent were more likely to agree: 75% compared to 52% for those that haven't developed properties.
Respondents who are/have been property developers	



Indicative comments provided by respondents in relation to the proposal to relax restrictions on home ownership for Work Permit holders.

No – restrictions should not be relaxed

“...Concerned that if permit holders are allowed to buy land/houses indiscriminately it would drive permanent residents out of the market...”

“...If a work permit holder has been there that long they should be going for PRP to show commitment if allowed to buy without real commitment house prices would be pushed out of reach. I say this as a home owner who would benefit from a competitive market...”

“...WPH usually receive a higher salary than locals. Allowing them to buy could exacerbate the situation and limit the pool of houses for the locals. When they leave they could potentially become overseas landlords and rent their homes here. This could then lead to more rentals rather than ownership...”

“...This shouldn't be addressed until the local market is caught up. At the moment it is hard to buy land/house without another group of people joining in...”

Yes – restrictions should be relaxed

“...I believe this would encourage those on WP to commit to the FI and feel part of the community. It will provide additional economic activity into the house building/sale sector. It should not add to the housing shortage as accommodation must be available to those on a work permit. If a work permit holder leaves the property it must be released for sale within a certain time frame...”

“...In general I favour allowing WPHs to purchase land and build, more so than allowing purchase of resale homes. In most cases they will live in it, rent it or sell it so it will all add to housing development, if they have their own home they don't need to rent etc. Also, they may become long term residents which is also a desirable aspect. There is an inconsistency in this with the policy on land ownership, but if they are WPHs they are here, and in the end the house is likely to be used by someone...”

“...It is important to allow WP holders who wish to settle here the opportunity to purchase land to build a house. However, given the limited number of houses for sale (resale), would leave those available to locals. An incentive scheme allowing plot purchase at reduced price for overseas contractor might prove sufficient for them to move to local terms (if this is one of the conditions for plot ownership) ...”

Yes – restrictions should be relaxed, but with conditions attached

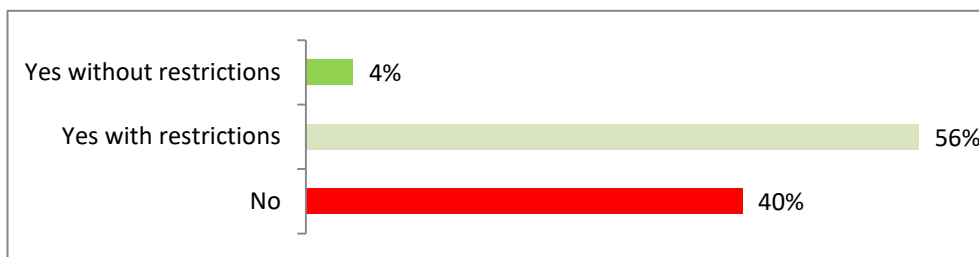
“...Generally agree that WPH should be able to purchase house and/or land with restrictions, but after a period residing in the islands e.g. 1 year...”

“...I hope that with the right restrictions it will mean more WP holders can build or buy and free up the rental market. Any WP holders who choose to leave will then also make housing available again...”

“...Any absentee land owner/ house owner, after 1 year, the land should default back to FIG ownership or to whoever they purchased it from regardless of whatever development they have done on the property. Not allowed to rent out the property either...”



Question 9: Should FIG allow holders of a Work Permit of more than 3 years to purchase residential land to build their own home?



Comparison of responses by respondent and household characteristics

Age group	No major differences, but agreement strongly increased with age.
Household income level	Agreement with the proposal significantly increased with income levels: 20% of those with a household income of <£25,000 agreed, compared to 55% of those with £25,001 to £60,000 and 75% of those with an income of over £60,000.
Household savings level	Levels of agreement tended to increase with increasing levels of household savings: 36% for those with less than £10,000 in savings, compared to 65% for those with over £60,000.
Accommodation tenure	No major difference.
Respondents who are landlords	Both groups were more likely to agree with the proposal: 63% for those who are landlords compared to 55% for those who are not, and 88% for those who have developed properties compared to 55% for those who have not.
Respondents who are/have been property developers	

Policy Option 5. Provide incentives for existing property owners to improve vacant, partially complete or derelict properties and bring them into the rental market

Key findings

79% of respondents (n=74) agreed that FIG should provide financial or tax incentives to bring vacant properties into housing market.

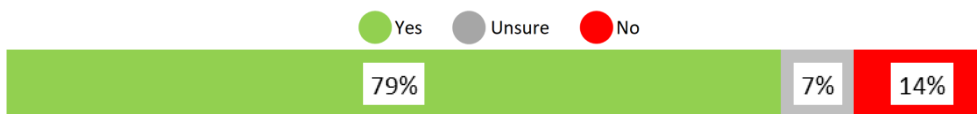
Respondents who currently rent out properties tended to disagree more with the proposal, whereas those who have develop properties for the rental market tended to agree more. However, given the small number of respondents in each of these groups, the findings are inconclusive.

In relation to imposing penalties on property owners who continue to maintain vacant, derelict or partially completed homes; older respondents, those with lower levels of income and savings, and those who live in rented accommodation, were more likely to agree with imposing penalties.

Current landlords and those who have developed properties for rent were less likely to agree with the proposal, but no clear differences in these groups were found.



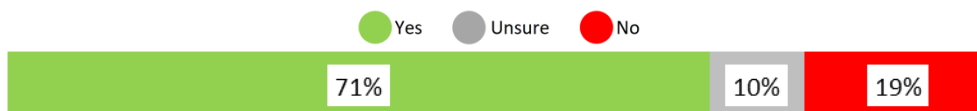
Question 10: Should FIG should provide financial or tax incentives to bring vacant properties into housing market?



Comparison of responses by respondent and household characteristics

Age group	No major differences, but those aged 61-80 were less likely to agree: 63% compared to 83% (19-40) and 82% (41-60).
Household income level	No major difference, but agreement tended to increase with increasing household income levels.
Household savings level	Levels of agreement tended to decrease with increasing levels of household savings: 84% for those with less than £10,000 in savings, 85% for those with £10,000 to £25,000, 63% for households with £25,001 to £60,000 and 65% for those with over £60,000.
Accommodation tenure	No major difference, but those who are renting were more likely to agree: 84% compared to 76%.
Respondents who are landlords	Those who are landlords were less likely to agree with the provision of incentives for existing property owners: 71% compared to 77%. For developers, 88% agreed with the proposal compared to 71% for those who have never developed properties.
Respondents who are/have been property developers	

Question 11: Should FIG impose penalties on property owners who continue to maintain vacant, derelict or partially completed homes?



Comparison of responses by respondent and household characteristics

Age group	No major differences, but those aged 41-60 were least likely to agree: 64% compared to 83% (19-40) and 72% (61-80).
Household income level	No major difference, but households with income greater than £60,000 were least likely to agree: 63% compared to 73-74% in other age groups.
Household savings level	Levels of agreement were highest for the <£10,000 (81%) and £25,001 to £60,000 (88%) groups; compared to 65% for the £10,000 to £25,000 and > £60,000 groups.
Accommodation tenure	No major difference, but those who are renting were more likely to agree: 76% compared to 69%.
Respondents who are landlords	No major differences for either group. Respondents who rent out major were largely divided: 71% were in favour of the proposal compared to 75% in those who aren't landlords. Respondents who have developed properties for rent were less likely to agree with the proposal: 63% indicated penalties should be imposed, compared to 73% for respondents who have never developed a property for renting.
Respondents who are/have been property developers	



Policy Option 6. Increase pace and investment in FIG rental housing construction

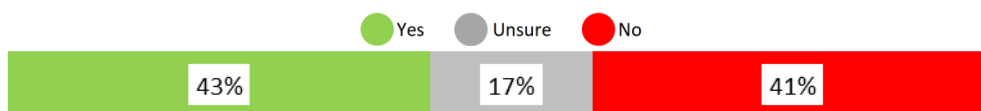
Key findings

Overall, respondents were divided as to whether FIG should remain the primary provider of rental accommodation. Households with higher levels of income and savings were more likely to agree that FIG should be the primary provider, as were those currently renting their accommodation. Respondents who rent out or develop properties for rent were more inclined to disagree.

When asked if FIG should encourage the private sector to develop new rental housing, including affordable homes; 88% (n=82) agreed with the proposal. No clear differences emerged in terms of the different respondent categories.

Similarly, when asked which type of rental housing FIG should prioritise investment in, no one type of housing was clearly prioritised above the other; however, all respondents who either rent out properties or who have developed properties for rent agreed that FIG should encourage the private sector to develop new rental housing.

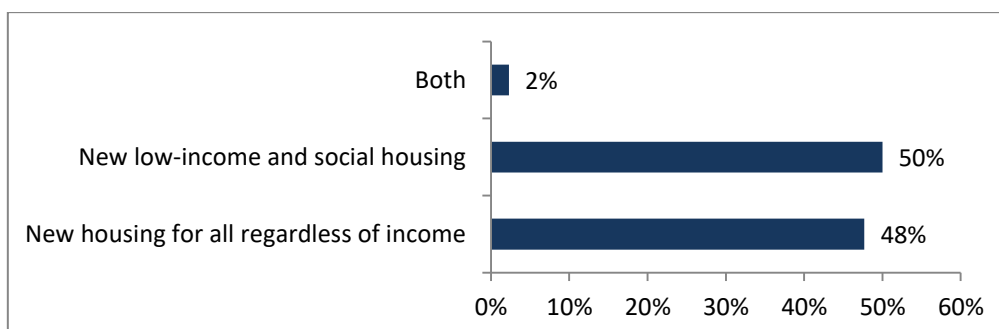
Question 12: Do you think FIG should remain the primary provider of rental accommodation?



Comparison of responses by respondent and household characteristics

Age group	No major differences, but those aged 41-60 were most likely to agree: 53% compared to 33% (19-40) and 28% (61-80).
Household income level	No major difference, but agreement decreased with increasing levels of household income. Households with income less than £25,000 had 60% agreement, falling to 40% for those with £25,001 to £60,000, and 31% for households with greater than £60,000 income.
Household savings level	Similar to the above, levels of agreement were highest for households with less than £10,000 in savings (61%). Those with £10,000 to £25,000 indicated 28% agreement, 38% for those with £25,001 to £60,000, and households with greater than £60,000 in savings indicated 24% agreement.
Accommodation tenure	Those who are renting were more likely to agree: 58% compared to 39%.
Respondents who are landlords	Respondents who rent out properties were significantly more likely to disagree that FIG should remain the primary provider of rented accommodation: 69% disagreed with the question, compared to 34% in those who aren't landlords.
Respondents who are/have been property developers	Respondents who have developed properties for rent were also less likely to agree: 63% indicated FIG should not remain the primary provider, compared to 38% for respondents who have never developed a property for renting.

Question 13: Which type of new rental housing do you think FIG should prioritise investment in?

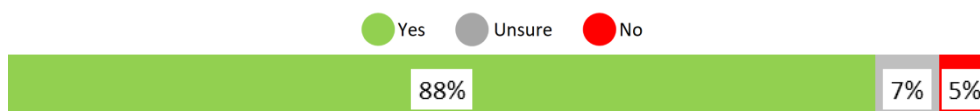




Comparison of responses by respondent and household characteristics

Age group	No major differences, but those aged 61-80 were most likely respond that FIG should prioritise new low-income and social housing. Younger age groups were less inclined to prioritise a particular type of housing.
Household income level	No major differences across the different household income groups.
Household savings level	As above, no one type of housing was clearly prioritised above the other.
Accommodation tenure	Those who are renting were more likely to prefer new housing for all regardless of income: 64%, while respondents who own their homes were more likely to prefer new low-income and social housing: 57%.
Respondents who are landlords Respondents who are/have been property developers	No one type of housing was clearly prioritised above the other; respondents who rent out properties didn't prioritise one type, while those who don't rent out properties were more likely to prefer housing for all regardless of income (57%) rather than low-income and social housing (41%). Respondents who have developed properties for rent were more likely to prefer low-income and social housing (67%).

Question 14: Do you think FIG should encourage the private sector to develop new rental housing, including affordable homes?



Comparison of responses by respondent and household characteristics

Age group	No major differences, but those aged 61-80 were most likely respond that FIG should encourage the private sector to develop new rental housing (95%) compared to younger age groups (86%).
Household income level	No major differences across the different household income groups.
Household savings level	No major differences across the different household savings groups, but those with £25,001 to £60,000 were less likely to agree with the proposal compared to the other groups (82% to 96% agreement).
Accommodation tenure	No major difference, both those who rent and own their homes agreed that FIG should encourage the private sector to develop new rental housing (88%).
Respondents who are landlords Respondents who are/have been property developers	All respondents who either rent out properties or who have developed properties for rent agreed that FIG should encourage the private sector to develop new rental housing. Other respondents were less sure (~10%) or against the proposal (~8%).

Policy Option 7. Change the mix of rental housing to include more multi-unit buildings

Key findings

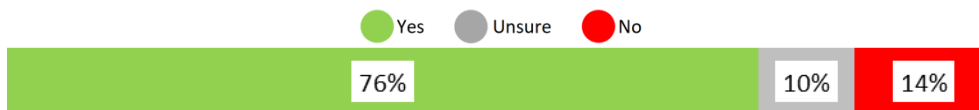
Over three quarters of respondents indicated that FIG should undertake or encourage the construction of multi-unit residential buildings.

No major differences were found between respondent groups, however younger households and those with lower household income were more likely to agree.

Those who have developed properties for renting were less inclined to agree with the proposal.



Question 15: Do you think FIG should undertake or encourage construction of multi-unit residential buildings to increase housing supply and choice?



Comparison of responses by respondent and household characteristics

Age group	No major differences, but those aged 61-80 were least likely respond that FIG should undertake or encourage construction of multi-unit residential buildings (68%) compared to younger age groups (78% to 80%).
Household income level	No major differences across the different household income groups, but households earning <£25,000 were most likely to agree with the proposal (93%) compared to households with higher income levels (73% to 81%).
Household savings level	No major differences across the different household savings groups, agreement ranged from 63% (>£60,000 savings) to 88% (less than £10,000, and £25,001 to £60,000 in savings).
Accommodation tenure	No major difference, both those who rent and own their homes agreed that FIG should undertake or encourage construction of multi-unit residential buildings (76%).
Respondents who are landlords	No major difference between the respondent groups (81% and 82% agreement).
Respondents who are/have been property developers	Respondents who have developed properties for rent were less likely to agree with the proposal (50%) compared to respondents who have never developed a property for renting (81%).

Policy Options for providing support for first time buyers – ranked preferences

		Rank Score
	Most preferred	
	Increase the pace of new residential land development and release	6.9
	Increase the number of plots set aside for the First Time Buyer Scheme	5.8
	Make smaller, more affordable plots available	5.7
	Create a Rent-to-buy scheme	5.5
	Sell off older FIG properties to tenants or lower income residents	5.3
	Increase amount buyers can borrow through Joint General Mortgage Scheme	4.9
	Provide special subsidies or opportunities for lower income buyers	4.9
	Create a first-time buyers tax free savings scheme	4.7
	Least preferred	
	Provide incentives for first time buyers of resale homes	4.6

The weighted average ranking for each option produces its rank score. The Option with the largest rank score is the most preferred choice. In a list of e.g. 7 options, the rank score ranges from 0.0 to 7.0, with 7.0 representing the highest preference.



Indicative comments provided by respondents in relation to **Policy Priority 1: Insufficient supply of rental housing in Stanley.**

Policy Option 1. FIG to accelerate creation and release of more serviced plots for subsidised purchase in Stanley, with option to create smaller plot sizes

"...Plots released with lower market value should have that value recovered by the crown for reinvestment in the sector. Otherwise there is a disincentive to purchase first time from the private sector and reduce market size. Also purpose is home ownership for low income, not to provide capital gain to be more mobile..."

"...I think the solution is to ensure land is available for housing development (FI is not short of land) and that the process of providing serviced plots keeps pace with demand. Ensuring there is ample land and plots will reduce potential problems of speculation, over charging, barriers to first time buyers etc..."

"...Small plots [are] fine but what if circumstances change and they want to expand?..."

Policy Option 5. Provide incentives for existing property owners to improve vacant, partially complete or derelict properties and bring them into the rental market

"...Not in favour of formal, broad incentives or penalties RE vacant homes. Some limited areas could be: derelict homes/property of deceased owners where heirs cannot be found within 3-5 years...and new planning permissions (if they do not already) could include requirements to complete building within certain time period or face possible penalties on a case-by-case basis..."

"...Owners of vacant homes should not face repercussions. They should be incentivised not forced..."

"...a charge on homes empty for more than six months might be an incentive to letting..."

Policy Option 6. Increase pace and investment in FIG rental housing construction

"...Private sector continuing to build properties for rental at extortionate prices. FIG should increase the housing pool for rental and not subsidise rental from the private sector..."

"...Rental housing should be private sector not FIG..."

"...Some people have been renting from FIG for many years. This creates a shortage in rental homes. Perhaps after a period of time (5 years) tenants of FIG properties should have their rents increased to the commercial cost. Some who are unable to get FIG rentals earn little but pay huge amounts in rent privately. If all rent too expensive this can be addressed via minimum wage/living wage levels..."

"...We need to encourage ownership, sell off gov housing, encourage private sector provision..."

Policy Option 7. Change the mix of rental housing to include more multi-unit buildings

"...Blocks of flats may well be a good use of land but they are not very nice to look at or live in. Also the tenants have no private outside space they can call their own. Two storey terraced housing with much smaller garden space would be a good alternative. They take up less space. People who are renting generally don't do a great deal of gardening outside of grass cutting and planting odd shrub. The semi-detached homes that have been built by FIG for several years now have vast gardens which is a complete waste of land. They not need some outside space to call their own but the massive wrap around gardens they are currently getting are ridiculous!..."

"...The provision of a way for co-op boards to be created will allow groups of individuals to commit to a shared investment of a block of residential units with an affordable cost. This will provide housing for lower income people..."

"...We need to encourage ownership, sell off gov housing, encourage private sector provision..."



Policy Priority 2: Affordability of rental housing in Stanley

The Housing Report detailed the main causes for high rental prices in the private rental market, which include:

- insufficient housing supply and lack of competition in the private market, leading to higher than expected market rents;
- growth in the FIG contractor pool, which has priority access to FIG housing;
- FIG capacity to commission and deliver new public housing in a timely manner;
- previous experience of uncontrolled housing demand during oil campaigns has led to expectations of windfall rents and reluctance to rent into the local market at reduced rates even though the campaigns ended in early 2016.

To address the challenge of affordable rental housing, FIG has proposed the following Policy Option:

Policy Option 8. Provide incentives for affordable rental housing

Key findings

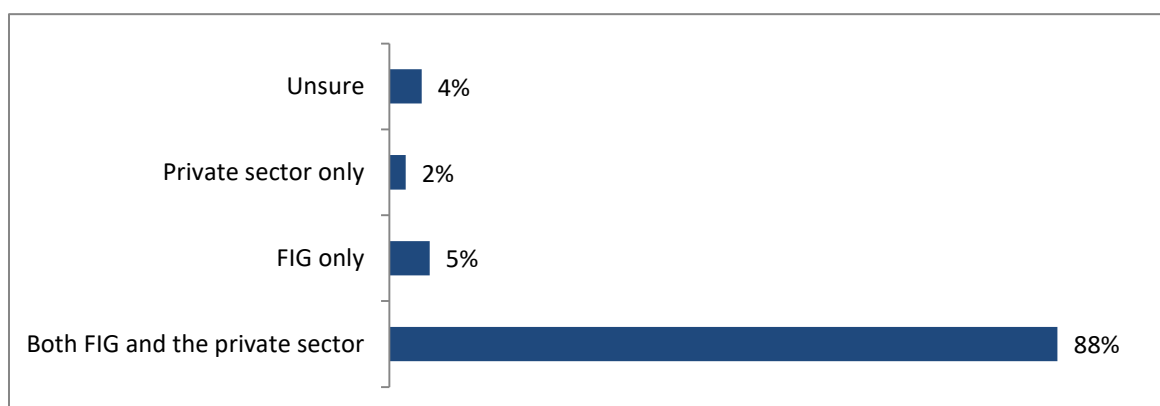
88% of respondents indicated that both FIG and the private sector should be responsible for the provision of affordable rental housing (n=83).

No major differences were found between respondent groups; however, younger households and those with higher household income were more likely to agree. All respondents who have developed properties for rent agreed that both FIG and the private sector should provide affordable rental housing.

93% (n=85) indicated that FIG should provide incentives to the private sector to develop housing, of whom the majority responded that conditions should be attached to any incentives. Those who rent out or develop properties for rent were less likely to agree with the inclusion of any conditions.

60% of respondents agreed that FIG should be involved in the regulation of the private sector rental market; agreement was highest in younger respondents, households with lower levels of income and savings, and those who currently rent their home were almost twice as likely to agree with the proposal. Respondents who are landlords were significantly opposed to FIG involvement in regulation of the market.

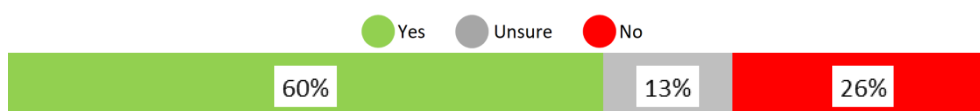
Question 16: Who do you think should be responsible for the provision of affordable rental housing?



**Comparison of responses by respondent and household characteristics**

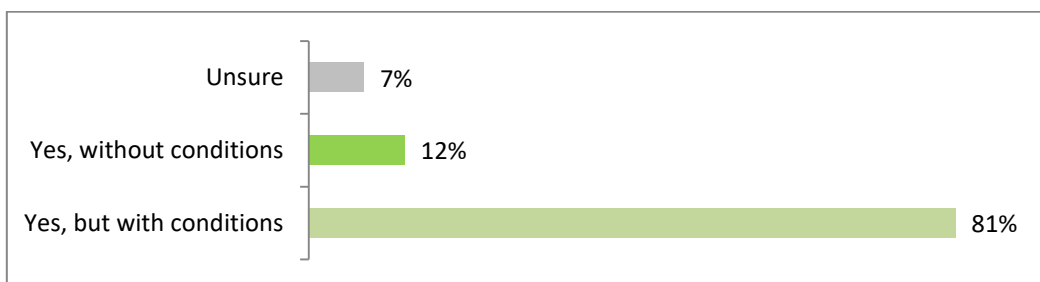
Age group	No major differences, but those aged 19-40 were most likely to respond that both FIG and the private sector should be responsible for providing affordable rental housing (93%) compared to other age groups (79% to 89%).
Household income level	No major differences across the different household income groups, but households earning above £25,000 were most likely to agree both FIG and the private sector should be responsible.
Household savings level	No major differences across the different household savings groups.
Accommodation tenure	No major difference.
Respondents who are landlords	No major difference between the respondent groups (87% and 88% agreement).
Respondents who are/have been property developers	All respondents who have developed properties for rent agreed that both FIG and the private sector should be responsible for providing affordable rental housing, compared to 86% of respondents who have never developed a property for renting.

Question 17: Do you think FIG should be involved in the regulation of the private sector rental market?

**Comparison of responses by respondent and household characteristics**

Age group	No major differences, but those aged 61-80 were least likely to agree that FIG should be involved in the regulation of the private sector rental market (39%) compared to other age groups (66% and 67%).
Household income level	No major differences across the different household income groups, but households earning above £60,000 were least likely to agree (31%) compared to other income groups: 60% (<£25,000) and 71% (£25,001 to £60,000).
Household savings level	No major differences across the different household savings groups, but levels of agreement tended to decrease as savings levels increased: 81% agreement for households with <£10,000 in savings, falling to 38% in households with over £60,000 in savings.
Accommodation tenure	Households that rent their home were significantly more likely to agree that FIG should be involved in the regulation of the private sector rental market (88%) compared to those that own their home (48%).
Respondents who are landlords	Landlords were significantly opposed to FIG involvement in regulation of the rental market: 71% compared to 15% of those who don't rent out properties.
Respondents who are/have been property developers	No major difference between the respondent groups.


Question 18: Do you think that FIG should provide incentives to the private sector to develop housing?



Comparison of responses by respondent and household characteristics

Age group	No major differences, but those aged 61-80 were less likely to think conditions should be attached (72%) compared to other age groups.
Household income level	No major differences across the different household income groups, but those with a household income of £25,001 to £60,000 were more likely than other groups to prefer incentives with conditions attached (89%) compared to other income level groups (63% and 71%)
Household savings level	Households with <£25,000 in savings, were more likely to indicate that conditions should be attached to any incentives provided.
Accommodation tenure	Households that rent their home were more likely to agree that conditions should be attached to any incentives provided (96%) compared to those that own their home (75%).
Respondents who are landlords	No major differences between groups, but respondents who don't rent out or develop properties for rent were more likely to indicate that conditions should be attached to any incentives (89% and 81% respectively) compared to those that do rent or develop properties (47% and 63% respectively).
Respondents who are/have been property developers	

Policy Options to improve affordability of rental housing in Stanley – ranked preferences

		Rank Score
 <p>Most preferred</p> <p>Least preferred</p>	Increase the FIG local rental housing pool, regardless of income level	3.4
	Provide incentives for private sector provision of affordable rental housing	3.3
	Designate a greater portion of the FIG local housing pool for low income residents	3.1
	Implement rent controls	3.0
	Use the welfare benefits system to help eligible low income households meet shelter costs, regardless of whether they are in FIG or private rentals	2.5

The weighted average ranking for each option produces its rank score. The Option with the largest rank score is the most preferred choice.



Indicative comments provided by respondents in relation to **Policy Priority 2: Affordability of rental housing in Stanley.**

The private sector market should NOT be regulated by FIG

"...Unfortunately for the average Joe who wants to have a second property as an investment, he cannot complete/ afford to purchase a serviced plot to build on- as the price is highly inflated- in comparison to a first home buyer. This is fair enough. But with the only option to purchase a resale home, you can understand why it is the cheaper option (over paying a huge price for a serviced plot) to pay over the odds for the resale home. There is no other choice and has to come about by FIG's policies- or lack of foresight. So to then start capping the private sector rental prices- after someone has just invested, would be wholly unjust. If capping was to be implemented, it should only apply to any property that is purchased after the date the policy is implemented. This may prevent people/ business purchasing as an investment and allow first home buyers a more competitive go at a resale home..."

"...Imposing restrictions on private sector rentals is a slippery slope. FIG should ensure there is a sufficient number of homes on the market by building and encouraging private sector to build. All new developments should have a % of its units dedicated to first time buyers, or low income homes. Maybe time for FIG to adopt a housing association concept..."

"...Would be wary of direct involvement in rent control or incentives to the private sector. FIG has a role as an exemplar of real costs..."

The private sector market SHOULD be regulated by FIG

"...It would be difficult to encourage private sector renters into charging less money but it should be controlled rather than incentivised. The incentives to build affordable housing are already there in the hiked demand for single-unit and affordable housing, there is no willingness to meet this demand because there is enough demand at the higher end. WP holders being able to buy could alleviate demand pressures. But there isn't much chance that the private sector will reduce rents if they speculatively know that more demand is coming from Capex and oil exploration activity. Controls seem to be more effective to me..."

"...The FI has created a bubble, and with any bubble, those that have bust themselves through speculation will inevitably burst in the long term. At present, rent on private housing is, in many cases, unaffordable. However, demand is extremely high which has lead to overcrowding in unsuitable accommodation. We are close to some landlords being described as 'slum lords' which is simply unforgivable. The government must take strong action to cap rental prices and see that the properties are both habitable and limited by how many tenants may live together in these properties. I understand that the need to encourage new developments is strong but how much of an ethical cost are we prepared to pay to get there?..."

"...The most important thing to tackle first is some kind of control on rent rates. I was speaking to a private landlord and he said his rental rates were so high because of the mortgage payments on second homes. Private rents are out of control. Although they seem to have no problem getting tenants you have to question their standard of living. I have heard rumours of overcrowding, people turning sitting rooms into extra bedrooms and families sharing bedrooms. A friend of mine recently gave up their rental home as their landlord doubled his rent overnight to reflect the top end of the market..."



Policy Priority 3: Affordability of home ownership in Camp

According to a Falkland Islands Development Corporation report in 2018, new home construction in Camp can cost as much as 30-45% more than a comparable house in Stanley, which would place the cost of a new 3-bedroom home between £156 - £174K. However, while Camp residents are eligible for the Joint General Mortgage Scheme, they are subject to the same borrowing cap as residents of Stanley. Any balance must be financed through the SCB Standard Variable Rate Mortgage, to a maximum of 75% of the total difference. This has the effect of raising the down payment requirement for a £156K home to £18K. In addition, borrowers must stay within the 50% debt servicing ratio and the total amount borrowed cannot exceed 4 times the primary income plus the secondary income.

To address the challenge of affordable home ownership in Camp, FIG has proposed the following Policy Option:

Policy Option 9. Increase the Joint General Mortgage Scheme cap for first time home buyers in Camp

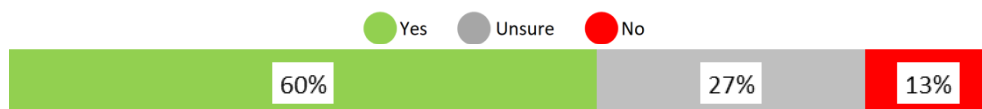
Key findings

Overall, 60% of respondents (n=55) agreed that FIG should provide a higher mortgage guarantee for first time home buyers in Camp, however 27% (n=25) were unsure.

No clear differences emerged across the respondent groups, but those that own their own home were more likely to agree with the proposal than those who are renting.

While just four survey respondents indicated they lived in Camp, all agreed with the proposed amendments to the JGMS for Camp first time buyers.

Question 19: To improve fairness between first home buyers in Stanley and Camp, do you think FIG should provide a higher mortgage guarantee for first time home buyers in Camp, which would allow a higher mortgage under the Joint General Mortgage Scheme and would reduce the amount of down payment required?



Comparison of responses by respondent and household characteristics

Age group	No major differences, but those aged 41-60 were less likely to agree with the proposal (49%) compared to other age groups (66% and 79%).
Household income level	No major differences across the different household income groups, but those with a household income of £25,001 to £60,000 were more likely than other groups to agree with the proposal (68%) compared to other income level groups (56%-58%)
Household savings level	No major differences across the different household savings groups.
Accommodation tenure	Households that own their home were more likely to agree (61%) compared to those that rent their home (54%).
Respondents who are landlords	No major differences between groups for either respondents who rent out properties or those who develop properties.
Respondents who are/have been property developers	



Indicative comments provided by respondents in relation to **Policy Priority 3: Affordability of home ownership in Camp.**

Policy Option 9. Increase the Joint General Mortgage Scheme cap for first time home buyers in Camp

“...A higher mortgage is not a positive solution to housing in a relatively low income economy. Suggest providing a cash grant equivalent to the difference between first time buyer plot cost and Stanley plot development cost to compensate for extra/over cost of building in camp. Repayable on a schedule if house stops being in full time occupation by someone economically active in camp...”

“...At face value, this option appears to be an 'easy win' to help buyers in the camp. However, as happened after the previous increase, the availability of 'extra' cash in the market only served to aid the profit margins of the construction companies building the homes. Extra cash is not the answer, this only serves to artificially increase the cost of development which negates any intended benefit...”

“...I believe that as long as it's not for 2nd home i.e. holiday home, then more should be done to encourage persons to build/buy their homes in the camp...”

“...I would love to see the development of the camp for residents. The population has been in decline throughout my lifetime, and long before that, but the additional costs that are incurred when building in camp put those wishing to do so at a severe disadvantage. In places like Italy, the Gov offered bursaries, grants and plots of land to young people to encourage them to move to run down rural areas. This may not be the best solution for us as a country, but I believe it is still worth exploring, as I'm sure there's people wishing to live in camp, not necessarily as farmers, but the costs prevent them from doing so. A higher mortgage for the Join General Mortgage Scheme seems like the fairest option at this time...”

“...I think it is worth FIG looking at availability of FIG land/plots alongside the Rural Development Scheme as there are plenty of people who would be interested in building their first home in camp and commuting or working from home but there is no land available to do so - offering plots at Fox Bay on government land or elsewhere FIG owns land, or encouraging other parts of camp to consider selling small portions of land would help to repopulate camp, and if first time buyers then the majority are younger. I'm sure people would also be keen for this option for second home buyers, but priority should be given to first time buyers otherwise they'll immediately get priced out...”



Policy Priority 4: Affordability of home ownership for lower-income residents in Stanley

Although the evidence presented in the Housing Report suggests that home ownership would be affordable for most Falkland Islands households, based on average new home values and monthly mortgage costs, this is not the case at every income level. In particular, households with incomes of less than £30,000 would likely not meet the borrowing limit imposed by SCB for a £120,000, even though they might meet the monthly payment threshold. There is a real risk that these households will be permanently priced out of home ownership if lower cost housing is not available.

Given the limited supply of serviced land for sale, coupled with strong demand, the tendered bids for residential plots have been rising – reducing the effectiveness of the first-time buyer land rebates to support affordable home ownership. The same is true in the resale market, where limited availability has been driving higher prices. These factors mean that some families will find it harder to accumulate the necessary down payment to allow them to construct or purchase a home.

FIG has identified the following three Policy Options which could help to mitigate or resolve this issue:

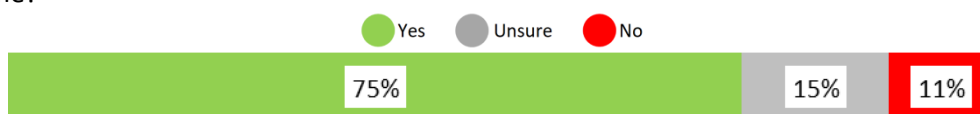
Policy Option 10. FIG to create a First Home Buyer Scheme

Key findings

Three quarters of respondents to the survey (n=70) agreed that FIG should create a tax-free savings scheme to assist first-time buyers save towards their first home. Households with lower levels of income and savings were more likely to agree with the proposal, along with those currently renting their home.

Current landlords and those who have developed properties for rent were less likely to agree with the creation of such a scheme.

Question 20: Should FIG create a tax-free savings scheme to help first time buyers save towards their first home?



Comparison of responses by respondent and household characteristics

Age group	No major differences, but agreement tended to increase with age.
Household income level	No major differences across the different household income groups, but those with a household income of <£25,000 were considerably more likely to agree with the proposal than other income groups: 93% compared to 69-70%.
Household savings level	As above, no major differences across the different household savings groups, but those with less than £10,000 in savings were more likely to agree with the proposal: 81% compared to 63-77%.
Accommodation tenure	Households that rent their home were more likely to agree (92%) compared to those that own their home (67%).
Respondents who are landlords	Respondents who rent out properties, or who develop properties for rent, were less likely to agree with the proposal to create a first Home Buyer Scheme: for those who are landlords; 59% agreement compared to 77%, and for those who are developers; 63% agreement compared to 76%.
Respondents who are/have been property developers	



Policy Option 11. FIG to sell older FIG properties to current low income tenants, at cost recovery

Key findings

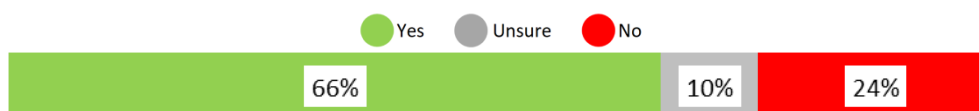
The majority of respondents (66%, n=61) preferred the proposed option where existing FIG tenants, regardless of household income, are given the opportunity to purchase their home.

Offering any low-income buyer, whether an FIG tenant or not, the opportunity to purchase an eligible FIG house was the next most preferred option, indicated by 57% of respondents (n=52).

Limiting the opportunity to purchase an FIG house to low-income tenants was the least preferred option, with 48% of respondents (n=43) agreeing with this proposal.

Across all three options, younger respondents, those who rent their home and households with lower levels of income and savings were more likely to agree with the proposals. Those who rent out properties or who have developed properties for rent were less likely to agree with the proposed options.

Question 21: Should FIG offer existing tenants the opportunity to purchase their house, regardless of household income?



Comparison of responses by respondent and household characteristics

Age group	No major differences, but agreement tended to decrease with respondent age (from 71% to 50%).
Household income level	No major differences across the different household income groups, but agreement tended to decrease with increasing income (from 73% agreement to 53%).
Household savings level	As above, no major differences across the different household savings groups, but agreement tended to decrease with increasing levels of savings (from 81% agreement to 44%).
Accommodation tenure	Households that rent their home were significantly more likely to agree with the proposal (84%) compared to those that own their home (59%). Agreement was higher again for FIG tenants (92%) compared to private sector tenants (82%).
Respondents who are landlords Respondents who are/have been property developers	Respondents who rent out properties, or who develop properties for rent, were less likely to agree with the proposal: for those who are landlords; 65% agreement compared to 76%, and for those who are developers; 63% agreement compared to 74%.

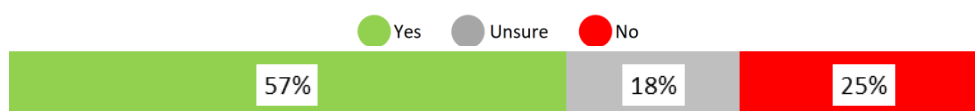
Question 22: Should FIG reserve the opportunity for tenants to purchase their house for lower-income residents?



**Comparison of responses by respondent and household characteristics**

Age group	No major differences, but agreement tended to decrease with respondent age (from 57% to 35%).
Household income level	No major differences across the different household income groups, but agreement tended to be higher for respondents in the £25,000 to £60,000 income level (59% agreement compared to ~33%).
Household savings level	No major differences across the different groups, but agreement decreased with increasing levels of savings (from 61% agreement to 25%).
Accommodation tenure	No major differences between groups.
Respondents who are landlords	Respondents who rent out properties, or who develop properties for rent, were less likely to agree with the proposal: for those who are landlords; 29% agreement compared to 54%, and for those who are developers; 25% agreement compared to 53%.
Respondents who are/have been property developers	

Question 23: Should FIG offer any low-income buyer, whether tenants or not, the opportunity to purchase an eligible FIG house?

**Comparison of responses by respondent and household characteristics**

Age group	No major differences, but agreement was highest in younger age groups: 74% (19-40), 53% (41-60), 44% (61-80).
Household income level	No major differences across the different household income groups, but agreement tended to be higher for respondents in the £25,000 to £60,000 income level (62% agreement compared to ~50%).
Household savings level	Agreement was lowest for households with greater than £60,000 in savings: 31% compared to 61-75% for all other households.
Accommodation tenure	No major differences between groups, but those who rent their home were more likely to agree with the proposal: 63% compared to 55%.
Respondents who are landlords	No major differences between groups.
Respondents who are/have been property developers	

Policy Option 12. FIG to create a Rent-to-Buy Scheme**Key findings**

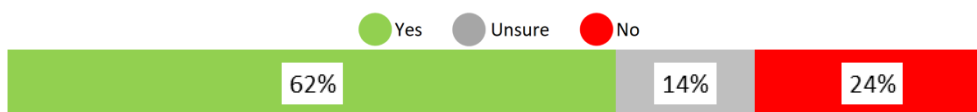
Almost two thirds of survey respondents (n=57) indicated that FIG should establish a Rent-to-Buy scheme for first-time buyers, regardless of household income. This option was most preferred by younger respondents, households with lower income and savings, and those who are renting.

Reserving the proposed Rent-to-Buy scheme for low-income residents only was a less popular option, with 36% agreeing that this type of scheme should be introduced. Again, those most likely to agree with the proposal were younger respondents, households with lower income and savings, and those who are currently renting.

Respondents who have developed properties for rent tended to disagree with introducing either version of the proposed Rent-to-Buy scheme. Respondents who currently rent properties out also disagreed with a Rent-to-Buy scheme for all first-time buyers, but were more inclined to agree with a scheme reserved for lower income residents only.



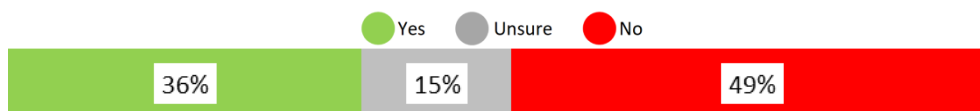
Question 24: Should FIG create a Rent-to-Buy scheme to help first-time buyers, regardless of their household income, save towards their first home?



Comparison of responses by respondent and household characteristics

Age group	No major differences, but agreement was highest in younger age groups: 64% (19-40), 73% (41-60), 37% (61-80).
Household income level	No major differences across the different household income groups, but agreement tended to be lowest for respondents with a household income of greater than £60,000: 53% compared to 67% (<£25,000 income) and 64% (£25,001 to £60,000 income).
Household savings level	Agreement was lowest for households with greater than £60,000 in savings: 38% compared to 65-75% for all other households.
Accommodation tenure	Those who rent their home were significantly more likely to agree with the proposal: 80% compared to 55%.
Respondents who are landlords	Respondents who are landlords were less likely to agree with the proposal: 53% agreement compared to 68%.
Respondents who are/have been property developers	Respondents who develop properties for rent were less likely to agree with the proposal: 50% agreement compared to 67%.

Question 25: Should FIG create a Rent-to-Buy scheme, but reserve it for lower-income residents only?



Comparison of responses by respondent and household characteristics

Age group	No major differences, but agreement tended to increase with older age groups: 31% (19-40), 36% (41-60), 44% (61-80).
Household income level	No major differences across the different household income groups.
Household savings level	Agreement was lowest for households with greater than £60,000 in savings: 31% compared to 38 to 42% for all other households.
Accommodation tenure	No major differences between groups.
Respondents who are landlords	Respondents who are landlords were considerably more likely to agree with the proposal: 41% agreement compared to 30%.
Respondents who are/have been property developers	Respondents who develop properties for rent were less likely to agree with the proposal: 25% agreement compared to 35%.



Indicative comments provided by respondents in relation to **Policy Priority 4: Affordability of home ownership for lower-income residents in Stanley.**

Policy Option 10. FIG to create a First Home Buyer Scheme

"...I believe a tax free saving scheme would be a good idea. However, it must have safeguards to stage profiteering. Perhaps only once in a lifetime and once the property is purchased it cannot be sold or rented out for a considerable amount of time, say 10 yrs. If it is then the tax must be paid..."

"...A tax free saving scheme such as ISA style product should also be available to everybody to encourage saving. There can be a limit on maximum investment so as to avoid the wealthy disproportionate benefiting. I'm not sure it needs to be limited to use as a housing deposit..."

"...Many low income residents are not liable to tax and would not benefit from tax free savings. These same individuals may not be in a position to provide the maintenance required on older homes in the FIG portfolio..."

"...Don't see why tax-exemption is needed for the [First Home Buyer] scheme, [...] there needs to remain some responsibility, even on low income earners to manage their money and demonstrate ability to save. Tax exemption seems to be going a bit too far, even if it is for all first-time buyers it seems a bit excessive rather than a straightforward saving scheme, especially if combined with existing first time buyer subsidies..."

Policy Option 11. FIG to sell older FIG properties to current low income tenants, at cost recovery

"...FIG desperately needs to increase and maintain their rental portfolio and not sell portions of it to the public. Improving the potential for long term renters to build and buy privately are a great deal more preferable in the present climate..."

"...FIG should allow rent to buy to purchase of rental property to lower and middle income families. If focus is on lower income then it's unfair for middle income families..."

"...Sale of existing older FIG properties should be offered for purchase to enable FIG to build and release new properties on preference basis i.e. first to the existing low income tenants; then to other low income buyers; then finally to any other FIG tenants, low-income or otherwise, which would result in the eventual sale of an aging FIG property and facilitate a new FIG build..."

"...[it] shouldn't be limited to low-income earners, as for some properties that need lots of refurbishment it would mean that houses would continue to run down as low earners wouldn't be able to afford the maintenance. If FIG stock needs significant maintenance and that is the reason for sale then these should be offered to first time buyers or the open market but with a subsidy for first time buyers. Young people may want to buy a project house to "do up" and often older FIG properties (or other resale properties) have established gardens which some buyers consider more important and is a reason for not wanting a new build on Sapper Hill where establishing a garden will take 20 years..."

Policy Option 12. FIG to create a Rent-to-Buy Scheme

"...in the first instance, a rent to buy scheme should be rolled out for lower income residence initially, but then expanded to include first time buyers...my one concern is that we cannot build houses fast enough to replace any properties that were sold off for a rent to buy scheme, as that happened in the UK and then the scheme was largely abandoned..."

"...No matter the income of an individual, when it comes to reselling there needs to be safeguards to ensure the property is sold under conditions to be in the 'affordable' category..."

"...Rent to buy scheme should be available to everyone. The term lower-income is not clear and could depend greatly on individual circumstances..."

"...The problem with rent to buy schemes and purchase by tenants: it may meet the needs of the buyer at the time, however, if they had more children they could find themselves stuck. I would suggest that they should be able to buy a larger FIG property under any scheme to reduce this problem..."



Policy Priority 5: Housing quality and suitability

It is recognised that housing quality is variable in Stanley and Camp and particularly that some accommodation in the mobile home park is substandard, as are some older FIG 'cabins'. In addition, public infrastructure in the mobile home park is not to the same standard as in other Stanley neighbourhoods.

It is proposed that FIG allows applications for a caravan home to be sited on a single residential lot, but that standards for basic construction, energy efficiency and safety are implemented. This proposal recognises that some individuals prefer to live in a standalone caravan, however small, rather than a flat or apartment in a multi-unit building. Further, some homeowners may want to put a caravan on their property to house extended family members, such as aging relatives.

Policy Option 13. Implement a moratorium (temporary freeze) on caravan/mobile home parks and improve standards in existing homes

Key findings

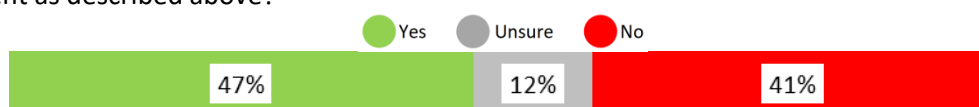
Overall, almost half of respondents agreed with the proposal that caravan-type homes could be sited on a single residential lot provided certain safety and construction standards are met. Older respondents and those with lower levels of income and savings were more likely to be in favour of this proposal. Property developers were twice as likely to disagree with this option compared to other respondents.

A similar profile of respondents also agreed that a caravan or mobile home should be allowed on a residential property where a house already stands, however this was a less popular proposal overall – agreement with this option fell to a third of all survey respondents.

Those who develop properties for renting were largely opposed to implementing either of the proposal regarding caravans or mobile homes on residential sites.

The majority of those who responded, 89%, agreed that caravans and mobile homes should have to comply with standards for basic construction, safety and energy efficiency.

Question 26: Do you think that FIG should allow applications for new caravan/mobile home placement as described above?

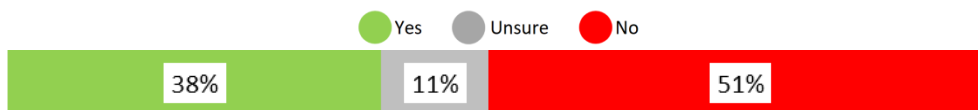


Comparison of responses by respondent and household characteristics

Age group	Agreement was lowest in the 19-40 age group: 39% compared to 53% (41-60) and 47% (61-80).
Household income level	Agreement was considerably higher for households with income <£25,000: 86% compared to 42% (£25,001 to £60,000) and 50% (>£60,000).
Household savings level	Agreement was highest for households with less than £10,000 in savings: 65% compared to 40% to 47% for all other households.
Accommodation tenure	No major differences between groups.
Respondents who are landlords	No major differences between groups.
Respondents who are/have been property developers	Respondents who develop properties for rent were twice as likely to disagree with the proposal: 25% agreement compared to 54%.



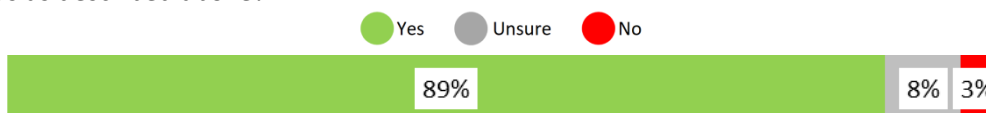
Question 27: Do you think that caravan/mobile home placement should be allowed on a residential property where a house already exists?



Comparison of responses by respondent and household characteristics

Age group	Agreement was lowest in the 19-40 age group: 32% compared to 42% (41-60) and 39% (61-80).
Household income level	Agreement was considerably higher for households with income <£25,000: 80% compared to 27% (£25,001 to £60,000) and 40% (>£60,000).
Household savings level	Agreement was highest for households with less than £10,000 in savings: 53% compared to 23% (£10,000 to £25,000), 43% (£25,001 to £60,000) and 38% (>£60,000).
Accommodation tenure	No major differences between groups.
Respondents who are landlords	No major differences between groups.
Respondents who are/have been property developers	Respondents who develop properties for rent were considerably less likely to agree with the proposal: 25% agreement compared to 44%.

Question 28: Do you think that caravans/mobile homes should have to comply with building standards as described above?



Comparison of responses by respondent and household characteristics

Age group	Agreement was high across all age groups: 93% (19-40), 82% (41-60) and 100% (61-80).
Household income level	Agreement was high across all income groups: 100% (<£25,000), 84% (£25,000 to £60,000) and 93% (>£60,000).
Household savings level	Agreement was high across all groups: 91% (<£10,000), 89% (£10,000 to £25,000), 100% (£25,001 to £60,000) and 77% (>£60,000).
Accommodation tenure	No major differences between groups, but those who own their home were more likely to agree: 92% compared to 80%.
Respondents who are landlords	No major differences between groups.
Respondents who are/have been property developers	All respondents who develop properties for rent agreed with the proposal, compared to 88% agreement in those who are not developers.

Policy Options to improve standards in existing homes – ranked preferences

		Rank Score
<div> <div>Most preferred</div> <div></div> <div>Least preferred</div> </div>	Enforce minimum residential building standards	3.1
	Improve basic services infrastructure in the existing caravan park	3.0
	Implement a temporary freeze on new caravan parks	2.2
	Enforce residential building standards but only for rental units	1.6

The weighted average ranking for each option produces its rank score. The Option with the largest rank score is the most preferred choice.



Indicative comments provided by respondents in relation to **Policy Priority 5: Housing quality and suitability**.

Policy Option 13. Implement a moratorium (temporary freeze) on caravan/mobile home parks and improve standards in existing homes

“...Truthfully, I do not understand why a block of flats or other affordable multi-story housing wasn’t built on the plot of land where the caravans were placed. It seemed like a waste of resources at the time, and if a taller building like a block of flats has been built instead, it could have potentially housed more people. I also have some concerns about the warmth of the existing caravans during our winter. I am aware that some people are incredibly happy with their mobile homes. I don’t disagree with mobile homes being allowed to be placed on residential land with existing houses either, but caravans do need to comply with current building standards. I would, however, prefer to see other potential residential land to be developed for multi-story flats or houses instead of more caravan parks...”

“...Until there is more housing available, especially secure rentals, caravans should be allowed with, say, 5 year planning permission-renewable if the caravan continues to meet the standards and the grounds are not an eye sore. What is permitted could also be reviewed every 5 year or so and become more restrictive if there is less housing pressure...”

“...There are no caravan parks. FIG should be enforcing that no more mobile homes be purchased with the intention of siting them on residential properties and renting them. They do not solve a problem. They are merely creating more problems. If this wasn’t already an issue there would be no need for this section of the questionnaire would there? Many of the caravans that are rented are looking pretty shabby. In the Falklands elements they require cladding and roofing if they are to endure the weather, be more energy efficient and also to fit in better and look less like ugly caravans....”

“...We should move away from encouraging people to live in caravans. This is not a long term property option. Caravans also spoil the look of the town...”

“...I think people should be allowed to be flexible with the siting of property on their land. However, any siting of caravans/ mobile homes should be made to be tidy, have parking, be fenced and be structurally sound. It is essential that town planning enforcement is brought in to tidy up those unsightly areas. Any buildings falling into disrepair should instigate instruction from town planning to rectify with deadlines after which times fines and demolition actions should be brought into play...”

“...Caravans should only be allowed on a residential property where they are temporary accommodation for the building of a new home on that residents plot...”



Policy Priority 6: Security of tenure in rental accommodation

With the increased participation of the private sector in the housing rental market, it will be important to ensure that adequate safeguards are in place to protect both tenants and landlords from unreasonable behaviour. This could take the form of regulation or voluntary adherence to a landlord code of practice. Such protections might include:

- Execution of a standard lease agreement.
- Default one year tenure, except by mutual agreement.
- First right of refusal for renewal.
- Rent increases limited to once per year and based on inflation plus recovery of costs for necessary premises improvements.
- Grounds for eviction in case of tenant misbehaviour (non-payment of rent, disturbance, damage to property, etc.).
- Three month notice period of intention to renew or vacate.
- Maintenance and repair obligations for both parties.

Policy Option 14. Introduce landlord and tenant protections

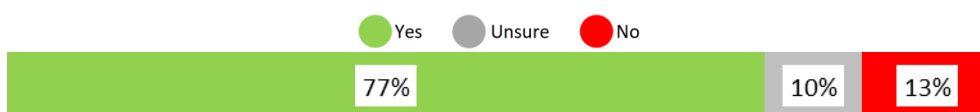
Key findings

Over three quarters of respondents agreed that FIG should work with stakeholders to develop voluntary governing guidelines and standardised terms for landlord/tenant agreements.

Almost all of those currently renting their home agreed with this proposal, however respondents who are landlords and those who develop properties for rent were more likely to disagree with the introduction of landlord and tenant protections.

The proposal to make a standardised landlord/tenant agreement mandatory was slightly less agreeable to all, including respondents who live in rented accommodation, but particularly for those who rent out or develop properties for rent, who were almost twice as likely to disagree with the introduction of a landlord/tenant agreement.

Question 29: Do you think that FIG should work with private landlords and a tenants' representative to develop voluntary governing guidelines and standardised terms for a landlord/tenant agreement?

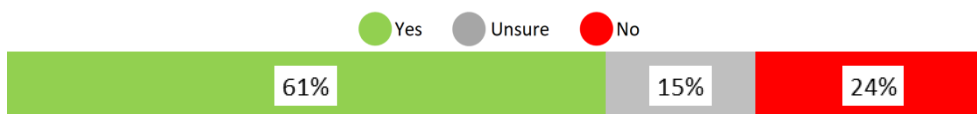


Comparison of responses by respondent and household characteristics

Age group	Agreement was lowest in the 61 to 80 age group: 67% compared to 79% (19-40) and 82% (41-60).
Household income level	Agreement was lowest in the >£60,000 household income group: 63% compared to 80% in the <£25,000 and £25,000 to £60,000 household income groups.
Household savings level	Agreement was lowest in the £25,001 to £60,000 savings group: 43% compared to 75% (<£10,000), 89% (£10,000 to £25,000), and 75% (>£60,000)
Accommodation tenure	Those who rent their home were more likely to agree: 92% compared to 70%
Respondents who are landlords	Respondents who are landlords were considerably more likely to disagree with the proposal: 29% agreement compared to 84%.
Respondents who are/have been property developers	Respondents who develop properties for rent were slightly less likely to agree with the proposal: 63% agreement compared to 75% in those who are not developers.



Question 30: Do you think that a standardised landlord/tenant agreement between should be made mandatory?



Comparison of responses by respondent and household characteristics

Age group	Agreement was lowest in the 61 to 80 age group: 42% compared to 63% (19-40) and 69% (41-60).
Household income level	Agreement was lowest in the >£60,000 household income group: 38% compared to 60% in the <£25,000 income group and 69% in the £25,000 to £60,000 group.
Household savings level	Agreement was lowest in the £25,001 to £60,000 savings group: just 14% compared to 69% (<£10,000), 76% (£10,000 to £25,000), and 41% (>£60,000).
Accommodation tenure	Those who rent their home were more likely to agree: 76% compared to 54%.
Respondents who are landlords	Respondents who are landlords were considerably more likely to disagree with the proposal: 18% agreement compared to 76%.
Respondents who are/have been property developers	Respondents who develop properties for rent were less likely to agree with the proposal: 38% agreement compared to 67% in those who are not developers.

Question 31: Do you think that FIG should not impose or require any tenant/landlord standards?



Comparison of responses by respondent and household characteristics

Age group	No major differences between groups.
Household income level	Only those in the £25,000 to £60,000 and >£60,000 household income groups agreed with the question (12% and 19% respectively).
Household savings level	Agreement was highest in the >£60,000 group: 31% compared to 3% (<£10,000), 12% (£10,000 to £25,000) and none agreeing in the (£25,001 to £60,000 savings group.
Accommodation tenure	No major differences between groups.
Respondents who are landlords	Respondents who are landlords were considerably more likely to agree that FIG should not impose or require any tenant or landlord standards: 29% agreement compared to 7%.
Respondents who are/have been property developers	Respondents who develop properties for rent were more likely to agree that FIG should not impose or require any tenant or landlord standards: 25% agreement compared to 14% in those who are not developers.



Indicative comments provided by respondents in relation to **Policy Priority 6: Security of tenure in rental accommodation.**

Policy Option 14. Introduce landlord and tenant protections

“...At present, rent on private housing is, in many cases, unaffordable. However, demand is extremely high which has lead to overcrowding in unsuitable accommodation. We are close to some landlords being described as 'slum lords' which is simply unforgivable. The Gov must take strong action to cap rental prices and see that the properties are both habitable and limited by how many tenants may live together in these properties....”

“...Both tenants and landlords should be protected from unscrupulous behaviour. If landlords want to write their own agreement and not use a standardised one they should be able to, but it should be approved by a regulatory body for legality and fairness...”

“...For too long the protection for tenants has been lacking- no security of tenure, no regulation, no standards, no limits on occupation, no limits on rent. Maybe an accredited landlord scheme could work- but experience suggests that that works where there is a competitive market where tenants have a meaningful choice of landlord. I think it needs law...”

“...I am lucky enough to own my own home and a second small home, which I rent out. I have had an agreement for my tenants to sign which includes the length of the lease and how much notice they have to give me and keeping the house and grounds tidy. I do not agree that FIG should be interfering in private rental. I would hope those that are renting keep their rental property in a good state and keep an eye on them regularly. I realise that there are some overpriced rental properties on the market, but not everyone is over charging and I do not wish to be told what I can and can't charge...”

“...I think working towards voluntary guidelines should be the first step, once the uptake of these has been determined and to see what buy-in there is then you can consider whether it is necessary to make it mandatory or whether it will essentially self-govern as suggested in the policy description. It would also be good to see some framework for rent reporting and complaints or similar within this, as some tenants are put into accommodation provided by their employer and tied to their work, and therefore may not feel able to speak honestly about the pressures of renting for fear of repercussions or losing their job...”

“...This is not about creating a standardised agreement or voluntary governing guidelines, but creating a regulatory framework that landlords and tenants must, by law, adhere to, which provides protections for both parties. Within that framework examples of landlord/tenant agreements that are compliant with the law could be provided. There also needs to be a process for complaints to be investigated for both parties...”

“...Agree that tenants need to be protected but so do landlords. Not all landlords are out to rip people off...”

“...There are two different issues that need addressed. The first is that tenants should be protected against rent rises during the agreed tenancy period (12 months unless special circumstances apply) and should also be protected against the tenancy being terminated unless the tenant has breached the terms of the agreement (other than where the tenant has agreed at the outset that the tenancy can be terminated on not less than 4 weeks notice because the property is required by non-commercial landlords for occupation by self or family). The second is that landlords should be able to regain occupation at the end of the agreed lease period. If the landlord wants to renegotiate the rent for a further period, they should be able to do so...”



Appendix A: Full set of respondents' comments recorded in the consultation.

Respondent	Comments in relation to relaxing restrictions on home ownership for Work Permit holders
R01	Maybe if they are allowed to buy houses/property/land. If they are to leave they should be made to sell even if it is at a loss.
R03	Concerned that if permit holders are allowed to buy land/houses indiscriminately it would drive permanent residents out of the market
R04	Relaxing restrictions for work permit holders could result in residents of a permanent type being priced out of the housing market
R07	This shouldn't be addressed until the local market is caught up. At the moment it is hard to buy land/house without another group of people joining in.
R08	It is important to allow WP holders who wish to settle here the opportunity to purchase land to build a house. However, given the limited number of houses for sale (resale), would leave those available to locals. An incentive scheme allowing plot purchase at reduced price for overseas contractor might prove sufficient for them to move to local terms (if this is one of the conditions for plot ownership).
R21	I think there are absentee owners (Falkland Islanders) who rent out their properties, perhaps with plans to return/ retire here. Need WPH residents to be treated differently as long as their properties are maintained & rented/leased?
R24	If a work permit holder has been there that long they should be going for PRP to show commitment if allowed to buy without real commitment house prices would be pushed out of reach. I say this as a home owner who would benefit from a competitive market
R25	I hope that with the right restrictions it will mean more WP holders can build or buy and free up the rental market. Any WP holders who choose to leave will then also make housing available again.
R27	Is there a time limit to hold a work permit? Land acquisition and property construction takes time therefore safeguards may be necessary if individual left FI prematurely- who would they be able to sell to?
R29	Would mean incomers would be first time buyers and get any subsidies (unfair to longer term residents). Should only be PRP/local.
R30	They need to prove some commitment before allowing them to purchase land or property.
R31	To buy or build you should at least be a local or have status
R33	Any absentee land owner/ house owner, after 1 year, the land should default back to FIG ownership or to whoever they purchased it from regardless of whatever development they have done on the property. Not allowed to rent out the property either.
R34	No. Most people who come here on a WP have higher income jobs, therefore allowing them to buy housing would reduce the market for lower income locals. If the WP holder decides to leave the FI they are likely to rent out not sell. This will reduce the market further.
R39	Many would prefer to own. Better to pay a mortgage than rent. Reduces need for rentals.
R43	WPH usually receive a higher salary than locals. Allowing them to buy could exacerbate the situation and limit the pool of houses for the locals. When they leave they could potentially become overseas landlords and rent their homes here. This could then lead to more rentals rather than ownership.
R47	If work permit holders are going to be allowed to purchase homes, further discrimination should be avoided =. i.e. sellers of property should retain the freedom to sell to whomever they wish and shouldn't face restrictions such as having to advertise their property in the PN for 2 weeks. That would be unconstitutional. If a WPH qualifies to buy a residential home, the seller should not be forced to give priority for status holders. Otherwise, things may as well stay as they are.
R52	Current policy denies longer term workers twice over (1) they cant buy (2) if they are an FIG employee their cost of living rises significantly after the expiry of their initial contract when they have to move into private rental sector. If you want stability you have to invest or put up with cost.



R53	FIG needs to be aware of current incidents of speculation particularly by local residents looking for a better return on the money than is available from the bank. FIG has a role to set standards for the real costs of buildings and rental without a profit making element.
R54	Yes but not just WP holders of 3 yrs +. What if WP holder is initially 2 yr then extends, they should have the same rights. The restrictions shouldn't be detrimental to acquiring the land
R63	I believe this would encourage those on WP to commit to the FI and feel part of the community. It will provide additional economic activity into the house building/sale sector. It should not add to the housing shortage as accommodation must be available to those on a work permit. If a work permit holder leaves the property it must be released for sale within a certain time frame.
R67	Generally agree that WPH should be able to purchase house and/or land with restrictions, but after a period residing in the islands e.g. 1 year.
R70	There will always be found within any safeguard measures, a loophole. There will certainly be other times where a blatant disregard for these measures is taking place, with FIG "dammed" if sufficient action is taken against the home/land owner. PRP is not overly difficult to obtain after a 3 year period and highlights that the resident is indeed keen on making the FI their home. This in itself should not mitigate against any risk that the person has purchased the property/land for the reason of speculation (a driver of the present housing bubble).
R75	In general I favour allowing WPHs to purchase land and build, more so than allowing purchase of resale homes. In most cases they will live in it, rent it or sell it so it will all add to housing development, if they have their own home they don't need to rent etc. Also, they may become long term residents which is also a desirable aspect. There is an inconsistency in this with the policy on land ownership, but if they are WPHs they are here, and in the end the house is likely to be used by someone.
R76	I'm conflicted about this policy. On one hand, I think work permit holders who have made the islands their home for a set period of time e.g. 3 years should definitely be allowed to purchase residential land, but at the same time, I spent 5 years living in London and it was impossible finding reasonable rent or housing to buy as wealthy private landlords from overseas were snatching up property to rent out, even affordable housing that was meant for lower income and local households, which resulted in gentrification and prevented those who needed it from accessing stable housing. I'm not sure what the sensible middle ground to avoid this would be, maybe if a build is 'abandoned' for a set number of years, or if there was a maximum amount of years foreign landlords could rent their properties in the islands for.
R80	If WP holders are allowed to purchase land there should be strict guidelines on how long they have to develop that land, if not it can be reclaimed by FIG
R81	First I wish to comment on policy 1. Plots released with lower market value should have that value recovered by the crown for reinvestment in the sector. Otherwise there is a disincentive to purchase first time from the private sector and reduce market size. Also purpose is home ownership for low income, not to provide capital gain to be more mobile. Most new demand (not folk trading up) will be from first time buyers so 25% is probably too low to satisfy this demand and move out of a rental market. This should increase number of starter homes in the market and create more of a housing ladder. Bid system is fair, but not sure it achieves objective of increasing housing. there should be a limit to the amount of capital spent on land relative to the buildings. A ceiling of cost recovery would be best model in my view to avoid negatively impacting on private sector development and herefore faster response to demand. Option 3. subject to capital gain recovery. Agree notional capital gain on day 1, and set fair split between owner and FIG of any gain over that after adjustment for RPI inflation, or, FIG relinquish
R83	Believe they should have PRP first



Respondent	Comments in relation to Policy Priority 1: Insufficient supply of rental housing in Stanley
R01	[...] It would bring down the rent costs. I think FIG are already giving £15,000 interest free to the first time house builder. It would be good to see FIG help out when it comes to buying- if they aren't already.
R04	[...]
R07	We want to buy a large piece of land that we could build a four bed & a garage. This doesn't seem possible on most plots. We won't be eligible for first time buyers, everything seems to be aimed at first time buyers & low income.
R09	Do not put multi story in centre of town
R14	We need to encourage ownership, sell off gov housing, encourage private sector provision
R25	More rental housing in Stanley could be freed up with the opportunity to build in camp being more attractive
R26	Service charge: a charge on homes empty for more than six months might be an incentive to letting
R27	The demand for local housing puts the system under too much strain. A local housing association (town council) could be allocated a certain number of properties in the first instance with existing tenants as their clients. A few additional properties of various sizes would also be provided for future needs. This would allow the FIG housing section to concentrate on the contractor pool of houses. [...] Consultation to determine what is provided by each sector would need to be determined in order to set rental amounts (local tenancy usually unfurnished?)
R29	Rental housing should be private sector not FIG
R30	Hard for young people to get into the market. Cheaper for them to have a mortgage than rent so facilitate this as long as they are able to keep it up. Immigration being looked over. Some immigrants contribute little to the Falklands economy as they send money back to family in home country. People need to show commitment.
R33	Build more houses outside of Stanley- compulsory purchase of little used land if necessary
R37	FIG has created too many new plots which then takes more houses out of their rental pool. They should sell off older houses to local tenants to reduce their maintenance program. FIG contract housing don't need such large plots as generally the gardens are neglected. Should never have allowed pets.
R38	Some people have been renting from FIG for many years. This creates a shortage in rental homes. Perhaps after a period of time (5 years) tenants of FIG properties should have their rents increased to the commercial cost. Some who are unable to get FIG rentals earn little but pay huge amounts in rent privately. If all rent too expensive this can be addressed via minimum wage/living wage levels.
R39	By definition older properties require high maintenance and could be too expensive for low income families to maintain & run. Be better to sell to make biggest return to FIG to buyers who could afford to refurb.
R41	"As a single income household it is almost impossible to borrow sufficient funds to purchase a re-sale house. I personally have made 3 bids in the last year, on properties, the last one sold for over £100,000 more than my bid which was the maximum I would be able to borrow. The 1st, a very old property in need of double glazed windows, a new roof and insulation as well as requiring replacement electrics, plumbing and heating systems was sold for £120,000 so the seller informed me when rejecting my bid which I had made taking into account what I could borrow and the amount of renovation that I would also have to cover. All 3 properties were sold to people who own at least 2 other homes. It almost seems that irrespective of the state and or the size of the property, 1st time buyers with limited cash or opportunity to borrow will always be priced out of the market. The only realistic option for me is to build, where the cost is around £100,000 for a small property of the size that I would require however I have been on the 1st time buyers list for around 5 years and in the past year have only moved up 3 places. I



	<p>am not optimistic that I will be offered a plot to bid on in the next round whenever that may be. In addition, just this week I viewed a 2 bed older house, which the seller advised she already had a bid of £155,000 for but expects at least £165,000. A 2nd that I planned to view, the owner said they wanted starting bids of £130,000 but then contacted to say they had an offer of £150,000 so did I still want to see it. I declined as this was already out of my budget. This was also a very small 2 bed. Another factor is the joint mortgage scheme (as attached) is very restricted in terms of the current market, plus cut off before retirement age and to make it affordable there is a requirement to already have a significant amount of cash in the bank which you might be able to if rent was affordable but unfortunately they are not.</p>
R44	<p>The provision of a way for co-op boards to be created will allow groups of individuals to commit to a shared investment of a block of residential units with an affordable cost. This will provide housing for lower income people.</p>
R45	<p>Private sector continuing to build properties for rental at extortionate prices. FIG should increase the housing pool for rental and not subsidise rental from the private sector. FIG need to encourage newcomers into the islands and retain people, however restrictions need to be in place to avoid absentee landlords.</p>
R46	<p>People at teaberry way etc should be able to buy the land that they are living on</p>
R47	<p>Plots in the east of Stanley and in new developments are unnecessarily large. Reducing plot size could be an option. Owners of vacant homes should not face repercussions. They should be incentivised not forced</p>
R48	<p>Small plots fine but what if circumstances change and they want to expand?</p>
R53	<p>Suggest a housing association. Separate some of the major elements such as policy, provision and maintenance</p>
R57	<p>I think FIG could sell off some of the older properties on a rent to buy scheme allowing people like myself to become home owners. The property I live in will need some renovation work in the future. I work in the building industry and therefore would be able to carry out work myself allowing FIG to concentrate on building newer properties thus meaning their already overstretched workforce to concentrate on maintenance</p>
R59	<p>One concern is that any new properties that are built should be good quality- there are stories of some of the newer flats and apartments going up are not suitable (walls too thin and not insulated enough), which is an own goal in the long term.</p>
R67	<p>Not in favour of formal, broad incentives or penalties RE vacant homes. Some limited areas could be: derelict homes/property of deceased owners where heirs cannot be found within 3-5 years (e.g. the property could be assessed, put out to tender with the assessed value as the minimum bid and monies resulting from the sale set aside for heirs when found (or for a designated charity after an appropriate period)), and new planning permissions (if they do not already) could include requirements to complete building within certain time period or face possible penalties on a case-by-case basis.</p>
R70	<p>Policy option 7 areas of disagreement: "increase the amount buyers can borrow through the Joint General Mortgage Scheme"- At face value, this option appears to be an 'easy win' to help buyers make that step up the first couple of rungs up the housing ladder. However, as happened after the previous increase, the availability of 'extra' cash in the market only served to aid the profit margins of the construction companies building the homes. Therefore, the benefit to the buyer was effectively wiped clean and just left them with a larger, high interest rate, debt to pay. If FIG and SCB will look to increase the amount that may be borrowed under the scheme, a mechanism must be put in place to stop the construction industry artificially increasing their prices in order to take advantage of the 'new money'. Any mechanism would likely be overtly intrusive and risk construction companies not working with clients under the same scheme, therefore, any increases should simply be linked with RPI or other inflation indicators and affected annually. "Provide incentives for first time buyers of resale homes"- Much the same as the JDMS, this would only serve the seller as they artificially increase the housing price to take advantage of the incentives provided. "Create a rent-to-buy scheme & sell off older FIG properties to tenants or lower income residents"- I disagree with this</p>



approach as FIG desperately need to increase and maintain their rental portfolio and not sell portions of it to the public. Improving the potential for long term renters to build and buy are a great deal more preferable in current climate.

Respondent	Comments in relation to Policy Priority 2: Affordability of rental housing in Stanley
R01	It's a tricky one- we would all like to be helped out but the regulations has got to be profitable. The question is, how much profit should one get from a property? I for one am not going to do it for near to nothing.
R04	It is not just affordability that is the problem, but the quality of housing and the quantity of the lives of those living in the properties. Whatever is built will probably be there for 100+ years, and therefore building permits should only be issued if new builds conform to reasonable standards od quality of the build and the design that will provide a good quality of life, taking into account space, sanitation, noise, satefy, ventilation, space outside for recreation etc. [...]
R14	Don't implement rent controls, they wont work.
R20	Definitely don't implement rent controls
R21	If developers are incentivised to supply affordable accommodation then that should cater for that need. Rent control would then be self-regulating. FIG housing for low income residents could be increased in the short term until other affordable homes come online. Welfare benefits to provide or help low income residents should only be a stop gap to a better solution.
R24	Recently became aware that a local builder thought an affordable pcm rental amount was £600, as this is over 80% of the lower wage income bracket. I question what an affordable rent is. Its ironic than an affordable rent is equal to a mortgage that the same occupier would not be eligible for.
R25	It would be difficult to encourage private sector renters into charging less money but it should be controlled rather than incentivised. The incentives to build affordable housing are already there in the hiked demand for single-unit and affordable housing, there is no willingness to meet this demand because there is enough demand at the higher end. WP holders being able to buy could alleviate demand pressures. But there isn't much chance that the private sector will reduce rents if they speculatively know that more demand is coming from Capex and oil exploration activity. Controls seem to be more effective to me.
R27	One would imagine that rental in the private sector will invariably be higher than FIG despite the fact that FIG has provided financial assistance to provide/ construct property. Perhaps a % could be applied as a maximum charge based on what FIG would rent at based on prevailing rental rates at the time of approving assistance packages. This could be negotiable but may inspire firms to act quicker and not drag things out hoping for a better deal later on.
R29	Incentives, no grants
R30	We cannot keep providing for those that cannot afford to meet the cost. FIG doesn't have an endless supply of money. Comments on failing business (fish stocks dropping and low wool prices) and how government isn't going to be immune to the world recession.
R31	Think FIG prices are affordable disagree with [...] private rent price. Agree that contractors have priority over local residents.
R32	I think it's a shame that not more is done to try and encourage our young people to stay here. My son and his girlfriend have to live with me because they can't afford to rent privately on their wages- it would cripple them! Both are FIG employees who contribute to the community- both are continuing to study to better themselves but it seems like support is only offered to those that chose to have children! They were told by FIG [...] that they would never get FIG housing! It's disgusting! All they can do is save and build...but not everyone wants to be tied to a mortgage.
R35	creation of low income homes = ghettos



R37	Don't think FIG should take control of rents as some landlords have been successfully renting for many years and the tenants are happy. They should also not lose out if there are incentives for improvements e.g. extensions. Controls should be: number of people in house
R38	FIG rentals should not be available for those above a certain net income. Tenants rent from FIG when payed low but with promotion can afford to buy or rent privately but don't. They stay with the subsidised FIG property. Those who can afford it should be moved on.
R44	The provision in legislation for housing co-ops would also make opportunity for affordable retail property
R47	Imposing restrictions on provate sector rentals is a slippery slope. FIG should ensure there is a sufficient number of homes on the market by building and encouraging private sector to build. All new developments should have a % of its units dedicated to first time buyers, or low income homes. Maybe time for FIG to adopt a housing association concept.
R53	Would be wary of direct involvement in rent control or incentives to the private sector. FIG has a role as an exemplar of real costs.
R64	For people with expandable income, there is very little to invest in here in the FI. FIG have inflated the rental market by renting housing off the private sector at increased prices (and then subsidising them to the contractor workers they place them in- at the cost to the taxpayer). With the rental prices as they are now, it makes good business sense to invest in the bricks and mortar as the return is very good. Unfortunately for the average Joe who wants to have a second property as an investment, he cannot complete/ afford to purchase a serviced plot to build on- as the price is highly inflated- in comparison to a first home buyer. This is fair enough. But with the only option to purchase a resale home, you can understand why it is the cheaper option (over paying a huge price for a serviced plot) to pay over the odds for the resale home. There is no other choice and has to come about by FIG's policies- or lack of foresight. So to then start capping the private sector rental prices- after someone has just invested, would be wholly unjust. If capping was to be implemented, it should only apply to any property that is purchased after the date the policy is implemented. This may prevent people/ business purchasing as an investment and allow first home buyers a more competitive go at a resale home. Or you could just increase the joint mortgage scheme to be more realistic- and in line with current house prices. Otherwise it's pretty useless.
R65	Rental prices in the town are being pushed up and FIG aren't competing with the private sector to keep prices down but appear to be attempting to get as much as the private sector for each property, which is exacerbating the problem. Look at the possibility of capping housing prices in FIG to prevent housing from being unaffordable for the local, working, resident population and encouraging more absentee landlords
R66	The most important thing to tackle first is some kind of control on rent rates. I was speaking to a private landlord and he said his rental rates were so high because of the mortgage payments on second homes. Private rents are out of control. Although they seem to have no problem getting tenants you have to question their standard of living. I have heard rumours of overcrowding, people turning sitting rooms into extra bedrooms and families sharing bedrooms. A friend of mine recently gave up their rental home as their landlord doubled his rent overnight to reflect the top end of the market.
R68	I don't see why it should always be down to FIG to fix or pay for everything to be done all the time. I don't see why FIG should provide private renters with incentives to make extra or empty houses available for the rental market and decent prices, if FIG provide lower rental housing for those people then automatically the private sector will have to alter their attitude and greadiness towards renting and bringing down the cost to rent is they wish people to rent.
R70	The FI has created a bubble, and with any bubble, those that have bust themselves through speculation will inevitably burst in the long term. At present, rent on private housinf is, in many cases, unaffordable. However, demand is extremely high which has lead to overcrowding in unsuitable accommodation. We are close to some landlords being described as 'slum lords' which is simply unforgivable. The government must take strong action to cap rental prices and see that the properties are both habitable and limited by how many tenants may live together in these properties. I understand that the need to encourage new developments is strong but how much of an ethical cost are we prepared to pay to get there?



R75	The risk is that any system becomes very complex with the unintended consequences if conditions are applied at every turn. If there are more attractive services plot developments the market will hopefully take care of it. The caveat on providing plots 'ad libitum' is that there needs to be some thought as to how the private sector can develop their land for a commercial return and for a more diverse offering
R76	I have already addressed this in another section, but believe that rent controls combined with incentives for private landlords to provide affordable housing are an excellent idea and would be fair for low income tenants. The welfare benefits system should also help meet costs, like the housing benefits and DSS available in the UK, and that private landlords should be prohibited from banning those on such benefits from renting their properties, as that happens too often in the UK
R81	Low interest rates are driving private investment funds into the housing market so no shortage of potential funding- currently. Therefore rentals could be significantly lower to provide adequate returns. Solve the housing shortage and solve the problem of high rents and affordability. FIG should accelerate development of housing plots by FIG and remove barriers to private sector doing the same. All actions proposed above are less attractive as all distort the market and behaviours.
R86	Rent and landlord controls are long overdue
R92	likely private sector providers appear to be making a lot of money - do they need extra incentive?

Respondent	Comments in relation to Policy Priority 3: Affordability of home ownership in Camp
R01	Farmers make enough money. Farmers are good at not investing their money- it is not our problem if they aren't good enough business people- it is a business not just a life style
R02	I believe that as long as it's not for 2nd home i.e. holiday home, then more should be done to encourage persons to build/buy their homes in the camp
R07	Again maybe some consideration should be given to non first time buyers also.
R08	We want to encourage families to settle in camp so there are incentives that must be provided and costs that must be undertaken and accepted by FIG.
R15	I have no idea what it is. I don't have time to find out but I've just heard on FIRS you would like an improved response. I'm not surprised- this questionnaire is one of the worst I've ever tried to complete
R21	If FIG is serious about Rural Development, this should be available to anyone in Camp. [...] is not helpful to people wanting to build in camp or those already living in camp. People working on some of the farms have free rent and other subsidies so the value of these should be considered in evaluating 50% debt ratio. If you are able to buy land outside Stanley, you also need to pay for other builds such as water and plumbing. If able to buy on a farm then you may need to have an arrangement with the farm. If you buy an abandoned house in camp (most derelict and need renovating) the costs are high because of haulage etc. Bigger issue than just housing.
R25	[...] there is a barrier to access finance to take advantage of a higher JGMS lending ability. RDS grants assist to a degree but are mostly retrospective, and a one off and in the case of residents rather than businesses in camp and the system isn't supportive. The JGMS option could support some first home buyers in camp but can't help those looking to expand their business, build a home to rent in camp or to build a home to expand their business for seasonal workers or teachers. Worried that living in camp is put into a 'difficult pile' rather than looked at as part of the issue we need to overcome. There isn't assistance that lines up in a way that is solely dedicated to making home ownership easier there.
R29	But not for holiday homes- need to be occupied full time, don't know how you would regulate that though.



R33	As there is a vast amount of little used land in camp. The equivalent sized plot in camp should be made free to outside of Stanley development. This should make building in camp cheaper and encourage development in camp.
R62	but must be affordable
R70	At face value, this option appears to be an 'easy win' to help buyers in the camp. However, as happened after the previous increase, the availability of 'extra' cash in the market only served to aid the profit margins of the construction companies building the homes. Extra cash is not the answer, this only serves to artificially increase the cost of development which negates any intended benefit.
R74	It should be the same in Stanley and camp
R75	Assuming the policy to encourage development in camp is the priority then some additional assistance is necessary
R76	I would love to see the development of the camp for residents. The population has been in decline throughout my lifetime, and long before that, but the additional costs that are incurred when building in camp put those wishing to do so at a severe disadvantage. In places like Italy, the gov offered burseries, grants and plots of land to young people to encourage them to move to run down rural areas. This may not be the best solution for us as a country, but I believe it is still worth exploring, as I'm sure there's people wishing to live in camp, not necessarily as farmers, but the costs prevent them from doing so. A higher mortgage for the Join General Mortgage Scheme seems like the fairest option at this time.
R81	A higher mortgage is not a positive solution to housing in a relatively low income economy. Suggest providing a cash grant equivalent to the difference between first time buyer plot cost and Stanley plot development cost to compensate for extra/over cost of building in camp. Repayable on a schedule if house stops being in full time occupation by someone economically active in camp.
R83	The JGMS cap should be increased, and not just for new-builds but there needs to be a look at how the scheme is implemented for resale properties as the bank will only lend to the valuation price so first time buyers are easily outbid as they often don't have a big enough down payment to compete against other buyers. As well as this, I think it is worth FIG looking at availability of FIG land/plots alongside the Rural Development Scheme as there are plenty of people who would be interested in building their first home in camp and commuting or working from home but there is no land available to do so - offering plots at Fox Bay on government land or elsewhere FIG owns land, or encouraging other parts of camp to consider selling small portions of land would help to repopulate camp, and if first time buyers then the majority are younger. I'm sure people would also be keen for this option for second home buyers, but priority should be given to first time buyers otherwise they'll immediately get priced out
R92	to build in camp you must own land/farm - is that land not an asset that can be used for collateral?



Respondent	Comments in relation to Policy Priority 4: Affordability of home ownership for lower-income residents in Stanley
R01	I think it is a good idea to rent to buy scheme- but for low income households their property could very easily become a look of a 'shanty town', as they will not be able to maintain things- maybe if they were to rent for 25 years or a long period to prove themselves.
R07	Rent to buy would help many less fortunate families, a great idea
R20	I think I read somewhere that rent in the FIG properties for low income families, or maybe pensioners, as being around £430 pcm. This is fine for FIG as there is a tendency for FIG properties to not receive investment over the years at this rate. Therefore these assets reduce value and availability. If a property is in the ownership of an individual or company, neither will wish to end up with a property depreciating year on year. To maintain a standard, there is a need to invest and therefore a higher rent will need to be applied, on top of this, all income is taxed (nationally), so where is the attraction to not reap capital costs/ expenditure over, say, 10 years. Maybe FIG could encourage private rentals at lower rates by not taxing the income on owners. This seems to be the sensible way to really encourage private individuals to build instead of banking.
R21	Older FIG properties should first be offered to the tenant but if they don't want to buy or cant afford to-where do they go? Maybe there should be a scheme to enable them to buy if finance is the problem. Or a low income rental offered from the new builds envisioned. These properties could then be offered to low income residents and if none were taken, sell to the developer. Generally older FIG properties need renovating, instead of FIG spending on these concrete new builds. If older properties were sold at attractive prices perhaps some thought should go into having a condition for sale to keep property in good repair.
R24	The problem with rent to buy schemes and purchase by tenants: it may meet the needs of the buyer at the time, however, if they had more children they could find themselves stuck. I would suggest that they should be able to buy a larger FIG property under any scheme to reduce this problem.
R25	Better aimed at lower-income households that have evidenced extra cost-of-living and no easily attainable option to improve through other FIG schemes i.e. single parents on low incomes.
R34	FIG should allow rent to buy or purchase of rental property to lower and middle income families. If focus is on lower income then its unfair for middle income families.
R38	I believe a tax free saving scheme would be a good idea. However, it must have safeguards to stage profiteering. Perhaps only once in a lifetime and once the property is purchased it cannot be sold or rented out for a considerable amount of time, say 10 yrs. If it is then the tax must be paid.
R39	Care needs to be taken to give help to those in real need
R42	Hopes to purchase old house that the family are renting. Thinks policy option #11 is great.
R44	Purchase of rental property would be positive and should not be available to high income individuals. Aim at low-middle income.
R47	No matter the income of an individual, when it comes to reselling there needs to be safeguards to ensure the property is sold under conditions to be in the 'affordable' category.
R53	Many low income residents are not liable to tax and would not benefit from tax free savings. These same individuals may not be in a position to provide the maintenance required on older homes in the FIG portfolio.
R54	With any policy, need to ensure that middle group arent discriminated against.
R57	I think any help FIG can provide to people to be able to purchase a property and get on the housing ladder would be a huge benefit to the local community
R62	Any rent to buy scheme should have conditions if there is a subsidy re buying the property under value
R63	A tax free saving scheme such as ISA style product should also be available to everybody to encourage saving. There can be a limit on maximum investment so as to avoid the wealthy



	disproportionate benefiting. I'm not sure it needs to be limited to use as a housing deposit
R66	These were difficult questions. If anyone is renting FIG housing I understand they are on lower incomes. I have heard of people who have savings over a certain amount being forced out of FIG housing to build their own as it was established they could afford it.
R70	FIG desperately need to increase and maintain their rental portfolio and not sell portions of it to the public. Improving the potential for long term renters to build and buy privately are a great deal more preferable in the present climate.
R73	Sale of existing older FIG properties should be offered for purchase to enable FIG to build and release new properties on preference basis i.e. first to the existing low income tenants; then to other low income buyers; then finally to any other FIG tenants, low-income or otherwise, which would result in the eventual sale of an aging FIG property and facilitate a new FIG build. We think the borrowing cap on the Joint General Scheme is set too low, and it doesn't seem to be reviewed or in line with the market. It is the £95K which is what it was when I got my mortgage in 2000, but since then the market has changed significantly and it must be making buying and building, especially for a 'forever family home' even more difficult for younger/ low income families and other potential home owners in Stanley and Camp. We know there is another mortgage scheme for higher priced purchase amounts, but of course it isn't accessible or feasible for this group.
R74	Yes rent to buy scheme is a good idea
R75	Not sure of the merits of various assistance schemes, folk involved are better placed to comment on preferences. There needs to be some safety net and scheme for lower income residents, but not sure the above options are the only solutions or options.
R76	I think that, in the first instance, a rent to buy scheme should be rolled out for lower income residence initially, but then expanded to include first time buyers. As I said in another section, my one concern is that we cannot build houses fast enough to replace any properties that were sold off for a rent to buy scheme, as that happened in the UK and then the scheme was largely abandoned.
R77	The issue is ensuring that housing development goes ahead. That's the most important issue. Free up land, serviced plots and encourage the private sector to take part in developing land.
R79	Rent to buy scheme should be available to everyone. The term lower-income is not clear and could depend greatly on individual circumstances
R81	Option 10. As a general rule I am not a supporter of using tax to influence behaviour or to deliver government policy.
R83	Option 11 shouldn't be limited to low-income earners, as for some properties that need lots of refurbishment it would mean that houses would continue to run down as low earners wouldn't be able to afford the maintenance. If FIG stock needs significant maintenance and that is the reason for sale then these should be offered to first time buyers or the open market but with a subsidy for first time buyers. Young people may want to buy a project house to "do up" and often older FIG properties (or other resale properties) have established gardens which some buyers consider more important and is a reason for not wanting a new build on sapper hill where establishing a garden will take 20years. Don't see why tax-exemption is needed for the rent-to-buy scheme, [...] there needs to remain some responsibility, even on low income earners to manage their money and demonstrate ability to save. Tax exemption seems to be going a bit too far, even if it is for all first-time buyers it seems a bit excessive rather than a straightforward saving scheme, especially if combined with existing first time buyer subsidies. FIG should work with SCB to offer more flexible or more different mortgage schemes, as now that the price of houses continues to grow, the £119k standard mortgage barely covers the cost of a house, and more people are having to make up the 75% balance for a variable mortgage or for unsecured loans - increasing borrowing power, particularly for mid to higher earners would mean they would be able to build/buy sooner and get on the housing ladder sooner.
R92	one simple buyer scheme (PO10) enough to assist low income buyers (not just first timers)



Respondent	Comments in relation to Policy Priority 5: Housing quality and suitability
R01	For the cost of a mobile home (they shouldn't be allowed), I believe we should start to develop the caravan park into a solid structure of a house.
R02	Definitely should have to abide by building standards and be given advice on siting. As we have seen in the past, some mobile homes are literally been thrown on the land
R21	Caravan park improved or new smaller permanent dwellings erected
R24	As long as existing land space etc is also applied
R26	If a small unit is what an individual wants and can afford why should they not be allowed to site it on a small plot?
R27	If circumstances change and the caravan/ mobile home gets turned into a rented facility, which was not the original intention
R29	Answered yes but I think housing should be of a more permanent nature. Disagree with lots of mobile homes at all.
R30	If mobile homes made permanent then they need to be tidied up. If too costly, build single bed permanent structures to give lower income individuals an option.
R34	Caravans should only be allowed on a residential property where they are temporary accommodation for the building of a new home on that residents plot
R39	Multi unit living can be hard for older people, noise, nuisance and parties
R43	We should move away from encouraging people to live in caravans. This is not a long term property option. Caravans also spoil the look of the town.
R47	Permanent and energy-efficient micro-homes could replace a lot of the crumbling portacabins.
R52	Suggest that burden of proof should be on the applicant, not any potential objector; assume that the application will be rejected unless the applicant can demonstrate to the satisfaction of the committee and any objector that it's a reasonable one, rather than allow it to go through unless someone comes up with a significant problem
R53	Multi story buildings better suit
R65	I think people should be allowed to be flexible with the siting of property on their land. However, any siting of caravans/ mobile homes should be made to be tidy, have parking, be fenced and be structurally sound. It is essential that town planning enforcement is brought in to tidy up those unsightly areas. Any buildings falling into disrepair should instigate instruction from town planning to rectify with deadlines after which times fines and demolition actions should be brought into play.
R67	Until there is more housing available, especially secure rentals, caravans should be allowed with, say, 5 year planning permission-renewable if the caravan continues to meet the standards and the grounds are not an eye sore. What is permitted could also be reviewed every 5 year or so and become more restrictive if there is less housing pressure
R70	FIG may look to provide incentives for persons to create extensions that serve as a granny annexe as opposed to unsightly caravans that may inadvertently hinder the property values of adjacent homeowners
R73	Avoid caravan parks; placement of caravans to be in line with planning regulations; building standards to apply
R76	Truthfully, I do not understand why a block of flats or other affordable multi-story housing wasn't built on the plot of land where the caravans were placed. It seemed like a waste of resources at the time, and if a taller building like a block of flats has been build instead, it could have potentially housed more people. I also have some concerns about the warmth of the existing caravans during our winter. I am aware that some people are incredibly happy with their mobile homes. I dont disagree with mobile homes being allowed to be placed on residential land with existing houses either, but caravans do need to comply with current building standards. I would, however, prefer to see other potential residential land to be developed for multi-story flats or houses instead of more caravan parks.



R78	I don't believe that people want to live in caravans, just that that is all they can afford to live in.
R81	A simple set of standards regarding thermal efficiency etc is needed and long overdue.
R83	Mobile home/caravan shouldn't be allowed on residential property where house exists unless temporary (ie whilst building) - small and more permanent options should be the priority.
R86	There are no caravan parks. FIG should be enforcing that no more mobile homes be purchased with the intention of siting them on residential properties and renting them. They do not solve a problem. They are merely creating more problems. If this wasn't already an issue there would be no need for this section of the questionnaire would there? Many of the caravans that are rented are looking pretty shabby. In the Falkland elements they require cladding and roofing if they are to endure the weather, be more energy efficient and also to fit in better and look less like ugly caravans.
R92	important FIG don't panic build more sub-standard housing (ie more embarrassing caravan parks)
R93	[...] The roads are unsurfaced and there are no pavements or street lighting. There is little privacy, with no thought having been put into layout or landscaping, or even the provision of basic windbreaks.

Respondent	Comments in relation to Policy Priority 5: Housing quality and suitability
R01	Find it very hard, incase FIG are to bring in unrealistic restrictions
R06	I live near 2 rental properties and out of hours noise (parties) and parking area problems
R15	Doesn't necessarily need to be standardised but there should be something that meets a minimum standard
R20	As I see it, a % of tenants fall into a different category. This % send a % of their income overseas to other family members or invest in a property overseas and this is perfectly fine. But, I do not think that a landlord in the Falklands should be controlled if they have chosen to invest their funds in the Falklands to both provide needed housing and create their family well- being, financially, as opposed to an option they could take i.e. just hold money in a bank account.
R21	Both tenants and landlords should be protected from unscrupulous behavior. If landlords want to write their own agreement and not use a standardised one they should be able to, but it should be approved by a regulatory body for legality and fairness.
R24	tenents need security from bad landlords
R25	This is important particularly to support families and when supply is low for affordable alternatives
R26	Protection should be for both parties as bad tenants can trash a property
R29	Very difficult to get a standard agreement- some allow smokers/pets and some don't for a start
R30	Some protection needed but legislation could make it complicated. The state that some FIG homes are left in arent acceptable and costs should be recovered from the tenants.
R37	Agree that tenants need to be protected but so do landlords. Not all landlords are out to rip people off.
R39	Protection needed for both parties
R52	balance between supply and demand puts all power into hands of the landlords at the expense of the tenants and the agencies for whom they work for. Using islander ownership as a trump card for everything simply won't do. If you want to retain the best personnel, you need to make the options at least reasonable for them.
R53	Both parties need protecting
R62	Standards can be imposed if FIG contributing to rent



R63	For too long the protection for tenants has been lacking- no security of tenure, no regulation, no standards, no limits on occupation, no limits on rent. Maybe an accredited landlord scheme could work- but experience suggests that that works where there is a competitive market where tenants have a meaningful choice of landlord. I think it needs law.
R68	I am lucky enough to own my own home and a second small home, which I rent out. I have had an agreement for my tenants to sign which includes the length of the lease and how much notice they have to give me and keeping the house and grounds tidy. I do not agree that FIG should be interfering in private rental. I would hope those that are renting keep their rental property in a good state and keep an eye on them regularly. I realise that there are some overpriced rental properties on the market, but not everyone is over charging and I do not wish to be told what I can and cant charge.
R70	At present, rent on private housing is, in many cases, unaffordable. However, demand is extremely high which has lead to overcrowding in unsuitable accommodation. We are close to some landlords being described as 'slum lords' which is simply unforgivable. The gov must take strong action to cap rental prices and see that the properties are both habitable and limited by how many tenants may live together in these properties.
R73	This is not about creating a standardised agreement or voluntary governing guidelines, but creating a regulatory framework that landlords and tenants must, by law, adhere to, which provides protections for both parties. Within that framework examples of landlord/tenant agreements that are compliant with the law could be provided. There also needs to be a process for complaints to be investigated for both parties.
R75	A lot of these conditions and micro management could be avoided simply by having more land and plots readily available. The 'pipeline' for providing serviced plots FIG and private sector is too stop/start it needs expanding and consistency. It can't be magically produced at short notice. When we hit a 2 year or whatever delay we divert to thinking of all sorts of conditions to remedy the situation, many of which are likely to be complicated and have unforeseen consequences. Just develop the plots!
R76	As FIG is the largest provider of housing in the islands, I think it is sensible for them to set out a standardised landlord/tenant agreement with private landlords. It sounds fair, and I would prefer it to be mandatory. I think it would be helpful for all parties involved, especially for a first time tenant or landlord. I do worry about whether or not tenants rights would be equal to those of the landlords, as that has not been my personal experience in the UK, even when leaving a property in a better state than I found it. Laying out clear instructions, like conditions for early termination as one never knows when they might need to vacate the property, e.g. due to ill health/ bereavement. I also think a deposit protection scheme is needed, like the one offered in the UK, as in the UK, many tenants cannot afford to move or struggle to find a new rental because their deposit either hasn't been returned without due cause, or the landlord may take some time to return it.
R78	FIG should impose or require tenant/ landlord standards. Stressing this point as the question above.
R79	If you cannot direct the private market to conform to the government expectations of what the system should work like. If government properties were in ample supply and offered to the wider market beyond social housing the knock on effect would be a reduction in the rental rate charged by the private sector. There are far too many variables for each private landlord to be expected to conform to a standardied agreement in terms of property size, specification, age etc. The proposal is short sighted and unworkable in an attempt to seek a solution
R81	A document setting out what is and isn't acceptable behavior for both tenants and landlords would be a very useful document to reduce frequency of issues. A standard proforma tenancy agreement for use by landlords would also result... (comment cut off)
R83	I think working towards voluntary guidelines should be the first step, once the uptake of these has been determined and to see what buy-in there is then you can consider whether it is necessary to make it mandatory or whether it will essentially self-govern as suggested in the policy description. It would also be good to see some framework for rent reporting and complaints or similar within this, as some tenants are put into accommodation provided by



	their employer and tied to their work, and therefore may not feel able to speak honestly about the pressures of renting for fear of repercussions or losing their job [...]
R92	landlords will be obstructive/never agree - save time/effort and go straight to legislation
R93	There are two different issues that need addressed. The first is that tenants should be protected against rent rises during the agreed tenancy period (12 months unless special circumstances apply) and should also be protected against the tenancy being terminated unless the tenant has breached the terms of the agreement (other than where the tenant has agreed at the outset that the tenancy can be terminated on not less than 4 weeks notice because the property is required by non-commercial landlords for occupation by self or family). The second is that landlords should be able to regain occupation at the end of the agreed lease period. If the landlord wants to renegotiate the rent for a further period, they should be able to do so.



Appendix B: Summary of issues and comments arising from Public Meetings and consultation with Chamber of Commerce members.

Public Meetings held in Stanley on 8 September 14 October 2020

- Concern that there is a real housing shortage now, not just in the future
- There is space in the market for more Homes in Multiple Occupation (HMOs), which could offer lower cost alternatives for people
- The release of plots for development needs to be faster in order for that aspect of the market to be viable for current and prospective developers
- Subsidised building plots should be offered to people moving house as well as to first time buyers
- Need to provide sufficient incentives to private and commercial landlords to bring more accommodation to the market
- Suggested that FIG if increased its pool of rental housing it would bring down the market level for rents
- FIG policies need to align and support the housing strategy e.g. help link together FIG employees and others who want to house share
- Wider issue of reducing reliance on temporary contractors and the linked pressures this places on the housing market

Public Meetings held in Camp on 25 and 26 September

- Financial incentives currently favour first time buyers building new houses in Stanley. Equivalent support needs to be provided for: building in Camp; buying resale properties; and enabling Camp residents to sell their property and move to Stanley e.g. farmers who wish to retire
- [...] it was questioned whether [...] the value [...] of agricultural incomes [...] was understood [...] both of farmers e.g. variability of earnings from year to year, or the incomes of farm workers e.g. real terms wages are higher when consider accommodation is often provided
- Key issue of building in Camp is the additional cost compared to Stanley, as well as the cost of putting in services (water, power, and communications) and this may not be reflected in the potential resale value of Camp homes
- The conditions for FIDC power grants should be improved to reflect real world circumstances
- Strong agreement that private sector rents are too high, particularly for young people starting out, and the need to find a way to bring them down
- Farmers/Landowners have no difficulty with finding land to build a house, but it is difficult for others who may wish to move to the Camp to do so (landowners unwilling or unable to sell plots)
- All housing concerns are linked to other, broader issues for Camp – opportunity, connectivity, schools etc.
- Farmers/Landowners have no difficulty with finding land to build a house, but it is difficult for others who may wish to move to the Camp to do so (landowners unwilling or unable to sell plots)
- All housing concerns are linked to other, broader issues for Camp – opportunity, connectivity, schools etc.



Meeting held with Chamber of Commerce members on 1 October

- Strong perception that there is a serious housing shortage at present, particularly for low cost housing, and that any plans will need to tackle the existing deficit first before meeting future demand
- Agreement that there is a gap in the market for HMOs and smaller, more affordable housing units
- It was noted that the current pace of building may be higher than we have assumed
- Concerns about delays in the release of serviced land holding back the pace of building
- The cost of servicing land was highlighted as significant limiting factor for developers, particularly in relation to developing low cost housing
- In looking at the affordability of home ownership in Camp; there is a need to distinguish between the East, West and outer islands, as building costs can vary depending on the location in Camp.
- The already strained capacity of the building and construction sector was raised as a limiting factor for any proposed housing developments
- Proposed options to increase the availability and affordability of rental housing in Stanley were welcomed; particularly reducing restrictions for Work Permit holders, and extending rent relief to private sector renters, however it was emphasised that any measures should be considered and monitored carefully to avoid negatively impacting the cost or availability of rental housing for permanent residents
- Concerns about negative planning decisions, especially in relation to high density or HMO types of buildings that are needed
- Need to have the right incentives for business and individuals to invest in the sector, particularly with regard to developing properties for rent. A holistic approach needs to be taken, including examining opportunities under the tax system
- Suggested that further data should be compiled; would be useful to conduct an analysis of affordable rents as a percentage of income compared to commercial rates, taking into account building costs and sufficient incentive for a return on cost. FIGs rent charging policy should also be examined relative to market levels.
- Ultimately need to increase supply of housing, rather than just shift demand between categories of housing tenure
- Concerns raised about the issue of over-crowding in accommodation and that this needs to be examined and addressed
- Key developers in the market, and businesses in general, expressed a keen interest in engaging with FIG and working together to develop solutions
- Light touch regulation of the private sector rental market was desirable, but it was cautioned that over-regulation would drive landlords out of the market if rules and regulations were over burdensome.