

# **STATES OF JERSEY**



## **STATES STRATEGIC PLAN 2005 TO 2010 (P.81/2004): SECOND AMENDMENT**

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**Lodged au Greffe on 8th June 2004  
by the Housing Committee**

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**STATES GREFFE**

STATES STRATEGIC PLAN 2005 TO 2010 (P.81/2004): SECOND AMENDMENT

At the end of the proposition, after the words “of the Appendix” insert the words –

“except that, in Section 9.1 (Prioritise States’ Resources) of Strategic Aim Nine, for the words –

The establishment of a single property function for all States property	2006	<ul style="list-style-type: none"> <li>▪ Finance &amp; Economics</li> </ul>	Environment & Public Services	Optimum use of States land and property Reduced costs in the administration of property Improved maintenance of buildings in the longer term
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there shall be substituted the following words –

Establish an overarching States’ property strategy whilst recognising that, in the interests of accountability and effective service to the community, there needs to be continued direct link between rentals paid and property management within States’ housing.	2006	<ul style="list-style-type: none"> <li>▪ Finance &amp; Economics</li> </ul>	Environment & Public Services	Optimum use of States land and property Reduced costs in the administration of property Improved maintenance of buildings in the longer term
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## **REPORT**

The Housing Committee manages 4,669 properties on 216 sites and is responsible for approximately 12,000 residents.

The rent roll as at 31st December 2003 was £31,129,291 for that year, with rent received, net of subsidy, amounting to £14,809,452.

The Housing Committee is the major social landlord in the Island and has over many years established a very close link with its tenants. The provision of a maintenance service is one of a number of services provided to tenants in return for the payment of rent. The Housing Committee believes that the direct link between rentals paid and property management must be kept intact. Indeed a number of initiatives have been developed over the years by the Committee to reward good tenants. These rewards, based on enhanced services, have a significant social input.

With the use of cross-cutting teams, the Department has worked hard to ensure that a balance is maintained between a value for money maintenance service and the social benefit to the wider tenant community. Property is core to the service the Housing Committee provides. It is therefore fundamental to the success of social housing that the bond between landlord and tenant is maintained.

Notwithstanding the wish of the Committee to protect the position of tenants, the proposed amendment does not interfere with the aim of establishing an overall property strategy for the States. Indeed, such clear links of accountability between charges and services provided are entirely in tune with the recently-approved Visioning document.

There are no additional financial or manpower implications for the States as a result of this amendment.