

**QUESTIONS TO BE ASKED OF THE PRESIDENT OF THE HOUSING COMMITTEE ON TUESDAY
21st OCTOBER 2003, BY DEPUTY G.C.L. BAUDAINS OF ST. CLEMENT**

Question 1

Would the President –

- (a) confirm the undertaking he gave at a meeting of St. Clement parishioners on 30th September 2003, namely that the Committee will sell 139 three-bedroom houses from the Le Squez Estate, and 53 three-bedroom houses from the redeveloped Le Marais low rise to first time buyers?
- (b) confirm that the refurbishment of Le Squez Estate will increase the number of bedrooms there from 589 to 691, namely 416 for sale and 275 for States rental?
- (c) advise members whether the Committee expects the profit from the Le Squez re-development sales to fund the whole estate's redevelopment?
- (d) explain why the Committee did not consult with the Parish regarding the allocation of social rented and first time buyer homes on St. Clement's rezoned sites and will he give a commitment to do so in future? and,
- (e) confirm whether Field No. 40, St. Clement is part of an agreement involving a field in St. Ouen whereby all of the former is to be developed for social rented accommodation thereby avoiding the 45/55 per cent split with first-time buyer properties?

Answer

- (a) The actual numbers may vary slightly but I can confirm that, subject to States approval, the Committee will sell about 150 three bedroom houses from Le Squez and about 55 three bedroom houses from Le Marais to first-time buyers, with preference being given to existing Committee tenants and in particular those currently living in the area.
- (b) Again, the exact number of bedrooms will vary as the detail of the schemes is developed but, as presently proposed, there will be 683 bedrooms in the new development to replace the existing 589. The proposed split will provide 465 for sale and 218 for rental.
- (c) A capital vote of £4.68 million was granted for the first phase of the Le Squez redevelopment. The total cost is estimated to be about £33 million and, after expending the sum voted, the remaining requirement of about £28.32 million is expected to be funded from sales.
- (d) The Committee did consult the Parish on the allocation of first-time buyer homes on the Hodge Phase I development. The allocation of first-time buyer homes on the sites rezoned in 2002 will be controlled by the developers of the sites and not by the Housing Committee. In terms of social rented housing, any recommendations made by the Parish will always be given due consideration. The Committee has always been happy to consult with the Parish over these matters and will continue to do so.
- (e) The Committee intends, subject to States approval, to enter into a binding legal agreement with the developer of Field No. 40 to provide wholly social rented housing on that site. At the same time, the Committee would enter into a binding legal agreement with the developer of Field Nos. 786 and 787, St Ouen to provide predominantly but not all first-time buyer dwellings. The intention would be to maintain overall the 45/55 per cent split for social rented and first-time buyer housing on rezoned sites.

Question 2

Will the President explain the funding mechanism for building social rented housing on Hodge 2 and Field No. 40, St. Clement?

Answer

The Committee is currently holding discussions with the Finance and Economics Committee over the most appropriate funding option for the development for social rented housing of the Hodge Phase II and Field No. 40 sites.