

**WRITTEN QUESTION TO THE MINISTER FOR HOUSING
BY DEPUTY S. PITMAN OF ST. HELIER**

ANSWER TO BE TABLED ON TUESDAY 3rd JULY 2007

Question

- (a) Would the Minister provide a breakdown of his Department's £75 million maintenance backlog?
- (b) Would the Minister provide an age profile of those 1000 'better-off' tenants, identified within the Social Housing Property Plan as paying full-fair rent without abatement or paying at least 90% full-fair rent?
- (c) What consultation has been undertaken by the Department with the 1000 'better-off' tenants, identified within the Social Housing Property Plan as paying full-fair rent without abatement or paying at least 90% full-fair rent, to enable it to identify the likely uptake of tenants of the proposed Shared Equity Scheme?
- (d) What consultation has been undertaken by the Department with the tenants currently occupying the 800 properties that have been earmarked for sale within the Social Housing Property Plan, to enable it to identify the likely uptake of tenants of the proposed Shared Equity Scheme?
- (e) In view of the fact that the Social Housing Property Plan is to be debated on the 17th July 2007, would the Minister inform Members what discussion has taken place between his Department and those mortgage providers who provide mortgages to the over 50s?

Answer

- (a) The breakdown of refurbishment work per site is as follows -

Site	Number of Dwellings	Anticipated Scope of Works
Ann Court 1	22	Major refurbishment (funds will now be committed to replacement of accommodation to be lost to Town Park scheme)
Ann Court 2	48	Major refurbishment (funds will now be committed to replacement of accommodation to be lost to Town Park scheme)
Bashfords Estate	70	Replace heating systems, install double glazed windows; replace doors; cavity fill the block work; paving to the estate; upgrading mains electricity; clad fascias and replace the rainwater goods; upgrade the communal lighting.
Caesarea Court H/R	52	Demolish & Rebuild, or insulate; upgrade the heating; replace the lifts; replace the drainage; install double glazed windows; replace entrance doors; new roofing; upgrade the external facilities; inspect & upgrade electrics; replace the balconies; upgrade M/E; upgrade the communal storage facilities; repair parking areas;

		upgrade landscaping.
Clos de Balmain	67	Replace heating systems; replace double glazed windows; replace communal entrance doors; insulate; insulate roofs; upgrade laundry facilities; upgrade electrical main cable; repairs to paving and tarmac.
Clos des Sables 163 - 170	8	Replace fascias and Soffits; install double glazed windows; replace communal doors; insulate building; re-cover roofs; upgrade external facilities; upgrade communal lighting; replace water storage; replace rainwater goods; decorate internally.
Clos du Fort Phase 1	48	Replace roofs; upgrade the heating; replace/reline the drains; install double glazed windows; insulate building; install door entry systems; replace entrance doors and curtain walling; replace rain water goods; upgrade flooring at communal areas; upgrade communal lighting.
Clos du Quennevais	16	Replace heating systems; repair drainage; install double glazed windows; replace doors; insulate building; replace roofing; new electric main; new water main; renew landscaping/parking.
Clos du Roncier	83	Replace heating systems; replace drains; install double glazed windows; replace front/back doors; insulate building; clean roofs; augment loft insulation; upgrade electric main; replace rain water goods; landscaping; provide youth facility; de-commission oil system.
Clos Gosset	115	Replace heating system; upgrade drains; install double glazed windows; front & back doors; insulate building; re-cover roofs; augment loft insulation; upgrade mains electricity; replace rain water goods; refurbish internal areas.
Clos St Andre	55	Reline drains; install double glazed windows; re-cover roofs; repair walls and fences; install play area; insulate; fascias & soffits; replace rain water goods; replace garage doors.

Convent Court HR	82	Demolish & Rebuild. Or insulate; upgrade the heating; replace the lifts; replace the drainage; install double glazed windows; replace entrance doors; new roofing; upgrade the external facilities; inspect & upgrade electrics; replace the balconies; upgrade the communal storage facilities; repair parking areas; upgrade landscaping.
De Quetteville Court H/R	32	Demolish & Rebuild. Or insulate; upgrade the heating; replace the lifts; replace the drainage; install double glazed windows; replace entrance doors; new roofing; upgrade the external facilities; inspect upgrade electrics; replace the balconies; upgrade the communal storage facilities; repair parking areas; upgrade landscaping.
Don Close	6	Inspect drains; replace rear windows and curtain walling; replace entrance doors; insulate cavity and roofs; upgrade communal lighting; decorate communal areas.
Gorey Village	62	Replace heating systems; install double glazed windows; replace front and rear doors; insulate and clean roofs; repair tarmac and paving; upgrade electricity main; insulate; replace fascias rainwater goods; upgrade internal areas.
Grouville Arsenal	18	Replace heating systems; re-cover roofs; install double glazed windows; upgrade mains electricity; insulate; replace fascias & rainwater goods.
Hampshire Gardens	39	Convert bed sits to 1 bed units; upgrade heating; install up to 4 lifts; reline drains; install double glazed windows; renew communal entrance doors; insulate building; erect Decra roofing; upgrade landscaping; upgrade mains electricity; upgrade water main; upgrade internal communal areas.
Hillside Court	12	Install double glazed windows; replace front doors; insulate cavity and roofs; upgrade external areas.
Hue Court H/R	114	Upgrade heating systems; refurbish lifts; upgrade drainage; install double glazed windows; replace all doors; insulate building; replace & insulate roof; improve play area and decking; upgrade mains electricity; replace water plant and equipment; upgrade internal rain water goods; replace internal flooring; water proofing works to car park.

Jardin des Carreaux	50	Replace heating systems; upgrade drainage; install double glazed windows; replace front and rear doors; upgrade insulation; replace roof and augment insulation; upgrade play area; replace rainwater goods.
Journeaux Court	61	Upgrade heating system; add lifts; upgrade drainage; refurbish entrance doors; insulate buildings; upgrade mains electricity; upgrade mains water; refurbish communal areas; upgrade kitchens and bathrooms.
George V Homes	16	Upgrade heating systems; upgrade the drainage; install double glazed windows; refurbish community area; cavity fill walls; replace roof coverings; augment loft insulation; upgrade external lighting; replace rainwater goods; replace front doors.
La Carriere	12	Upgrade heating; re-line drains; install double glazed windows; upgrade electricity; external cladding; repair roof; rock face stabilization; upgrade plumbing; replace rainwater goods; renew shed areas.
La Collette Flats	119	Insulate; upgrade the heating; replace the lifts; replace the drainage; install new double glazed windows; replace entrance doors; new roofing; upgrade the external facilities; inspect & upgrade electrics; replace the balconies; upgrade the communal storage facilities; repair parking areas; upgrade hard & soft landscaping.
La Grande Piece	38	Upgrade heating system; inspect and repair drains; install double glazed windows; replace entrance doors; cavity fill walls; augment the loft insulation; upgrade mains electricity; upgrade water at pressurized system; replace rain water goods, fascias, soffits etc; upgrade communal lighting.
Le Clos du Martin	16	Replace heating system; install double glazed windows; augment loft insulation; upgrade electrical mains; replace fascias and rain water goods etc; upgrade communal lighting; refurbish metal balcony rails.
Le Geyt Flats 1 - 21	21	Upgrade heating; install new lobby doors; install double glazed windows; refurbish existing timber doors; replace roof; augment loft insulation; upgrade electrical mains; replace rain water goods; lay new communal flooring; insulate the building.

Les Cinq Chenes 1 - 106	106	Replace heating systems; install double glazed windows to flats; remedial works to other windows; replace some front doors; insulate properties; clean off roofs; augment loft insulation; upgrade electrical supply; remove and re-fix rain water goods and cladding; tarmac repairs; works to boundary; play equipment refurbishment; decommission oil pipe line.
Les Maisonettes	22	Replace heating systems; install double glazed windows; replace entrance doors; cavity fill insulation; replace roof coverings; augment loft insulation; upgrade electrical supply; refurbish communal areas.
Les Vaux	28	Upgrade heating systems; replace drains; install double glazed windows; upgrade door entry systems; refurbish main entry doors; insulate building; augment loft insulation; improve hard landscaping; check electrics; replace rain water goods; upgrade internal communal areas; replace doors with composite doors.
Lewina	2	Upgrade heating systems; install double glazed windows.
Liberation Court	78	Replace entrance doors.
Lord Coutanche Court	38	Insulate cavities; augment loft insulation.
Maesteg House	6	Replace heating systems; install double glazed windows; replace entrance doors; cavity fill; upgrade mains electrics.
Nicholson Close	16	Replace heating systems; install double glazed windows; repairs to external cladding; clean roof tiles; upgrade hard landscaping and play area; upgrade mains electricity; repairs to rain water goods.
Normandy Cottages	9	Replace heating systems; install double glazed windows; replace entrance doors; re-cover roofs; insulate fascias, soffits and rain water goods.
Pillar Gardens	31	Replace heating systems; install double glazed windows; clean off roofs; upgrade parking landscaping and play area; upgrade mains electricity; repairs to rain water goods; replace garage doors.
Pomme d'Or Farm	86	Repair drains; fit door entry systems; fit new doors; insulate building; remedial works to roof coverings; upgrade play area and hard landscaping; upgrade emergency communal lighting; replace rain water goods;

		insulate fascias gutters etc..; upgrade communal areas.
Pre de Talbot	24	Replace heating systems; recover roof; augment loft insulation; upgrade mains electrics.
Princess Place Flats	12	Replace heating systems; insulate cavity; recover roofs; upgrade mains electricity; replace rain water goods, fascias & soffits.
Princess Place Houses	26	Replace heating; re-cover roofs; augment loft insulation; upgrade mains electrics.
Raleigh Avenue House	8	Replace heating systems; insulate cavity; recover roofs; upgrade mains electricity; replace rain water goods, fascias & soffits.
Rosemount Estate	26	Replace heating systems; re-cover roof; augment loft insulation;
St Georges Estate	20	Replace heating system; re-cover roofs; augment loft insulation; upgrade rain water goods.
St Martins Arsenal	22	Replace heating system; re-cover roofs; augment loft insulation; upgrade mains electrics; replace ceilings and lighting in communal areas.
St Peters Arsenal	21	Replace heating systems; re-cover roofs; augment loft insulation; replace rain water goods.
St Peters School Estate	18	Replace heating systems.
Sutton Court	18	Replace heating systems; install double glazed windows; repairs to external cladding; clean roof tiles; upgrade hard landscaping and play area; upgrade mains electricity; repairs to rain water goods; replace garage doors.
The Cedars	74	Insulate; upgrade the heating; replace the lifts; replace the drainage; install double glazed windows; replace entrance doors; new roofing; upgrade the external facilities; inspect upgrade electrics; replace the balconies; upgrade the communal storage facilities; repair parking areas; upgrade hard landscaping.
Town Mills	18	Replace heating systems; repair/replace drains; re-cover roofs; augment loft insulation; upgrade mains electrics; replace rain water goods.
Vauxhall Gardens	51	Service windows; augment loft insulation; insulate fascias and soffits; replace rain water goods; upgrade communal lighting.
Victoria		

Cottage Homes	70	Refurbish older blocks to create lifetime homes.
Vincent Court	43	Replace heating systems; survey & repair drains; install double glazed windows; replace entrance doors with composite items; insulate and render external walls; re-cover roofs; augment loft insulation; upgrade mains electrics; renew rain water goods; upgrade internal communal areas.
Wellington Park	55	Replace heating systems; replace front and rear doors; repairs to cladding; re-cover roofs; augment loft insulation; upgrade hard landscaping and play areas; upgrade mains electrics; replace rain water goods, fascias and soffits.
Westmount Park	55	Re-lay drains; insulate cavities; carry out repairs to tarmac and paved areas.
Whiteley Close	21	Replace heating systems; install double glazed windows; carryout repairs to cladding; clean roofs; augment loft insulation; upgrade hard landscaping and play area; upgrade mains electricity; repairs to rain water goods; replace garage doors.
Wilkes Gardens	29	Replace heating systems; clean roofs; augment loft insulation; upgrade mains electrics; replace garage doors.
Woodlands	4	Replace heating systems; install double glazed windows; upgrade communal lighting.

(b) The 1000 'best off tenants' as at today can be categorised as follows -

152 are 40 years old or under,
404 are aged between 41 and 50,
73 are aged between 51 and 60
371 are aged over 60.

(c) It was not deemed sensible to contact these tenants in advance of a States decision, particularly when this is a 10 year Plan and it is accepted that, over that ten year period, people's incomes and circumstances will continuously change. However, the information below provides a snap shot of current uptake:-

236 tenants have already come forward to confirm their interest in purchasing. 142 of these tenants are currently paying full-fair rent without abatement or paying at least 90% full-fair rent. On the basis of declared earnings, the following can also be confirmed:-

Of these 236 -

191 could secure a mortgage of £160,000
175 could secure a mortgage of £211,500.

(d) The Property Plan does not identify the actual properties being proposed for sale, rather a maximum number of sales on any given Estate. 70 of these properties are at Le Squez & Le Marais and have already been sold or are due to be sold over the coming months. The remaining properties at Le Squez & Le Marais (139) will be newly built during the refurbishment of future Phases on the two Estates. All tenants at Le Squez and Le

Marais have been visited on at least one occasion to discuss the redevelopment, those being affected the earliest and who are being decanted at this time, have in most cases been visited three times.

In respect of the other properties outlined in the Plan, the Department has no intention of asking any of the current tenants to move from their home in order for a sale to go ahead. Current tenants, who wish to buy their home, once refurbished but at any time over the 10 year period, will be able to do so until the maximum number of sales on that site is reached. Tenants who wish to buy over that 10 year period who do not currently occupy a property proposed for sale, will have the opportunity to do so as and when properties naturally become void over that 10 year period.

- (e) A number of lending institutions have approached the Department to discuss the proposed Shared Equity Scheme. These meetings have been at the request of the lending institutions to familiarise themselves with the proposals. No reference was made during discussions to particular age groups as sales would be open to tenants of all ages, although it has become clear that a number of the lenders are tailoring their products to older first time buyers and those on lower incomes offering such things as extended repayment periods and 100% mortgages.