

3.2 Deputy G.P. Southern of St. Helier of the Minister for Housing regarding the release of the updated/replacement Wilcox (Sector) report reflecting the impact on social rents of weighted average increases:

Will the Minister release to Members the updated Wilcox report or its replacement, showing the impact on social rents of his proposal to increase levels from 69 per cent of private sector rents currently to 90 per cent, the impact on income support funding and on a weighted average increase in rent levels previously calculated at £39 weekly?

Deputy A.K.F. Green of St. Helier (The Minister for Housing):

It does not matter how the Deputy keeps asking this question. There was no updated Wilcox report. There was no updated Wilcox report because that work was abandoned, the Minister for Social Security has offered to provide Members who request it a draft copy of the Wilcox report as drafted, that was abandoned. Deputy Southern had a copy of that 2 weeks ago. The work that continued following that report, as I say, was abandoned. There was no follow up. That work that continued is to be found, and that work was done by my officers and the officers of Social Security, in P.33 and R.15. There was no updated or replacement Wilcox report. I do not know how to say it so the Deputy understands. I am not hiding things. Everything we have he has.

3.2.1 Deputy G.P. Southern:

Can the Minister confirm then that he has just stated that work on the social impact of this proposed rise in rents has been abandoned and he has no new figures because the Sector report, apparently, was out of date?

Deputy A.K.F. Green:

No, I did not say that. I said it was abandoned and the work was taken up by my officers and the officers of Social Security and that information provided is in P.33 and R.15 respectively.

3.2.2 Deputy G.P. Southern:

The Minister has just said that work was continued and appears in P.33. I believe it consists of a table and possibly 2 pages. The original Wilcox report was some 50-something pages long. Does he think 2 pages replaces 50 pages of in-depth research?

Deputy A.K.F. Green:

I think the number of pages is irrelevant. It is the accuracy of the work that is important.

Deputy G.P. Southern:

If I may continue, Sir.

The Bailiff:

One more.

3.2.3 Deputy G.P. Southern:

In response to written question 13 asked of the Minister, the Minister refers to the average increase as being around £12 or 6 per cent. In that case he takes the average between 90 per cent of the market and the current fair rent levels. Will he accept that the current average paid by States sector tenants is 69 per cent of the market rent and therefore the actual increase over the next few years to States tenants will be far, far larger than going from 82 per cent to 90 per cent, as he has stated in question 13?

Deputy A.K.F. Green:

I am not in the habit of making statements not correct. I stand by the answer that I put in my written question. When we did the work on this, yes, we did find a small number of units of accommodation that were being charged at 60 per cent of market rate. We found a small number

also that were being charged over 100 per cent of market rate. I stand by the work that I have done and the answer that I have given in my written answer.

Deputy G.P. Southern:

I think ...

The Bailiff:

No, one question I said.

Deputy G.P. Southern:

Is the Minister allowed to accidentally mislead the House, Sir?

The Bailiff:

Well, he has given his answer.

Deputy G.P. Southern:

He is misleading the House then.

Deputy J.A.N. Le Fondré:

I thought somebody else was trying to ask a question on the previous question, Sir.

The Bailiff:

No, nobody showed their light and Deputy Southern asked 4 questions.