

STATES OF JERSEY



STATES RENTAL WAITING LIST

**Presented to the States on 17th February 2004
by the Housing Committee**

STATES GREFFE

REPORT

STATES RENTAL WAITING LIST

1. The Waiting List as at 1st January 2004 comprised 275 families/individuals. This compares with a figure of 246 as at 1st January 2003 and 288 as at 1st January 2002.
2. Of these 275, the vast majority are considered to be in fairly urgent need of re-housing for various reasons, including ill-health, sub-standard accommodation and overcrowding. 90 are classed as high priority, which is a slight reduction in these most urgent cases from the position a year ago.
3. In addition, the Committee has 2 families in temporary hostel accommodation waiting to be rehoused. This figure is significantly less than the figure of 14 families as at 1st January 2003. This is due to the vacation of 3 hostel properties during 2003, one of which is to be used for the lifeguards and the other 2 being leased to Health and Social Services for supported living schemes.
4. During 2003, 444 families/individuals were accepted onto the Waiting List. This figure compares with 396 in 2002 and 320 in 2001.
5. The Waiting List has increased by 29 families/individuals since the beginning of 2003. If the Waiting List and Tenant Transfer List (661 families/individuals), are combined, the greatest demand is for ground floor or lift-served one-bedroom units. However, there continues to be a high demand for 3 and 4-bedroom family homes and waiting periods are longest for this type of accommodation.

Development Programme

The Housing Committee, with the support of local housing trusts, remains committed to adequate provision of affordable accommodation for those persons in the greatest housing need. During 2003, a total of 149 new units of social rented housing were completed, which ensured that the Waiting List did not rise significantly. Unfortunately just 20 new units are due for completion in 2004 and this is likely to cause the List to rise, although this may be mitigated by the greater availability of residential accommodation in the private sector.

Housing Stock

The Committee was unsuccessful in its bids for capital funding to undertake major improvements on a number of estates over the forthcoming years, apart from Ann Court Phase I in 2008. The Committee will be making further bids for funds in 2009 and beyond. Accordingly, the Committee is currently investigating alternative means of financing these projects. The Committee's proposals for the upgrade of Le Squez and Les Marais Estates, details of which will be presented to the States, are an example of this approach.

Urban sites

The States recently approved a proposition for the development of the Le Coie Hotel site (98 units), which will start this year and will be sold to the Jersey Homes Trust upon completion. In addition, the States agreed to the sale of Bas du Mont Flats, Pier Road (16 units) to the CTJ Housing Trust, and Philips House, Victoria Street (18 units) to Les Vaux Housing Trust, in order that these 2 housing schemes can start this year. The States will be asked to approve the sale of Le Coin Flats, Ann Street (23 units) to the Jersey Homes Trust in order that this old block of flats can be demolished and rebuilt.

The Housing Committee is discussing with the Finance and Economics Committee the timetable to be followed for the development of the remaining urban sites; at the Aquila Youth Club (24 units), the Sunshine Hotel (34 units), Salisbury Crescent (28 units), and the Mascot Motors site (10 units).

Rezoned sites

The Committee, together with the local housing trusts, is actively engaged with the Environment and Public

Services Committee to ensure that those sites that were rezoned in the 2002 Island Plan are developed for social rental and first-time buyer homes.