

STATES OF JERSEY



STATES RENTAL WAITING LIST

**Presented to the States on 3rd March 2008
by the Minister for Housing**

STATES GREFFE

REPORT

The Waiting List as at 1st January 2008 comprised 254 families/individuals (including pending cases). Comparison figures for the position at 1st January in previous years are –

2007 – 243 2006 – 265 2005 – 225 2004 – 275

Of these 254, 17 are considered to be in urgent need of re-housing for various reasons (Group 1), including ill health, sub-standard accommodation or overcrowding. Comparison figures for the position at 1st January in previous years are –

2007 – 15 2006 – 27 2005 – 38 2004 – 90

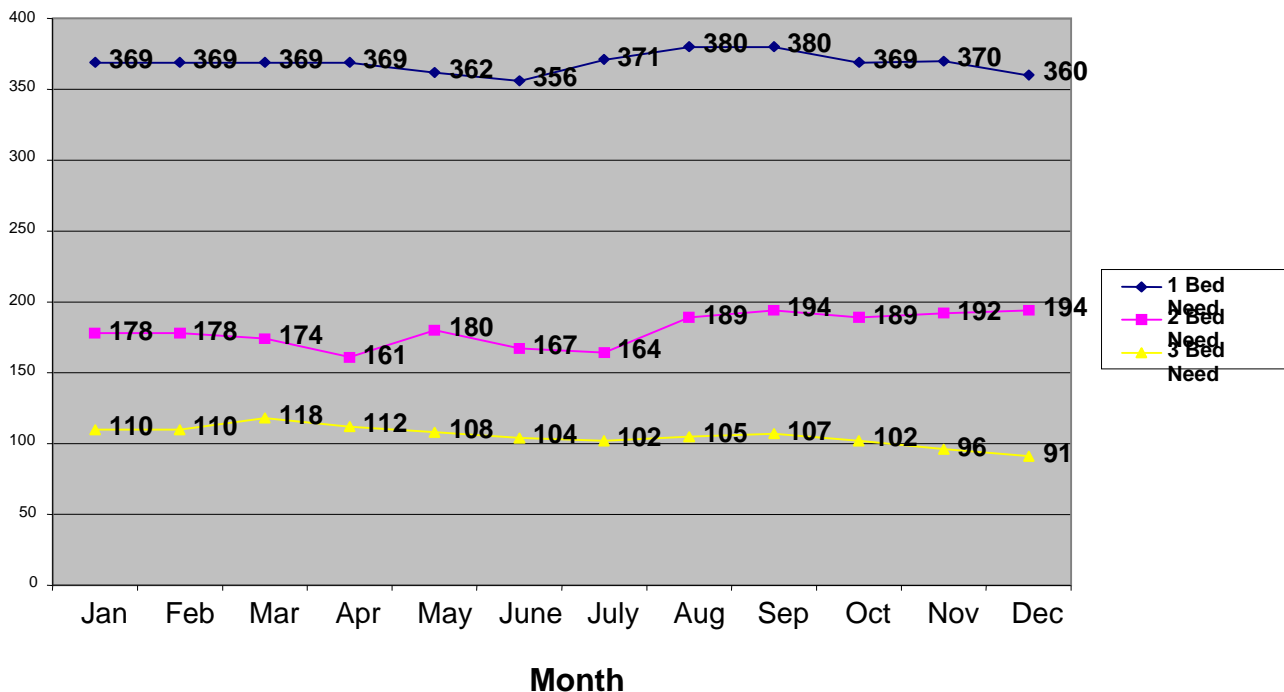
During 2007, 207 families/individuals were housed from the Waiting List. Comparison figures for previous years are –

2006 – 270 2005 – 263 2004 – 307 2003 – 350

If the current Waiting List (254 families/individuals) and Tenant Transfer List (440 families/individuals) are combined, the greatest demand by far remains for ground-floor or lift-served one-bedroom units. Demand for three-bedroom family homes has continued to reduce steadily during 2007.

The graph below shows a breakdown in one, two and three-bedroom size need for those on the Waiting and Transfer list during 2007.

One, Two & Three Bedroom Need 2007



These figures clearly show the greatest demand to be that of one-bedroom accommodation. It is also known that, of the 360 individuals/couples waiting for one-bedroom accommodation, 103 are currently under-occupying larger units within the stock, which has the effect of blocking these units for others waiting on the list for two, three and four-bedroom homes.

Housing Department Development Programme 2007 and 2008

Phase 1B of Le Squez, comprising 64 units, was completed in October 2007. Twentyfive of the resultant homes, mainly one-bedroom flats, have been retained for social rented occupation, with the remainder (a mix of two, three and four-bedroom houses) have been sold to States Tenants under the approved deferred payment scheme.

A new team of architects has been appointed to take forward the master plan for the redevelopment of the remainder of Le Squez, which will be developed along Ecohomes principles.

The second phase of the redevelopment of the low-rise blocks at Les Marais got underway late in 2007; this scheme, which will produce 28 three and four-bedroom houses mainly for sale to States tenants, and 19 flats, all of which will be retained for social rented occupation, is due for completion in January 2009.

Planned refurbishment work to Journeaux Court, including concrete repairs, replacement windows, new roofs and communal area improvements, was completed during the summer of 2007.

The refurbishment of 48 homes at Clos du Fort got underway late in 2007. The scheme, which will see these flats insulated and double-glazed as part of an overall refurbishment, should be complete by the middle of 2008. All of the tenants will remain in residence throughout the works.

The refurbishment of the 74 homes at The Cedars has been planned for some time now and 2008 will see this scheme commence. The building will generally be refurbished inside and out to improve the quality of the infrastructure and the thermal and weatherproofing characteristics of the homes. All of the tenants will remain in residence throughout the works, which should be complete by the summer of 2009.

Other schemes for commencement in 2008 and 2009 include –

Refurbishment of Clos de Quennevais
Refurbishment of 1 – 21 Le Geyt Flats
Refurbishment of La Carrière Flats, Grands Vaux
The development of 34 new homes on the site of the Sunshine Hotel.

Trust Developments in 2007 and 2008

2007 saw the completion of a number of Trust developments, as detailed below, delivering a total of 98 social rented units.

Trust	Development	Total No. of Units on Site
Jersey Homes Trust	Le Grand Clos, St. John's Road	54
Jersey Homes Trust	Clos Le Gallais, Trinity Hill	13
Christians Together in Jersey	Le Clos Des Charmes	31

2008 will see the completion of 3 further Trust developments, as detailed below, which will deliver a total of 55 social rented units.

Trust	Development	Total No. of Units on Site
Les Vaux Housing Trust	Aquila Youth Centre site	26
Les Vaux Housing Trust	Field 40, St. Clement	10
Jersey Homes Trust	Field 690, Maufant	19