

10. HOUSING

AIM

The provision of long term, sustainable and affordable housing to meet the needs of all residents.

SUMMARY OF KEY OBJECTIVES/PRIORITIES AND KEY PERFORMANCE CRITERIA

Objective 1: Improve the management and long term sustainability of States housing rental stock.

Performance/success criteria:

- States approval for the proposed changes to the management of the States rental housing stock, which will incorporate the States of Jersey core values: Customer Focus and Improve Efficiency;
- All States of Jersey rental properties meet the UK government decent homes standard by 2010;
- Agreement with the States of Jersey Treasury that Housing is permitted to retain a sufficient amount of its rental income to ensure that it is self sufficient and able to maintain its Social Housing to an acceptable standard in accordance with its obligations as a Social Rented Landlord;
- Development/Refurbishment of States owned sites as per agreed plans;
- The percentage of rent arrears reduced to 3.5% by 2007; and
- Housing properties reviewed annually for suitability and financial viability as States rental accommodation. Options considered for properties not meeting these standards, including: refurbishment; redevelopment; sale to States tenants; sale on open market; transfer of administration; or sale to a housing trust.

States Strategic Aim(s): 8, 9

Objective 2: Assess and manage the ongoing demand for accommodation.

Performance/success criteria:

- Delivery of new measures of control under population and migration policy;
- In conjunction with Planning, an update of the Planning for Homes document published by July every year; and
- Standards for elderly/disabled/special needs reviewed.

States Strategic Aim(s): 2

Objective 3: Improve security of tenure for tenants.

Performance/success criteria:

- The new Residential tenancy law in force by 2006; and
- Regulation of Housing Trusts introduced by 2006.

States Strategic Aim(s): 2

Objective 4: Improve affordability of accommodation.

Performance/success criteria:

- Additional schemes in place to assist first time buyers by 2007;
- Arrears on building loans kept to less than 0.15% of outstanding capital;
- Home ownership amongst states tenants encouraged; and
- The triennial rent review to compare Housing fair rents with private sector rents completed by October 2007.

States Strategic Aim(s): 2

Objective 5: To support the Department of Employment and Social Security in the development and implementation of a generic income support benefit to enable those in need to afford accommodation appropriate to their needs.

Performance/success criteria:

- Income support benefit implemented successfully as per plans to be agreed.

States Strategic Aim(s): 3, 9