

Environment, Housing & Technical Services Panel

To whomsoever it may concern.

Re: Supply of housing.

I am of the opinion that the way Planning and Andium Homes are going we will soon have more homes (flats) than tenants, you say you have 1500 names on the Housing list but everyone is living somewhere, no one is homeless, so how have you arrived at this figure. I have recently had a tenant re-housed into the new development, at, Bel View (very nice) she is 67yrs old still working part time and when she enquired about her inability to pay the rent when she retires, she was told they (Social Security) would pay it, £1,044 per month, she vacated my flat where she had lived for 25yrs with a present rent of £580per calendar month. Another of my tenants, a couple with two children, have been offered a flat at De Quetteville Court, They were told they could view on the 2nd of June and take tenancy from the 8th, on the 1st of June the date then got moved to the 21st of June and now to the 4th of July they have decided to stay, if you are refurbishing existing flats or demolishing and rebuilding (as proposed at Troy Court) you are not increasing the numbers. With almost 300 planned for the Gas Works Site and 200 at the Le Masuriers Site, the J. C. G AND Metropole Hotel Sites, then there will be the Fire Station and presumably the Summerland Sites and what will happen to the Hospital if the States take the decision to build new. In the past it always seemed a good idea to build flats on any available bit of land, in future that will not be the case unless you are going to advertise for more people to come here to live and abolish Housing Qualifications.

Affordable Housing, affordable for whom, every property is affordable for someone, some people cannot afford any which is why Social Security has to pick up the bill, as Andium Homes is building on States owned land and only need to cover costs and not make a profit, as in the private sector, they should be able to provide accommodations with low rents, bearing in mind the higher the blocks are built the more they cost and no-one really wants to live 10 stories up in the air, but then planners don't really pay much attention to what people want, they are living in a nice detached house possibly in the country. What most people really want is a house with a garden and whilst we would all agree that this is not possible, piling everyone

into flats in one square mile of St Helier is surely not the answer, and with all the influx of people will it not be necessary to extend the Millenium Park and plan for a Primary School but I am still concerned as to where these tenants will come from, it must surely be the Private Sector. If we (Private Landlords) have empty flats, we will not be paying tax on rents, so an even bigger black hole. Also if the new offices get built on the Esplanade and some existing businesses relocate, what is to happen to the empty offices vacated? Don't tell me, conversion to flats, I have already heard it said, or are we just going to allow new businesses into the new offices on the understanding that they bring in outside staff to fill the empty flats that have been built.

I urge you to think carefully before swamping the island with unnecessary buildings, offices and residential, as supply will out way demand and that in itself will lower the rents if that is what you are aiming for, but boarded up buildings are not a pretty sight. Many people could find themselves in a negative equity situation both for young couples & older people who invested to supplement their income in old age. The managers of Andium Homes and S. J. D. C will not slow down development voluntarily as this would be like asking turkeys to vote for Christmas.

Yours faithfully,

Freda Evans (Mrs)