

Budget 2014

Housing Transformation Programme

Deputy Andrew Green MBE
Housing Minister

4th October 2013



Housing Transformation Programme

What was approved in P.33/2013, as amended?



- The establishment of a new Strategic Housing Unit within the Chief Minister's Department;
- Options for the regulation of social housing to be brought before the States separately;
- A return to a rent policy of a maximum of 90% of market levels;
- The incorporation of States Housing as a Company Limited by Guarantee wholly owned by the States of Jersey.

Housing Transformation Programme

Subsequent actions required by P.33/2013



- The Chief Minister to bring forward the necessary options for the regulation of social housing;
- The Minister for Social Security to address the Income Support implications associated with the revised rent policy;
- The Minister for Housing to bring forward the necessary transfer legislation and to deal with the arrangements for the Cottage Homes:-
 - P44/2013 – Victoria and George V Cottage Homes (Repeal of General Principles) approved by the States on 17th July 2013.
 - P63/2013 – Draft Social Housing (Transfer)(Jersey) Law 201- approved by the States on 17th July 2013.
- The Minister for Treasury and Resources to establish the necessary funding arrangements .

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The way the funding will be used



- 10 year achievement of Decent Homes Standards – 1,225 homes currently do not meet that standard.
- The new Housing Company will deliver 899 new units, before demolitions of 164 and property sales of 308, so net gain of 427 new units.
- Borrowing now proposed to be £250M – an increase from P33/2013 to allow for the construction of additional units from sites which may be released through the Island Plan or other windfall sites.
- Borrowing repaid at 20 years.
- In addition, 258 new units will be delivered by Housing Trusts.

Housing Transformation Programme Before & After



Clos Gosset



Le Squez



Housing Transformation Programme Before & After



Jardin Des Carreaux



Housing Transformation Programme New Developments



Les Hinguettes



Housing Transformation Programme New Developments



Salisbury Crescent



Housing Transformation Programme

What is still to be delivered?



Refurbishments	New Build
Victoria Cottage Homes	Le Squez – final phases
Hampshire Gardens	Le Coin
Convent Court	Lesquende Phase 2
Caesarea Court	Summerland site
De Quetteville Court High Rise	Ambulance Station site
Hue Court High Rise	La Collette
Nicolle Close	Other sites released through the Island Plan