

Deputy M Fallaize
 Au-dessous du Moulin
 Hougue du Moulin
 Vale
 GY3 5NG

21st January 2015

Dear Deputy Fallaize

Rule Six Questions

Thank you for your letter dated 31st December 2014, which we received on 5th January 2015, in which you ask nine questions relating to the number of units of social rented accommodation managed by the Housing Department and the Guernsey Housing Association (GHA). The answers to your questions can be found in the following three tables.

Table 1: Housing Department stock broken down by size

	1 bed	2 bed	3 bed	4 bed	Total
1974	325	513	925	60	1823
1984	407	538	954	60	1959
1994	578	538	960	62	2138
2004	597	520	946	56	2119
2014	459	321	826	44	1650

Table 2: The number of units of social rented accommodation managed by the GHA

	1 bed	2 bed	3 bed	4 bed	Total
2004	16	22	1	0	39
2014	199	182	31	2	414

Table 3: Total number of units of social rented accommodation

	1 bed	2 bed	3 bed	4 bed	Total
2004	613	542	947	56	2158
2014	658	503	857	46	2064

You will note that at time of writing there are 2064 units of social rented accommodation compared to 2138 in 1994. By the end of 2015, thanks to the completion of a number of new

GHA developments, the figure of 2064 will increase to 2265. In considering these figures I would ask you to take the following into account:

- One of the reasons GHA was created in 2002 was to replace Housing Department stock deemed uneconomical to refurbish or repair with good quality, highly energy-efficient accommodation built to Lifetime Homes standards. Between 2002 and 2012, hundreds of properties were demolished and replaced as part of this property replacement programme.
- The Department in 1997 identified 113 properties as being ‘incompatible’ for social housing. The properties were sold off over the next 15 years, with the proceeds of sale accruing to the Corporate Housing Programme Fund to be reinvested in the creation of purpose-built stock.
- While your questions focused on social rented accommodation, nearly all of GHA’s new housing developments are mixed tenure, with typically a third of the units being offered for sale through the Partial Ownership Scheme. Development subsidies provided by the States – whether in the form of a capital grant, ‘free’ land or both – are intended to facilitate the creation of the entire housing development, including the partial ownership units, and for that reason I thought you would be interested to know that to date 150 units have been sold through the Scheme. 2015 will see the creation of a further 34 units.
- Similarly, while the 101 units of extra care housing and 10 units of keyworker housing managed by GHA are different to social rented housing, they were co-funded by the States via the Corporate Housing Programme Fund.

I hope you find this information useful.

Yours sincerely



D Jones
Minister

cc: Presiding Officer and H M Procureur