

**WRITTEN QUESTION TO THE PRESIDENT OF THE HOUSING COMMITTEE  
BY DEPUTY G.C.L. BAUDAINS OF ST. CLEMENT**

**ANSWER TO BE TABLED ON TUESDAY 1st NOVEMBER 2005**

**Question**

Would the President advise members of the cost, to the Committee, of a three bedroom house on the Hodge II development, at what estimated price the Committee intends to sell these units to a housing trust, and what price the Committee estimates these units would realise on the open market?

**Answer**

The Hodge II development is a Design and Build scheme to provide a total of 73 social rented homes, comprising 64 No. 3 Bedroom Homes and 9 No. 4 Bedroom Homes. The cost of developing the site including land purchase equates to an average price to the Committee per home of £162,095.89. An agreement has been entered into for the sale of the completed homes to the Christians Together in Jersey Housing Trust for the sum of £12,880,000.00 which equates to £176,438.36 per unit. The development is wholly for social rented housing so the Committee has not carried out any specific research into the likely open market price for the properties. If they were to be sold on the open market without restrictions, then the sale price for a 3 bedroom property would be in the region of £300,000.