

**WRITTEN QUESTION TO THE MINISTER FOR HOUSING
BY DEPUTY J.A. MARTIN OF ST. HELIER
ANSWER TO BE TABLED ON TUESDAY 19th MARCH 2013**

Question

Given that in his written comments to P.92/2012 ('Police Station Relocation: review of decision' (P.92/2012) the Minister for Housing stated that the 'Summerland and Ambulance site could generate some 150 two bedroom rental homes', would he advise -

- (a) from where the budget is coming for these units?
- (b) who will develop the site (the States, a housing trust or another)?
- (c) what assurances, if any, have been given that, should the site be sold, all development on the site will be category 'A' homes for social rental?

Now that Green Street has been selected as the preferred site for the new Police Headquarters, can the Minister give an indication as to when these social rental homes will be delivered?

Answer

These two sites could indeed generate at least 150 social rented homes, as detailed in the Minister for Planning & Environment's annual report on Residential Land Availability.

- (a) Funding for these sites is included in the borrowing arrangements, as described in R15/2013, the Full Business Case which supports my Report and Proposition for the Reform of Social Housing.

The Business Case recognised that the new Housing Company requires external finance in order to meet its objectives. The States of Jersey may, for major investments such as social housing, which have long term benefits, decide to borrow in order to finance the project. The States of Jersey are presently exploring a range of options.

The Treasury Department have estimated that borrowing of up to £200m over a 20 year period is proposed to be made available to the Housing Company at a fixed interest rate of 5% per annum.

- (b) The Housing Department – proposed to be a wholly States-owned Housing Company at that time – will develop these sites.
- (c) The sites will not be sold, but retained by the proposed new wholly States-owned Housing Company for affordable housing.

The release of these sites for development is not within my remit. However, it is my understanding that the Summerland site will be released in 2016 – making it possible for new

homes to be delivered in 2018/2019. I understand that the Ambulance site will be released in 2017, with new homes being delivered in 2019/2020.