

**WRITTEN QUESTION TO THE MINISTER FOR HOUSING
BY DEPUTY T.A. VALLOIS OF ST. SAVIOUR
ANSWER TO BE TABLED ON TUESDAY 21st JANUARY 2014**

Question

“Can the Minister confirm that the survey which was being undertaken to determine the market rate of all housing stock has now been completed and, if so, will he provide the estimated market rentals and, if not, will he advise when this data will be available to members?”

Answer

I can confirm that the survey to determine the market rent of all Housing Department stock has been completed.

The process involved obtaining rental valuations from independent Estate Agents for a sample of 458 Housing Department properties. The properties selected represent one of every type and size of unit and in every location, and amount to approximately 10% of the Housing Department properties. The valuations received were cloned across the whole stock portfolio to provide a market rental value for each Housing Department property, which was reviewed in detail prior to being finalised.

The results are summarised in the table below.

	Average 100% market rent £pw	Average 90% market rent £pw	Lowest 90% market rent £pw	Highest 90% market rent £pw	Number of units
Bedsits	131.86	118.65	103.50	171.34	286
1 bed flats	190.84	171.78	90.00	239.88	1,682
2 bed flats	247.89	223.09	176.54	290.76	1,129
3 bed flats	254.98	229.46	207.68	297.00	91
1 bed houses	219.90	197.89	171.34	270.00	68
2 bed houses	287.94	259.14	181.73	319.84	389
3 bed houses	341.27	307.16	238.84	467.31	762
4 bed houses	359.24	323.33	262.74	382.66	119
5 bed houses	408.29	367.43	308.41	434.08	7
All Housing Department stock	241.50	217.35			4,533

80% of all property rents lie within 10% of the average.

On 6 January 2014, the Minister for Social Security lodged P.1/2014 “Income Support (amendment No. 10) (Jersey) Regulations 201-” which are due to be debated by the States Assembly on 18 February 2014. The regulations include provision for up to the full amount of rent charged on social housing properties to be provided by Income Support.