

**WRITTEN QUESTION TO THE MINISTER FOR HOUSING
BY DEPUTY J.A.N. LE FONDRÉ OF ST. LAWRENCE
ANSWER TO BE TABLED ON TUESDAY 19th FEBRUARY 2013**

Question

Would the Minister provide the following information for the years 2008 – 2012, and the projected figures for 2013 – 2016 in respect of the following -

- i) rents received from Housing tenants;
- ii) any other income – separately identifying any classifications of income of £100,000 or more;
- iii) a reconciliation of the total of (i) and (ii) (by year) to the revenue figures provided in the Annual Business Plans/MTFP for the department;
- iv) gross and net expenditure in respect of lettings and, where expenditure in respect of lettings includes expenditure in respect of asset disposals, identifying identify the latter separately ensuring that the figures correlate to the Business Plan/MTFP of the relevant period;
- v) gross and net expenditure in respect of rent and fee collection, ensuring that the figures correlate to the Business Plan/MTFP of the relevant period;
- vi) any other expenditure not included above separately identifying any classifications of amounts of £100,000 or more and where expenditure has been reclassified in later years identifying for both the year of reclassification and subsequently the amount that was reclassified ensuring that the total of (iv) – (vi) above correlates to the totals of the Business Plan/MTFP for the relevant period?

Answer

Projections for 2016 are not included as the MTFP does not cover this period. Modelling has been performed for the proposed Housing Association over a 30 year period, the results of which will be published in the ‘Incorporation of States Housing’, Report and Proposition and ‘Full Business Case’, in due course.

Each of your points is answered in turn below.

- (i) In accordance with International Financial Reporting Standards and UK Generally Accepted Accounting Standards, the Housing Department accounts for rental income on an accruals basis. Rental income as per the Annual Business Plans on that basis is noted below.

	Social housing rental income
2008	32,835,500
2009	32,913,800
2010	34,513,300
2011	35,325,100

2012	38,356,400
2013	39,824,500
2014	41,243,700
2015	42,709,800

- (ii) The Housing Department's other income per the Annual Business Plans is noted below.

	Other Rental Income*	Other income from operating activities**	Other income	Total
2008	414,300	2,270,700	99,000	2,784,000
2009	385,800	2,503,200	112,600	3,001,600
2010	487,500	2,493,000	82,000	3,062,500
2011	695,000	2,080,100	83,100	2,858,200
2012	716,900	1,709,500	87,000	2,513,400
2013	781,500	1,562,800	81,000	2,425,300
2014	776,000	1,562,600	81,000	2,419,600
2015	586,800	1,562,600	81,000	2,230,400

*contributions received from Cottage Homes residents and income from parking permits, commercial rents and garages

**utility recharges

- (iii) I refer you to the answer to your question 1240/5(7414) which shows where the above noted income streams are incorporated in the Annual Business Plan.
- (iv) Sales and marketing costs are less than £100k in each year of the Annual Business Plan in question. In accordance with States of Jersey requirements, properties are valued at fair value prior to sale and so no profit or loss is made on properties sold. The remainder of the Housing Department expenditure is in relation to the core activity of letting properties. I refer you to the answer to your question 1240/5(7414) which analyses expenditure as per the Annual Business Plans.
- (v) I refer you to the answer to your question 1240/5(7414) which analyses the expenditure in relation to rent and fee collection as per the Annual Business Plans.
- (vi) I refer you to the answer to your question 1240/5(7414) which analyses all expenditure as per the Annual Business Plans.