

STATES OF JERSEY



DRAFT ANNUAL BUSINESS PLAN 2011 (P.99/2010): COMMENTS

Presented to the States on 26th August 2010
by the Minister for Housing

STATES GREFFE

COMMENTS

The proposition does not make specific reference to the proposed treatment of property as set out on pages 44 – 48 inclusive of the Draft Annual Business Plan itself. It is therefore not possible to lodge any specific amendment in respect of property. It is expected that future planned disposals or proposed management outsourcing will be brought to the States as a specific proposition or, where appropriate, authorised in accordance with Standing Order 168.

PAGE 44 – Section 9.1 – Objective 1(i)

The desire to reduce operating costs for property is wholeheartedly endorsed. One means of achieving such reductions whilst improving efficiency and service to the occupants is to see that property is managed by the right department or organisation. In respect of States-owned residential accommodation, some of which sits within the property portfolios of departments such as Health, Education, Home Affairs, Property Holdings, et al, management should be concentrated with the Housing Department who are already experienced in large-scale residential portfolio management and have the proper infrastructure and contractual arrangements for 24 hour emergency repairs and long-term planned maintenance.

Bringing all of the residential property together under one management would allow for greater flexibility in the use of property as the needs of the ‘user’ departments change and allows the residential estate to be used to best effect.

PAGE 46 – Department Portfolio Plans

Prior to any decision being made to restructure or rationalise residential portfolios or outsource their management, a review needs to take place with the Housing Department to ascertain whether any parts of those portfolios have a potential use for social housing, whether that be in their present form or as potential development sites. It is my view that good use can be made of significant elements of the States-owned residential portfolio and that its absorption into the social rented stock would be an efficient and cost-effective method of management. Access rules for social housing would, as a consequence, be extended to allow access to ‘key workers’ and would provide for greater equity in access to accommodation for those migrants, a key objective within Aim 14 of the States Strategic Plan.