

**WRITTEN QUESTION TO THE MINISTER FOR HOUSING  
BY DEPUTY J.A.N. LE FONDRÉ OF ST. LAWRENCE  
ANSWER TO BE TABLED ON TUESDAY 6th NOVEMBER 2012**

**Question**

Would the Minister provide the following information –

- a) An analysis of units of accommodation by estate and by type (e.g. 1 bed flat, 2 bed flat, 3 bed house etc).
- b) An analysis of the approximate age of such units, and when they were last refurbished.
- c) An analysis of rent charged in respect of each unit type (by estate) for each of the calendar years 2009, 2010, 2011 and 2012 and, if rent was increased part way through any one year, provide the amounts before and after such increase, and the date of the increase.

**Answer**

A schedule setting out the information requested in part a) of this question together with the current maximum fair rent charged by unit type on each estate and which runs to some 8 pages has been provided to the Deputy. It is not copied to all members in the interests of saving paper. Should any member require a copy of the schedule, this can be provided on request.

In respect of prior years; Social Housing fair rents are generally increased annually on 1st October to coincide with increases in the Income Support Housing Component levels. The level of the increase and uplifted rent for the unit types for each year is shown in the table below.

With regards to part b) of the question the information requested is not readily available and I do not intend to commission a very significant and costly exercise to compile it without very good reason. I am also of the view that age is somewhat irrelevant and that decisions about the stock and future works to it are more properly informed by the detailed stock condition survey carried by Ridge Property Consultants Limited at the end of 2010 and which is continually updated.

<b>Property Type</b>	<b>2009 Max rent charged by type before review</b>	<b>2009 Max rent charged by type post review (2.5%)</b>	<b>2010 Max rent charged by type (no review in 2010)</b>	<b>2011 Max rent charged by type before review</b>	<b>2011 Max rent charged by type post review (2.5%)</b>	<b>2012 Max rent charged by type before review</b>	<b>2012 Max rent charged by type post review (3.5%)</b>
<b>0 bedsit</b>	104.17	106.75	106.75	106.75	109.41	109.41	113.26
<b>0 bed bungalow</b>	82.91	84.98	84.98	84.98	87.10	100.00	103.50
<b>1 bed flat</b>	148.81	152.53	152.53	152.53	156.31	156.31	161.77
<b>2 bed flat</b>	187.07	191.80	191.80	191.80	196.63	196.63	203.49
<b>3 bed flat</b>	140.31	143.82	143.82	143.82	147.42	223.37	231.21
<b>1 bed bungalow</b>	149.88	153.63	173.25	173.25	177.59	177.59	183.82
<b>2 bed bungalow</b>	217.90	223.35	223.35	225.61	231.28	231.28	239.40
<b>3 bed bungalow</b>	217.90	223.35	223.35	251.72	258.02	258.02	267.05
<b>1 bed house</b>	119.05	122.03	152.53	152.53	156.34	156.34	161.81
<b>2 bed house</b>	220.03	225.53	225.61	225.61	231.28	231.28	239.40
<b>3 bed house</b>	245.54	251.68	251.72	251.72	258.02	258.02	267.05
<b>4 bed house</b>	265.73	272.37	272.37	272.37	279.16	279.16	288.96
<b>5 bed house</b>	273.18	280.01	280.01	280.01	287.01	303.73	314.37
<b>2 bed maisonette</b>	187.07	191.75	208.64	208.64	213.86	213.86	221.35
<b>3 bed maisonette</b>	177.51	181.95	234.79	234.79	240.66	240.66	249.06
<b>4 bed maisonette</b>	221.09	226.62	226.62	226.62	232.29	257.96	266.99