

**WRITTEN QUESTION TO THE MINISTER FOR HOUSING  
BY DEPUTY G.P. SOUTHERN OF ST. HELIER**

**ANSWER TO BE TABLED ON TUESDAY 4th APRIL 2006**

**Question**

- (a) Further to his reply to my question on the banding of rents on 28th February 2006, will the Minister inform members what progress, if any, has been made on modelling the new structure of social housing rents especially with regard to the impact upon tenants?
- (b) Despite his statement that "*These proposals ... merely move rents within existing parameters*" what percentage, if any, of tenants on maximum social housing rents are estimated to see a rent rise as a result of the banding of rent?
- (c) Would the Minister inform members whether the rent charged on properties which are refurbished and improved will move through the banding structure and increase and, if so, how does this affect the normal policy of a landlord's responsibility for structural or external repairs?
- (d) What impact, if any, will the banding of rents have on private sector rent levels and trends and how does this support the percentage increase in social rents outlined in (b) above?

**Answer**

- (a) Some progress has been made. With some 4,600 tenants, all with varying means, the impact of changing the rent structure will take some time to model with accuracy. No new rent structure will be introduced without careful modelling and consultation with States Tenants. The task is therefore on-going.
- (b) Modelling has not yet been completed and therefore it is not possible at this stage to indicate how many tenants may be affected.
- (c) It is presumed and intended that properties in band d will be those which require the most urgent refurbishment work and that as and when they receive significant refurbishment they will move to one of the higher rent bands. Which band the property moves to will be dependant upon the level of that refurbishment work. This should not affect our responsibility as a landlord to undertake structural or any other running repairs as and when they are required. Such running repairs would not affect a property's banding.
- (d) As it is not proposed that the Department's fair or maximum rents for any particular category of property will be increased as a result of the new rents structure, there should be no obvious or direct impact on private sector rents.