

**WRITTEN QUESTION TO THE MINISTER FOR HOUSING
BY DEPUTY R.G. LE HÉRISSEIER OF ST. SAVIOUR
ANSWER TO BE TABLED ON MONDAY 20th JUNE 2011**

Question

How many 3 and 4 bedroom States houses are under-occupied, is this exacerbating the shortage of such rental properties and, if so, what is proposed to remedy this situation?

Answer

The Department is aware of fifty-one 3 and 4 bedroom homes which are being under-occupied. This represents just over 1% of the stock overall. These can be broken down as follows:-

Under-occupying bed size	Bed size required	Total number on transfer list
Three bedroom	One bedroom	4
Three bedroom	Two bedroom	36
Four bedroom	Three bedroom	9
Four bedroom	Two bedroom	2
	Total	51

The occupants of these homes are all registered on the Departments transfer list and efforts are actively being made to downsize them as and when suitable properties become available. In addition there are 39 couples presently under-occupying two bedroom accommodation, requiring a one bedroom home.

The shortage of three bedroom homes is exacerbated by a significant shortage of one bedroom homes, which if available would allow the Department to release over 40 larger family homes for allocation to those in need of them.

The Department continues to encourage the Home Exchange Scheme and this has seen a number of families such as those listed above, effectively swapping homes to place them in more appropriate sized accommodation.

The allocation of the new one bedroom homes at Salisbury Crescent has also been carried out to ensure that a number of those under-occupying were made offers. These transfers will be taking place over the coming weeks and we expect to see an increase in the turnover of the stock, releasing some of the larger homes for other families on the waiting and transfer lists.

The Department sends Occupancy Questionnaires to residents on the family estates at regular intervals in order to monitor under-occupying and ensure those residents are registered on the transfer list.