

## RESPONSE TO QUESTIONS PURSUANT TO RULE 14 OF THE RULES OF PROCEDURE

<b>From</b>	President, Committee <i>for</i> Employment & Social Security AND President, Committee <i>for the</i> Environment & Infrastructure
<b>To</b>	Deputy Sasha Kazantseva-Miller
<b>Subject</b>	Housing
<b>Date of response</b>	31 May 2024

### Question 1:

**What was the Committee's annual budget allocation to support its mandate on housing for each of the years between 2020 and 2024?**

### Response:

#### Committee *for* Employment & Social Security

<b><u>Budget £'000s</u></b>	<b>2024</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>
Tenancy	703	672	641	613	614
Maintenance	6,409	6,080	5,788	5,761	5,989
Strategy	250	306	347	388	277
Grants	327	330	314	297	294
<b>Total £'000s</b>	<b>7,689</b>	<b>7,388</b>	<b>7,090</b>	<b>7,059</b>	<b>7,174</b>

In addition to the above, the Committee *for* Employment & Social Security has been allocated £8m from the Minor Capital Programme for the period 2021-2024 for the routine replacement of roofs, windows, doors, drainage, kitchens, bathrooms, etc. This includes 1 FTE Capital Projects Officer. A further £0.865m was also made available following the closure of the Corporate Housing Programme for similar routine capital expenditure.

#### Committee *for the* Environment & Infrastructure

<b><u>Budget £'000s</u></b>	<b>2024</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>
Strategy	95*	0	0	0	0
<b>Total £'000s</b>	<b>95</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

\* Note: The Housing & Infrastructure team was established w.e.f. 2024 and actuals currently exceed the budget allocation which is pending additional funding (the shortfall is covered by re-prioritisation of budgets elsewhere in the Committee)

While co-ordination of this work programme is managed by the Head of Housing & Infrastructure and the Housing and Infrastructure Team under the direction of the Director of Infrastructure & Environment for the Committee *for the* Environment & Infrastructure, a

number of the workstreams are undertaken either completely or partially by resource outside of the Housing & Infrastructure Team drawing on skills and expertise from across the Organisation. Although these are not members of the Housing and Infrastructure Team, they are a resource that must also be counted in progressing the delivery of these workstreams. This resource includes, for example, the Director of Infrastructure & Environment, Treasury Officers, Policy Support Officers (working on private rental sector standards), the Director of Environmental Health & Pollution Regulation (working on the development of legislation for minimum housing standards), States Property Services officers and the Conservation & Design Officer (working on the energy efficiency of buildings).

## Question 2:

**What has the FTE count in the Committee's budget been for staff working on housing for each of the years between 2020 and 2024?**

## Response:

### Introduction

Figures are set out below. Please note that the Committee *for the Environment & Infrastructure's* 'Housing and Infrastructure Strategy Team' was only formally established at the end of 2023. As explained in Question 1, before that date, a range of work was carried out by officers across a number of workstreams and in addition, officers working on housing strategy (which is within the mandate of the Committee *for the Environment & Infrastructure*) were recorded within the Committee *for Employment & Social Security's* headcount as they were also working on housing matters falling within that latter Committee's mandate, such as the provision of Affordable Housing.

When the Housing and Infrastructure Strategy Team was established responsibility for the three officers (two existing FTEs and one new FTE) transferred to the Committee *for the Environment & Infrastructure*.

### Committee *for Employment & Social Security*

<b>Budget FTEs</b>	<b>2024</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>
Tenancy	14.43	12.29	12.09	12.09	11.28
Maintenance (Property Management)	11.00	11.00	11.00	11.00	11.00
Strategy	1.00**	3.42	3.34~	3.34~	3.35
<b>FTEs</b>	<b>26.43</b>	<b>26.71</b>	<b>26.43</b>	<b>26.43</b>	<b>25.63</b>

\*\* Note: The 1 FTE allocated to 'Strategy' under the Committee *for Employment & Social Security* for 2024 refers to the role of 'Operational Support Officer – Housing' which spans both the Maintenance and Tenancy Teams providing both with operational support as well as assisting with relevant policy development and statistical reporting.

~ Note: Additional temporary resource was deployed to Housing Strategy in 2021 and 2022 - +1 FTE during Q3 2021, +2 FTE in Q4 2021 and +1 FTE March to May 2022.

Committee for the Environment & Infrastructure

<b><u>Budget FTEs</u></b>	<b>2024</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>
Housing & Infrastructure Strategy Team	3.00	0	0	0	0
<b>FTEs</b>	<b>3.00</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Note: As explained in the answer to question 1, prior to this date there were a number of officers working across the States involved in supporting the development of housing policy work.

**Question 3:**

**Are there any vacancies in staff numbers supporting housing today and if so how many?**

**Response:**

Committee for Employment & Social Security

The Property Management Team, which has responsibility for maintaining States owned social housing stock, currently has one vacancy.

The Tenancy Management Team, which has responsibility for tenancy management for States owned social housing properties and for managing the single-gateway social rental housing waiting list, currently has one vacancy for a Tenancy Management Assistant.

Committee for the Environment & Infrastructure

The Housing & Infrastructure Team, which has responsibility for delivering the Affordable Housing Development Programme and housing strategy (i.e. the Guernsey Housing Plan), currently has no vacancies.

**Question 4:**

**Have other resources, not accounted for in questions 1-2, been deployed for delivering against its mandate on housing?**

**Response:**Committee for Employment & Social Security

Senior Officers, principally the Director of Operations – Social Security & Inclusion and the Committee Secretary, are also engaged in Housing-related matters as part of their broader roles. This is not accounted for in the Committee for Employment & Social Security's Housing budget (as set out in the answer to question 1) or the Housing staff complement (as set out in the answer to question 2).

Committee for the Environment & Infrastructure

The 28 workstreams set out in the Guernsey Housing Plan are cross-committee and represent a co-ordination of all strategic workstreams that are ongoing or pending across the organisation.

As explained in the answer to question 1, while co-ordination of this work programme is managed by the Head of Housing & Infrastructure a number of workstreams have been undertaken either completely or partially by resource outside the Housing & Infrastructure Team.

**Question 5:**

**How much has the committee spent on external advice and consultants for housing matters for each of the years between 2020 and 2024?**

**Response:**Committee for Employment & Social Security

The Committee for Employment & Social Security has spent approximately £180,000 on external advice and consultancy services in respect of housing matters over the five-year period from 2020 to 2024.

In 2021, the Committee for Employment & Social Security appointed ARK Consultancy to undertake two reviews of Housing:

- 1) An operational review of the Guernsey Housing Association and States Housing focusing on the operational parameters of both, their performance in meeting their service delivery objectives, identifying areas for improvement, and reviewing the funding, staffing and governance models in place.

2) A review into the strategic provision of Affordable Housing in Guernsey, including reviewing the current housing association structure in place and how this could be adjusted to improve service delivery in meeting the requirements of Islanders. This review also considered the merits, or otherwise, of a transfer of the States of Guernsey housing stock to a housing association(s).

In February 2022, the Committee *for* Employment & Social Security commissioned Savills to undertake a stock condition survey and RICS Red Book Valuation of the States' social rental housing for the purpose of evaluating whether the Housing service (tenancy management/property management/key worker accommodation service) and social housing stock should be transferred to the Guernsey Housing Association (GHA).

In May 2021, the Committee *for* Employment & Social Security commissioned Brittain Hadley Partnership (BHP) to undertake a condition survey and options appraisal to evaluate the merits of potential external refurbishment of the Pre de L'Aumone Estate. This work, which was completed in March 2023, also included additional investigations and inspections by structural engineers CBL Consulting. In March 2024, the Policy & Resources Committee provided its support to continue exploring options for external refurbishment works at Pre de L'Aumone. This decision followed, and was made in the context of, the decision not to proceed with the stock transfer.

#### Committee *for the* Environment & Infrastructure

The Committee *for the* Environment & Infrastructure has spent approximately £110,000 on external advice and consultancy services in respect of housing matters over the five-year period from 2020 to 2024.

1) 2022 – arc4 was commissioned to undertake a review of Guernsey's housing market to fully understand the market problems, why they have occurred, their impact, ideas on what could be done to tackle them and how action should be prioritised. This review helped inform the development of the Guernsey Housing Plan.

2) 2024 – arc4 was commissioned to consider mechanisms to incentivise private market development, including housing delivery vehicles, establishment of a build to rent scheme and proposals to encourage rightsizing of the Island's housing stock.

**Question 6:**

**How much additional funding has the Committee been able to secure in total through the Government Work Plan or other avenues to support its mandate concerning housing above the business-as-usual spend?**

**Response:**

Committee *for* Employment & Social Security

The Affordable Housing Development Programme (AHDP) is funded, in part, by capital grants from the States. £36m of capital funding has been secured for the AHDP. Grant funding for specific developments requires approval by the Committee *for* Employment & Social Security and the Policy & Resources Committee.

The Policy & Resources Committee has approved a ‘pre-commitment’ of c.£2.5m of the 2025-2028 minor capital budget for housing stock refurbishment to support the delivery of part of the Pre de L’Aumone pilot scheme. Approval was also given to a pilot tender exercise to reach firm costs ensuring that there is clear separation of the work package into two distinct projects (the routine refurbishment work and the enhancement works) within the procurement approach. Individual funding requests are required for each of the two projects within the pilot. Once firm costs are known, these funding requests are to be made to the Minor Capital Management Board initially, before seeking the Policy & Resources Committee’s endorsement prior to contract award.

Committee *for the* Environment & Infrastructure

In relation to housing strategy and the delivery of the Committee *for the* Environment & Infrastructure’s Guernsey Housing Plan, £210,000 has been secured through the Funding & Investment Plan and supported through the Government Work Plan. This fully-resourced funding request is for the appointment of consultants to support the delivery of specific workstreams in the Guernsey Housing Plan up to the 2025 General Election.