

**WRITTEN QUESTION TO THE MINISTER FOR HOUSING
BY DEPUTY G.P. SOUTHERN OF ST. HELIER
ANSWER TO BE TABLED ON MONDAY 12TH DECEMBER 2016**

Question

Will the Minister give a detailed breakdown of the 1,000 homes that Andium Homes intends to deliver over the next 5 years, in the following terms?

- (a) refurbishments and new builds;
- (b) social housing and affordable housing; and
- (c) housing for rental and housing for purchase?

Answer

- (a) The Andium Homes Strategic Business Plan for 2016 – 2020 (see link below) outlines a target to deliver over 1,000 home completions.

<https://www.andiumhomes.je/publications/Documents/Andium%20Homes%20Strategic%20Business%20Plan%202016%20-%202020.pdf>

The Strategic Business Plan outlines the following analysis of new build homes in the period to 2020:

	2016	2017	2018	2019	2020	Total
Existing sites	44	54	51	212	256	617
States-owned Sites	-	-	40	87	40	167
New sites	-	-	54	125	100	279
Total	44	54	145	424	396	1,065

Gross new homes completions

In addition, a refurbishment programme is underway, with new refurbishment projects added as maintenance needs are identified through condition survey processes, with this being assessed annually and set out in each annual review of the Strategic Business Plan.

The Strategic Business Plan for 2016 – 2020 outlined the following in relation refurbishments, with Nicolle Close and Hampshire Gardens now complete, and Caesarea Court nearing completion:

PROJECT	UNITS REFURBISHED	PRACTICAL COMPLETION
NICOLLE CLOSE	20	2016
HAMPSHIRE GARDENS	39	2015
CAESAREA COURT	52	2017
CONVENT COURT	73	2018
HUE COURT	90	2020
163 – 170 CLOS DES SABLES	8	2017

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The aim through these programmes is to achieve 100% compliance with the Decent Homes Standard over the period of the Plan, which is four years ahead of schedule and a commendable achievement which makes a real difference to people's quality of life.

- (b) There is not a discernible distinction between 'social housing' and 'affordable housing' with a degree of interchangeability between the two terms. Instead, the main distinction made is between homes that homes for rental and homes for purchase.
- (c) Andium Homes also plans to increase the supply of homes for purchase through its Homebuy scheme. The following from the Strategic Business Plan analyses this as follows:

	2016	2017	2018	2019	2020	Total
Sales of existing properties	20	25	25	25	25	120
New sites and intensification	-	3	55	116	40	214
Total	20	28	80	141	65	334

Sales per annum (Andium Homes Strategic Business Plan)

** of the 214 homes for sale to be delivered through new sites and intensification, 34 will be delivered through the intensification of existing sites, and 180 on new sites.*

In summary, of the 1,065 units of accommodation that Andium Homes plans to deliver by 2020, 851 will be for rent and 214 for purchase (with the remainder available for purchase being existing properties).