

**WRITTEN QUESTION TO THE MINISTER FOR TREASURY AND RESOURCES
BY DEPUTY S.Y. MÉZEC OF ST. HELIER
ANSWER TO BE TABLED ON TUESDAY 20th OCTOBER 2015**

Question

How much is the yearly rent paid for Andium Homes' new offices compared to their previous premises and how much was spent on relocation and redecoration at the new premises?

Answer

Andium Homes paid rent and service charges of £288,000 per annum for their offices at Jubilee Wharf. It has purchased its offices at 33-35 Don Street for £1.5 million, with a calculated payback period of 10 years.

Andium Homes advise that Final accounts for the works are being agreed but are estimated at:-

	£
Cat A ("Landlord") fit out costs	626,000
Cat B ("Tenant") fit out costs	454,000
Fees & Stamp Duty	163,000
I.T costs, Security, signage	60,000
Relocation costs	<u>5,000</u>
	<u>1,308,000</u>

The move to new premises was a deliverable set out in Andium's Strategic Business Plan 2014-2019. This recognised that the Jubilee Wharf offices did not provide an acceptable client service area. The reception was small and offered little private space for clients to discuss what are often very sensitive issues. Significant refurbishment costs were also needed to Jubilee Wharf, but would still not have addressed the need to improve the customer service area.

Although smaller than the previous building, the new office provides a much improved client services area on the ground floor. This provides ease of access for all clients, private meeting areas and enables all client facing staff to be located in the client services area.