

**WRITTEN QUESTION TO THE MINISTER FOR HOUSING AND COMMUNITIES
BY DEPUTY L.V. FELTHAM OF ST. HELIER CENTRAL
QUESTION SUBMITTED ON MONDAY 16th JANUARY 2023
ANSWER TO BE TABLED ON MONDAY 23rd JANUARY 2023**

Question

Given that the waiting list for individuals registered for affordable rented housing is available to all affordable housing providers (the “Providers”) who contact individuals when suitable properties arise, will the Minister advise –

- (a) what criteria, if any, must be met for an entity to become a Provider;
- (b) whether the Government has any agreements in place with Providers; and, if so, do the terms therein ensure that any rented property is in good condition at the commencement of a lease;
- (c) what safeguards exist regarding the condition of a rented property at the commencement of a lease, if no agreements with Providers are in place; and
- (d) who determines what constitutes affordability and what is the definition used?

Answer

(a) The Affordable Housing Gateway is the waiting list for social rented homes. The single waiting list is used by Andium Homes and by the 5 other social housing providers that have been approved by the States Assembly and are set out in the Income Support Regulations and the Income Tax law:

- Jersey Homes Trust;
- Les Vaux Housing Trust;
- Christians Together in Jersey Housing Trust;
- FB Cottages Housing Trust;
- Clos de Paradis Housing Trust;

A property can only be deemed to be social housing if the housing provider is listed, as approved by the States Assembly, in the “interpretation” section of the Income Support (Jersey) Regulations 2007.

(b) The Government has an agreement with Andium Homes, as a result of the adoption of P.33/2013: The Reform of Social Housing.

The Government’s Memorandum of Understanding with Andium Homes stipulates requirements around condition of properties, particularly requiring compliance with the “Social Housing Standard” for Andium properties. “Social Housing Standard” is defined as “the standard for the condition of and amenities of residential property as described in the guidance issued in June 2006 by the UK Department for Communities and Local Government.”

It is worth noting that Andium Homes’s properties all adhere to the Decent Homes Standard, this was achieved four years ahead of the target set by Government in 2014. The Decent Homes Standard is the minimum standard to ensure properties meet all statutory requirements. Andium Homes is also a member of the Rent Safe Scheme.

(c) All rented properties are subject to the Public Health and Safety (Rented Dwellings) (Jersey) Law 2018.

(d) Social rented housing in Jersey is often referred to as 'affordable housing'. All social housing providers are required to set rents at no more than 80% of market value. This policy was established in the Government Plan 2022-2026 and confirmed by the States Assembly.

Eligibility criteria exist for social housing in Jersey to ensure that access is prioritised for lower income families. The [eligibility criteria](#) are available on Gov.je.

Financial assistance is also available to low-income private sector tenants, where support for the cost of housing is provided. [The details of this financial assistance are available on Gov.je.](#)