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4.5 Deputy M. Tadier of St. Brelade of the Minister for Housing regarding his involvement he has had in decisions made by Andium Homes to offer exiting housing stock for sale (OQ.11/2026):

Will the Minister advise what involvement, if any, he has in decisions made by Andium Homes to offer existing housing stock for sale; and what consultation, if any, takes place between Andium Homes and local political representatives, particularly where such sales would result in a reduction in the social housing stock within the representatives' Parish or constituency?

Deputy S.Y. Mézec of St. Helier South (The Minister for Housing):

Answering the second part of the question first, is that I am not sure that there is any particular engagement that happens at the level that the Deputy has suggested, but thanks to the feedback that he has provided, not just by asking this question, but separately in an email, I can confirm to him that Andium has undertaken that they will look at this to see if that can be updated. Going back to the first part of the question, the sales policy is dealt with in Andium's business plans. They will try to look ahead and deliver a mix of sales for first-time buyers, including from existing sites and new ones. There has been a bit of a pivot recently towards using newer sites rather than older ones, but what I understand tends to happen is when a decision is made to sell homes on a particular site that that does not get delivered instantly because it takes a very long time for the tenancies in those homes to naturally end. So once that starts it takes years and years for that to eventually be delivered. I am not sure there is a review of that as it is going on and not one that includes the Minister certainly.

4.5.1 Deputy M. Tadier:

There is a context to this question. As the Minister will know, St. Brelade, and in particular Les Quennevais, was designated to be Jersey's second town or de facto second town, and we also have a limited supply of social housing without any new sites being identified for either building or acquisition by Andium or other providers. Therefore any properties that are sold off, albeit for lucky homeowners in the future, may contribute to the dwindling stock in St. Brelade. Does the Minister agree that while it is possible and probably right for Andium to be politically agnostic or neutral, that as Minister for Housing he does not need to be? Could he say whether there is scope for some kind of political steering of what happens in our local communities in terms of the eventual housing stock from his point of view?

Deputy S.Y. Mézec:

I know that I have philosophical alignment with the Deputy on this. I think that social housing is an extremely important part of our whole Island community and the communities locally that make up that, and it is important that people across the Island, not just St. Helier, have access to decent social housing. Because we have a Government-owned provider that can develop that, that absolutely ought to be part of our ambition to make that a wide offer to as many people as possible across the whole Island and not just in St. Helier. I hope that though the opportunity was not included in the Bridging Island Plan for specifications for more social housing in St. Brelade, just because it was not proposed as part of that plan, there will be future opportunities where that can be considered in future Island Plans. Potentially this could be something that could be looked into the West of Island Framework as well. But I absolutely agree with the Deputy. As Minister for Housing, I promote the provision of social housing across the whole Island.

4.5.2 Deputy J. Renouf of St. Brelade:

In his first answer, the Minister spoke about Andium making these decisions. Can he state whether there is a policy document of any kind that Andium have - either private or public - that sets out the decision-making framework they use in order to decide how many properties to sell, where to sell them and what mix to do so?

Deputy S.Y. Mézec:

Generally speaking, there is their business plan, and that will include their targets. I would have to double check. I think it might have some reference to specific sites in there as well. When it comes to the provision of new homes that they are developing, where there will be a split on those sites of some for social housing and some for purchase, I believe it was in the Island Plan that specified how that tenure would be set, and the Minister for Housing is consulted in that and then that goes through the planning process.

4.5.3 Deputy J. Renouf:

I am curious to know whether the Minister has ongoing discussions about this with Andium, or is it something that is essentially he sees as a business matter, and therefore not subject to his control or influence?

Deputy S.Y. Mézec:

I would not necessarily take it upon me, the initiative, to go to Andium and dictate exactly how every single one of their sites ought to be managed and what tenure they should be providing on it. I would want to receive advice the other way around from them, because they are the ones who are managing the data every day about what demands there is for their homes, because that does fluctuate. Collaboratively with them we have occasionally pivoted on little parts of that strategy as and when has been needed to, when we have seen demand spike in some areas or reduce in others. Just for example, at the moment there has not been too much heavy demand for 2-bedroom social rental homes but there is quite a significant amount for first-time buyer 2-bedroom homes, for example. They would discuss with me if there was a case for maybe pivoting in particular areas to satisfy demand as and when there is it. But I would not necessarily provoke that initiative. I would take advice from Andium on it because they are the ones day-to-day with access to the data and able to advise me on that.

4.5.4 Deputy H.M. Miles of St. Brelade:

Just in relation to what Deputy Tadier said about Les Quennevais being designated as a second town and also the area in the Bridging Island Plan, which suggests that there will be a West of Island Planning Framework, and that is something that, as a result of propositions that we have brought, the Minister for the Environment has agreed to conduct. Does therefore the Minister for Housing consider it sensible for Andium to wait until that West of Island Planning Framework has been completed before any more decisions are taken about either renewal or disposal of stock in that particular area of the Island?

Deputy S.Y. Mézec:

I am not aware that such a decision has been made in that context because, as I have mentioned in an earlier answer, when decisions have been made to designate a site for sale that is not something that is enacted immediately because there will be people in those homes living their lives with tenancies that have to be honoured. That only changes at the natural end of a tenancy. It may well be that when homes recently have been sold in St. Brelade, that may actually originate from a decision that comes years ago potentially because it takes a long time for that to be enacted. I am not aware of a specific decision relating to St. Brelade being made since we were provided with that context of the work being done for West of Island Framework.

4.5.5 Deputy H.M. Miles:

I am not sure that gets to what I was really asking because tenants of social housing in St. Brelade have been written to by Andium and asked whether they would like to purchase their homes. So my question is: should that policy cease until all the work has been done around the West of Island Planning Framework?

Deputy S.Y. Mézec:

Frankly, I do not know what is most desirable in what the Deputy is suggesting to me, but I am happy to think about it and have a conversation with her. As I said, it is possible that the decision to do this may have arisen some time ago, but I can take that up with the Deputy to find out what the most appropriate way forward is.

4.5.6 Deputy M. Tadier:

First of all, can I thank the Minister for his helpful response and engagement and ask whether he understands the basic principle that if we are going to sell off housing stock in any of our constituencies or districts or areas, that it is important that we make sure in advance that there are plans to replenish that stock, especially when we still have an overall shortage and demand for social housing?

Deputy S.Y. Mézec:

Absolutely. We can learn from the failures of other jurisdictions where that has not been part of their approach. I often have visions of the Thatcherite right-to-buy policy in the U.K. (United Kingdom), which has been a complete disaster because it has not featured the kind of thinking that Deputy Tadier has referred to. I would say that there is a difference with Andium's Homebuy product because that does have greater safeguards in it. They are in the process of delivering hundreds of new homes both for social rent and for first-time buyers. That is in the context of the Island Plan projections but there are places in the Island that are left out in that. So when it comes to future planning designations, then I definitely think what the Deputy has suggested ought to be a significant consideration in all of that.