

Deputy Hilary Jeune  
Chair, Environment, Housing and Infrastructure Scrutiny Panel  
Scrutiny Office  
States Greffe  
Morier House  
St Helier  
JE1 1DD

6<sup>th</sup> June 2025

Dear Deputy Jeune

### **Draft Residential Tenancy (Jersey) Amendment Law 202- Review**

Thank you for your letter of 28<sup>th</sup> May, and request for additional information on our experience of periodic tenancies, and the timeline we set for our clients to accept a property and pay rent.

#### Periodic Tenancies

As mentioned in my letter of 12<sup>th</sup> May, almost half of our older tenancies are already periodic, as our tenancy agreements have been changed and updated over the years. Please see a breakdown of our tenancy agreements below:-

<b>Housing Department 2008-2011</b>	<b>Housing Department &amp; Andium Homes 2011-2016</b>	<b>Andium Homes Introductory 2017 to date</b>	<b>Andium Homes Standard Fixed Term 2017 to date</b>	<b>Andium Homes Supported Housing 2017 to date</b>
Periodic Weekly	Periodic Monthly	Fixed Term – 1 Year	Fixed Term – Maximum 5 years	Fixed Term – 2 Years

Andium Homes introduced fixed term tenancies in 2017. This was not retrospective and was only introduced for new tenancies.

These commenced with a 1 year fixed term introductory tenancy for all new tenants, which would then be renewed with a maximum of a 5 year fixed tenancy, and then a further 5 years at every future renewal.

The only arrangement outside of this was for our Supported Tenancies, which are linked to a 2 year package of support with a partner agency. After the initial 2 year period tenancies are renewed for a maximum of 5 years.

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Andium Homes Limited is Registered in  
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Benefits of fixed term tenancies for Andium:-

- To enable a conversation to happen with the tenant prior to renewal, review tenancy and occupancy levels;
- View the property periodically, to ensure maintenance issues were not being missed

Disbenefits of fixed term tenancies for Andium:-

- Perception that periodic tenancies are more beneficial for Clients
- Renewals have been resource heavy and in the majority of cases tenancies are automatically renewed for the full 5 year period
- We have effective alternative processes in place to effectively manage maintenance requirements and tenancy enforcement activities

Andium Homes is pleased to return to periodic monthly tenancies, due to:-

- Client perception of improved security of tenure
- Reduced administrative burden
- Existing processes for our landlord services, in particular managing tenancy issues, are maintained
- The ongoing ability to still offer an initial 1 Year Introductory Tenancy and 2 Year Supported Tenancy, both of which can become periodic tenancies on renewal

Property acceptance timeline

Andium Homes operates a direct lettings process (please see enclosed "Explanatory Note").

Our aim is to allocate our homes as efficiently as possible, to the applicant in the highest priority on the Affordable Housing Gateway list. When tenants vacate their homes, rent ceases to be charged from the date they return their keys. For new tenants, there is an expectation that rent is paid in advance from the date the tenancy agreement is signed. This arrangement has been in place since before our incorporation, so is not new and has not changed from the process used by the Housing Department. The direct lettings process that we follow allows for early engagement with potential new tenants, allowing advanced time to prepare for any move.

Instances of prospective tenants indicating to us that they cannot sign up to a tenancy because they still need to pay rent on an existing tenancy are rare, but we recognise that as more new tenants are transitioning to our homes from the private rented sector this could become more frequent. Where new tenants are coming from the private sector and there are cases of financial hardship caused by the need to pay rent on two properties, we work with the tenant to reduce any impact this may have.

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This is on a case by case basis but provides tenants the opportunity to spread the cost of the first month's rent over a manageable period. This is agreed as part of the sign-up meeting. Andium also does not charge a deposit. In most cases applicants coming from the private sector will have paid a deposit which is refunded on ending their previous tenancy, meaning that the impact of the double rent can be something of a timing issue.

However, we are keen to find a means of addressing this matter more comprehensively and have already had some initial discussions with the Housing Policy Team in Government which may assist in identifying a solution.

Please let me know if I can provide any further information that will assist the Panel in its work.

Yours sincerely



**Lindsay Wood**  
Chief Executive Officer

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