

Deputy Tom Coles
Vice Chair, Environment, Housing and Infrastructure Scrutiny Panel
Scrutiny Office
States Greffe
Morier House
St Helier
JE1 1DD

Date 13 May 2025

Dear Deputy Coles

Draft Residential Tenancy (Jersey) Amendment Law 202- Review

Thank you for inviting Andium Homes to make a submission to the above review.

As you are aware, Andium Homes is a wholly States owned Company Limited by Guarantee. We own and manage almost 5,000 social rented homes, all of which meet the Decent Homes Standard, and are rented in accordance with the States Social Housing Rent Policy. We are the largest landlord in Jersey and have therefore taken a great interest in the development of the Minister for Housing's proposals to amend the Residential Tenancy Law.

I am pleased to advise the Panel that we have been fully consulted throughout this piece of work, and have had the opportunity to provide our feedback to the Minister's Policy Team on several occasions. In regard to how the proposals might affect Andium Homes, we have no concerns, and have particular comfort around the following areas:-

- **Tenancy Agreements** –the proposals will generally (other than an initial fixed term tenancy of up to 3 years) see the end of fixed term tenancies. Almost half of our older tenancies are already periodic and Andium Homes is comfortable to return to periodic tenancies more widely. We will still have the ability, should we wish, to continue to offer one year fixed Introductory Tenancies, and also to continue with our two year fixed Supported Tenancies, on the basis that they become periodic tenancies on renewal.
- **Ending Tenancies** – whilst the specific list of reasons permitted to end a tenancy is appropriate, we are motivated to support tenants to sustain their tenancies. Ending a tenancy is a last resort and very rare.

Cont...../

- **Rent Stabilisation provisions** – we note the exemption within the legislation for Social Housing Providers. Andium tenants already benefit from rents which reflect the States Social Housing Rent Policy and tenants are already protected from high rent increases, by the current Rent Adjustment Policy, which means our annual rent increase is not more than 4%.

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