

**WRITTEN QUESTION TO THE MINISTER FOR HOUSING
BY THE DEPUTY G.P. SOUTHERN OF ST. HELIER
ANSWER TO BE TABLED ON TUESDAY 29TH NOVEMBER 2016**

Question

Will the Minister inform Members what control she has, if any, over the operational decisions made by Andium Homes in terms of fixing targets for the provision of refurbished properties and new build affordable homes for rent or assisted purchase?

Answer

The Minister for Housing has responsibility for the policy framework within which Andium Homes and the housing trusts carry out their business activities. The Minister is not responsible for operational matters relating to Andium Homes – these are matters for the Andium Homes board which is accountable to the Minister for Treasury and Resources for the decisions it makes.

This is in accordance with the principles adopted by the States Assembly in P.33/2013 *'The Reform of Social Housing,'* which stipulated that housing policy-setting, operational and regulatory functions should be separate from each other.

As such, the Andium Homes governing documents state that one of the company's objectives is to:-

"Provide affordable housing, together with any associated facilities, amenities or services, which meet the policy objectives of the Minister for Housing and the Strategic Housing Unit."

The Memorandum of Understanding ("MoU") between the Minister for Treasury and Resources and Andium Homes provides assurance that the organisation is accountable for the delivery of this particular objective. For example, in approving the Andium Homes Strategic Business Plan, the MoU outlines that it is the responsibility of the Minister for Treasury and Resources, as guarantor, to ensure that the Andium Homes strategy reflects the Minister for Housing's policy objectives and priorities, with this delivered in practice through engagement with the Minister for Housing.

This means that the Andium Homes Strategic Business Plan is closely aligned with the Housing Strategy and related strategic documents such as the Island Plan, which have guided the numbers, types and standard of housing and housing services that Andium Homes aim to deliver over the next five years – including more than 1,000 affordable homes; 300 homes for purchase; and delivery of the Decent Homes Standard on all its housing stock four years earlier than originally planned.

Work continues with the housing trusts to ensure that the objectives of the Housing Strategy are similarly reflected in their strategies and business plans.

The third principle approved by the Assembly in P.33/2013 was the introduction of a regulator to oversee the activities of Andium Homes and the housing trusts. The Minister for Housing is currently undertaking a consultation on the introduction of a regulatory framework and draft proposals will be brought forward in the first quarter of 2017, which may include revised contractual agreements with Andium Homes (such as the MoU) and the trusts to ensure that the Minister's policy objectives are delivered.

A regulatory framework will provide a clear statement of the housing policies that Andium Homes and the housing trusts need to meet – such as the standard of housing and housing services provided to tenants and use of the Housing Gateway – in addition to a performance monitoring and reporting system in order to ensure that these policies are delivered effectively. The regulatory framework will also cover financial management and governance arrangements to provide comfort that Andium Homes and the housing trusts remain financially robust and properly placed to continue with their plans for growth.