

**WRITTEN QUESTION TO THE MINISTER FOR HOUSING
BY DEPUTY G.P. SOUTHERN OF ST. HELIER
ANSWER TO BE TABLED ON TUESDAY 26TH SEPTEMBER 2017**

Question

Given that a recent update to the website of Andium Homes showed the average rent for 1-bedroom flats, 2-bedroom flats and 3-bedroom houses as being £167.42, £215.74 and £313.41 respectively, and further to answers previously provided by the Minister, in which it was stated that the average rents shown are based on a mix of pre-2014 tenancies and post-2014 tenancies (and that, overall, the average rent levels paid by Andium tenants are 77 per cent of the market value), will the Minister request from Andium Homes confirmation of what the average rents are for pre- and post- 2014 tenancies, if they were to be treated separately, for these three types of unit?

Will the Minister also request and provide figures for the maximum private sector rent levels for these three types of unit (and what the 90 per cent rent level for these units are) in order to show how they compare with the maximum rent levels shown on the website for these units of £254.07, £303.79 and £439.80 respectively?

Answer

The average weekly rents for Andium Homes' pre- and post- 1 July 2014 tenancies (in respect of one and two bedroom flats, and three bedroom houses) are as follows:-

Type of property	Average rent pre 1 st July 2014	Average rent post 1 st July 2014	Overall average all rents as listed on the Andium Homes website
1 bedroom flat	£153.43	£198.89	£167.42
2 bedroom flat	£196.25	£251.47	£215.74
3 bedroom house	£259.67	£323.75	£274.26

It should be noted that the average rent for a three bedroom house is £274.26 and not £313.41 as indicated in the Deputy's question. The £313.41 figure relates to the average rent for a three bedroom bungalow.

The Statistics Unit publishes the Jersey Private Sector Rental Index on a quarterly basis, which is based on advertised rents rather opposed to what tenants might actually pay following negotiation. In Quarter 2 2017, the average rents for qualified rented accommodation were as follows:-

Type of property	Jersey House Price Index – Average weekly rents for private rented accommodation (Quarter 2 2017)
1 bedroom flat	£228.46
2 bedroom flat	£399.23
3 bedroom house	£496.15

When comparing average private sector rent levels to the Andium Homes maximum rent levels, it must be noted that those quoted on the website relate to individual properties and are skewed by outliers, where the rental value will be affected by such factors as the size or location of an individual property and will not, therefore, reflect average rents in the private rented sector.

Andium Homes would welcome an opportunity to meet with Deputy Southern in order to explain how rents are determined and answer in detail any questions he might have.