

**WRITTEN QUESTION TO THE MINISTER FOR TREASURY AND RESOURCES  
BY DEPUTY R.J. WARD OF ST. HELIER  
ANSWER TO BE TABLED ON TUESDAY 10th SEPTEMBER 2019**

**Question**

Will the Minister, as shareholder representative –

- (a) advise how many homes, if any, that are currently owned or being built by Andium Homes have been sold, or are planned to be sold, on the open market and not through the Affordable Housing Gateway, and provide a breakdown of any such homes showing whether they are 1-bedroom, 2-bedroom and so on and the Parish in which they are located; and
- (b) state whether any such homes owned by Andium Homes will be sold for ‘buy-to-let’ purposes or to off-Island investors?

**Answer**

- (a) Andium Homes’ current Strategic Business Plan commits to the delivery of 2,000 new homes by 2025. Currently, it is planned that 1,939 of those homes will be for the affordable market, either to rent or purchase through the Affordable Housing Gateway.

Andium Homes has recently submitted a Planning Application for 122 homes at the Jersey Gas site delivering a mix of affordable homes to rent or buy, within which it will be necessary for approximately 61 units to be sold on the open market on a flying freehold basis. These sales will enable Andium to deliver the wider scheme which includes below-surface parking for residents and the public and an extension to the Town Park through to St Saviour’s Road. It is currently predicted that these units will be made up of 13 x 1 bedroom, 25 x 2 bedroom and 23 x 3 bedroom units.

There will also be occasions where a small number of existing properties are deemed unsuitable as affordable housing, for reasons of location, condition, desirability, size and amenities, and are best sold into the open market for best value and the proceeds reinvested in affordable housing.

With the completion of a robust Strategic Portfolio Review, Andium Homes’ current Sales Strategy continues to identify such properties. In 2019, only one property, “The Ferns”, St Saviour, a small building of four x 1-bedroom flats, was sold on the open market.

In summary, there will potentially be 61 units in the Jersey Gas site and there have been 4 units at “The Ferns” which have not been sold through the Affordable Housing Gateway.

- (b) Andium Homes undertakes all its sales on a freehold or flying freehold basis, which prevents anyone who doesn’t possess entitled status under the Control of Housing and Work (Jersey) Law 2012 to purchase. In selling this small number of homes, Andium Homes does not target, or advertise to, the “buy-to-let” market.

Andium Homes does not sell homes on a share transfer basis, where potentially persons who do not possess entitled status can purchase for investment purposes.