

AFFORDABLE HOUSING GATEWAY

Month End Statistics

31st March 2025

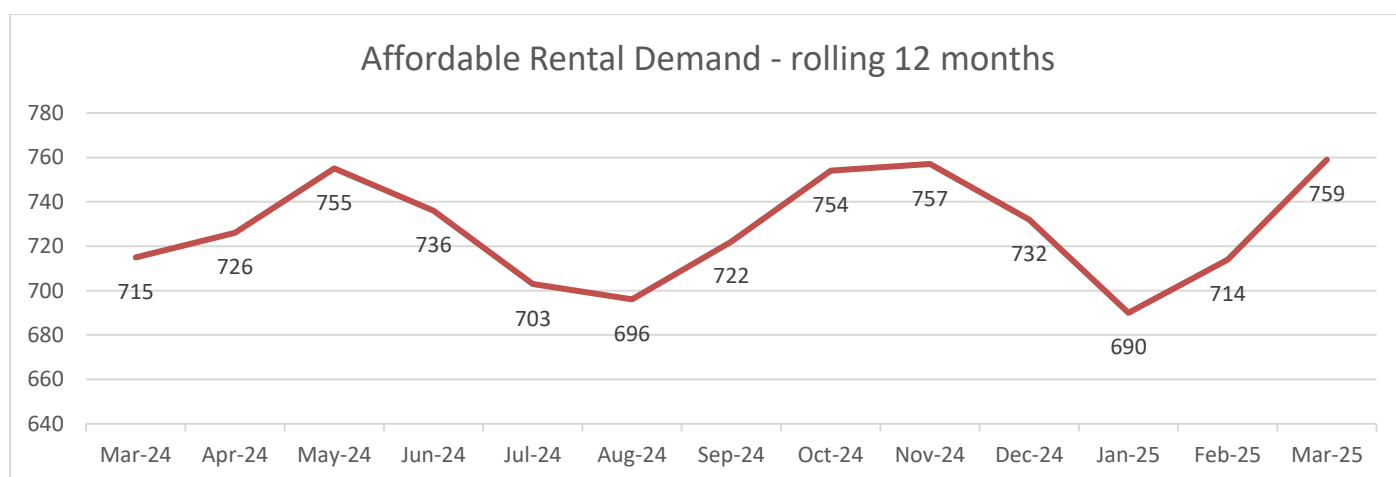


The Minister for Housing is responsible for managing the waiting list for social housing, both social rental and assisted purchase.

Statistics which demonstrate overall demand are published monthly to inform housing providers and the wider public of the level of housing demand across both tenures and bed size need. They also identify where the new supply of homes has had an impact.

Rental Demand

Rolling 12-month totals for all those accepted on the Gateway for social rented accommodation from the private sector or social housing transfers: -



These figures demonstrate realistic and accurate figures of those in housing need measured against current eligibility criteria. Applicants are interviewed and then assessed against a set of criteria which allows the application to be placed in an appropriate Priority Band. It is important that the Bands are understood when considering the level and type of housing need. An explanation is included at the end of this report.

The figures demonstrate a continuing need for one, three and four bedroom homes, where particularly the elderly and families, are struggling to source suitable, affordable accommodation in the private sector. Demand for smaller homes is also driven by the number of families who need to downsize as their circumstances change and the incremental reduction in the age limit for childless singles and couples from 50 years of age down to the current 25 years.

The Affordable Housing Gateway undertakes periodic reviews of the waiting list to ensure that applications are up-to-date and continue to reflect the needs of applicants. Whilst the number of applicants registered on the waiting list decreased in January 2025, much of this reduction can be attributed to update forms being sent out in December 2024, the number of individuals whose applications were pending, and subject to review since returning the forms. With a significant amount of new supply still in delivery, there has been no better time to apply for

social housing. The Minister continues to review his Roadmap for improving access to social housing, to ensure that it is responding as appropriate to the increasing supply of new homes.

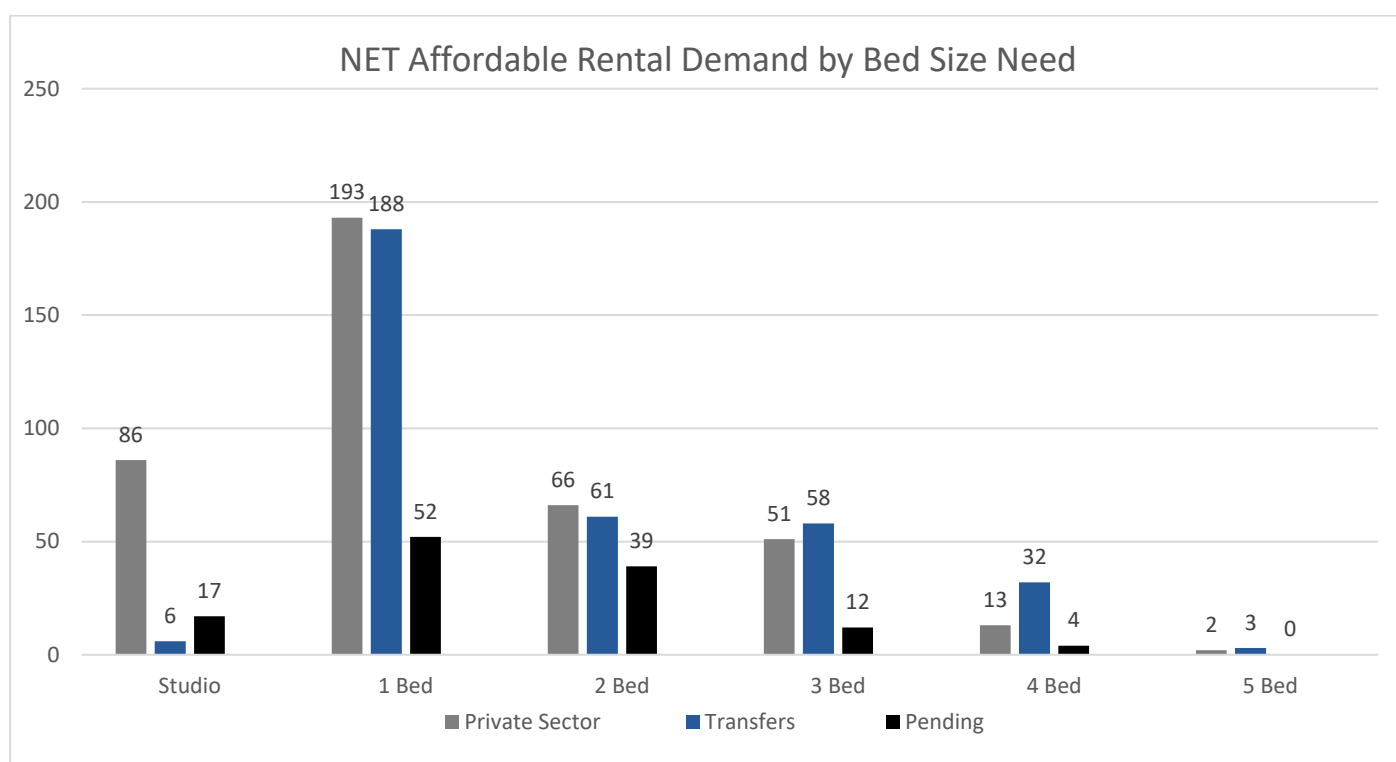
Andium Homes remains on site across several developments with 772 new homes under construction, including 3 & 4 bedroom family homes on Bridging Island Plan sites in St John and St Peter. In respect of homes for rent, the following are under construction and will be completed as shown below.

2025 - Maisons Les Arches and Le Grand Douet sites – 102 x 1 Bed, 19 x 2 Bed, 1 x 3 Bed

2026 - Maisons Les Arches & Bridging Island Plan sites – 56 x 1 Bed, 25 x 2 Bed, 26 x 3 Bed

2027 - Ann Street Brewery and Bridging Island Plan sites – 99 x 1 Bed, 63 x 2 bed, 56 x 3 Bed, 6 x 4 Bed

Total number of active applicants assessed and accepted onto the Gateway for Social Rental by bed size need.



Social housing transfers will also generate some supply, as the homes released by tenants transferring to another social rented home will, in most cases, be available for other Gateway applicants. The figures also include existing social housing tenants who need to move to a new home of the same bed size for medical or other reasons, where arguably there is no new demand. This should be taken into account when considering the demand figures represented in the table.

A policy document outlining the criteria Islanders need to meet for each of the three bands – [‘The Eligibility Criteria for Renting Social Housing in Jersey’](#) – has been published. The document explains the eligibility rules, allocations process and the revised banding system for renting social housing, which will categorise applicants according to their level of need for social housing:

- Band 1 = urgent need
- Band 2 = moderate need
- Band 3 = low need

Total active applicants assessed and accepted onto the Gateway for Social Accommodation within each Priority Band.

Band	Number
<u>Rental lists</u>	
Urgent Need - Band 1 – this Band refers to applicants who are actually homeless, under eviction notice, in tied accommodation, urgent medical issues, no rights to current accommodation such as staying with family or forced to live apart as present accommodation is not suitable, seriously overcrowded (3 children or more share 1 room). For transferring tenants in social housing this refers to those under occupying their current home, seriously overcrowded and urgent medical circumstances.	290
Urgent need – Partnership Pathway Band 6 – This Band is reserved for agency referrals via the Partnership Pathway. The Partnership Pathway is a mechanism for vulnerable members of our community & citizens with complex housing needs access to social housing by working in partnership with key partners.	53
Moderate Need - Band 2 - This Band refers to cases of overcrowding, poor housing standards, moderate medical. For transferring tenants in social housing this refers to those suffering from overcrowding or moderate medical circumstances.	307
Low Need – Band 3 - This Band reflects applicants whose current accommodation is unaffordable given their personal circumstances.	109
<u>TOTAL</u>	759

Urgent Need – Band 1.

Social Housing Transfer = 188

Private Sector = 102

Urgent Need Partnership Pathway – Band 6

Social Housing Transfer = 2

Private Sector = 51

Moderate Need – Band 2

Social Housing Transfer = 157

Private Sector = 150

Low Need – Band 3

Social Housing Transfer = 1

Private Sector = 108

Assisted Purchase

Andium Homes manages the Assisted Purchase Pathway waiting list for those who would like to purchase a home but need financial assistance to do so.

[Assisted purchase home ownership schemes \(gov.je\)](#)

Andium Homes has an ongoing sales programme which includes the sale of existing social rented homes on a number of its sites.

[Homes to buy \(andiumhomes.je\)](#)

All of the homes Andium offers for sale are available for sale via 'Andium Homebuy' which allows qualifying buyers to purchase a home with 25% of the purchase price deferred.

54 first time buyer apartments were recently marketed by Andium with 90% already under offer.

223 new build homes are currently under construction at the Northern Quarter, Mayfair and Ann Street Brewery sites.

[Andium Homebuy \(andiumhomes.je\)](#)

Bridging Island Plan Sites

The Bridging Island Plan earmarked a number of green field sites for the development of new assisted purchase and social rented homes. The majority will be family houses.

The assisted purchase homes will be available through 'Andium Homebuy' with the deferred payment element set at 30%.

Buyers must be registered on the Assisted Purchase Pathway.

[New Developments \(andiumhomes.je\)](#)

First Step Scheme

The Minister for Housing continues to operate the First Step scheme, which is about to enter its fourth tranche, enabling clients to purchase a home from the open market with Government contributing up to 40% of the market value.

[First Step \(andiumhomes.je\)](#)