

AFFORDABLE HOUSING GATEWAY

Month End Statistics

30th September 2024

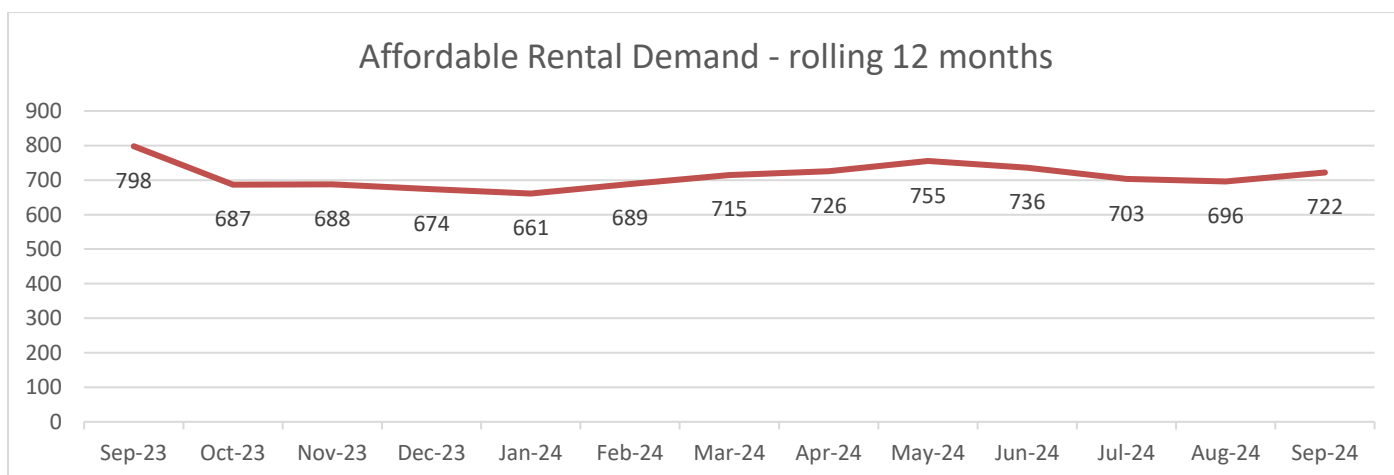


The Minister for Housing is responsible for managing the waiting list for social housing, both social rental and assisted purchase.

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.

The overall figure demonstrating demand for social rented accommodation has increased by 26 over the last month. Over the past 12 months demand has reduced significantly, showing the impact that the 232 new homes completed by Andium in 2023, and more recently the completion of The Limes has had. In response to this, the Minister has begun to widen the eligibility criteria for social housing, allowing more people to benefit from a social rented home. There has been no better time to apply for those in housing need, or those who feel they would benefit from the long term security that social housing offers.

Gateway applications are reviewed regularly to ensure they remain up-to-date and contain correct information on housing need. In October the Gateway Team contacted customers who required a 1 bedroom property to request an update. The decline in numbers since October reflects those that have been removed from the waiting list.

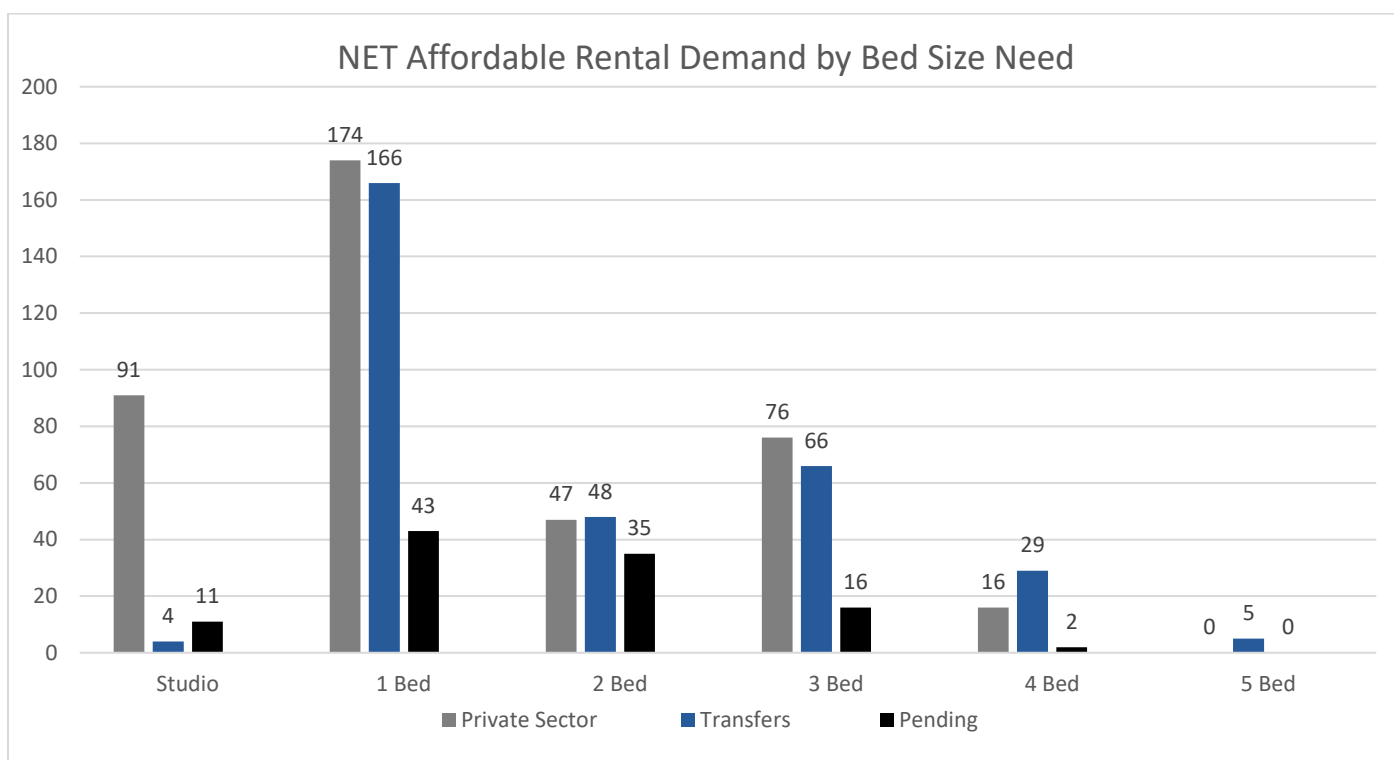
With 94 new homes now completed at The Limes, Andium Homes remains on site across several developments with 619 new homes under construction. In respect of homes for rent, the following are under construction and will be completed as shown below.

2025 Former Mayfair Hotel Site – 74 new build homes; 58 x 1 Bed, 12 x 2 Bed,

2025/26 Northern Quarter – 115 new build homes; 89 x 1 Bed, 18 x 2 Bed, 8 x 3 Bed

2027 Ann Street Brewery – 157 new build homes; 99 x 1 Bed, 53 x 2 Bed, 5 x 3 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.	232
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.	39
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.	309
Low Need – Band 3 - This Band reflects applicants whose current accommodation is unaffordable given their personal circumstances.	142
TOTAL	722

Urgent Need – Band 1.

Social Housing Transfer = 161

Private Sector = 71

Urgent Need Partnership Pathway – Band 6

Social Housing Transfer = 2

Private Sector = 37

Moderate Need – Band 2

Social Housing Transfer = 150

Private Sector = 159

Low Need – Band 3

Social Housing Transfer = 4

Private Sector = 138

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 \(andiumhomes.je\)](#)

In 2024 Andium will also be offering a range of one and two bedroom apartments for sale at its Limes development in St Helier.

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

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

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

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

First Step Scheme

The Minister for Housing has now launched the First Step scheme, a new shared equity scheme enabling clients to purchase a home from the open market with Government contributing up to 40% of the market value.

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