

AFFORDABLE HOUSING GATEWAY

Month End Statistics

31 May 2021

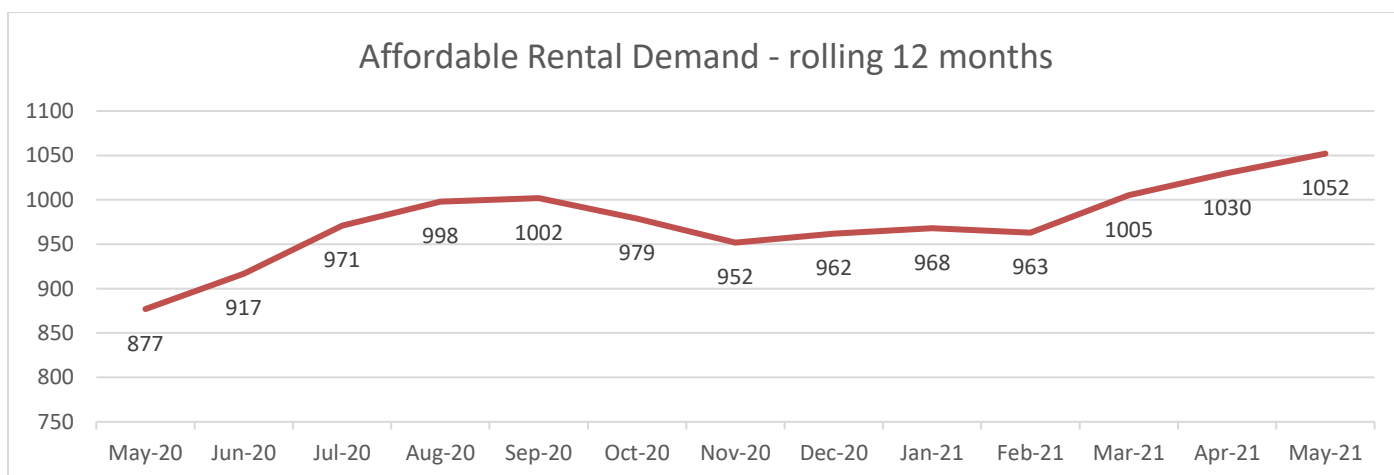


The Minister for Housing and Communities is responsible for managing the waiting list for affordable housing, both social rental and assisted purchase.

Statistics which demonstrate 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 affordable rented accommodation from the private sector or affordable 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.

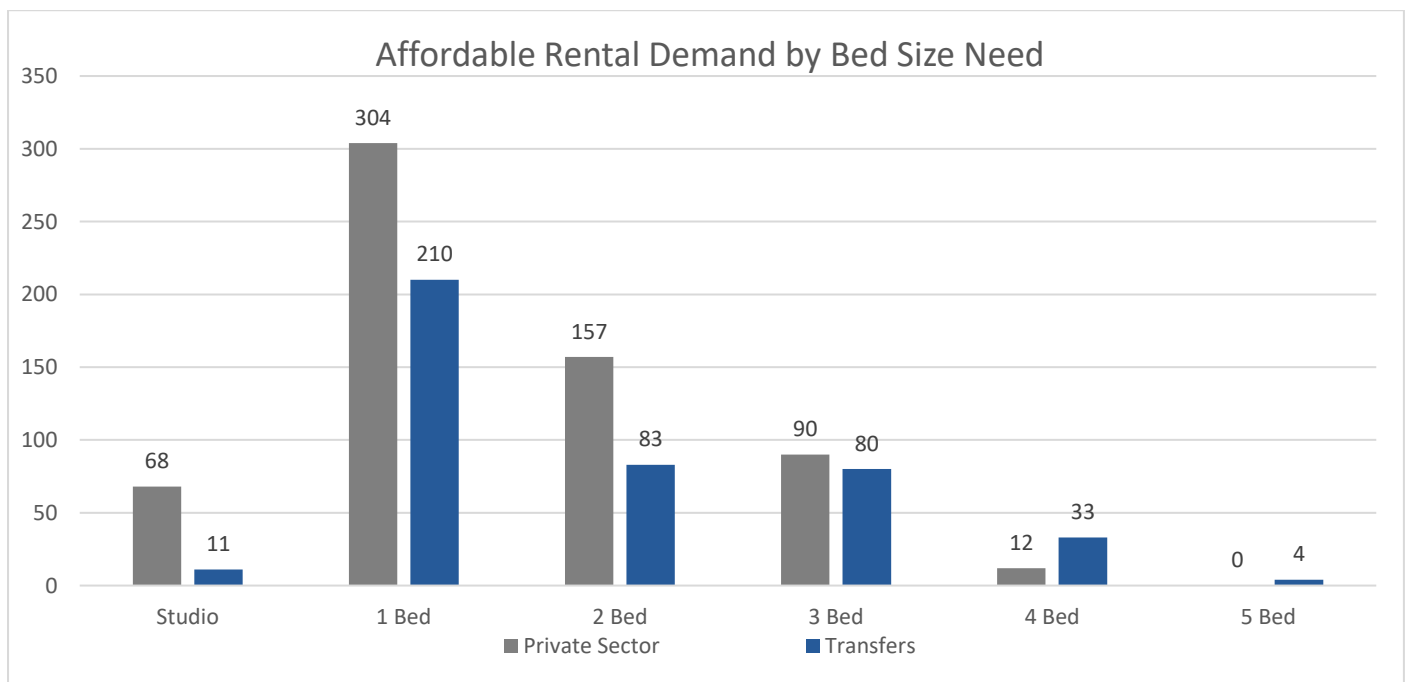
The figures demonstrate a continuing need for one- and two-bedroom units, where particularly the elderly and younger, smaller families, are struggling to source suitable, affordable accommodation in the private sector. Demand for smaller homes is also driven by the number of families who need to downsize as their circumstances change.

The overall figure demonstrating demand for affordable rental accommodation has increased by 22 over the last month. Gateway applications are reviewed regularly to ensure they remain up-to-date and contain correct information on housing need.

Andium Homes remains on site across a number of developments with over 500 new homes in delivery for both rental and First Time Buyers: -

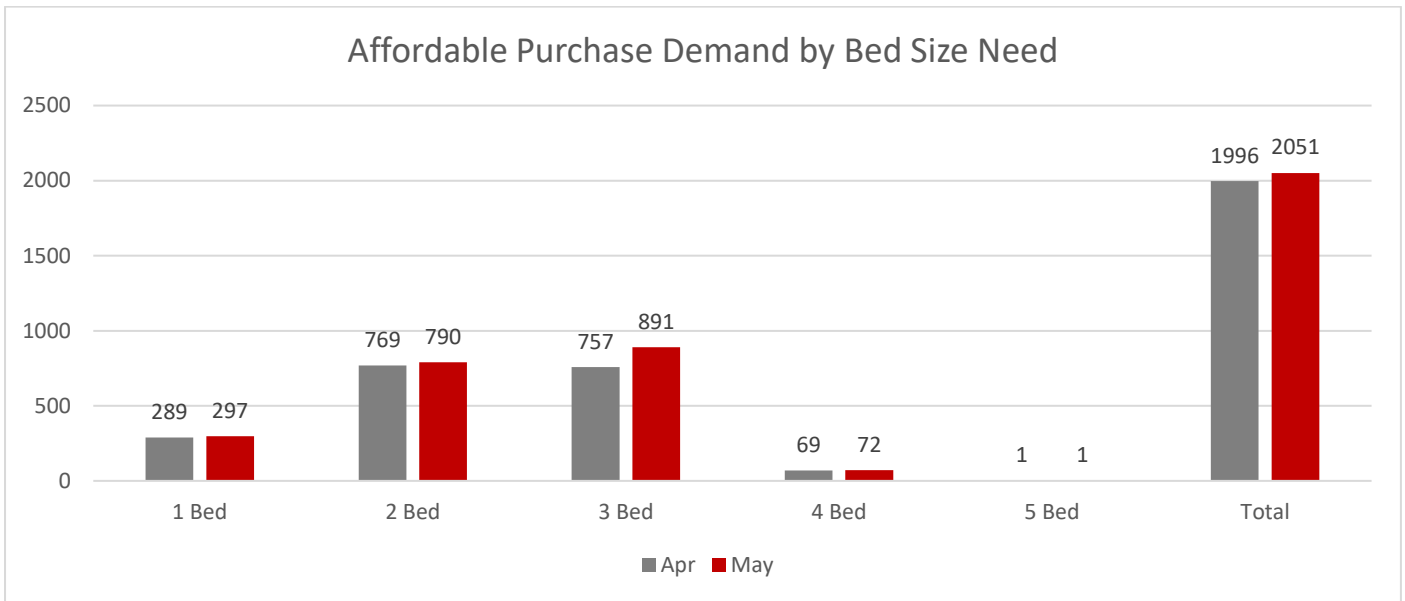
- Le Clos Mourant (Le Squez Phase 4) (90 rental homes)
- La Collette low-rise (147 rental homes)
- Le Clos Couriard (Summerland site) (82 rental homes)
- Ann Court (165 rental homes)
- Plaisant Place (21 rental homes) – Due for completion June 2021
- Pine Ridge (1 rental home)
- 33 Belmont Road (3 rental homes)
- 75 Colomberie (4 rental homes)

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



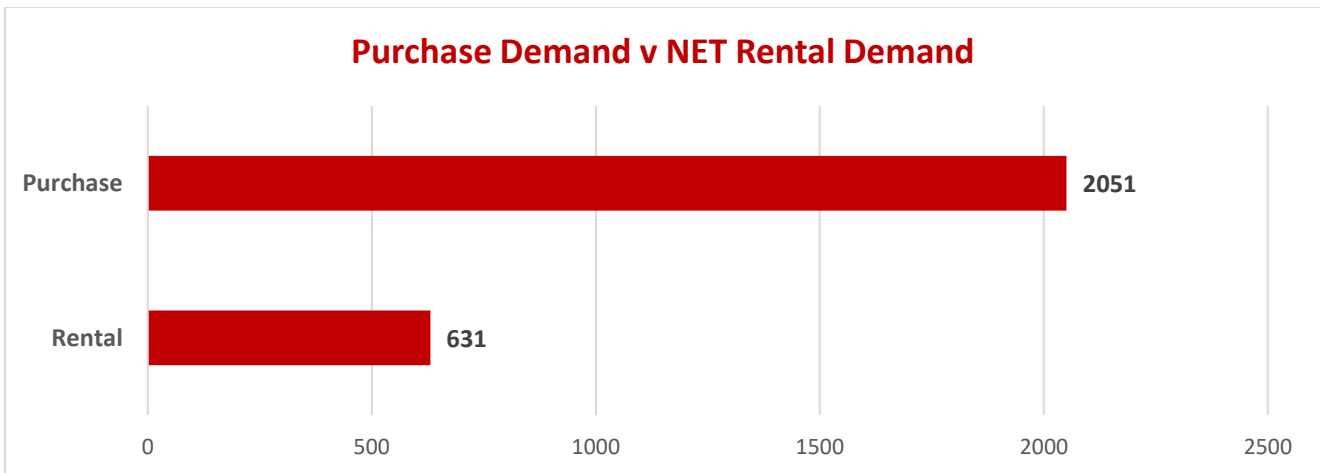
Purchase Demand

The Affordable Housing Gateway also records demand from first-time buyers who wish to purchase an affordable home – homes sold below the open market value to households who need some form of assistance to get on the property ladder. The current figures show considerable demand from first-time buyers for affordable purchase schemes, especially for two- and three-bedroom homes.



The overall figure demonstrating demand for affordable purchase continues to increase. Andium Homes has plans to sell 40 affordable homes per year from existing stock, as well as the following new build: -

- Samares Nurseries Final Phase (25 homes for First time buyers) – Due for completion June 2021



Jersey's six tier banding system for assessing the need for social housing has been simplified. Following an independent review of the Affordable Housing Gateway, the four rental bands have been reduced to three – urgent, moderate, and low need.

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

Applicants previously in Band 4 have been reallocated. As there were only a small number of applicants in Band 4, they have been moved into Band 3.

Band 6, for applicants 'who require ongoing support to live independently' will be classified as a separate 'Supported Housing Band' managed by Andium Homes. These applicants have the same urgent priority as Band 1 on the Gateway.

The Ministerial Decision, signed by the Minister for Housing and Communities, Deputy Russell Labey, follows a recommendation in the Review of Access to Social Housing in Jersey, to produce a policy document setting out the eligibility criteria and allocations process for social housing.

Deputy Russell Labey said: "By creating this comprehensive policy document and publishing it online, applicants can see what is required of them and how their application will be assessed.

"Social housing has a vital role to play in our community, and I am pleased that through Andium and Housing Trusts – we are providing affordable, high quality and secure accommodation to those in housing need.

"Social housing providers are providing accommodation for thousands of households, including people who are vulnerable and at risk of homelessness. This policy ensures that Islanders can see that the procedures and processes that determine who can access social housing are transparent and fair."

Total active applicants assessed and accepted onto the Gateway for Affordable 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. For transferring tenants in social housing this refers to those under occupying their current home and urgent medical circumstances.	433
Urgent need – Supported Housing Band – This Band is reserved for agency referrals through the Supported Housing Group. For transferring tenants in social housing this is reserved for agency referrals for transfers through the Supported Housing Group or Independent Living Team.	60
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 grave overcrowding or moderate medical circumstances.	312
Low Need – Band 3 - This Band reflects applicants whose current accommodation is unaffordable given their personal circumstances.	247
<u>Purchase list</u>	
Purchase – This Band refers to those who wish to purchase an affordable home, homes sold below the open market value to households who need some form of assistance to get on the property ladder.	2051
<u>TOTAL</u>	3103