WQ.16/2026

WRITTEN QUESTION TO THE MINISTER FOR HOUSING
BY DEPUTY K.M. WILSON OF ST. CLEMENT
QUESTION SUBMITTED ON MONDAY 26th JANUARY 2026
ANSWER TO BE TABLED ON MONDAY 2nd FEBRUARY 2026

Question

"Further to the findings and recommendations made by the Comptroller and Auditor General in her review of Andium Homes "Housing Repairs and Maintenance Report – 5 February 2015" and "Housing Repairs and Maintenance: follow-up report – 25 April 2019", will the Minister advise what oversight he has had of the actions taken in response to these recommendations and will he state –

(a) how many properties in the Andium Homes rental portfolio are currently subject to outstanding safety or compliance actions;
(b) what is the anticipated or planned cost of this work and when will the work be completed; and
(c) what, if any, additional capital has the Minister approved to support this work in this electoral term?"

Answer

In answering this question, it is important to understand the positive journey that Andium has been on since its incorporation in 2014. At that time, the housing stock it inherited was in a very poor condition with significant backlog maintenance. Andium was able to bring the stock up to 100% Decent Homes Standard (DHS) within 5 years of incorporation, something which has been maintained annually since.

(a) As of Monday 2 February, a total of 6 properties are subject to an outstanding inspection related to compliance checks, and are being actively progressed. This number changes and is carefully monitored and forecasted throughout the year. It should be noted that maintaining the quality of thousands of homes is an ongoing, dynamic process. Inevitably, a planned proportion of properties will always require attention each year whether to uphold the DHS or to meet statutory compliance. Andium's continual monitoring and responsive action demonstrates a proactive and robust approach to long-term sustainable asset management.

(b) The costs of the works specifically noted in part (a) above is estimated at no more than £1,680. The works are due to be completed this week. However, keeping the housing stock compliant is a continuous activity with some £19m invested per annum by Andium in maintaining their portfolio across planned maintenance, cyclical & statutory inspections, repairs, empty properties and fire safety. The programme is forecast in advance, and the budget is already in place to ensure continued sustainable compliance. In addition, Andium has a funded Capital programme, which predominantly deals with new supply, but also significant refurbishment projects where required.

(c) This would be a matter for the Minister for Treasury and Resources, as shareholder. However, Andium receives no funding from the Government and is a net contributor to the Government with annual returns of circa £30M, in addition to repayments and interest payments on loans from the Housing Development Fund.

It is worth noting that all but one of the Controller and Auditor General's recommendations for Andium Homes in 2015 were reported as fully implemented in the 2019 follow-up report. The final recommendation, which was partly implemented at the time, has since been completed by Andium Homes. The recommendations from the C&AG are still followed and referred to as a benchmark for Andium's procurements processes, tendering policies, KPIs and culture, as well as having tenant participation as part of the procurement process including tenant representation at Board level.