

**WRITTEN QUESTION TO THE MINISTER FOR HOUSING
BY DEPUTY L.V. FELTHAM OF ST. HELIER CENTRAL
QUESTION SUBMITTED ON MONDAY 5th OCTOBER 2026
ANSWER TO BE TABLED ON MONDAY 12th OCTOBER 2026**

Question

“Will the Minister advise, as at 30th September 2026 –

- (a) the number of unoccupied Andium homes, broken down by development, number of bedrooms and the duration of vacancy;
- (b) the reasons for these vacancies, identifying separately homes awaiting repairs, allocation or occupation, homes reserved for key workers, and any homes held for future hospital construction workers;
- (c) the number of vacant units within other Government-owned or Government-funded key worker accommodation, identifying separately any units also included in the Andium figures; and
- (d) the number of these homes which are currently habitable and could be offered to Affordable Housing Gateway applicants, and explain what prevents their allocation to these applicants, and the expected timetable for bringing them into occupation?”

Answer

Andium Homes has a regular natural turnover of its stock, in addition to significant new build delivery. Vacant homes at the end of September represented homes which: -

- are in between tenancies, which in most cases have up to a 25 day turnaround for maintenance works and re-allocation through the Affordable Housing Gateway, or
- have been identified as homes to be sold through the Andium Homebuy Scheme, or
- represent new delivery awaiting sale through the Homebuy Scheme or rental through the Affordable Housing Gateway.

No homes are being held for future hospital construction workers

Existing Business as Usual turnover

With over 5,100 rental homes in the Andium portfolio, the list of vacant homes changes daily. For context, year to date Andium has signed 291 clients to new tenancies and upgraded 279 homes through the void property process. When homes are empty, Andium will take advantage to carry out any “Major Repairs”, which generally include works to improve the home which cannot reasonably be carried out with a tenant in occupation without major disruption and inconvenience.

On 30th September 2026, the following existing homes were vacant and in various stages of maintenance works, viewings, allocation or under offer: -

Development	Bed Size	Total Days empty	Current Reason	Intended Use
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Lily Cottage	1	49	Refurbishment Works	Gateway Rental
Nicolle Close	2	22	Standard Maintenance	Homebuy Sale
Les Petites Anquetils	2	19	Pre-Let Works	Gateway Rental
Hampshire Gardens	0	14	Pre-Let Works	Gateway Rental
Clos St Andre	2	9	Pre-Let Works	Gateway Rental
La Cache Pallot	2	7	Pre-Let Works	Homebuy Sale
Gordon Le Breton Close	2	5	Pre-Let Works	Homebuy Sale
Le Geyt Flats	2	2	Pre-Let Works	Gateway Rental
La Collette	1	2	Pre-Let Works	Gateway Rental
Gordon Le Breton Close	2	2	Pre-Let Works	Homebuy Sale
Le Bel D'enton	0	1	Pre-Let Works	Gateway Rental
La Place Labey	2	1	Pre-Let Works	Homebuy Sale
Le Clos Couriard	1	182	Major Repairs	Gateway Rental
Dorset Street	2	166	Major Repairs	Gateway Rental
Pierson Court	1	69	Major Repairs	Gateway Rental
Les Vaux	1	65	Major Repairs	Gateway Rental
Sutton Court	4	56	Major Repairs	Gateway Rental
La Tour Heron	0	37	Major Repairs	Gateway Rental
Hue Court	2	33	Major Repairs	Gateway Rental
Kew Gardens	1	23	Major Repairs	Gateway Rental
Clos De La Colonie	2	16	Major Repairs	Gateway Rental
Chantemerle	5	2	Major Repairs	Gateway Rental

Liberation Court	2	33	Repairs Complete Viewings underway	Gateway Rental
La Tour Heron	1	33	Repairs Complete Viewings underway	Gateway Rental
Edinburgh House	1	29	Repairs Complete Viewings underway	Gateway Rental
Edinburgh House	1	23	Repairs Complete Viewings underway	Gateway Rental
George V Cottage Homes	1	16	Repairs Complete Viewings underway	Gateway Rental
George V Cottage Homes	1	16	Repairs Complete - Under Offer to Gateway applicant	Gateway Rental
George V Cottage Homes	1	16	Repairs Complete Viewings underway	Gateway Rental
Clos Gosset	3	13	Under Offer to Gateway applicant	Gateway Rental
Clos Gosset	1	8	Repairs Complete Viewings underway	Gateway Rental
Jane Sandeman Court	1	8	Repairs Complete Viewings underway	Gateway Rental
Walter Benest Court	2	6	Repairs Complete Viewings underway	Gateway Rental
Cyril Le Marquand Court	1	6	Repairs Complete Viewings underway	Gateway Rental
Le Grand Douet	1	6	Repairs Complete - Under Offer to Gateway applicant	Gateway Rental
Clos Gosset	3	5	Repairs Complete - Under Offer to Gateway applicant	Gateway Rental
Pomme D'or Farm	1	1	Repairs Complete Viewings underway	Gateway Rental
Les Petites Hinguettes	1	1	Repairs Complete Viewings underway	Gateway Rental
Nicolle Close	2	214	Repairs Complete - Marketed to Assisted Purchase List applicants	Homebuy Sale
Spencer Close	2	176	Repairs Complete - Marketed to Assisted Purchase List applicants	Homebuy Sale
The Limes	2	121	Repairs Complete - Marketed to Assisted Purchase List applicants	Homebuy Sale
La Place Labey	1	76	Repairs Complete - Marketed to Assisted Purchase List applicants	Homebuy Sale
Leslie Sinel Close	2	62	Repairs Complete - Marketed to Assisted Purchase List applicants	Homebuy Sale
Les Maisonettes	3	50	Repairs Complete - Marketed to Assisted Purchase List applicants	Homebuy Sale

Spencer Close	2	22	Repairs Complete - Marketed to Assisted Purchase List applicants	Homebuy Sale
Spencer Close	2	15	Repairs Complete - Marketed to Assisted Purchase List applicants	Homebuy Sale
The Limes	2	5	Repairs Complete - Marketed to Assisted Purchase List applicants	Homebuy Sale
Le Douet Clement	2	3	Repairs Complete - Marketed to Assisted Purchase List applicants	Homebuy Sale
La Place Labey	1	1	Repairs Complete - Marketed to Assisted Purchase List applicants	Homebuy Sale

New Build Delivery

In addition to the properties listed above, 32 new apartments were completed at Palmer Court, Ann Street Brewery on 18 September (for occupation by mid-October) and 11 new houses were completed at Clos Des Friquettes on the 17 August 2026.

- 25 x one bed flats
- 7 x two bed flats
- 1 x two bed house
- 10 x three bed house

These are undergoing viewings and in the process of being allocated for rental through the Affordable Housing Gateway, with the majority of Clos Des Friquettes now having been allocated.

Sales of new homes at Maison Les Arches also continue. 145 sales have now completed and on 30 September 2026, 39 homes were vacant and being marketed for sale or under offer: -

Block	Handover	Bed size	Current Reason
B	22 August 2025	2 x One beds 2 x One Beds	Marketed to Assisted Purchase Pathway applicants Under Offer
C	12 January 2026	4 x One Beds 2 x One Beds	Marketed to Assisted Purchase Pathway applicants Under Offer
D	28 August 2026	8 x One beds 3 x One Beds 11 x Two beds	Marketed to Assisted Purchase Pathway applicants Under Offer Under Offer
H	29 May 2026	4 x Three bed houses	Marketed to Assisted Purchase Pathway applicants Under Offer

		3 x Three bed houses	
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Andium Homes rent 214 homes directly to Health for key worker accommodation via a master lease arrangement. Government manage the short-term tenancies and occupancy rate of these properties. Andium has no direct relationship with the individual occupants of these homes therefore is not aware which homes are unoccupied at any given time.