Government of JERSEY

Review of social housing rents

Understanding social housing in Jersey

Minister for Housing
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Contents

Summary

- Social housing in Jersey has traditionally provided homes to lower-income households, with eligibility determined by factors such as age, income and household composition.

- Historically, access to social housing has been limited due to constrained housing supply. However, recent increases in Jersey's social housing stock have enabled the Minister for Housing to widen eligibility criteria.

- These policy changes reflect a gradual shift from a social housing model focused solely on supporting lower-income households towards one that addresses a wider range of housing needs.

- The current social housing rents policy is a key component of the framework underpinning social housing. Initially set at 90% of market value when introduced in April 2014, rents were revised to 80% of market value in January 2022[1].

- When the policy was introduced in April 2014, existing tenancies were protected from the policy. This has resulted in some tenants living in homes where rents are significantly below market levels – sometimes as low as 50% of market value – and where they may be under-occupying homes where there is demand from new applicants. This outcome reflects a protective measure that was not envisaged to remain in place for more than a decade.

- The existing market-based rental model aims to balance affordability for tenants with the financial sustainability of social housing providers, ensuring sufficient rental income to deliver housing services, maintain existing housing stock and develop new homes.

- Income Support policies are designed to work alongside the rents policy by providing a targeted, means-tested system for households who require financial assistance with their rents. The housing component of Income Support is available for the full amount of rent in social housing, subject to means-testing, whereas for tenants in the private sector the component is capped.

Introduction

Assessing the affordability and effectiveness of Jersey's current social housing rents policy requires a clear understanding of the structure of social housing, the policy framework that governs it, and the political decisions that have shaped it.

This paper explains the rents policy, its evolution over time and the processes through which rents are set and adjusted, as well as supported by Income Support. It draws particularly on the policy measures introduced in *The Reform of Social Housing* (P.33/2013)[2].

The paper aims to support consideration of the rents policy, including its potential strengths and limitations, and the implications for affordability. These matters are examined in greater detail in the main body of the review.

A chronology of the key events and policy changes described in this paper is provided at Appendix A.

Profile of social housing

Jersey's total social housing stock currently comprises approximately 6,400 homes (Table 1). A significant proportion of these homes (c.76%) are provided by Andium Homes, a States-owned entity established in 2014 to replace the former Housing Department. Andium Homes' creation, role and purpose were agreed by the States Assembly as part of *The Reform of Social Housing* (P.33/2013), and which are further defined in its Articles of Association[3] and Memorandum of Understanding[4] with the Minister for Treasury and Resources, acting as sole Guarantor.

In addition, there are five independent Housing Trusts, which are incorporated under the *Loi (1862) sur les teneures en fidéicommis et l'incorporation d'associations*[5]. The Trusts were established with the social purpose of providing homes to Islanders in housing need and collectively account for approximately 24% of the total social housing stock[6].

Social housing provider	Number of homes (as of report date)
Andium Homes	5,082[7]
Christians Together in Jersey Housing Trust[8]	174
Clos de Paradis Housing Trust	82
FB Cottages Housing Trust	48
Jersey Homes Trust	839
Les Vaux Housing Trust	389
Total number of accommodation units	**6,464**

Table 1 – Jersey's officially recognised social housing providers (November 2025)

Social housing providers are subject to a number of specific conditions that support them to deliver homes and housing services. These conditions include:

- A tax exemption on non-profit activities under the *Income Tax (Jersey) Law 1961*[9].

- Recognition as approved social housing providers under the *Income Support (Jersey) Regulations 2007*[10], allowing Income Support to recognise the full rent for eligible tenants.

At the time of the 2021 Census, approximately 5,380 households were recorded as living in social housing, representing 13% of households by tenure.

The Affordable Housing Gateway serves as the central register and waiting list for households eligible for social housing and for existing tenants needing to move. When a person first applies for social housing, their application is assessed by the Housing Advice Service[11] against the Minister for Housing's *Eligibility Criteria for Renting Social Housing*[12]. Applicants are then placed in a priority band on the Gateway according to their needs[13].

Social housing providers allocate homes to those registered on the Gateway, taking into account the applicant's priority band, the length of time they have been on the register and the availability of a property that meets their needs.

The Minister for Housing has widened access to social housing as the supply of homes has increased over the past decade. Recent policy changes outlined in the *Fair Rents Plan*[14] (December 2021) and the *Roadmap for Improving Access to Social Housing in Jersey*[15] (2023) have led to an increase in the maximum income thresholds for social housing[16], and the gradual reduction of the age of eligibility for social housing, which is now set to be lowered to 18 years in January 2026 as a result of the *Roadmap for Improving Access to Social Housing in Jersey – Policy Addendum*[17].

The social housing rents policy

The Minister for Housing's social housing rents policy guides how social housing providers set and adjust rents. The rents policy is reflected in a number of separate decisions made by the States Assembly relating to social housing rents, including those arising from *The Reform of Social Housing* (P.33/2013) and the *2022-2025 Government Plan*.

The publication of a consolidated policy document is expected following this review. However, the core principles of the policy are as follows:

Social housing rents policy

(a) Rents for new tenancies set at up to 80% of equivalent market value.

(b) Social housing providers may charge below 80% of market value at their discretion.

(c) Existing rents may increase gradually to reach 80% of market value.

(d) Where rents for existing tenancies are above 80% of market value, they must be frozen at their current level until they become equal to or less than 80% of market value.

(e) Rent increases should be limited to no more than once per year in line with the terms of a tenancy.

(f) Social housing providers may freeze or reduce rents if they wish to do so.

Figure 1 – The social housing rents policy

The rents policy does not set a maximum cap on rent levels for different property types, nor does it prescribe a standard approach for calculating rents. Instead, the policy allows social housing providers to set rents for individual properties, at up to 80% of market value, based on factors such as the size, standard and location of a property relative to the market.

Social housing providers are expected to adopt an appropriate and consistent valuation process to ensure that rents are set correctly relative to 80% of market value.

Different rent adjustment policies apply to Andium Homes and the Housing Trusts when making changes to social housing rents, as follows:

Andium Homes

(a) Andium Homes is subject to the *Annual Rent Adjustment Policy*[18], set by the Minister for Housing. The policy permits Andium to apply an annual rent increase to tenancies based on the September RPI figure +0.75%.

(b) The policy permits annual rent increases within a range of 2.5% and 4%, subject to the 80% of market value ceiling. This means that the minimum RPI applied is 1.75% +0.75%, and the maximum is RPI 3.25% +0.75%, regardless of whether RPI is below or exceeds these figures.

(c) Where the rent for a tenancy is at or over 80% of market value, the rent must be frozen at its current level until it becomes equal to, or less than, 80% of market value.

Housing Trusts

(a) The Housing Trusts are bound by the social housing rents policy, but they have full control over their annual rent adjustments, including increases above 4% unlike the position for Andium Homes.

(b) The Trusts, as with Andium Homes, are responsible for establishing their own internal valuation procedures to ensure that rents remain within the maximum 80% of market value ceiling.

Figure 2 – Rent adjustment policies

The *Residential Tenancy (Jersey) Amendment Law 202-*[19] (P.24/2025), adopted by the States Assembly on 12 September 2025, defines *social rented housing* as accommodation that is let at an amount that complies with a rents policy published by the Minister for Housing. Article 7C allows social housing providers to be exempt from the rent stabilisation measures in the Law where they have written agreement from the Minister on how rent increases will be managed.

The Reform of Social Housing (P.33/2013)

Significant changes to the provision of social housing in Jersey were introduced in 2013 through the *Housing Transformation Programme*[20]. The programme was established by the Minister for Housing in July 2010 to reform the structure, funding and governance of social housing.

The programme was informed by the findings of the *Review of Social Housing in Jersey*[21] (July 2009) by Professor Christine Whitehead OBE of the Cambridge Centre for Housing and Planning Research and London School of Economics, and the Minister's subsequent public consultation[22] (October 2009) on policy options presented in the review.

As part of the programme, the Minister published a white paper, *Achieving Decent Homes: an Affordable Housing Framework for the Future*[23] (R.47/2012) in August 2012, which set out proposals to reform social housing. *The States of Jersey Housing Transformation Programme Full Business Case*[24] (R.15/2013) also modelled options to establish a new delivery vehicle and funding mechanism for social housing in support of the programme.

The proposed strategic direction and policy measures to reform social housing were endorsed by the States Assembly in *The Reform of Social Housing* (P.33/2013). Approval of P.33/2013 by the States in May 2013 led to:

- The establishment of a wholly public-owned, non-for-profit housing company, Andium Homes, with the financial capacity to develop new social housing.

- The introduction of a policy where rents for new tenancies were set at up to 90% of market value (subsequently amended to 80% of market value in 2022).

- A refurbishment programme to ensure that all Andium Homes properties met the Decent Homes Standard within 10 years.

- The creation of a Strategic Housing Unit within government to lead on the development of housing policy and strategy.

The proposal to establish a social housing regulator was not adopted by the Assembly. In its *Housing Transformation Programme Review*[25] (S.R.6/2013), the Health, Social Security and Housing Scrutiny Sub-Panel recommended that greater clarity on the regulator's purpose and operation was required before bringing forward legislation.

The Sub-Panel brought an amendment to P.33/2013[26], requesting the Minister for Housing to present detailed proposals on regulation before developing a law. The proposals were brought to the Assembly by the Minister in February 2018 in *Social Housing in Jersey: Introduction of a Regulatory Framework*[27] (P.120/2017), which were ultimately rejected by the Assembly.

Figure 3 – Summary of reforms introduced in P.33/2013 *The Reform of Social Housing*

The strategic direction and policy measures approved by the Assembly in P.33/2013 have guided social housing provision for more than a decade, and key elements of the original changes, including the principles of the social housing rents policy, remain in operation today.

Historical position on social housing rents

Until the approval of P.33/2013, the States of Jersey applied a policy of setting rents for the former Housing Department and Housing Trusts based on fair rent levels. Although not defined in legislation, a *fair rent* was generally understood to mean that social housing rents should be set at no more than 90% of market value.

Professor Whitehead's *Review of Social Housing in Jersey*[28] highlighted that affordability for tenants living in social housing was achieved primarily through Income Support rather than by maintaining rents significantly below market levels. This approach shifted the focus towards welfare assistance, aligning rents more closely with market values instead of embedding affordability within the rent structure itself.

Despite this, the review identified a significant gap between fair rent and market rent levels. This was largely because the Housing Department and the Housing Trusts had not consistently applied annual rent increases, and even when they had, they had not kept pace with the private rented sector. As a result, many tenants received a discounted rent that was neither targeted nor means-tested. Professor Whitehead observed (p.82):

> "*In practice as a result of States decisions on rent increases and rent structures which do not fully reflect relative values, rents in the States sector vary from around 90% to as little as 65% of equivalent market valuation (based on 2007 transactions)*".

The *Full Business Case*[29] for the *Housing Transformation Programme* reinforced these findings:

> "*On average, States of Jersey social housing rent levels are approximately 70% of market rents (based on a valuation of social housing rents performed and validated by professional valuation experts). The rents range from under 50% of market rents to (in a small number of cases) over 100% of market rents*" (p.24).

The business case highlighted that these rents levels were insufficient to generate adequate rental income to maintain the States housing stock at the Decent Homes Standard, with a maintenance backlog of approximately £48 million estimated in 2010. Debt repayment models based on these rents also showed inadequate income to fund new development, leaving government to provide capital funding as the only alternative option.

The review concluded that continuing with the status quo would result in:

> "*An increasingly segregated, inadequate and inefficient sector, and one which is increasingly out of line with the general approach to the provision of public services in Jersey*" (p.32).

Professor Whitehead concluded that "*rents should be determined at around 85–90% of comparable market valuation*" (p.49) to balance financial sustainability with social objectives.

Introduction of the 90% social housing rents policy

The challenges facing social housing led to the proposal in P.33/2013 for a new social housing rents policy. Under this policy, rents would be set at up to 90% of market value, bringing them closer to market levels. The aim was to ensure that tenants with sufficient income paid rents closer to market levels, whilst those unable to do so received assistance through Income Support.

The benefits of the rents policy were identified in P.33/2013 as follows:

(a) Long-term clarity for planning investment in social housing.

(b) Provided the means for the new company to access borrowing to address the £48 million maintenance backlog required to bring the States-owned housing stock up to the Decent Homes Standard within 10 years.

(c) Sufficient rental income to support new development funded by borrowing, without the need for government subsidies.

(d) Financial stability for the Housing Trusts, reducing their reliance on the States of Jersey for interest rates subsidies.

(e) Greater transparency by removing the hidden subsidy in the rental structure and ensuring that Income Support is the sole, unified system for rental assistance.

(f) Maintained the ~£30 million per annum return made by Andium Homes to the Treasury and Exchequer.

Figure 4 – The benefits of the social housing rents policy identified in P.33/2013

Alternative approaches to setting social housing rents were considered, including an 80% of market model. However, the business case determined that these models were not financially viable, as they did not allow the new housing company, Andium Homes, to repay its borrowing and meet ongoing financial commitments within a 30-year period.

It is important to note that the 90% rents policy was not universally supported at the time, with concerns raised by States Members and the Health, Social Security and Housing Scrutiny Sub-Panel about its social and economic impact. Whilst the Sub-Panel accepted the approach as the only viable option at the time – given the lack of capital subsidies and the need to redevelop and expand social housing stock – issues around affordability, reliance on Income Support and the moral case for the policy remained[30].

The policy framework proposed by P.33/2010 took effect on 1 April 2014, with the rents for new Housing Department tenancies commencing after this date and, subsequently, Andium Homes tenancies, set at 90% of market value. The rents for new tenancies would be adjusted annually by an inflation-linked increase, plus 0.75% in excess of inflation.

The policy only applied to new tenancies, with existing tenancies remaining on the same rent with an annual inflation-linked increase plus 0.75%, with the intention that rents would converge to 90%, and now 80%, of market value over time. As of mid-November 2025, 1,360 Andium Homes tenancies were subject to this policy.

Whilst this decision meant Andium Homes would charge rents for new tenancies at 90% of market value, following the amendment (P.33/2013 Amd. (5))[31] of then Deputy J.A.N. Le Fondré, P.33/2013 gave the Housing Trusts flexibility to maintain their rents below 90% of market value to reflect the different financial models of social housing providers.

Income support policies

In approving P.33/2013, the States Assembly agreed that social housing rents should *"return to near market fair rent levels"*, originally set at 90% of market value.

The Minister for Social Security was charged with taking action to address the Income Support implications of the social housing rents policy, enabling implementation of the policy by April 2014. This led to Amendment Regulations (P.1/2014)[32], which introduced the following changes to the *Income Support (Jersey) Regulations 2007*[33] in respect of the housing component of Income Support:

- Separate housing component rates depending on housing tenure.
- Removal of the cap on the social housing component, allowing the full rent to be included in Income Support calculations.
- A separate component for private rented accommodation, capped to avoid influencing market rents.
- Rules for paying components where properties are shared by multiple households, or when under-occupied.

Figure 5 – Main features of the Income Support housing component

A key change following the approval of P.33/2013 was the removal of the cap on the housing component for social housing rents. This reform enabled Income Support to recognise the full rent for eligible tenants, enabling Andium Homes and the Housing Trusts to set rents at then 90% of market value, and now 80% of market value.

Income Support also accounts for under-occupation, where households are living in properties larger than their needs. In these circumstances, households are given a period of time to move to a smaller, more suitable social housing property. After this period, the housing component is recalculated to reflect the rent of a more appropriately sized home.

Additionally, the Minister for Social Security has the discretion to cap the housing component where the rent of a property is deemed excessive.

Detailed analysis of the Income Support system, its interaction with the social housing rents policy and the resulting implications for housing affordability is provided in the accompanying Income Support system thematic paper.

Changes to the social housing rents policy

Since its adoption in 2013, the social rents policy has been modified in response to changing economic, social and commercial conditions, as well as operational experience of the rents policy and evolving government policy priorities in relation to social housing.

Rent adjustment policy

The first change to the social housing rents policy was introduced in August 2018, when Andium Homes deferred its annual rental uplift and financial return to the Treasury and Exchequer. This decision was prompted by an unexpectedly high increase in the Retail Price Index (RPI) and concerns about the financial impact on tenants.

A revised rent adjustment policy was agreed by the Minister for Housing in November 2018 (MD-H-2018-0021)[34] and took effect in January 2019. Details of this policy are outlined in Figure 2 of this paper.

Protection for tenants during the COVID-19 pandemic

In January 2021, Andium Homes did not apply its annual rental uplift (MD-H-2020-0017)[35] for one year due to concern about its financial impact on tenants during the COVID-19 pandemic. The Housing Trusts also adopted a rent freeze during this period.

Andium also did not apply the annual uplift in rents in January 2022 (R.184/2021)[36] to support tenants whilst the economy recovered from the pandemic.

This effectively froze Andium Homes' rents for two years. Comparatively, between September 2020 and September 2022, RPI increased by 14%.

Move to the 80% social housing rents policy

Following the publication of the *2022-2025 Government Plan* (P.90/2021), and subsequent amendment by then Senator S.Y. Mézec (P.90/2021 Amd.)[37] and the then Minister for Housing and Communities (P.90/2021 Amd. Amd.), the States Assembly endorsed a revised social housing rents policy, which set rents at a maximum of 80% of market value.

The rents policy was formalised in the Minister's *Fair Rents Plan* (December 2021) and came into effect on 1 January 2022, following a review of options for the future of the policy. The revision reflected recommendations from the Housing Policy Development Board, which in its *Final Report*[38] (March 2020) proposed that the government should investigate reducing the level of the 90% of market value rents policy.

The amendment of the rents policy from 90% to 80% of market value reflected political support for the measure, but also that it should not compromise Andium Homes' ability to develop new social housing or reduce financial support for other public services[39]. To balance this, the annual financial return from Andium Homes to government was reduced to partially offset the lower rental income with savings in Income Support.

Right-sizing policies

The Minister for Housing's *Right-sizing Policy*[40] (May 2024) draws attention to the effect of the social housing rents policy in protecting some longer-term tenants from moving to 80% of market rent levels (previously, 90% of market rent levels). Since the rents policy applies to new tenancies, there may be little financial incentive for tenants to right-size if they are under-occupying their home on an older tenancy agreement. This is because their existing rent for the larger property could be similar or lower than the rent on a smaller property set at 80% of market value.

The Minister's Right Sizing policy sets out the expectation that social housing providers should develop their own approaches to incentivise right-sizing (Policy R.3). The policy recommends that social housing providers should consider, for example, honouring tenants' existing rents when moving to a smaller-sized home, or offering fair and manageable stair-cased rents, allowing tenants to gradually converge towards paying the full rent on their new home over a period of time. Social housing providers are expected to fund this policy, although Andium Homes will have less flexibility to honour existing rents due to the annual return to Treasury and Exchequer.

This policy is intended to limit the immediate impact of transition to a new tenancy, providing greater support and incentives for tenants to make the move.

Andium Homes operates under a rent adjustment policy that differs from other social housing providers, including a 4% cap on annual rent increases. This means that during periods of high inflation above 3.25%, Andium Homes cannot raise rents beyond 4%, even though market rents and operating costs may rise at or above RPI. Conversely, in more stable economic conditions, increases are limited to RPI +0.75%, leaving limited scope for rents below the 80% market benchmark to align with this policy intent. As a result, the gap between pre-2014 rent levels and new tenancy rents has continued to widen over time, acting as a disincentive to right-sizing.

Conclusion

The policy measures introduced through *The Reform of Social Housing* (P.33/2013) were designed to address long-standing structural and financial challenges in Jersey's social housing sector. Prior to these changes, rents set by the former Housing Department were too low to sustain the effective management, maintenance and development of social housing. This resulted in underinvestment in social housing, limited capacity to build new homes, and a lack of transparency that resulted in many households receiving discounted rents regardless of their financial circumstances.

The creation of Andium Homes and the introduction of the social housing rents policy – initially set at up to 90% of market value and later reduced to 80% – were intended to provide financial certainty for social housing providers and support their long-term viability. By reducing reliance on public funding, these measures helped to stabilise the social housing sector and established a more sustainable and transparent rental model, whilst continuing to support households most in need.

The current rents policy has delivered important benefits. It provides financial certainty for social housing providers, enabling long-term planning and supporting borrowing for both the refurbishment of existing social housing stock and the development of new homes, whilst delivering an approximately £30 million annual return to Treasury. It has also introduced greater transparency by aligning social housing rents more closely with market rents, whilst focusing on protecting affordability for eligible households through Income Support.

However, the rents policy has also presented challenges. The differential treatment of new and existing tenancies under the policy has led to inconsistencies such as different rent levels for similar properties and reduced incentives for tenants to right-size to more appropriately-sized homes when necessary.

These issues provide a basis for the review of the rents policy to ensure that it continues to balance affordability for tenants with the long-term sustainability of social housing provision.

Appendix A – Chronology of events and policy changes

This table provides a chronology of key events and policy changes related to the social housing rents policy.

Year	Key event / policy change
2009	• *Review of Social Housing in Jersey* by Professor Christine Whitehead identifies challenges in structure, affordability and sustainability of the social housing sector.
2010	• *Housing Transformation Programme* launched to reform governance, funding, and structure of social housing provision.
2012	• White Paper *Achieving Decent Homes: An Affordable Housing Framework for the Future* published, outlining proposals for reform.
2013	• *The Housing Transformation Programme Full Business Case* (R.15/2013) models options for new social housing delivery and funding mechanisms. • States Assembly approves *The Reform of Social Housing* (P.33/2013), which establishes Andium Homes as a States-owned housing company, introduces a rents policy setting new tenancies at up to 90% of market value, and creates the Strategic Housing Unit to lead housing policy development.
2014	• Amendment of the Income Support (Jersey) Regulations 2007, which removes the cap on the housing component for social housing. The change enables eligible tenants to have their full rent recognised by Income Support. • Incorporation of Andium Homes as a States-owned entity, with the Minister for Treasury and Resources as the sole Guarantor (July).
2018	• Andium Homes defers annual rent uplift due to high RPI; revised Annual Rent Adjustment Policy introduced (MD-H-2018-0021).
2020	• COVID-19 response: Andium Homes defers annual rent uplift for 2021 (MD-H-2020-0017); Housing Trusts implement rent freeze.
2021	• Housing Policy Development Board's *Final Report* recommends exploring reduction of 90% market rent levels in social housing. • States Assembly approves amendments to the *2022-2025 Government Plan* (P.90/2021, P.90/2021 Amd., P.90/2021 Amd. Amd.), revising the rents policy from 90% to 80% of market value, effective 1 January 2022. • New rents policy formalised in the Minister for Housing and Communities' *Fair Rents Plan*.
2022	• Andium extends rent uplift deferral (R.184/2021).
2024	• Minister for Housing publishes *Right-Sizing Policy* to address under-occupation and incentivise moves to appropriately sized homes.

2025

- States Assembly adopts Deputy R.S. Kovacs' proposition, *Social Rents Plan to Reduce Rental Stress for Tenants*[41] (P.29/2025), as amended, in May.

- Minister for Housing brings an amendment to the proposition (P.29/2019 Amd.)[42], which commits to review options for a revised social housing rents policy by January 2026.

- *Residential Tenancy (Jersey) Amendment Law 201-* (P.24/2025) adopted in September; Article 7C exempts social housing providers from rent stabilisation measures with the agreement of the Minister for Housing.

Endnotes

[1] *2022-2025 Government Plan,* Council of Ministers, December 2021: https://www.gov.je/SiteCollectionDocuments/Government%20and%20administration/ID%20Government%20Plan%202022%20to%202025.pdf

[2] *The Reform of Social Housing* (P.33/2013), Council of Ministers, March 2013: https://statesassembly.je/getmedia/2885fc7d-9654-4707-9053-a291ea9ca0de/P.033-2013%20%20%20The%20Reform%20of%20Social%20Housing%20[CoM]%20INC.CORRIGENDUM.pdf?ext=.pdf

[3] *Andium Homes Limited: Articles of Association* (as set out in States Proposition, P.11/2024) (April 2024): https://statesassembly.je/getmedia/3bb76d1e-8f34-4552-a4f0-844d44bf0206/P-11-2024.pdf?ext=.pdf

[4] *Memorandum of Understanding between the Guarantor and Andium Homes Limited* in The Updated *Memorandum of Understanding with the Wholly Owned States-owned Entities* (R.143/2025) (September 2025): https://statesassembly.je/getmedia/1727377b-8597-4d2b-b78e-cd11e29fec57/R-143-2025.pdf?ext=.pdf

[5] *Loi (1862) sur les teneures en fidéicommis et l'incorporation d'associations*: https://www.jerseylaw.je/laws/current/l_1_1862

[6] The Parishes also provide accommodation that share many of the features of social housing. However, they are not defined as such – for example, they do not apply the social housing rents policy or allocate homes to applicants on the Affordable Housing Gateway.

[7] The Andium Homes total number of homes does not include the 32 bungalows at Maisons Connétable Ozouf, which are owned by the Parish of St. Saviour and managed by Andium Homes.

[8] Christians Together in Jersey Housing Trust's housing stock is to be transferred to Andium Homes. Date to be confirmed.

[9] *Income Tax (Jersey) Law 1961*: https://www.jerseylaw.je/laws/current/l_29_1961

[10] *Income Support (Jersey) Regulations 2007*: https://www.jerseylaw.je/laws/current/ro_125_2007

[11] The Affordable Housing Gateway is operated on behalf of the Minister for Housing by Employment, Social Security and Housing. The Gateway sits within the Housing Advice Service, which provides information, advice and support for Islanders on all aspects of housing in Jersey.

[12] *Eligibility Criteria for Renting Social Housing*, Minister for Housing, April 2025: https://www.gov.je/SiteCollectionDocuments/Home%20and%20community/Eligibility%20Criteria%20for%20Renting%20Social%20Housing.pdf

[13] The Affordable Housing Gateway uses a banding system to prioritise applicants, placing them into three main categories: urgent need (Band 1), moderate need (Band 2), and low need (Band 3). In addition, there is a separate band for Partnership Pathway applications operated by Andium Homes, which allows agencies to refer applicants who require both housing and support. Further details on the banding system can be found in the *Eligibility Criteria for Renting Social Housing*.

[14] *Fair Rents Plan*, Minister for Housing, December 2021: https://www.gov.je/SiteCollectionDocuments/Planning%20and%20building/BP%20Fair%20Rents%20Plan.pdf

[15] *Roadmap for Improving Access to Social Housing in Jersey*, Minister for Housing, July 2023: https://www.gov.je/SiteCollectionDocuments/Government%20and%20administration/Roadmap%20for%20improved%20access%20to%20social%20housing%20in%20Jersey%20July%202023.pdf

[16] The current maximum household income limits for social housing range from £40,000 for a single applicant with no dependent children to £94,800 for an applicant with three or more dependent children. More information is available at: https://www.gov.je/Home/RentingBuying/ApplicationAllocation/Pages/HowToApply.aspx

[17] *Roadmap for Improving Access to Social Housing in Jersey – Policy Addendum*, Minister for Housing, December 2025: https://www.gov.je/SiteCollectionDocuments/Government%20and%20administration/Roadmap%20for%20improving%20access%20to%20social%20housing%20-%20addendum.pdf

[18] *Annual Rent Adjustment Policy*, Minister for Housing and Children, November 2018 (MD-H-2018-0021): https://www.gov.je/Government/PlanningPerformance/Pages/MinisterialDecisions.aspx?showreport=yes&docid=A59901B4-8B63-4B65-98F0-20668C6AF1B3

[19] *Residential Tenancy (Jersey) Amendment Law 202-*: https://www.jerseylaw.je/laws/enacted/Pages/L-23-2025.aspx

[20] *Housing Transformation Programme* (R.15/2013), Minister for Housing, March 2013: https://statesassembly.je/getmedia/98e79c12-7c2b-4ab3-9a5f-75d465c31d62/R.015-2013.pdf?ext=.pdf

[21] *Review of Social Housing in Jersey*, Cambridge Centre for Housing and Planning Research, July 2009: https://www.gov.je/SiteCollectionDocuments/Government%20and%20administration/R%20ReviewSocialHousing%2020090701%20Cam.pdf

[22] *Review of Social Housing in Jersey*, Green Paper, Minister for Housing, October 2009: https://www.gov.je/SiteCollectionDocuments/Home%20and%20community/R%20Green%20Paper%20Social%20housing%20reveiw.pdf

[23] Achieving Decent Homes: An Affordable Housing Framework for the Future, White Paper, Minister for Housing, April 2012: https://www.gov.je/md/MDAttachments/Housing%20and%20Communities/Decisions%20in%202012/mdh20120035sd.pdf

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