



ANDIUM
HOMES

**SUPPORTED
TENANCY AGREEMENT**

(1) ANDIUM HOMES LIMITED, 33-35 Don Street, St Helier (the "Landlord")

(2) (the "Tenant")

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1.This Agreement is called a Residential Tenancy Agreement. It is between you, the Tenant, and your Landlord, Andium Homes Limited. It is a very important document as it sets out, in legal terms, our respective rights and responsibilities.

2.You are agreeing to rent the following property from us; this will be your home:

Address :

Property Code:

Property Type: FLT **Number of Bedrooms:** 1

Details of your home and the condition it is in at the date of this Agreement are set out in the attached Condition Report.

3.Your tenancy agreement **will start on**..... **2026**.

4.This tenancy agreement will run for a term of 2 year and **finish on**..... **2028**, unless one of the circumstances in Clause 10 applies. We will discuss the options for renewal of this tenancy agreement with you at least 3 months before the finish date and if we both agree, we will renew it.

5.You are agreeing to pay money to live in your home. **Your rent and other charges payable are set out below:**

Your rent account number	
Charge Description	Charge Value
Monthly - Target Rent	£
Monthly - Water Charge	£
Monthly - GST Water	£
Total monthly	£

This must be paid monthly in advance by **direct debit**.

Your rent will be reviewed once each year in line with the States Social Housing Rents Policy and the service charges adjusted in line with the charges levied by the relevant Utility Provider. You will be given at least 1 months' notice of each adjustment.

6. As your Landlord we will:

6.1 pay the Parish foncier, or owners rates in respect of your home;

6.2 insure your home against fire or damage but we WILL NOT insure your personal belongings and contents, including floor coverings;

6.3 keep your home wind and watertight and carry out any necessary repairs to the interior and exterior of your home and its fixtures and fittings when necessary, unless the repairs are needed as a result of any damage caused by you, your family or your visitors;

6.4 make sure the heating, plumbing and electrics at your home work;

6.5 give you reasonable notice of any repairs we are going to do, unless it is an emergency;

6.6 service, clean, repair and maintain any communal areas you share with your neighbours ("shared areas");

6.7 provide car parking facilities wherever possible, subject to certain rules about what types and numbers of insured and roadworthy vehicles you may park;

6.8 not interfere with your right to live in your home as long as you keep to the terms of this Agreement.

6.9 consider renewing this tenancy agreement as long as you keep to the terms of the Agreement.

7. You must:

7.1 pay the rent on time. If the rent is not received by us within 7 days from when due, we may charge interest on the rent owing at the rate of 5% each year, from the date the rent was due until the date you pay the rent to us;

7.2 pay for all services supplied to your home such as electricity, water, and other utilities. If your home is not separately metered for water and/or electricity, we will make a charge for providing these services to you (including a fair amount of any standing charges payable to the suppliers), plus any GST payable;

7.3 pay the Parish occupiers rates in respect of your home;

7.4 insure your own belongings and all contents in your home, including glass in windows;

7.5 immediately report any repairs needed to your home so that we can deal with them before they get any worse;

7.6 allow our workmen and anyone authorised by us access into your home at reasonable times to check that you are complying with this Agreement or to carry out any work that is required to be done by us;

7.7 maintain and repair anything that you install in your home;

7.8 repair or replace any of our items in your home that you, your family or your visitors damage. If

you don't, we may carry out the repair and charge you our full costs;

7.9 look after your home and its contents and keep it clean and tidy;

7.10 look after the keys to your home. We do not hold copies and you will have to pay for any replacements yourself or for a change of locks if you lose your keys;

7.11 clean the inside and outside of the windows in your home regularly;

7.12 if your home includes a garden, keep the garden in a good and tidy condition free of rubbish and weeds and keep the lawn regularly mown;

7.13 use your home as your main residence for occupation only by you and your family;

7.14 be a considerate neighbour;

7.15 comply with any rules and regulations we make for the building, the estate or the neighbourhood in which you live and which may be set out in any Tenants Handbook;

7.16 put your normal domestic rubbish in the proper bin areas and do not leave it lying around;

7.17 observe the conditions of any Supported Housing Agreement that you have entered into with us and any third-party agency;

7.18 when you move out of your home, leave it in a good, clean and tidy condition, fully decorated in neutral colours, with all your contents removed. If you leave anything behind, we shall have the right to remove and dispose of it;

7.19 return all keys to your home to us before the end of this tenancy agreement.

8. You must not:

8.1 damage your home or anything in it which is owned by us or cause any damage to any shared areas, the building, the estate or the neighbourhood in which you live;

8.2 remove any of our fittings from your home;

8.3 carry out any electrical, plumbing or building work at your home;

8.4 drill any holes through the walls of your home or through any window frame or fix anything to the outside of your home;

8.5 put anything in any shared areas which may be unsafe or cause an obstruction;

8.6 put down hard flooring such as wood or laminate floorboards unless your home is a house or a ground floor flat;

8.7 behave in a manner which may cause a nuisance or inconvenience to your neighbours or us. You are also responsible for the behaviour of anyone living at or visiting your home.

8.8 use your home for any illegal purpose;

8.9 pass the benefit of this Agreement to anyone else, or sub-let any part of your home;

9. You may:

9.1 carry out reasonable cosmetic improvements to the interior of your home;

9.2 have a reasonable number of domestic pets at your home but only once you have our agreement in writing. Your pets must not cause any nuisance to your neighbours and must not foul any shared areas.

10. We both agree:

10.1 you may end this Agreement early by giving us a minimum of one month's notice in writing. The Agreement will then finish at the end of the notice period;

10.2 the Agreement will end upon your death (or if you are joint tenants, upon the death of both of you). During the Agreement, you should make your family and anyone else living in your home aware that they must leave your home when you die, must return all keys to us and must remove all contents belonging to them or you within 4 weeks of that time, although if we see that attempts have been made to remove the contents within this 4 week period, we may extend it. If any contents remain at the end of the 4 week period, or any extended period, we will remove them;

10.3 if you break the rules of this Agreement, we will work with you to find ways to resolve the situation. However, if this does not work, we may cancel this Agreement and ask you to leave your home.

11. We both further agree:

11.1 you may detach and remove anything that you have fixed to your home, subject to you repairing any damage you cause in doing this;

11.2 where you ask for our consent under this agreement, we will do our best to provide an answer quickly and only withhold permission where there is good reason;

11.3 you are not required to purchase any fixtures, fittings, or movable property in general, in, for, or in respect of, your home;

11.4 you are not required to pay any premium, or key money, in respect of your home;

11.5 that in accordance with the Law, you have had at least one working day to read this tenancy agreement.

11.6 that you have been provided with a copy of our Privacy Notice which explains how we process your Personal data under the Data Protection (Jersey) Law 2018.

SIGNED **by** **for and on behalf of ANDIUM HOMES LIMITED, on** **2026, in the presence of:**

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SIGNED **by**....., **on** **2026, in the presence of:**

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**SCHEDULE
CONDITION REPORT**

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