

**WRITTEN QUESTION TO THE MINISTER FOR THE ENVIRONMENT
BY DEPUTY R.J. WARD OF ST. HELIER
QUESTION SUBMITTED ON MONDAY 4th APRIL 2022
ANSWER TO BE TABLED ON MONDAY 11th APRIL 2022**

Question

Would the Minister confirm how many inspections of rental accommodation have been undertaken since January 2021, and, of these, how many have required improvements under the relevant minimum standards?

Answer

Since January 2021 the Housing and Nuisance Team within Environmental and Consumer Protection have undertaken in excess of 1400 inspections of rented dwellings, including:

- Proactive inspections of 70 Lodging Houses, each consisting of a number of individual rented dwellings.
- Reactive inspections in relation to most of the 225 complaints received from residents of rented dwellings
- More than 450 inspections of rented dwellings as part of the Rent Safe Landlord Accreditation scheme. A large proportion of these relate to properties owned by social housing providers.

It should be noted that the above figures do not include revisits.

At the conclusion of each inspection advice was given to relevant parties (landlords, agents, tenants etc.) verbally and / or in writing outlining any areas where minimum standards were not met or where prescribed hazards as outlined in the Public Health and Safety (Rented Dwellings – Minimum Standards and Prescribed Hazards) (Jersey) Order 2018 existed. Advice was also given on relevant areas where improvements could be made to properties, outside of the legal requirements, and on other Housing related legislation such as tenancy related matters

A majority of the inspections carried out identified one or more areas where minimum standards were not met or prescribed hazards existed, and therefore where improvements were required under the Public Health and Safety (Rented Dwellings – Minimum Standards and Prescribed Hazards) (Jersey) Order 2018 / Public Health and Safety (Rented Dwellings) (Jersey) Law 2018. However often these were relatively minor issues and were resolved in a timely manner on an informal basis in line with this departments enforcement policy. Since January 2021 formal action has only been required on 2 occasions with the service of 1 improvement notice and 1 prohibition notice.