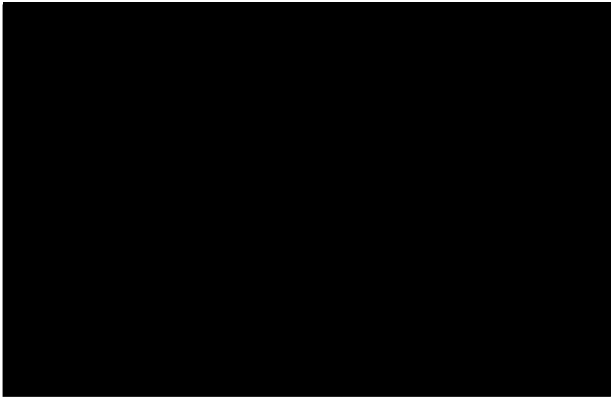
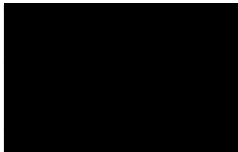


13th November 2019

Constable M Jackson



Dear Constable Jackson

Thank you for your call the other day and as you suggest I put in writing to you the sum of my thoughts.

Please use the information supplied, if it is relevant, but please, I wish to remain anonymous as I do not wish tenants telephoning me looking for properties.

As I understand it you are head of the scrutiny panel that is looking at the new legislation.

I forward copies of the correspondence I had in 2015 with the relevant authorities at the time which gives a good case for the points I am making.

I also enclose a photocopy of an article in the Jersey Evening Post which sums up my fears as a person who has built up, hopefully a good reputation in the Island, and does not wish to see that reputation sullied, but it appears that 'Landlords are not nice people' and by implication tenants are badly done by.

I refute that situation, I have been a landlord for nearly 40 years, had very little trouble, all my tenants are long term and to the best of my knowledge are happy with the situation.

If it is of any help to you I will gladly give you the names of all my tenants and you can contact them direct if you want a tenants view (I will have to ask them first because of 'Data Protection').

I AM OF THE OPINION THAT THE RESULT WILL BE A LOT LESS PROPERTIES TO RENT AND RENTS RISING TO COVER THE EXTRA COSTS.

Yes, the professional landlords will carry on, but those people who own one or two properties, and I believe there are quite a lot of them, will not be bothered with all the 'hassle' and will get out of the market.

Thus, less properties to let and more costs

The other point I would make strongly is that I understand there is a move afoot to reduce government spending, this will mean, as I believe there are 20,000 + let properties, a new large States Department with building requirements, pensions, secretaries, etc.

A huge increase in government spending.

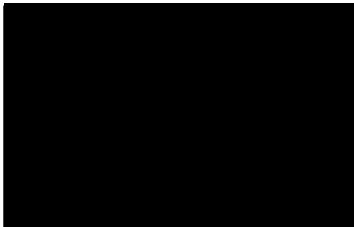
The last point I would make that if new legislation in this sphere is introduced

- a) Some protection is given to landlords as well as tenants
- b) That it applies to all, if it is good for the private landlord it is also good for Andium Homes and those Trusts that let out properties.

If you feel it would be any use talking to me further please give me a ring.

As a note, we as a family, have made a decision, that as our existing tenants leave we will not be re-letting the properties and will be selling them. This may take a while as all our tenants are long standing but it is something we think is in our best interests.

Yours sincerely



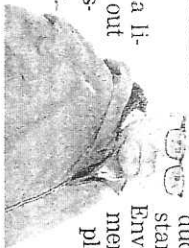
PS – Why are we sending our deposits out of the Island, many millions of pounds lost to the Jersey economy. Even that action was a 'sledgehammer to crack a nut'.

Landlord licence plan to end 'groffy' properties

By Ian Heath

ianheath@newsfocus.com

All Jersey landlords will need a licence and to join a register to rent out their properties if radical proposals to weed out 'groffy' substandard accommodation are passed by the States.



Last year, laws were introduced to raise the minimum standards of dwellings after the Environmental Health Department reported continued complaints of dirty, unsafe and

Environmental Health Department consultant Stewart Petrie

squalid properties being leased in Jersey's private rental market. Now, in an effort to identify all rental properties in Jersey and ensure that they are meeting the minimum standards, a licensing scheme has been proposed.

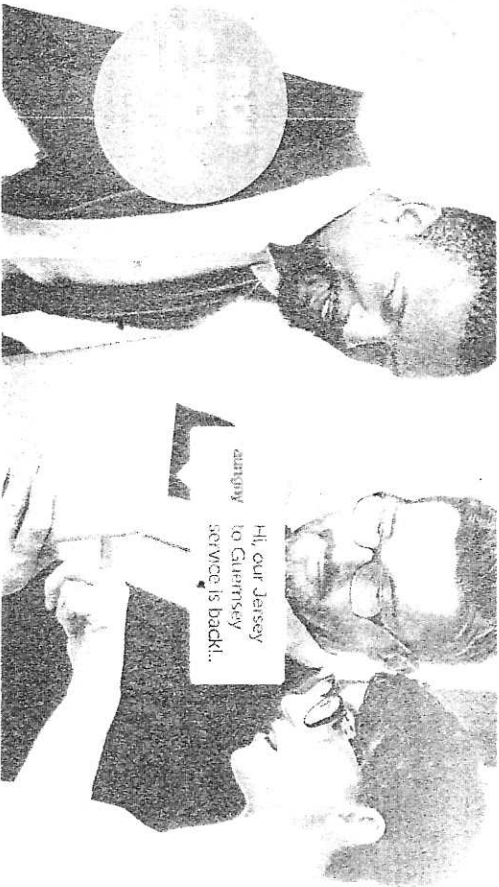
If the new proposals are passed later this year, all landlords currently renting out properties to tenants would be required to

obtain a licence, with their premises being subject to retrospective inspections by Environmental Health.

And from next January, any landlords who are newly letting out properties would need to meet minimum standards before receiving a licence. (News Focus: Page 8). A consultation on the proposals is being (Cont on page 2)

GET ME BACK AND WE MEAN BUSINESS
WITH OUR RELIABLE INTER-ISLAND
SERVICE MORNING AND EVENING
FLIGHTS TO AND FROM JERSEY
AND GUERNSEY.

For more information visit www.aerpy.com



GUERNSEY
AERPY
aerpy