

19-21 Broad Street | St Helier
Jersey | JE2 3RR

Deputy Hilary Jeune
Chair, Environment, Housing and Infrastructure Scrutiny Panel

BY EMAIL

10 April 2024

Dear Deputy Jeune,

RE: Rented Dwelling Licencing – code of practice engagement

Thank you for your letter dated 3 April concerning the upcoming engagement on the Rented Dwelling Licencing code of practice.

The code of practice has been developed to outline hazards, their causes and preventative measures associated with rented dwellings. These hazards are risk assessed using the Housing Health and Safety Rating System (HHSRS), which has been used in Jersey since the implementation of the [Public Health and Safety \(Rented Dwellings\) \(Jersey\) Law 2018](#). HHSRS, whilst not itself a standard, provides a risk-based system, of measurement to assess potential hazards, and mitigate hazards as required, with the ultimate aim of ensuring safety of rented dwellings.

The code of practice also sets out the inspection procedure and includes guidance on enforcement action. To clarify, enforcement action is only ever used as a last resort or in severe cases where there is imminent risk to health or life. Authorised officers will opt for engagement with landlords and actively encourage communication between authorised officers, tenants and landlords to achieve the best outcome for all parties and improve the quality of housing within Jersey.

A summary guide has also been produced which provides brief guidance in the first instance acknowledging that for more comprehensive guidance they are strongly advised to review the relevant section of the code of practice.

As this is a technical guidance document there has been engagement with various stakeholders including Jersey Fire and Rescue Service, Building Standards, Planning and Customer and Local Services. The code of practice is designed to consolidate the potential hazard categories and align the content with other areas of Jersey based legislation. The core principles of HHSRS however still apply.

The code of practice and the landlord's toolkit page are scheduled to go live on the 15 April 2024. The following week there will be opportunities for Landlords to attend dedicated sessions on the implementation of licencing. The sessions will cover the code of practice (including the summary guide) and landlord toolkit. They will also include the requirement to obtain a licence including how you will go about obtaining a licence from May 2024. There will also be the opportunity to reaffirm the prescribed hazards and minimum standards as set out in the [Public Health and Safety \(Rented Dwellings- Minimum Standards and Prescribed Hazards\) \(Jersey\) Order 2018](#).

I trust the above us of use to the panel.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Steve Luce', with a long horizontal flourish extending to the right.

Deputy Steve Luce
Minister for the Environment