

### **3.4 Deputy P.F.C. Ozouf of St. Saviour of the Minister for Housing regarding proposed rent control measures (OQ.92/2025):**

Given the proposed rent control measures set out in the Draft Residential Tenancy (Jersey) Amendment Law 202-, and the Bank of England's decision to maintain interest rates at 4.5 per cent, what assessment has the Government made, if any, of the impact of these measures on the availability and affordability of rental properties in Jersey, particularly in light of evidence from other jurisdictions showing reduced supply under similar policies?

#### **Deputy S.Y. Mézec of St. Helier South (The Minister for Housing):**

Just before I answer the question, is it possible to ask the Deputy to clarify which evidence from which jurisdictions he is referring to in his question so that I can address it in my answer?

#### **The Bailiff:**

I am afraid that that is the question as asked. It may be that the Deputy will ask further supplementals relating to other jurisdictions but if you are able to, as the question was asked, then you should do so, please, Minister.

#### **Deputy S.Y. Mézec:**

Well in which case I am not aware of what jurisdictions he is referring to specifically because I think the version that I have come up with for Jersey is bespoke for Jersey and are particular circumstances. We have looked at other jurisdictions and been sure not to copy what does not work and take inspiration from that which does work. My officers work closely with officers in the Economics Department to assess different options for rent stabilisation, measuring them against critical success factors. It is true that because of the lack of data we collect on rents it is impossible for them to do a truly meaningful modelling exercise but I believe that we have done the best that we can in the circumstances. The advice that they gave me did help shape parts of the detail, including potential mitigations against unintended consequences that I could opt for which are all seriously considered by me when putting together a balanced package.

#### **3.4.1 Deputy P.F.C. Ozouf:**

Is the Minister not aware of the evidence from cities in Germany such as Berlin, jurisdictions such as the Republic of Ireland in Dublin, or the measures that were proposed in San Francisco that have all ended up, with the best of intentions - I absolutely understand that - of largely being scrapped because they do not work? Is he not aware of that at all? I come back to the issue about statistics.

#### **Deputy S.Y. Mézec:**

Yes, I am very well aware of it which is why we are not copying them.

#### **The Bailiff:**

Very well, we come to question 5 ...

#### **Deputy P.F.C. Ozouf:**

I thought somebody else was going to ask a question.

#### **The Bailiff:**

Well they did not. We come to question 5 ...

#### **Deputy P.F.C. Ozouf:**

Sorry, I did not see anybody asking ... I thought somebody would ask a question. I was going to ask a ...

#### **The Bailiff:**

But they did not and therefore we go straight to the next question. There is only one supplementary unless someone else asks questions, then there is a final supplementary. Those are the rules we have always applied.

**Deputy P.F.C. Ozouf:**

I was going to put my light on but ...

**The Bailiff:**

Well that is not the point, those are the rules we have always applied, that if someone else asks a question, then you get a final supplementary. If you do not, then that is the end of it.