

Comité des Connétables



Our ref: MJ/19.24-052025/

20 May 2025

Deputy Tom Coles
Vice Chair, Environment, Housing and Infrastructure Scrutiny Panel
Scrutiny Office
Morier House
St. Helier
JE1 1DD

By email to: scrutiny@gov.je; a.thorne2@gov.je

Dear Deputy Coles

The Environment, Housing and Infrastructure Scrutiny Panel - review of the P.24/2025 - Draft Residential Tenancy (Jersey) Amendment Law 202-

I am writing in response to your letter dated 10th April 2025 requesting comments from the Comité des Connétables on the proposed Draft Residential Tenancy (Jersey) Amendment Law 202- (P.24/2025). Thank you for allowing a late response as this enabled us to discuss the matter at the Comité des Connétables meeting this week and it was agreed to provide you with the following overview.

The Comité raised a number of issues with the Draft Law as follows:

- There is concern the amendments are likely to deflect individuals from taking on landlord roles and letting property, in respect of both those already landlords and future individuals envisaging letting accommodation;
- This could lead to a reduction in the supply of property to let;
- A reduced supply is likely to lead to increased rents; and
- The envisaged changes may also result in increased rents to cover the additional landlords' responsibilities and renovation/maintenance costs involved.

In relation to the Parishes which provide rental accommodation, e.g. sheltered housing, the situations will vary according to how these were established and the terms, if any, of housing trusts. The dilemma will be in the ongoing financing and upgrading of older buildings where work is required to meet enhanced standards.

With regard to the specific questions in your letter as to the impact on landlords, for the Parishes this will also vary depending on how the stock was initially provided. Parishes may have other comments to add and, if so, have been asked to respond separately with their further comments.

We also note that in relation to a "tenant's illegality or nuisance", the proposals require a 'police officer' (or States employee with a relevant enforcement or regulatory function) to have attended the residential unit. The likely impact of this (frequency and work involved) is not

mentioned in the financial and staffing implications and we would be concerned if this led to increased demands on the Honorary Police of the Parishes.

We trust the above response assists with general views but if you require any further information or wish to discuss the above matter in further detail, please do get in touch.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Jackson', written in a cursive style.

Michael Jackson

Chairman, Comité des Connétables