

Review: P.24/2025 - Draft Residential Tenancy (Jersey) Amendment Law 202-

Submission: Anon 2

Dated: 7 April 2025

Hello Scrutiny,

I hope this email finds you well.

Referring to this JEP article today, which has your email address at the bottom.

<https://jerseyeveningpost.com/news/2025/04/07/islanders-invited-to-have-their-say-on-biggest-overhaul-of-residential-tenancy-laws-in-over-10-years/>

You're hopefully aware that the described scheme sounds a lot like the rent controls brought in in 2022 in Scotland.

<https://www.gov.scot/publications/rented-sector-reform-housing-scotland-bill-business-regulatory-impact-assessment/pages/6/>

I moved to Jersey from Scotland in 2020, kept my flat in Edinburgh and rented it out.

As an accidental Scottish landlord I was amazed by the effects of the rent control legislation.

Tenants were desperate to swap tenancies without ending them and going back to the open market.

My 2-bed flat has had zero vacancies over 4.5 years, always one-tenant-in one-tenant-out to keep the tenancy and avoid the open market.

This did precipitate renegotiated rent though.

The property management company advised I could have 20+ viewings in a week if I went to the open market.

Rent actually went up 25% over 2 years – this is clearly not “controlled”.

Once, at the peak, I was advised that I could rent out my flat for 40% more than what I was currently charging (£1000pcm->£1400pcm), partially because I was undercharging a bit.

Before 2022 generally charged 5-10% below what's advised to keep the flat occupied and tenants happy.

This was acceptable to me before the legislation because I had the option to increase if needed.

By taking away the option of increases, the legislation forced me to increase whenever I could, because I maybe wouldn't be able to increase later and be permanently behind.

Scotland has stopped the rent controls now and there's signs of a correction.

Though I believe the 1 annual rent review rule is still in place.

Just FYI and thought I'd share my experience.