

STATES OF JERSEY



COMMERCIAL PROPERTIES AND LEASES: IMPROVED ADMINISTRATION (P.68/2025) – AMENDMENT (P.68/2025) – AMENDMENT

**Lodged au Greffe on 10th November 2025
by the Comité des Connétables**

STATES GREFFE

COMMERCIAL PROPERTIES AND LEASES: IMPROVED
ADMINISTRATION (P.68/2025): AMENDMENT (P.68/2025 AMD.) –
AMENDMENT

1 PAGE 2, PART 1

Delete the words “work with the Comité des Connétables and”.

COMITÉ DES CONNÉTABLES

Note: After this amendment, the amendment would read as follows –

1 PAGE 2, PARAGRAPH (a) –

For the word “introduced” substitute the words “explored, as part of the delivery of the Retail Roadmap,”.

For the words “to present to the Assembly an options paper identifying mechanisms, including fiscal mechanisms,” substitute the words “to update the Assembly on this work”.

Delete the word “March”.

2 PAGE 2, PARAGRAPH (b) –

For the words “providing recommendations for the implementation of improvements including, but not limited to”, substitute the words “provide information for landlords and tenants on best practice in relation to”.

Delete the word “March”.

3 PAGE 2, PARAGRAPH (c) –

For the words “the creation of a digital”, substitute the words “an assessment of the Jersey Land and Property Index’s”.

For the words “that contains details of the ultimate beneficial ownership of those properties”, substitute the words “including retail properties, to identify areas of acute retail vacancy”.

After the words “vacancy rates” delete the words “, and if necessary for the regulation of the commercial property market”.

Note: After this amendment, the proposition would read as follows –

- (a) that a mechanism should be explored as part of the delivery of the Retail Roadmap, to discourage commercial properties from being left vacant for extensive periods and to request the Minister for Sustainable Economic Development to update the Assembly on this work before the end of 2026;
- (b) to request the Minister for Sustainable Economic Development, in consultation with the Council of Ministers, to undertake a review of the structure of commercial leases in the Island identifying areas of concern and provide information for landlords and tenants on best practice in relation to minimum standards of repair, responsibility for maintenance, a standard template for a commercial lease and a set of best-practice principles for commercial landlords; and to report such recommendations back to the Assembly before the end of 2026; and
- (c) further to the adoption of P.93/2020, to request the Council of Ministers to proceed with an assessment of the Jersey Land and Property Index's register of all commercial properties in the Island, including retail properties, to identify areas of acute retail vacancy for the purposes of aiding policy formation, reducing vacancy rates

REPORT

The amendment specifically names the Comité des Connétables for the Minister for Sustainable Economic Development to work with in exploring a mechanism to discourage commercial properties from being left vacant under paragraph (a).

The Comité has not been consulted about the amendment and notes that the ‘financial and staffing implications’ only refer to using resources from within the Department for the Economy and Jersey Business (which would necessitate a reprioritisation of the Department’s work as officers are required to cease delivering other projects) but makes no reference to the financial and staffing implication for parishes.

Though Connétables would expect to be consulted, on balance the Comité considers the work should be undertaken by the Department for the Economy and Jersey Business.

Financial and staffing implications

Deleting reference to the Comité des Connétables will not impact the financial and staffing implications for the Government of Jersey, which are outlined in the amendment of the Council of Ministers.

It will remove additional financial and staffing implications from the Parishes and Comité des Connétables.

Children’s Rights Impact Assessment

A Children’s Rights Impact Assessment (CRIA) has been prepared in relation to this amendment and is available to read on the States Assembly website.