Infrastructure and Environment

ANNUAL REPORT ON PUBLIC HEALTH AND SAFETY (RENTED DWELLINGS) (LICENSING) (JERSEY) REGULATIONS 2023

RENTED DWELLINGS LICENSING SCHEME

R.169/2026

Government of Jersey

Contents

The Annual Report 3
Purpose of the Law 3
Purpose of the Regulations 3
Annual Report Purpose 3
Governance 3
Rented Dwellings Licensing Scheme 4
Why Licensing Matters 4
Who Needs a Licence? 4
Licence Fees and Duration 4
Our Approach to Compliance 4
Year Two Overview: Rented Dwellings Licensing Scheme 5
Rented Dwelling Licences 6
Rented Dwelling Licence Inspections 6
Inspection Activity 7
Inspection Process 7
Post-Inspection Process 9
Inspection Outcomes 9
Hazard Identification 10
Rented Dwelling Licence Non-Standard Licence Conditions 10
Data Limitations 11
Compliance and Enforcement 12
First renewals - Post 1 May 2026 13
Ongoing Compliance 14
Looking ahead 14
Ongoing Implementation and Future Focus 15
Key Achievements 15
Supporting Landlords and Tenants 16
Online Resources 16
Direct Support 16
Appendix 1 - Case Studies 17
Appendix 2 – Rented Dwelling property distribution data 19

The Annual Report	
Purpose of the Law	The primary purpose of the Public Health and Safety (Rented Dwellings) (Jersey) Law 2018 is to ensure that all rented dwellings meet minimum health and safety standards, thereby protecting tenants and supporting responsible property management. Tenants are safeguarded from substandard housing and have clearer channels for raising concerns. Landlords benefit from clear standards and guidance, creating a level playing field across the rental sector, enhancing the reputation of responsible landlords, increasing tenant confidence and helping to reduce disputes through greater transparency and compliance.
Purpose of the Regulations	To establish a mandatory licensing scheme for rented dwellings in Jersey, ensuring oversight and accountability.
Annual Report Purpose	The Scrutiny Panel proposed that the Minister for the Environment (now Minister for Planning and Regulation) should publish an annual report to: • Ensure Transparency • Provide clear data on the number of licences issued, inspections conducted, and enforcement actions taken. • Monitor Effectiveness • Evaluate how well the licensing scheme is improving housing standards and protecting tenant health and safety. • Inform Policy Development • Use evidence from the report to guide future amendments to the regulations or housing policy • Support Public Accountability • Allow the States Assembly and the public to assess the performance of the licensing regime
Governance	Responsibility for the public health and safety of rented dwellings now sits with the Minister for Planning and Regulation. The Regulation Directorate oversees the enforcement function. The Head of Service provides strategic leadership and report to the Minister. Authorised Officers conduct inspections, assess hazards and act where necessary, under delegated authority.

The licensing scheme provides a valuable mechanism for supporting the delivery of improved housing *standards* in Jersey. Through better intelligence, greater visibility of the rented sector and the application of standard licence conditions, it facilitates the effective implementation of the standards established under the 2018 rented dwellings legislation. This proportionate approach strengthens oversight while helping to ensure safe, healthy and well-managed homes for tenants.

Rented Dwellings Licensing Scheme

In 2024, the Government of Jersey introduced the Public Health and Safety (Rented Dwellings) (Licensing) (Jersey) Regulations 2023, marking a significant step forward in improving housing standards across the Island. These Regulations were made under the Public Health and Safety (Rented Dwellings) (Jersey) Law 2018, which was designed to ensure that all rented homes meet minimum safety and quality standards.

Why Licensing Matters

Approximately one-third of Jersey households live in privately rented accommodation, according to the 2021 Census. This underscores the role of the Rented Dwellings Licensing Scheme in protecting housing standards.

- Ensuring that rental properties, in both the qualified and non-qualified sectors meet essential safety and quality benchmarks through the application of standard condition 1 of each licence where landlords are agreeing at licence application that there are no unreasonable hazards present in their properties. Non-compliance is an offence.
- Licensing provides significant data and intelligence regarding the rental sector allowing for more directed regulation of the primary law.
- Supporting the health and well-being of a significant proportion of the population.

Who Needs a Licence?

From 1 May 2024, all landlords were required to obtain a licence for each rented dwelling. A licence is required if a property is:

- Occupied for more than 30 days in a calendar year (not necessarily continuous)
- Rented in exchange for any reward (not limited to money)
- Occupied by more than two lodgers where the owner also resides

Licence Fees and Duration

Fee**: £61.50 per rented dwelling**. This fee covers a 2-year licence period.

- The licence is attached to the property, meaning it transfers with ownership if the property is sold or inherited.
- If a landlord owns multiple properties, they must obtain a separate licence for each one.
- Renewals are managed via an invitational link sent to the email address used to apply for the original licence (unless details have been updated as per standard condition 2 of the licence).

Our Approach to Compliance

The Directorate enforces legislation in accordance with its Regulation Enforcement Policy, guided by the principles of **fairness, transparency, and proportionality**. At the core of this approach is the "4 E's" model:

- Engage – Understand the situation through dialogue
- Explain – Clarify legal requirements
- Encourage – Promote voluntary compliance
- Enforce – Act only when necessary

Officers also follow the Regulators' Code, which promotes an outcome-based, supportive approach. The focus remains on:

- Education over penalties
- Proportionate, case-specific responses
- Criminal proceedings only when all other options are exhausted

This approach helps build a culture of compliance, protecting public health and safety while supporting both landlords and tenants.

Year Two Overview: Rented Dwellings Licensing Scheme

The licensing scheme commenced on 1 May 2024.

The data in this annual report covers the range of 1 May 2025 to 30 April 2026.

Renewals for licences applied for during the transitional provisions of the regulations commenced on 13 April 2026. Licences issued as part of the renewal process are valid from 1 May 2026.

As this is outside the annual cycle for the date range of the report, a supplemental section has been included covering the renewals.

The conclusion of the first two-year licensing period represents a significant milestone in the maturity of the rented dwellings regulatory regime. While transitional arrangements meant that properties licensed during the implementation phase were not routinely inspected for the purposes of obtaining a licence, the renewal programme provides an opportunity for all licensed dwellings to be subject to inspection. This supports a strategic shift from a largely complaint-led service towards a proactive and intelligence-led inspection programme, strengthening regulatory oversight and contributing to the continued improvement of safety and quality standards within Jersey's rental housing stock.

The number of new rented dwelling licence applications received between 1 May 2025 and 30 April 2026 reduced significantly compared with the first year of the scheme.

This reduction was anticipated, as a substantial proportion of dwellings requiring a licence had already been licensed during the first year, when existing landlords were required to apply for and renew licences as part of the scheme's implementation.

As a result, demand for new licence applications in the second year was considerably lower.

During the reporting period, **954** new licences were issued, bringing the cumulative number of licences issued during the first two years of the licensing scheme to **19,074**.

Since 1 May 2024, **743** licences have been withdrawn. Licence withdrawals occur for a variety of reasons, including properties leaving the rental market, changes in ownership, or other circumstances where a licence is no longer required. While a licence is issued in respect of a property rather than an individual, property owners or licence holders may request that a licence be withdrawn where the property's circumstances have changed and licensing is no longer required.

There is no obligation to advise of the reason for a withdrawal, and compliance with the regulations remains the responsibility of the property owner.

The licence applications received during the second year of operation largely comprised new applications for properties entering the market and applications resulting from intelligence-led compliance activities. A proportion of these are likely due to properties newly entering the rental market (new builds) or being purchased as buy-to-let investments. This reflects the maturation of the licensing scheme, with activity increasingly focused on maintaining compliance and identifying previously unlicensed properties through targeted regulatory work.

Rented Dwelling Licences

From the last published report and for the period 1 May 2025 to 30 April 2026 954 new licences were issued.

Month	New Bulk Upload	New Single Application	Total
May-24	8,807	7,959	16,766
Aug-24	161	508	669
Sep-24	54	156	210
Oct-24	41	71	112
Nov-24	14	77	91
Dec-24	0	46	46
Jan-25	0	42	42
Feb-25	0	53	53
Mar-25	18	32	50
Apr-25	13	68	81
May-25	72	44	116
Jun-25	17	38	55
Jul-25	2	54	56
Aug-25	1	79	80
Sep-25	134	51	185
Oct-25	18	47	65
Nov-25	35	54	89
Dec-25	0	54	54
Jan-26	57	26	83
Feb-26	0	20	20
Mar-26	13	46	59
Apr 26	0	92	92
Grand Total	**9,457**	**9,617**	**19,074**

Table 1 – Volume and timing of licences by issue date, distinguishing between those submitted via the bulk upload system and those submitted individually.

Rented Dwelling Licence Inspections

How Properties are Selected for Inspection:

1. **Sample Based Selection:** A proportion of applications are chosen at random to ensure broad compliance.
2. **Risk Assessment Framework**: Properties may be flagged for inspection based on:
   - Previous complaints or enforcement history
   - Property type or age
   - Landlord compliance record
   - Other risk indicators (e.g. overcrowding, poor maintenance)

This dual approach ensures a balanced and fair system, combining proactive oversight with targeted risk management.

For a more detailed explanation as to how inspections are conducted, please refer to the rented dwellings Code of Practice.

From **1 May 2025 to 30 April 2026**, the Directorate undertook **716** inspections of rented dwellings. In addition, the Directorate investigated a further **283** intelligence-led cases that were reported during the year.

Looking ahead, consideration is being given to broadening the Directorate's regulatory framework to include an increased focus on proactive monitoring and compliance activity, alongside existing reactive functions.

This approach is intended to strengthen compliance across the sector by placing greater emphasis on early engagement and preventative action. Through the timely identification and resolution of issues, the Directorate can help mitigate risks to health and safety, support landlords through engaging, explaining and encouraging them to maintain compliance, and reduce the likelihood of problems escalating into more serious regulatory concerns. A preventative approach also enables more efficient use of regulatory resources, encourages continuous improvement in housing conditions, and contributes to a fair, proportionate and outcomes-focused regulatory system.

Inspection Activity

Between **1 May 2025 and 30 April 2026:**

- **75%** of all new applications included a property inspection prior to issuing the licence. This reflects the scheme's transition into full operational enforcement.

Time	Total no.
Post transition Period – Total no. of licence applications made May 1, 2025 – 30 April 2026	954
Total no. of licence Inspections completed	716 (75%)

Table 2 - Licence applications and inspections

Inspection Process

Where inspections are carried out, officers assess the condition of the property and identify any defects that may give rise to one or more of the **29** hazards listed in Schedule 1 of the Public Health and Safety (Rented Dwellings – Minimum Standards) (Jersey) Order 2018.

Each inspection conducted under the Scheme results in a formal assessment that determines the appropriate course of action based on the condition of the property. The outcomes fall into two main categories:

1. Recommendation

- The issue identified is not immediately hazardous.
- It is a suggested improvement to reasonably address or remove a deficiency
- These are typically advisory and aim to enhance living conditions or prevent future risks.

2. **Legal Requirement / Hazard**

- The issue is assessed as a risk to health or safety.
- It triggers a legal requirement for remedial action.
- The landlord is obligated to resolve the issue within a specified timeframe, and failure to comply may lead to enforcement action.

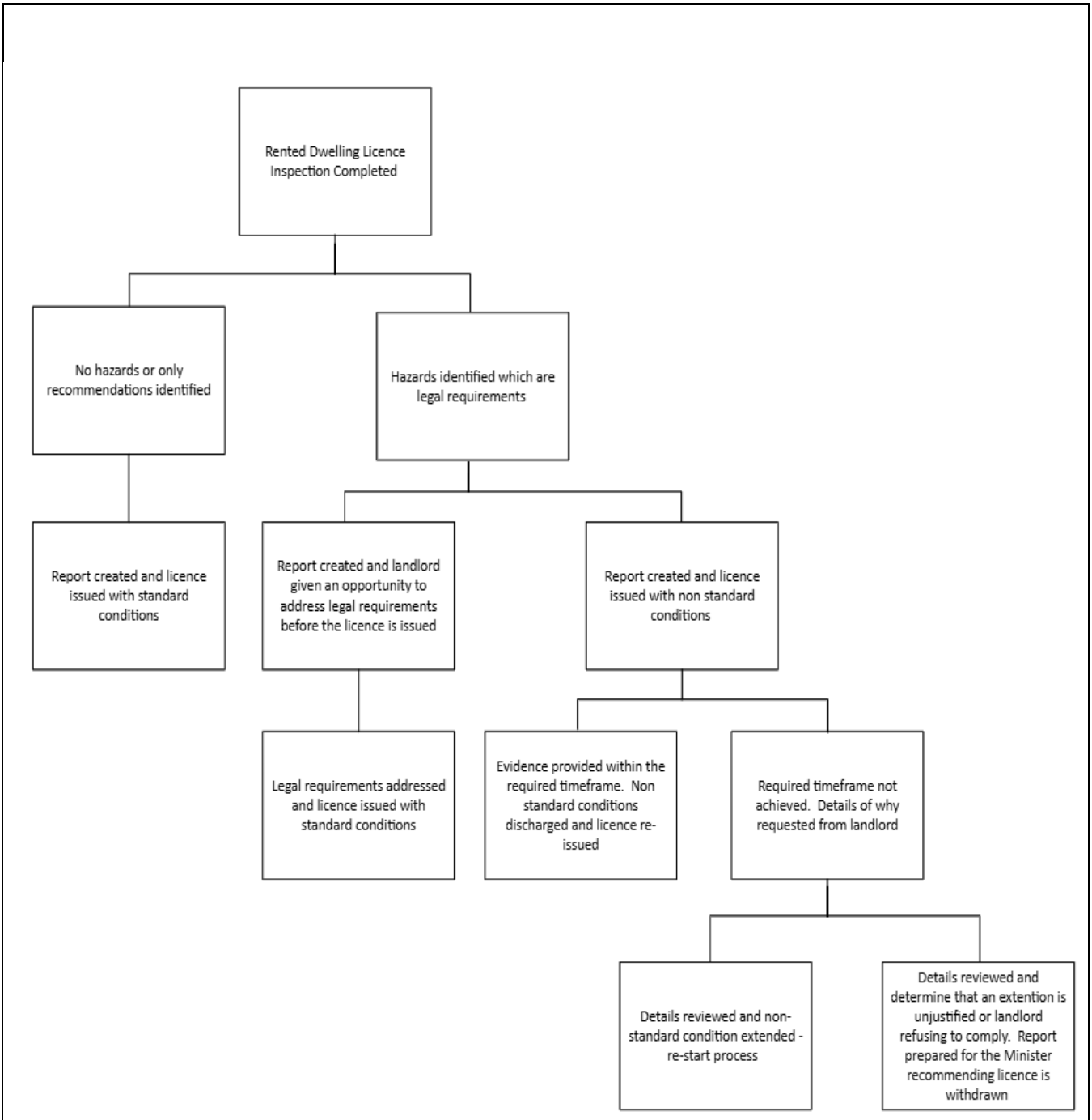


Figure 1 – Outlines the process for rented dwelling licences inspections.

Post-Inspection Process

Where hazards or significant deficiencies are found, remedial actions are formally conditioned as part of the licence. Landlords are provided with a reasonable timeframe to complete the necessary work and submit evidence demonstrating compliance. This approach ensures that regulatory intervention is fair, proportionate and focused on achieving compliance, while supporting the timely resolution of issues and the protection of tenants' health, safety and wellbeing.

In certain circumstances, and at the discretion of the inspecting officer, landlords may be afforded a short period to rectify identified issues before a licence is issued. This approach is generally adopted where the matters identified are minor in nature and would otherwise be attached as non-standard licence conditions.

Where non-standard licence conditions are applied, and a landlord is unable to meet the specified timeframe due to factors beyond their reasonable control, an extension may be considered. Any extension will be subject to the landlord demonstrating that reasonable steps have been taken and providing sufficient evidence that the required works are actively progressing. This approach helps ensure that the licensing scheme is administered in a fair, proportionate and pragmatic manner, while maintaining clear expectations for compliance.

This process enables a fair and proportionate regulatory response that promotes compliance, supports continuous improvement in housing conditions, and helps maintain safe, quality accommodation for tenants.

Inspection Outcomes

As of 30 April 2026, **716** inspections had been completed under the scheme. The findings are as follows:

- **253** hazards were identified
- These hazards were found across **129** properties
- The hazards span **17** of the **29** prescribed categories listed in Schedule 1 of the Public Health and Safety (Rented Dwellings – Minimum Standards) (Jersey) Order 2018.

These results provide valuable insight into the types and frequency of hazards present in Jersey's rental housing stock. The data will play a key role in shaping future risk-based inspection strategies, helping to target resources more effectively and improve housing conditions across the Island.

The proportion of inspections identifying hazards decreased significantly, with **18%** of inspections in 2025-2026 recording hazards compared with 40% in 2024-2025. **76%** of properties with hazards had two or more, similar to the 2024-25 figure of **74%**.

Inspections completed and hazards identified	Count of inspections/ Hazards
Inspections Completed	716
Inspections with no hazards	587 (82%)
Inspections with hazards	129 (18%)
Inspections with 1 Hazard	68
Inspections with 2 Hazards	30
Inspections with 3 Hazards	15
Inspections with 4+ Hazards	16

Table 3 - Hazard data by inspection

Hazard Identification

The hazard data collected during proactive (randomly selected) inspections of rented dwelling closely align with findings from reactive (complaint-driven) housing inspections, reinforcing the consistency and reliability of the overall inspection process.

Hazard	Legal Requirement	Recommendation
Hazard 01 - Damp and mould growth	7	16
Hazard 02 - Excess cold	10	4
Hazard 03 - Excess heat	0	1
Hazard 06 - Carbon monoxide and fuel combustion products	14	0
Hazard 09 - Uncombusted fuel gas	5	0
Hazard 12 - Entry by intruders	1	0
Hazard 13 - Lighting	1	0
Hazard 16 - Food safety	0	1
Hazard 17 - Personal hygiene, sanitation and drainage	2	1
Hazard 20 - Falling on level surfaces etc	3	5
Hazard 21 - Falling on stairs etc	12	6
Hazard 22 - Falling between levels	66	16
Hazard 23 - Electrical hazards	42	7
Hazard 24 - Fire	24	4
Hazard 25 - Flames, hot surfaces etc.	0	1
Hazard 27 - Explosions	2	0
Hazard 29 - Structural Collapse and Falling Elements	0	1

Table 4 - Breakdown of hazard data in rented dwelling licence inspections

The risk of falls between levels was the most identified hazard during the reporting period, followed by electrical hazards. While these were also the two most frequently identified hazards in 2024–2025, their relative positions have reversed. Despite this change, comparison with the previous year's data shows that both the prevalence and severity of hazards identified through inspections have remained broadly consistent, suggesting that the overall pattern of risks has remained stable.

Rented Dwelling Licence Non-Standard Licence Conditions

Of the **716** inspections completed, **142 (20%)** licences included **non-standard conditions**. These additional conditions were applied in response to specific hazards identified during the inspection process.

Condition No.	Count of conditions applied
Total Conditions	232
Total Licences	142
Licences with 1 Condition	81(57%)
Licences with 2 Conditions	42 (30%)
Licences with 3 Conditions	12 (8%)
Licences with 4+ Conditions	7 (5%)

Table 5 - Number of non-standard conditions per licence

A total of **232 non-standard conditions** were applied across **142 licences**, spanning **14** of the **29** prescribed hazard categories.

They were applied to address specific deficiencies identified during inspections.

Compared with 2024-2025, there has been a reduction in the percentage of inspections which have had conditions applied **33%** to **20%**. Officers have become more confident and consistent in applying licence conditions.

The most common reasons for applying these non-standard conditions were:

Hazard	No of conditions
Hazard 01 - **Damp and mould growth:** Structural damage resulting in water ingress	9
Hazard 02 - **Excess cold**: Inadequate or absent heating provision	8
Hazard 06 - **Carbon monoxide and fuel combustion products**: Lack of carbon monoxide detector	6
Hazard 09 - **Uncombusted fuel gas**: Absence of a valid gas safety certificate	3
Hazard 15 - **Domestic hygiene, pests and refuse**: Broken or damaged sanitary facilities	1
Hazard 17 - **Personal hygiene, sanitation and drainage**: Lack of suitable washing facilities or damaged drainage	3
Hazard 18 - **Water Supply:** Property being supplied by non mains water (borehole / well) without appropriate treatment	3
Hazard 20 - **Falling on level surfaces etc**: Damage to level surface which presents a risk of falling	3
Hazard 21 - **Falling on Stairs**: Low handrails or unsafe gaps between banisters	17
Hazard 22 - **Falling Between Levels**: Windows lacking restrictors or low windowsills or barrier	64
Hazard 23 - **Electrical Hazards**: Missing or out of date Electrical Installation Condition Report (EICR)	86
Hazard 24 - **Fire**: Inadequate fire detection or protection measures	26
Hazard 25 - **Flames, hot surfaces etc.**: Damaged cooking appliances	1
Hazard 27 - **Explosions**: Lack of gas safety certificate and concerns about installation	2

Table 6 - Non-standard conditions by hazard

An additional seven hazard categories had licence conditions applied compared with the 2024-2025 reporting period. This reflects the increased number of inspections undertaken and the wider range of issues identified during inspections. The hazards which have been conditioned are generally in the same prevalence as reported in the 2024-2025 report.

Data Limitations

As part of the Scrutiny Panel's review, it was requested that this annual report include a breakdown of the types and sizes of rental accommodation licensed under the scheme. However, the current structure of the licensing process does not require applications to provide this information at the point of application.

Where inspections have been conducted, officers have gathered some relevant data on property characteristics. However, based on current findings, features such as property size or type do not appear to influence the presence or absence of hazards.

Compliance and Enforcement

As of 30 April 2026, the Regulation Directorate has not withdrawn or refused any licences on the grounds of poor property conditions. Additionally, no **non-standard licence conditions** have been escalated to the Minister for the Environment due to non-compliance.

Since 1 May 2026, two new licence applications have been refused due to unacceptable risks which could not be remedied without significant works. These are the only two refusals since the scheme was adopted in 2024.

The data indicates a continued high level of compliance among landlords with the Public Health and Safety (Rented Dwellings) (Jersey) Law 2018, reflecting a positive response to the introduction of the licensing scheme and a shared commitment to improving housing standards across the Island

From 1 May 2025 to 30 April 2026 the following enforcement activity was recorded:

Metric	Total
Complaints received relating to housing	283
Notice to produce documents served	3
Improvement notices served	5
Prohibition Orders served	1
Investigation relating to non-licensed dwellings*	20
Licence applications made due to investigations	26

Table 7 – Enforcement activity Between 1 May 2025 to 30 April 2026

*Whilst investigations may have flagged a potentially non-licensed dwelling, the results of these investigations have resulted in a variety of outcomes including the property being exempt or licensed under the wrong address.

The Regulation Directorate remains committed to proportionate and constructive enforcement. Engagement with landlords and agents is carried out in line with the Directorate's enforcement policy, as outlined on page 1. All complaints received by the Directorate are investigated and appropriate action is taken to address identified issues. The relatively low number of enforcement actions required to secure compliance reflects the effectiveness of the Directorate's proportionate approach, based on the principles of the **4Es: Engage, Explain, Encourage and Enforce**.

Officers aim to engage with landlords and tenants early, explaining legal requirements and providing advice to encourage voluntary compliance. Many hazards and property issues can be resolved through this collaborative approach, avoiding formal intervention. Formal enforcement action is reserved for situations where informal measures have failed or where serious breaches pose significant risks to health, safety or wellbeing.

Where hazards are identified during an inspection, landlords will receive a Hazard Awareness Report outlining the findings and any actions required. Where necessary, remedial measures may be included as non-standard licence conditions, with a specified timeframe for compliance. Landlords are expected to provide evidence that the required works have been completed.

In some cases, a short grace period may be granted before a licence is issued, particularly where issues would otherwise become licence conditions. Compliance periods may also be extended where delays are beyond the landlord's control and there is clear evidence that progress towards compliance is being made.

First renewals - Post 1 May 2026

During the transitional implementation period, from 1 May 2024 to 31 July 2024, all licences were issued with a commencement date of 1 May 2024. As a result, the initial two-year licence term for licences issued during this period expired on 30 April 2026.

As at 1 May 2026, a total of **16,327 licences** had been renewed for the second term of the scheme, with **17,743 active licences** in force. In addition, **233 licence applications** had been received and were awaiting either inspection or a final determination.

This level of renewal demonstrates continued engagement with the licensing scheme and supports the ongoing regulation and oversight of licensed accommodation across the Island.

Since the commencement of the licensing scheme, a total of **810** licences have been withdrawn helping to ensure that regulatory oversight remains focused on properties operating withing the rented sector.

Of these, **474** withdrawals were achieved through direct officer engagement with licence holders as part of the renewal process, demonstrating the effectiveness of a proactive and collaborative approach. This engagement has helped identify properties that were no longer being used as rented dwellings, reducing unnecessary administrative requirements for licence holders while ensuring regulatory efforts are appropriately directed.

Importantly, only **17 of the 474** licences withdrawn through officer engagement have since been relicensed as rented dwellings, providing strong assurance that the vast majority related to properties that had genuinely exited the sector. This work has improved the quality and reliability of licensing data, enabling resources to be targeted more effectively towards properties that remain within the scope of the scheme and where regulatory intervention can have the greatest impact.

Ongoing Compliance	Looking ahead
At the time of writing, **420 licences** remained outstanding for renewal, despite ongoing efforts by officers to establish the current status of the associated properties. Officers continue to engage with licence holders to determine whether these dwellings remain subject to licensing requirements or whether changes in circumstances, such as the sale of a property or the cessation of rental activity, have occurred without notification to the Directorate. Further investigative work will be undertaken where necessary to verify compliance with the licensing regime. Where non-compliance is identified, appropriate regulatory action will be considered. This activity supports the effective administration of the scheme by ensuring that regulatory oversight remains focused on properties that continue to require licensing and that records remain accurate and up to date.	A key priority during the forthcoming reporting period will be the review of withdrawn licences to ensure that all rented dwellings falling within the scope of the licensing scheme are appropriately licensed and compliant with statutory requirements. This work will include verifying the status of properties that have changed ownership to identify instances where dwellings continue to be rented following a sale. Where such circumstances are identified, officers will work with property owners to ensure compliance with the licensing framework. Officers are currently undertaking a targeted inspection programme of agricultural worker accommodation. This project forms part of the Directorate's ongoing programme of proactive regulatory activity and follows a recommendation made by the Coroner in January 2025. Since 1 May 2026, officers have inspected **243** units of accommodation and identified **294** hazards requiring remedial action to achieve compliance with the Island's minimum housing standards. The Directorate continues to promote compliance through its established "4 Es" approach. This framework provides a proportionate and graduated approach to regulation, supporting landlords and property owners in meeting their legal obligations while ensuring that formal enforcement action is taken where necessary to address persistent or significant non-compliance. Through these activities, the Directorate will continue to safeguard housing standards, support improved living conditions for tenants, and maintain confidence in the regulatory framework governing rented accommodation across the Island.

Ongoing Implementation and Future Focus

As we focus on the first renewal cycle, we remain committed to continuously improving our service and driving further improvements in housing standards across Jersey's rental sector.

Key Achievements

The annual report outlines the performance and outcomes of the Rented Dwelling Licensing Scheme over the reporting period, demonstrating continued engagement across the sector and sustained levels of compliance with licensing requirements.

High Compliance: The vast majority of rented dwellings in Jersey are now licensed, indicating a consistently high level of compliance in the scheme. Early renewal data suggests that this level of compliance has continued into the first licence renewal cycle.

Approach: Licensing has allowed us to transform our approach to housing complaints. We can now engage with the landlord at a much earlier stage, allowing the landlord and tenant to come to a mutually agreeable solution to issues which arise in relation to the rental property.

Renewals: The first cycle of licence renewals commenced in mid-April 2026. To date, a high proportion of renewal applications have met the licensing requirements, indicating good levels of ongoing compliance across the sector.

Next Steps: non-licensed dwelling licensed under the wrong address will continue as part of a risk-based programme, complemented by routine sampling of licensed properties. This approach helps ensure that a broad range of rental accommodation across the Island is reviewed, while allowing resources to be directed towards areas of greatest regulatory need.

The Directorate will also continue to prioritise digital improvements. This will include updates to the website to ensure that information remains accurate, accessible and up to date, while enhancing the overall user experience and supporting a more customer-focused service.

Compliance: Work will continue to support the timely renewal of licences for all rented dwellings subject to relicensing requirements.

The Directorate will also undertake a review of licences that have been withdrawn or not renewed to ensure that all properties requiring a licence are appropriately licensed and operating in accordance with the regulatory framework.

The scheme continues to provide a framework for regulatory oversight, supporting compliance and contributing to the provision of safe and well-maintained rented accommodation across the Island*.

*based upon the 716 properties inspected at random by the Directorate between 1 May 2025 and 30 April 2026

Supporting Landlords and Tenants

Online Resources

The Directorate has published a comprehensive suite of resources on the **Government of Jersey website** which are regularly updated to reflect current guidance. These include:

Rented dwellings licensing toolkit - Includes the online application form, Code of Practice, minimum standards, sample condition report, and lease agreement templates.

Tenant and landlord rights - Covers the Residential Tenancy Law and guidance on pets in rental properties.

Deposit protection in rented accommodation - Information on the **Mydeposits** scheme for safeguarding tenant deposits.

Condition reports for landlords and tenants – Guidance for both landlords and tenants on documenting property condition.

Housing standards - Detailed information on required living conditions.

Damp and condensation - Practical advice for managing moisture-related issues.

Direct Support

The **Housing and Nuisance Team** remains available to provide tailored support: • **Landlords** seeking clarification on how to apply the Code of Practice in their properties. • **Tenants** concerned about substandard living conditions.	They can be contacted via: • 📞 **01534 445808** • 📧 **rentedwellings@gov.je**

Appendix 1 - Case Studies

A – The Landlord was unable to complete the rented dwelling licence application online as they do not have internet access. An officer assisted them to complete the form. An inspection was undertaken, during which officers met with the tenants. The tenants raised concerns about damp and mould within the property and stated that they find it difficult to contact the landlord when problems arise.

During the inspection, the following hazards were identified:

- Hazard 02 – Excess Cold - The bedroom window was broken and could not be fully closed, allowing draughts into the room.
- Hazard 06 – Carbon Monoxide and Fuel Combustion Products - There were no carbon monoxide detectors installed, despite the property being reliant on oil.
- Hazard 23 – Electrical Hazards- No valid Electrical Installation Condition Report (EICR) was available
- Hazard 24 – Fire -There were no smoke alarms installed within the property

As an immediate measure, a carbon monoxide and smoke detector was installed to reduce the risk to the vulnerable occupier. Compliance work is ongoing.

B – The Landlord submitted a rented dwelling licence application. An inspection was undertaken with an agent acting on behalf of the landlord.

During the inspection, the following hazards were identified:

- Hazard 02 – Excess Cold - There was no heating provided in either of the bedrooms, raising concerns about excess cold during winter months.
- Hazard 22 – Falling Between Levels - The bedroom windowsills were below the required safety height. The landlord was asked to install safety restrictors to reduce the risk of falls.
- Hazard 22 – Falling Between Levels - The gaps within the balcony balustrade exceeded 100mm. The landlord was asked to reduce the gap size to minimise the risk to children.
- Hazard 23 – Electrical Hazards - No valid Electrical Installation Condition Report (EICR) was available, despite the occupants having lived in the property for six years.

A Hazard Awareness Advice Letter was issued, and three non-standard licence conditions were attached to the Rented dwelling licence, giving the landlord three months to complete the required works. The licence was issued. When the condition deadline passed, a follow-up email was sent to the agent. Photographic evidence of the completed works and a valid Electrical Installation Condition Report (EICR) were provided. The non-standard conditions were subsequently discharged, and an updated licence was issued.

C – The Landlord submitted a rented dwelling licence application. The property was selected for a random inspection.
Before the inspection, the landlord provided a valid Electrical Installation Condition Report (EICR). During the inspection, one hazard was identified:

- Hazard 06 – Carbon Monoxide and Fuel Combustion Products - There was no carbon monoxide detector installed despite the property being reliant on oil.

The rented dwelling licence was issued with a non-standard condition requiring the issue to be addressed. On the same day, the landlord provided confirmation that a carbon monoxide detector had been installed. The condition was therefore discharged.

D - Jersey Water notified us of a pending water disconnection at the property. As the water supply was due to be disconnected that day, an officer attended to carry out a welfare check.

During the visit, the officer spoke with the occupant, who advised that the accommodation was rented and provided the owner's contact details. The officer subsequently contacted the owner, who confirmed that all 12 dwellings on the site were being rented. It was also established that no rented dwelling licences were in place for the individual self-contained units.

The owner submitted applications for rented dwelling licences for each unit, and an inspection was undertaken

The following hazards were identified across the dwellings:

- Hazard 02 – Excess Cold- No fixed heating was provided within the units.
- Hazard 23 – Electrical Hazards- The Electrical Installation Condition Report (EICR) supplied by the owner identified six of the twelve dwellings as having unsatisfactory electrical installations.
- Hazard 24 – Fire- A number of smoke alarms had expired and required replacement. Although the alarms were operational at the time of inspection, they required attention.

Conditions were attached to the rented dwelling licences to address these hazards. The required works have since been completed, the hazards remedied, and the licence conditions discharged.

Appendix 2 – Rented Dwelling property distribution data

Information provided by Statistics Jersey

Additional analysis based on data from 1 January 2025 to 31 December 2025 using the rental licensing information shows the number of landlords broken down by the number of properties they own (size bracket) and the number of properties within each size bracket. There are some important points to note about this analysis:

- Only private sector landlords are included in the size bracket analysis.
- Properties available for rent by social housing providers, parishes or government owned key worker accommodation are outlined at the end of this section
- Some properties such as lodging houses do not require a rented dwelling licence to be rented as they are covered under an alternative scheme. Therefore, they are not included in the figures.
- Rental licences are grouped based upon landlord names, for cases such as corporate structures or typos in names we have grouped these together where possible.

It is important to note that this analysis is an estimate of rental stock, not rental households. Not all properties available for rent will currently be occupied or landlord circumstances may have changed, and they could be living in their own licensed rental property.

Private landlords Rented Dwelling Properties – 31 December 2025				
Number of Properties	**number of landlords**	**Percentage of total**	**Number of properties**	**Percentage of total**
1	4,131	71.1%	4131	36.1%
2-5	1,412	24.3%	3862	33.8%
6-10	177	3.0%	1307	11.4%
11-19	57	1.0%	788	6.9%
20-49	28	0.5%	806	7.1%
50+	8	0.1%	534	4.7%
Grand Total	**5,626**	**100%**	**11,350**	**100%**

Table 2.1 – Private landlords by number of properties owned

Over 95% of private sector landlords in Jersey had five or fewer rental properties; landlords of these sizes accounted for 70% of the total private rental properties in the Island. Conversely, only 0.6% of private sector landlords owned 20 or more rental properties, accounting for 12% of total private rental properties in the Island.

Licences per Parish		
Parish	**Count of Parish (Dwelling) (Property)**	**Proportion of total**
Grouville	672	4%
St. Brelade	1,113	6%
St. Clement	1,618	9%
St. Helier	9,933	54%
St. John & Trinity	660	4%
St. Lawrence	621	3%
St. Martin	439	2%
St. Mary	187	1%
St. Ouen	445	2%
St. Peter	695	4%
St. Saviour	2,032	11%
Total	18,415	100%

Table 2.2 - All licences by Parish

Analysis of the rental housing stock shows that St. Helier accounts for 54% of all rental properties in Jersey. Nearly three-quarters of rented dwellings are concentrated within St. Helier and the neighbouring parishes of St. Clement and St. Saviour.

Private landlords licences per Parish		
Parish	**Count of Parish (Dwelling) (Property)**	**Proportion of total**
Grouville	514	4.5%
St. Brelade	807	7.1%
St. Clement	661	5.8%
St. Helier	5,858	51.3%
St. John & Trinity	624	5.5%
St. Lawrence	497	4.3%
St. Martin	383	3.4%
St. Mary	167	1.5%
St. Ouen	367	3.2%
St. Peter	532	4.7%
St. Saviour	1,018	8.9%
Grand Total	11,428	100.0%

Table 2.3 – Private landlords' licences by Parish

In addition to these private rental properties there were also 6,987 social housing or publicly owned rental properties, therefore the overall estimated rental stock was 18,415 at the end of December 2025.

Social landlords licences per Parish		
Parish	**Count of Parish (Dwelling) (Property)**	**Proportion of total**
Grouville	158	2.3%
St. Brelade	306	4.4%
St. Clement	957	13.7%
St. Helier	4,075	58.3%
St. John & Trinity	36	0.5%
St. Lawrence	124	1.8%
St. Martin	56	0.8%
St. Mary	20	0.3%
St. Ouen	78	1.1%
St. Peter	163	2.3%
St. Saviour	1,014	14.5%
Grand Total	6,987	100.0%

Table 2.4 – Social housing providers licences by Parish

Analysis of the distribution of social housing reveals that St. Helier, St. Saviour and St. Clement collectively account for 87% of all social housing in Jersey, highlighting a high degree of geographic concentration within the eastern urban area of the Island.

Number of licences and unique private landlords operating in the parish			
Parish	**Count of licences**	**Landlords per parish**	**Average properties per landlord**
Grouville	514	323	1.59
St. Brelade	807	562	1.44
St. Clement	661	475	1.39
St. Helier	5,858	3,147	1.86
St. John & Trinity	624	350	1.78
St. Lawrence	497	315	1.58
St. Martin	383	223	1.72
St. Mary	167	113	1.48
St. Ouen	367	216	1.70
St. Peter	532	324	1.64
St. Saviour	1,018	639	1.59

Table 2.5 – Number of Licences and unique private landlords operating in each parish

The average number of properties owned per landlord varies across the parishes, ranging from 1.39 in St. Clement to 1.86 in St. Helier. While these differences suggest a greater concentration of multi-property landlords in St. Helier, the available data do not include measures of variance and therefore do not allow a formal assessment of whether the observed differences are statistically significant when assessing average property ownership across parishes.