NEWS

Safety hazards found in one fifth of rented homes, report reveals

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ONE fifth of rented dwellings inspected by Public Health officers under new mandatory licensing legislation were identified as presenting hazards and issued with “non-standard” licensing conditions, an annual report has revealed.

Figures provided by Infrastructure and Environment show that 142 of the licences granted to Jersey landlords between 1 May 2025 and 30 April 2026 were approved in spite of their properties exhibiting safety hazards.

The data forms part of a recently published annual report on the Rented Dwellings Licensing Scheme, which came into effect from 1 May 2024.

The scheme is designed to ensure that all rented homes meet minimum safety and quality standards, and requires all landlords to obtain a licence for each of their rented dwellings.

According to the report, 19,074 licences have been handed out since the scheme began, with a total of 17,743 active licences currently in force.

The majority were applied for within a three-month implementation period in 2024, though the report states that 954 fresh licences were issued to landlords in the Island between 1 May 2025 and 30 April this year.

In that period, 75% of the 954 applications for rented dwelling licences involved property inspections conducted by authorised health and safety officers.

The report states that 142, or 20%, of the 716 inspections completed by Public Health resulted in licenses being issued with “non-standard” conditions.



■Electrical hazards were the most common problems found when safety inspectors checked rented homes as part of a licensing process
Picture: ROB CURRIE (42556884)

The document clarifies that “non-standard” conditions are “where hazards or significant deficiencies are found” and “remedial actions are formally conditioned as part of the licence”.

The report goes on to list electrical hazards as the “most common” reason for inspectors issuing non-standard licences.

A section of the report headed “post-inspection process” explains: “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.”

Elsewhere, the report states that not a single non-standard licence condition had been escalated to the Environment Minister as of 31 April this year.

Inspecting officers instead promote “voluntary compliance” by following an “outcome-based, supportive approach”, with a focus on “education over penalties” and “criminal proceedings only when all other options are exhausted”.

The second term of the licensing scheme began this summer following the expiration of the initial two-year licence term on 30 April.

The report stated that 16,327 licences were renewed following the expiry date. A rate of renewal described as demonstrating “continued engagement” from landlords with the Rented Dwellings Licensing Scheme.

However, it is also noted that 810 licences have been withdrawn since the scheme began in 2024. Of this total, 420 licences remain outstanding for renewal “despite ongoing efforts by officers to establish the current status of the associated properties”.

The report concludes that a “key priority” during the next reporting term will be to review the withdrawn licences to “ensure that all rented dwellings” in Jersey are “compliant with statutory requirements”.

“Further investigative work will be undertaken where necessary to verify compliance with the licensing regime,” the report adds. “Where non-compliance is identified, appropriate regulatory action will be considered.”

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