

**WRITTEN QUESTION TO THE MINISTER FOR THE ENVIRONMENT
BY DEPUTY M. TADIER OF ST. BRELADE
QUESTION SUBMITTED ON MONDAY 7th JUNE 2021
ANSWER TO BE TABLED ON MONDAY 14th JUNE 2021**

Question

Will the Minister –

- (a) advise whether it is a legal requirement that an electrical inspection should be carried out on a rental property before the commencement of a new tenancy agreement, and that tenants should be provided with a copy of a fire safety certificate; and
- (b) confirm whether the property on La Rue au Moestre, St. Aubin, which was damaged by fire on 15th December 2020, was inspected and met the necessary safety requirements prior to the renewal of the tenancy agreement; and, if so, explain why this confirmation was not supplied by his department in response to my recent request?

Answer

(a) The answer depends on individual circumstances. In broad terms:

If the rented dwelling, as defined under the Public Health and Safety (Rented Dwellings) (Jersey) Law 2018, has had a previous Electrical Safety Inspection within the past 5 years, then no further Inspection is required on any change or extension of tenancy.

If the dwelling has not had a previous Electrical Safety Inspection, or the last inspection was more than 5 years ago, an inspection must be carried out -

- (i) as soon as is reasonably practical after the expiry of the 5 year inspection period, or
- (ii) in the case where there was no previous Electrical Safety Inspection, on or before the commencement of any new rental period, or as soon after the commencement of such period as is reasonably practicable, but in any event no later than 31st December 2023.

Fire Certificates are prescribed under the Fire Precautions (Jersey) Law 1977 which is under the responsibility of the Minister for Home Affairs. They are not required in respect of any premises that are used as a single dwelling by a single household. They are however required for sleeping accommodation not falling within this category and a copy of the front page should be displayed in a position that can be inspected by occupiers of those premises.

(b) Information has not been supplied as this time as this is part of an ongoing investigation.