

## **2.15 Deputy M. Tadier of the Minister for Housing regarding measures to eliminate the letting of substandard rental accommodation in the Island:**

What measures, if any, does the Minister plan to introduce in order to eliminate the letting of substandard rental accommodation in the Island?

### **Deputy A.K.F. Green of St. Helier (The Minister for Housing):**

The Deputy will be aware that the existing statutory powers in this area are limited and relate mainly to minimum standards in lodging houses. Soon the Residential Tenancy Law will give some protection to all tenants, but I have for some time held the view - and still hold the view - that more should be done and can advise Members that I have asked officers from my department to meet with officers from Health Protection Services with a view to seeing if we can introduce a system of minimum standards. Also, a fundamental part of the social housing transformation programme will focus on regulatory framework for all social landlords, including ourselves, and these proposals will be outlined in a White Paper which we will issue later this year.

### **2.15.1 Deputy M. Tadier:**

I appreciate that currently we are limited as to what we can do to eliminate substandard accommodation. Does the Minister appreciate that the situation with, let us be frank, uninhabitable accommodation is particularly acute in the non-qualified sector? What will the Minister do to address this particular issue?

### **Deputy A.K.F. Green:**

As I said, I am aware that there are problems there and I have always held the view that to require people to live in uninhabitable accommodation is unacceptable in any community, but particularly on this Island and I intend to do something about it. I need time to do that. We intend to have the Residential Tenancy Law back from the Privy Council soon. That will bring in some regulations and we will work with this.

### **2.15.2 Deputy M. Tadier:**

Could I ask if one of the immediate steps the Minister would look to undertake is extending the depositor protection for tenants to cover non-qualified tenants? If not, what are the challenges in doing so?

### **Deputy A.K.F. Green:**

The Deputy identifies an area that is a problem because the law only applies to tenancies and, as such, unqualified people cannot be tenants. So, this is an area that we need to work on.

### **2.15.3 Deputy G.P. Southern:**

I do not know if the question has been answered, but when are we to see the rental deposit scheme in concrete form before this House, because it was passed in principle some time ago? How close is it to finalisation?

### **Deputy A.K.F. Green:**

If my information is correct, I think this forms part of the Residential Tenancy Law, which is currently with the Privy Council.

### **2.15.4 Deputy M. Tadier:**

The question relates to regulation. Can the Minister inform the Assembly how quickly he envisages being able to bring in a system, as simple as possible, of

regulation for the whole of the sectors- both private non-qualified and qualified - whereby one simply cannot rent a room out or a property out unless one is registered, has paid a certain amount of money which will go towards inspection, and then a permit will be issued in order to be able to rent that property out?

**Deputy A.K.F. Green:**

The department has a massive piece of work in the social housing transformation programme and regulation will be part of that work, and I hope to issue a White Paper later on this year.