

**WRITTEN QUESTION TO THE MINISTER FOR THE ENVIRONMENT
BY DEPUTY R.J. WARD OF ST. HELIER
QUESTION SUBMITTED ON TUESDAY 28th SEPTEMBER 2021
ANSWER TO BE TABLED ON TUESDAY 5th OCTOBER 2021**

Question

Will the Minister advise how many residential rental properties have failed fire safety inspections for each of the last 3 years; how many inspections have taken place in total, and how is it decided to inspect a property?

Answer

This question relates to Deputy Ward's question in March this year ([Oral Question 62/2021](#)) and the following is intended as an updated response.

Records only exist for properties that the Environmental and Consumer Protection Housing and Nuisance Team are aware of.

The records held comprise of registered lodging houses and rented dwellings that came to team's attention through either a complaint or application to join the voluntary Rent Safe Scheme.

In the past 3 years officers have carried out over 3,630 inspections, including 272 registered lodging houses with multiple rented dwellings, and dealt with 526 tenant complaints related to minimum standards under the Public Health and Safety (Rented Dwellings) (Jersey) Law 2018.

This has resulted in the issue of 77 notices listing multiple hazards which are prescribed within the order.

	2019	2020	2021
Total number of Inspections	1,598	1,170	862

Where officers have any fire safety concerns they will work with the landlord, the Fire Service and if necessary to protect islanders, will issue smoke detectors.

There have been less than 20 cases where these have had to be issued. Houses in Multiple Occupation and Lodging Houses are also required to be certified by the Fire Service in line with the Fire Precautions (Designated Premises) (Jersey) Regulations 2012.

It should be noted that in the absence of information gathered via the implementation of a licensing scheme which would have informed a wider risk-based approach, officers can only inspect properties known to them through either the Lodging House Register, an application to join the voluntary Rent Safe Scheme, or where a complainant is willing to allow officers to attend. It would not be appropriate to give details on the factors that inform the risk-based approach as they are a tool for enforcement.