

2024.04.16.

4.4 Deputy M.B. Andrews of St Helier North of the Minister for Sustainable Economic Development regarding a statutory requirement for Estate Agents to obtain membership of an independent redress scheme (OQ.69/2024)

Will the Minister advise what progress is being made to establish a statutory requirement for estate agents to obtain membership of an independent redress scheme?

Deputy K.F. Morel of St. John, St. Lawrence and Trinity (The Minister for Sustainable Economic Development):

The regulatory improvement team have been preparing a draft policy with the input of a subject matter expert from the Trading Standards team. I will be considering that policy in more detail next month, and be launching a public consultation later this year to invite direct involvement with industry stakeholders. Following that, I hope to be in a position to lodge an amendment to the law by the end of next year or beginning ... sorry, by the end of this year or beginning of next year.

4.4.1 Deputy J. Renouf:

Is the Minister concerned that the intent to capture legislation regarding estate agents may miss out an important area of concern, which is letting agents - not all of whom are estate agents - but where there are concerns that letting agents are engaged in practices. I heard of one where they were charging considerable amounts to find a new tenant for the property when somebody was leaving and when, in fact, the tenant had actually found the person for them already, but the fee was nevertheless levied. In other words, that there are some disturbing practices in letting agents. Would he agree with me that these also need to be considered with a view to possibly intervening in that area?

Deputy K.F. Morel:

If I remember rightly, during the debate on Deputy Andrews' proposition, I believe letting agents were brought up. But the proposition itself did not address that issue. So it is not something that I am currently looking at. If the Deputy would like to speak to me about that issue, I will be happy to look into it further.