

INFRASTRUCTURE & ENVIRONMENT

This is to certify that the dwelling known and described as

**12 CLOS LE GALLAIS, LA RUE DE MON SEJOUR, LA ROUTE DE LA TRINITÉ,
ST. HELIER, JERSEY, JE2 4HT**

**Is licensed in pursuance of the Public Health and Safety (Rented Dwellings) (Licensing)(Jersey)
Regulations 2023.**

The person having control of the above-mentioned dwelling is

JERSEY HOMES TRUST JERSEY HOMES TRUST

This licence is subject to the conditions stated in the above regulation. The Standard conditions are listed below. A full copy of the regulation can be found on the Jersey Law Website www.jerseylaw.je Further conditions may be applied and will be listed below.

Standard Licence Conditions

1 Compliance with minimum safety standards

1. A person having control of a rented dwelling must ensure that the rented dwelling complies with the minimum safety standards whenever it is used as a rented dwelling.
2. A failure to comply with a minimum safety standard is not a breach of sub- paragraph (1) if –
 - a) the licence for the dwelling was issued with a condition requiring that, by a specified date, specified action is to be taken to meet the minimum safety standard;
 - b) the failure is a continuation of the situation that gave rise to the requirement that the specified action was to be taken (as established by information provided on an application or by an inspection of the dwelling before the licence was issued) or arises as a result of taking that specified action; and
 - c) the failure occurs before the specified date.

2 Notification of changes to the Minister

- A person having control of a rented dwelling must ensure that the Minister is notified of the following changes within 28 days of their occurring –
- a) a change to their address, contact telephone number or email address;
 - b) if there is a person acting on their behalf, a change to the address, contact telephone number or email address of the person acting on their behalf;
 - c) a change to the emergency contact number provided to the occupier of the rented dwelling;
 - d) the dwelling no longer being used as a rented dwelling.

3 Information to occupiers

1. A person having control of a rented dwelling must ensure that the occupier of the rented dwelling is provided with –
 - a) a copy of the licence; and
 - b) written information explaining how to raise a concern or complaint concerning the dwelling.
2. A person having control of the rented dwelling must ensure that the copy of the licence and written information is provided –
 - a) within 28 days of the day the licence commences; or
 - b) in the case of anyone already in occupation of the dwelling on, or before, the commencement of these Regulations, within 28 days of the day the licence is issued.
3. Sub-paragraph (4) applies if –
 - a) the dwelling is occupied by the existing or a new occupier;
 - b) the dwelling is occupied under a renewed agreement in respect of an existing occupier, or under a new agreement in respect of a new occupier; and
 - c) there is already a licence in respect of the dwelling.
4. In a case falling under sub-paragraph (3), a person having control of the rented dwelling must ensure that the existing or new occupier is provided with the copy of the current licence and written information at the same time as the occupier is provided with the renewed or new agreement under which the dwelling is occupied.
5. The copy of the licence and written information may be provided in hard copy or electronic format including by way of notices displayed in communal areas, handbooks, emails, applications, websites or other similar systems so long as it is fully accessible to the occupier having regard to the needs of an occupier who may have difficulty in accessing certain forms of communication.
6. The written information, but not the copy of the licence, may also be provided by way of short message service.
7. The written information must include –
 - a) a contact address and daytime telephone number to be used to communicate the concern or complaint;
 - b) an out-of-hours telephone number to be used in an emergency;
 - c) how the concern or complaint will be dealt with; and
 - d) a statement on the occupier's right to seek advice from or raise a complaint to the administration of the States responsible for environmental and consumer protection, together with the up-to-date contact details for the said administration of the States.
8. A person having control of the rented dwelling must ensure that the occupier is advised of any material change to the written information within 28 days of the change taking place in the same form as that in which the original written information was provided.