

## Rent Safe – Application for a landlord of a single property

### Your details

Name

Address

email

Telephone

### The property you rent out

Address

Approximate  
year it was built

No of bedrooms

### Paperwork

The tenant rented the property PRIOR TO 2  
Nov 2015, the deposit is held by me or a  
nominated other

Yes  No

The tenant rented the property ON or AFTER,  
2 Nov 2015 the deposit is held by the States deposit scheme

Yes  No

The tenant has an inventory list

Yes  No

The tenant has a rental agreement

Yes  No

Electrics: I arrange regular electrical checks using a  
qualified electrician and provide a copy of the  
report to the tenant

Yes  No

Gas: I arrange annual gas checks using a qualified gas  
Engineer and provide a copy of the report to the tenant

Yes  No   
**Not applicable**

**Accommodation standards:**

Landlords must ensure that properties (including access routes and gardens/yards) have no category 1 hazards or significant /multiple category 2 hazards\*. In particular:

The property is in a good state of repair both inside and outside and free from hazards to health **Yes**  **No**

The house is free from damp **Yes**  **No**

All habitable rooms have adequate natural and electric lighting to allow the tenant(s) to carry out domestic duties easily and safely **Yes**  **No**

There is adequate space for occupants to move safely around the accommodation, and it is not overcrowded **Yes**  **No**

There is a whole house heating system that is economical to run and capable of maintaining an adequate temperature throughout the dwelling. The tenant is provided instructions for use and rates of electricity **Yes**  **No**

There is adequate ventilation to keep the property fresh, free from excess moisture (condensation), cooking smells etc **Yes**  **No**

Electrical installations and appliances are appropriately installed and maintained in a safe condition. There are adequate socket outlets to prevent overloading **Yes**  **No**

The property has a suitable working fire detection and alarm system as identified by a risk assessment of the property **Yes**  **No**

Windows, doors and any other access points should be constructed and designed to be reasonably secure from unauthorised entry. Lockable ground floor windows are a minimum but all entry points should be capable of being secured **Yes**  **No**

The property is adequately insulated **Yes**  **No**

The property is free from tripping and falling hazards **Yes**  **No**

Furnished Property: If furnished, the furniture must be suitably treated to limit spread of fire **Yes**  **No**   
**Not applicable**

Emergency Repairs: These should be dealt with or made safe as soon as practically possible and normally on the same day that a landlord is notified. Emergency repairs are defined as any defect where there is a risk of danger to the health, safety or security of the tenant or a third **Yes**  **No**

party on the premises, or that affects the structure of the building adversely

Licensing Schemes: Where relevant, properties must also comply with States licensing schemes. (eg Lodging Houses)

Yes  No   
Not applicable

**Energy Efficiency:** Landlords are encouraged to maximise the energy efficiency of their properties and so minimise tenants' energy bills. The property has the following energy efficiency measures (tick all that apply):

Double glazing   
Energy efficient light bulbs where possible   
Loft insulation   
Energy efficient appliances   
Energy efficient heating system   
On site electricity generation e.g. solar panels

**Anti-Social behaviour – I confirm I:**

Will provide contact details to immediate neighbours and respond to complaints regarding neighbour nuisance or anti-social behaviour of their tenants. Depending on the type of anti-social behaviour, this may involve either issuing a warning directly to your tenants, or liaising with the States and Police in order for officers to take action against them

Yes  No

Will co-operate fully with appropriate agencies if the problem is not resolved promptly, and take steps which may include legal action within the agreed time-scales.

Yes  No

Ensure that the exterior of the property and garden areas are presentable so as not to detract from the overall look of the area.

Yes  No

There will be slightly different standards for Houses in Multiple Occupation, hostel and staff accommodation. Contact Environmental Health 01534 445808 for more information

## Rent Safe terms and conditions

- 1 Landlords who achieve a 3 star rating or above for one or more of their properties may be listed on the on-line Rent Safe register at [www.gov.je/RentSafe](http://www.gov.je/RentSafe). If the property is managed by a Managing Agent the landlord can ask for the rating to be displayed under the name of the Managing Agent. In such instances the landlord's name will not appear on [www.gov.je/rentsafe](http://www.gov.je/rentsafe)
- 2 Landlords who do not achieve accreditation for less than 80% of their properties will not be listed on the on-line Rent Safe register. However they will receive certificates for each property that does meet at least three stars on the Rent Safe standard.

- 3 A Certificate of Accreditation is provided for each property that meets 3, 4 or 5 stars on the scheme. The certificate displays the name of the property and the star rating associated with that property. Landlords are obliged to provide their tenants sight of the certificate upon request.
- 4 Information about Landlords who have not achieved an accredited rating may be released in the event of a request under the Freedom of Information (Jersey) law 2011.
- 5 Where a landlord is a commercial entity achieving a 3 star rating or above the following information will be listed on the on-line Rent Safe register:
  - Company name
  - Registered address
  - Telephone number and email
  - The number of properties to have achieved each accredited rating
- 6 Where a landlord is a sole trader, using their own name to trade, the following restricted information will be listed on the on-line Rent Safe register:
  - Title (eg: Miss, Mrs, Mr, etc.)
  - First initial and surname
  - The number of properties to have achieved each accredited rating
- 7 Address details of properties that have achieved an accredited rating will not be listed on the on-line Rent Safe register. However a certificate will be provided for Landlords to include with any information for existing / prospective tenants.
- 8 If a complaint is received by a tenant of a Landlord whose property is on the Rent Safe register, the existing star rating may be reviewed and, if necessary, the Landlord may be removed from the on-line register and their Certificate of Accreditation may be revoked.
- 9 A Landlord who continues to use or display a Certificate of Accreditation after it has been revoked will be committing an offence and legal proceedings may be taken against them.
- 10 It is an offence to provide or display a false rating

Information supplied in relation to registering for a star rating under the Rent Safe Scheme will be managed in accordance with the Data Protection (Jersey) Law 2005.

#### **Declaration**

I confirm an officer from Environmental Health can contact me to discuss how I can gain access to Rent Safe; landlord accreditation for Jersey. I am aware that it is an offence to deliberately provide misleading or inaccurate information.

**By ticking this box I confirm I have read, understood and agreed to the terms and conditions set out above**

Signed

Date

**Once complete please return to [environmentalhealth@gov.je](mailto:environmentalhealth@gov.je)**