

19-21 Broad Street | St Helier  
Jersey | JE2 4WE

Harry Trower, Director, Broadlands  
Paul Scally, Partner, Le Gallais and Luce  
Guy Morris, Chair, Jersey Landlords Association  
Catherine Buckley, Vice-President, Jersey Estate Agents' Associates  
Doug Richardson, Jersey Farmers Union  
Roger Trower, CEO, Broadlands  
Ben Cairney, Director, Ashbe Construction  
Rob Morton, Director, Hawk Group Limited

3 July 2023

BY EMAIL

Dear Harry

Thank you for the letter you authored dated 23 June 2023, and to your counter-signatories, which was circulated to Ministers late last week and expressed concern about regulation and the property market.

I share your view that we need to support the effective operation of markets. As part of that aim, Islanders rightly expect appropriate protections, especially when it comes to their home.

For this reason, and when the need is apparent following due consultation and engagement, I am supportive of new regulation which is proportionate to the objectives it is designed to achieve. It is absolutely normal for commercial activities, which include renting property, to be regulated to achieve public benefits. I also continue to believe that a carefully applied stamp duty regime that aids owner-occupiers is important.

It is right that our policies around housing are not just focused on delivering more homes, but on delivering good homes with great community facilities, which is so impactful on our well-being.

Importantly, we continue to work to support the industry. For example, the Minister for Environment has commissioned a review of planning and has published an action plan to deliver improvements in the service.

The Minister for Infrastructure has also committed to improving our sewage network so that housing can be delivered on rezoned sites; and we are promoting large scale capital projects to maintain a pipeline of investment for the construction industry.

The Minister for Housing and Communities is finalising options to spend £10m supporting Islanders with home ownership; and we are supporting the Jersey Development Company and Andium Homes, including expanding access to the housing gateway, as they deliver an increasing number of homes for Islanders.

These are positive actions to support our property and construction market.

Ministers have a relentless focus on addressing housing, skills shortages, and supporting islanders with the cost-of-living crisis. This is why the budgetary measures we have taken are so important, helping islanders with targeted support through the tax and benefit system.

We have an agenda of supporting the economy, including through the Population and Skills Ministerial Group which is addressing skills shortages; and the Minister for Economic Development, Tourism, Sport, and Culture is undertaking a review of barriers to business. Indeed, I am personally committed to a legislative programme increasingly focused on reducing bureaucracy for businesses and government.

We also continue to closely monitor the property market, including interest rates, engaging with mortgage providers in the spirit of working with them to support islanders who are struggling. I am confident that the local market will prove resilient, but we cannot take that for granted.

I know that Ministers are willing to work with you, and others, as we promote the best interests of the Island in this challenging economic time. This includes learning and responding to your concerns. I am confident that our approach to consultation, which is inclusive, coordinated and exceptionally broad, supports this.

Please be assured that I would very much like to continue this discussion, and having conferred with ministerial colleagues, we are working with the Chamber of Commerce to finalise arrangements to host a discussion on this subject.

Thank you once again for your letter.

Yours Sincerely

A handwritten signature in blue ink, appearing to read 'Kristina Moore'.

**Deputy Kristina Moore**  
**Chief Minister**