

**IN THE STATES OF THE ISLAND OF GUERNSEY
ON THE 3rd DAY OF JULY, 2020**

**The States resolved as follows concerning Billet d'État No XIII
dated 8th June, 2020**

COMMITTEE FOR THE ENVIRONMENT & INFRASTRUCTURE

**PROPOSED INTRODUCTION OF A GENERAL HOUSING LAW
P.2020/30**

- VI. After consideration of the Policy Letter entitled 'Proposed Introduction of a General Housing Law', dated 28th February 2020:-
1. To agree the introduction of primary, enabling legislation to allow for regulation of the Island's housing, other than control of occupation, including provision for the matters set out in Appendix 1 to the policy letter.
 2. To approve the introduction of a statutory Housing Health and Safety Rating System (HHSRS) in Guernsey to assess the quality of housing and the introduction of basic housing standards for rented dwellings as set out in sections 4.1 – 4.10 of the policy letter.
 3. To approve the introduction of a statutory licensing system for houses in multiple occupation as set out in sections 4.11 – 4.24 of the policy letter.
 4. To approve the introduction of a statutory registration system for all private rented dwellings, as set out in sections 4.25 – 4.36 of the policy letter.
 - 4A. To note that families with children do not have equitable access to the housing market in Guernsey.
 - 4B. To agree that landlords of rental properties shall not be permitted to specify "no children" when letting their properties, save that:
 - (a) A landlord may continue to specify "no children" in respect of a property which:
 - is a care facility, residential home or other special category of housing reserved for particular persons;
 - is part of a development intended to be 'retirement housing' for older people;
 - is a house in multiple occupation with communal facilities; or
 - has a restrictive covenant in a head lease or planning condition which restricts the ability to house families due to the amenity required to be offered to neighbours; and

- (b) A landlord may specify “no children”, or specify a maximum number of children, in order to comply with Environmental Health guidelines in respect of overcrowding; and

To direct the Committee *for the* Environment & Infrastructure to incorporate these requirements as part of the statutory registration system proposed in Proposition 4, having taken into account all relevant human rights considerations; and to include a specific review of the impact of these changes as part of their one-year post implementation review of the new schemes.

- 5. To approve the introduction of a statutory deposit protection scheme for private rented dwellings, as set out in sections 4.37 – 4.52 of the policy letter.
- 6. To approve the enforcement measures in relation to housing standards outlined in section 5 of the policy letter.
- 7. To approve the amendment of other legislation relevant to housing standards to do the following, where consistent with the purposes and scheme of that other legislation –
 - a) harmonise terms used to describe different types of housing with those proposed under the new housing standards legislation;
 - b) provide for consistency with the new housing standards legislation, and
 - c) avoid duplication of inspections and other enforcement procedures included in the new housing standards legislation.
- 8. To direct the preparation of such legislation that may be necessary so as to give effect to the above decisions.

POLICY & RESOURCES COMMITTEE

SCHEDULE FOR FUTURE STATES’ BUSINESS
P.2020/101

- VIII. After consideration of the Schedule for future States’ business, which set out items for consideration at the Meeting of the 15th July 2020 and subsequent States’ Meetings, to approve the Schedule.

S M D ROSS
STATES’ GREFFIER