

THE STATES OF DELIBERATION
of the
ISLAND OF GUERNSEY

28th June, 2022

Proposition No. P.2022/41

Policy & Resources Committee

Government Work Plan 2022

AMENDMENT

Proposed by: Deputy P.T.R. Ferbrache

Seconded by: Deputy V.S. Oliver

At the end of Proposition 1 insert the following:

“and to direct the Development & Planning Authority to delete clause 7.2 in the Affordable Housing Supplementary Planning Guidance 2016 and insert the following:

7.2. However, the applicant/developer can select between options a, b, and c to meet the affordable housing requirement with the following types of contribution:

a. **Transfer of Land:** Land for affordable housing should be provided on the subject site. The land would then be developed for affordable housing by the States of Guernsey or a registered housing association. Where land is to be provided, the percentage required of the developable area will be transferred to the Committee *for* Employment & Social Security/Housing Association at nil cost.

b. **Provision of intermediate housing Units:** The provision and sale of completed affordable housing units built by the applicant/developer and sold to a buyer from the Committee *for* Employment & Social Security/housing association’s intermediate housing waiting list on the following basis:

- i) relevant properties to be offered for sale and transferred to qualifying purchasers at 75% of market value,
- ii) restriction on onward sale and transfer at any more than 75% of market value at time of sale,

iii) Guernsey Housing Association to have first option to purchase.

c. **Off-site provision:** The provision of land or units to meet some or all of the policy requirement, including appropriate existing dwellings or other premises at another location which is in the same ownership as the principal site. The terms of the transfer for each are the same as explained above in (a) and (b). Premises off-site will be considered on a case-by-case basis. In this scenario, the premises proposed to meet the policy requirement must be capable of development for those purposes within the terms of the policies of the Island Development Plan (2016), or have outline or full planning permission for an appropriate amount and form of housing to enable the affordable housing policy requirement to be met. In these circumstances we may require the 'off-site' affordable housing, or a proportion of it, to be constructed and/or made available ahead of the development of the general market housing."

Rule 4(1) Information

- a) The proposition contributes to the States' objectives and policy plans as it is in line with the States strategic objective of providing affordable housing.
- b) In preparing the proposition, consultation has been undertaken with Members of the Policy & Resources Committee and the Development & Planning Authority. The proposition has been prepared with a view to complementing the amendment currently listed as Amendment 2 to P.2022/42.
- c) The proposition has been submitted to Her Majesty's Procureur for advice on any legal or constitutional implications.
- d) There are no financial implications to the States of carrying the proposal into effect.

Explanatory note

This amendment extends to developers the opportunity to provide intermediate housing (reduced purchase price homes) to meet the affordable housing requirement under policy GP11 in a similar way as that proposed in the Amendment currently listed as Amendment 2 to P.2022/41.

In the Affordable Housing Supplementary Guidance 2016 (governing the application of policy GP11) clause 7.2 allows for the affordable housing contribution to be a) Transfer of Land, b) Provision of Units, and c) Off-site provision in that order of preference, restricting developers' ability to choose the way for them to contribute. This amendment addresses this, providing greater flexibility while closely replicating the mechanism for delivering reduced purchase price intermediate housing as outlined in

P.2022/41 Amdt 2.

The GP11: Affordable Housing policy requires developments yielding 20 or more dwellings to provide, free of charge, from 26% to 30% of the developable land to the Guernsey Housing Association for affordable housing. Developers have long contended that the GP11 policy makes larger development sites less commercially viable when compared with developments of less than 20 dwellings and is discouraging development of larger sites, restricting housing supply. This assertion is supported by the fact that policy GP11 has failed to deliver a single dwelling plot for affordable housing in the nearly six years since it was introduced.

This amendment does not seek to remove the GP11 policy, just to make it more flexible, and in the case of clause 7.2(b) more targeted, so that the Development & Planning Authority can be assured of States support when implementing the relevant, Supplementary Guidance appropriately, under their mandate.

The objective of this amendment is to encourage the development of larger housing sites and increase the supply of both normal and intermediate dwellings to address our housing crisis and its negative impacts on our economy, public services, and community.