

THE STATES OF DELIBERATION
of the
ISLAND OF GUERNSEY

29th June 2022

MOTION UNDER ARTICLE 7(1) OF THE REFORM (GUERNSEY) LAW, 1948

Proposed by: Deputy P T R Ferbrache

Seconded by: Deputy V S Oliver

To suspend Rule 24(2) of the Rules of Procedure of the States of Deliberation and their Committees, as modified by the Rules of Procedure of Remote Meetings of the States of Deliberation, to the extent necessary to permit the amendment set out below to be debated.

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

1. In Proposition 1, delete the words from and including “and to direct the Development & Planning Authority” to the end, and
2. Immediately after Proposition 1D., insert the following proposition:-
 - “1E. 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 to address the housing challenges which is identified as the number 1 priority under the Government Work Plan.
- b) In preparing the proposition, consultation has been undertaken with the Policy & Resources Committee.
- 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 revises Proposition 1 by deleting that part of the Proposition inserted by successful Amendment No. 12 brought by Deputies Ferbrache and Oliver and creating a separate Proposition (1E) consisting of the deleted part. This will enable a separate vote to be taken on Proposition 1 as originally submitted and the successful Amendment No. 12.