



BILLET D'ÉTAT

XXIII
2005

WEDNESDAY, 14th DECEMBER, 2005

1. The Income Tax (Surcharges and Supplements) (Guernsey) (Amendment) Law, 2005 (Commencement) Ordinance, 2005, p. 2631.
2. The Financial Services Commission (Bailiwick of Guernsey) (Amendment) Ordinance, 2005, p. 2631.
3. The Registered Designs (Bailiwick of Guernsey) Ordinance, 2005, p. 2631.
4. Public Accounts Committee - New Members, p. 2631.
5. Elizabeth College Board of Directors - New Member, p. 2632.
6. Priaulx Library Council - New Member, p. 2632.
7. Policy Council - Appointment of Chairman and Ordinary Members of the Guernsey Financial Services Commission, p. 2633.
8. Treasury and Resources Department - Lihou Island House - Lease, p. 2641.
9. Housing Department - Corporate Housing Programme - Progress against the 2005 Action Plan, p. 2647.

Statutory Instrument laid before the States

The Social Insurance (Benefits) (Amendment) Regulations, 2005, p. 2671.

APPENDICES

1. Education Department - Castel Primary School: Validation Report, p. 2672.
2. Education Department - Elizabeth College - Principal's Annual Report 2004/5, p. 2679.

BILLET D'ÉTAT

TO THE MEMBERS OF THE STATES OF THE ISLAND OF GUERNSEY

I have the honour to inform you that a Meeting of the States of Deliberation will be held at **THE ROYAL COURT HOUSE, on WEDNESDAY, the 14th DECEMBER, 2005,** immediately after the meetings already convened for that day, to consider the items contained in this Billet d'État which have been submitted for debate by the Policy Council.

G. R. ROWLAND
Bailiff and Presiding Officer

The Royal Court House
Guernsey
25th November 2005

**THE INCOME TAX (SURCHARGES AND SUPPLEMENTS) (GUERNSEY)
(AMENDMENT) LAW, 2005 (COMMENCEMENT) ORDINANCE, 2005**

The States are asked to decide:-

I.- Whether they are of the opinion to approve the draft Ordinance entitled “The Income Tax (Surcharges and Supplements) (Guernsey) (Amendment) Law, 2005 (Commencement) Ordinance 2005” and to direct that the same shall have effect as an Ordinance of the States.

**THE FINANCIAL SERVICES COMMISSION (BAILIWICK OF GUERNSEY)
(AMENDMENT) ORDINANCE, 2005**

The States are asked to decide:-

II.- Whether they are of the opinion to approve the draft Ordinance entitled “The Financial Services Commission (Bailiwick of Guernsey) (Amendment) Ordinance, 2005” and to direct that the same shall have effect as an Ordinance of the States.

**THE REGISTERED DESIGNS (BAILIWICK OF GUERNSEY)
ORDINANCE, 2005**

The States are asked to decide:-

III.- Whether they are of the opinion to approve the draft Ordinance entitled “The Registered Designs (Bailiwick of Guernsey) Ordinance, 2005” and to direct that the same shall have effect as an Ordinance of the States.

PUBLIC ACCOUNTS COMMITTEE

NEW MEMBERS

The States are asked:-

IV.- To elect

- (1) a sitting Member of the States as a member of the Public Accounts Committee to complete the unexpired portion of the term of office of Deputy L R Gallienne, who has been elected as Chairman of that Committee;
- (2) two members of the Public Accounts Committee, who shall not be sitting Members of the States, to complete the unexpired portions of the terms of office of Mrs J Tasker, who has been elected as a sitting Member of the States, and Mrs S Farnon, who has resigned as a member of that Committee,

namely to serve until May 2008 in accordance with Rule 7 of the Constitution and Operation of States Departments and Committees.

ELIZABETH COLLEGE BOARD OF DIRECTORS

NEW MEMBER

The States are asked:-

V.- To elect a member of the Elizabeth College Board of Directors to fill the vacancy which will arise on 6th January, 2006, by reason of the expiration of the term of office of the late Jurat M J Wilson, namely, to 5th January, 2012

PRIAULX LIBRARY COUNCIL

NEW MEMBER

The States are asked:-

VI.- To elect a Member of the Priaulx Library Council, who need not be a sitting Member of the States, to fill the vacancy which will arise on 1st January, 2006.

[NB Each year the States elect a Member of the Priaulx Library Council to serve for a two-year term. Deputy C H Le Pelley was elected to fill the vacancy which arose on 1st January, 2004. Deputy Le Pelley was subsequently elected by the States on 28th September, 2005 as a Trustee of the Priaulx Library. The Trustees are Members of the Priaulx Library Council in their own right.]

POLICY COUNCIL

APPOINTMENT OF CHAIRMAN AND ORDINARY MEMBERS OF THE GUERNSEY FINANCIAL SERVICES COMMISSION

Executive Summary

This report proposes the election of Advocate Peter Andrew Harwood as Chairman of the Guernsey Financial Services Commission and the election of Mrs Sally-Ann Farnon (known as Susie), Mr Howard Emerson Flight and Mrs Rosemary Anne Radcliffe, C.B.E. and the re-election of Mr David John Mallet as ordinary members of the Commission.

Report

1. Mr David Mallett has been a Commissioner for three years. He has considerable experience in both regulation and financial services and is a valued member of the Guernsey Financial Services Commission. The Policy Council is pleased to nominate Mr Mallett to serve as a Commissioner for a further three-year term commencing on 2nd February, 2006.
2. Mr John Hallam has been an ordinary member of the Guernsey Financial Services Commission since it was constituted in 1987 and has been its Chairman since 2003. He has given notice to the Vice-Chairman of the Commission that he wishes to resign as an ordinary member of the Commission with effect from 1st February, 2006, on which date his term of office as Chairman will expire. Mr Hallam is now the last remaining founder member of the Commission and he has given unstinting service firstly as an ordinary commissioner, then as Vice-Chairman from 1992 to 2003 and latterly as Chairman: the Policy Council wishes to place on record its appreciation of his service since 1987.
3. The Policy Council is pleased to nominate Advocate Peter Harwood to succeed Mr Hallam as Chairman of the Financial Services Commission. Advocate Harwood was appointed as a commissioner in 2004. He was born in Guernsey and was educated at Elizabeth College and the University of Southampton. Admitted as an English solicitor in 1972 he worked in the City of London until returning to Guernsey in 1981. He was called to the Guernsey Bar in 1982 and has been a partner in the firm of Ozannes since 1983.
4. It is proposed that Advocate Harwood be elected for a one-year term commencing on 2nd February, 2006 in place of Mr Hallam.
5. The Policy Council proposes that Mrs Susie Farnon be elected as a commissioner to complete the unexpired portion of the term of office of Mr Hallam, that is to the 1st February, 2007. Mrs Farnon's curriculum vitæ is appended.

6. Mr L W Priestley was appointed as a commissioner in 1999. The Financial Services Commission (Bailiwick of Guernsey) Law, 1987, as amended provides that a member of the Commission shall retire from office on reaching the age of 72 years. Mr Priestley attained that age on the 23rd September, 2005 and it is, therefore, necessary to replace him as a Commissioner. The Policy Council records its thanks to Mr Priestley for his six years of service as a commissioner.
7. The Policy Council proposes that Mr Howard Flight be elected to complete the unexpired portion of the term of office of Mr Priestley, that is to the 1st February, 2006. In view of the imminence of that date it is further proposed that he be also elected for a three-year term commencing on 2nd February, 2006. Mr Flight's curriculum vitae is appended.
8. On the 26th October, 2005 the States resolved, inter alia, to direct the preparation of legislation to change the number of Guernsey Financial Services Commissioners to a minimum of five and a maximum of seven. That legislation is contained in Article II of the Billet d'État in which this report is published.
9. It is inevitable that from time to time members cannot attend meetings for various reasons or have to withdraw from discussion on a particular issue. The Policy Council is of the view that the appointment of an additional commissioner would ensure that the Financial Services Commission can continue to function properly in the absence of a commissioner and when any conflicts of interest arise. In the course of the process of interviewing candidates for the office of commissioner it was apparent to the interviewers that the candidates for the post were of exceptional quality. The Policy Council therefore believes that the present opportunity to appoint an additional commissioner should be taken. Accordingly the Policy Council so recommends and (subject to the States approval of Article II of the Billet d'État in which this report is published) proposes that Mrs Rosemary Radcliffe C.B.E. be elected for three years commencing 2nd February, 2006. Mrs Radcliffe's curriculum vitae is appended.

Recommendation

The Policy Council recommends the States to:

1.
 - (a) re-elect Mr David John Mallett as an ordinary member of the Guernsey Financial Services Commission for three years from 2nd February, 2006;
 - (b) elect Advocate Peter Andrew Harwood as Chairman of the Guernsey Financial Services Commission for one year from 2nd February, 2006;
 - (c) elect Mrs Sally-Ann Farnon as an ordinary member of the Guernsey Financial Services Commission to complete the unexpired portion of the term of office of Mr J E Hallam, that is from 2nd February, 2006 to 1st February, 2007;

- (d) elect Mr Howard Emerson Flight as an ordinary member of the Guernsey Financial Services Commission –
 - (i) to complete the unexpired portion of the term of office of Mr L W Priestley, that is to 1st February, 2006; and
 - (ii) for three years from 2nd February, 2006;
- 2. (a) resolve that the number of Guernsey Financial Services Commissioners be increased from five to six with effect from 2nd February, 2006;
- (b) elect Mrs Rosemary Anne Radcliffe, C.B.E. as an ordinary member of the Guernsey Financial Services Commission for three years commencing 2nd February, 2006.

L C Morgan
Chief Minister

7th November 2005

APPENDIX 1

SUSIE FARNON**Date of Birth** 8 April 1960**Education** Chartered Accountant

Employment

1999 – 2001	KPMG Channel Islands, Partner Head of Audit
1998 – 2002	KPMG Worldwide, Partner Quality Control Coordinator
1992 – 2001	KPMG, Partner Money Laundering Officer
1992 – 2000	KPMG Channel Island, Technical Partner
1995 – 2000	KPMG Guernsey, Human Resources Partner
1992 – 2000	KPMG, Independence and Ethics Partner
1990 – 1998	KPMG, Quality Performance Liaison Partner
1990 – 2001	KPMG, Banking and Finance Partner
1985 - 1990	KPMG, Audit Manager

Non Executive Positions

2005 –	The Guernsey Sports Commission, Chief Executive
2003 –	The Guernsey Sports Commission, Commissioner
2001 –	The Guernsey branch of The British Show Jumping Association Trustee
2001 -	Director of Family Property and Investment holding companies
2004 –	The States of Guernsey Public Accounts Committee, Member
2002 – 2004	The States of Guernsey Audit Commission, Member
1999 – 2001	Member of The Harwood Panel to review The Machinery of Government
1999 – 2001	Guernsey Society of Chartered and Certified Accountants (GSCCA), President
1998 – 1999	GSCCA, Vice President
1995 – 2001	GSCCA, Member of Executive Committee
1995 – 1998	GSCCA, Chairman of Technical Committee
1987 – 1990	GSCCA, Member of Technical Committee
1986 – 1988	GSCCA, Member of GSCCA Training and Courses Committee

Member

2005 -	Chief Executive of The Guernsey Sports Commission
2004 -	Member of The States of Guernsey Public Accounts Committee
2003 -	Commissioner of the Guernsey Sports Commission
2001 -	Trustee The Guernsey branch of The British Show Jumping Association
2001 -	Director of Family Property and Investment holding companies

- 2002 – 2004 Member The States of Guernsey Audit Commission
1999 – 2001 Member Guernsey International Business Association
Council
1991 – 2001 Member The Harwood Panel to review The Machinery
of Government
Member GFSC Capital Adequacy Sub Committee
Member CI Stock Exchange Rules Sub Committee
Member GFSC Class B Rules Committee
Member of GFSC Fiduciary Services Working Party

APPENDIX 2**HOWARD FLIGHT**

Date of Birth 6 June 1948

Education M.A. History I, Economics II, Magdalene College Cambridge
MBA, University of Michigan

Employment 2003 – Present Investec Asset Management Ltd, Director
1999 – 2003 Investec Asset Management Ltd, Joint Chairman
1997 – 2005 Arundel and South Downs, Conservative MP
1986 – 1988 Guinness Flight Global Asset Management, Joint
Managing Director
1979 – 1986 Guinness Mahon & Co, Director, Investment Division

Non Executive Positions

Investec Asset Management Ltd, Non Executive Director for 3 funds –
Global Strategy, International & Select
Panmure Gordon, Non Executive Director
ACM European Enhanced Income Fund, Non Executive Director
Avebury Asset Management Ltd, Non Executive Director

Publications All You Need To Know About Exchange Rates, published by Sidgwick
& Jackson, December 1988

Other Trustee, The Elgar Foundation
Governor, Brentwood School
1985 – 1992 Member Tax Consultative Committee to HM Treasury
Pioneer of Money Funds, Managed Currency Funds and Umbrella Fund
structure

APPENDIX 3

ROSEMARY RADCLIFFE

Date of Birth 9 October 1944

Education MA Philosophy, Politics & Economics, Oxford University
MPhil in Economics, Oxford University
Fellow of the Institute of Management Consultants

Employment

2001 – 2003	PricewaterhouseCoopers, Chief Economic Adviser
1990 – 2001	PricewaterhouseCoopers, Economics Management Consultant
1982 – 1990	Deloitte Haskins & Sells, Partner
1976 – 1982	Deloitte Haskins & Sells, Senior Manager
1974 – 1976	London Docklands Development Team, Senior Economist
1973 – 1974	Civil Aviation Authority, Economic Advisor
1969 – 1973	Robson Morrow & Co, Consultant

Non Executive Positions

2005 – Present	Northern Rock Plc, Non Executive Director
2005 – Present	Newcastle International Airport, Independent Non Executive Chairman
2001 – 2004	Financial Services Authority, Independent Complaints Commissioner

Member Served on a number of government advisory and review bodies, including the Review of Company Law (CLR)
Currently a member of the Advisory Panel for the Queen's Award for Industry
Member of group set up to oversee the implementation of the government's Sustainable Food and Farming Strategy.
Acted as Chairman for an independent working group developing guidance for directors in connection with the Operating and Financial Review following the recommendations of the CLR

Honours CBE

The States are asked to decide:-

VII.- Whether, after consideration of the Report dated 7th November, 2005, of the Policy Council, they are of the opinion:-

1.
 - (a) To re-elect Mr David John Mallett as an ordinary member of the Guernsey Financial Services Commission for three years from 2nd February, 2006.
 - (b) To elect Advocate Peter Andrew Harwood as Chairman of the Guernsey Financial Services Commission for one year from 2nd February, 2006.
 - (c) To elect Mrs Sally-Ann Farnon as an ordinary member of the Guernsey Financial Services Commission to complete the unexpired portion of the term of office of Mr J E Hallam, that is from 2nd February, 2006 to 1st February, 2007.
 - (d) To elect Mr Howard Emerson Flight as an ordinary member of the Guernsey Financial Services Commission –
 - (i) to complete the unexpired portion of the term of office of Mr L W Priestley, that is to 1st February, 2006; and
 - (ii) for three years from 2nd February, 2006.
2.
 - (a) That the number of Guernsey Financial Services Commissioners be increased from five to six with effect from 2nd February, 2006.
 - (b) To elect Mrs Rosemary Anne Radcliffe, C.B.E. as an ordinary member of the Guernsey Financial Services Commission for three years commencing 2nd February, 2006.

TREASURY AND RESOURCES DEPARTMENT

LIHOU ISLAND HOUSE - LEASE

The Chief Minister
Policy Council
Sir Charles Frossard House
La Charroterie
St Peter Port

2nd November 2005

Dear Sir

Executive Summary

1.1 The States of Guernsey owns Lihou Island. The House on the Island is in need of major refurbishment but the Treasury and Resources Department does not consider that it is a priority for States' expenditure, particularly taking into account the current financial position. The Department, therefore, sought expressions of interest to lease the property and a number of parties responded.

1.2 The proposed lease is for a term of 21 years, with an option to renew for a further 21-year period (under current procedures for land and property transactions, this requires States' approval). The recommended option would provide an income to the States and include requirements for the tenant to improve the facilities of the house and its environs. The agreement would also include strict provisions relating to the protection of the environment, preservation of archaeological features and public access to the Island.

Proposals for Lease of the House on Lihou Island

2.1 The States of Guernsey purchased Lihou Island in 1995. The Island was initially managed by the Environment section of the Board of Administration. Since the machinery of government changes in 2004, the Treasury and Resources Department has managed the House and the Environment Department has managed the Island.

2.2 On 28 February 1996, the States considered a report concerning the future uses of the Island¹. A number of options for the Island were presented and the States noted the content of the report. At that time, the Board of Administration concluded that the Island should be protected as a natural habitat and its archaeological remains should be

¹ Billet d'État III, 1996 States Board of Administration – 'Lihou Island – Future Uses', dated 26 January 1996 (pp 128-139) considered at the States' Meeting of 28 February 1996.

preserved. It also concluded that the Island should remain as a non-commercialised amenity for locals and visitors and be managed sensitively. One of the options reviewed was the lease of the house to reduce costs and generate income. It was noted that it would necessitate a well-defined curtilage for the house and environs.

2.3 The Treasury and Resources Department has identified that Lihou Island is currently a drain on States' resources, particularly in terms of the high repair and maintenance costs associated with the buildings on the exposed site of the Island. In the light of current resource restrictions, therefore, it is proposed that the Lihou Island House be leased out in order to minimise expenditure and liability for the States of Guernsey and maximise the return from this facility. The intentions of the Treasury and Resources Department are such that the public access to the Island would remain unchanged and environmental and archaeological issues would remain protected.

2.4 In order to ensure that the lease terms could be attractive for a prospective tenant and ensure investment in the property, it is proposed that a 'long lease' be granted for the house - a period of 21 years. Under the current procedures for land and property transactions², the Treasury and Resources Department is required to refer to the States a proposal to lease out States-owned property for any period exceeding 7 years. Hence this Report presented for the consideration of the States.

2.5 During 2004, interest in the lease of the house on Lihou Island was expressed to the Treasury and Resources Department. In August 2004, the Treasury and Resources Department agreed that an advert be placed for interested parties to tender for the lease, with the caveat that public access to the island would be retained. In December 2004, when it became apparent that there had only been one application, it was suggested that the lease be advertised nationally and an estate agent was instructed as sole agent to market Lihou Island House, offering a lease for a maximum term of 21 years. A two-stage tender process was undertaken, which meant that, of the six initial expressions of interest, four were invited to tender. Tenders were submitted from all four parties by 10 August 2005.

2.6 The four tenders submitted comprised a range of possible uses of the buildings on Lihou Island, proposed repair and maintenance terms and income opportunities for the States. The Treasury and Resources Department considered the four tenders at its meeting on 30 August 2005. Consideration was based on the value to the States of Guernsey in terms of financial, environmental and social benefits offered by each of the tenders. The Department reduced the tenders to a shortlist of two parties and decided to move forward with discussions to develop those tenders such that a final selection could be made.

2.7 Prospective tenant A has proposed the following terms:

² As contained in Billet d'État XV, 1995. Advisory and Finance Committee – 'Policy Planning, Economic and Financial Report 1995', dated 05 June 1995 (The relevant pages are pp775-776 and Appendix X pp802-805) considered at the States' Meeting of 12 July 1995.

- Term: 21 years subject to full approval of the States of Deliberation
- Rental: £16,250 per annum
- Option to renew: for a further 21 years subject to the States approval
- Maintenance: by the tenant, subject to certain exemptions/caveats
- Access: by the public to certain areas

2.8 Prospective tenant A intends to use the house as a family home. It would, therefore, be intended that the tenant would undertake an extensive renovation programme for the house and its immediate environs, whilst the exterior appearance remains as it is. Appropriate terms would need to be included in the lease such that the house would be subject to inspection by the landlord at certain intervals and that certain standards would be required in terms of the house being wind and water tight and so on. Prospective tenant A also intends to maintain a visitor information centre with a shelter for visitors in inclement weather, with the upkeep at their cost, and to invest an additional sum in the infrastructure of the island (to include repairs to granite walls, fencing, repairs to the causeway etc.) Finally, prospective tenant A wishes set up a charitable foundation (with an initial investment by that tenant) for the future maintenance and well-being of the island environment.

2.9 Prospective tenant B has proposed a similar set of terms **with the exception of** the capital investment and the annual rental and which are as follows:

- Term: 21 years subject to full approval of the States of Deliberation
- Rental: annual peppercorn
- Option to renew: for a further 21 years subject to the States approval
- Maintenance: by the landlord and tenant, subject to certain exemptions/caveats
- Access: by the public to certain areas

2.10 Prospective tenant B intends to use the house for various groups, such as schools, environmental and religious groups etc. The house would be operated through rental income (received by the tenant, not by the States of Guernsey) and donations. This tenant expects to invest a comparatively modest initial capital sum and a similar amount for each of the next 2 years. This will only deal with the essential items of repairs. It is anticipated that the sum proposed will be insufficient in terms of refurbishment, maintenance and running costs associated with the requirements of a 'field centre' or hostel facility.

2.11 The Department considered the two final tenders on 19 October 2005. Following due consideration, it decided to recommend prospective tenant A (being a private family, not an organisation) to the States for a 21-year lease of the Lihou Island House. This would provide an income to the States of Guernsey of £16,250 per annum (subject to final negotiations) and would transfer responsibility for all the maintenance and repair of the buildings to the tenant for the period of the lease (to an agreed standard). Additionally, prospective tenant A has been proactive in regard to the environmental factors relating to the Island. The other party (prospective tenant B (being a charitable trust)) was considered due to the social benefits that it proposed, but it would result in further expenditure and loss of potential revenue for the States. It

would not provide an income to the States and some of the maintenance and repair responsibilities would remain with the States.

2.12 Further to the 21-year lease period mentioned above, it is proposed that the lease also include an option to renew for a further period of 21 years.

2.13 The Environment Department has been involved in the process to find a suitable tenant for Lihou Island. It has made a number of suggestions for provisions in the lease that would protect the environmentally sensitive areas of the Island. The Treasury and Resources Department is grateful for its input and support in regard to this project. The Treasury and Resources Department has also advised the Culture and Leisure Department of its intention to lease the Lihou Island House and has advised that the access and preservation of the archaeological sites on the Island will remain as at present.

2.14 In addition to the lease, there will be an agreement to enhance the residential premises and its environs, which will clearly set out the nature and extent of the works to be carried out. This would include the requirement for the tenant to obtain requisite planning permission and to consult with the Constables of St Pierre du Bois as required. It would also include the requirement for the property to be inspected by suitable officers of the Treasury and Resources Department at defined intervals or following particular works phases.

2.15 The terms of the lease itself include reference to the requirement to retain public access to the Island, as at present, at times when the tidal causeway is open. The public would not be permitted to access the House nor buildings nor the private garden areas as designated. It is intended that appropriate signage will be installed. In addition, the lease will include recognition of the environmental and archaeological issues on the Island, including prehistoric remains, archaeological sites of the Priory and Dovecote, bird-nesting areas etc. These details will be confirmed with the Environment Department and the Culture and Leisure Department and included in the lease terms. As is usual procedure, the final terms of the lease will be subject to approval by the Law Officers of the Crown.

2.16 There will need to be clear standards to protect the environment of the Island, including for the disposal of waste, both putrescible and inert, the use of chemicals with special reference to swimming pool wash-out, means of access for the tenant i.e. by causeway (by foot or motor vehicle) and motor launch only, and restrictions on the introduction of non-indigenous animals and birds.

2.17 The tenant will be expected to act as a good neighbour with regard to any emergencies that may arise.

2.18 When the Policy Council considered this States Report (which at that time did not contain Recommendation 3 below) it was of the view that the potential value and interest in a 99-year lease should be explored. This length of lease would be sold at a single sum to a tenant, who could then sell the remainder of the term to an alternate at

such time as it wished so to do. It would be necessary to undergo a new tender process for this option. It should be noted that the existing prospective tenants might or might not wish to participate in a new tender process, and that it is not possible to predict whether there would be more or less interest generally than in the 21-year term lease option. In either case, the current proposals would cease to be valid.

2.19 The Treasury and Resources Department notes the Policy Council's view. There is, however, an existing tender process underway in regard to the original 21-year lease term (with option to renew). The Department remains of the opinion that the existing options offer the most pragmatic solution for the Lihou Island House. However, should the States take a different view, an additional Recommendation has been included below.

Recommendations

The Treasury and Resources Department recommends the States:

1. To authorise the Treasury and Resources Department to approve a 21-year lease for Lihou Island House and environs, with a renewal option, as set out in this Report;
2. To agree the preferred lessee be that identified in this Report as prospective tenant A.
3. If the above recommendations are not accepted, to direct the Treasury and Resources Department to seek tenders for a 99-year lease for Lihou Island House and environs.

Yours faithfully

L S Trott
Minister

(NB The Policy Council supports the seeking of tenders for a 99-year lease for Lihou Island House and environs.)

The States are asked to decide:-

VIII.- Whether, after consideration of the Report dated 2nd November, 2005, of the Treasury and Resources Department, they are of the opinion:-

1. To authorise the Treasury and Resources Department to approve a 21-year lease for Lihou Island House and environs, with a renewal option, as set out in that Report.
2. To agree the preferred lessee be that identified in that Report as prospective tenant A.

In the event of the States rejecting propositions 1 and 2 above, whether they are of the opinion:-

3. To direct the Treasury and Resources Department to seek tenders for a 99-year lease for Lihou Island House and environs.

HOUSING DEPARTMENT

CORPORATE HOUSING PROGRAMME - PROGRESS AGAINST THE 2005 ACTION PLANS

The Chief Minister
Policy Council
Sir Charles Frossard House
La Charroterie
St Peter Port

14th October 2005

Dear Sir

EXECUTIVE SUMMARY

- 1 *This States Report provides details of the progress that has been made against the 2005 Corporate Housing Programme (CHP) Action Plans that were approved by the States in December 2004¹.*
- 2 *In addition, appropriate Action Plans for 2006 have been identified.*
- 3 *However, in the light of the current financial uncertainty these are simply the continuation or completion of existing workstreams. No new workstreams have been identified and no attempt has been made to prioritise these Action Plans, as the Housing Department does not know what funding will be made available to the CHP in 2006 to make such a prioritisation process meaningful.*
- 4 *The Housing Department regrets that, so soon after its inception, the ongoing success of the CHP has been placed in doubt due to the States' financial position. As this report provides evidence, considerable strides have been made towards addressing the Island's housing issues through the CHP, but this progress is likely to slow, or the situation regress, if sufficient funding is not made available.*

INTRODUCTION

- 5 The CHP was approved by the States in February 2003² as a means of providing a practical framework for implementing the States Housing Strategy (Appendix I), through coordinated action by States' departments, non-government organisations, voluntary groups and the private sector.

¹ The Development of a Housing Strategy and Corporate Housing Programme – Billet d'État II 2003.

² The Development of a Housing Strategy and Corporate Housing Programme – Billet d'État II 2003.

- 6 The CHP comprises six Action Areas that, jointly, reflect the diversity of action that is required to meet the States Housing Strategy across a variety of fronts. The objectives of each of these six Action Areas are designed to cut across individual States' departments' mandates and to focus action on meeting those objectives.
- 7 Each of the six Action Areas has at least one 'lead department' whose role it is to define the specific Action Plans within each action area and to ensure that progress is being made as required. The Housing Department has responsibility for the overall coordination of the Programme, its role being to manage the priorities within it, and to assist those other groups involved in each Action Area to achieve their stated objectives.

GENERAL UPDATE

- 8 In its 2004 Report on the CHP³, the Housing Department described how the Minister and senior staff from each of the lead departments had joined Housing Department Members at a workshop designed to give each department the opportunity to understand the full extent of the Action Plans that had been proposed; to consider the relative priority of each activity; and, importantly, to consider the impact of those Action Plans on the resources available within each department.
- 9 A total of 50 separate workstreams were considered and prioritised, and these formed the Action Plans subsequently approved by the States in December 2004.
- 10 However, the 2004 CHP Report warned that:

"The resources required to achieve the Action Plans that have been afforded a high priority during 2005 should not be underestimated. Taken together, the proposed Action Plans present a challenge for each of the lead departments involved in the 2005 CHP as they represent the most significant and comprehensive programme of activity that has been proposed to date. Thus the cooperation and assistance of the Treasury and Resources Department in approving the necessary resources – staff, IT and money – to implement these Action Plans is essential to their delivery."
- 11 Unfortunately, in the succeeding months the States' financial position has worsened, placing the continuation of the CHP in some jeopardy and prompting the Housing Department to report to the States in October 2005 setting out the CHP's precarious financial position and a strategy to address it.

³ Corporate Housing Programme – 2005 Action Plans - Billet d'État XXIII 2004.

- 12 That Report reminded the States of the warning contained in the joint policy letter by which the Advisory and Finance Committee and the Housing Authority initiated the CHP in March 2003:

“Longer term financial planning will be of key importance to the CHP enabling agreed initiatives to be followed through to a conclusion. If there is a stop/start approach to funding this will undermine any coherent programme of action”

- 13 The October 2005 Report went on to advise the States that the major funding required by the CHP was in respect of:

- (i) the social housing development programme being undertaken by the Guernsey Housing Association;
- (ii) the long-term programme for the refurbishment of the States’ housing stock.

The Report explained how both of these programmes were currently under-funded, with the result that unless this position changed, current and future housing needs would not be able to be met.

- 14 To address this Housing Department proposed:

- To address the problem of under-occupation by means of a widespread programme of tenancy reviews, requiring tenants, sometimes against their will, to relocate to properties suitable to their needs.
- To sell off surplus and unsuitable 2- and 3-bed properties, thereby reducing the size of the States’ housing stock by approximately 300 properties, i.e. from approximately 2,100 to 1,800 dwellings.
- To compensate for the reduction in the States’ housing stock by a building programme, probably through the Guernsey Housing Association, to address an identified acute shortage of 1-bed properties.
- To sustain the Department’s estate improvements’ programme to prevent more properties becoming unfit.
- To redirect the rolling estate improvements’ programme away from large-scale refurbishment, and instead focus on modernising and improving properties that would be retained.

- 15 However, for this to occur the Department made clear that funding would be needed:

- To enable the Guernsey Housing Association to carry out the new build programme;

- For the long-term estates improvement programme, to ensure that the States could continue to provide a core stock of suitably maintained social housing.
- 16 The most cost-efficient means of providing this necessary finance would be:
- For the States, through the Treasury and Resources Department, to provide funding certainty over a longer term.
 - For the annual capital allocations to the Corporate Housing Programme Fund to be adequate to meet long-term development and housing maintenance needs.
 - For the Housing Department to receive annually, from General Revenue, the monetary value of rent rebates provided to its tenants.
 - For the funding of rebates for both States and Guernsey Housing Association nominated tenants to be divorced from the main capital allocation to the Corporate Housing Programme Fund, and separately funded.
 - For the proceeds of all sales of surplus and unsuitable States' properties to be re-cycled to help fund the building of suitable replacements by housing associations.
- 17 At the time of writing this report the States' debate of these proposals has yet to occur and therefore the outcome is unknown; however, the proposals bear repetition because they provide the financial context in which this report must be considered.

DETAILED UPDATE ON PROGRESS AND ACTION PLANS

- 18 This section provides details of the progress that has been made against the 2005 Action Plans that were approved by the States in December 2004⁴.
- 19 In addition, appropriate Action Plans for 2006 have been identified.
- 20 However, in the light of the current financial uncertainty these are simply the continuation or completion of existing workstreams. No new workstreams have been identified and no attempt has been made to prioritise these Action Plans, as the Housing Department does not know what funding will be made available to the CHP in 2006 to make such a prioritisation process meaningful.

⁴ The Development of a Housing Strategy and Corporate Housing Programme – Billet d'État II 2003.

ACTION AREA A – FISCAL POLICY**Lead Department – Treasury & Resources Department****Objective:**

To present the States with a comprehensive review of the fiscal policy options available to support the objectives of the Housing Strategy.

21 2005 Action Plan:

Review the fiscal policies affecting housing and their integration with wider corporate and strategic policies.

Progress:

Fiscal policies affecting housing have been included within the overall work of the Fiscal and Economic Policy Steering Group. Although this Group's immediate priority has been to consider the implications of the Corporate Tax Strategy, it has already considered (see paragraphs 22 and 23 below) the issues of mortgage interest tax relief, the review of Tax on Rateable Value (TRV) and overall States' revenue and expenditure targets.

2006 Action Plan:

For the Treasury and Resources Department to consider and identify the impact of the Corporate Tax Strategy, and other fiscal measures, on the operation of the Guernsey housing market.

22 2005 Action Plan:

Review the provision of Interest Tax Relief and its impact on the housing market.

Progress:

The Fiscal and Economic Policy Steering Group's second consultation document (issued in September 2005), includes a proposal that interest tax relief should be restricted to just principal private residences of a modest value with an upper limit on mortgage tax relief. This recognises that the existing system of interest tax relief is generous and is, in effect, a subsidy to borrowers funded by the general taxpayer.

2006 Action Plan:

For the Treasury and Resources Department to consider and identify the impact of the interest tax relief proposals in the Corporate Tax Strategy on the operation of the Guernsey housing market.

23 2005 Action Plan:

Review the impact on the housing market of the policy for calculating Tax on Rateable Value.

Progress:

In July 2005, the Treasury and Resources Department presented a States Report asking the States to endorse a fundamental review of the system of Tax on Rateable Values (TRV)⁵, and to agree to the enactment of enabling legislation to facilitate the outcome of that review. As a result, the Treasury and Resources Department intends to report back to the States with its detailed proposals for a revised system of TRV by March of 2006. This review will involve comprehensive consultation, including with the Housing Department.

Aside from its responsibilities regarding Open Market properties and housing licences that will be affected by new TRV proposals, the Housing Department will be working closely with the Treasury and Resources Department to understand fully the impact that any revised system of TRV would have on demand within the housing market.

2006 Action Plan:

For the Treasury and Resources Department to consider and identify the impact of new TRV proposals on the operation of the Guernsey housing market.

ACTION AREA B – LAND USE POLICY AND HOUSING DEVELOPMENT

Lead Departments – Environment Department and Housing Department

Objective:

To integrate land use planning policies which provide for sufficient housing to be created to meet strategic targets, with a range of measures to ensure that those housing opportunities are translated into development which meets the profile of local needs.

24

2005 Action Plan:

Implement the new Planning Law.

Progress:

The Projet de Loi entitled “The Land Planning and Development (Guernsey) Law, 2005” was approved by the States in January 2005⁶ and has been submitted to the Privy Council for sanction. Detailed work on the drafting of the essential Ordinances which are required in order to implement the Law has been ongoing throughout this year.

2006 Action Plan:

For the Environment Department to continue work to implement the new Planning Law.

⁵ Review of Tax on Rateable Values - Billet d'État XI 2005

⁶ The Land Planning and Development Law (Guernsey), 2005 – Resolutions in the Billet d'État I 2005

25 **2005 Action Plan:**

Present the findings of the current study into Planning Agreements.

Progress:

In October 2004 Environmental Resources Management (ERM) were jointly commissioned, by the Housing and Environment Departments, to carry out a study into the potential use of planning agreements and related mechanisms in Guernsey. The study, which was expected to take nine months to complete, has now been completed and the final report was due to be considered by the boards of the Housing and Environment Departments by November 2005, prior to a joint report to the States on the findings in 2006.

The new Planning Law makes provision for planning agreements to be entered into, and this will be the subject of a specific Ordinance to be put to the States as part of the overall package of Ordinances mentioned in paragraph 24 above.

2006 Action Plan:

For the Housing and Environment Departments jointly to present to the States the findings of the study into Planning Agreements.

26 **2005 Action Plan:**

Publish an Outline Planning Brief on the Belgrave Vinery site, facilitate a Public Inquiry, and report to the States.

Progress:

A draft Outline Planning Brief was published in February 2005. An independent Inspector, appointed by the Policy Council, heard representations at a public Planning Inquiry held in June. At the time of writing, the draft Outline Planning Brief, the Inspector's report, and the Environment Department's recommendations thereon, are due to be considered by the States at its November 2005 meeting.

2006 Action Plan:

For the Treasury and Resources, Housing and Environment Departments, to begin to take steps to implement the States' decisions arising from consideration of the Environment Department's report on the outcome of the Belgrave Vinery Planning Inquiry.

27 **2005 Action Plan:**

Develop an implementation Plan for the Belgrave Vinery site including the ongoing management and interim use of the site.

Progress:

The Outline Planning Brief forms a sound basis for the formulation of an Implementation Plan through the Corporate Housing Programme.

2006 Action Plan:

As above, paragraph 26.

ACTION AREA C– INTERMEDIATE HOUSING MARKET

Lead Department – Housing Department

Objective:

To develop policies aimed at providing for the varied needs of the Intermediate Housing Market and to work with other agencies to ensure that there is sufficient provision of affordable housing to meet the reasonable needs of that market.

28 2005 Action Plan:

Develop and implement a package of proposals aimed at improving the quality and affordability of the Private Rental Sector.

Progress:

In July 2004, the Housing Department presented a “Green Paper” to the States,⁷ which detailed the results of a study into how the quality and affordability of private rented accommodation in Guernsey could be improved. The study made 29 recommendations, some of which have far reaching implications.

The Department subsequently undertook a significant period of consultation with organisations and States’ departments that had an interest in the recommendations made in the study. This was followed, in May 2005, by a public meeting with a group of more than 40 private landlords. This meeting gave the Department an opportunity to discuss the recommendations with private landlords and to hear their views regarding the private rental sector in general.

The views gained during the consultation process, including the arrangements for setting up a landlords’ forum, are now being considered in order that an outline action plan can be formulated and presented to the States.

It is anticipated that this action plan will ask various States’ departments to review matters affecting the sector that fall within their mandates and to report back to the States with their findings by specified dates, to enable coordinated implementation of a package of measures.

2006 Action Plan:

To present to the States an outline Action Plan to address the issues affecting the private rental sector.

29 2005 Action Plan:

Finalise the detailed administrative rules for the Partial Ownership scheme.

⁷ Improving the Quality and Affordability of Private Rented Accommodation in Guernsey - Billet d’État XII 2004

Progress:

Advocates acting for the Guernsey Housing Association are currently liaising with the Law Officers to finalise the detailed rules of the scheme, for approval by the Housing Department.

It is anticipated that the first Partial Ownership units will be available for sale on the final phase of the Roseville development that is due to be completed in May 2006.

2006 Action Plan:

For the Guernsey Housing Association:

- (i) *To finalise the detailed administrative rules for the Partial Ownership scheme;*
- (ii) *To make available the first units for sale on a partial ownership basis.*

30

2005 Action Plan:

Report to the States on the feasibility of a Self Build scheme by March 2005.

Progress:

At the time of writing this report, the Housing Department has submitted a States Report entitled "*The Feasibility of a Self Build Scheme in Guernsey*" to be debated at the October meeting of the States. That report, which does not recommend the adoption of a self-build scheme at the present time, gives full details on the progress of this action plan and, therefore, these details are not repeated here.

2006 Action Plan:

No action.

31

2005 Action Plan:

Work with the Health and Social Services Department to progress the development of pilot Key Worker housing schemes.

Progress:

A cross-departmental working group was set up in the Spring of 2005 to look into the wide range of interrelated policy areas that are relevant to key worker housing. The group is made up of senior staff of the Housing, Health and Social Services, Treasury and Resources, Home, Education and Environment Departments, and the Public Sector Remuneration Committee.

The group has invested much of its time to date in the acquisition of reliable and accurate data on which to base its recommendations. This data is enabling the group to ascertain:

- the costs of providing States-owned versus States-leased accommodation;

- whether it is more cost-effective to have a portfolio of managed accommodation for key workers than pay key workers a rent allowance or housing benefit;
- whether it is housing licence expiry dates, or the cessation of housing benefit and rent allowance, that is causing turnover of key workers.

The Housing and Health and Social Services Departments aim to use the group's recommendations to produce a green paper for consideration by the States in 2006.

2006 Action Plan:

For the Housing and Health and Social Services Departments to produce a green paper on key worker housing and related issues for consideration by the States.

32

2005 Action Plan:

Establish a long-term programme of housing development to meet housing needs, by prioritising for development: (i) sites in the ownership of the Housing Department; and (ii) sites in States and/or private ownership that may be developed in accordance with the provisions of the Urban Area Plan and the existing and draft Rural Area Plan.

Progress:

As referred to in paragraphs 11 – 17 above, the Housing Department has prepared a social housing development plan that is set out in a report that was due to be considered by the States in October.

The main thrust of this Report sought approval to balance the States' housing stock by selling properties that are uneconomic to refurbish, using the sale proceeds to demolish and re-develop estates that are not fit for purpose in order to provide funds to build smaller units of housing that will address the current under-occupation of the larger units of States' housing that exists at present.

2006 Action Plan:

For the Housing Department:

- (i) To report back to the States, with a detailed social housing development plan to address the issues covered in its October 2005 Report;*
- (ii) To arrange for the sale of 14 incompatible States' houses;*
- (iii) To arrange for the sale of the Petit Bouet and Baubigny estates (if agreed by the States in October 2005);*
- (iv) To finalise proposals for the demolition and redevelopment of the Victoria Avenue estate (if agreed by the States in October 2005).*

33

2005 Action Plan:

Complete the Guernsey Housing Association development at Rue des Marais/Rue des Lierres by December 2005.

Progress:

The first 24 properties within this development were completed in December 2004, with the second phase of 25 properties being completed in April 2005. The final stage of this development was completed in August 2005, providing a total of 82 units.

The properties, which have been developed by the Guernsey Housing Association with partial grant funding by the Housing Department (£8 million), provide a mix of 1-, 2-, 3- and 4-bedroomed houses and flats.

Of the 82 properties, 75% (62) have been allocated for rental to tenants who are eligible for States' accommodation, as nominated by the Housing Department. The remaining properties have been rented by Islanders who are not eligible for States' accommodation, but who are unable to afford to enter the owner/occupied market. This is in line with the original proposals on the establishment of housing associations in Guernsey, approved by the States in 2001⁸.

34 **2005 Action Plan:**

Complete the development by the Guernsey Housing Association of the Roseville site by September 2005.

Progress:

The development of the Roseville site will be completed in May 2006. 36 properties are currently under construction, along with an underground parking area.

This Guernsey Housing Association development, which is being partly funded with a grant of £4.2 million from the Housing Department, is made up of a mix of 1-, 2-, 3- and 4-bedroomed units.

It is intended that some of the units on this site will be the first to be offered for sale on a Partial Ownership basis.

2006 Action Plan:

For the Guernsey Housing Association to complete the development of the Roseville site.

35 **2005 Action Plan:**

Commence the development by the Guernsey Housing Association of the Old Coach Station site in March 2005.

Progress:

The Old Coach Station site, whilst currently being leased to Island Coachways, is owned by the Guernsey Housing Association. Planning in principle is in place

⁸ Housing Associations in Guernsey: Funding and Regulatory Issues - Billet d'État XIX 2001.

for a development of more than 55 units of 1- and 2-bedroomed social rented accommodation, which would be suitable for those tenants who are currently under-occupying States' housing.

However, the current lack of States' funding available to support social and Intermediate Market housing schemes has led the Housing Department and the Guernsey Housing Association to reappraise its overall use. Consideration is being given to a mixed tenure use of this site, and investigations into the benefit of obtaining cross-funding from Partial Ownership or outright sales to fund the development of social rental units are currently ongoing.

In addition, because this is a site of such strategic importance to the plans for social and Intermediate Market housing, further work is ongoing with the Environment Department to ensure that the most effective use is made of this site before development commences.

2006 Action Plan:

To complete discussions with the Environment Department to ensure that the most effective use is made of the Old Coach Station site and, thereafter, for the Guernsey Housing Association to commence its development.

36

2005 Action Plan:

Commence the development by the Guernsey Housing Association of the La Chaumiere site during the first quarter of 2005.

Progress:

Work has begun on the development of 8 1-bedroomed units on the La Chaumiere site in the Grand Bouet. In order to reduce the unit cost of this development, updated plans have been submitted which incorporate two further units into the scheme; these are currently being considered by the Environment Department. Completion is expected in the Autumn of 2006.

2006 Action Plan:

For the Guernsey Housing Association to complete the development of the La Chaumiere site.

37

2005 Action Plan:

Commence the development by the Guernsey Housing Association of Clairval House.

Progress:

Clairval House is registered in the Ancient Monuments and Protected Buildings Register and, consequently, any development of the property is required to meet stringent standards. A feasibility study demonstrated that, in the current funding climate, demolition and redevelopment of the site would be the only cost-effective way to convert the property into affordable social rental units.

Consequently, unless approval is given by the Environment Department to demolish and redevelop, the property will be sold as an incompatible States' house and the proceeds used to fund new social housing development elsewhere.

2006 Action Plan:

*Either: (a) for the Guernsey Housing Association to commence redevelopment;
or (b) for the Housing Department to sell; Clairval House.*

ACTION AREA D – STATES-OWNED STOCK

Lead Department – Housing Department

Objective:

To maintain and improve the quality of States-owned housing stock, and to provide high quality tenancy services to the occupiers of those dwellings in order to foster communities that are pleasant and safe to live in.

38 2005 Action Plan:

Implement the Rent and Rebate Review at the beginning of May 2005.

Progress:

Following consideration of its “Green Paper” in March 2003⁹, the Housing Department submitted a further States Report in November 2004¹⁰ that set out in detail how the Rent and Rebate Scheme would work; the need for appropriate legislation; and the requirement for the appointment of additional administrative staff.

The States fully endorsed the proposals; approved the legislation; and the Rent and Rebate Scheme came into effect on 7 May 2005.

Given that the Department has, in broad terms: more than doubled the amount of Standard Rents charged for the bulk of its stock; but, at the same time, had to balance these increased charges with a revised system of rebate assessment to provide protection for those on low incomes; the Department is pleased to report that the new scheme is functioning well.

Further improvement and adjustment of both the rent and rebate elements of the scheme will be required in the future in order for them to remain effective, and this is provided for by the new legislation.

2006 Action Plan:

For the Housing Department to carry out the annual review of the Rent and Rebate Scheme.

⁹ Review of the Rent and Rebate Schemes - Billet d'État IV 2003.

¹⁰ Proposals for a New States Rent and Rebate Scheme - Billet d'État XX 2004.

39 **2005 Action Plans:**

Introduce new States' tenancy policies and procedures by May 2005.

Introduce the new States Tenancy Agreement by May 2005.

Produce and distribute a States Tenancy handbook by May 2005.

Progress:

In March of 2005 the Housing Department submitted a States Report¹¹ that outlined a number of proposals that would enable it to introduce, for the first time, a legal framework for States' housing tenancies.

The key issues contained in the Report were:

- (a) The introduction of a new States' House Tenancy Agreement;
- (b) The development of an updated framework of policies and procedures dealing with States' housing matters;
- (c) The continuation of the policy to review States' housing tenancies based on the needs of the individual; and
- (d) The creation of an independent Housing Appeals Tribunal to hear cases where a tenant was dissatisfied regarding their rights to occupy a States' house or any matter to do with a rent rebate.

The Department proposed that all of the above, which were to be supported by appropriate legislation, should be introduced on 7 May 2005 to coincide with the introduction of the Rent and Rebate Scheme mentioned in paragraph 38 above. The States approved these proposals and, as a result, the new Tenancy Agreement and associated policies and procedures came into effect on the appointed date.

These complex and sensitive proposals were not opposed at the time of the States Report and, following their introduction, the Department has successfully administered and applied them, greatly assisted by the involvement of the States Tenants Advisory Group.

The Department has put this down to its much improved communications and consultation policies whereby tenants receive detailed (yet easily understood) information using a variety of media prior to any proposals that affect any area of their tenancy. This has included the production of a States Tenancy handbook, which was circulated to tenants together with the new Tenancy Agreement and associated policies and procedures.

The next challenge is to implement the tenancy review policy to support the process of rationalising the States' housing stock referred to earlier in this report.

¹¹ States House Tenancies – Billet d'État III 2005.

2006 Action Plan:

For the Housing Department to implement the tenancy review policy to support the process of rationalising the States' housing stock.

40

2005 Action Plan:

Develop and implement a Rent Arrears strategy by July 2005.

Progress:

The Housing Department's rent policy was re-written and introduced at the commencement of the new States Tenancy Agreement on 7 May 2005.

A staff procedure guide to underpin this policy, and provide guidance to staff on rent arrears recovery and management, was also produced at the same time.

A detailed Rent Arrears Strategy has been produced in draft form and will be approved and implemented by the end of 2005.

In the meantime, over the 12 month period ending 30 September 2005, through continuous and concerted efforts, rents owing to the Housing Department have been reduced from £483,377 to £388,350 (a 20% reduction).¹²

2006 Action Plan:

For the Housing Department to implement its new Rent Arrears Strategy.

41

2005 Action Plan:

Continue the long-term programme of refurbishment of States Houses.

Progress:Refurbishment

RG Falla are currently working on six of the Housing Department's estates as part of the estates improvement "partnering" programme undertaken in conjunction with Guernsey Technical Services.

At the time of writing, 88 properties have been fully refurbished since the programme commenced in September 2002.

Works on the properties at Rougeval Estate are virtually complete with similar refurbishment works due to be completed at Collings Road, La Rue Flere, Sausmarez Mill, Carriere Lane and Braye Road during 2006.

The extent of the renovation work has been significant. The work has included new roof coverings; central heating has been installed; the properties have been given improved insulation and energy efficiency; the layout of rooms has been

¹² For details of the type of tenants in arrears see: Proposals for a New States Rent and Rebate Scheme – Appendix 6 - Billet d'État XX 2004.

changed to make better use of space; the homes have been completely redecorated; and parking areas at the front of properties at Rougeval Estate have also been created.

Once the present refurbishment programme is completed by the middle of next year, all of the properties in the worst condition that were economic to refurbish will have been modernised. The “partnering” programme will then focus on a rolling programme of updating and modernisation that can be achieved at a lower cost.

Electrical Rewiring/Upgrading

An electrical rewiring and upgrading programme was introduced in 2003, and the original target of two properties per week has been exceeded. At the time of writing, 197 properties have undergone full rewiring and 79 properties have undergone an electrical upgrade through this programme since November 2003. Where funds were available the opportunity has also been taken to install heating facilities.

Where necessary, the electricity main supply has also been upgraded by Guernsey Electricity Limited.

Estate Enhancements

Work has continued to progress on the Housing Department’s estate enhancement programme. This work is aimed at improving access for emergency and service vehicles, whilst easing congestion. Millbrook, Rue au Prêtre, Rue de la Croix, Le Valnord and Sous Les Hougues estates have already benefited from this programme. However estate enhancements will be extremely limited in the future because of the lack of funds available.

Drainage

In addition to the drainage works carried out on estates being refurbished, drainage replacement/repairs are also being carried out in conjunction with the States Insurers’ Loss Adjuster. Courtil St Jacques estate has been completed. Les Genats estate is the next large project and this is currently being assessed.

Re-Roofing/Catch-up Repairs

In addition to the re-roofing of the above-mentioned refurbished properties, a number of other estates have also been re-roofed. These include Courtil Michele, Le Felconte, Route des Coutures and Rue Jehannet; and work is currently in progress on the three Rectory Hill Estates.

General

The extent to which the above programmes can be continued at existing levels is dependent on the availability of funding. Detailed presentations have been

made to the Treasury and Resources Department setting out the Housing Department's funding requirements, together with the negative financial and other consequences of not investing sufficiently in this long-term asset management strategy.

At the time of writing, the Treasury and Resources Department has been unable to make any financial commitment to the Housing Department in this respect ahead of the prioritisation of capital expenditure as part of the 2006 Budget. This lack of funding uncertainty is placing in jeopardy the future of the "partnering" relationship with R G Falla and the financial benefits that accrue therefrom.

2006 Action Plan:

Insofar as funding allows, for the Housing Department to continue the long-term estates improvement programme for States' houses.

ACTION AREA E – SUPPORTED HOUSING PROVISION

Lead Department – Housing Department

Objective:

To develop appropriate options for persons requiring supported accommodation, which may include older persons, young people, people with a learning disability, persons with a mental illness, ex-offenders etc.

42

2005 Action Plan:

Continue the development of sheltered housing at the Rosaire Avenue site by Housing 21 Guernsey.

Progress:

The former Girls' Grammar School site at Rosaire Avenue, St Peter Port, has been demolished, and building of the sheltered housing, with an "extra care" facility, has commenced.

The consortium responsible for the development is Housing 21 Guernsey Limited (H21GL) – a UK housing association and registered charity – and Rosaire Sheltered Housing Limited (RSHL) – a privately-owned company incorporated in Guernsey. RSHL has been engaged by H21GL to develop the Rosaire Avenue site.

The Housing Department is providing a grant of £5.6 million for the development of the site; RSHL is taking out a bank loan of £6 million to fund the rest of the development costs.

There will be a total of 86 units on the site, split into three types:

- 50 Rental Units
- 9 Lifetime Lease Units
- 26 Freehold Units

There will also be accommodation on-site for the Scheme Manager.

Once developed:

- H21GL will own the Rental Units, which it will let to tenants upon nomination by the Housing Department, working in conjunction with the Health and Social Services Department;
- RSHL will own and sell the Freehold Units and Lifetime Leases.

The entire development is due to be completed no later than February 2007.

Work has already started on identifying potential residents of the Scheme and in developing a waiting list.

2006 Action Plan:

*For H21GL and RSHL to continue development of the Rosaire Avenue site.
For the Housing and Health and Social Services Departments to work with H21GL to identify potential residents of the Scheme and develop a waiting list.*

43 2005 Action Plan:

Continue to support the development of, and grant fund, the NCH Youth Housing Project.

Progress:

The latest addition to the Project is the facility at 17 Havilland Street, which was opened in April 2005. Seven training bedsits, including one unit for a young person with special needs, have been completed and are now providing accommodation for young people. Residents are primarily aged between 16 and 21 who are without family support and at risk of homelessness, unemployment and social exclusion.

As well as providing a place to live, the facility offers practical assistance for young Islanders by offering them the necessary life skills to live independently. The residents stay for a period of 3-6 months and work with trained staff on a programme to equip them for life in the community. Support is given in a number of areas including managing budgets, obtaining employment and learning how to do laundry and cook.

The project has been a partnership between the Housing Department which provides funding, Health and Social Services which provides expertise and

whose staff work with those of NCH; and a large number of other private sector agencies, led by the Guernsey NCH Youth Housing team.

Protracted negotiations regarding contractual arrangements are expected to be completed by the end of 2005.

2006 Action Plan:

For the Housing and Health and Social Services Departments to continue to support the development of, and grant fund, the NCH Youth Housing Project.

ACTION AREA F – INFORMATION

Lead Department – Policy Council (Policy and Research Unit)

Objective:

To establish an authoritative system for collating information about housing in order to monitor and review the effectiveness of the Corporate Housing Programme against strategic objectives.

44 2005 Action Plan:

Carry out a Housing Needs Survey by December 2005.

Progress:

A project group has been set up that is scoping the requirements of the survey to ensure that it meets the needs of both the Housing and Environment Departments. The survey is essential if Planning Agreements are to be introduced,¹³ as the Survey will provide the factual basis for the quota of social and Intermediate Housing units that developers would be expected to provide through such Agreements.

It is anticipated that the Survey will commence in November and be completed by March 2006.

2006 Action Plan:

For the Housing Department to carry out a Housing Needs Survey.

45 2005 Action Plan:

Establish systems and procedures to collect and report on core data measures required to monitor the CHP in its entirety.

Progress:

The 2004 Sustainable Guernsey monitoring report¹⁴ introduced the schedule of data which is required in order to monitor and inform the CHP effectively. This schedule was subsequently agreed by the States, and became the focus of the working group set up to establish a comprehensive monitoring system. This working group, which has developed the necessary commitment to cross-

¹³ See paragraph 25 of this Report.

¹⁴ 2004 Sustainable Guernsey – Monitoring Social, Economic and Environmental Changes

departmental data sharing, comprises staff from the Policy Council, the Treasury and Resources, Environment and Housing Departments.

Since then, the Policy Council (Policy and Research Unit) has researched the availability of data required to monitor each of the key variables (as set out in the Sustainable Guernsey Report 2004). This process involved significant consultation with those departments mentioned above, as well as individuals from a number of external organisations.

A detailed report has been compiled which focuses on the five key project areas:

- Sources of currently available data
- Compatibility of existing data collection systems
- Quality of existing data
- Identification and prioritisation of data gaps
- Human and I.T. resources required to ensure sustainable data accessibility

The findings in the report and the next stages required to progress this action plan are being defined during the last quarter of 2005.

2006 Action Plan:

For the Policy Council (Policy and Research Unit) to progress the project to collect and report on key housing data to permit monitoring of the outcomes of the CHP.

46

2005 Action Plan:

Improve communication on CHP objectives and progress across States' departments and other interested parties.

Progress:

All of the action plans within the CHP involve, or have an impact on, a variety of internal and external stakeholders. Communication networks between those stakeholders have continued to improve significantly during the early stages of the CHP and prioritisation and commitment has, as a result, been strengthened.

Some of the key initiatives during 2005 have involved extensive consultation at various stages of policy development and implementation. These have included public meetings, stakeholder workshops, press releases and targeted consultation by mail.

2006 Action Plan:

For communication on CHP objectives and progress across States' departments and other interested parties to continue to be developed by all concerned.

CONCLUSION

- 47 The Housing Department regrets that, so soon after its inception, the ongoing success of the CHP has been placed in doubt due to the States' financial position. As this report provides evidence, considerable strides have been made towards addressing the Island's housing issues through the CHP, but this progress is likely to slow, or the situation regress, if sufficient funding is not made available.

RECOMMENDATIONS

The Housing Department recommends the States as follows:

- i) to approve the 2006 Action Plans for the six action areas of the Corporate Housing Programme, as set out in this Report;
- ii) to direct the Treasury and Resources Department to take account of these Action Plans generally in its resource allocation decisions and subject to affordability and availability, to enable States' departments to implement the 2006 Action Plans;
- iii) to acknowledge that the effectiveness of the Corporate Housing Programme depends upon greater funding certainty, which depends, amongst other things, on the ability of the States to prioritise resource allocations corporately over a 3-5 year cycle.

Yours faithfully

M H Dorey
Deputy Minister

APPENDIX I

STATES HOUSING STRATEGY

- To ensure that all persons legally resident in Guernsey have access to housing accommodation to meet their reasonable needs.
- To meet housing needs in a sustainable manner in the long-term interests of the community as a whole, making prudent use of all resources and recognising that investment in housing must be prioritised and compatible with strategic policies and the wider programme of public expenditure approved by the States.
- To ensure that there are measures in place to limit any growth in population through immigration in order to manage housing demand in accordance with the principles of sustainability.
- To provide the community with a range of housing options, acknowledging that while home ownership has historically been the preferred means of meeting housing needs, good quality, fairly priced housing may be provided across the housing market by other means and through a variety or mix of agencies – public, private and voluntary.
- To enable housing to be provided for those financially unable to enter the private housing market, either to purchase or rent, through a range of housing measures attuned to meeting their specific housing needs including social rented housing, partial ownership schemes etc.
- To enable the provision of supported accommodation for persons with special needs including accommodation for older persons, young people, people with a learning disability, persons with a mental illness, ex-offenders etc.
- To maintain and improve the quality of housing in Guernsey across all sectors bearing in mind the impact of housing conditions on the health and well-being of the community.

(NB The Policy Council supports the proposals)

(NB The comments of the Treasury and Resources Department are set out below)

The Chief Minister
Policy Council
Sir Charles Frossard House
La Charroterie
St Peter Port

25th October 2005

Dear Sir

CORPORATE HOUSING PROGRAMME: UPDATE

As set out in its covering letter to the October 2005 Corporate Housing Programme Report, the Treasury and Resources Department, subject to affordability and availability of funds, continues to support the aims and objectives of the Corporate Housing Programme.

However, since the approval of the Corporate Housing Programme in February 2003, the States financial position has become very much tighter. The annual operating surplus for 2002 was £48.6m (2001: £57.3m). The Capital Reserve had a balance of nearly £100m with additional significant appropriations into the Reserve expected. The operating surplus for 2004 was just £9.2m and the Capital Reserve balance is £43m, most of which is already committed. At best the operating surplus for 2005 is likely to be less than in 2004.

Unless revenue expenditure is curtailed, operating surpluses will not be sufficient to cover even routine levels of capital expenditure (on essential maintenance and replacement equipment) let alone allow for capital injections into Health, Housing or Education.

When considering the Housing Department's recommendations, Members must remember that the same money cannot be spent twice. Monies expended in one area (whether capital or revenue) cannot be used again. Hence, if rent rebates are funded from general revenue that money will not be available for other Departments or capital expenditure (including Housing).

Unless drastic cuts are made in other services and the capital programmes for other areas (including Health and Education), the timetable for the delivery of the Corporate Housing Programme as originally envisaged in 2003 is simply unaffordable.

In particular, the Department supports the Housing Department's continuing efforts to raise funds by disposing of surplus and unsuitable properties. Such an approach is in line with the Treasury and Resources Department's own stated policy of property rationalisation. The Treasury and Resources Department continues to commend the Housing Department for its work in this and other areas.

The Treasury and Resources Department fully recognises that, like all Departments, the Housing Department needs to have, as far as possible, budget certainty. The Department also recognises that the effect of the present financial position means that the timing of the full delivery of the Corporate Housing Programme will be delayed. However, regrettably this is also the case for other projects.

However, considerable levels of funding have been allocated to Housing in recent years and the Treasury and Resources Department remains committed to working with the Housing Department to further the aims and objectives of the Corporate Housing Programme as far as the current financial situation allows.

Yours faithfully

L S Trott
Minister

The States are asked to decide:-

IX.- Whether, after considering the Report dated 14th October, 2005, of the Housing Department, they are of the opinion:-

1. To approve the 2006 Action Plans for the six action areas of the Corporate Housing Programme, as set out in that Report.
2. To direct the Treasury and Resources Department to take account of these Action Plans generally in its resource allocation decisions and subject to affordability and availability, to enable States' Departments to implement the 2006 Action Plans.
3. To acknowledge that the effectiveness of the Corporate Housing Programme depends upon greater funding certainty, which depends, amongst other things, on the ability of the States to prioritise resource allocations corporately over a 3 – 5 year cycle

STATUTORY INSTRUMENT LAID BEFORE THE STATES**THE SOCIAL INSURANCE (BENEFITS)
(AMENDMENT) REGULATIONS, 2005**

In pursuance of section 117 of the Social Insurance (Guernsey) Laws 1978 – 2004, the Social Insurance (Benefits) (Amendment) Regulations, 2005, made by the Social Security Department on 4th November, 2005, are laid before the States.

EXPLANATORY NOTE

These Regulations prescribe the reduced rates payable from 2nd January 2006 to claimants who do not satisfy the conditions for the maximum rate of benefit.

APPENDIX I

EDUCATION DEPARTMENT

CASTEL PRIMARY SCHOOL: VALIDATION REPORT

The Chief Minister
Policy Council
Sir Charles Frossard House
La Charroterie
St Peter Port

12th October 2005

Dear Sir

I enclose a copy of the summary of the validation report and the Education Department Board's response for the above school. I shall be grateful if you will arrange for this to be published as an appendix to the Billet d'État for December 2005.

Copies of the full report will be made available for any member of the public to inspect at both the school and the Education Department.

Yours faithfully

M A Ozanne
Minister

SUMMARY OF THE JUNE 2005 VALIDATION REPORT

CASTEL PRIMARY SCHOOL

Castel Primary School is situated within the Castel parish. The catchment area stretches from Cobo Road to Richmond, and inland to Les Varendes.

There are 344 pupils on roll, 168 boys and 176 girls, aged from 4 to 11.

They are taught by 16 teachers, including the headteacher, and 1 part time staff.

There are 14 classes and a pupil/teacher ratio of 20.6 : 1, with an average class size of 24.2.

Background

The validation team consisted of six inspectors. Five were Ofsted inspectors from the UK and one was an IFES trained headteacher from Jersey. The team met informally with the staff and toured the school accommodation on the Sunday before the validation and then spent four days inspecting the school.

The school provided comprehensive documentation and its self review report in advance of the visit, having spent a year working on its self-evaluation activities. Additional information, such as children's work, videos and portfolios of other evidence, was scrutinised by the team during the week. Extra support for the school's review process was provided by the Education Officer Primary. All staff had attended the Education Department's IFES Internal Evaluator training course on how to carry out a self-review.

The evidence base to validate the school's findings was collected through :

- * scrutiny of a range of whole school and subject documentation, including School Improvement Plans since the last inspection, minutes of meetings and SATs results; information and evidence about standards and progress had been provided from the last three years;
- * observation of 105 whole or part lessons;
- * examination and discussion of teachers' planning;
- * attendance at assemblies and some extra curricular activities;
- * examination of pupils' current and previous work;
- * approximately 18 hours of planned discussions with teachers and other staff, pupils and parents;
- * observation of pupils on arrival and departure from the school and at other times around the buildings and grounds;

- * scrutiny of 36 letters and 183 returns from the confidential parental questionnaire.

At the end of the week, subject leaders received an oral feedback on their areas of responsibility, and the team's main findings were reported to the headteacher and his deputy, and then to the Director of Education.

Main Findings

- * Castel Primary continues to be a highly successful school in many areas of its work and provides a very good standard of education for its children.
- * The school is exceptionally well led by an able, hard working and inspirational headteacher who receives excellent support from his strong senior management team, and from his committed staff and parents.
- * There is a clear purpose and vision for the work of the school, expressed through the School Improvement Plan (SIP). It is at the forefront of a number of valuable educational initiatives, including those on accelerated learning, ICT, interactive whiteboards, assessment for learning and the development of subject and year group portfolios. They have yet to become firmly established in all classes across the school, but good progress is being made .
- * The school's self-review was organised, led and documented in an exemplary manner. It has led to the production of an accurate and honest self-evaluation report. It will help the school to plan its future development with confidence and to ensure that the existing high standards are sustained.
- * The focus on strengthened curriculum planning has contributed to the establishment of a curriculum that is well structured, cohesive, broad and balanced. Links between short, medium and long term planning are good.
- * The school meets the requirements of the National Curriculum (Guernsey). In the Foundation Stage the curriculum is appropriately based on the Early Learning Goals and incorporates elements of the literacy and numeracy strategies. Extra-curricular provision has been widened beyond the many sporting activities to include more clubs, residential experiences and outdoor, adventurous pursuits.
- * The headteacher and his staff have successfully created a calm, caring and purposeful ethos within which children feel valued, supported and happy in their work and play. Standards of learning and behaviour are high. Children work collaboratively and purposefully, and enjoy displaying and talking about what they have done. School attendance is also high at around 98%.
- * During the validation week, the external team observed 105 whole or part lessons. Of these, 98% were judged to be of at least a satisfactory standard, and a highly commendable 66% were either good or excellent. The head and his staff can justly feel proud of these achievements. They are an improvement on

the already good results from the last inspection in 2000 when the figures were 94% and 43% respectively.

- * Examples of good and effective teaching were observed in each of the key stages and in all subject areas. Teaching of a particularly high standard was observed in literacy, mathematics, history, geography, ICT, PE, choral singing, and during various initiative/problem solving activities.
- * The detailed analysis of National Curriculum test results and the well planned teaching have led to significant gains in children's attainment in SATs at both key stages. There are no significant differences between the results for boys or girls.
- * A wide range of assessment strategies is now in place. Written reports for parents now contain clear statements about a pupil's attainment and progress for all subjects. Learning objectives are shared with children at the beginning of lessons. Marking is conscientiously carried out and portfolios of work make it easier to monitor curriculum continuity and progression. Effective use is being made of SIMS to record assessment and progress and to predict the rate of future learning. An updated marking policy is in preparation. The school rightly intends to ensure more consistency in the setting of homework.
- * Teachers work hard to match activities and resources to children's different levels of ability, and generally good provision is made for children with special educational needs (SEN). The school is aware of the need to continue to differentiate work, particularly for the higher attainers, and to ensure that individual targets for children are sufficiently precise and measurable. The SENCO collaborates well with visiting specialists and the support services and is seeking to ensure that the new Guernsey Code of Practice for SEN becomes firmly embedded across the school.
- * The school continues to make good provision for the social, moral, spiritual and cultural development of its pupils, and it meets the statutory requirements for collective worship. Assemblies are well planned and enjoyed by the children. There are effective procedures for children's support, welfare and guidance.
- * Relationships with parents and the local community continue to be a great strength of the school, as evidenced by the returns from the parental questionnaire (Appendix A). A 75% response rate was achieved, with 36 additional written comments. The analysis reveals widespread support and appreciation for the headteacher's leadership and management, and for the hard work of his staff. Well over 95% of respondents report that their child is making good progress, that the standards of behaviour, teaching and communication are good, expectations are high, and that the school promotes positive values and attitudes.
- * A very supportive PTA regularly raises extra funds for the school. Many parents and other adult volunteers assist with in-school and extra-curricular activities.

- * Children receive a positive introduction to school in the Foundation Stage. As a result of a well planned programme and good teaching, most children will have achieved the six Early Learning Goals by the end of the reception year, particularly in personal, social and emotional development, mathematics and creative development. The school is aware of the need to enrich the outside play area to assist with learning.
- * The school is very well documented and organised. Internal and external systems of communication are highly effective. Senior management and subject leader roles are clear, and the minutes of meetings at different levels reveal purposeful discussion and incisive decision making.
- * Strong leadership and levels of support are provided in relevant areas by the deputy head, the two key stage co-ordinators and the subject leaders. The well organised monitoring systems will need to be continued after the validation.
- * Many staff continue to update their skills through attendance at relevant in-service training courses. Subject leaders report particularly effective support from Island advisers in history, geography, art and PE. The school also benefits from the work of three committed teaching assistants.
- * The school office is well run and administered, and provides a positive first point of contact for parents and visitors. The school is well cleaned and maintained, and staff work hard to overcome those continued deficiencies in accommodation which were highlighted in the previous inspection.
- * Financial systems are secure and the headteacher and secretary ensure a good oversight of spending. There are sufficient resources to meet the requirements of the NC (Guernsey).
- * The school makes efficient use of its available accommodation, financial and staffing resources. The falling role is being managed well. Overall, this well managed, vibrant and successful school continues to provide very good value for money.

Key Issues that the School Needs to Address

- * The school's self-evaluation report has correctly identified a number of issues for attention and its recommendations are endorsed by the validation team. In particular, it is felt that the headteacher and his staff should focus on the need:
 - to sustain existing high levels of motivational achievement;
 - to ensure that new initiatives such as accelerated learning, ICT, interactive whiteboards, assessment for learning, the Guernsey SEN Code of Practice and the use of SIMS.net become firmly embedded across the school;

- to continue the development of target setting and the consistent application of marking, homework and feedback through implementation of an agreed policy;
- to ensure that formal monitoring procedures continue to be practised effectively at senior management and subject leader levels in order to assess curriculum balance, the quality of teaching, workloads and the impact of whole school policies and initiatives;
- to extend the opportunities for high attainers and others through continued attention to the provision of appropriate targets, activities, resources and cross-curricular links;
- to further develop the school grounds and the outside area for reception children as additional resources for learning.

The school is responsible for drawing up an action plan after receiving the Report, showing what it is going to do about the issues raised and how it will incorporate them in the school's Improvement Plan.

A follow-up visit to the school will be made in summer/autumn 2006 in order to monitor and discuss the progress the school has made, and a written report will be made to the Director of Education.

EDUCATION DEPARTMENT

Response to the Validation Report on Castel Primary School

The Education Board and the staff of Castel Primary School welcome and accept the Validation Report of June 2005. The school is rightly commended for their planning of the self evaluation process.

The Board is pleased to note that Castel Primary School continues to provide a good standard of education for its children. The focus on strengthened curriculum planning has contributed to the establishment of a curriculum that is well structured, cohesive, broad and balanced. The Board is also pleased to record that the school continues to make good provision for the social, moral, spiritual and cultural development of its pupils. The headteacher and his senior management team have successfully established a calm, caring and purposeful ethos within which children feel valued, supported and happy in their work and play. Standards of learning and behaviour are high.

Relationships with parents and the local community continue to be a great strength of the school. The returns from the questionnaire indicate widespread support and appreciation of the headteacher's leadership and management and for the work of his staff.

Since the last inspection in 2000 the staff has made good progress in a number of areas. 98% of lessons were judged to be at least a satisfactory standard, a highly commendable 66% were either good or excellent. Examples of good and effective teaching were observed in each key stages and in all subject areas. The school is well advanced in the introduction and assimilation of skills for the development of ICT, accelerated learning and assessment techniques, and the use of the interactive whiteboard. The school meets the requirements of the National Curriculum (Guernsey)

The school's self evaluation and the validation report have clearly identified its strengths and areas or development.

Key areas identified:

- To sustain existing high levels of motivational achievement
- To ensure that new initiatives become fully embedded across the school
- To ensure that formal monitoring procedures continue to be practised effectively
- To further develop the school grounds and the outside area for reception children as additional resources for learning

APPENDIX II

EDUCATION DEPARTMENT

ELIZABETH COLLEGE - PRINCIPAL'S ANNUAL REPORT 2004/05

The Chief Minister
Policy Council
Sir Charles Frossard House
La Charroterie
St Peter Port

14th October 2005

Dear Sir

I have received the Principal's Annual Report for the academic year 2004/05. I enclose a copy and would request that it be published as an Appendix to a forthcoming Billet d'Etat in the customary fashion.

Yours faithfully

M A Ozanne
Minister

ELIZABETH COLLEGE



The Principal's Annual Report of the general state of the College, the number of scholars and the course of education pursued in the academic year 2004/2005 addressed to the Board of Directors of Elizabeth College.

For onward transmission by them to His Excellency, the Lieutenant Governor and Commander-in-Chief, Vice Admiral Sir Fabian Malbon, KBE and to the Bailiff of Guernsey.

PRINCIPAL'S REPORT

Summaries of the AS and A2 examination results appear elsewhere in this report. It was particularly pleasing that the high pass rate of the last three years was maintained with the proportion of A - C grades achieved again increasing. Indeed, the percentage of A - C grades, which between 2002 and 2004 rose sharply from 65% to 83%, rose again, to 85%. Seven Upper Sixth formers gained three or more A grades, with three of these gaining four A grades. As a result Alex Lehtinen has won a place to read Law at Churchill College, Cambridge. Over 70% of the Upper Sixth also obtained AS level qualifications in a fourth or fifth subject. College also delivered A2 courses for a number of Ladies' College girls. Within this group there was a 100% pass rate, with 92% at grades A - C.

Prior to the publication of the AS/A2 results Lord Adonis, Education Minister, said that,

"report after report by the government's independent agencies show that standards have been maintained."

He also remarked that brighter students were now being stretched further. I fully concur - a clean sweep of A grade passes is still a singular achievement. Indeed, a good set of passes at A-level continues to be the gold standard of our education system. In August I congratulated pupils and staff alike for their efforts; the results represent two years of application and we should not allow suggestions of an easing of standards to diminish this achievement.

At GCSE level College pupils realised our expectations of their potential and by a clear margin achieved both the highest GCSE pass rate and the highest GCSE points average in College history. This year the overall pass rate was 100% A - E. At grades A* - C it was 94.6%, by some margin the highest level College has ever achieved. As shown in Annexe A the average points per candidate also rose sharply to an all-time high. A particularly pleasing aspect of our results is that the proportion of A* and A grades has risen substantially to 50% of all entries. The great majority of boys took GCSEs in 10 or 11 subjects and it reflects well upon the entire cohort that the results average out at over nine and a half passes, grades A* - C, per pupil. This cohort saw the introduction of GCSE Statistics and a compulsory short course GCSE in Religious Studies. Both these curriculum initiatives proved successful and contributed to the overall improvement achieved this year.

Within these results there were some outstanding individual performances. Two pupils gained 12 straight A* passes, a further eight pupils passed 10 or more subjects at grades A* or A. Overall, 26 pupils gained seven or more passes at grades A* or A. These fine results were the culmination of five years' study and, in particular, the boys' hard work over the past two years. I was therefore delighted to see their endeavours so well

rewarded. The great majority of our pupils will continue in full time education and I am pleased that these results show them to be well equipped for the academic rigours of sixth form study.

As last year, the examination boards' processing and dissemination of both the AS/A2 and GCSE results went smoothly. It seems that the administrative problems, which had previously blighted the results process, have finally been resolved.

Staff changes for the whole school are listed elsewhere in this report. This year College was fortunate to have comparatively little staff turnover. Furthermore the departing staff again gave early warning of their intentions allowing College to attract replacements of high calibre.

At the beginning of the academic year the College main building was 175 years old and last September we marked this anniversary at a ceremony held on the College steps. On that occasion I remarked that,

"The completion of the College main building was symbolic of the regeneration of College upon its re-chartering in 1825 and marked the start of the era upon which our modern successes are based. College was founded upon three pillars – the crown, via our Foundress; the Church, reflected in the principles of our foundation; and the island community, which we have now served for nearly 450 years."

College continues to seek to serve the island community. In addition to providing a curriculum adjusted to the changes seen over the past two decades, we offer a range of extra-curricular opportunity. Indeed, such opportunities have been a fundamental to College's ethos over the years not least because we value the contribution they make to our boys' development. This provision evolves all the time and this year saw some notable firsts. A group of sixth formers won the inaugural Lloyds TSB *Make a Break* competition. In May a College team entered the Ten Tors Challenge for the first time; completing the event despite atrocious weather which caused a fifth of competitors to pull out. However, perhaps the most notable first concerns the 1st XI's success in the inaugural Guernsey Football Association Cup. The team acquitted themselves very well in this adult competition and with better luck might have beaten Bels in the quarter-final. This loss, to a Priaulx league side, was the team's only defeat in a season that included a very satisfying double over Victoria College.

Other notable sporting successes are listed in Annexe B but two further areas are worthy of mention here. College managed a clean sweep in all the cricket matches against Victoria, with two College boys scoring centuries, one for the 1st XI and one for the U14 side. In shooting, two Year 13 pupils were selected for the Athelings, the first time that College has had more than one representative in this national team since before the Second World War.

In recent years successive Senior Prefects have done a fine job in bringing into being our school council. A key role of this council is the organisation of College charity events and a record of these and monies raised is contained in Annexe B.

A further aspect of our extra curricular provision is the College Combined Cadet Force, which had its biennial inspection in March. The report was very positive, with the inspecting officer commenting favourably upon the healthy recruitment figures, the very impressive number of overseas visits the CCF had undertaken and the drive, determination and enthusiasm of all concerned within the school.

Dr N D Argent
Principal

NUMBERS AND ENTRY

Entries to College	Numbers at College
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Acorn House Pre-School	2004/2005	2005/2006	2004/2005	2005/2006
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Wren and Kingfisher Classes	43	43	107	110
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Acorn House	2004/2005	2005/2006	2004/2005	2005/2006
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Reception	33	27	33	27
Year 01	0	0	30	30
Year 02	2	2	42	34
Total	35	29	105	91

Beechwood	2004/2005	2005/2006	2004/2005	2005/2006
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Year 03	3	3	29	34
Year 04	4	1	34	31
Year 05	2	1	27	39
Year 06	1	1	33	28
Total	10	6	123	132

Upper School	2004/2005	2005/2006	2004/2005	2005/2006
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Year 07	42	47	65	80
Year 08	1	1	66	64
Year 09	1	1	77	67
Year 10	2	1	60	76
Year 11	-	-	69	59
L6 th	1	2	62	60
U6 th	-	-	58	56
Total	47	52	457	462

Academic Achievements:

University places for 2005 were offered to the following:

NAME	READING	AT
BAYFIELD, Adam	History	Warwick University
BENEST, Scott	Music	Oxford Brooks
CASTLEDINE, Henry	Law	Sussex University
CROWSHAW, James	Accountancy with Law	Brighton University
CURR, Anthony	Geography	University College, London
DE LA RUE, Simon	Sports Science	Gloucester University
DOWDING, Oliver	Physical Education	Liverpool John Moores
DRUCKES, Peter	Engineering Mathematics	Bristol University
FALLA, Nicholas	Geography	Exeter
GALLIENNE, Ryan	History	Winchester University
GOODALL, Adam	Mathematics	Durham University
GREEN, Arrian	Medicine	Manchester University
KNIGHT, David	Geography	Nottingham University
LANGLOIS, Thomas	Architecture	Plymouth University
LEGGE, David	Film Studies	Exeter University
LEHTINEN, Alex	Law	Cambridge University
LOVELL, Daniel	Politics and Religious Studies	Christchurch College, Canterbury
LYTHGOE, Oliver	French/Film Studies	Exeter University
MAHE, Thomas	3-D Digital Design	Greenwich University
MAUBEC, Tristan	Zoology	Aberdeen University
McCATHIE, Gareth	Molecular Biology	Surrey University
McVEY, Oliver	Entertainment Technology	Portsmouth University
MOUNTER, Christopher	Music Production	Solent University
MURRAY-BOSCHER, Andrew	Advertising	Solent University
NUSSBAUMER, Jamie	Sports Management	Bournemouth University
PARKIN, Michael	Foundation Art	Falmouth College of Art
PLUMLEY, Charles	Physics and Russian	Manchester University

RIGDEN, Stephen	Sports Science	Exeter University
ROBINSON, Nicholas	Art and Design	Kingston University
TAYLOR, Daniel	Business Studies	Portsmouth University
THOUMINE, Alec	Archaeology	Exeter University
TORODE, Russel	Video Production	Portsmouth University

University places for September 2006 were offered to the following:

NAME	READING	AT
CORBET, Benjamin	Ancient History	Reading University
LE GALLAIS, Henry	Building Surveying	Plymouth University
NORMAN, John	Sports Science	Swansea University
TRAVERS, James	Economics	Bath University

The performance of the following students in the 2004 A2 level examinations was outstanding and they have, therefore, been nominated by the Academic Board for scholarships, tenable for one year, at University during the academic year 2005/2006.

The Board of Directors made the following awards:

De Saumarez Exhibition:

Simon Blondel reading Physiology
Paul Human reading History

Mainguy Scholarship:

George Kalamis reading Natural Sciences
Louis Le Poidevin reading Engineering

Mansell Exhibition:

Stephen Morris reading History
Stephen Perrio reading Medicine

Mignot Scholarship:

Oliver Richardson reading Law

Queen's Exhibition:

Alistair Wrench reading English Literature

STAFF APPOINTMENTS

Upper School

Mr Barney Clarke joined us in April 2005 as Head of Business Studies. He had previously taught at Redruth School Technology College, Cornwall.

Mr Andrew Good joined us in April 2005 to teach PE and Games. A former pupil of Elizabeth College, Mr Good joined us from a school in Cradley, West Birmingham.

In September 2005 Mrs Martha Gordon joined us as teacher of Spanish and French. She had previously taught at Ardrossan Academy, Ardrossan, Scotland.

Mr Richard Davis was appointed to the new post of full time teacher of ICT. He joined us from the finance industry having previously taught ICT at the Grammar School.

Beechwood

Miss Fiona Le Tissier joined in September 2005 as part time teacher of Music.

Acorn House

From September 2005 Mr Lester Purdue was appointed to the post of Year 2 class teacher having previously taught in a North London primary school.

STAFFING: INTERNAL POSTS

VICE PRINCIPAL S.G.D. Morris		DIRECTOR OF STUDIES A.R. Cross	
Year Heads		Faculty Heads	
Year 07	B.E.H. Aplin	Head of English	R.J.W. James
Year 08	M.E. Kinder	Head of Mathematics	A. Hale
Year 09	A.M. Jewell	Head of Science	G. Guilbert
Year 10	D.F. Raines	Head of Modern Languages	Mrs M.C. Dudley
Year 11	B.W. Allen	Head of Humanities	C.R.W. Cottam
Year 12 (L6 th)	R. Le Sauvage	Head of Social Sciences	Mr S. Huxtable
Head of Sixth & Year 13 (U6 th)	R.J.W. James	Head of Fine Arts & Craft	Mrs P. Maher
		Head of Physical Education	D. Wray

GCSE RESULTS

<u>Year</u>	No. of Candidates	Average Points per Candidate
2005	70	64.50
2004	68	56.90
2003	78	53.00
2002	70	54.70
2001	68	54.37
2000	66	52.62
1999	77	54.42
1998	80	53.94
1997	86	53.15
1996	91	51.54
1995	74	53.07
1994	82	51.33

A-LEVEL RESULTS

<u>Year</u>	No. of Candidates	Average Points per Candidate
2005	55	22.50
2004	52	24.01
2003	57	21.05
2002	47	19.44
2001	38	16.53
2000	53	19.55
1999	72	17.44
1998	69	16.93
1997	58	20.97
1996	65	20.58
1995	78	17.64
1994	76	14.89

Annexe A**ELIZABETH COLLEGE****Year 11 GCSE RESULTS 2005: SUBJECT GRADES**

(Grades achieved by number of pupils)

	ENTRY	A*	A	B	C	D	E	F
Art	15	1	7	4	3	0	0	0
Biology	23	13	10	0	0	0	0	0
Business Studies	11	0	0	4	3	4	0	0
Classics	11	3	4	3	1	0	0	0
Chemistry	23	14	7	1	1	0	0	0
DT Graphics	13	0	1	6	4	1	1	0
DT Materials	11	0	2	5	3	1	0	0
English	70	4	23	33	8	2	0	0
English Literature	70	2	2	20	28	14	4	0
French	44	8	11	15	8	2	0	0
German	12	2	6	2	2	0	0	0
Geography	42	9	24	6	3	0	0	0
History	32	5	18	5	4	0	0	0
ICT	22	6	7	6	1	2	0	0
Latin	10	2	3	5	0	0	0	0
Mathematics	70	13	23	29	2	3	0	0
Music	11	4	3	4	0	0	0	0
Physics	23	10	10	3	0	0	0	0
PE	22	8	9	3	2	0	0	0
RS : short course	66	15	33	11	6	0	1	0
Science: dual award	47	2	7	27	9	2	0	0
Spanish	21	2	6	9	3	1	0	0
Statistics	22	9	13	0	0	0	0	0
Totals	691	132	229	201	91	32	6	0

Annexe A**ELIZABETH COLLEGE****Upper 6th (Yr 13) A2 RESULTS 2005: SUBJECT GRADES**

(Grades achieved by numbers of pupils)

<u>Subject</u>	No. of Entries	A	B	C	D	E	U
Ancient History	4	0	2	2	0	0	0
Art	8	3	2	3	0	0	0
Biology	16	3	1	8	1	2	1
Business Studies	8	2	2	4	0	0	0
Chemistry	2	2	0	0	0	0	0
Classical Civilisation	5	1	2	2	0	0	0
DT Graphics	13	1	6	5	1	0	0
DT Materials	3	0	0	1	1	1	0
Drama	1	0	0	1	0	0	0
Economics	6	2	4	0	0	0	0
English Literature	11	2	3	3	2	1	0
French	4	2	1	1	0	0	0
Geography	14	3	7	2	1	1	0
German	2	2	0	0	0	0	0
History	11	2	1	7	1	0	0
ICT	3	0	1	1	0	1	0
Mathematics	16	10	3	1	1	1	0
Further Mathematics	1	1	0	0	0	0	0
Music	2	0	1	0	1	0	0
PE	8	1	6	0	0	1	0
Physics	9	4	1	1	1	1	1
Photography	3	1	1	1	0	0	0
Religious Studies	6	0	3	2	1	0	0
Spanish	2	0	1	0	1	0	0
Totals	158	42	48	45	12	9	2

Upper 6th (Yr 13) AS RESULTS 2005: SUBJECT GRADES

(Grades achieved by number of pupils)

<u>Subject</u>	No. of Entries	A	B	C	D	E	U
Film Studies	8	6	0	2	0	0	0
Music Technology	2	0	2	0	0	0	0
Photography	3	2	1	0	0	0	0
Psychology	5	0	0	1	0	3	1
Totals	15	8	3	3	0	3	1

Annexe B

SPORTING ACHIEVEMENTS DURING 2004/2005

GAME	PLAYED	WON	DRAWN	LOST
Cricket	17	11	1 (Tie)	5
Hockey	16	6	3	7
Soccer	14	10	2	2
Athletics	21	17	1	3
Golf	1	0	-	1
Rugby	2	0	-	2

Senior Victoria Matches

Cricket	Won at all age groups namely 1 st XI, 2 nd XI, U15, U14, U13 1 st XI won by 5 wkts with Jamie Nussbaumer 107*	Athletics	Lost V85-E54
Shooting	Lost 464-480	Golf	Lost V4½ E3½
Tennis	Seniors Lost 3-6	Hockey	1 st XI Lost 0 - 1
		Soccer	1 st XI Won home and away 2-1 and 4-0 respectively
		Rugby	No match

Other Pupil Achievements

Michaelmas Term 2004

- 28 College boys were involved in the 30th Elizabeth College Summer Orchestral Course, which culminated in three excellent concerts held in St James.
- A considerable number of College boys completed the ITEX 40 mile walk.
- The College Shooting Team defeated Victoria College in the Ashburton, held at Bisley in July and thus regained the Haines Shield. Also Scott Benest, Nick Burton and Luke Gray, all Year 13, represented the Channel Islands in the team which won the Cadet National for the second consecutive year. Nick Burton also won two trophies in the Jersey Rifle Association Open Championships.
- Patrick Ogier, Year 13, retained his Guernsey Men's Singles title in the Closed Tennis Championships. He also won the Men's Doubles title.
- Our boys competed in the Inter-Schools' Dinghy Regatta. College placed first with some fine performances in the various classes: Nick Burton and Henry Castledine, both Year 13, won the Sport 14 Class, whilst Daniel Wray, Year 9, won the Optimist Class. Nick Burton and Henry Castledine, with Christopher Dravers, Year 11, also won the Royal Navy Cadet Sailing Regatta, from an entry of some 40 teams.
- The boys and staff took part in "Jeans for Genes Day", raising a total of £236.95p.
- Anthony Curr, David Legge, Patrick Ogier and Oliver McVey, all Year 13, won the inaugural *Lloyds TSB Make a Break* competition. Their advert for Cable and Wireless was screened on local TV in November.
- Over forty pupils and staff were involved in a production of Brecht's "The Resistible Rise of Arturo Ui".
- The Football 1st XI had an excellent season. They won the Channel Islands' League, this league included two fixtures against Victoria College, Jersey, who were beaten 1—0 at home and 4—0 away. The 1st XI was also successful in the inaugural Guernsey FA Cup, defeating the Bowl 4—2 in the second round. Their only defeat was to a Priaulx League senior side in the quarter final of the cup. They also beat the Island U18 side 3 - 2 in a match that raised over £500 for the Asian Tsunami appeal.
- Daniel Wray, Year 9, was selected for the U15 2004-5 National Optimist Sailing Squad, placing him in the top 35 in the UK.

- The CCF district skill at arms team defeated nine other teams to win the Baskerville Shoot, held on Dartmoor.
- Scott Benest, Yr 13, was selected to shoot for the GB Target Rifle Team in S. Africa.
- The Years 7 & 8 and 9 & 10 Cross-Country teams were both victorious in the Island Schools' Races. There were fine individual performances, most notably by William Bodkin, Year 8, who came first in the Years 7 & 8 race and Matthew Allen, Year 9, who placed second in the Years 9 & 10 race.
- Patrick Ogier, Year 13, was selected for the Channel Islands' Men's Tennis team and played in the Channel Islands' U18 tennis squad which finished close second in the Six Counties' Cup held in Glasgow.
- Tim Ravenscroft, Year 08, was voted Hampshire U13 player of the year and became the youngest player to have gained a place in the Hampshire CCC academy.

Lent Term 2005

- Tom Hollingsworth, Year 12, was highly successful in the Lloyds TSB Channel Islands' Championships in January. He won 8 events, setting 4 new records including a new senior all-comers record for the 50m backstroke.
- Nick Burton and Scott Benest, Year 13, were selected to shoot for the Athelings, the GB Cadet shooting team, in Canada in summer 2005. The 18-man team is drawn from all UK cadets and this is the first time since the Second World War that College has had two representatives.
- Of the College boys who represented Guernsey in the Hampshire Cross Country championships, William Bodkin, Year 8, placed a narrow second in leading the U13 team to second overall and Jonathan Bailey, Year 11, finished Guernsey's second counter at U17.
- A number of boys competed successfully in the Guernsey Eisteddfod.
- Pupils were involved in our Asia appeal, raising over £500 to buy two *Aquaboxes* for the Rotary Guernsey tsunami scheme.
- College also supported *Loud Tie Day*, which raised over £150 for a Guernsey Bowel Cancer charity. Through sponsorship of the house cross-country competitions pupils also raised over £500 for the Boys' Town Trust in Thailand. The pupils contributed to *Red Nose Day* raising over £850.

- Jake Mann, Year 12, was one of three island students selected for the International Youth Science Forum, to be held in London in summer 2005.
- Christopher Whitworth, Year 10, was selected for the Hampshire U17 Squash squad, despite still being an U15.
- Alex Lehtinen, Year 13, passed Grade 8 violin.

Trinity Term 2005

- Sam Parish, Year 12, won the épée, foil and Master-at-Arms titles in the Guernsey Fencing Tournament.
- Scott Benest, Year 13, (Euphonium) and Joshua de Kooker, Year 10, (Violin) were awarded their Grade 8 music certificates.
- John Angliss, Year 12, won the individual Marketing Director's prize at the annual Young Enterprise Awards.
- A number of pupils took part in three performances of "Teechers", by John Godber. In addition to forming the cast there were also pupils, directed by staff, in the stage crew.
- Over 180 pupils and staff drawn from all three parts of College were involved in the Foundress's Day Concert. For those who were there "Bohemian Rhapsody" will never be the same again.
- College won all five of the cricket fixtures v. Victoria College, Jersey. The 1st XI won by 5 wickets, with Jamie Nussbaumer, Year 13, steering his side home with 107 n.o., the first century by an Elizabeth College player in this fixture since 1989. Tim Ravenscroft, Year 8, also scored a century (125) in the U14 XI's victory.
- Daniel Wray, Year 9, competed for the GB sailing squad in Biarritz in July.
- The College choir visited St Malo on the annual Choir Trip, an event that has run for 40 years. This year they sang mass in St Vincent's Cathedral.
- The CCF team participated in the Ten Tors Challenge for the first time, they all finished despite the weather being so poor that 20% of the teams dropped out.
- A number of boys competed in the Island Schools' Sports, recording the following successes;
 - * **Year 7:** Joshua Lewis set two new Championship Records, in the 800m and the 1500m, and Max Barber won the High Jump.

- * **Year 8:** there were wins for William Bodkin (800m and 1,500m) and Tim Ravenscroft (Discus).
- * **Year 9:** Hywel Robinson won the 200m, 400m and High Jump and Oliver Lepp won the sprint hurdles.
- * **Year 10:** Ben Jones won the sprint hurdles.
- Adam Hindle, Year 8, was selected for the Wiltshire County U13 cricket team.
- The U15 shooting team of Brett Benest, David Du Port, Adam Knight and Ben Parish won Division B of the British Schools' Shooting League.
- During the summer holiday Peter Drückes, Year 13, and Tom Hollingsworth, Year 12, swam for Guernsey in the Island Games in Shetland. Samuel Shields, Year 13, represented Guernsey in the squash competition.

Review of the Musical Year, 2004-2005

Activities for the Music Department began somewhat sooner than usual this year with the Choir being present to lead the singing of the College Carmen on the steps of the Main Building for the Anniversary 175 celebrations. With the Commemoration Service moved to the beginning of the Academic Year, the Choir found itself thrown into a busy schedule from the start of term with rehearsals for this important event in the College Calendar. Open Day, as usual, saw the first appearance of the College String Orchestra and the Wind Bands; visitors followed the open rehearsals with much interest.

The Winter Concert took place in the College Hall early in December and involved all of the College Ensembles and allowed some of our senior performers to perform solos. It is pleasing to see the Wind Bands growing in strength again after some lean years. Just two weeks later, the College Choir led the Senior Carol Service at the Town Church. They performed magnificently on this occasion and there was a sparkle and exuberance present. The following evening, at St James, the Junior Carol Service took place and was one of those occasions where the stage was full of performers. The wind, brass and string players together with the College Choir combined to give a truly festive finish to the term. Again, it is pleasing to note that so many of our students were able to participate on this occasion. Although the term had finished, the Choir was not yet ready to begin its holiday as the traditional visit to sing carols at Government House took place a few days after the rest of the College had dispersed.

The large number of musicians in Years 7 – 9 were given their own platform in February. The Junior Concert was bursting with talent, enthusiasm and diversity. From harp and organ solos to performances by the Junior Wind Band and Junior String Ensemble, the evening was full of interest and style.

The Chamber Concert took place in March during a period when the Island had been visited by snow. This gave an opportunity for those more senior students to give a public performance of the pieces which they intended to present at GCSE and at A2 Level. An appreciative audience heard some fine performances.

The annual visit to St Malo by the College Choir followed its usual format with the Choir singing at two services over the weekend. Both the Saturday evening's performance at the Chapel of the Dominican Convent and the Sunday morning Mass in St Vincent's Cathedral went very well and the warmth of the welcome from the French congregations was greatly appreciated by the members of the Choir.

The Combined Wind Bands represented the College at the annual "Celebration of Liberated Youth". With the Sea being the overall theme of the event, the Band's rendition of music by Handel (the Water Music) and Offenbach (the Barcarolle from

the Tales of Hoffmann) as well as a blistering performance of Sloop John B showed the audience that the Wind Band at College was a force to be reckoned with.

The Foundress's Day Concert is traditionally the highlight of the College musical year. Along with each school's own contributions, all the performers came on stage for the Grand Finale which this year was Queen's "Bohemian Rhapsody" which brought the house down. The audience demanded a repeat performance.

This year College Music has received great support from College Staff, members of the Schools' Music Service and of course, our pupils.

Review of the College Drama, 2004-2005.

Although both in their own right political, the two productions College staged this year were very different in atmosphere, content and execution. Bertold Brecht's *The Resistible Rise of Arturo Ui*, a satiric parable about the rise of Hitler, was staged towards the end of the Michaelmas Term, and John Godber's *Teechers*, a fast moving, inventive and highly entertaining play evoking the life at a modern comprehensive school was staged in the first half of the Trinity Term.

The 38 boys comprising musicians, thespians, lighting, sound and stage crew from all years who were involved in the in-house *Resistible Rise of Arturo Ui* clearly derived enormous excitement and enjoyment from their corporate involvement in the production which played to packed houses. Music in the first half was specially composed for the production. One pupil sung 1930s cabaret songs in his native German, whilst Year 11 boys ran the lighting and sound. The dance routines were a result of improvisation with the cast.

Set in Chicago gangster land the production drew upon the music and trappings of the fairground. The juxtaposition of gravestones and flowers, machine guns and vigorous music, spectacle and death provoked audiences to laughter, which became increasingly uncomfortable as the play progressed. Realisation dawned about the ease of the rise of a dictator, not simply in 1933, but also today. The live, energetic, satirical music and song of the majority of the production contrasted with the increasingly sombre recorded choral music of Orff, Verdi and Mozart. Finally Brahms, which accompanied the full scale Nazi rally, complete with banners, contributed to a chilling ending.

Teechers also boasted a large cast and enthusiastic audiences. For this production College was indebted to the Blanchelande staff and ten girls who took part in the production. It being the exam term for the middle and upper school, the production gave the boys in Years 7, 8 and 9 the opportunity they wanted to take to the boards. Once again, an outstandingly professional and unflappable lighting and sound team supported the production. In all twenty-four boys were involved in the production.

The format of an end of term play was adopted to sketch the Drama teacher's progress through a school year of recalcitrant classes, cynical colleagues, obstructive caretaker, limited resources and lack of space until he departs, disillusioned, at the end of the school year. Written for just three actors the cast was restructured to comprise all thirty young persons who expressed an interest in performing. There were powerful and wide-ranging performances. Short scenes were interspersed with lively, relevant snippets of popular music and songs, alongside highly disciplined, well-timed ensemble pieces to add humour and pace to the production. In contrast the final, moving appeal of the three main characters to the one teacher who had inspired them not to leave as he wove his way through the silent group of frozen children, brought home the sad plight of disadvantaged, non-achieving, rejected children in sink-schools facing a hopeless and arid future. It also emphasised the dilemma of the dedicated but ambitious teacher who did not want to betray his vulnerable students, but whose prospects were being eaten away without any hope of improvement or support.

On this note College concluded the academic year with an enthusiastic and thriving interest in Drama.

IN THE STATES OF THE ISLAND OF GUERNSEY

ON THE 15th DAY OF DECEMBER 2005

(Meeting adjourned from 14th December, 2005)

The States resolved as follows concerning Billet d'État No XXIII
dated 25th November, 2005

**THE INCOME TAX (SURCHARGES AND SUPPLEMENTS) (GUERNSEY)
(AMENDMENT) LAW, 2005 (COMMENCEMENT) ORDINANCE, 2005**

I.- To approve the draft Ordinance entitled “The Income Tax (Surcharges and Supplements) (Guernsey) (Amendment) Law, 2005 (Commencement) Ordinance 2005” and to direct that the same shall have effect as an Ordinance of the States.

**THE FINANCIAL SERVICES COMMISSION (BAILIWICK OF GUERNSEY)
(AMENDMENT) ORDINANCE, 2005**

II.- To approve the draft Ordinance entitled “The Financial Services Commission (Bailiwick of Guernsey) (Amendment) Ordinance, 2005” and to direct that the same shall have effect as an Ordinance of the States.

**THE REGISTERED DESIGNS (BAILIWICK OF GUERNSEY)
ORDINANCE, 2005.**

III.- To approve the draft Ordinance entitled “The Registered Designs (Bailiwick of Guernsey) Ordinance, 2005” and to direct that the same shall have effect as an Ordinance of the States.

PUBLIC ACCOUNTS COMMITTEE

NEW MEMBERS

IV.- To elect

- (1) Deputy Mrs J. M. Tasker as a member of the Public Accounts Committee to complete the unexpired portion of the term of office of Deputy L R Gallienne, who has been elected as Chairman of that Committee;
- (2) Mr A. P. Wills and Mr J. E. Thomas as members of that Committee, who shall not be sitting Members of the States, to complete the unexpired portions of the terms of office of Mrs J. M. Tasker, who has been elected as a sitting Member of the States, and Mrs S Farnon, who has resigned as a member of that Committee,

namely to serve until May 2008 in accordance with Rule 7 of the Constitution and Operation of States Departments and Committees.

ELIZABETH COLLEGE BOARD OF DIRECTORS

NEW MEMBER

V.- To elect Mr J Burton a member of the Elizabeth College Board of Directors to fill the vacancy which will arise on 6th January, 2006, by reason of the expiration of the term of office of the late Jurat M J Wilson, namely, to 5th January, 2012

PRIAULX LIBRARY COUNCIL

NEW MEMBER

VI.- To elect Deputy W. Bell a Member of the Priaulx Library Council to fill the vacancy which will arise on 1st January, 2006.

POLICY COUNCIL

APPOINTMENT OF CHAIRMAN AND ORDINARY MEMBERS OF THE GUERNSEY FINANCIAL SERVICES COMMISSION

VII.- After consideration of the Report dated 7th November, 2005, of the Policy Council:-

1. (a) To re-elect Mr David John Mallett as an ordinary member of the Guernsey Financial Services Commission for three years from 2nd February, 2006.
- (b) To elect Advocate Peter Andrew Harwood as Chairman of the Guernsey Financial Services Commission for one year from 2nd February, 2006.
- (c) To elect Mrs Sally-Ann Farnon as an ordinary member of the Guernsey Financial Services Commission to complete the unexpired portion of the term of office of Mr J E Hallam, that is from 2nd February, 2006 to 1st February, 2007.
- (d) To elect Mr Howard Emerson Flight as an ordinary member of the Guernsey Financial Services Commission –
 - (i) to complete the unexpired portion of the term of office of Mr L W Priestley, that is to 1st February, 2006; and
 - (ii) for three years from 2nd February, 2006.
2. (a) That the number of Guernsey Financial Services Commissioners be increased from five to six with effect from 2nd February, 2006.

- (b) To elect Mrs Rosemary Anne Radcliffe, C.B.E. as an ordinary member of the Guernsey Financial Services Commission for three years commencing 2nd February, 2006.

IN THE STATES OF THE ISLAND OF GUERNSEY

ON THE 16th DAY OF DECEMBER 2005

(Meeting adjourned from 15th December, 2005)

TREASURY AND RESOURCES DEPARTMENT

LIHOU ISLAND HOUSE – LEASE

VIII.- After consideration of the Report dated 2nd November, 2005, of the Treasury and Resources Department:-

1. To authorise the Treasury and Resources Department to approve a 21-year lease for Lihou Island House and environs, with a renewal option, as set out in that Report.
2. To agree the preferred lessee be that identified in that Report as prospective tenant B.

HOUSING DEPARTMENT

CORPORATE HOUSING PROGRAMME - PROGRESS AGAINST THE 2005 ACTION PLANS

IX.- After considering the Report dated 14th October, 2005, of the Housing Department:-

1. To approve the 2006 Action Plans for the six action areas of the Corporate Housing Programme, as set out in that Report.
2. To direct the Treasury and Resources Department to take account of these Action Plans generally in its resource allocation decisions and subject to affordability and availability, to enable States' Departments to implement the 2006 Action Plans.
3. To acknowledge that the effectiveness of the Corporate Housing Programme depends upon greater funding certainty, which depends, amongst other things, on the ability of the States to prioritise resource allocations corporately over a 3 – 5 year cycle

STATUTORY INSTRUMENT LAID BEFORE THE STATES

**THE SOCIAL INSURANCE (BENEFITS) (AMENDMENT) REGULATIONS,
2005**

In pursuance of Section 117 of the Social Insurance (Guernsey) Laws 1978-2004, the Social Insurance (Benefits) (Amendment) Regulations, 2005, made by the Social Security Department on 4th November, 2005, were laid before the States.

S. M. D. ROSS
HER MAJESTY'S DEPUTY GREFFIER