



*Date of Vote: 30 September, 2015*

**Billet d'État: XVI of 2015**  
**Article: 15**  
**Department: Treasury & Resources Department  
and Housing Department**  
**Subject: Joint Report on First Time Buyers Schemes**  
**Proposition: Amendment**  
**Proposed by: Deputy H J R Soulsby**  
**Seconded by: Deputy M K Le Clerc**

*To insert two new Propositions after Proposition 3 as follows;*

- “4. *To direct the Housing Department and the Treasury and Resources Department (and their successors) to carry out a broad-based review of the operation of the Local Housing Market in Guernsey and to identify and assess measures that can be taken to mitigate house price inflation and influence supply and demand within the market.*

*Such a review to be by way of an independent report, of which the terms of reference shall include, but not be restricted to:*

- a) *A broad based review of the operation of the Local Housing Market in Guernsey including:*
- *Identification and assessment of the factors which drive supply and demand, including the influence of population change and household size;*
  - *Identification and analysis of the factors influencing the prices of houses, including external influences (if any) and the first time buyer market;*
  - *A review of private sector rental costs and their relationship to other sectors of the housing market.*
- b) *A review of current housing finance mechanisms, including:*
- *An assessment of how house purchases are financed by the “average” household;*
  - *Mortgage lending policies;*
  - *An examination of ratios of house prices, in relation to borrowing capability;*
  - *The impact of the Guernsey Housing Association partial ownership scheme.*
- c) *An assessment of the role of property prices and of the costs associated with property ownership on inflation*
- d) *An appraisal of the various options available for Government intervention in the Housing Market including what effect the various measures may have on housing affordability and housing availability*
5. *To direct the Housing Department and Treasury and Resources Department (and their successors) to report back to the States with their findings and recommendations in respect of Proposition 4, annexed to which is a copy of the independent report, referred to in that Proposition, no later than the end of July 2016.*



**CARRIED: Pour: 35 Contre: 10 Ne vote pas: 0 Absent: 1**

**St. Peter Port South**

Deputy Peter A. Harwood **P**  
Deputy Jan Kuttelwascher **C**  
Deputy Barry L. Brehaut **P**  
Deputy Roger Domaille **P**  
Deputy Allister H. Langlois **P**  
Deputy Robert A. Jones **P**

**St. Peter Port North**

Deputy Michelle K. Le Clerc **P**  
Deputy John A. B. Gollop **P**  
Deputy Peter A. Sherbourne **C**  
Deputy Richard Conder **P**  
Deputy Elis G. Bebb **P**  
Deputy Lester C. Queripel **P**

**St. Sampson**

Deputy Gavin A. St. Pier **C**  
Deputy Kevin A. Stewart **P**  
Deputy Peter L. Gillson **P**  
Deputy Paul R. Le Pelley **C**  
Deputy Scott J. Ogier **P**  
Deputy Lyndon S. Trott **P**

**Vale**

Deputy Matthew J. Fallaize **P**  
Deputy David B. Jones **A**  
Deputy Laurie B. Queripel **P**  
Deputy Mary M. Lowe **P**  
Deputy Andrew R. Le Lièvre **P**  
Deputy Anthony Spruce **C**  
Deputy Garry M. Collins **P**

**Castel**

Deputy Darren J. Duquemin **P**  
Deputy Christopher J. Green **P**  
Deputy Mark H. Dorey **P**  
Deputy Barry J. E. Paint **C**  
Deputy Jonathan P. Le Tocq **C**  
Deputy Sandra A. James, MBE **P**  
Deputy A. Hunter Adam **C**

**West**

Deputy Roger A. Perrot **C**  
Deputy Alvord H. Brouard **P**  
Deputy Arrun M. Wilkie **P**  
Deputy David de G. De Lisle **P**  
Deputy Yvonne Burford **P**  
Deputy David A. Inglis **P**

**South-East**

Deputy Heidi J. R. Soulsby **P**  
Deputy Robert W. Sillars **P**  
Deputy Paul A. Luxon **P**  
Deputy Michael G. O'Hara **P**  
Deputy Francis W. Quin **P**  
Deputy Michael P. J. Hadley **C**

Alderney Representative Louis E. Jean **P**  
Alderney Representative S. D. Graham McKinley, OBE **P**