

**THE STATES OF DELIBERATION**  
**of the**  
**ISLAND OF GUERNSEY**

5<sup>th</sup> March, 2025

**Proposition No. P.2025/22**

**Committee *for the* Environment and Infrastructure**

**INTRODUCTION OF HOUSING STANDARDS LEGISLATION – LEGISLATION AND**  
**SUPPLEMENTARY POLICY LETTER**

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

Proposed by: Deputy S Kazantseva-Miller

Seconded by: Deputy S Haskins

To suspend Rule 24(2) of the Rules of Procedure of the States of Deliberation and their Committees to the extent necessary to permit the amendment below to be debated.

**SURSIS MOTIVÉ**

Proposed by: Deputy S Kazantseva-Miller

Seconded by: Deputy S Haskins

To sursis the propositions until no later than the end of the second quarter of 2026, and in the meantime to direct the Committee *for the* Environment & Infrastructure:

- a) To consider a phased introduction of the matters contained within the current draft Ordinance, prioritising areas which require more immediate regulatory intervention;
- b) To conduct, and include in the subsequent policy letter, a regulatory impact assessment (RIA) of the regulation on the rental sector, taking into account the ongoing housing crisis and economic sensitivity of the rental market and detail any potential effects such regulation would have on the housing market;
- c) To develop a more detailed analysis of the funding requirements of regulation and enforcement given the proposed scale and depth of proposed regulatory powers and the number of properties involved to support the internal resources and finances of the regulatory authority;

- d) To consider any synergies that have been sought with Jersey or other jurisdictions in enabling the delivery of such regulation, as intended in the original policy letter in 2020;
- e) To consider the requirements for any IT systems that may be necessary to enable accessible and efficient registration of properties and regulatory compliance and their readiness for launch at the time of legislative enactment;
- f) To consider providing a longer lead-in time for the market to get ready before relevant legislation is enacted; and
- g) To revert to the States no later than the end of the second quarter of 2026 with a Policy Letter addressing the above matters together with suitable Propositions, which should include the results of any consultation process which has taken place.

#### **Rule 4(1) Information**

- a) The proposition(s) contribute(s) to the States' objectives and policy plans ensuring proportionate and relevant legislation to support the Guernsey Housing Plan.
- b) In preparing the propositions there has been consultation with the Committee for the Environment and Infrastructure.
- c) The proposition has been submitted to His Majesty's Procureur for advice on any legal or constitutional implications.
- d) There are no financial implications to the States of carrying the proposal into effect.
- e) Drafting advice has been sought from the States' Greffier and not from any Officers of the Committee referred to in the proposition.

#### **Explanatory Note**

The *sursis motivé* provides direction to the Committee *for the* Environment & Infrastructure to reconsider the proposals and process in bringing forward legislation on Housing Standards in a proportionate manner with consideration to the regulatory impact, transparency around consultation, better understanding of the internal costs of regulation and enforcement, details around IT-system readiness, possible regulatory synergies with other jurisdictions.