

THE STATES OF DELIBERATION
of the
ISLAND OF GUERNSEY

COMMITTEE *FOR THE* ENVIRONMENT & INFRASTRUCTURE

LEGISLATIVE CHANGES FOR THE IMPLEMENTATION OF THE OPEN MARKET PART A
INSCRIPTIONS POLICY

The States are asked to decide:-

Whether, after consideration of the Policy Letter entitled “Legislative Changes for the Implementation of the Open Market Part A Inscriptions Policy” dated 11th February 2025 they are of the opinion:-

1. To agree to amend the Open Market Housing Register (Guernsey) Law, 2016 regarding the inscription of properties in Part A of the Open Market Housing Register as set out in section 2 of the Policy Letter.
2. Only if proposition 1 has been approved, to approve the Projet de Loi entitled “The Open Market Housing Register (Guernsey) (Amendment) Law, 2025”, as set out in Appendix 1 to the Policy Letter, and to authorise the Bailiff to present a most humble petition to His Majesty praying for His Royal Sanction thereto.

The above Propositions have been submitted to His Majesty's Procureur for advice on any legal or constitutional implications in accordance with Rule 4(1) of the Rules of Procedure of the States of Deliberation and their Committees.

EXPLANATORY MEMORANDUM

The Projet amends the Open Market Housing Register (Guernsey) Law, 2016 (“the Law”), principally by inserting three new sections – 3A, 3B and 3C. All are concerned with the inscription of properties in Part A of the Open Market Housing Register. At the moment, there is a general provision in the Law at section 3 allowing applications to be made to the Committee (defined in section 37 of the Law as the Committee for the Environment & Infrastructure) to have a property inscribed in the Open Market Housing Register on payment of a fee to be prescribed by regulations. The Projet amends section 3 (at section 1(2)) to limit its application to Parts B – D of the Open Market Housing Register, so that on commencement, applications for inscription in Part A will be made under inserted section 3A, 3B or 3C.

Inserted section 3A provides for the Committee to have power, on application being made to it, to issue Inscriptions In Principle (“IIPs”) in respect of prospective new build properties and exceptional circumstance properties (defined at inserted s3A(9) and (10)). It provides for such properties in respect of which IIPs have been issued to be subsequently inscribed in Part A provided certain prescribed conditions are met. Regulation-making powers are conferred on the Committee, including power to prescribe significant fees and to prescribe a maximum number of IIPs that may be granted in a specified period.

Inserted section 3B allows (on application being made to the Committee) for the effective transfer of inscriptions in Part A from existing Part A properties to prospective new build properties. It provides for IIPs to be issued in respect of prospective new build properties in circumstances where a person owns both one or more properties inscribed in Part A and land in respect of which planning permission has been granted for the construction of two or more prospective new build properties (as defined in inserted section 3A); and on the subsequent inscription in Part A of each prospective new build property (on specified conditions being met, including the payment of fees to be prescribed by regulations), the inscription of an existing Part A property (owned by the same person) is deleted. Properties in Fort George are excluded from scope.

Inserted section 3C allows (on application being made to the Committee) for an inscription to be transferred from a dwelling inscribed in Part A to a dwelling not inscribed in the Open Market Register where the same person owns both dwellings, the dwelling to be inscribed has a total internal floor area at least 25% smaller than the dwelling to be deleted, and the person making the application, at the time of the application, is living in the property to be deleted and has been ordinarily resident in Guernsey, in the Open Market, for at least 20 years. Properties in Fort George are again excluded from scope. There is an Ordinance-making power to amend to provide for the application of the provision in circumstances other than where the same person owns both properties.

Other provisions provide a power to amend minor anomalies in the inscription of properties in Part A; correct a typographical error in the Law (section 1(6), amending section 21 of the Law); and make other minor supplementary provision, including amending the interpretation section of the Law. A transitional provision provides that on commencement of the Projet (which is by Ordinance), any application for inscription in Part A under section 3(1) of the Law that has been received by the Committee but not determined shall be returned with any fee paid, and the applicant invited to make whatever application s/he thinks appropriate.

THE STATES OF DELIBERATION
of the
ISLAND OF GUERNSEY

COMMITTEE *FOR THE* ENVIRONMENT & INFRASTRUCTURE

LEGISLATIVE CHANGES FOR THE IMPLEMENTATION OF THE OPEN MARKET PART A
INSCRIPTIONS POLICY

The Presiding Officer
States of Guernsey
Royal Court House
St Peter Port

11th February 2025

Dear Sir

1 Executive Summary

- 1.1 The Committee *for the* Environment & Infrastructure (“the Committee”) has agreed an Open Market Part A Incriptions policy (“the Incriptions Policy”), following the direction agreed by the States through the PIPR¹ and the Government Work Plan and set out in the Guernsey Housing Plan². This policy is necessary both to enhance the quality and availability of Open Market Part A properties to better match supply with demand, and to protect the stability of both the Open Market and the Local Market.
- 1.2 The Incriptions Policy is an operational policy and as such is not subject to a Resolution of the States. However, some legislative changes, detailed in this Policy Letter, are required for the Incriptions Policy to become operational, and to enable the States of Guernsey to charge for Part A inscriptions as previously indicated. These amendments have been drafted and the Open Market Housing Register (Guernsey) (Amendment) Law, 2025 (“the Amendment Law”) has been appended to this Policy Letter at Appendix 1. This Policy Letter seeks the States of Deliberation’s approval of the Amendment Law.
- 1.3 The reason for presenting this Policy Letter and the Amendment Law together is to reduce the possibility of seriously destabilising the Open Market caused by uncertainty due to undue delay and multiple States debates focussed on the Open Market. Because of this risk of destabilisation, permission from the

¹ [Population and Immigration Policy Review](#)

² [The Guernsey Housing Plan](#)

Presiding Officer has been given for the Policy Letter and draft legislation to be considered at the same States Meeting.

- 1.4 The Inscriptions Policy was carefully developed and co-designed with industry stakeholders including estate agents, property developers, Locate Guernsey and the Open Market Forum, and has been informed by feedback from the Policy & Resources Committee, and the Committees *for* Economic Development and Home Affairs whose mandates were engaged during policy development.
- 1.5 It should be emphasised that neither the Open Market Part A Inscriptions Policy nor the proposed changes to legislation to bring the policy into effect remove, or reduce, any pre-existing rights which someone has acquired under the existing or previous laws. The Committee recognises the significant contribution that the Open Market and its residents make to the community and the economy and seeks to strengthen its positive role as an economic enabler for the Island, particularly through inscriptions onto the Open Market Housing Register, whilst ensuring that the Local Market remains protected.

2 Legislative changes required

Levies for new Part A inscriptions

- 2.1 Currently, there is an administrative fee for an application limited to that prescribed under the Open Market Housing (Guernsey) Law, 2016 (New Inscriptions) Regulations, 2019³ (“the Inscriptions Regulations”) which are made under sections 3 and 34 of the Open Market Housing Register (Guernsey) Law, 2016 (“the Open Market Law”)⁴. This is currently set at £500. Additionally, as set out in the Open Market Housing Register (Fees) Regulations, 2017⁵, there is a declaration of registration fee of £324⁶. There is typically a significant uplift in value when a property is inscribed on Part A of the Open Market Register, so the levies set out in the Inscriptions Policy⁷ reflect this uplift in value, whether for a new inscription or a transfer for any inscription included in a commercial development. While revenue is not a policy driver in its own right, such levies can contribute equitably to the States’ income⁸ at a time when there is acute pressure on public finances.

³ [The Open Market Housing Register \(Guernsey\) Law, 2016 \(New Inscriptions\) Regulations, 2019](#)

⁴ [The Open Market Housing Register \(Guernsey\) Law, 2016](#)

⁵ [The Open Market Housing Register \(Fees\) Regulations, 2017](#)

⁶ This fee is the cost for having a property inscribed on the OM Housing Register.

⁷ [Supplementary Guidance note - Process Fees Charges 090125.](#)

⁸ The levies for new Part A inscriptions have the potential to raise at least £1.5m per year, as per the current fee structure. This general revenue can then be used to fund other States’ agreed priorities, such as the development and delivery of affordable housing units.

- 2.2 Should the States Assembly approve the Amendment Law by supporting the propositions, the legislation will include Regulation-making provisions (which are subject to the endorsement of the States) in relation to levies, allowing flexibility for adjustments to be made to the fees in future, should this need arise. This is something the Committee will continue to monitor through its annual monitoring report.

Inscriptions in Principle

- 2.3 Section 3 of the Open Market Law sets out the circumstances and process for inscribing new properties onto Part A of the Open Market Housing Register. Section 3A of the Amendment Law inserts the provision for a new mechanism called an Inscription in Principle (“IIP”). This mechanism is necessary because properties can only be inscribed onto Part A of the Open Market Housing Register when they have a certificate of completion from Building Control, ⁹so this provision enables a new inscription, or the transfer of an existing inscription, to be approved in principle, pending completion of a dwelling or development, and in doing so enables fees to be levied at the appropriate junctures.
- 2.4 Once the relevant criteria have been met, an IIP can effectively be converted into a Part A inscription. IIPs are time-limited (with reasonable flexibility built in), which provides an incentive for homes to be completed within a given period of time¹⁰.

Transfers

- 2.5 There are currently no provisions in the Open Market Law which permit the transfer of Part A inscriptions from one property to another¹¹. The Amendment Law therefore inserts provisions for qualifying individuals and developers – through two different routes – to transfer a Part A inscription from one property they own to another property, as long as certain conditions are met. However, the Amendment Law does not provide for the transfer or deletion of a Part A inscription of a dwelling that forms part of the Fort George estate which is defined in the Amendment Law.

⁹ The Building (Guernsey) Regulations are defined by the States of Guernsey. Political responsibility for the delivery of the Building Control service and the development of the local regulations and deemed to satisfy guidance sits with the Development and Planning Authority.

¹⁰ This period is six years from the date of the IIP.

¹¹ Historically, there have been examples where existing properties on the Open Market Register have been deregistered and a new property inscribed, but that was not in legal terms a transfer, and historically there was no robust policy framework around such a mechanism.

Regularisation of anomaly properties

- 2.6 There are, in some very limited and rare instances, properties on Part A of the Open Market Housing Register which have a room, rooms, or other part of the dwelling to which the Part A inscription does not apply (“anomaly properties”). Those sections are classified as Local Market, meaning that, if the individual/s living in that property does/do not have the proper Population Management document, they cannot use those parts of the dwelling.
- 2.7 To regularise such anomalous properties, the Amendment Law inserts provisions enabling the Part A inscription to be extended to apply to all rooms or parts of the dwelling within the property provided they do not comprise a separate residential unit.

Amendment through Ordinance

- 2.8 The Amendment Law inserts the provision for the States to amend specific parts of it by Ordinance. This is to provide for its application in circumstances other than where two properties referred to in the Amendment Law are owned by the same person.

Additional Regulation-making powers

- 2.9 The Open Market Law already provides the Committee with Regulation-making powers, although these are currently limited to Regulations relating to the administrative fee payable and the prescribed forms to apply for a new Part A inscription.
- 2.10 The Amendment Law widens the scope of the Regulation-making powers to Regulations relating to the fees for obtaining new Part A inscriptions and the transfer of Part A inscriptions, as well as setting out conditions around the issuance of IIPs. This affords the flexibility necessary to amend these details as required, with the endorsement of the States.

Transitional provisions

- 2.11 Finally, the Amendment Law also sets out the transitional arrangements for any applicant who applied for a new Part A inscription or transfer while the policy was in development, during which process applications have not been considered.

3 Conclusion

- 3.1 The legislative amendments necessary to give effect to the Inscriptions Policy have been drafted and set out in Appendix 1.

- 3.2 Following the States' approval of the Amendment Law, the necessary Regulations will be drafted and laid at a future States Meeting. [08]

4 Compliance with Rule 4

- 4.1 Rule 4 of the Rules of Procedure of the States of Deliberation and their Committees sets out the information which must be included in, or appended to, motions laid before the States.

- 4.2 The following information is provided in conformity with Rule 4(1):

- a) The Propositions accord with the States' objectives and policy plans to develop an Open Market Part A Inscriptions Policy as set out in the Guernsey Housing Plan.
- b) Development of the Open Market Part A Inscriptions Policy was informed by engagement with:
 - The Policy & Resources Committee;
 - The Committee *for* Home Affairs;
 - The Committee *for* Economic Development;
 - An external industry interest group; and,
 - External industry specialists.
- c) The Propositions have been submitted to His Majesty's Procureur for advice on any legal or constitutional implications.
- d) It is expected that, as a result of the Propositions, there will be the opportunity for the States of Guernsey to raise at least an additional £1.5m per year.

- 4.3 For the purposes of Rule 4(2):

- a) It is confirmed that the Propositions relate to the duties of the Committee *for the* Environment & Infrastructure to develop and implement policies on matters relating to general housing policy in relation to land use, spatial planning, and infrastructure.
- b) It is confirmed that each of the Propositions have the unanimous support of the Committee.

Yours faithfully

H L de Sausmarez
President

A Gabriel
Vice-President

A Cameron
S Fairclough
A D S Matthews

PROJET DE LOI

ENTITLED

The Open Market Housing Register (Guernsey) (Amendment) Law, 2025

THE STATES, in pursuance of their Resolutions of the * *, 2025¹ have approved the following provisions which, subject to the Sanction of His Most Excellent Majesty in Council, shall have force of law in the Island of Guernsey.

Amendment of the Open Market Housing Register Law.

1. (1) The Open Market Housing Register (Guernsey) Law, 2016² ("the Law") is amended as follows.

(2) In section 3 –

(a) for the heading, substitute "New inscriptions: Parts B, C and D of the Register.", and

(b) in subsection (1), after "inscribe in" insert "Part B, C or D of".

(3) After section 3, insert –

"New inscriptions in Part A.

¹ Article * of Billet d'État No. * of 2025.

² Order in Council No. VII of 2016.

3A. (1) Subject to the provisions of this section, the Committee may, on application being made to it in a form prescribed by the Committee by regulations and on payment being made of any fees so prescribed, grant a certificate to be known, for the purposes of this section and section 3B, as an "**Inscription In Principle**" in respect of properties falling into the categories set out in subsection (2).

(2) The categories referred to in subsection (1) are –

- (a) prospective new build properties, and
- (b) exceptional circumstance properties.

(3) An Inscription In Principle may prescribe conditions required to be satisfied before the property in respect of which it has been granted may be inscribed in Part A.

(4) Subject to subsection (5), a prospective new build property in respect of which an Inscription In Principle has been granted under subsection (1) shall be inscribed in Part A if, within six years of the date of the granting of the Inscription In Principle -

- (a) the construction of the property is completed,
- (b) any conditions prescribed in the Inscription In Principle have, in the opinion of the Committee, been satisfied, and
- (c) any fees prescribed by the Committee by regulation in respect of such inscription have been

paid.

(5) A prospective new build property in respect of which an Inscription In Principle has been granted under subsection (1) shall be inscribed in Part A where the construction of the property is completed after six years of the date of the granting of the Inscription In Principle if (and only if) –

(a) the Committee is satisfied that, in all the circumstances, it would be inequitable not to so inscribe the property, and

(b) any fees prescribed by the Committee by regulation in respect of such inscription have been paid.

(6) An exceptional circumstance property in respect of which an Inscription In Principle has been granted under subsection (1) shall be inscribed in Part A if the fee prescribed for this purpose has been paid, and any conditions prescribed in the Inscription In Principle relating to the property have, in the opinion of the Committee, been satisfied; and different fees may be prescribed for different categories of exceptional circumstance property specified in the regulations.

(7) For the avoidance of doubt, a change in ownership of a property in respect of which an Inscription In Principle has been granted under subsection (1) before the property is inscribed in Part A shall not affect the grant of that Inscription In Principle in respect of that property.

(8) Regulations made under this section may –

- (a) require separate fees to be paid on -
 - (i) the submission of an application under this section,
 - (ii) the granting of an Inscription In Principle under subsection (1), and
 - (iii) the inscription of the relevant property,
- (b) prescribe a fee to be paid on the submission of an application under this section in a sum not exceeding £1,000,
- (c) prescribe fees in respect of the granting of an Inscription In Principle under subsection (1) and the inscription of the property that are, in aggregate, in a sum not exceeding £750,000,
- (d) prescribe a maximum number of applications for an Inscription In Principle to be granted under subsection (1) which the Committee may grant in any period specified in the regulations,
- (e) prescribe a maximum number of applications for an Inscription In Principle to be granted under subsection (1) which an applicant may make in any period specified in the regulations, and
- (f) specify circumstances in which the Committee

may grant, or an applicant may make, a greater number of applications than the maximum numbers specified in regulations made under paragraph (d) or (e) (as the case may be), or provide that such circumstances shall be specified in guidance published by the Committee.

(9) In this section, "**exceptional circumstance properties**" means properties which, in the opinion of the Committee, meet criteria prescribed by the Committee by regulations for this purpose, and "**exceptional circumstance property**" shall be construed accordingly.

(10) In this section and section 3B, "**prospective new build properties**" means dwellings in respect of which (at the time the application for an Inscription In Principle is made) –

- (a) planning permission within the meaning of the Land Planning and Development (General Provisions) Ordinance, 2007 has been granted, but
- (b) construction has not been completed,

and "**prospective new build property**" shall be construed accordingly.

(11) For the purposes of this section and section 3B, construction of a dwelling is completed when the Development & Planning Authority has given a completion certificate in relation to the building work in accordance with the Building (Guernsey) Regulations, 2012; and related expressions shall be construed accordingly.

New inscriptions in Part A – transfer of existing inscriptions to development properties.

- 3B. (1) In circumstances where a person owns –
- (a) (subject to subsection (2)) one or more properties inscribed in Part A (in this section each such property being referred to as an "**existing Part A property**"), and
 - (b) land in respect of which planning permission within the meaning of the Land Planning and Development (Guernsey) Law, 2005 has been granted for the construction of two or more prospective new build properties,

the Committee may, on application being made to it by or on behalf of the owner in a form prescribed by the Committee by regulations and on payment being made of any fees so prescribed, grant an Inscription In Principle in respect of one or more of the prospective new build properties under this section.

(2) A property forming part of the Fort George estate is not an existing Part A property for the purposes of this section.

(3) Subsection (1) also applies where more than one person owns both –

- (a) the property or properties referred to in subsection (1)(a), and
- (b) the land referred to in subsection (1)(b),

and in such a case the application referred to in subsection (1) shall be made by or on behalf of each such owner, and, for the avoidance of doubt, the Committee shall provide accordingly in the form prescribed by it by regulations under subsection (1).

(4) Subject to subsection (5), a prospective new build property in respect of which an Inscription In Principle has been granted under subsection (1) shall be inscribed in Part A if, within six years of the date of the granting of the Inscription In Principle -

- (a) the construction of the property and all other properties on the land referred to in paragraph (b) of subsection (1) is completed, and
- (b) any fees prescribed by the Committee by regulation in respect of such inscription have been paid.

(5) A prospective new build property in respect of which an Inscription In Principle has been granted under subsection (1) shall be inscribed in Part A where the construction of the property or any other property on the land referred to in paragraph (b) of subsection (1) is completed after six years of the date of the granting of the Inscription In Principle if (and only if) -

- (a) the Committee is satisfied that, in all the circumstances, it would be inequitable not to so inscribe the property, and
- (b) any fees prescribed by the Committee by

regulation in respect of such inscription have been paid.

(6) On the inscription of a property in Part A under subsection (5), the inscription of an existing Part A property owned by the applicant and identified for this purpose in the application shall be deleted from the Register; and for the avoidance of doubt, the inscription of each property in Part A under this section requires the deletion of an existing Part A property owned by the applicant.

(7) The total number of properties on the land referred to in subsection (1)(b) that may be inscribed under this section is whichever is the lower of –

- (a) eight, and
- (b) the whole number nearest to one third of the total number of dwellings to be constructed on the land referred to in subsection (1)(b).

(8) For the purposes of this section and for the avoidance of doubt –

- (a) a person owns land where the person holds an estate of inheritance in the land, and
- (b) where land is held in joint ownership or ownership in common, each person who holds an estate of inheritance in the land pursuant to that joint ownership or ownership in common owns

the land.

(9) The form prescribed by the Committee under subsection (1) shall require the applicant to state whether any existing Part A property to which the application relates is subject to a *usufruit*, *droit d'habitation* or similar right; and where the applicant has stated on that form that any such property is so subject, the Committee may not delete the inscription of the property unless it receives the consent in writing to the deletion of the person who enjoys that right.

(10) Regulations made under this section may –

(a) require separate fees to be paid on –

(i) the submission of an application under this section,

(ii) the granting of an Inscription In Principle, and

(iii) the inscription of the relevant property,

(b) prescribe a fee to be paid on the submission of an application in a sum up to, but not exceeding, £1,000,

(c) prescribe fees in respect of the granting of an Inscription In Principle under subsection (1) and the inscription of the relevant property that are, in aggregate, in a sum not exceeding £25,000, and

- (d) amend subsection (8) for the purposes of making different or additional provision in respect of the meaning of the ownership of land for the purposes of this section.

New inscriptions in Part A - downsizing.

3C. (1) In circumstances where a person owns two dwellings, one of which is inscribed in Part A and the other of which is not inscribed in the Part A or in any other Part of the Register, the Committee may, on application being made to it by or on behalf of the person in a form prescribed by the Committee by regulations, on payment being made of any fees so prescribed, and on the conditions in subsections (3) to (5) being met –

- (a) inscribe in Part A the property that is not so inscribed, and
- (b) delete from the Register the inscription of the property that is so inscribed.

(2) Subsection (1) also applies where more than one person owns the two dwellings referred to, if the same persons (and only those persons) own both dwellings; and in such a case the application referred to in subsection (1) shall be made by or on behalf of each owner, and, for the avoidance of doubt, the Committee shall provide accordingly in the form prescribed by it by regulations under subsection (1).

(3) The dwelling to be inscribed must, in the determination of the Committee –

- (a) be in a habitable condition, and

- (b) have a total internal floor area at least 25% smaller than that of the dwelling to be deleted from the Register.

(4) The person or persons who own the dwellings (and if not an individual or individuals, the beneficial owner or owners of that person or those persons) must, at the time of making the application –

- (a) be living in the property the inscription of which is to be deleted,
- (b) have been ordinarily resident in Guernsey for at least twenty years, and
- (c) have inhabited only properties inscribed in Part A for the whole of the period referred to in paragraph (b).

(5) The property the inscription of which is to be deleted must not form part of the Fort George estate.

(6) The form prescribed by the Committee under subsection (1) shall require the applicant to state whether any property inscribed in Part A property to which the application relates is subject to a *usufruit*, *droit d'habitation* or similar right; and where that form states any such property is so subject, the Committee may not delete the inscription of the property unless it receives the consent in writing to the deletion of the person who enjoys that right.

(7) Regulations made under this section may –

- (a) require separate fees to be paid on –
 - (i) the submission of an application under this section, and
 - (ii) the inscription of the relevant property,
- (b) prescribe a fee to be paid on the submission of an application in a sum up to, but not exceeding, £1,000,
- (c) prescribe a fee in respect of the inscription of the property that does not exceed £25,000 per property,
- (d) amend the reference to "twenty years" in subsection (4)(b) to a reference to any other period not exceeding twenty years.

(8) The Committee may publish guidance on the meaning of **"total internal floor area"** for the purposes of subsection (3)(b).

(9) The States may by Ordinance amend subsection (1) to provide for its application in circumstances other than where the two properties referred to therein are owned by the same person."

(4) Renumber the existing text at section 7 as subsection (1), and after subsection (1) insert –

"(2) The Committee may not delete the inscription of a

dwelling that forms part of the Fort George estate under subsection (1)."

(5) At the end of the cross heading immediately before section 12, insert "*within the Register*".

(6) In section 21 (issue of declarations of registration), in subsection (1) for "section 20" substitute "section 19(1)".

(7) After section 22 (additional premises to dwellings), insert –

"Committee power to amend minor anomalies in the inscription of dwellings in Part A.

22A. Where within the curtilage of a dwelling inscribed in Part A there is a room or other part of the dwelling that is not so inscribed, the Committee may, upon application being made to it in such form as it may prescribe by regulations, and on payment of such a fee, not exceeding £1,000, as the Committee may prescribe by regulations, include the room or part within the inscription in the Register relating to the dwelling."

(8) After section 31 (delegation of functions), insert –

"Fees regulations.

31A. For the avoidance of doubt, regulations under this Law prescribing fees may provide that some or all of such prescribed fees shall be non-refundable."

(9) In subsection (1) of section 37 (interpretation), in the appropriate alphabetical order insert –

""**beneficial owner**" has the meaning given in the Beneficial

Ownership (Definition) Regulations, 2017,"

""**exceptional circumstance properties**": see section 3A,"

""**the Fort George estate**" means the land transferred by the Conveyance made between the States of Guernsey and Fort George Developments Limited registered on 29th September, 1961,"

""**Inscription In Principle**": see section 3A,"

""**ordinarily resident**" has the meaning given in the Population Management (Guernsey) Law, 2016,"

""**prospective new build properties**": see section 3A,"

(10) After subsection (1) of section 37, insert –

"(1A) The Committee may amend the definition in subsection (1) of "the Fort George estate" by regulations."

Transitional provision: existing applications for inscription of properties in Part A.

2. On commencement of this Law, any application made under section 3(1) of the Law for the inscription of a property in Part A that has been received by the Committee but not determined shall be returned to the applicant by the Committee, together with any fee paid, and the Committee shall in writing invite the applicant to make whatever application the applicant thinks appropriate under the Law (including, for the avoidance of doubt, under the Law as amended by this Law).

Citation.

3. This Law may be cited as the Open Market Housing Register (Guernsey)

(Amendment) Law, 2025.

Commencement.

4. This Law shall come into force on the day appointed for this purpose by Ordinance of the States; and different dates may be appointed for different provisions and for different purposes.



Committee *for the*
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11th February 2025

THE STATES OF DELIBERATION
of the
ISLAND OF GUERNSEY

COMMITTEE *FOR THE* ENVIRONMENT & INFRASTRUCTURE

**LEGISLATIVE CHANGES FOR THE IMPLEMENTATION OF THE OPEN MARKET PART A
INSCRIPTIONS POLICY**

Dear Sir,

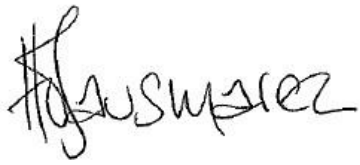
Preferred date for consideration by the States of Deliberation

In accordance with Rule 4(3) of the Rules of Procedure of the States of Deliberation and their Committees, the Committee *for the* Environment & Infrastructure requests that the 'Legislative Changes for the Implementation of the Open Market Part A Inscriptions Policy' Policy Letter be considered at the States' meeting to be held on 19th March 2025.

This Policy Letter is necessary both to enhance the quality and availability of Open Market Part A properties to better match supply with demand, and to protect the stability of both the Open Market and the Local Market.

This policy letter has time-sensitive implications and the Policy Letter and the Amendment Law are being brought together to reduce the possibility of seriously destabilising the Open Market through uncertainty. Stability and confidence in the Open Market are fundamentally important. Given the issues that occurred the last time the States reviewed the Open Market arrangements and with an election looming, the States must mitigate the potential destabilisation of the Open Market Part A that could be caused by delay and/or speculation.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'H L de Sausmarez', with a stylized, cursive script.

H L de Sausmarez
President
Committee *for the* Environment & Infrastructure

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