

THE STATES assembled on Tuesday,
26th November 1991 at 9.30 a.m. under
the Presidency of the Deputy Bailiff,
Vernon Amy Tomes, Esquire.

His Excellency the Lieutenant Governor,
Air Marshal Sir John Sutton, K.C.B.,
was present.

All Members were present with the exception
of -

Senator Bernard Thomas Binnington -
absent
Senator Anne Baal - ill.
Senator Jean Amy Le Maistre - out of
the Island.
Deputy Henry George Coutanche of St.
Lawrence - ill.
Deputy Graeme Ernest Rabet of St.
Helier - ill.
Deputy Margaret Anne Le Geyt of St.
Saviour - out of the Island.

Prayers

Statistical Digest

The Finance and Economics Committee
by Act dated 11th November, 1991, presented
to the States the Statistical Digest.

THE STATES ordered that the said Digest be
printed and distributed.

Matters lodged

The following subject was lodged
"au Greffe" -

Immigration Policy P.179/91

Presented by the Policy and Resources
Committee

Arrangement of Public Business for
the next Sitting on 3rd December 1991

THE STATES confirmed that the
following subjects lodged au Greffe should
be considered at the next Sitting on 3rd
December 1991 -

The Budget 1992
Lodged: 12th November 1991
Finance and Economics Committee

Draft Judgments (Reciprocal
Enforcement) (Amendment No.2) (Jersey)
Act 199 (P.174/91)
Lodged: 19th November 1991
Legislation Committee

Draft Affidavits (Advocates and
Solicitors) (Jersey) Law 199
(P.175/91)
Legislation Committee

Housing: strategy for the 90's.
P.142/91

THE STATES commenced consideration
of paragraph (1) of a proposition of the
Housing Committee regarding Housing:
strategy for the 90's. Debate thereon was
adjourned with no question being proposed
to the States by the Deputy Bailiff.

The States acceded to the request of the
President of the Housing Committee that
consideration of paragraphs (5), (6) and
(7) be deferred to a later date.

The States then adopted the following
paragraphs and -

(2) agreed, in principle, that the
Building Loans (Jersey) Law, 1950,
as amended, and the Building Loans
(Miscellaneous Provisions)
(Jersey) Regulations 1961, as
amended, should be amended -

(i) to raise the minimum interest
rate on the purchase of a
house from three per cent to
five per cent from 1st January
1995, whilst retaining the
present minimum interest rate
on the purchase of a flat at

three per cent for the time being;

- (ii) to remove the maximum interest rate of 10 per cent on the purchase of a property and agreed that the Committee, in consultation with the Finance and Economics Committee, should apply maximum interest rates on a fluctuating basis in line with commercial interest rates;
 - (iii) to remove the maximum price limit on a property on which the Committee is able to grant a building loan;
 - (iv) to raise the maximum loan on the purchase of a property from #78,500 to #90,000;
 - (v) to enable loans to be granted on flats purchased by 'flying freehold' and 'share transfer';
 - (vi) to enable outstanding loans to be transferrable to a second or subsequent property provided that the property to be sold is purchased by a first-time buyer;
- (3) endorsed the intention of the Housing Committee to freeze its States loan waiting list, subject to those married couples or families who are currently on the list and resident in the Island being offered properties when the Committee is able to do so;
- (4) agreed, in principle, that the Dwelling Houses (Rent Control) (Jersey) Law 1946, as amended, and the Dwelling Houses (Rent Control) (Jersey) Regulations 1946, as amended, should be amended -
- (i) to provide that tenancies covered by a Standard Tenancy Agreement approved by the Housing Committee should be

exempt from rent control;

- (ii) to reduce the current period during which a rent remains subject to control from three years to one year following the initial decision to reduce rent;
- (iii) to remove the provision that where a landlord's rent is upheld as fair under the procedure, that rent is subject to rent control;
- (iv) to provide that under the procedure, due recognition will be given to a right to a proper economic return on property, both in terms of the current value of a residential property and the cost of improvements, maintenance and repairs;
- (v) to provide that initial applications are considered by a qualified rent officer employed by the Housing Committee;
- (vi) to provide that appeals against the decision of the rent officer should be considered by a Rent Control Appeals Tribunal, comprising at least three persons appointed by the States;
- (vii) to provide a right of appeal to the Royal Court on point of law.

(8) agreed that sufficient sites need to be found to meet the requirements identified in the Island Plan, and revised in accordance with subsequent Census data, for the period 1986-1995.

The States acceded to the request of the President of the Housing Committee that paragraph 2 of Senator Richard Joseph Shenton's proposed amendments to the Housing: Strategy for the 90's (P.161/91) be referred to the Committee for report.

Further consideration of the proposition
was then adjourned to a later date.

Building Loans (Miscellaneous
Provisions) (Amendment No. 21) (Jersey)
Regulations 1991. P.159/91).

THE STATES, in pursuance of Article
15 of the Building Loans (Jersey) Law 1950,
as amended, made Regulations entitled the
Building Loans (Miscellaneous Provisions)
(Amendment No. 21) (Jersey) Regulations
1991.

THE STATES rose at 5.15 p.m.

C.M. NEWCOMBE

Deputy Greffier of the States.