



**THE STATES assembled on Wednesday
19th April 2023, at 9.30 a.m. under
the Presidency of the Deputy Bailiff,
Robert James MacRae, Esquire.**

All members were present at roll call with the exception of –

Connétable Alan Simon Crowcroft of St. Helier – ill
Deputy Geoffrey Peter Southern of St. Helier Central – excused attendance
Deputy Louise Mary Catherine Doublet of St. Saviour – ill
Deputy Robert James Ward of St. Helier Central – en défaut (défaut raised at 9.48 p.m.)
Deputy Inna Gardiner of St. Helier North – en défaut (défaut raised at 10.05 p.m.)
Deputy Philip Francis Cyril Ozouf of St. Saviour – excused attendance
Deputy Sir Philip Martin Bailhache of St. Clement – excused attendance

Prayers

Standing Order 55A – remote participation

THE STATES, with reference to their Act dated 14th September 2021, in which they had agreed that, notwithstanding Standing Order 55A(1), members who did not wish to attend in the States Chamber might continue to take part in States meetings using Microsoft Teams (until the States had considered and voted upon a proposition to re-apply Standing Order 55A(1) or to repeal or vary the terms of the Standing Order), assembled in accordance with Standing Order 55A with members able to participate remotely using Microsoft Teams.

Regulation of Estate Agents P.13/2023

THE STATES resumed consideration of a proposition of Deputy Max Brennan Andrews of St. Helier North entitled ‘Regulation of Estate Agents’ (P.13/2023), as amended, and, adopting the proposition, requested the Minister for Economic Development, Tourism, Sport and Culture to establish, following consultation with stakeholders and no later than December 2024, a statutory requirement for Estate Agents to obtain membership of an independent redress scheme, approved by the Government of Jersey.

Members present voted as follows –

POUR: 42

Connétable of St. Lawrence
Connétable of St. Brelade
Connétable of Trinity
Connétable of St. Peter
Connétable of St. Martin
Connétable of St. John
Connétable of Grouville
Connétable of St. Ouen
Connétable of St. Mary
Connétable of St. Saviour
Deputy C.F. Labey
Deputy M. Tadier

CONTRE: 0

ABSTAIN: 1

Connétable of St. Clement

Deputy S.G. Luce
 Deputy K.F. Morel
 Deputy M.R. Le Hegarat
 Deputy S.M. Ahier
 Deputy R.J. Ward
 Deputy C.S. Alves
 Deputy I. Gardiner
 Deputy I.J. Gorst
 Deputy L.J. Farnham
 Deputy K.L. Moore
 Deputy S.Y. Mézec
 Deputy T.A. Coles
 Deputy B.B.de S.V.M. Porée
 Deputy D.J. Warr
 Deputy H.M. Miles
 Deputy M.R. Scott
 Deputy J. Renouf
 Deputy C.D. Curtis
 Deputy L.V. Feltham
 Deputy R.E. Binet
 Deputy H.L. Jeune
 Deputy M.E. Millar
 Deputy A. Howell
 Deputy T.J.A. Binet
 Deputy M.R. Ferey
 Deputy R.S. Kovacs
 Deputy B. Ward
 Deputy K.M. Wilson
 Deputy L.K.F. Stephenson
 Deputy M.B. Andrews

Development Levies P.14/2023

THE STATES commenced consideration of a proposition of Deputy Raluca Stefana Kovacs of St. Saviour entitled ‘Development Levies’ (P.14/2023) and, adopting an amendment of the Council of Ministers (P.14/2023 Amd.), agreed that –

in paragraph (a), for the words “, to further the aim of a fair tax system, a land development tax or an equivalent”, there should be substituted the words “a fair”; and

in paragraph (b), for the words “Minister for Treasury and Resources” there should be substituted the words “Council of Ministers” and, for the words “by 31st March 2024”, there should be substituted the words “31st March 2025”.

THE STATES resumed consideration of the proposition of Deputy Raluca Stefana Kovacs of St. Saviour, as amended, and rejected a proposition of Deputy Andrea Howell of St. John, St. Lawrence and Trinity that, in accordance with Standing Order 85, the Assembly move to the consideration of the next item on the Order Paper.

Members present voted as follows –

POUR: 8

Connétable of St. Brelade
 Connétable of St. Ouen

CONTRE: 32

Connétable of St. Lawrence
 Connétable of St. Peter

ABSTAIN: 0

Deputy S.M. Ahier
 Deputy M.R. Scott
 Deputy R.E. Binet
 Deputy A. Howell
 Deputy M.R. Ferey
 Deputy B. Ward

Connétable of St. Martin
 Connétable of St. John
 Connétable of St. Clement
 Connétable of Grouville
 Connétable of St. Mary
 Deputy M. Tadier
 Deputy S.G. Luce
 Deputy M.R. Le Hegarat
 Deputy R.J. Ward
 Deputy C.S. Alves
 Deputy I. Gardiner
 Deputy I.J. Gorst
 Deputy L.J. Farnham
 Deputy K.L. Moore
 Deputy S.Y. Mézec
 Deputy T.A. Coles
 Deputy B.B.de S.V.M. Porée
 Deputy D.J. Warr
 Deputy H.M. Miles
 Deputy J. Renouf
 Deputy C.D. Curtis
 Deputy L.V. Feltham
 Deputy H.L. Jeune
 Deputy M.E. Millar
 Deputy T.J.A. Binet
 Deputy R.S. Kovacs
 Deputy A.F. Curtis
 Deputy K.M. Wilson
 Deputy L.K.F. Stephenson
 Deputy M.B. Andrews

THE STATES, adopting paragraphs (a) and (b) of the proposition of Deputy Raluca Stefana Kovacs of St. Saviour, as amended –

- (a) agreed that a fair charging mechanism should be introduced to raise revenue for the States from any significant uplift in the value of land arising from when the land was rezoned or from when planning permission had been granted; and
- (b) requested the Minister for Treasury and Resources to bring forward for approval the necessary legislation to give effect to the decision by 31st March 2025.

Members present voted as follows –

POUR: 40

Connétable of St. Lawrence
 Connétable of St. Brelade
 Connétable of Trinity
 Connétable of St. Peter
 Connétable of St. Martin
 Connétable of St. John
 Connétable of St. Clement
 Connétable of St. Ouen
 Connétable of St. Mary
 Connétable of St. Saviour
 Deputy M. Tadier

CONTRE: 1

Deputy S.M. Ahier

ABSTAIN: 2

Connétable of Grouville
 Deputy M.R. Le Hegarat

Deputy S.G. Luce
 Deputy K.F. Morel
 Deputy R.J. Ward
 Deputy C.S. Alves
 Deputy I. Gardiner
 Deputy I.J. Gorst
 Deputy L.J. Farnham
 Deputy K.L. Moore
 Deputy S.Y. Mézec
 Deputy T.A. Coles
 Deputy B.B.de S.V.M. Porée
 Deputy D.J. Warr
 Deputy H.M. Miles
 Deputy M.R. Scott
 Deputy J. Renouf
 Deputy C.D. Curtis
 Deputy L.V. Feltham
 Deputy R.E. Binet
 Deputy H.L. Jeune
 Deputy M.E. Millar
 Deputy A. Howell
 Deputy T.J.A. Binet
 Deputy M.R. Ferey
 Deputy R.S. Kovacs
 Deputy A.F. Curtis
 Deputy B. Ward
 Deputy K.M. Wilson
 Deputy L.K.F. Stephenson
 Deputy M.B. Andrews

THE STATES rejected paragraph (c) of the proposition of Deputy Raluca Stefana Kovacs of St. Saviour, as amended –

- (c) to agree that that the proposals in paragraph (a) should also be designed to have the effect of capturing uplifts in the value of land arising between the date of the debate of this proposition and the coming into force of the necessary legislation and to request the Minister for Treasury and Resources, having sought appropriate advice, to take the necessary steps to achieve this objective if possible.

Members present voted as follows –

POUR: 10

Connétable of St. John
 Deputy M. Tadier
 Deputy R.J. Ward
 Deputy C.S. Alves
 Deputy S.Y. Mézec
 Deputy T.A. Coles
 Deputy B.B.de S.V.M. Porée
 Deputy C.D. Curtis
 Deputy L.V. Feltham
 Deputy R.S. Kovacs

CONTRE: 31

Connétable of St. Lawrence
 Connétable of St. Brelade
 Connétable of Trinity
 Connétable of St. Peter
 Connétable of St. Martin
 Connétable of St. Clement
 Connétable of St. Ouen
 Connétable of St. Mary
 Connétable of St. Saviour
 Deputy S.G. Luce
 Deputy K.F. Morel
 Deputy S.M. Ahier
 Deputy I. Gardiner

ABSTAIN: 2

Connétable of Grouville
 Deputy M.R. Le Hegarat

Deputy I.J. Gorst
 Deputy L.J. Farnham
 Deputy K.L. Moore
 Deputy D.J. Warr
 Deputy H.M. Miles
 Deputy M.R. Scott
 Deputy J. Renouf
 Deputy R.E. Binet
 Deputy H.L. Jeune
 Deputy M.E. Millar
 Deputy A. Howell
 Deputy T.J.A. Binet
 Deputy M.R. Ferey
 Deputy A.F. Curtis
 Deputy B. Ward
 Deputy K.M. Wilson
 Deputy L.K.F. Stephenson
 Deputy M.B. Andrews

THE STATES noted that, in accordance with the provisions of Standing Order 106, the following members declared an interest in the subject of the proposition of Deputy Raluca Stefana Kovacs of St. Saviour, in that they were either the owners of land, the part-owners of land or the usufructuary owners of land –

The Connétable of Trinity
 The Connétable of St. Peter
 The Connétable of Grouville
 Deputy Carolyn Fiona Labey of Grouville and St. Martin
 Deputy Mary Rose Le Hegarat of St. Helier North
 Deputy Lyndon John Farnham of St. Mary, St. Ouen and St. Peter
 Deputy Rosemary Esther Binet of Grouville and St. Martin
 Deputy Margaret Elaine Millar of St. John, St. Lawrence and Trinity
 Deputy Andrea Howell of St. John, St. Lawrence and Trinity
 Deputy Thomas John Albert Binet of St. Saviour
 Deputy Malcolm Ross Ferey of St. Saviour

Jersey Homes Trust rent increase – assistance scheme P.15/2023

THE STATES commenced consideration of a proposition of Deputy Geoffrey Peter Southern of St. Helier Central entitled ‘Jersey Homes Trust rent increase – assistance scheme’ (P.15/2023), proposed by Deputy Samuel Yves Mézec of St. Helier South in accordance with Standing Order 68A(5), and rejected the proposition to request the Minister for Social Security, in consultation with the Minister for Housing and Communities and as a matter of urgency, to establish a scheme for those tenants in relative low-income households affected by the Jersey Homes Trust rent increase of up to 9 percent, whereby rent increases would be subsidised in whole or in part, for a period of up to three months.

Members present voted as follows –

POUR: 18

Connétable of St. Lawrence
 Connétable of St. Martin
 Connétable of St. Clement
 Connétable of Grouville
 Connétable of St. Ouen
 Connétable of St. Saviour

CONTRE: 23

Connétable of St. Brelade
 Connétable of Trinity
 Connétable of St. Peter
 Connétable of St. John
 Connétable of St. Mary
 Deputy K.F. Morel

ABSTAIN: 0

| | |
|----------------------------|--------------------------|
| Deputy M. Tadier | Deputy M.R. Le Hegarat |
| Deputy S.G. Luce | Deputy S.M. Ahier |
| Deputy R.J. Ward | Deputy I. Gardiner |
| Deputy C.S. Alves | Deputy I.J. Gorst |
| Deputy L.J. Farnham | Deputy D.J. Warr |
| Deputy S.Y. Mézec | Deputy H.M. Miles |
| Deputy T.A. Coles | Deputy M.R. Scott |
| Deputy B.B.de S.V.M. Porée | Deputy J. Renouf |
| Deputy L.V. Feltham | Deputy R.E. Binet |
| Deputy H.L. Jeune | Deputy M.E. Millar |
| Deputy R.S. Kovacs | Deputy A. Howell |
| Deputy M.B. Andrews | Deputy T.J.A. Binet |
| | Deputy M.R. Ferey |
| | Deputy A.F. Curtis |
| | Deputy B. Ward |
| | Deputy K.M. Wilson |
| | Deputy L.K.F. Stephenson |

THE STATES noted that, in accordance with the provisions of Standing Order 106, Deputy Lyndsay Victoria Feltham of St. Helier Central declared an interest in the subject of the proposition of Deputy Geoffrey Peter Southern of St. Helier Central, in that a relevant person to her was a tenant of the Jersey Homes Trust.

Arrangement of public business for future meetings

THE STATES agreed the following arrangement of public business for future meetings proposed, as amended, by the Chair of the Privileges and Procedures Committee in accordance with the provisions of Standing Order 88(3) –

2nd May 2023

Rent Control Measures. P.18/2023.
Lodged: 11th April 2023, *Deputy S.Y. Mézec of St. Helier South.*

Improving Residential Tenancies in Jersey: Residential Tenancy Law Reform proposals. R.56/2023.
Presented: 14th April 2023, *Minister for Housing and Communities.*
(In-Committee)

23rd May 2023

Draft Commissioner for Children and Young People (Amendment of Law) (Jersey) Regulations 202-. P.12/2023.
Lodged: 24th March 2023, *Chief Minister.*

Draft Probate (Amendment) (Jersey) Law 202-. P.16/2023.
Lodged: 31st March 2023, *Chief Minister.*

La Collette Waste Management Site – Development Plan. P.17/2023.
Lodged: 6th April 2023, *Minister for Infrastructure.*

- Health and Community Services Interim Board. P.19/2023.
Lodged: 11th April 2023, *Minister for Health and Social Services*.
- Draft Control of Housing and Work (Residential and Employment Status) (Amendment No. 2) (Jersey) Regulations 202-. P.20/2023.
Lodged: 11th April 2023, *Chief Minister*.
- Amendment to Standing Orders – remote participation in States meetings. P.21/2023.
Lodged: 18th April 2023, *Privileges and Procedures Committee*.

THE STATES rose at 1.02 p.m.

W.J.C. MILLOW

Deputy Greffier of the States