

THE STATES OF DELIBERATION
of the
ISLAND OF GUERNSEY

7th November, 2023

Proposition No. P.2023/114

Policy & Resources Committee

States of Guernsey Annual Budget Report 2024

AMENDMENT

Proposed by: Deputy P Roffey
Seconded by: Deputy A Matthews

1. At the end of proposition 20, add "subject to the amendment indicated below:-

For Table A1 in the Schedule to the draft Ordinance, substitute Table A1 set out in the Schedule to this amendment."

2. To insert the following Proposition immediately after Proposition 20:-

"20A. To agree that rates of Tax on Real Property shall not be increased above the rate of inflation unless and until a suitable deferred payments scheme is put in place for qualifying taxpayers who are unable to afford to pay such enhanced rates."

Rule 4(1) Information

- a) The propositions contribute to the States' strategic objectives by helping to avoid pensioner poverty.
- b) In preparing the propositions, consultation has been undertaken with members of the Policy & Resources Committee and information has been obtained from officers working within the States' Treasury.
- c) The propositions have been submitted to the Law Officers for comment.
- d) The financial implications to the States of carrying the proposal into effect are:
 - A reduction in revenue of £0.7m compared to the proposed 2024 Budget
 - Limits the ability to achieve the £1m real-terms revenue increases through budget measures agreed by the States until a deferred payments scheme is put in place
 - The cost of setting up and administering a deferred payment scheme is unknown.

Explanatory note

This amendment replaces the increases in domestic TRP tariffs proposed in the 2024 Budget with the rates described below.

- RPIX (3.9%) for properties with a TRP rating of less than 99;
- RPIX (3.9%) +3% for properties with a TRP rating of 100-149;
- RPIX (3.9%) +6% for properties with a TRP rating of 150-199;
- RPIX (3.9%) + 8.1% for properties with a TRP rating of 200 – 299;
- RPIX (3.9%) + 8.1% for properties with a TRP rating of 300 – 399;
- RPIX (3.9%) + 8.1% for properties with a TRP rating of 400 – 499; and
- RPIX (3.9%) + 8.1% for properties with a TRP rating of over 500.

The average increase would be 10.1%, a real-terms increase of 6.2%

This keeps P&R's proposed rate increases for properties in the bands 0-99, 100-149, and 150-199 [see para 2.77] but limits the increases for properties with higher TRP rates to 12%. The reason being that there are a number of people with very modest incomes who may be impacted by the proposed very high increases in the higher bands, particularly as TRP rates are applicable to property size and not property value.

Proposition 20A seeks to restrain any future TRP increases until the issues surrounding this cohort of islanders has been addressed. The concern being that continued pursuit of ever higher property taxes, without such provisions, risks creating significant pockets of poverty.

SCHEDULE

Section 1

**GUERNSEY REAL PROPERTY
TABLE A1
GUERNSEY RESIDENTIAL BUILDINGS**

1	2	3
Property Reference	Property Description/Usage	2024 Tariff
B1.0	Domestic (whole unit) Local Market with a plan area of less than 100 assessable units	£2.02
B1.0U	Unoccupied Domestic (whole unit) Local Market with a plan area of less than 100 assessable units	£10.10
B1.02	Domestic (whole unit) Local Market with a plan area of 100 or over up to (and including) 149 assessable units	£2.07
B1.02U	Unoccupied Domestic (whole unit) Local Market with a plan area of 100 or over up to (and including) 149 assessable units	£10.35
B1.1	Domestic (whole unit) Local Market with a plan area of 150 or over up to (and including) 199 assessable units	£2.13
B1.1U	Unoccupied Domestic (whole unit) Local Market with a plan area of 150 or over up to (and including) 199 assessable units	£10.65
B1.1.2	Domestic (whole unit) Local Market with a plan area of 200 or over up to (and including) 299 assessable units	£2.76
B1.1.2U	Unoccupied Domestic (whole unit) Local Market with a plan area of 200 or over up to (and including) 299 assessable units	£13.80
B1.1.3	Domestic (whole unit) Local Market with a plan area of 300 or over up to (and including) 399 assessable units	£3.19
B1.1.3U	Unoccupied Domestic (whole unit) Local Market with a plan area of 300 or over up to (and including) 399 assessable units	£15.95
B1.1.4	Domestic (whole unit) Local Market with a plan area of 400 or over up to (and including) 499 assessable units	£3.63
B1.1.4U	Unoccupied Domestic (whole unit) Local Market with a plan area of 400 or over up to (and including) 499 assessable units	£18.15
B1.1.5	Domestic (whole unit) Local Market with a plan area of 500 and over assessable units	£4.17
B1.1.5U	Unoccupied Domestic (whole unit) Local Market with a plan area of 500 and over assessable units	£20.85
B1.03	Domestic (flat) Local Market with a plan area of less than 100 assessable units	£2.02
B1.03U	Unoccupied Domestic (flat) Local Market with a plan area of less than 100 assessable units	£10.10

GUERNSEY RESIDENTIAL BUILDINGS (continued)

1	2	3
Property Reference	Property Description/Usage	2024 Tariff
B1.04	Domestic (flat) Local Market with a plan area of 100 or over up to (and including) 149 assessable units	£2.07
B1.04U	Unoccupied Domestic (flat) Local Market with a plan area of 100 or over up to (and including) 149 assessable units	£10.35
B1.2	Domestic (flat) Local Market with a plan area of 150 or over up to (and including) 199 assessable units	£2.13
B1.2U	Unoccupied Domestic (flat) Local Market with a plan area of 150 or over up to (and including) 199 assessable units	£10.65
B1.2.2	Domestic (flat) Local Market with a plan area of 200 or over up to (and including) 299 assessable units	£2.76
B1.2.2U	Unoccupied Domestic (flat) Local Market with a plan area of 200 or over up to (and including) 299 assessable units	£13.80
B1.2.3	Domestic (flat) Local Market with a plan area of 300 or over up to (and including) 399 assessable units	£3.19
B1.2.3U	Unoccupied Domestic (flat) Local Market with a plan area of 300 or over up to (and including) 399 assessable units	£15.95
B1.2.4	Domestic (flat) Local Market with a plan area of 400 or over up to (and including) 499 assessable units	£3.63
B1.2.4U	Unoccupied Domestic (flat) Local Market with a plan area of 400 or over up to (and including) 499 assessable units	£18.15
B1.2.5	Domestic (flat) Local Market with a plan area of 500 and over assessable units	£4.17
B1.2.5U	Unoccupied Domestic (flat) Local Market with a plan area of 500 and over assessable units	£20.85
B1.3	Domestic (glasshouse) Local Market	7p
B1.4	Domestic (outbuildings) Local Market	£1.02
B1.5	Domestic (garaging and parking) (non-owner-occupied) Local Market	£2.02
B1.05	Domestic (whole unit) Open Market with a plan area of less than 100 assessable units	£2.02
B1.05U	Unoccupied Domestic (whole unit) Open Market with a plan area of less than 100 assessable units	£10.10
B1.06	Domestic (whole unit) Open Market with a plan area of 100 or over up to (and including) 149 assessable units	£2.07
B1.06U	Unoccupied Domestic (whole unit) Open Market with a plan area of 100 or over up to (and including) 149 assessable units	£10.35
B2.1	Domestic (whole unit) Open Market with a plan area of 150 or over up to (and including) 199 assessable units	£2.13

GUERNSEY RESIDENTIAL BUILDINGS (continued)

1	2	3
Property Reference	Property Description/Usage	2024 Tariff
B2.1U	Unoccupied Domestic (whole unit) Open Market with a plan area of 150 or over up to (and including) 199 assessable units	£10.65
B2.1.2	Domestic (whole unit) Open Market with a plan area of 200 or over up to (and including) 299 assessable units	£2.76
B2.1.2U	Unoccupied Domestic (whole unit) Open Market with a plan area of 200 or over up to (and including) 299 assessable units	£13.80
B2.1.3	Domestic (whole unit) Open Market with a plan area of 300 or over up to (and including) 399 assessable units	£3.19
B2.1.3U	Unoccupied Domestic (whole unit) Open Market with a plan area of 300 or over up to (and including) 399 assessable units	£15.95
B2.1.4	Domestic (whole unit) Open Market with a plan area of 400 or over up to (and including) 499 assessable units	£3.63
B2.1.4U	Unoccupied Domestic (whole unit) Open Market with a plan area of 400 or over up to (and including) 499 assessable units	£18.15
B2.1.5	Domestic (whole unit) Open Market with a plan area of 500 and over assessable units	£4.17
B2.1.5U	Unoccupied Domestic (whole unit) Open Market with a plan area of 500 and over assessable units	£20.85
B1.07	Domestic (flat) Open Market with a plan area of less than 100 assessable units	£2.02
B1.07U	Unoccupied Domestic (flat) Open Market with a plan area of less than 100 assessable units	£10.10
B1.08	Domestic (flat) Open Market with a plan area of 100 or over up to (and including) 149 assessable units	£2.07
B1.08U	Unoccupied Domestic (flat) Open Market with a plan area of 100 or over up to (and including) 149 assessable units	£10.35
B2.2	Domestic (flat) Open Market with a plan area of 150 or over up to (and including) 199 assessable units	£2.13
B2.2U	Unoccupied Domestic (flat) Open Market with a plan area of 150 or over up to (and including) 199 assessable units	£10.65
B2.2.2	Domestic (flat) Open Market with a plan area of 200 or over up to (and including) 299 assessable units	£2.76
B2.2.2U	Unoccupied Domestic (flat) Open Market with a plan area of 200 or over up to (and including) 299 assessable units	£13.80
B2.2.3	Domestic (flat) Open Market with a plan area of 300 or over up to (and including) 399 assessable units	£3.19
B2.2.3U	Unoccupied Domestic (flat) Open Market with a plan area of 300 or over up to (and including) 399 assessable units	£15.95

GUERNSEY RESIDENTIAL BUILDINGS (continued)

1	2	3
Property Reference	Property Description/Usage	2024 Tariff
B2.2.4	Domestic (flat) Open Market with a plan area of 400 or over up to (and including) 499 assessable units	£3.63
B2.2.4U	Unoccupied Domestic (flat) Open Market with a plan area of 400 or over up to (and including) 499 assessable units	£18.15
B2.2.5	Domestic (flat) Open Market with a plan area of 500 and over assessable units	£4.17
B2.2.5U	Unoccupied Domestic (flat) Open Market with a plan area of 500 and over assessable units	£20.85
B2.3	Domestic (glasshouse) Open Market	7p
B2.4	Domestic (outbuildings) Open Market	£1.02
B2.5	Domestic (garaging and parking) (non-owner-occupied) Open Market	£2.02
B3.1	Domestic (whole unit) Social Housing	Zero
B3.2	Domestic (flat) Social Housing	Zero
B3.3	Domestic (glasshouse) Social Housing	Zero
B3.4	Domestic (outbuildings) Social Housing	Zero
B3.5	Domestic (garaging and parking) (non-owner-occupied) Social Housing	Zero
B13.1	Development buildings (domestic)	£1.02
B13.1E	Development buildings (domestic) (uncompleted)	£5.10