

Dear Petitions Committee,

Thank you for providing me the opportunity to give further explanation of the original petition to extend the land transaction tax (LTT) break at least a further 6 months beyond 31st March 2021 and to increase temporary threshold to £300,000.

The main aim of the petition was to allow purchasers (both first time buyers and secondary buyers) who have seen delays in build times due to the COVID-19 pandemic the opportunity to gain access to an excellent scheme. The secondary aim was to also stimulate the economy in a positive manner. A stable and strong construction industry often ties itself with a strong and stable economy.

The rest of the UK devolved parties have considered extending the LTT (Devolved alternatives) to ensure that the economy can prosper on the back of the pandemic especially in light of the now announced vaccination programme.

There was clear evidence that the stimulus introduced by Welsh Government in part worked and it would be recommended that these stimuluses are extended to aide the current crisis.

I am not using the help to buy scheme but are fully aware of how the valuations are based and appreciate that some areas of cutting would be needed to aide the cut in LTT. Second to this the banks have seen a large increase in borrowing not just from first time buyers but homebuyers moving up the property ladder (which is the case for myself) and the uncertainty that the banks once faced could no longer be a stumbling block for many like myself looking at new properties. If the extension is not granted then this could then be an antagonistic affect that could cause the banks to restrict lending and subsequently shrink the economy.

I would like to point to that the number of sales has been decreasing for the last two years and that a stimulus of this nature would ultimately help those numbers increase. This is down a number of factors with primary consideration given to the removal of the toll system on the Prince of Wales Bridge giving a surge in house purchasers from across into England. If there is no incentive then there will be further shrinkage of local economies.

The Welsh Government should consider the effect that the wider media has on the economy. Look at the effect "I'm a celebrity get me out of here" as potentially given North Wales. The airing of such a programme in this country and the perspective that Wales is actually a place to be and live will be supported by the scheme proposals given in the petition.

I believe Wales can be a front runner in doing this and show that we are open for business.

Kind Regards



Mr. Gavin R Powell BSc