Awdurdod Cyllid Cymru
Welsh Revenue Authority

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Ystadegau'r Dreth Trafodiadau Tir: Cyhoeddiad blynyddol cyntaf yn Mehefin 2019

Land Transaction Tax (LTT) statistics: First annual publication in June 2019

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Cefndir yr Awdurdod

- Sefydlwyd fel awdurdod trethi newydd i Gymru ar 1 Ebrill 2018
- Adran anweinidogol gyntaf Llywodraeth Cymru
- Yn gyfrifol am gasglu a rheoli dwy dreth ddatganoledig gyntaf Cymru:
  - Treth Trafodiadau Tir (*yn newid Treth Dir y Dreth Stamp)*
  - Treth Gwarediadau Tirlenwi *(yn newid Treth Tirlenwi)*
- Rhagwelir y bydd yn codi tua £1bn dros bedair blynedd i gefnogi gwasanaethau cyhoeddus yng Nghymru

Background to the WRA

- Established as a new tax authority for Wales on 1 April 2018
- First non-ministerial department of Welsh Government
- Responsible for collecting and managing the first two devolved Welsh taxes:
  - Land Transaction Tax *(replacing Stamp Duty Land Tax)*
  - Landfill Disposals Tax *(replacing Landfill Tax)*
- Anticipated to raise an estimated £1bn over four years to support Welsh public services

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Ffeithiau allweddol am yr Awdurdod

- Tîm bach ac aml-sgiliol o tua 70 o staff ynghyd â staff ar draws 16 o broffesiynau'r gwasanaeth sifil
- Yr awdurdod trethi cyntaf i fod yn gwbl seiliedig yn y cwmwl (Gwasanaeth Sifil y DU) – dull ’digidol yn gyntaf’ o drethu
- Mae’r Awdurdod yn gweithio gyda Thrysorlys Cymru o gwmpas deddfwriaeth a pholisi ar gyfer trethi
- Mae’r Awdurdod wedi ymrwymo i gyflwyno ffordd newydd o drethu yng Nghymru: *'Ein Dull o Weithredu'*

Key facts about the WRA

- A small and multi-skilled team of approx. 70 plus staff across 16 Civil Service professions
- First fully-cloud based tax authority (UK Civil Service) - a digital first approach to tax
- The WRA works with Welsh Treasury around legislation and policy for taxes
- The WRA is committed to delivering a new way of doing tax in Wales: *'Our Approach'*

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Ein Dull o Weithredu... Our Approach...

Cydweithio
(keed-way-thee-o)

Ystyr hyn yn llythrennol yw **'gweithio gyda'n gilydd'** ac mae'n golygu gweithio tuag at nod gyffredin.

This literally means **'to work together'** and carries a sense of working towards a common goal.

Cadarnhau
(kad-arn-high)

Mae hyn yn awgrymu nodwedd **gadarn a chryf y gellir dibynnu arni**. Mae'n golygu darparu sicrwydd, bod yn gywir ac atgyfnerthu ymddiriedaeth.

This suggests a **solid, robust quality that can be relied on**. This is about providing certainty, being accurate and reinforcing trust.

Cywiro
(kuh-wir-o)

Ystyr hyn yn llythrennol yw **'dychwelyd at y gwir'** ac mae'n ymwneud â sut rydyn ni'n gweithio gyda chi i ddatrys gwallau neu bryderon.

This literally means **'returning to the truth'** and is about the way we work with you to resolve errors or concerns.

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Cynllun Corfforaethol (2019-22)

- Wedi lansio'r Cynllun Corfforaethol cyntaf (Mai 2019)

→ **Cynllunio a darparu gwasanaethau cyllid cenedlaethol i Gymru**

→ **Arwain y gwaith o ddefnyddio data trethdalwyr Cymru'n well er mwyn Cymru**

Gwneud pethau'n haws
Byddwn yn ei gwneud yn haws talu'r swm cywir o dreth

Bod yn fwy effeithlon
Byddwn yn darparu mewn ffordd sy'n gynaliadwy ac sy'n cynnig gwerth am arian

Sicrhau ein bod yn deg
Byddwn yn deg ac yn gyson yn y ffordd rydym yn casglu ac yn rheoli trethi, gan weithredu'n gymesur pan nad yw pobl yn cyflawni eu rhwymedigaethau

Ehangu ein gallu
Byddwn yn datblygu ein gallu unigol a chyfunol

Corporate Plan (2019-22)

- Launched the first three-year Corporate Plan (May 2019)

→ **Design and deliver Welsh national revenue services**

→ **Lead the better use of Welsh taxpayer data**

Making it easier
We will make it easier to pay the right amount of tax

Being more efficient
We will deliver in a way that is sustainable and delivers value for money

Ensuring we are fair
We will be fair and consistent in the way we collect and manage tax, taking proportionate action when people do not meet their obligations

Enhancing our capability
We will develop individual and collective capability

Cefndir yr ystadegau

- Enwyd fel 'cynhyrchydd ystadegau swyddogol' y dyfodol, ym mis Tachwedd 2017
- Cyhoeddi ystadegau swyddogol misol a chwarterol ers Ebrill 2018
- Cyhoeddwyd ein ystadegau Treth Trafodiadau Tir blynyddol cyntaf yn Mehefin 2019
- Dechreuwyd cyhoeddi datganiadau fel cyfres o dudalennau gwe cysylltiedig (fformat HTML, yn hytrach na PDFs)
- Ddim yn bosibl cymharu ystadegau Treth Trafodiadau Tir yn llawn ag ystadegau blaenorol CThEM ar dreth dir y dreth stamp yng Nghymru

Background to the statistics

- Named as a future 'official statistics producer' in November 2017
- From April 2018, published monthly and quarterly official statistics
- Published our first annual LTT statistics in June 2019
- Began publishing releases as a series of linked webpages (HTML format, rather than PDFs)
- LTT statistics not fully comparable with previous HMRC statistics on stamp duty land tax in Wales

Cyfraddau a bandiau'r Dreth Trafodiadau Tir

Preswyl

- Y dreth yn ymwneud â gwerth yr eiddo
- Y brif gyfradd
- Cyfraddau uwch (os yw'r prynwr yn prynu eiddo sy'n ychwanegol i'w brif breswylfa)
    - Gall y gydran cyfraddau uwch gael ei had-dalu - os yw'r prynwr yn gwerthu ei brif breswylfa flaenorol o fewn 3 blynedd i'r trafodiad cyfraddau uwch

Defnydd amhreswyl neu gymysg

- Pryniadau a lesoedd (newydd neu wedi'u haseinio)
- Ar gyfer lesoedd newydd, gall elfen sydd ynghlwm â'r rhent gael ei threthu

Land Transaction Tax rates and bands

Residential

- Tax relates to the value of the property
- Main rate
- Higher rates (if the buyer is purchasing an additional property to their main residence)
    - Higher rates component may be refunded - if the purchaser sells their previous main residence within 3 years of the higher rates transaction

Non-residential or mixed use

- Purchases and leases (new or assigned)
- For new leases, an element relating to the rent may be taxed

Data daearyddol

- Yn Mehefin 2019, cyhoeddon ni ystadegau Treth Trafodiadau Tir blynyddol cyntaf:

  Data preswyl ac amhreswyl ar gyfer:
  - Awdurdodau Lleol

  Trafodiadau preswyl yn unig:
  - Etholaethau'r Cynulliad
  - Mynegai 'degfedau' MALIC
    (MALIC = Mynegai Amddifadedd Lluosog Cymru)
  - Ardaloedd adeiledig (bydd y data hwn yn cael ei gyhoeddi yn y dyfodol agos)

Mae setiau data agored ar gael ar StatsCymru

Geographic data

- In June 2019, we published the first annual LTT statistics:

  Residential and non-residential data for:
  - Local Authorities

  Residential transactions only:
  - Assembly constituencies
  - WIMD ‘tenths’
    (WIMD = Welsh Index of Multiple Deprivation)
  - Built up areas (this data will be published in the near future)

Open datasets are available on StatsWales

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28.06.19
Welsh government raises £226m from new land tax

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Friday 28 Jun 2019 @ 11:05
Welsh Government
Printable version
First land transaction tax data released for all Welsh local authorities

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Welsh land transaction tax raises £226.9m in first year

02 July 2019
Categories: News

The Welsh Revenue Authority (WRA) has published its first annual statistics covering the year 2018-19 for land transaction tax, including data for all local authorities in Wales.

These show that there were 61,750 transactions for land transaction tax. They raised £226.9m tax for sales and leases of property and land in Wales of which £154.5m tax was due for r

R

'Brexit to blame for holiday homes'

Thursday, 4 July 2019 - Local People

0
Post a comment

by Dylan Davies - Deputy news editor
@dylandavies1 dylan@cambrian-news.co.uk

A Borth-y-Gest councillor has blamed Brexit for an apparent rise in houses being bought as holiday homes in Gwynedd over the past 12 months.

Statistics from the Welsh Revenue Authority show that 37 per cent of house transactions in Gwynedd for 2018/19 were subject to a higher rate of transaction tax, meaning they were bought as second homes or buy-to-let properties.

At 37 per cent, the figure for Gwynedd is the highest in Wales.

Cllr Simon Brooks, who represents Borth-y-Gest on Porthmadog Town Council, said: "I

Cllr Simon Brooks in Cornwall to talk to St Ives Town Council about the holiday homes issue

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First Land Transaction Tax Data Released for all Welsh Local Authorities

Business › Business News › Gwynedd

Gwynedd and Anglesey second home hotspots as new statistics lift lid on the property market in Wales

More than one in three properties sold in Gwynedd go as second homes, holiday homes or buy-to-let

SHARE COMMENTS By Owen Hughes Business correspondent
12:18, 1 JUL 2019 | UPDATED 14:03, 1 JUL 2019

BUSINESS

Canlyniadau allweddol – TTT ar gyfer Cymru

Ar gyfer trafodiadau hysbysadwy wedi'u hadrodd y Dreth Trafodiadau Tir gyda dyddiad dod i rym yn Ebrill 2018 i Fawrth 2019:

- 61,560 o drafodiadau a £226.9 miliwn o dreth yn ddyledus;
- 55,660 o drafodiadau preswyl gyda £154.5 miliwn o dreth yn ddyledus;
  - o'r rhain, £59.1 miliwn o refeniw ychwanegol ei godi o gyfraddau uwch y dreth breswyl; a
- 6,090 o drafodiadau amhreswyl, gan arwain at £72.5 miliwn o dreth yn ddyledus.

Key results – Wales level LTT

For reported notifiable LTT transactions with an effective date in April 2018 to March 2019:

- 61,750 transactions and £226.9 million tax due;
- 55,660 residential LTT transactions with £154.5 million tax due;
  - of which, £59.1 million additional revenue was raised from the higher rates of the residential tax; and
- 6,090 non-residential LTT transactions resulting in £72.5 million tax due.

Data daearyddol - pwysig i'w nodi:

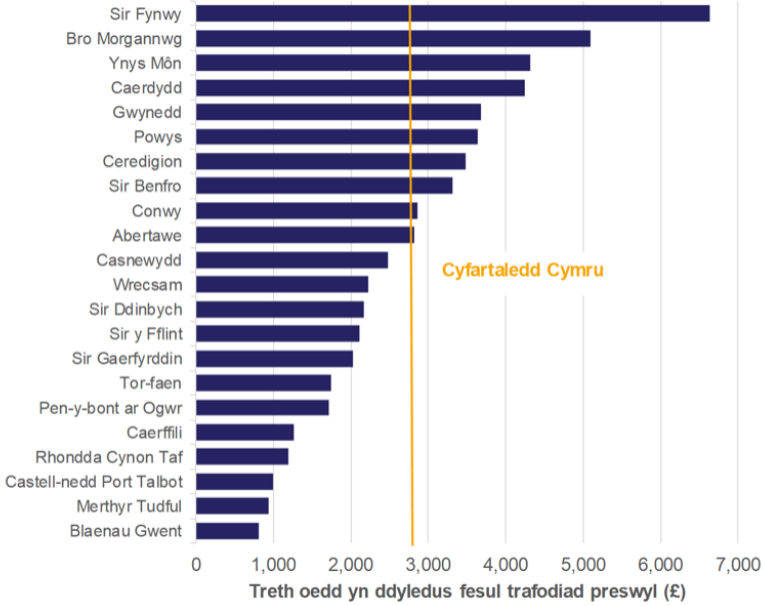
- Data Awdurdodau Lleol ar eiddo ychwanegol – **nid** ail gartrefi yw’r rhain i gyd. Gallant fod yn brynu-i-osod, pontio, pryniannau gan gwmnïau e.e. darparwyr tai cymdeithasol
- Dim ond eiddo a werthwyd yn ystod y flwyddyn ddiwethaf (nid y stoc lawn o eiddo sydd gan Awdurod Lleol)
- Nid oes chod post ar rai ffurflenni, felly mae'r data yn llai dibynadwy

Geographic data - important to note:

- Local Authority data on additional properties – these are **not** all second homes. May be buy-to-let, bridging, purchases by companies e.g. social housing providers
- Only properties sold in the past year (not the full stock of properties in a Local Authority)
- Some returns have no postcode information, therefore less reliable data

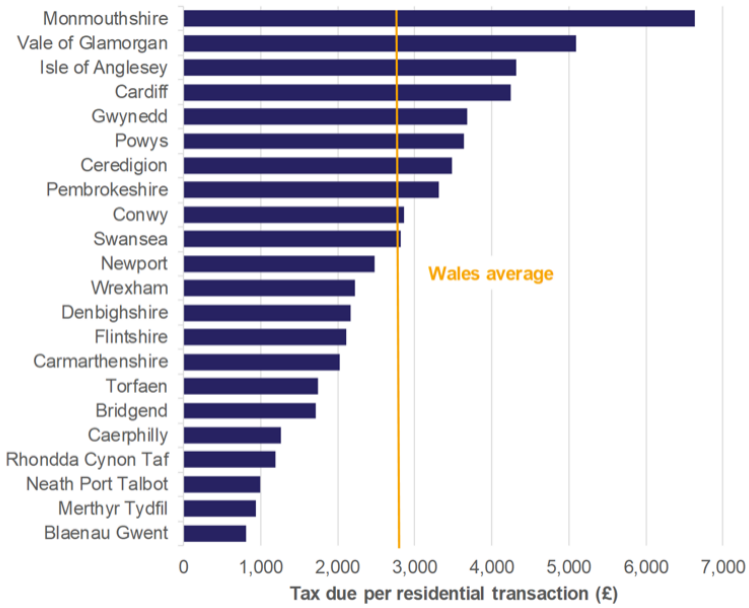
Canlyniadau allweddol - data daearyddol

Ffigur 8.1 Treth sy'n ddyledus fesul trafodiad preswyl, yn ôl awdurdod lleol (£)



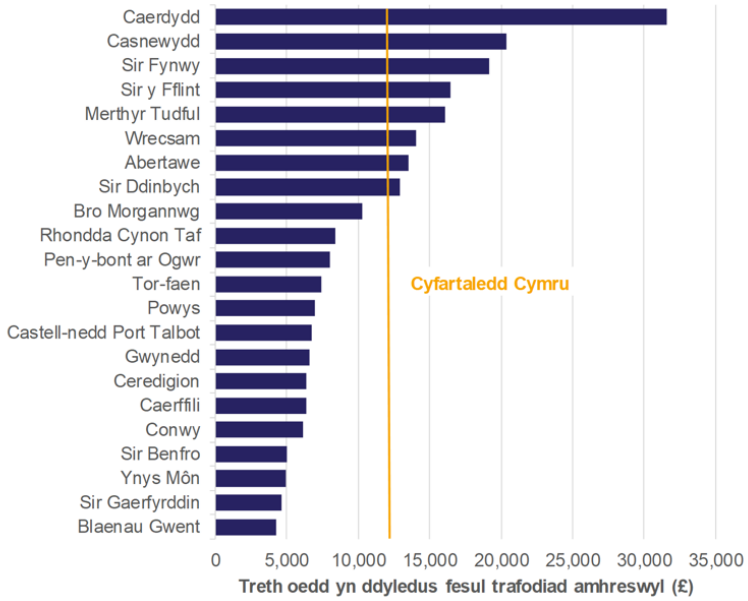
Key findings – geographic data

Figure 8.1 Tax due per residential transaction, by local authority (£)



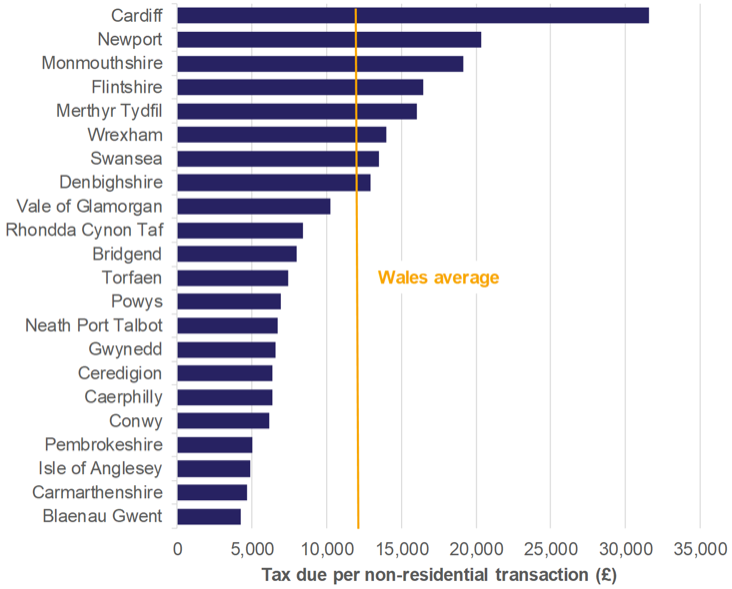
Canlyniadau allweddol - data daearyddol

Ffigur 8.2 Treth sy'n ddyledus fesul trafodiad amhreswyl, yn ôl awdurdod lleol (£)



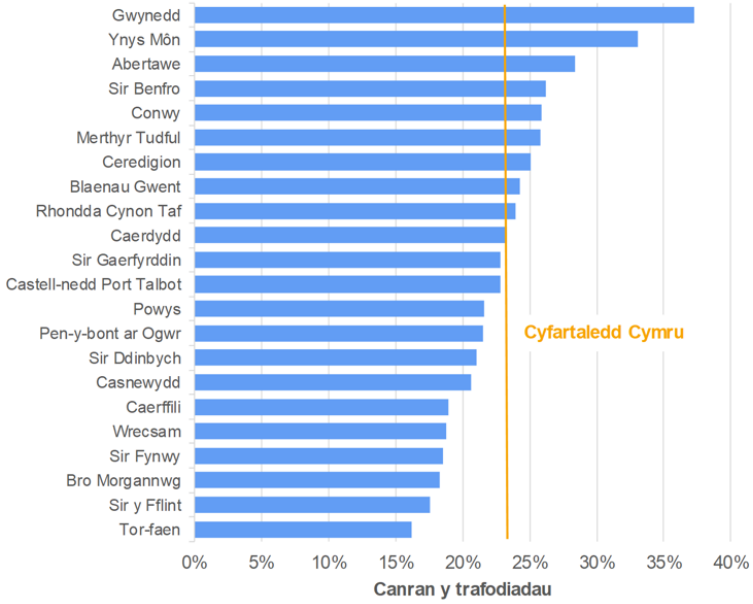
Key findings – geographic data

Figure 8.2 Tax due per non-residential transaction, by local authority (£)



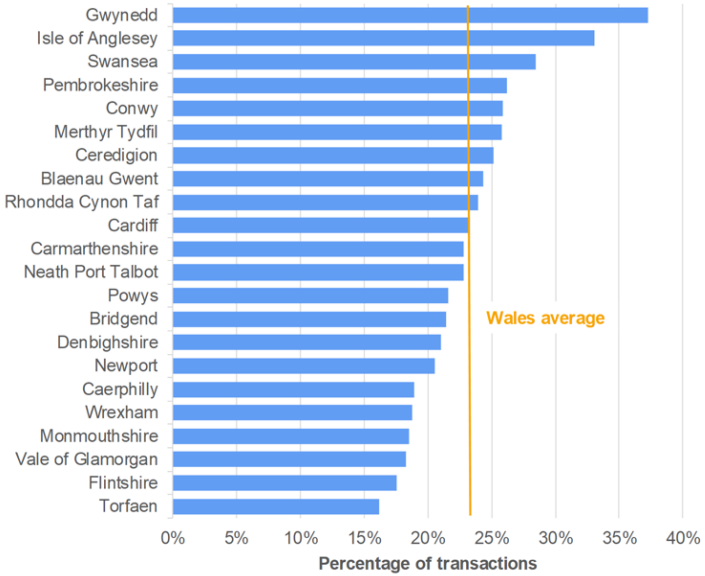
Canlyniadau allweddol - data daearyddol

Ffigur 8.3 Trafodiadau cyfradd uwch fel canran o'r holl drafodiadau preswyl, yn ôl awdurdod lleol



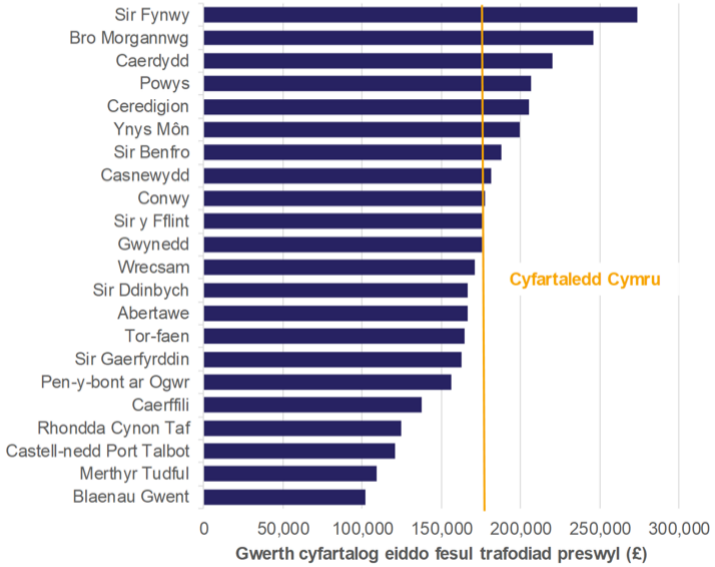
Key findings – geographic data

Figure 8.3 Higher rate transactions as a percentage of all residential transactions, by local authority



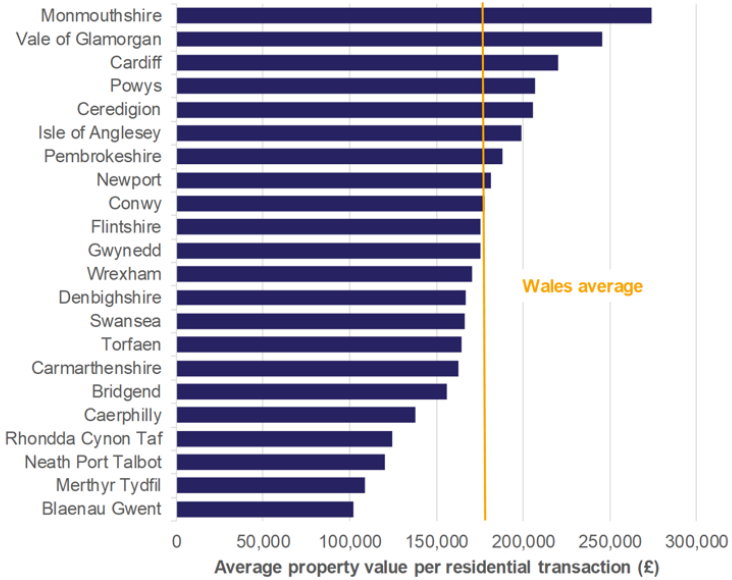
Canlyniadau allweddol - data daearyddol

Ffigur 8.4 Cyfartaledd gwerth eiddo fesul trafodiad preswyl, yn ôl awdurdod lleol (£)



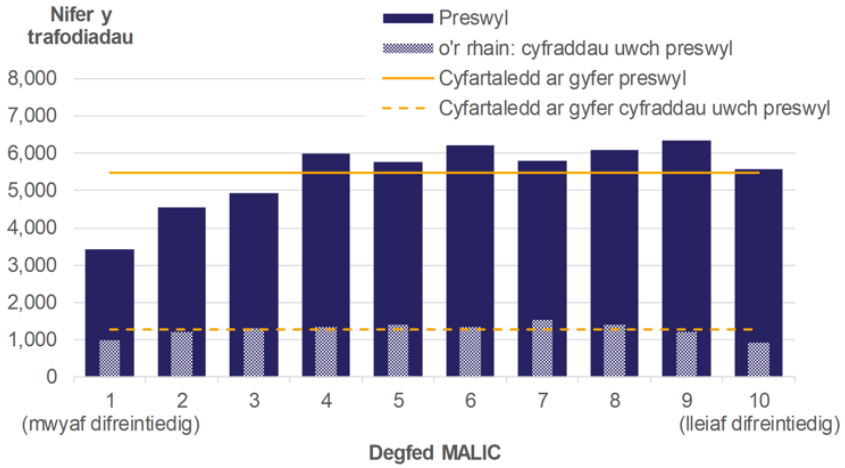
Key findings – geographic data

Figure 8.4 Average property value per residential transaction, by local authority (£)



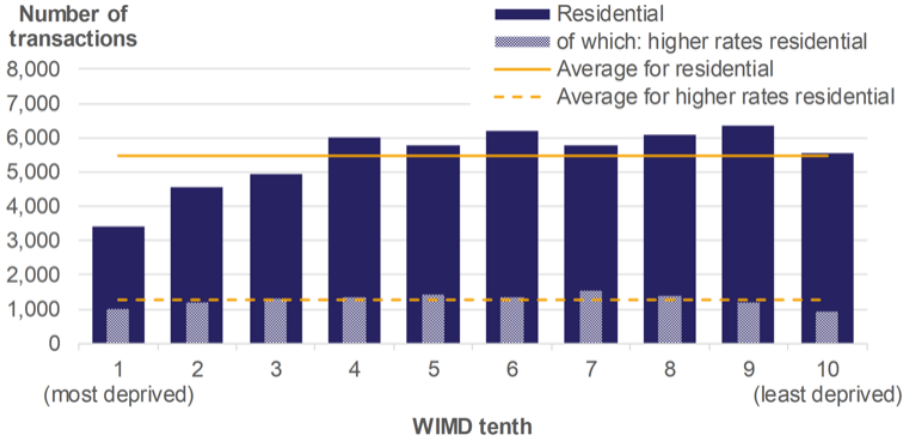
Canlyniadau allweddol – defynddio'r Mynegai Amddifadedd Lluosog Cymru

Ffigur 9.1 Nifer y Trafodiadau, yn ôl degfed MALIC



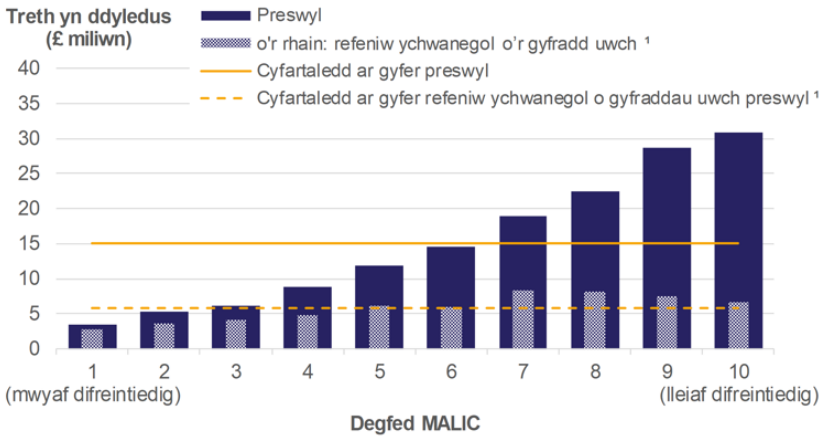
Key findings – using the Welsh Index of Multiple Deprivation

Figure 9.1 Number of transactions, by WIMD tenth



Canlyniadau allweddol – defynddio'r Mynegai Amddifadedd Lluosog Cymru

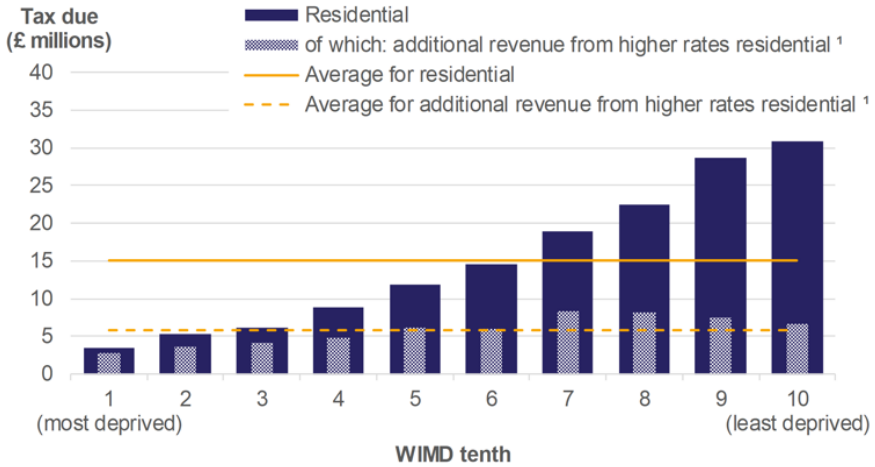
Ffigur 9.2 Treth sy'n ddyledus, yn ôl degfed MALIC (£)



¹ Nodwch mai dim ond refeniw ychwanegol o drafodiadau cyfraddau uwch sydd yn y golofn hon. Nid yw'r eitem hon yn cynnwys elfen prif gyfradd trafodiadau cyfradd uwch.

Key findings – using the Welsh Index of Multiple Deprivation

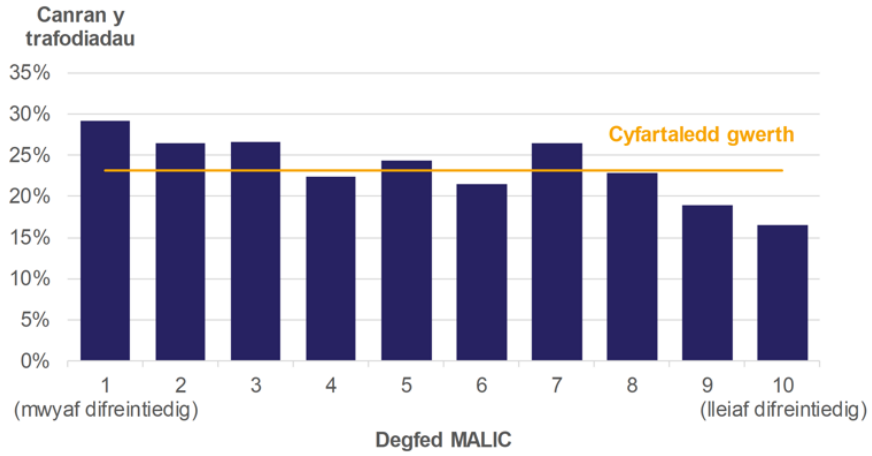
Figure 9.2 Tax due, by WIMD tenth (£)



¹ Please note this item only includes the additional revenue from higher rates transactions. This item does not include the main rate component of higher rate transactions.

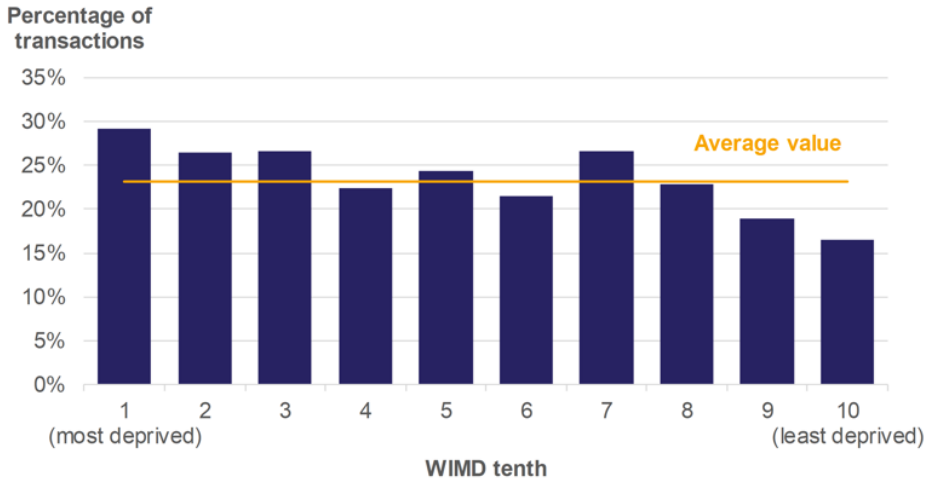
Canlyniadau allweddol – defynddio'r Mynegai Amddifadedd Lluosog Cymru

Ffigur 9.3 Trafodiadau cyfradd uwch fel canran o'r holl drafodiadau preswyl, yn ôl degfed MALIC



Key findings – using the Welsh Index of Multiple Deprivation

Figure 9.3 Higher rate transactions as a percentage of all residential transactions, by WIMD tenth



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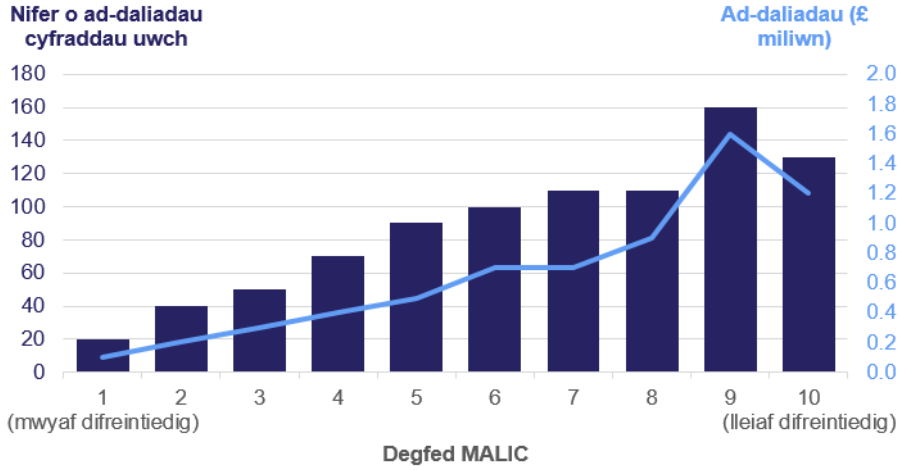
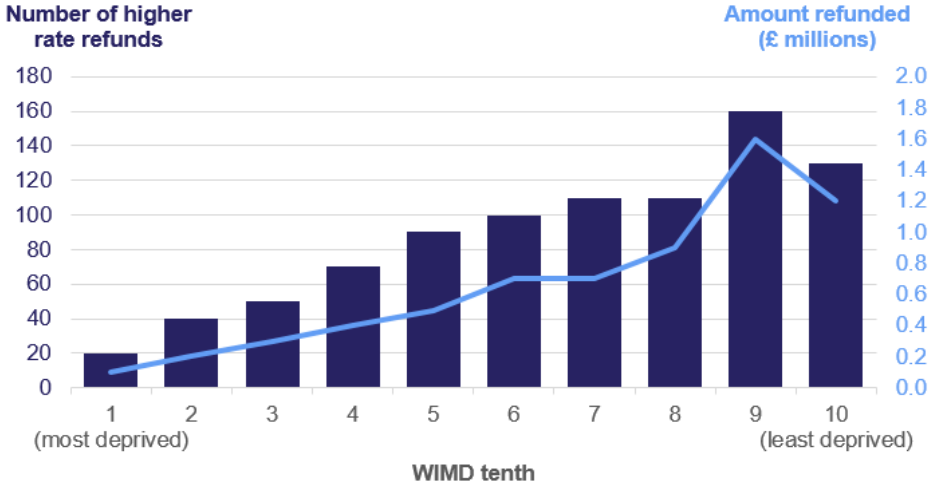
Canlyniadau allweddol – defynddio'r Mynegai Amddifadedd Lluosog Cymru

(ddim yn cynnwys yn y datganiad ystadegol) Ad-daliadau cyfraddau uwch, yn ôl degfed MALIC



Key findings – using the Welsh Index of Multiple Deprivation

(not included in the statistical release) Higher rates refunds, by WIMD tenth



Mwy o wybodaeth:

Ystadegau'r Dreth Trafodiadau Tir
https://llyw.cymru/ystadegaur-dreth-trafodiadau-tir

Ystadegau'r Dreth Gwarediadau Tirlenwi
https://llyw.cymru/ystadegaur-dreth-gwarediadau-tirlenwi

Data agored ar StatsCymru
https://statscymru.llyw.cymru/Catalogue/Taxes-devolved-to-Wales

Further information:

Land Transaction Tax statistics
https://gov.wales/land-transaction-tax-statistics

Landfill Disposals Tax statistics
https://gov.wales/landfill-disposals-tax-statistics

Open datasets on StatsWales
https://statswales.gov.wales/Catalogue/Taxes-devolved-to-Wales

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Diolch - Unrhyw gwestiynau?

Thank you - Any questions?

Am fwy o wybodaeth:
llyw.cymru/acc

For more information:
gov.wales/wra