



Statistical Release

Land Transaction Tax



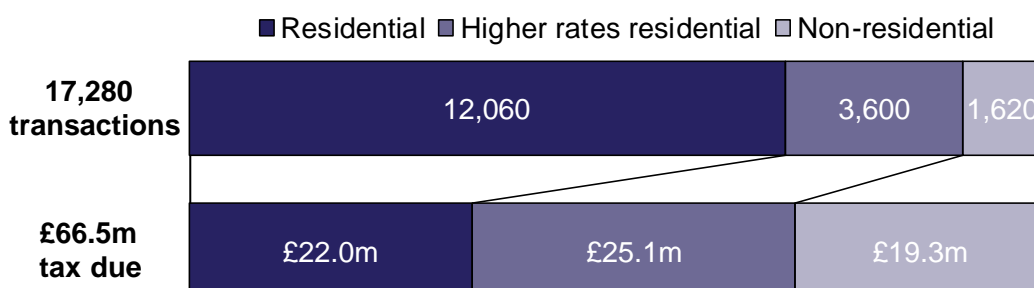
Estimates for Quarter 3, October–December 2018

Key statistics from this release

For notifiable LTT transactions with an effective date in October to December:

- 17,280 reported notifiable LTT transactions, with a total of £66.5 million tax due;
- 12,060 residential LTT transactions at the main rate, with 3,600 residential LTT transactions at the higher rate, covering a total of
- £47.2 million tax due when combined; and
- 1,620 non-residential LTT transactions resulting in £19.3 million tax due.
- These figures represent an increase over the equivalent figures for July to September 2018. This was driven by rises in transactions for both the residential and non-residential sectors, in particular the monthly peak to-date in November for residential transactions.

Chart 1: Number of reported notifiable LTT transactions and tax due (£million) on those transactions, October to December 2018



31 January 2019

WRA 01/2019

This release is the third of the 2018-19 quarterly series of Land Transaction Tax (LTT) statistics.

This release includes provisional estimates for December and revised estimates for April to November. They provide a snapshot summary of LTT notifiable transactions received by the close of 21 January.

The next quarterly update for LTT statistics is due to be published on 25 April.

[This release is also available in Welsh.](#)

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Land Transaction Tax (LTT)

From 1 April 2018, LTT replaced Stamp Duty Land Tax (SDLT) on residential and non-residential property and land interests purchased in Wales. The tax rates and tax bands for LTT vary depending on the type of transaction. [The full list of tax rates and tax bands can be found on the Welsh Government website.](#)

Why are these values provisional and which values have been revised?

The data included in this release are provisional, as the initial estimates are likely to be revised in the future once further data is collected. The diagram on the next page explains the timing of statistics relating to LTT.

The value presented for this quarter is provisional, including data from October, November and December. Initial data for October and November has previously been published on the WRA website, these have been revised in this release following additional returns and data validation.

For the most recent month (December in this release):

- When filing a LTT return, the organisation paying the return has 30 days after the 'effective date' to submit and pay the return. The effective date is when the tax becomes liable to be paid, usually when a transaction is completed on a property. Additional LTT transactions relating to December are therefore likely to be filed during the rest of January.
- Around 75% of reported notifiable transactions are reported within ten days to the WRA, although around one in every ten are returned outside 20 days.
- Additional data cleansing and validation may identify errors in tax returns that have been submitted. Limited validations have been carried out to date on these data, and we will continue to improve these estimates as we learn more about the data.

In this release, we also revise the initial monthly estimates previously published for October and November. These estimates may be revised further in the future, for example:

- following refunds for higher rates residential transactions (see Table 6);
- due to errors identified in returns as a result of WRA checks; or
- by agents in the course of their business.

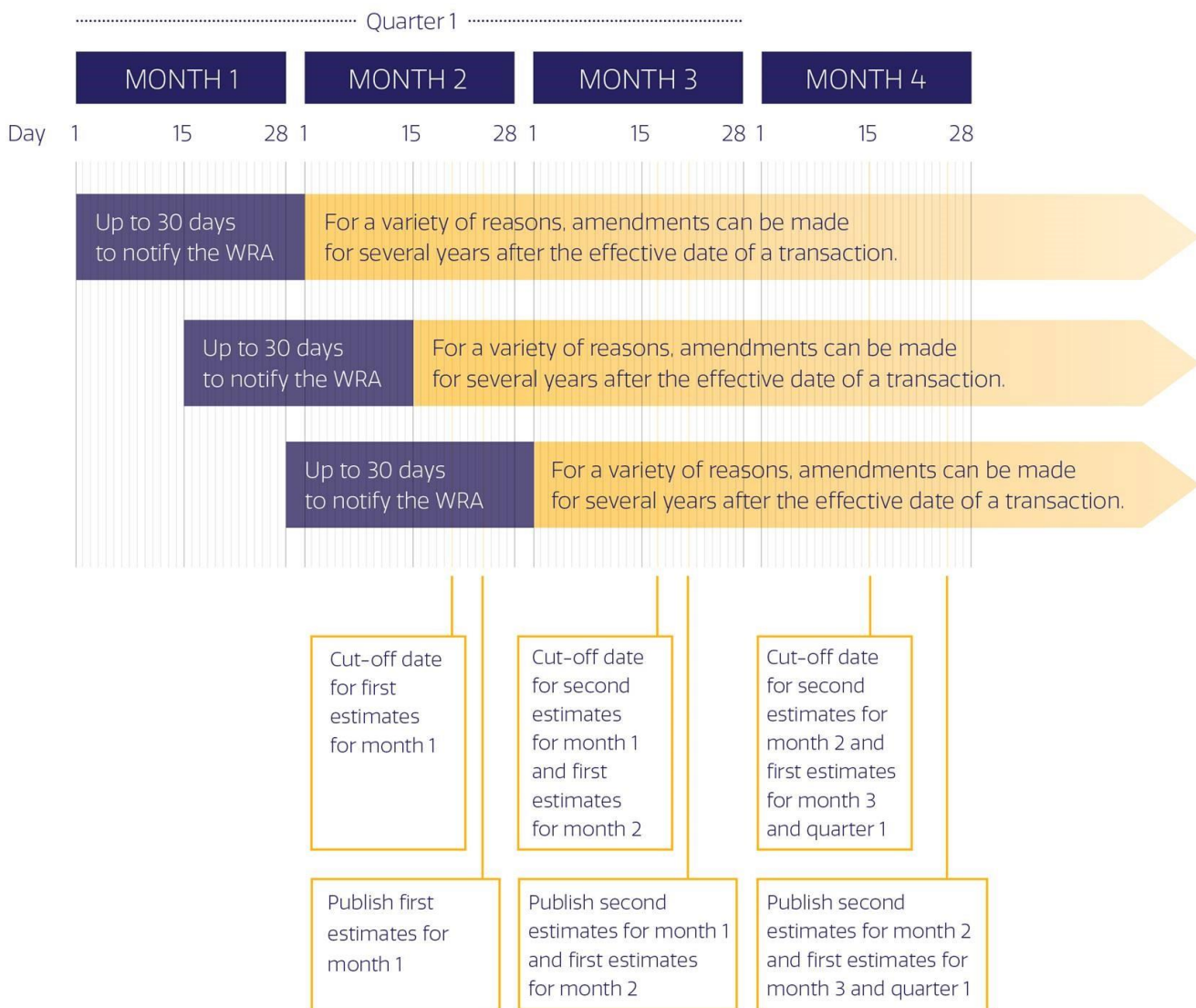
The data for the period April to September 2018 are also revised in this release but given the length of time that has now passed since the end of September, these data are unlikely to be subject to noticeable revisions in future editions of this release.

Timing of Official Statistics for Land Transaction Tax

The diagram below outlines the timescales for reporting transactions subject to Land Transaction Tax (LTT) to the Welsh Revenue Authority (WRA); and the impact this has on the timing of official statistics.

The three bars below represent examples of transactions each with different effective dates. The first bar shows where the effective date of the transaction (usually the completion date) is day 1 of month 1, the second bar has an effective date of day 15 of month 1, and the third bar is day 28 of month 1.

The diagram highlights that transactions which occur later in the month may not be included in the first estimates for the month 1, due to the 30 day time period for notification to the WRA and the cut off date to allow timely statistics.



Publication timing

Cut-off date for estimates: 3rd Monday of the month

Monthly statistics are published on Friday in the same week

Quarterly statistics are published on Thursday in the following week

How is this release structured?

This release includes eight tables which will be published quarterly. Tables 1 to 4 are also updated monthly on the [StatsWales website](#).

Table 1a-c: Number of reported notifiable transactions, tax due on those transactions and the value attributed to those properties that are subject to LTT, by effective date

Table 2: Number of transactions by type of transaction

Table 3a-b: Number of residential transactions and tax due on those properties, by residential tax band

Table 4a-b: Number of non-residential transactions and tax due on those properties, by non-residential tax band

Table 5: Number and value of reliefs issued by effective date

Table 5a: Number of transactions which had a relief applied which did not impact the value of the tax due

Table 6: Number and value of refunds issued by effective date

Table 7: Land Transaction Tax (LTT) paid to the Welsh Revenue Authority (WRA)

How will this data be published in the future?

This is the third of our quarterly statistical releases for LTT. We will publish the next quarterly release in this series in April. This publication will update estimates included in this release in addition to providing estimates for the fourth quarter (January to March) of 2018-19. Prior to this, tables one to four will be updated on 22 February and 22 March on the StatsWales website. These will be data only releases.

As announced in the previous edition of this release and our [publication timetable](#), quarter four data will be published in April and will provide preliminary estimates for the first full year of operations, on the same basis as provided in this release. However, the additional, more granular, data on an annual basis that was originally planned for the quarter four release will now be provided alongside final estimates for the year in an extra release due to be published on 27 June 2019. This will ensure that these more granular data will be less susceptible to future revisions and will remove the need for a revised presentation at a later date.

Data tables included in this release

Table 1a: Number of reported notifiable transactions, by effective date (a)

Effective date	Transactions (number)			Total number of transactions (c)
	Main rate residential	Higher rates residential	Non-residential (b)	
By quarter				
April-June 18 (r)	10,090	3,120	1,410	14,620
July-Sept 18 (r)	11,420	3,420	1,460	16,300
Oct-Dec 18 (p)	12,060	3,600	1,620	17,280
By month				
April 18 (r)	2,930	950	490	4,380
May 18 (r)	3,320	1,040	450	4,800
June 18 (r)	3,840	1,130	470	5,440
July 18 (r)	3,680	1,170	480	5,330
August 18 (r)	4,220	1,240	520	5,980
September 18 (r)	3,520	1,020	460	5,000
October 18 (r)	3,850	1,190	580	5,630
November 18 (r)	4,450	1,320	530	6,300
December 18 (p)	3,760	1,090	510	5,360

(a) Values in this table have been rounded to the nearest 10 transactions.

(b) The category 'non-residential properties' includes properties that are not wholly residential (i.e. those which have both residential and commercial elements).

(c) The total presented has been calculated based on the unrounded values.

At the close of 21 January, there were 17,280 reported notifiable transactions for October to December, with a small number of further notifications still likely to be received. Just over two-thirds of those were main rate residential transactions.

This figure for October to December represents an increase over the equivalent figures for July to September 2018. This was driven by rises in transactions for both the residential and non-residential sectors, in particular the monthly peak to-date in November for residential transactions.

Table 1b: Tax due on reported notifiable transactions, by effective date (a)

Effective date	Tax due (£ in millions)					
	Residential property subject to main rate	Residential property subject to higher rate			Non-residential (b)	Total tax due (c)
		Revenue from main rate	Additional revenue from higher rate	Total higher rate		
By quarter						
April-June 18 (r)	16.0	3.1	13.8	17.0	15.5	48.4
July-Sept 18 (r)	22.0	5.3	16.8	22.1	17.6	61.8
Oct-Dec 18 (p)	22.0	6.8	18.3	25.1	19.3	66.5
By month						
April 18 (r)	4.0	1.0	4.2	5.1	6.1	15.2
May 18 (r)	4.8	1.1	4.6	5.7	3.6	14.0
June 18 (r)	7.3	1.1	5.0	6.1	5.8	19.2
July 18 (r)	6.6	1.6	5.7	7.3	8.0	21.9
August 18 (r)	8.2	1.8	5.9	7.8	3.7	19.7
September 18 (r)	7.2	1.9	5.2	7.1	5.9	20.1
October 18 (r)	7.2	2.1	5.9	7.9	6.6	21.7
November 18 (r)	8.1	2.9	6.9	9.8	5.4	23.3
December 18 (p)	6.8	1.8	5.6	7.4	7.3	21.4

(a) Tax due in this table has been rounded to the nearest £0.1 million.

(b) The category 'non-residential properties' includes properties that are not wholly residential (i.e. those which have both residential and commercial elements).

(c) The total presented has been calculated based on the unrounded values.

The amount of LTT due is calculated based on the reported notifiable transactions that had been submitted. By the close of 21 January, just under £66.5 million was due for LTT transactions that related to October to December. The peak seen in numbers of residential transactions in November is also seen in the tax due, both for main rate and higher rate transactions.

Whilst the number of non-residential notifiable transactions fell slightly from November to December, the corresponding amount of tax due rose by a third. This reflects the typical volatility in the value of non-residential transactions.

Table 1c: Value attributed to properties subject to LTT, by effective date (a)

Effective date	Property value taxed (£ millions)			Total property value taxed (c)
	Main rates residential	Higher rates residential property	Non-residential (b)	
By quarter				
April-June 18 (r)	1,793	461	523	2,777
July-Sept 18 (r)	2,133	560	665	3,358
Oct-Dec 18 (p)	2,221	611	580	3,412
By month				
April 18 (r)	497	140	218	854
May 18 (r)	568	153	126	847
June 18 (r)	729	168	179	1,076
July 18 (r)	671	190	307	1,167
August 18 (r)	801	198	190	1,188
September 18 (r)	661	173	169	1,003
October 18 (r)	710	195	214	1,120
November 18 (r)	818	231	165	1,214
December 18 (p)	692	185	201	1,079

(a) Values in this table have been rounded to the nearest £1 million.

(b) The category 'non-residential properties' includes properties that are not wholly residential (i.e. those which have both residential and commercial elements).

(c) The total presented has been calculated based on the unrounded values.

To calculate the amount of tax due, the purchase price of the transaction (also called the consideration) is typically collected. For conveyance and transfer of ownership, which usually relate to freehold purchases, this is based on the value of the property. The consideration takes the form of a premium for residential leasehold purchases, where it is also usually the value of the property. However, for non-residential leases, this amount represents the premium to acquire the lease.

As a result, table 1c contains a mixture of concepts and so cannot simply be referred to as the true valuation or purchase price of the properties. It instead should be viewed as the value attributed to those properties that are subject to LTT.

Table 2: Number of transactions, by type of transaction (a)

Effective date	Conveyance/ Transfer of ownership (b)	Total Value (£ millions)	Granting a new lease	Assignment of a lease	Total Number
	Number		Number	Number	
By quarter					
April-June 18 (r)	13,290	2,604	640	690	14,620
July-Sept 18 (r)	15,000	3,165	600	700	16,300
Oct-Dec 18 (p)	15,910	3,233	680	700	17,280
By month					
April 18 (r)	3,960	783	210	210	4,380
May 18 (r)	4,380	805	200	230	4,800
June 18 (r)	4,960	1,017	230	250	5,440
July 18 (r)	4,910	1,119	180	230	5,330
August 18 (r)	5,500	1,130	200	270	5,980
September 18 (r)	4,590	915	210	190	5,000
October 18 (r)	5,170	1,070	230	230	5,630
November 18 (r)	5,810	1,158	230	250	6,300
December 18 (p)	4,920	1,006	220	220	5,360

(a) Values in this table have been rounded to the nearest £1 million. The total presented has been calculated based on the unrounded values.

(b) Conveyance / Transfer of ownership also includes a small number of transactions classed as 'Other'.

Conveyance or transfer of ownership accounted for the majority of reported notifiable transactions over October to December (92 per cent of all reported notifiable transactions over this period). The valuation of the properties associated with those conveyances and transfer of ownership over the same period was £3.2 billion.

Non-residential transactions in which a new lease is granted

Tables 4a and 4b (on the following pages) show all non-residential transactions by valuation band for the property. These tables contain data on various types of transaction, including conveyances, assignment of a lease, and granting a new lease.

Where a new lease is granted for a non-residential property, there are two elements of tax assessed:

1. The value attributed to acquiring the new lease (known as the 'premium value')
2. The amount relating to the rental value of the property (known as the 'net present value')

In Tables 4a and 4b, it is only possible to allocate these transactions to valuation bands using element 1 above (premium value). Element 2 of the tax (rental value) is not used for this purpose. Therefore the valuation band allocated to these transactions will **not** represent the full value of the property. In practice, if a fuller assessment of property value was available, there would be more transactions in the higher value bands than is displayed in the tables.

This issue only affects non-residential transactions where a new lease is granted (i.e. only a portion of the transactions shown in Tables 4a and 4b). All other property and leases are not assessed for tax using a rental element, so the issue does not affect the other types of non-residential transactions included in Tables 4a and 4b. The issue does not affect Tables 3a and 3b (residential transactions).

Table 3a: Number of residential transactions by residential tax band and effective date (a)

Effective date	Transactions by residential tax band (number)						Total (b)
	Up to and including £180,000	£180,001 - £250,000	£250,001 - 400,000	£400,001 - £750,000	£750,001 - £1.5m	Over £1.5m	
By quarter							
April-June 18 (r)	8,730	2,360	1,670	420	20	*	13,210
July-Sept 18 (r)	9,210	2,790	2,160	630	40	*	14,840
Oct-Dec 18 (p)	9,790	2,940	2,270	610	60	10	15,660
By month							
April 18 (r)	2,680	660	440	100	*	*	3,880
May 18 (r)	2,970	710	540	130	10	*	4,350
June 18 (r)	3,070	1,000	700	190	10	*	4,970
July 18 (r)	3,080	870	700	180	10	*	4,850
August 18 (r)	3,380	1,030	780	250	10	*	5,460
September 18 (r)	2,750	890	680	200	20	*	4,540
October 18 (r)	3,180	950	700	200	20	*	5,040
November 18 (r)	3,620	1,040	850	220	30	*	5,770
December 18 (p)	2,980	950	720	190	10	*	4,850

(a) Values in this table have been rounded to the nearest 10. Please note that this table includes residential lease transactions.

(b) The total presented has been calculated based on the unrounded values.

* Represents a value that is not sufficiently large to present and has been suppressed.

There were 15,660 reported notifiable residential transactions in October to December, and 62 per cent of those were within the first tax band (with a purchase price of less than £180,000). This accounts for just over four-fifths of LTT transactions when combined with the second band.

Table 3b: Tax due on residential transactions, by residential tax band (a)

Effective date	Tax due by residential tax band (£ millions)						Total (b)
	Up to and including £180,000	£180,001 - £250,000	£250,001 - 400,000	£400,001 - £750,000	£750,001 - £1.5m	Over £1.5m	
By quarter							
April-June 18 (r)	7.4	5.1	11.3	7.9	1.0	*	33.0
July-Sept 18 (r)	7.4	6.3	15.3	12.7	2.4	*	44.2
Oct-Dec 18 (p)	7.7	6.7	16.3	12.8	2.9	1	47.2
By month							
April 18 (r)	2.4	1.5	3.1	2.0	*	*	9.1
May 18 (r)	2.5	1.6	3.6	2.5	0.3	*	10.4
June 18 (r)	2.6	2.1	4.6	3.5	0.4	*	13.4
July 18 (r)	2.6	2.0	5.1	3.6	0.6	*	13.9
August 18 (r)	2.7	2.3	5.4	5.1	0.5	*	16.0
September 18 (r)	2.1	2.0	4.8	4.0	1.3	*	14.3
October 18 (r)	2.6	2.3	5.0	4.3	0.8	*	15.1
November 18 (r)	2.8	2.3	6.1	4.8	1.5	*	17.9
December 18 (p)	2.3	2.1	5.2	3.7	0.5	*	14.1

(a) Values in this table have been rounded to the nearest £0.1 million. Please note that this table includes the tax due on residential lease transactions.

(b) The total presented has been calculated based on the unrounded values.

* Represents a value that has been suppressed as is based on a very small number of transactions (see table 3a).

For October to December, a total of £47.2 million is due from the 15,660 reported notifiable LTT residential transactions. In this period, tax due from the first and second bands (with a purchase price less than £250,000) accounts for just under a third of total tax due on residential transactions; but as stated above, just over four-fifths of the count of transactions.

Table 4a: Number of non-residential transactions, by non-residential tax band (a) (b)

Effective date	Transactions by non-residential tax band (number)				Total (c)
	Up to and including £150,000	£150,001 - £250,000	£250,001 - £1m	More than £1m	
By quarter					
April-June 18 (r)	920	170	240	80	1,410
July-Sept 18 (r)	950	160	270	80	1,460
Oct-Dec 18 (p)	1,010	190	320	90	1,620
By month					
April 18 (r)	320	60	90	30	490
May 18 (r)	310	50	80	20	450
June 18 (r)	290	60	80	40	470
July 18 (r)	310	60	80	30	480
August 18 (r)	330	50	110	30	520
September 18 (r)	310	50	80	20	460
October 18 (r)	370	70	120	30	580
November 18 (r)	330	70	110	20	530
December 18 (p)	310	60	100	40	510

(a) Values in this table have been rounded to the nearest 10.

(b) The table includes around 400 non-residential transactions (each quarter) where a new lease is granted. These transactions are given a value band using the value attributed to acquiring the new lease (known as the 'premium value'), but **not** the amount which represents the rental cost of the property (known as the 'net present value'). Therefore the full value of these properties is not represented in this table. In practice, if a fuller assessment of property value was available, there would be more transactions in the higher value bands than is shown. Going forward, we will investigate how the two elements of value for these transactions can be better represented in this table.

(c) The total presented has been calculated based on the unrounded values.

For October to December, there were 1,620 reported notifiable non-residential transactions, just under two-thirds of which were up to and including £150,000.

Table 4b: Tax due on non-residential transactions, by non-residential tax band (a) (c)

Effective date	Tax due by non-residential tax bands (£ in millions)				Total (b)
	Up to and including £150,000	£150,001 - £250,000	£250,001 - £1m	More than £1m	
By quarter					
April-June 18 (r)	2.6	0.1	2.8	10.0	15.5
July-Sept 18 (r)	4.5	0.1	3.0	10.1	17.6
Oct-Dec 18 (p)	2.3	0.1	3.6	13.3	19.3
By month					
April 18 (r)	*	~	1.0	3.6	6.1
May 18 (r)	0.6	~	0.8	2.1	3.6
June 18 (r)	*	~	0.9	4.2	5.8
July 18 (r)	2.8	~	0.9	4.3	8.0
August 18 (r)	0.2	~	1.3	2.2	3.7
September 18 (r)	1.5	~	0.8	3.5	5.9
October 18 (r)	1.5	~	1.3	3.7	6.6
November 18 (r)	0.2	~	1.2	4.0	5.4
December 18 (p)	0.6	~	1.0	5.6	7.3

(a) Values in this table have been rounded to the nearest £0.1 million.

(b) The total presented has been calculated based on the unrounded values.

(c) The table includes the tax due for around 400 non-residential transactions (each quarter) where a new lease is granted. These transactions are given a value band using the value attributed to acquiring the new lease (known as the 'premium value'), but **not** the amount which represents the rental cost of the property (known as the 'net present value'). Therefore the full value of these properties is not represented in this table. In practice, if a fuller assessment of property value was available, there would be more transactions in the higher value bands than is shown. Going forward, we will investigate how the two elements of value for these transactions can be better represented in this table.

~ Represents a value which rounds to 0, but is not 0.

* Represents a value that has been suppressed as the tax due for a small number of transactions contributes to the majority of the cell value (dominance).

£19.3 million tax was calculated for these non-residential properties for October to December, with just over two-thirds falling within the highest valuation tax band.

Reliefs

Reliefs can be claimed on both residential and non-residential properties. Reliefs reduce the amount of tax due when certain conditions are met. The most common reliefs claimed are typically: group relief; multiple dwellings relief; and charity relief.

[More information on each of the reliefs and when they apply can be found in published guidance on the WRA website.](#)

The table below shows the number of transactions that have had reliefs applied. It should be noted that multiple reliefs can be applied to a single transaction and reliefs may reduce the tax due to zero (known as a full relief) or by a certain percentage or amount (known as a partial relief). For October to

December, there were around 420 transactions which had a relief, a very small number of which had more than one relief applied (see both tables 5 and 5a below).

Table 5: Number and value of reliefs issued, by effective date (a) (d)

Effective date	Relieved transactions (number)				Value of tax relieved (£ millions)			
	Main rate	Higher rates	Non-residential	Total	Main rate	Higher rates	Non-residential	Total
	residential	residential	(c)		residential	residential	(c)	
April - June 18 (r)	80	40	60	170	1.4	0.6	6.8	8.7
July - September 18 (r)	50	70	70	190	0.6	0.7	16.6	17.9
October - December 18 (p)	70	50	60	190	0.8	0.3	6.5	7.6

(a) Values in this table have been rounded to the nearest 10 transactions and the nearest £0.1 million tax relieved.

(b) The total presented has been calculated based on the unrounded values.

(c) The category 'non-residential properties' includes properties that are not wholly residential (i.e. those which have both residential and commercial elements).

(d) The figures presented exclude around 50 to 100 linked transactions subject to relief for each quarter as it is difficult to reliably estimate the impact of reliefs in these cases. Our best estimate of the impact of reliefs relating to linked transactions is around £1 million to £2 million per quarter, but this is not sufficiently robust to be disaggregated and included alongside the above data.

During October to December, there were 190 transactions which had reliefs applied to them and which reduced the associated tax due, consistent with the number during July to September. The tax due has been quite volatile over time, due to small numbers of large non-residential transactions, particularly in the previous quarter. For July to September, the total reduction in tax due of reliefs was £17.9 million, of which £16.6 million was accounted for by non-residential transactions. A very small number of these non-residential transactions accounted most of this £17.9 million and the value of tax relieved in the year to date may not be representative of the activity to be expected over the full year.

Table 5a outlines that a further 230 transactions with an effective date in October to December were reported as being subject to reliefs. However, these reliefs had no impact on the tax due and have been excluded from the number above for that reason. Many of them have been reported unnecessarily by the organisations completing the online tax return. As most of these apply to low value residential transactions, indications are that the majority are due to a perceived (but mistaken) need to claim first time buyer relief (which applies for the predecessor tax, but not to LTT).

In Table 5a, the corresponding figures for April to June and July to September have been revised downwards since the previous statistical release. This is because queries have been raised with several agents about why tax reliefs have been claimed where there is no impact on value of the tax, and in many cases these reliefs have been found to be unnecessarily claimed. These transactions have been amended to remove the unnecessary reliefs, and as this process is continuing, some further downward revisions are expected to table 5a.

Table 5a: Number of transactions which had a relief applied which did not impact the value of the tax due (a) (d)

Effective date	Transactions (number)			Total (b)
	Residential	Higher rates residential	Non-residential (c)	
April - June 18 (r)	130	~	30	160
July - September 18 (r)	170	10	20	200
October - December 18 (p)	190	10	30	230

(a) Values in this table have been rounded to the nearest 10 transactions and the nearest £0.1 million tax relieved.

(b) The total presented has been calculated based on the unrounded values.

(c) The category 'non-residential properties' includes properties that are not wholly residential (i.e. those which have both residential and commercial elements).

(d) The figures presented exclude around 50 to 100 linked transactions subject to relief for each quarter as it is difficult to reliably estimate the impact of reliefs in these cases. Our best estimate of the impact of reliefs relating to linked transactions is around £1 million to £2 million per quarter, but this is not sufficiently robust to be disaggregated and included alongside the above data.

Refunds

The first refund for higher rates LTT was issued in May 2018. If within three years of completing a higher rate LTT transaction, the buyer sells their previous main residence, they may be eligible for a refund of the additional higher rate of LTT. At the close of 21 January, 220 refunds were claimed for transactions with an effective date in the first quarter of 2018-19, with 160 for the second quarter and 40 for the third quarter.

When a refund for higher rates residential LTT is claimed, the original transaction is amended to a main rate residential LTT transaction. In Tables 1 to 3, transactions that were included in the higher rates columns prior to the refund claim are therefore moved to the main rate column after the refund claim. The data in this release is adjusted for any refunds approved by WRA up to and including 21 January.

Table 6: Number and value of refunds of higher rate residential issued, by effective date (a)

Effective Date	Number of transactions	Amount refunded (£ million)
April - June 18 (r)	220	1.7
July - September 18 (r)	160	1.3
October - December 18 (p)	40	0.3

(a) Values in this table have been rounded to the nearest 10 transactions and the nearest £0.1 million tax relieved.

Table 6 above outlines the number and value of refunds that have been issued by the effective date of the transaction.

Further information on the refund payments actually made to taxpayers, by the month in which they were made, can be found on the StatsWales website. These are provided, in the main, to support forecasting requirements and have been omitted from this release to avoid confusion between the two values.

Tax paid

Table 7: Land Transaction Tax (LTT) paid to the Welsh Revenue Authority (WRA) (a)

Quarter	Value of LTT payments received (£m)
April - June 18	39.0
July - September 18	62.8
October - December 18	65.9

(a) Values in this table have been rounded to the nearest £0.1 million.

Over the third quarter of 2018-19 (October to December), the WRA received £65.9 million in LTT payments.

This value differs from the value shown in Table 1b, as it only includes those transactions where payments had been received by the end of 31 December 2018; which is typically referred to as 'on a cash basis'.

Key quality section

Value

These statistics have been established to meet the immediate user requirement for data on the implementation of LTT, following the establishment of the WRA. [Further information on Land Transaction Tax can be found here.](#)

Statistics for the equivalent taxes in England and Scotland are published by HMRC and Revenue Scotland, respectively.

- [Stamp Duty Land Tax Statistics for England \(including previous statistics for Wales\) can be found here.](#)
- [Monthly Property Transactions Statistics for the UK can be found here.](#)
- [Monthly Land and Buildings Transaction Tax statistics for Scotland can be found here.](#)

[In January 2019, Revenue Scotland published their first annual statistics for Land and Buildings Transaction Tax up to 2017-18, which can be found here.](#) This publication for Scotland includes analysis by local authority. We will also include some geographical breakdowns of the data within Wales in our 2018-19 annual LTT release, due to be published on 27th June 2019.

Data presented in this release is based on the effective date of the transaction. The effective date is when the tax becomes liable to be paid, usually when a transaction is completed on a property. Whilst using the effective date in analysis can lead to greater volatility in the data (for example, due to a change in taxation rates), and revisions in successive releases and data reports, this date relates to the point at which the transaction took place and not a notional future date when the tax return was received. This also means that the series created from our analysis will reflect changes in tax rates and policy at the time that any changes take place.

We are aware that some other publications in the UK base their analysis on the date that the tax return is submitted. We will therefore produce some comparable figures to other UK countries (using date submitted) in our annual LTT release for 2018-19.

Trustworthiness

These statistics have been produced in line with the Code of Practice for Statistics.

As a new producer of official statistics, we are developing our statistical publication processes and have [published our interim policy on statistical outputs here](#), including:

- the professional standards which were adhered to as part of the creation of these statistics;
- how the content and timing of outputs is independently managed by the WRA Lead Official for Statistics;
- how we notify users of upcoming outputs;
- how data is collected, stored and managed; and
- that staff involved in the production of statistics will undertake continuous professional development in line with the Civil Service competency framework and the Government Statistical Service (GSS) competency framework.

Assessing the quality of this data

We are still assessing the quality of the data as more transactions are processed.

We previously assessed the interest and potential quality concerns in line with the Government Statistical Service guidance on the use of administrative data. Having worked with the data further we have evaluated the level of risk of quality concerns. The updated table below presents our current assessment.

Data source	Public interest profile	Level of risk of quality concerns	Level of assurance information to be developed
LTT Registration data	Low	Low	A1 – basic assurance
LTT Tax returns	Medium	Low	A2 – enhanced assurance

During the preparation of this release, we have continued to work closely with WRA operational staff to identify further issues during data collection and processing of individual returns. We continue to apply quality controls which provide immediate analysis of tax returns which flag up potential areas of concern. Where a tax return is amended by the WRA operational team, the organisation filing the return is contacted to confirm the amendment.

We are also continuously working with internal colleagues to identify options to mitigate these issues at the point of collection for future returns, which will indirectly lead to improved data quality.

It is also worth noting that most LTT data are supplied by organisations working on behalf of the taxpayers, some of whom submit transactions on a regular basis (around 10 per cent of organisations supply around four-fifths of the tax returns). This has led to data quality improvements as the WRA has developed its relationships with many of these key organisations.

At the close of 21 January, there were 2,230 organisations that had registered for online LTT submissions, with a total of 5,900 registered online users. Most organisations have submitted at least one return. Examples of quality issues we have previously discovered and our response to date are overleaf.

Example 1

As part of the quality assurance for this release we studied non-residential transactions due to the volatility of the series, particularly when considering smaller subsets of the data than are presented in the release. We reviewed the reasons for the volatility which generally relate to small numbers of large value transactions which can occur at any time but may not be present in each month. Because non-residential transactions are usually relatively low in value, the impact of these large value transactions has a pronounced effect on the volatility. We have concluded that whilst there are no immediate concerns with the data as a result of this exercise, there will be value in presenting further disaggregation of the data in the future. We will look to publish these as part of our annual release and future StatsWales tables.

Example 2

By assessing the tax due against the data that has been supplied for each transaction, we have been able to identify some errors in data. This has led to some corrections to the transactions, in conjunction with the agents that have submitted them.

One example is where we have checked whether the correct option for the type of transaction was selected when filing.

A transaction can be either residential or non-residential (which includes cases where a property is not wholly residential). In addition to this, a higher rate can also be applied to residential properties depending on a few factors. [Further information can be found here.](#)

By carrying out analysis on the tax due, and supplementary data, we have been able to identify cases where the incorrect type of transaction has been selected and subsequently been corrected. This data is presented by transaction type in Table 2.

Why have we done this?

If within three years of completing a higher rate LTT transaction, the buyer sells their previous main residence, they may be eligible for a refund of the additional higher rate of LTT. It is therefore important to be able to estimate this figure as accurately as possible.

Symbols used in this release

- r This value has been revised in this publication
 - p This value is provisional and will be revised in a future publication
 - * This value that is not sufficiently large to present and has been suppressed in this publication
 - ~ Represents a value which rounds to 0, but is not 0
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Feedback and enquiries

We welcome feedback and comments to develop these releases, and our future releases. Please use the details below to get in contact with us.

Media: Email: news@wra.gov.wales

Queries: Email: data@wra.gov.wales

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Next update

25 April 2019 (please see the 'How will this data be published in the future?' section).

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