

**Memorandum for Executive Council**

**SUBJECT**

**Tax Reforms 2019**

Memorandum by the Financial Secretary

**ADVICE SOUGHT**

1. **Executive Council is asked to consider and advise whether the following proposed tax reforms should be taken forward for public consultation:**
  - a) **Changes to Self-Employed and Corporation Income Tax to incentivise export and import substitution activities (in place of the Investment Tax Credit) and incentivise charitable giving;**
  - b) **Introduction of an Approved Investor Scheme to incentivise export and import substitution activities;**
  - c) **Introduction of Gift Aid for charitable giving over £1000**
  - d) **Introduction of a Charge on Commercial Properties which are empty over nine months of the year to reduce the number of empty commercial properties on St Helena and increase supply of property available for rent; and**
  - e) **Changes to Stamp Duties to exempt first time buyers, to bring in stepped duties for higher value properties and to have a higher rate of stamp duty on second residential properties.**

**BACKGROUND & CONSIDERATIONS**

2. The Sustainable Economic Development Plan (SEDP) sets out a number of sectors from which the St Helena economy could benefit and reduce the current trade deficit. The recently approved investment policy and investment strategy looks to support the achievement of the goals in the SEDP. As a result, a number of changes to tax policies have been explored to facilitate an environment which encourages exports and import substitution.
3. In addition as part of the annual budget process the Tax and Revenue working group (T&RWG) has explored options for increasing revenues through broadening the tax base and supporting other policy initiatives such as tackling the housing shortages.

4. A long list of revenue generation options were considered by the Tax and Revenue Working Group and of these, five options were shortlisted for further consideration by the Economic Development Committee (EDC). They were shortlisted based upon their ability to meet a set of agreed tax principles.
5. The Tax Principles are:
  - Tax rules should be fair and equitable
  - Tax rules should be attractive to local business and investment from overseas
  - Tax rules should help reap the benefits of the airport
  - Tax rules should be sustainable considering an ageing population
  - Tax rules should favour those who make efforts to be greener and healthier
  - Tax rules should stimulate supply of land, housing and infrastructure
  - Tax revenue generated should outweigh cost of tax collection
  - Tax rules should work to reduce market failure
6. The shortlisted tax options put forward on the back of these tax principles were discussed in EDC and Chairpersons Assembly in December and resulted in the draft as presented today in Annexes C, D, E, F and G.
7. The proposed **Self-Employed and Corporation Income Tax Reductions and the Approved Investment Scheme** with regards to exporters and selected import substitution industries have been an output of the Investment Strategy. This incentive will replace the Investment Tax Credit as it is more targeted to sectors which will directly support St Helena's balance of payments. See Annex C and E.
8. Furthermore, a change to the Income Tax Ordinance (known as Gift Aid) is proposed to incentivise charitable giving over £1,000 per annum. The legislation regarding these taxes has now been drafted and Executive Council is asked to endorse the proposal for SHG to consult on the principles of the draft legislation before requesting that the legislation be published and presented as government business at the formal Legislative Council meeting currently scheduled for 22 March 2019. If approved it is proposed that the legislation would come into force on 1 April 2019. See Annex C and D.
9. The housing market on St Helena currently experiences a low

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turnover, with more demand than supply whilst 25% of properties on St Helena are currently empty, according to the 2016 census. The **Empty Commercial Property Tax** intends to encourage people to let out their empty commercial property. Empty properties are still a cost to SHG; SHG maintains the infrastructure (such as roads) servicing the property, and makes available police and fire services. It is noted that the empty commercial property tax will not force people to rent their properties; should property rental not be desirable, then the tax can simply be paid, which will amount to £5 per day should the property be empty greater than nine months a year. The maximum fee any commercial property owner will pay in a year is £475. It is also noted that the taxes may create additional demand for storage services, which could be a business opportunity. Executive Council is asked to endorse the consultation on the legislation pertaining to the empty commercial properties. See Annex F.

10. In order to help first time buyers get onto the property market, Executive Council is asked to support the consultation on the legislation pertaining to changes in Stamp Duty. See Annex G. Currently there is a flat 2.5% rate of stamp duty applied to all transactions and it is proposed to exempt first time buyers on stamp duty on the first £100,000 of the value of the land or property they purchase; exempt stamp duty on properties up to the value of £10,000, introduce a stepped charge for higher value properties and an additional 2.5% for those purchasing a second home.
11. If endorsed for consultation, the process will allow corporations and the public to feed in through:
  - A public presentation on the 18<sup>th</sup> February at 5pm at the Canister above the Tourist Office
  - A meeting with the Chamber of Commerce on the 19<sup>th</sup> February
  - Radio discussions
  - By contacting the Financial Secretary directly between 13<sup>th</sup> and 19<sup>th</sup> February.
12. The proposals we will consult upon are outlined in the following appendices:
  - Annex A: Tax Proposals for 2019 paper
  - Annex B: Draft consultation presentation
  - Annex C: Draft Income Tax (Amendment) Bill
  - Annex D: Draft Income Tax (Amendment) Regulations
  - Annex E: Draft Customs and Excise (Approved

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## FINANCIAL IMPLICATIONS

### Investors) Regulations

- Annex F: Draft Vacant Property Tax Bill
  - Annex G: Draft Stamp Duties Order
13. Whilst the commercial air service is bringing in more visitors, the lack of money in the economy particularly from the Airport project coming to an end and also the lack of a Capital Programme means that it is not expected that SHG revenue will increase significantly without changes to tax and charging policies.
  14. Whilst it is important to ensure that spending programmes are run as efficiently as possible (in order to obtain value for money), revenue generation also needs to be a consideration during the budgeting process.
  15. If we do not seek other ways of generating revenues then we may not be able to afford continued investment in many public services in priority areas. As part of the budgeting process, a significant deficit in funding has been identified. This will need to be tackled, either by raising revenues, or forgoing improvements.
  16. The potential revenues which could be generated have been estimated based upon certain statistics (for example information within the Census) and a range of assumptions.
  17. Although revenue forecasts for new taxes are highly uncertain, an attempt to estimate them has been undertaken. It is estimated that:
    - A range of -£50,000 to £50,000 in any one year could be gained from changes in the stamp duty. This would be administered through the property team. The range is as a result of both concessions and increases being made to stamp duty.
    - It is estimated that the changes to Income Tax and Customs duties as a result of the incentives related to the Investment Strategy will be cost neutral as a result of the removal of the Investment Tax Credit.
    - Changes to revenue from the charity tax relief incentive are too uncertain to estimate a range. This would be administered through the tax office.
    - Equally, because the charge on empty commercial properties will be new, and we do not have census data on the number of empty commercial properties (although we know that 1 in 4 residential properties are empty) it is uncertain in any one year what revenue could be gained from an empty property tax. The charge would be administered through the property

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team and tracking of empty properties would be undertaken there.

**ECONOMIC  
IMPLICATIONS**

18. The tax incentives encourage export and import substitution industries in order to help St Helena to become altogether wealthier. Improving the balance of payments is a key component of both the Sustainable Economic Development Plan and Investment Strategy for St Helena. The end goal is to increase the amount of money that St Helena earns as an island and to improve self sufficiency where viable.
19. The tax proposals focus on taxing wealth and has avoided taxing income, which have benefits to both workers and businesses. We are conscious that the incomes in St Helena can be relatively low compared to developed countries and therefore taxes focusing on wealth and not income avoid having a detrimental affect on workers by squeezing their incomes.
20. The tax proposals focus on encouraging land and property productivity. One of the barriers to expanding business in St Helena is the availability of business premises, and the empty property charge will incentivise supply of premises. Furthermore, the changes in stamp duty will assist first time home and land buyers to invest their income into property.
21. The taxes proposed help investors or businesses who wish to export or substitute imports.
22. The following groups will be affected from the new revenue charges within this paper (black is a direct effect for the majority of the group and grey is some effect for some of the group).

**CONSISTENCY  
WITH  
INVESTMENT  
POLICY  
PRINCIPLES  
PUBLIC / SOCIAL  
IMPACT**

Tax	Tax on purchasing	Tax applicable to business	Tax related to employment	Tax related to landowners	Tax relating to newly built homes
Empty commercial property tax					
Stamp Duty changes					

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Tax	Tax related to homeownership	Tax on tourists	Applicable to off shore St Helenians	Tax on wealth or land
Empty commercial property tax				
Stamp Duty changes				

23. In terms of the new incentives the following groups will benefit:

Incentive	Incentive on purchasing	Incentive applicable to business	Incentive for exporters	Incentive for primary producers	Incentive relating to charitable giving
Income Tax reductions					
Approved Investor Scheme					
Charitable Giving					

**ENVIRONMENTAL IMPACT**

24. The corporation tax and self-employed income tax reductions will be applicable for revenues from products created from recycled materials.

**PREVIOUS CONSULTATION / COMMITTEE INPUT**

25. EDC was consulted on 6 December 2018. A discussion was had at Chairpersons Assembly and Informal Legislative Council meeting in December 2018.

**PUBLIC REACTION**

26. The issue of taxation is an emotive subject, and would have to be explained as part of the overall need to facilitate the right climate for business, balance the budget and afford infrastructure improvements.

27. Opposition is likely to be particularly aimed towards any of the new taxes.

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**PUBLICITY**

- 28. If the tax reforms are agreed to be taken forward for consultation, the public will be notified through various communication channels of the consultation period and the options available for them to submit comments (see paragraph 11).
- 29. The public will be notified of approved tax reforms through the Financial Secretary’s budget speech in March 2019.

**SUPPORT TO STRATEGIC OBJECTIVES**

- 30. The Policy supports all National Goals in the 10 Yer Plan because the result of the tax reforms will allow SHG to achieve more revenue which it can use to spend on achieving National Goals. It supports in particular the ‘Altogether Wealthier’ Goal where it is stated that “We will ensure that the Tax and benefit system protect the most vulnerable”.

**LINK TO SUSTAINABLE ECONOMIC DEVELOPMENT PLAN GOALS**

- 31. The proposals supports the following SEDP Goals:
  - 6. *Reinvesting Tax Revenue to Improve Infrastructure.*

**DLR**

**OPEN /CLOSED AGENDA ITEM**

- 32. Open Agenda

Corporate Support  
Corporate Services

6<sup>th</sup> February 2019