

27<sup>th</sup> January 2021

Dear Chancellor,

The Stamp Duty holiday that you introduced in July's Summer Statement has been a tremendous success, particularly in helping older people downsize into specialist retirement housing in the wake of the first Covid-19 lockdown.

We are pleased to report that the sector has seen many examples of moves that were supported by the Stamp Duty holiday, and which would not have taken place otherwise.

However we are starting to see that because of the second wave of Covid-19, the third national lockdown announced on 4 January and the need for older people to take extra precautions during this time, many do not expect to market and complete a sale on their home before 31 March 2021. This is no fault of their own, but simply a consequence of them often needing to be extra vigilant about how and when they are able to engage in the moving process.

The risk is that all the wider benefits that come from older people downsizing into specialist retirement housing will be brought to a premature halt at a time when these sort of moves need to be encouraged if we are to help people remain healthy and independent for as long as possible into old age. This has renewed significance given the significantly lower infection levels of Covid-19 seen in retirement housing compared to that of over 65s in the general population, and the practical support such housing has been able to offer people obliged to self-isolate.

More generally the combination of health and social care savings, second-hand family-sized houses being released back onto the market and the positive impact retirement housing has on local shops and businesses all demonstrate that the more moves of this sort which take place the greater the overall socio-economic benefit. In particular, people moving into retirement housing typically create housing chains that have two to three further transactions, and often end with a first time buyer joining the ladder.

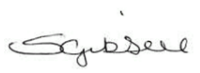
We are therefore writing to ask that you extend the Stamp Duty holiday for another 6 months, ideally for all house purchases and if not for all purchasers then certainly for older people making a move into housing more suited to their needs, such as retirement housing.

We believe that a package designed to help older people move would have both short and longer term social and economic benefits. We would therefore ask you to consider the case for extending the Stamp Duty holiday in order to help all sectors of the house building community get back on their feet and to catalyse more transactions where they can deliver significant economic and social benefit. Specialist housing for older people certainly meets these criteria and we would welcome the opportunity to meet you and your Ministerial colleagues to explain these ideas in greater detail.

Yours, the undersigned.



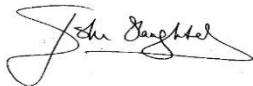
**Michael Voges, Executive Director Associated Retirement Community Operators**



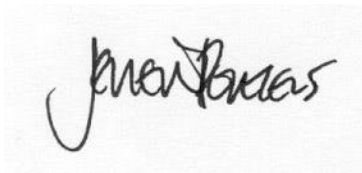
**Sam Gibson, Chair, Association of Retirement Housing Managers**



**Richard Morton, Chair, Retirement Housing Group UK**



**John Slaughter, Chair, Retirement Housebuilders Group within the HBF**



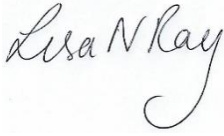
**Jeremy Porteous Director Housing LIN**



**Gavin Smart, Chief Executive, Chartered Institute of Housing**



**David Sinclair, Director, International Longevity Centre-UK**



**Lisa Ray, General Secretary, Civil Servants Pensioners' Alliance**



**Steve Edwards, Chief Executive, National Association of Retired Police Officers**



**Eamonn Donaghy, CEO, National Federation of Occupational**



cc Rt Hon Robert Jenrick MP, Secretary of State for Housing, Communities and Local Government  
Rt Hon Matt Hancock MP, Secretary of State for Health and Social Care

