

Brexit – implications for construction and property in Cornwall

Simon Gill, Chair, Association of Cornish Property
Professionals

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Running Order...

- Arrival and networking
- Introduction to the event – Simon Gill, TACPP
- Introduction from Groundsure – Iryna Minimurzina, Groundsure
- **Allan Wilén, Economics Director, Glenigan**
- **Michael Clarke, Managing Director, DeHavilland**
- Facilitated round table discussions
- Farewell

A big thank you...



Who are we?

- Connecting property professionals in Cornwall
- Regular property updates from experts
- Networking
- A source for press on property issues

- **Promotion of local property businesses**

www.tacpp.co.uk

For more information:

- Call 01209 612820
- Email info@tacpp.co.uk
- Web

www.tacpp.co.uk

We are

Groundsure

- ◆ **Groundsure data touches over half of all UK property transactions**

Clarity, simplicity
and accuracy

- ◆ **Groundsure uses over 200 million data points**

Ensuring speed
and efficiency

- ◆ **Environmental data and advisory brand of choice for UK lenders**

More granularity,
less risk

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A photograph of two women with blonde hair looking at a screen. The woman on the left is wearing glasses and a blue polka-dot top. The woman on the right is smiling. The background is a plain, light-colored wall.

We are

Groundsure

Groundsure provides environmental due diligence reports across multiple markets to help facilitate successful property transactions and land acquisitions.

We aim to identify possible environmental issues such as contaminated land, flooding, ground hazards, energy and transportation ahead of exchange of contracts to ensure an informed decision can be made.

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We are Groundsure



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Brexit - its implications, the political landscape and the future of construction, property and Cornwall.

Presented by: Michael Clarke
Managing Director, DeHavilland

Date: 19th September 2019

DeHavilland

What is the Brexit Plan?



Government Plan



Opposition Plan

DeHavilland

What has happened in September



- Prorogation of Parliament
- European Union (Withdrawal) (No. 6) Bill



- Boris Johnson expelled 21 MPs from the Party
- Opposition parties rule out approving a General Election before 31st October



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What happens next



- Party Conferences in Bournemouth, Brighton and Manchester



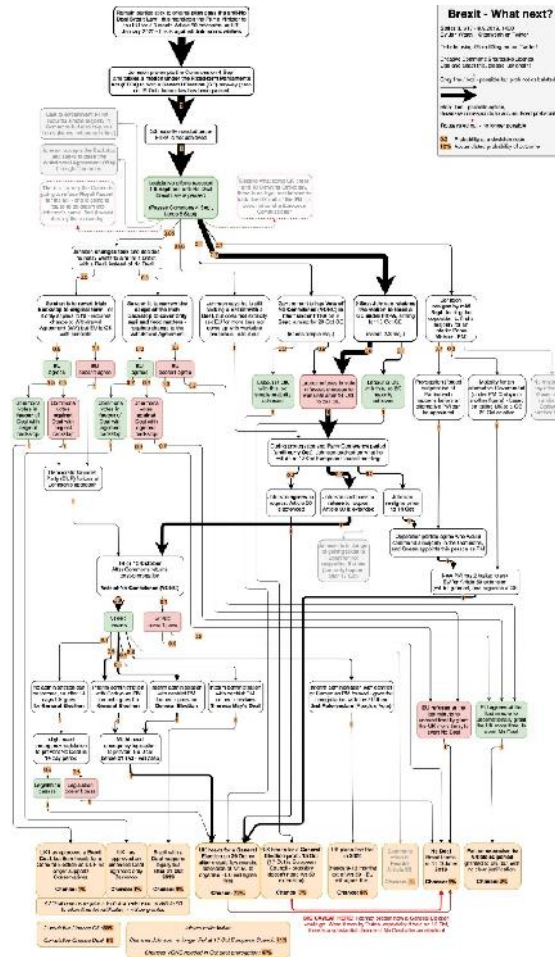
- 14th October, State opening of Parliament

- 19th October, Legal deadline to request extension to Brexit day



DeHavilland

What could happen?



DeHavilland

What could happen?

By 31st October really 3 primary options



A Deal - (10-20%)

**An Extension -
(45-50%)**



No Deal - (35-40%)

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Road to a Deal

- **Northern Ireland Backstop**
- **Theresa May's Withdrawal Agreement**
- **Government want MPs to have a binary choice between a deal or no deal.**
- **There could be a majority in Parliament now to accept some form of deal**
- **DUP in Northern Ireland**

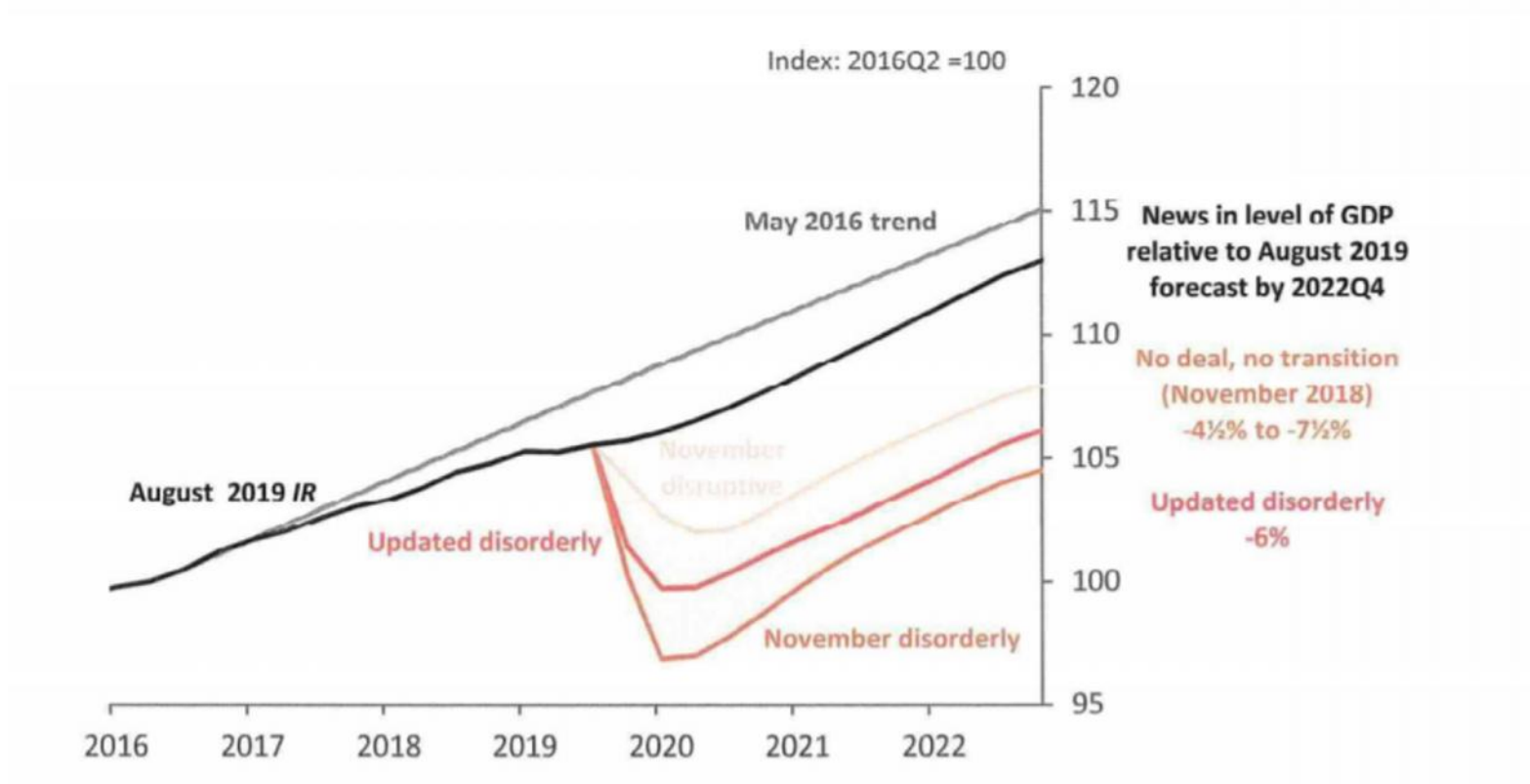
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Avoiding a No Deal

- **If not possible to reach a deal then:**
- **European Union (Withdrawal) (No. 2) Act 2019**
- **Boris Johnson “would rather be dead in a ditch” than ask for an extension**
- **Extension requires approval of all EU Member States**
- **French – no extension unless change in circumstances.**

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What would be the impact of 'no deal' on economy



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An Extension

- **General Election – Material Change, EU likely to approve an extension**
- **Boris Johnson resigns, Jeremy Corbyn or another ‘caretaker’ becomes temporary Prime Minister and requests an Extension**
- **Second Referendum – Woops made a mistake lets stay in the EU**

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Considerations of Brexit for Cornwall

- **Ending Freedom of Movement**
 - Impact on retirees / second homes.**
 - Staycations**
 - Foreign Workers (tourism / construction)**
 - Settled Status Scheme**

Impact on Economy in Cornwall

- Around £250-300 Million**

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