

affinia

Autumn Budget Rate Card

2025



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Corporation Tax Rates

	2025/26	2026/27	Notes
Main rate			~
Small profits rate	25%	25%	*
	19%	19%	*

~ For limited companies the effective date is 1 April.

* The small profits rate will apply to companies with taxable profits of £50k or less, and the main rate will apply to companies with taxable profits over £250k. Profits falling between £50k and £250k will be taxed at a marginal rate of 26.5%.

Capital Allowances

Rates

	2025/26	2026/27	
Annual investment allowance ('AIA')			~
Full expensing (companies only)	100%	100%	*
Main rate pool	100%	100%	
Special rate pool	50%	50%	**
Main pool — first year allowance	50%	50%	***
Main pool — writing down allowance	- / 40%	40%	>
Special rate pool — writing down allowance	18%	14%	
	6%	6%	

~ For limited companies the effective date is 1 April and unincorporated businesses 6 April.

* AIA limit £1m per annum from April 2023.

** 100% first-year allowance for qualifying main rate capital expenditure from 1 April 2023.

*** 50% first-year allowance for qualifying special rate capital expenditure from 1 April 2023.

> 40% first year allowance for qualifying main rate capital expenditure from 1 January 2026.

Value Added Tax

	2025/26	2026/27
Standard rate	20%	20%
Reduced rate	5%	5%
Annual registration limit	£90,000	£90,000
Annual de-registration limit	£88,000	£88,000

Annual Tax on Enveloped Dwellings (ATED) ~

Property value *

1 April 2025

£500,001 to £1,000,000	£4,450
£1,000,001 to £2,000,000	£9,150
£2,000,001 to £5,000,000	£31,050
£5,000,001 to £10,000,000	£72,700
£10,000,001 to £20,000,000	£145,950
£20,000,001 and over	£292,350

~ Applies to individual residential properties, when the company does not apply for relief by 30 April each year.

* Property values determined by set rules. Seek advice if you're unsure.

The ATED rates applicable from 1 April 2026 will increase in line with the CPI.

Stamp Duty Land Tax (SDLT) - Residential Property

Rates from 1 April 2025

	Standard	Higher ¹
£0 to £125,000	0%	5%
£125,001 to £250,000	2%	7%
£250,001 to £925,000	5%	10%
£925,001 to £1.5 million	10%	15%
Over £1.5 million	12%	17%

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N.B. From 1 April 2025 first time buyers' relief nil-rate threshold is decreasing to £300,000 and applies to property purchases up to £500,000

* On portion of value above threshold

~ Frozen until 31 March 2025

Higher rate of tax if purchase is of an additional residential property

** From 31 October 2024 the higher rate of stamp duty on the purchase of an additional property increased by 2% at each property value band.

Note

If purchase is of residential property by certain non-UK residents they will pay an additional 2% SDLT surcharge on the standard rate.

If purchase is of an additional residential property and by certain non-UK residents, they will pay an additional 2% SDLT surcharge on higher rate.

The rate of SDLT applicable to residential property purchases by non-natural personal of more than £500,000 increased from 15% to 17% from 31 October 2024.

Stamp Duty Land Tax (SDLT) - Residential Property Leases - Net Present Value

Rates from 1 April 2025

Net Present Value of Rent

£0 to £125,000

Rate *

0%

Over £125,001

1%

* On portion of value above threshold

N.B. The SDLT on the lease premium of a residential property lease follows the same rates and thresholds as for freehold residential properties (see previous page).

Stamp Duty Land Tax (SDLT) - Non-Residential Property

Purchase and premium transactions

Property value

£0 to £150,000

Rate *

0%

£150,001 to £250,000

2%

Over £250,000

5%

* On or after 17 March 2016 (on portion of value above threshold)

Stamp Duty Land Tax (SDLT) - Non-Residential Property Leases - Net Present Value

Purchase and premium transactions

Property value

£0 to £150,000

Rate *

0%

£150,001 to £5 million

1%

Over £5 million

2%

* On or after 17 March 2016 (on portion of value above threshold)

Personal Tax

	2025/26	2026/27	Notes
Personal allowance	£12,570	£12,570	*
Trading allowance	£1,000	£1,000	
Property allowance	£1,000	£1,000	

Savings and investments

	2025/26	2026/27
Dividend allowance	£500	£500
Personal savings allowance		
Basic rate taxpayers	£1,000	£1,000
Higher rate taxpayers	£500	£500
Additional rate taxpayers	£Nil	£Nil

Income tax rates and allowances

Income (after personal allowance)*

	Rates	2025/26	2026/27
Up to £37,700	20%	20%	
Between £37,701 and £125,140	40%	40%	
Above £125,140	45%	45%	
Starting rate of 0% for savings up to	£5,000	£5,000	**

Dividends

Basic rate taxpayers	8.75%	10.75%
Higher rate taxpayers	33.75%	35.75%
Additional rate taxpayers	39.35%	39.35%

Savings and Rental Income >

Basic rate taxpayers	20%	20%
Higher rate taxpayers	40%	40%
Additional rate taxpayers	45%	45%

* Frozen until April 2031

** The effective tax rate for individuals earning between £100,001 and £125,140 is 60% due to the restriction of the personal allowance

N.B. The devolved nation of Scotland has differing income tax rates and bands.

> From April 2027 the basic rate tax will increase from 20% to 22%, the higher rate tax will increase from 40% to 42% and the higher rate tax will increase from 45% to 47%

Capital Gains Tax

Tax rates - individuals

	2025/26	2026/27	Notes
Standard rate	18%	18%	**
Higher rate	24%	24%	**
Residential property			
Standard rate	18%	18%	
Higher rate	24%	24%	
Carried interest			
Standard rate	-	-	>
Higher rate	32%	32%	

Exemptions

Individuals, PRs and some trustees	£3,000	£3,000	*
Trustees of settlement	£1,500	£1,500	*

* Frozen until April 2028

** Disposals made on or after 30 October 2024 will be taxed at 18% or 24%.

> From 1 April 2025 the 18% and 28% rates of CGT on carried interest will be increased to a single rate of 32%.

Rates for investors

Investors' relief			
Relief rate	14%	18%	>
Lifetime limit	£1m	£1m	***

> From April 2026 the rate will increase to 18% in line with the lower standard rate.

*** Qualifying disposals made on or after 30 October 2024 will be subject to the reduced lifetime limit of £1m.

Inheritance Tax

Rates	2025/26	2026/27	Notes
IHT nil rate	£325,000	£325,000	*
Residence nil rate band (RNRB)	£175,000	£175,000	**
Lifetime rate	20%	20%	
Death rate	40%	40%	

* Frozen until April 2030

** The RNRB is tapered by £1 for every £2 that the estate exceeds £2m

Individual Savings Accounts (ISAs)

Maximum investment	£20,000	£20,000	*
Lifetime ISA	£4,000	£4,000	*
Cash in a junior ISA (under 18s)	£9,000	£9,000	*

* Frozen until April 2030

* New thresholds to be introduced from April 2027 to limit cash ISAs to £12,000. Remaining £8,000 designated for Stocks and Shares ISAs only.

Registered Pension Schemes: Tax Relief

Annual contribution allowance	£60,000	£60,000	*
Permitted pension contribution (irrespective of earnings)	£3,600	£3,600	
Lump sum allowance	£268,275	£268,275	
Lump sum & death benefit allowance	£1,073,100	£1,073,100	
Overseas transfer allowance	£1,073,100	£1,073,100	
Money purchase allowance	£10,000	£10,000	
Lifetime allowance	N/A	N/A	**

* Reduced by £1 for every £2 of adjusted income above £260,000 to a minimum allowance of £10,000.

** From 6 April 2023 there will be no Lifetime Allowance Tax Charge and it will be abolished from 6 April 2024.

National Insurance Contributions

Class 1 Employees' Rates

	2024/25	2025/26	2026/27	Notes
Thresholds				
Primary threshold/lower profits limit - weekly	£242	£242	£242	**
Upper earnings limit/upper profits limit - weekly	£967	£967	£967	*
Below primary threshold	£Nil	£Nil	£Nil	
Over primary threshold and under upper earnings limit	8%	8%	8%	>
Over upper earnings limit	2%	2%	2%	

Class 1 Employers' Rates

Thresholds				
Weekly secondary threshold	£175	£96	£96	□
Weekly earnings				
Below weekly secondary threshold	£Nil	£Nil	£Nil	
Over weekly secondary threshold	13.8%	15%	15%	
Annual allowance for most employers	£5,000	£10,500	£10,500	
Class 1A employer	13.8%	15%	15%	**
Class 2 self-employed	Flat rate of £3.45	£3.50	£3.65	~
Class 3 voluntary	Flat rate of £17.45	£17.75	£18.40	per week
Class 4 self-employed	6%/2%	6% / 2%	6% / 2%	***

* Frozen until April 2031. From April 2031 these will increase in line with inflation.

** On most benefits

***On annual profits between £12,570 and £50,270, 2% of annual profits above £50,270

~ Per week if earnings exceed £12,570. Profits between £6,725 (£6,845 from April 2025) and £12,570 will not need to pay Class 2 NICS but will still be entitled to contributory benefits.

> 12% until 5 January 2024 and then 10% from 6 January 2024

□ The employers' secondary threshold is reduced from £9,100 to £5,000 from 6 April 2025, this is reflected in the weekly secondary threshold above.