

affinia
Spring Statement Rate Card

2026

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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

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

1

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	Rate *
£0 to £125,000	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	Rate *
£0 to £150,000	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	Rate *
£0 to £150,000	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

Personal allowance
Trading allowance
Property allowance

2025/26	2026/27	Notes
£12,570	£12,570	*
£1,000	£1,000	
£1,000	£1,000	

Savings and investments

Dividend allowance
Personal savings allowance
Basic rate taxpayers
Higher rate taxpayers
Additional rate taxpayers

2025/26	2026/27
£500	£500
£1,000	£1,000
£500	£500
£Nil	£Nil

Income tax rates and allowances

Income (after personal allowance)*

Up to £37,700
Between £37,701 and £125,140
Above £125,140
Starting rate of 0% for savings up to

Rates	2025/26	2026/27	
	20%	20%	
	40%	40%	
	45%	45%	
	£5,000	£5,000	**

Dividends

Basic rate taxpayers
Higher rate taxpayers
Additional rate taxpayers

8.75%	10.75%
33.75%	35.75%
39.35%	39.35%

Savings and Rental Income >

Basic rate taxpayers
Higher rate taxpayers
Additional rate taxpayers

20%	20%
40%	40%
45%	45%



Capital Gains Tax

Tax rates - individuals

Standard rate

Higher rate

Residential property

Standard rate

Higher rate

Carried interest

Standard rate

Higher rate

2025/26	2026/27	Notes
18%	18%	**
24%	24%	**

18%	18%
24%	24%

-	-	>
32%	32%	

Exemptions

Individuals, PRs and some trustees

Trustees of settlement

£3,000	£3,000	*
£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

Lifetime limit

14%	18%	>
£1m	£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	**

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.

