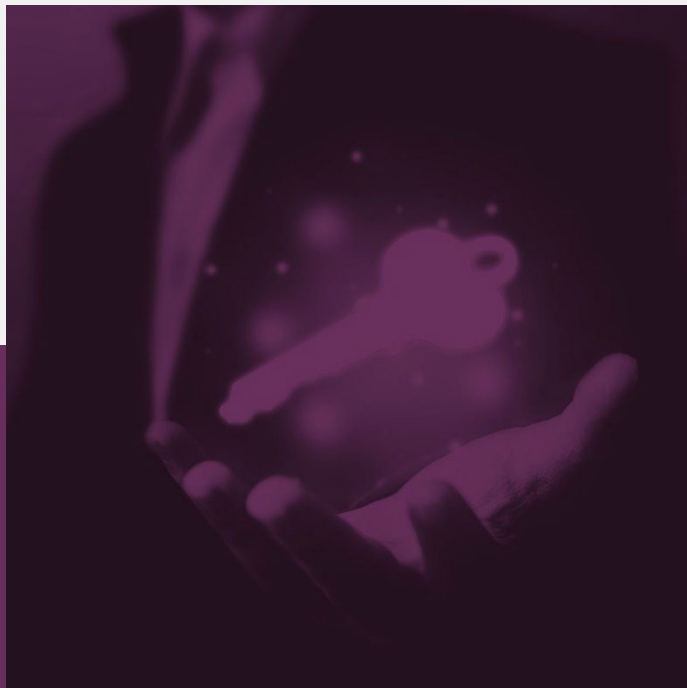


# TAX PLANNING

## CHECKLIST FOR YEAR END 2025

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## INTRODUCTION



As the end of another tax year approaches, now is a good time to consider your financial position and check whether you have taken full advantage of the tax reliefs and exemptions that are available, as well as prepare for the new tax year. This checklist is intended to provide a guide to the opportunities that we believe may be worth considering.

**There are many tax-saving measures available, and we detail below a number of steps that can be taken to improve your tax position, without significant effort. We have listed some planning points to consider which may help reduce your taxes for this tax year (ending 5th April) or prepare for the next, if implemented now.**

**The impact of taxation is only one element in establishing your financial position, you should also be considering such issues as your savings, investment performance and succession planning. The following guide is not an exhaustive list of ideas and is intended for general information purposes only and shall not be deemed to be, or constitute advice. Always take professional advice when deciding your tax planning or investment strategy, including financial advice from a FCA registered advisor.**

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## INCOME TAX PLANNING

### Sharing income with spouse/civil partner

If you are married or in a registered civil partnership and have taxable income incurring tax at either 40% or 45%, significant savings can be made by diverting investment income into your partner's name if they have no earnings or are a basic rate taxpayer. Diverting income and other measures set out below are particularly beneficial if your income is over £100,000 because the personal allowance is reduced by £1 for every £2 of adjusted net income over £100,000. For income between £100,001 and £125,140 the effective top rate of tax is 60%.

Landlord couples should consider their property ownership arrangements, which are dealt with further down in this guide, where it may be possible to minimise the tax rate, but also minimise the interest relief restrictions, which impacts higher and additional rate taxpayers. sharing income with spouses/civil partners may become more relevant for those higher earners.

### Business owners – utilise dividends and pension

If you are running your own company, you should consider drawing a combination of salary, dividends and pension contributions (see below re recent Budget announcement re pensions being subject to inheritance tax) to limit the overall rate of tax.

If you have received funds by way of a loan from a 'close' company of which you are a shareholder, the company will face a 33.75% tax charge if the loan is not repaid within nine months following the end of the company's accounting period. Repaying the loan within the nine-month period is simplest, but if it is repaid later, the tax charge that the company will have had to pay can be reclaimed. Funding the loan repayment by way of a dividend from the company is a common solution, as is repaying one loan but taking out a new one for a similar amount. However, 'bed and breakfast' loans are not permitted, and any new loan made by the company to a shareholder within 30 days is effectively treated as a continuation of the original loan.

There are further anti-avoidance rules to catch situations where there is an intention to re-draw the loan outside of the 30-day limit. In addition, if the loan is interest free or interest is charged at below the official rate of interest (currently 2.5%) there is a benefit in kind charge, reportable via forms P11D.

### Marriage Allowance

Marriage Allowance lets you transfer 10% of your Personal Allowance to your husband, wife, or civil partner, if they earn more than you. This reduces their tax by up to £252 in the tax year. To benefit as a couple, you (as the lower earner) must have an income of £12,570 or less. You can get Marriage Allowance if all the following apply:

- you're married or in a civil partnership;
- your income is under £12,570;
- your partner's income is between £12,570 and £50,270.

## Tax efficient investments

Investments in businesses which qualify under Enterprise Investment Schemes (EIS), Seed Enterprise Investment Scheme ("SEIS") or Venture Capital Trusts ("VCT") generate income tax relief, although you should take independent financial advice before investing.

- EIS provides income tax relief of 30% on investments of up to £1,000,000;
- SEIS provide 50% tax relief on investments of up to £100,000, whatever the individual's tax rate (this increases to £200,000 from 6<sup>th</sup> April 2023);
- VCTs provide 30% income tax relief on investments up to £200,000 per annum and the dividends are tax free.

EIS, SEIS and VCT investments are all free of capital gains tax provided the investment remains qualifying and is held for the required period of time. Relief will be restricted if there is an insufficient tax liability against which the claim is made, as it is not possible for relief to create a 'negative' tax liability.

## Utilise tax bands

The capital gains tax ("CGT") rate is now (following the October 2024 Budget) 24% which applies to gains in excess of the basic rate income tax band (18% for those individuals whose taxable gains fall into the basic rate band) on all assets.

If a spouse or civil partner is not fully utilising their basic rate income tax band, then consider transferring capital assets prior to sale so that part of the gain is taxed at 18%. Even if both spouses and civil partners are taxed at the same rate there may still be an opportunity to use both individuals' annual exemptions of £3,000 rather than one.

## Tax on savings

A basic rate taxpayer is entitled to a £1,000 personal savings allowance as banks/building societies no longer deduct tax at source. For higher rate taxpayers the allowance is £500, with additional rate taxpayers having no allowance.

As with dividends, if a spouse is a low earner or has no income, it is worth considering diverting interest income.

## Claim refunds of tax paid at source

Your spouse, civil partner, or family dependent may inadvertently be paying tax on savings income or income from a trust even though their total income is below the tax threshold. If this is the case, and they do not already file a tax return, we would suggest them requesting and completing a tax refund claim form (R40) from HMRC for 2024/2025.

## Change your company car

An employee's taxable benefit on a company car is based on the car's level of CO2 emissions. The higher the emissions the higher the tax charge. The recent Budget confirmed that the taxation of an electric car will change in April 2025 (as expected), with road tax having to be paid, and the company car personal tax benefit increasing 1% each year until 2028, but that is still only 5% as at 2028, compared to 2% today. From April 2028, the benefit in kind percentages for all cars will increase, including a 2% per year increase for electric vehicles and higher increases for some hybrid vehicles. Hybrid vehicles will be increased to align more closely with combustion engines cars, to continue the drive to electric.

Currently a hybrid car's taxable benefit in kind is calculated on its range, and with improvements in technology, some of the models on the market can be as tax efficient as a fully electric car.

#### Double Cab Pick-Ups

From April 2025 double cab pick-up vehicles with a payload of one tonne or more will be treated as cars for the purposes of benefit in kind charges and capital allowances. For those who have purchased before April 2025, capital allowances can be continued to be claimed and van treatment for benefits in kind will remain.

### **Keeping your child benefit**

Consider if there are any measures that can be taken to keep **you and your** spouse's/partner's annual adjusted net income (total taxable income minus gross personal pension contributions) below £60,000. Adopting some of the measures set out here, such as making pension contributions or sacrificing salary/bonus in return for employer pension contributions can reduce your taxable income to keep it below the £60,000 threshold. It may also be possible to reallocate assets or trading profits between you to keep both spouses/partners below the threshold.

If you or your partner's adjusted net income exceeds £60,000, child benefit is clawed back. The claw-back (officially known as the high-income child benefit charge) is at 1% of the benefit for every £200 of income over £60,000. Therefore, when income reaches £80,000, the financial benefit of the claim is lost. It is the individual's income, rather than family income, that is the key factor.

If not claiming child benefit because you are a high earner, you could be prejudicing your right to claim a full state pension in the future (and possibly (non-salary) state benefits). For state pension you need 35 years' worth of NIC credits or contributions and those individuals without a full record can only claim a reduced pension.

If you are a parent claiming child benefit for a child under 12, you will automatically get NI credits towards your state pension record if you do not work, or do not earn at least £6,725 per year. If you were claiming child benefit at the time means-testing was introduced in January 2013 and have since stopped claiming even though you are still eligible, there will not be any impact on your state pension entitlement, as under transitional rules you will continue to get NI credits. However, those who have had children after January 2013 need to register which can be done in two ways:

- Claim child benefit as normal, then your partner pays tax on it;
- Claim child benefit, but at a 'zero rate'. You will not actually receive any child benefit, but you will get NI credits. To apply for this, zero-rate child benefit, tick a box on the child benefit application form.

### **Check your PAYE coding notice**

It is common for PAYE coding notices to be issued incorrectly or be out of date and result in taxpayers receiving tax demands for underpayments. When you receive your coding notice (accountants/agents no longer receive copies), make sure it is correct. If not, a quick call to HMRC can get your coding notice changed. Alternatively, let us have a copy of your coding notice and we can review it. You should also update the code during the year, if there is a change in your circumstances, for example you give up your company car.

## Individual Savings Account (ISAs)

Make the most of Individual Savings Account (ISA) maximum annual contribution for the tax year 2024/25 of £20,000, (all of which can be put into a 'cash ISA' if preferred).

This provides an income tax free return and gains are exempt from capital gains tax. In addition, other tax favorable ISAs are:

- Junior ISA for children under 18 – maximum annual contribution £9,000;
- Lifetime ISA – maximum contribution per year £4,000 with a 25% per annum Government top-up, up to a maximum of £1,000 per year. This is only available for those aged between 18 and 40 at the time of opening the account;
- Help-to-Buy ISA – no longer available to open, but those who have one can continue to contribute.

## Shares no longer of any value

For all individuals, the maximum relief that can be claimed against general income for losses and interest payments is capped at the higher of £50,000 and 25% of adjusted total income (except for a few exceptions, such as charitable donations). Look for losses and consider carefully the year in which they are claimed – losses on subscriber shares in EIS/SEIS-qualified companies and certain other unquoted companies can be claimed against income tax and are not affected by the cap. If a loss has arisen but not yet been claimed, consider claiming the loss in a year when you are likely to be a higher rate or additional rate taxpayer.

## Charitable donations

Provided that you pay income tax above the basic rate, you should be able to obtain income tax relief at your marginal rate for cash donations made under Gift Aid. Gift Aid relief is not affected by the £50,000 cap applied to certain other tax reliefs. (Gift-aid relief can also be carried back).

## Life assurance-based investments

Whilst these products may allow a withdrawal of 5% tax free each year, on maturity or in the event of a full or partial early surrender the profits are subject to income tax. It may be possible to surrender these policies before 6 April 2025, so as to make full use of any surplus basic rate band that you have available. Please note that gains on some events are calculated by reference to the policy year rather than the tax year, therefore specialist advice should be sought.



## PENSION PLANNING

### Maximise pension contributions

Pension contributions up to a certain limit are free from tax. The maximum qualifying annual contribution is £60,000. It may be possible to bring forward any unused allowances from the previous three years. The £60,000 allowance applies to both employer and personal contributions.

‘Salary sacrifice’ (giving up salary or bonuses in return for pension contributions) can also save National Insurance. Additional rate taxpayers are now significantly restricted, re the tax relief they can claim on pension contributions which is restricted by £1 for every £2 over £260,000, restricted to a minimum allowance of £10,000 (gross). In addition to maximising your pension contribution, review the total value of your pension fund.

The lifetime allowance (formerly £1m) has been abolished, however in the October 2024 Budget, The Chancellor announced that pension funds would be subject to inheritance tax from April 2027, subject to a consultation and review.

### Request a State Pension Forecast

The full amount you can get under the new State Pension depends on your National Insurance record. If you have:

- 35 years or more of NI contributions, you will get the full amount;
- between 10 and 34 years of contributions, you will receive a proportion of the pension;
- less than 10 years of NI contributions, you aren’t eligible for the new State Pension;
- The amount will also be impacted if you opted out of SERPS.

You can check how much State Pension you will get on the GOV.UK website, this will enable you to establish if there are any gaps in your National Insurance record which you may be able to resolve.

A pension forecast will enable you to establish if there are any gaps in your National Insurance record, which you can resolve. As a director who has been receiving minimal salary, preferring to extract profit via dividends, we recommend you obtain a state pension forecast, to understand your position.

It should also be noted that there is a significant change to rules regarding “topping up” your state pension contributions. Normally you must make the top-up payment within six years of missing the original payment, however, individuals reaching State Pension age on or after 6 April 2016 have until **5 April 2025** to pay for any gaps from 2006/07 to 2015/16 tax years, thereafter it will only be six years.

## Transfer investments to your pension fund

Consider transferring some of your investments and commercial property portfolios into a pension, particularly if standing at a loss. You will effectively negate the impact of any 24% CGT liability if there is a gain and make an immediate profit of up to 17% as a result of the income tax relief on pension contributions. A transfer of shares will attract a stamp duty charge at 0.5%.

A transfer of property will be liable to SDLT at up to 5% and so transferring a part interest in the property might reduce the liability.

The same consideration can be given to stocks and shares being transferred to your ISA (see below).

As part of the October Budget, the Chancellor announced that a consultation was to take place re the pension funds being subject to inheritance tax, but little detail has been provided to date.

## Passing on your pension

Currently pensions are exempt from inheritance tax, although in the October 2024, the Chancellor announced that the Government were giving consideration to pension being an asset subject to inheritance tax.

It is important that death benefit nomination forms are reviewed as individuals who you want to have the option to benefit from dependents drawdown will need to be included on these. Your pensions should be considered in the context of inheritance planning and alongside any Will planning. It is worth checking that your pension allows for this type of planning and if not, consideration should be given to a transfer with specialist advice.

## PROPERTY

### Mortgage Interest Relief

From 6th April 2020 all finance costs (not just loan interest) are no longer an allowable expense when calculating your taxable rental profits. The adjustment will give you a basic rate tax deduction after the rental profits have been taxed, therefore basic rate taxpayers are not impacted, but this has a significant impact on higher and additional rate taxpayers.

Landlords should review their rental profits and overall taxable income position. For example, as with interest and dividends, can savings be made by diverting rental income into your partner's name if they have no earnings or a basic rate taxpayer (if the property is mortgaged stamp duty land tax needs to be considered). Alternatively, consider transferring to a company ownership structure, although there are both pros and cons with this move, and likely to be tax costs.

### Property Disposals

Individuals who make a chargeable capital gain from the sale or other disposals of UK residential property are required to report the disposal and pay the tax within a 60-day reporting window.

Currently, if you have lived in a property which is sold after you have moved out, you can claim principal private residency relief ("PPR") for the period of your occupancy, to which you can add a further 9 months after leaving the property, which will also be exempt from capital gains tax.

### Making Tax Digital

HMRC continue to roll out their Making Tax Digital (MTD) scheme, which will include small businesses and landlords submitting their turnover, their profit before tax, rental income and outgoings. The current plan is that landlords with property income above £50,000 will need to follow the MTD for Income Tax rules from their next accounting period starting on or after 6 April 2026. From April 2027, the income level will be reduced to £30,000.

Essentially, affected landlords will need to upload quarterly figures – kept electronically via accounting software which connect directly to HMRC's servers. Most accounting software providers will provide this functionality. Manual records or the use of spreadsheets will no longer be an available option; the spreadsheets can be adapted to provide the necessary upload functionality, but a more digitally responsive approach will be necessary. This is a significant change, and landlords should start planning for this change now and the start of the new tax year is an idea time to set up the process and test, before it becomes a legal requirement.

## CAPITAL GAINS TAX

CGT rates increased in the October 24 Budget, the main rate increasing to 24% for higher rate taxpayers, basic rate taxpayer pay 18%.

As highlighted above, the transfer of authorised assets to your pension fund or ISA could be considered to generate a taxable disposal, while putting the asset into a tax-free wrapper. The decision to sell capital assets should first be driven by investment considerations rather than tax, so always seek independent financial advice.

### Take less income to reduce your CGT rate

With the rate of CGT dependent on your total taxable income, it may be worth considering reducing your income, potentially resulting in a lower CGT rate being applied to any gains. Higher rate relief on pension contributions will extend the basic rate band and is a method of providing an indirect CGT saving (subject to limits discussed above).

### Utilise your annual allowance and losses

If you have stocks and shares that have yielded gains that are unrealised, consider selling shares to utilise your personal CGT Annual Exemption (£3,000 in 2024/2025).

If you have already realised gains and have some investments standing at a loss, consider selling the ones at a loss which should reduce your tax bill. You can also gift assets subject to CGT to your spouse, allowing him or her to use their own CGT exemption. Beware, there is anti-avoidance in place to catch re-purchases of shares shortly after they have been sold – the triggered gain/loss on the sale is ignored.

It may still be possible to crystallise gains to mop up losses. This could be achieved by a sale followed by a repurchase after 30 days or immediately by an individual's spouse or civil partner, or within an ISA or trust. Alternatively, the balance of a portfolio of quoted shares can be maintained by selling shares in one company, crystallising either a gain or loss, and reinvesting in another company in the same sector.

You could use your ISA to allow you to utilise the current years ISA Allowance (see above) by moving investments from an unwrapped environment to the ISA Tax Wrapper. This is achieved by disposing of the unwrapped investment and repurchasing it via an ISA. The disposal of the unwrapped investments may be liable to CGT but once inside the ISA, the investments are sheltered from CGT in the future.

### Realise long standing gains or stockpiled gains in offshore trusts

The CGT rate for individuals is 24% and is at an historic low but expected to increase. Individuals and trusts holding investments at a long-standing gain could consider releasing these assets and paying CGT now at 24%.

## **Review your Business Asset Disposal Relief Qualification**

CGT is charged at 10% where Business Asset Disposal Relief (BADR) formerly known as Entrepreneurs' Relief applies, subject to a lifetime limit of gains totaling £1m following changes in the March 2020 Budget. On 6<sup>th</sup> April 2025, the 10% rate will increase by 4% to 14%, and from 6<sup>th</sup> April 2026 to 18%.

BADR applies to the sale of a trading business carried on as a sole trader or partnership, or to the sale of shares in a personal trading company. It can also apply to personally held assets that have been used in the trade of a partnership that you are a partner of or a company that you are a shareholder in. The 2018 Budget made several changes to the qualifying conditions for what was then ER. For a disposal of shares on or after 29 October 2018, the rights attaching to those shares must include a minimum 5% interest in the distributable profits and net assets (as well as 5% of the voting power and nominal value). For a disposal of assets on or after 6 April 2019, the minimum period that qualifying assets must be held is extended from one year to two years. It is easy to miss out, so review your shareholding or seek advice, to confirm whether or not you qualify for this valuable relief.

With the lifetime allowance reduced to £1m per individual, consideration should be given to a spouse/civil partner holding shares and meeting the qualifying the conditions, such that the maximum can be claimed on the future sale of the business.

## **Defer/mitigate capital gains**

If you have realised a capital gain, the tax on the gain can be deferred via an EIS qualifying investment, the gain only coming back into charge when the EIS investment crystallises (sells or goes bust). However, such deferred gains can be rolled over again.

Qualifying SEIS investments made in 2024/25 can be used to reduce capital gains tax charges arising in the tax year by up to 50% of the SEIS investment made. EIS investments can also be carried back to 2023/24 (the previous tax year) where CGT reliefs can be claimed.

If you sold an asset during 2024/25 that had been used in your business and you realised a capital gain, the gain can be rolled over if you buy another qualifying business asset within three years. Alternatively, if a qualifying asset was acquired in 2024/25, you can match this with a gain on disposal of another qualifying business asset sold within the following 12 months to roll over the gain that would otherwise be taxed in 2024/25.

## **Investments with capital growth**

If you are a 40%/45% income taxpayer with funds to invest, consider investments which generate capital growth taxed at 24% as opposed to income subject to higher rates of income tax.

## **INHERITANCE TAX**

### **IHT Efficient Investments**

Consider placing funds into inheritance tax efficient investments, for example, shares in qualifying AIM listed companies. Although currently exempt from inheritance tax, from 6<sup>th</sup> April 2026 AIM shares which are held for more than two years will be subject to inheritance tax at 20%, which is 50% less than the normal rate. Investment advice needs to be taken, as the tax benefit comes with commercial risks.

The Chancellor also announced in the that 100% inheritance tax relief will only be available for qualifying business property assets to a value of £1m and agricultural property relief to a value of £1m. Any value of above the £1m threshold will be taxed at 20%.

Consideration could be given, where no business property relief qualifying assets are held, investing up to £1m in a qualifying investment, as opposed to AIM shares, saving 20% inheritance tax.

### **Allocate inheritance to others**

If you have been the recipient of a bequest upon the death of a friend or relative within the last two years, consideration should be given to the use of a Deed of Variation if you do not require the gift or wish the bequest to go to another beneficiary such as a child or grandchild.

### **Review qualification for business assets and/or agricultural property**

Review the position of business assets and agricultural property to make sure the appropriate conditions apply for the 100% relief. For example, the relief on unquoted shares may be restricted if there are “excepted assets” in the balance sheet, such as large holdings of cash or a property occupied by a shareholder.

Full business property relief will not be available from April 2026.

### **Leave your family home to a direct descendant**

The additional inheritance tax (IHT) nil rate band of £175,000 (the main residence nil rate band, RNRB) is available on death where a residence is passed on to a direct descendant (including adopted, step and foster children). The RNRB is tapered away for estates with a net value of more than £2m (before reliefs and exemptions).

Any unused RNRB can be transferred to a spouse or civil partner in a similar way to the transfer of any unused main nil rate band. If the first spouse or civil partner died before 6 April 2017, when the new RNRB came into effect, there are provisions for a carried forward amount of RNRB to be transferred to the survivor. This relief was introduced so as to not deter individuals downsizing or selling their properties. The Government has confirmed that where part or all of the RNRB might be lost because individuals ceased to own a residence (or downsized to a less valuable residence) the lost RNRB will still be available. This is provided the individuals' residence is sold (or no longer owned) after 8 July 2015 and certain qualifying conditions are met.

## Review borrowing arrangements

Rules introduced from 17 July 2013 changed the way that some debts are treated when an individual die. Previously, most loans outstanding at death were simply deducted from the value of an individual's total estate before IHT was calculated; now there are restrictions. Under the prior rules, it was possible to borrow funds and use them to buy an asset that was either covered by 100% IHT relief (i.e., a trading business or shares in a trading business, an agricultural asset, or woodlands) or was excluded from IHT (i.e., an overseas asset held by a non-UK domiciled individual).

On death, the value of the asset was not taxed but the loan reduced the taxable value of the individual's estate. Under the new rules, the value of the loan must be deducted from the asset it was used to buy, repair, or maintain. In many cases where this is a relievable or exempt asset, there will no longer be any IHT saving from such planning. Loans made before 6 April 2013 are not affected by these rules.

## Wills

A review is recommended if there has been:

- a birth or a death;
- a marriage or a divorce;
- a move abroad;
- a significant change in the value of your estate;
- a new business or the disposal of a previous business;
- a retirement or;
- a relevant change in tax law.

## Annual gift allowance & other reliefs

- There is an annual £3,000 gift exemption, it can only be carried forward for one year before it is lost;
- Small Gifts Exemption – You can give up to £250 to as many people as you wish each tax year;
- Gifts out of Income – If your income regularly exceeds your expenditure, you can give away the excess. To gain this relief, the gifts must be part of a settled pattern of giving or there must be evidence of the intention to make these gifts. It is necessary to ensure that you have evidence demonstrating that the gifts have been made out of your post-tax income;
- Lifetime Giving – A person may also consider making lifetime gifts in excess of the above exemptions. A person must survive such a gift by seven years for it to fall out of their estate entirely, and the donor must not benefit from the assets once they are gifted. The gifts might be absolute gifts to family members, or they could be gifts into trust. Gifts into trust can give rise to an immediate charge to IHT at the rate of 20% and therefore transfers to trust should be limited to the available nil rate band. Charitable donations, gifts to political parties and other specialist gifts are exempt from IHT.

## Preparing for your Death

In addition to tax planning, prepare for an unexpected death, do you have notes of your worldwide assets, including access codes for online bank accounts and investments managed on online, location of will, pension plan documents etc.

## FOREIGN ASPECTS

### Leaving the UK

Leaving the UK can be an effective way to save tax in the right circumstances, but it is vital to plan the departure date. For example, if you intend to be non-UK resident for 2025/2026, now is the time to start planning. To establish yourself as non-resident in the UK, you will need to meet the various requirements of the UK's statutory residence test and may need to remain non-UK resident for five full tax years to mitigate certain UK taxes such as CGT. The requirements of the test vary according to your circumstances, so detailed planning is vital.

It is also important to understand your tax position in the country you are moving to and consider whether you should be taking any tax planning steps before you arrive. On moving to a country, you are likely to become a tax resident and subject to taxes on your worldwide income and gains. In the UK selling your home is generally tax free but it may not be in the country you move to. The UK allows an individual to receive a 25% tax free lump sum from their pension fund, again this may not be the case in your new home country.

### Non-UK domiciled individuals and remittances

If you are not domiciled in the UK, review your remittances for the 2024/25 tax year well before 5 April, particularly this tax year, as the rules fundamentally change 6<sup>th</sup> April 2025. There may be scope for further remittances to the UK or it may be appropriate to take remedial action to reduce future liabilities. For example, individuals who bring or transfer foreign funds to the UK to invest in certain qualifying companies (known as Business Investment Relief) have been able to do so without incurring UK tax charges regardless of the source of the funds remitted.

Due the changes to non-UK domiciled regime, we would recommend seeking advice before the end of the tax year.

## STAMP DUTY LAND TAX

Stamp duty thresholds in England and Northern Ireland are set to decrease from April 2025, affecting those purchasing property from 1 April 2025.

The current threshold of £250,000 for paying stamp duty on a primary residence will revert to its previous level of £125,000. First-time buyers will also be impacted, with their stamp duty threshold dropping significantly from £425,000 to £300,000.

These changes mark the end of temporary measures introduced in September 2022, meaning more property purchases will become subject to stamp duty charges and will result in homebuyers paying tax on a larger portion of their property's value.

Furthermore, stamp duty for buy-to-let properties and second homes has increased from 3% to 5% and this change took place immediately after the Autumn Budget on 30 October 2024.

These changes mark the end of temporary measures introduced in September 2022, meaning more property purchases will become subject to stamp duty charges and will result in homebuyers paying tax on a larger portion of their property's value.





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