

Advanced mortgage advice

R07 2024–25 edition

Web update 2: 22 January 2025

Please note the following update (amendments in **bold**) to your copy of the R07 study text:

Chapter 4, section I1, page 4/20

Please amend the table in this section as follows:

Slice of property value	Rate %	Rate for additional homes %
£0 – £125,000	0	5
£125,001 – £250,000	2	7
£250,001 – £925,000	5	10
£925,001 – £1,500,000	10	15
£1,500,000+	12	17

Chapter 4, section I1A, page 4/20

Please add the following after the table in this section:

From 1 April 2025, the discount provided to first time buyers changes. The new rates and thresholds are as follows:

Slice of property value	Rate %
Up to £300,000	0
Over £300,000 and up to £500,000	5

Chapter 4, section I4, page 4/23

Please amend the paragraph immediately before table 4.2 as shown in **bold**:

An additional dwelling supplement of **8%** surcharge on each band applies to additional residential properties purchased after **5 December 2024** (prior to this date, the rate charged was **6%**).

Chapter 4, section I5, page 4/24

Please amend the second half of table 4.3: 'Residential – LTT', under the heading 'Additional property' as shown in **bold**:

A surcharge is applied to the purchase price of an additional property as follows.

Up to £180,000 in value	5%
£180,000 to £250,000 in value	8.5%
£250,000 to £400,000 in value	10%
£400,000 to £750,000 in value	12.5%
£750,000 to £1,500,000 in value	15%
£1,500,000 +	17%

Note: the new rates apply to all transactions from 11 December 2024. They do not apply to contracts exchanged before 11 December 2024.

Chapter 6, section G1, page 6/21

Please replace the third paragraph with the following:

The maximum discount is 70% of the value or one of the following (whichever is lower).

- For applications made before 21 November 2024:
 - £136,400 if in a London borough; and
 - £102,400 if outside London.
- For applications made after 21 November 2024, the discount applicable in the region in which the home is located.



On the web

Information on regional discounts can be obtained from: www.gov.uk/right-to-buy-buying-your-council-home/discounts

The discount is 35% after between three and five years' residency, and rises a further 1% each year up to the maximum. The maximum discount will increase annually by the percentage change in the Consumer Price Index (CPI). Tenants in flats get a 50% discount after between three and five years' residency, and after five years the discount goes up 2% for each further year up to the same maximums as for houses.

Notes

- Any change related to the Right to Buy discount will be examined from 30 January 2025.
- Any change related to the SDLT will be examined from 1 April 2025.