



Finance (No. 2) Act 2024

2024 CHAPTER 12

Measures relating to property

9 Exemption from SDLT: registered providers of social housing etc

- (1) Section 71 of FA 2003 (certain acquisitions by registered social landlord) is amended as follows.
- (2) In the heading, for “registered social landlord” substitute “registered providers of social housing etc”.
- (3) In subsection (1), for paragraph (a) substitute—
 - “(a) the purchaser is a non-profit registered provider of social housing controlled by its tenants.”.
- (4) In subsection (1A)—
 - (a) for paragraph (b) substitute—
 - “(b) a housing association registered in the register maintained under Article 14 of the Housing (Northern Ireland) Order 1992 ([S.I. 1992/1725 \(N.I. 15\)](#)), or
 - (c) an English local authority that is a registered provider of social housing.”, and
 - (b) omit the “or” after paragraph (a).
- (5) In subsection (2) for “relevant housing provider”, in each place it occurs, substitute “non-profit registered provider of social housing”.
- (6) In subsection (3)—
 - (a) omit paragraphs (b) and (e) to (g), and
 - (b) for paragraph (h) substitute—
 - “(h) the Department for Communities in Northern Ireland, or”.
- (7) In subsection (4) omit paragraphs (b) and (d) (but not the “or” after paragraph (d)).
- (8) In subsection (5)—

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- (a) after “means” insert “—
 - (a) any amount that is receipts of the disposal of social housing, provided the purchaser is entitled to use the amount for the purpose of the provision of social housing, or
 - (b)”,
 - and
 - (b) in paragraph (b) (which is a result of the previous amendment) omit the words from “within” to the end.
- (9) After subsection (5) insert—
- “(6) In subsection (5) “social housing” has the meaning it has in Part 2 of the Housing and Regeneration Act 2008 (see, in particular, section 68 of that Act).
- (7) In this section “English local authority” means—
- (a) a principal council within the meaning of the Local Government Act 1972, or
 - (b) the Common Council of the City of London.”
- (10) In section 121 of FA 2003 (minor definitions), omit the definition of “registered social landlord”.
- (11) In section 122 of FA 2003 (index of defined expressions), omit the entry for “registered social landlord”.
- (12) The amendments made by this section have effect in relation to land transactions the effective date of which falls on or after 6 March 2024.
- (13) In consequence of those amendments, in section 150 of FA 2013 (annual tax on enveloped dwellings: relief for providers of social housing etc)—
- (a) in subsection (2)(a)—
 - (i) for “relevant” substitute “qualifying”, and
 - (ii) omit the words from “(that” to “landlord””,
 - (b) in subsection (3), for “relevant”, in each place it occurs, substitute “qualifying”, and
 - (c) for paragraphs (a) to (c) in subsection (4) substitute—
 - “(a) subsection (2) of section 71 of FA 2003 applies in relation to a reference to a qualifying housing provider controlled by its tenants as it applies to a reference in that section to a non-profit registered provider of social housing controlled by its tenants;
 - (b) “qualifying body” means—
 - (i) anything described as a qualifying body in subsection (3) of that section,
 - (ii) the Scottish Ministers,
 - (iii) a council constituted under section 2 of the Local Government etc. (Scotland) Act 1994, or
 - (iv) Scottish Homes;
 - (c) “public subsidy” means—
 - (i) anything that is a public subsidy for the purposes of section 71 of FA 2003, and for the purposes of this section the reference in subsection (5)(a) of

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that section to “the purchaser” is to be treated as a reference to P or the qualifying housing provider (as the case may be);

- (ii) any grant or other financial assistance under section 18 of the Housing Act 1996 (c. 52) (social housing grants);
 - (iii) any grant or other financial assistance under section 2 of the Housing (Scotland) Act 1988 (c. 43) (general functions of the Scottish Ministers);
- (d) “qualifying housing provider” means—
- (i) a relevant housing provider (within the meaning of section 71 of FA 2003),
 - (ii) a body registered as a social landlord in a register maintained under section 1(1) of the Housing Act 1996 (Welsh registered social landlords), or
 - (iii) a body registered under section 20(1) of the Housing (Scotland) Act 2010 (asp 17) (Scottish registered social landlords).”

(14) [Subsection \(13\)](#) is to be treated as having come into force on 6 March 2024.

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