



Your name

John Doe

Your Unique Taxpayer Reference (UTR)

0 0 0 0 0 0 0 0 0 0

For help filling in this form go to www.gov.uk/taxreturnforms and read the notes and helpsheets.

UK property details

1	Number of properties rented out	0 0	3	If you have any income from property let jointly, put 'X' in the box	X
2	If all property income ceased in 2024–25 and you do not expect to receive such income in 2025–26, put 'X' in the box and consider if you need to fill in the 'Capital Gains Tax summary' page	X	4	If you're claiming Rent a Room relief and your rents are £7,500 or less (or £3,750 if let jointly), put 'X' in the box	X

Furnished holiday lettings (FHL) in the UK or European Economic Area (EEA)

You need to fill in one page for UK businesses and a separate page for EEA businesses. Read the notes.

5	Income – the amount of rent and any income for services provided to tenants	£ 0 0 0 0 0 0 0 0 0 0 . 0 0	11.1	Electric charge-point allowance	£ 0 0 0 0 0 0 0 0 0 0 . 0 0
5.1	Property income allowance – read the notes	£ 0 0 0 0 . 0 0	11.2	Zero-emission car allowance	£ 0 0 0 0 0 0 0 0 0 0 . 0 0
5.2	If you've used traditional accounting rather than cash basis to calculate your income and expenses, put 'X' in the box	X	12	Other capital allowances	£ 0 0 0 0 0 0 0 0 0 0 . 0 0
6	Rent paid, repairs, insurance and costs of services provided – the total amount	£ 0 0 0 0 0 0 0 0 0 0 . 0 0	13	Adjusted profit for the year – use the working sheet in the notes	£ 0 0 0 0 0 0 0 0 0 0 . 0 0
7	Loan interest and other financial costs	£ 0 0 0 0 0 0 0 0 0 0 . 0 0	14	Loss brought forward used against this year's profits – read the notes if you have a non-FHL property business loss	£ 0 0 0 0 0 0 0 0 0 0 . 0 0
8	Legal, management and other professional fees	£ 0 0 0 0 0 0 0 0 0 0 . 0 0	15	Taxable profit for the year (box 13 minus box 14)	£ 0 0 0 0 0 0 0 0 0 0 . 0 0
9	Other allowable property expenses	£ 0 0 0 0 0 0 0 0 0 0 . 0 0	16	Loss for the year – use the working sheet in the notes	£ 0 0 0 0 0 0 0 0 0 0 . 0 0
10	Private use adjustment	£ 0 0 0 0 0 0 0 0 0 0 . 0 0	17	Total loss to carry forward	£ 0 0 0 0 0 0 0 0 0 0 . 0 0
11	Balancing charges	£ 0 0 0 0 0 0 0 0 0 0 . 0 0	18	If this business is in the EEA, put 'X' in the box	X
			19	If you want to make a period of grace election, put 'X' in the box	X

Property income

Do not include furnished holiday lettings, Real Estate Investment Trust or Property Authorised Investment Funds dividends/distributions here.

0	
20 Total rents and other income from property £ <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> . 0 0	21 Tax taken off any income in box 20 £ <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> . 0 0
20.1 Property income allowance – read the notes £ <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> . 0 0	22 Premiums for the grant of a lease – from box E on the working sheet £ <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> . 0 0
20.2 If you've used traditional accounting rather than cash basis to calculate your income and expenses, put 'X' in the box <input type="checkbox"/>	23 Reverse premiums and inducements £ <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> . 0 0

Property expenses

24 Rent, rates, insurance and ground rents £ <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> . 0 0	27 Legal, management and other professional fees £ <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> . 0 0
25 Property repairs and maintenance £ <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> . 0 0	28 Costs of services provided, including wages £ <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> . 0 0
26 Non-residential property finance costs £ <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> . 0 0	29 Other allowable property expenses £ <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> . 0 0

Calculating your taxable profit or loss

30 Private use adjustment £ <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> . 0 0	37 Rent a Room exempt amount £ <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> . 0 0
31 Balancing charges £ <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> . 0 0	38 Adjusted profit for the year – use the working sheet in the notes £ <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> . 0 0
32 Annual Investment Allowance £ <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> . 0 0	39 Loss brought forward used against this year's profits £ <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> . 0 0
33 The Structures and Buildings Allowance £ <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> . 0 0	40 Taxable profit for the year (box 38 minus box 39) £ <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> . 0 0
33.1 Electric charge-point allowance £ <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> . 0 0	41 Adjusted loss for the year – use the working sheet in the notes £ <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> . 0 0
33.2 Freeport and Investment Zones Structures and Buildings Allowance £ <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> . 0 0	42 Loss set off against 2024–25 total income – this will be unusual £ <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> . 0 0
34 Zero-emission goods vehicle allowance £ <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> . 0 0	43 Loss to carry forward to following year, including unused losses brought forward £ <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> . 0 0
34.1 Zero-emission car allowance £ <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> . 0 0	44 Residential property finance costs £ <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> . 0 0
35 All other capital allowances £ <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> . 0 0	45 Unused residential property finance costs brought forward £ <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> . 0 0
36 Costs of replacing domestic items – for residential lettings only £ <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> . 0 0	