HM Revenue & Customs

UK property

Tax year 6 April 2017 to 5 April 2018 (2017-18)

Your name

Your Unique Taxpayer Reference (UTR)

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**

2 **If all property income ceased in 2017-18 and you don't expect to receive such income in 2018-19, put 'X' in the box and consider if you need to fill in the 'Capital gains summary' page**

3 **If you have any income from property let jointly, put 'X' in the box**

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**

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

5.1 **Property income allowance** - read the notes

£ . 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**

6 **Rent paid, repairs, insurance and costs of services provided** - the total amount

£ . 0 0

7 **Loan interest and other financial costs**

£ . 0 0

8 **Legal, management and other professional fees**

£ . 0 0

9 **Other allowable property expenses**

£ . 0 0

10 **Private use adjustment**

£ . 0 0

11 **Balancing charges**

£ . 0 0

12 **Capital allowances**

£ . 0 0

13 **Adjusted profit for the year (if the amount in box 5 + box 10 + box 11 minus (boxes 6 to 9 + box 12) is positive). If you're claiming property income allowance (box 5 + box 11 minus box 5.1)**

£ . 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

15 **Taxable profit for the year (box 13 minus box 14)**

£ . 0 0

16 **Loss for the year (if the amount in boxes 6 to 9 + box 12 minus (box 5 + box 10 + box 11) is positive)**

£ . 0 0

17 **Total loss to carry forward**

£ . 0 0

18 **If this business is in the EEA, put 'X' in the box**

19 **If you want to make a period of grace election, put 'X' in the box**

Property income

Don't include furnished holiday lettings, Real Estate Investment Trust or Property Authorised Investment Funds dividends/ distributions here.

20 **Total rents and other income from property**

£ . 0 0

20.1 **Property income allowance** - read the notes

£ . 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**

21 **Tax taken off any income in box 20**

£ . 0 0

22 **Premiums for the grant of a lease – from box E on the working sheet**

£ . 0 0

23 **Reverse premiums and inducements**

£ . 0 0

Property expenses

24 **Rent, rates, insurance, ground rents etc**

£ . 0 0

25 **Property repairs and maintenance**

£ . 0 0

26 **Loan interest and other financial costs**

£ . 0 0

27 **Legal, management and other professional fees**

£ . 0 0

28 **Costs of services provided, including wages**

£ . 0 0

29 **Other allowable property expenses**

£ . 0 0

Calculating your taxable profit or loss

30 **Private use adjustment**

£ . 0 0

31 **Balancing charges**

£ . 0 0

32 **Annual Investment Allowance**

£ . 0 0

Box 33 is not in use

34 **Zero-emission goods vehicle allowance**

£ . 0 0

35 **All other capital allowances**

£ . 0 0

36 **Costs of replacing domestic items** - for residential lettings only

£ . 0 0

37 **Rent a Room exempt amount**

£ . 0 0

38 **Adjusted profit for the year** - use the working sheet in the notes

£ . 0 0

39 **Loss brought forward used against this year's profits**

£ . 0 0

40 **Taxable profit for the year (box 38 minus box 39)**

£ . 0 0

41 **Adjusted loss for the year – from box N on the Working Sheet**

£ . 0 0

42 **Loss set off against 2017-18 total income** - this will be unusual

£ . 0 0

43 **Loss to carry forward to following year, including unused losses brought forward**

£ . 0 0

44 **Residential finance costs not included in box 26**

£ . 0 0