



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	3 If you have any income from property let jointly, put 'X' in the box
2 If all property income ceased in 2020–21 and you do not expect to receive such income in 2021–22, put 'X' in the box and consider if you need to fill in the 'Capital Gains Tax summary' page	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 £ .	11.1 Electric charge-point allowance £ .
5.1 Property income allowance – read the notes £ .	12 Other capital allowances £ .
5.2 If you've used traditional accounting rather than cash basis to calculate your income and expenses, put 'X' in the box	13 Adjusted profit for the year – use the working sheet in the notes £ .
6 Rent paid, repairs, insurance and costs of services provided – the total amount £ .	14 Loss brought forward used against this year's profits – read the notes if you have a non-FHL property business loss £ .
7 Loan interest and other financial costs £ .	15 Taxable profit for the year (box 13 minus box 14) £ .
8 Legal, management and other professional fees £ .	16 Loss for the year – use the working sheet in the notes £ .
9 Other allowable property expenses £ .	17 Total loss to carry forward £ .
10 Private use adjustment £ .	18 If this business is in the EEA, put 'X' in the box
11 Balancing charges £ .	19 If you want to make a period of grace election, put 'X' in the box

Property income

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

20	Total rents and other income from property	£ .
20.1	Property income allowance – read the notes	£ .
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	£ .
22	Premiums for the grant of a lease – from box E on the working sheet	£ .
23	Reverse premiums and inducements	£ .

Property expenses

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

Calculating your taxable profit or loss

30	Private use adjustment	£ .
31	Balancing charges	£ .
32	Annual Investment Allowance	£ .
33	The Structures and Buildings Allowance (you must hold a valid allowance statement – read the notes for details on how much you can claim per year)	£ .
33.1	Electric charge-point allowance	£ .
34	Zero-emission goods vehicle allowance	£ .
35	All other capital allowances	£ .
36	Costs of replacing domestic items – for residential lettings only	£ .
37	Rent a Room exempt amount	£ .
38	Adjusted profit for the year – use the working sheet in the notes	£ .
39	Loss brought forward used against this year's profits	£ .
40	Taxable profit for the year (box 38 minus box 39)	£ .
41	Adjusted loss for the year – use the working sheet in the notes	£ .
42	Loss set off against 2020–21 total income – this will be unusual	£ .
43	Loss to carry forward to following year, including unused losses brought forward	£ .
44	Residential property finance costs	£ .
45	Unused residential property finance costs brought forward	£ .