



Tax year 6 April 2024 to 5 April 2025 (2024–25)

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

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

HMRC 12/24

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 £ .	21 Tax taken off any income in box 20 £ .
20.1 Property income allowance – read the notes £ .	22 Premiums for the grant of a lease – from box E on the working sheet £ .
20.2 If you've used traditional accounting rather than cash basis to calculate your income and expenses, put 'X' in the box ☐	23 Reverse premiums and inducements £ .

Property expenses

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

Calculating your taxable profit or loss

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