

UK property

Tax year 6 April 2020 to 5 April 2021 (2020-21)

	Your name	Your Unique Taxpayer Reference (UTR)				
For h	For help filling in this form go to www.gov.uk/taxreturnforms and read the notes and helpsheets.					
UK property details						
	Number of properties rented out 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	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	11.1 Electric charge-point allowance				
5.1	Property income allowance – read the notes £ • 0 0 If you've used traditional accounting rather than	12 Other capital allowances £ 0 0 13 Adjusted profit for the year – use the working sheet in the notes				
	cash basis to calculate your income and expenses, put 'X' in the box	£ . 0 0 14 Loss brought forward used against this year's profits — read the notes if you have a non-FHL property				
6	Rent paid, repairs, insurance and costs of services provided – the total amount £	business loss £ • 0 0 15 Taxable profit for the year (box 13 minus box 14)				
7	Loan interest and other financial costs £ 0 0	£ 0 0 Loss for the year – use the working sheet in the notes				
8	Legal, management and other professional fees £ 0 0	£ 0 0 17 Total loss to carry forward				
9	Other allowable property expenses £ 0 0	£ • 0 0 18 If this business is in the EEA, put 'X' in the box				
10	Private use adjustment £ 0 0	19 If you want to make a period of grace election,				
11	£ 00	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 £ 0 0	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		
	£ 0 0		£		
20.2	If you've used traditional accounting rather than				
	cash basis to calculate your income and expenses,	23	Reverse premiums and inducements		
	put 'X' in the box		£ 000		
Property expenses					
0.4	Dont votes incorporate and arround vents	07	I and management and other professional face		
24	Rent, rates, insurance and ground rents	27	Legal, management and other professional fees		
	£ 0 0 · 0		£ 0 0 · 0 0		
25	Property repairs and maintenance	28	Costs of services provided, including wages		
	£ 00		£ 00		
26	Non-residential property finance costs	29	Other allowable property expenses		
	£ 0 0		£ 000		
Calculating your taxable profit or loss					
30	Private use adjustment	38	Adjusted profit for the year – use the working sheet		
	£ 00		in the notes		
			£ . 0 0 0		
31	Balancing charges				
	£ 0 0	39	Loss brought forward used against this year's profits		
32	Annual Investment Allowance		£ 0 0 · 0 0		
JZ.	£	40	Taxable profit for the year (box 38 minus box 39)		
			£ 000		
33	The Structures and Buildings Allowance				
	(you must hold a valid allowance statement – read the	41	Adjusted loss for the year – use the working sheet		
	notes for details on how much you can claim per year)		in the notes		
	£ 0 0 ·		£ 0 0		
33.1	Electric charge-point allowance	42	Loss set off against 2020–21 total income – this will		
	£ .00		be unusual		
			£ 00		
34	Zero-emission goods vehicle allowance				
	£	43	Loss to carry forward to following year, including		
0.5	All other conital allowances		unused losses brought forward		
35	All other capital allowances		£ 00		
	£ 00	44	Residential property finance costs		
36	Costs of replacing domestic items		£ 00		
	- for residential lettings only				
	£ 0 0	45	Unused residential property finance costs		
	Book a Boom comment and comment		brought forward		
37	Rent a Room exempt amount		£ 0 0 · 0 0		
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