



Use these notes to help you fill in the UK property pages of your tax return

Fill in the 'UK property' pages if you receive:

- rental income and other receipts from UK land or property
- income from letting furnished rooms in your own home
- income from Furnished Holiday Lettings (FHL) in the UK or European Economic Area (EEA)
- premiums from leasing UK land
- inducements to take an interest in letting a property (a reverse premium)

of over £1,000 (including any income from foreign property reported in the 'Foreign' pages).

Check if you still need to fill in a tax return

If you do not think you need to fill in a tax return for this year, go to www.gov.uk/check-if-you-need-a-tax-return

If you do not need to fill in a return, you must tell us by 31 January 2022 to avoid paying penalties.

Coronavirus support scheme payments

You must include amounts of taxable coronavirus support scheme payments that you received, subject to further guidance in these notes. These include the following:

- Coronavirus Job Retention Scheme (CJRS)
- any other applicable HMRC coronavirus support scheme
- payments that you were entitled to receive from local authorities or devolved administrations

For more information about coronavirus support schemes, go to www.gov.uk/coronavirus/business-support

Incorrectly claimed coronavirus support scheme payments

If you received a CJRS or any other applicable HMRC coronavirus support scheme payment that you were not entitled to and you have not voluntarily paid it back to HMRC or you have not received an assessment issued by an officer of HMRC in respect of the incorrectly claimed payment, put the incorrectly claimed amounts on page TR 5 of the main tax return SA100.

Property income allowance

All income from property, including any foreign property, up to £1,000, is exempt from tax and does not need to be reported on a tax return.

Please read page TRG 3 of the tax return notes to check that you qualify for the property income allowance.

If after reading TRG 3 you choose to fill in the UK property pages because:

- you do not want to claim the allowance as your allowable expenses are higher than your turnover and you want to be able to claim relief for the loss against future property income – calculate your property profits by deducting allowable expenses and allowances, if you do this do not complete the property income allowance boxes (box 5.1 or box 20.1)
- you're a non-resident landlord and you want to claim back tax paid under the non-resident landlord scheme, fill in box 1, box 2 (if applicable) and box 21

If your total income from property, including foreign property income reported on the 'Foreign' page, is over £1,000, complete the 'UK property' pages by either:

- claiming the allowance in box 5.1 for furnished holiday lettings or box 20.1 for UK property income. If you claim the property income allowance, you cannot deduct any allowable expenses or claim any other allowances
- calculating your property profits by deducting allowable expenses and allowances, if you do this, you cannot claim the property income allowance

Whether you have one property business or more than one property business, the total amount of property income allowance claimed cannot exceed £1,000.

You cannot claim the allowance if any of your property income is from a connected party.

If you receive income from letting furnished accommodation in your home that amounts to a trade, for example, if you run a guest house or offer bed and breakfast, you need to fill in the 'Self-employment' pages.

If you claim the Rent a Room relief, you cannot also claim the property income allowance on Rent a Room income.

i For more information on the property income allowance, go to www.gov.uk/guidance/tax-free-allowances-on-property-and-trading-income

i For more information about the non-resident landlord scheme, go to www.gov.uk/topic/personal-tax/non-resident-landlord-scheme

i For more information on Rent a Room relief, go to www.gov.uk/rent-room-in-your-home/the-rent-a-room-scheme

Income

If you receive income from Real Estate Investment Trusts (REITs) and Property Authorised Investment Funds (PAIFs) dividends and distributions, put these amounts in box 17 on page TR3 of your main tax return.

If you receive income from land and property overseas, you need to fill in the 'Foreign' pages, but income from a furnished holiday letting (FHL) in the EEA must go in the 'UK property' pages. However, if your income from an FHL is taxable on the remittance basis, fill in the 'Foreign' pages. To use the remittance basis form of taxation, you must be a UK resident but not domiciled in the UK, and have foreign income and gains.

If you want to claim Foreign Tax Credit Relief on any foreign tax paid on your EEA FHL, fill in the section 'Foreign tax paid on employment, self-employment and other income' on page F 6 of the 'Foreign' pages.

If you receive property income as part of your income from a partnership, you need to fill in the 'Partnership (full)' pages.

Accounts

If your accounting period for your property income does not end on 5 April 2021, apportion the figures in your accounts to cover the tax year 6 April 2020 to 5 April 2021.

If you're in the Managing Serious Defaulters (MSD) programme, fill in all the relevant boxes. If you're the subject of additional reporting requirements, you must also send a detailed profit and loss account, balance sheet and computations with your tax return and do either of the following:

- tell us about any figures that you do not have records for, from the time of the transactions
- confirm that you have records for all the figures in your accounts

Your name and Unique Taxpayer Reference

Fill in your full name and Unique Taxpayer Reference (UTR) in the boxes at the top of the form.

Your name	Your Unique Taxpayer Reference (UTR)
Paul Smith	1 3 5 7 9 2 4 6 8 0

Example of completed name and UTR boxes

UK property details

Box 3 If you have any income from property let jointly

If you own and let property jointly put 'X' in the box. If so, you only need to put your share of the income and expenses in the 'UK property' pages.

We tax your shares equally if you live with your spouse. If you want your income and expenses apportioned differently, fill in form 17, 'Declaration of beneficial interests in joint property and income'.


If you receive notice of your share of the income (or loss) after expenses, put the income in boxes 5 or 20, or the loss in boxes 9 or 29. Tell us the name and address of the person who prepares your property records in the 'Any other information' box on page TR 7 of your tax return.

Box 4 If you are claiming Rent a Room relief and your rents are £7,500 or less

If you let furnished rooms in your home and your total income was less than the Rent a Room exemption, £7,500 (£3,750 if let jointly) put 'X' in box 4. If this is your only letting income, you do not need to complete the rest of the UK property pages.

If your total income was more than the exemption, do not complete box 4, and either:

- pay tax on the excess – without taking off any expenses – put your total income in box 20 and the exempt amount £7,500 (or £3,750) in box 37 – you cannot claim the property income allowance on Rent a Room income
- work out your profit from letting in the usual way – the amount in box 20 minus any allowable expenses in boxes 24 to 29 – do not put anything in box 37

 For more information, go to www.gov.uk and search for 'HS223'.


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

There are special rules for furnished holiday lettings. You may be able to claim certain Capital Gains Tax reliefs, and capital allowances for items such as furniture and fixtures.

You need to work out the profit or loss from your FHL separately to take advantage of these rules.


Your property will qualify as an FHL if it's in the UK or EEA and will be, for the 2020 to 2021 tax year, both:

- available for holiday letting for 210 days or more
- let as holiday accommodation for 105 days or more

 For more information, go to www.gov.uk and search for 'HS253'.

EEA businesses

If you pay tax on your income on the remittance basis, fill in the 'Foreign' pages.

 For more information, go to www.gov.uk and search for 'HS264'.

If you have an FHL business in the EEA, fill in boxes 1 to 3 (ignore the heading 'UK property details'), boxes 5 to 19 and put 'X' in box 18.

You'll need to use separate 'UK property' pages for your UK and EEA FHL business if you have both. You do not need separate pages for each individual property.

Box 5 Income

Put the total amount of income from all your FHL (including income from services you provide to tenants) in box 5.

Coronavirus support scheme payments are taxable and include payments from the Coronavirus Job Retention Scheme (CJRS), any other applicable HMRC coronavirus support scheme and payments you were entitled to receive from local authorities or devolved administrators.

If you received coronavirus support scheme payments, include in box 5 the amount you received.

If you have received an assessment issued by an officer of HMRC in respect of a coronavirus support payment incorrectly claimed only include in box 5 the amount you retained.

Do not include in box 5 the amount of any sum that has been assessed which results in the repayment of coronavirus support scheme payments that you were not entitled to.

Do not include CJRS payments received as an employee whilst furloughed.

If you received a CJRS or any other applicable HMRC coronavirus support scheme payment that you were not entitled to and you have not voluntarily paid it back to HMRC or you have not received an assessment issued by an officer of HMRC in respect of the incorrectly claimed payment, put the incorrectly claimed amount on page TR 5 of the main tax return SA100.

If you're a non-resident landlord, put your gross amount (without tax taken off) of FHL income in box 5 and any tax taken off in box 21.

If you use cash basis, your income is the total amounts you received during the year (see box 5.2).

Box 5.1 Property income allowance

Before completing this box, read 'Property income allowance' on page UKPN 1.

If your property income is over £1,000 and you're claiming property income allowance, the total amount of the allowance claimed from all property businesses (this includes overseas property businesses) cannot exceed £1,000.

Box 5.2 Traditional accounting or cash basis

Put 'X' in box 5.2 if you used traditional accounting instead of cash basis.

Cash basis is a simpler way of working out your property business profits or losses. You add up all your property income received (your turnover) and take off any allowable expenses paid in the year. Do not include money you owe or owed to you after 5 April 2021.

You can only use cash basis if your total income from UK property (including FHLs in the UK) or income from foreign property (including FHLs in the EEA) is up to £150,000.

If you have income from an FHL in the UK and UK property income, you must use the same basis (traditional accounting or cash basis) for both incomes. Box 5.2 and box 20.2 must both be either present or absent.

If you have income from an FHL in the EEA (see box 18) and income from a foreign property (included in the 'Foreign' pages), you must use the same basis (traditional accounting or cash basis) for both incomes. Box 5.2 and box 14.2 (on page F 4 of the 'Foreign' pages) must both be either present or absent.

i For more information about cash basis, go to www.gov.uk/guidance/income-tax-when-you-rent-out-a-property-working-out-your-rental-income

Transitional adjustments

If you change basis this year, from cash basis to traditional accounting or from traditional accounting to cash basis, you may need to make a transitional adjustment.

All transitional receipts must be included in box 5 and all transitional expenses must be included in box 9.

Boxes 6 to 12

If you're claiming for certain FHL business costs, fill in boxes 6 to 12.

If your total property income (including FHL income) before expenses is below £85,000, you can just add up your FHL expenses and put the total in box 9.

If you claim the property income allowance, you cannot deduct any allowable expenses or claim any other allowances on this income. Do not fill in boxes 6 to 10 or box 12.

Box 6 Rent paid, repairs, insurance and costs of services provided

You can claim FHL expenses, such as:

- rents, rates, insurance and ground rent
- property repairs and maintenance
- costs of services you provided, including wages (include wages funded by the Coronavirus Job Retention Scheme paid out to employees)
- insurance against loss of rents – however, if you claim under your own insurance policy, put any money you received in box 5

You can claim capital allowances on some of your capital costs (see box 25).

Box 7 Loan interest and other financial costs

You can claim the costs of getting a loan or alternative finance to buy a property that you let, and any interest on such a loan or alternative finance payments.

You cannot claim the cost of any capital repayments from your mortgage. You must only include the proportion of the costs that are for the purpose of your FHL properties.

Box 8 Legal, management and other professional fees

You can claim:

- management fees paid to an agent for rent collection, advertising and administration
- legal and professional fees paid for renewing a lease (if the lease is for less than 50 years)
- professional fees paid to evict an unsatisfactory tenant in order to re-let the property
- any costs for appealing against a compulsory purchase order

You cannot claim:

- any costs for the first letting or subletting of a property for more than a year
- the costs for agreeing and paying a premium on renewal of a lease
- any fees paid for planning permission or registration of title on property purchase

Box 9 Other allowable property expenses

Other allowable expenses include:

- stationery, phone, business travel and miscellaneous costs
- part of a premium paid to a landlord for the lease (if you're subletting)
- any foreign tax taken off your European Economic Area (EEA) Furnished Holiday Lettings (FHL) income (unless you are claiming Foreign Tax Credit Relief for it on the 'Foreign' pages) – if you're a non-resident FHL landlord, put the UK tax taken off in box 21 instead

i For more information on flat rate expenses for landlords, go to www.gov.uk/hmrc-internal-manuals/property-income-manual/pim2220

If you're not sure how to work out the amount to put in box 9, ask us or your tax adviser.

Box 10 Private use adjustment

If you put an amount in box 6 that was not solely for the business, put the private (non-business) amount in box 10. For example, if you include the full annual cost of insuring the property in box 6, but only let it for 8 months because you used it for 4 months, put the 4 months non-business cost in box 10.

Box 11 Balancing charges

If you sold, gave away or stopped using an item in your business that you claimed capital allowances for, you may have to include a balancing charge. Put this amount in box 11.

Any balancing charges are regarded as income if you're claiming property income allowance.

Box 11.1 Electric charge-point allowance

You can claim 100% first year capital allowances for expenditure invested in the acquisition and installation of new and unused electric charge-points for electrical vehicles. Enter the amount of expenditure incurred in box 11.1.

Box 12 Other capital allowances

If you're claiming capital allowances for any other equipment or vehicles for your FHL (not other furnished residential lettings), put the amount in box 12.

You cannot claim capital allowances if you're claiming the property income allowance (in box 5.1) or using cash basis. The only exception for those using cash basis (and not claiming the trading income allowance) is cars.

i For more information on capital allowances and balancing charges, go to www.gov.uk/business-tax/capital-allowances or contact your tax adviser.

Boxes 13 and 16

Use the working sheet below to work out your adjusted profit or loss. If you made a profit, put the amount in box 13. If you made a loss, put the amount in box 16.

Working sheet for furnished holiday lettings profit or loss (boxes 13 and 16)

Income box 5	A	£	<input type="text"/>
Add			
Private use adjustment box 10	B	£	<input type="text"/>
Balancing charges box 11	C	£	<input type="text"/>
<hr/>			
Total add boxes A to C	D	£	<input type="text"/>
Minus			
Expenses box 6	E	£	<input type="text"/>
Loan interest box 7	F	£	<input type="text"/>
Legal, management fees box 8	G	£	<input type="text"/>
Other allowable expenses box 9	H	£	<input type="text"/>
Electric charge-point allowance box 11.1	I	£	<input type="text"/>
Other capital allowances box 12	J	£	<input type="text"/>
Property income allowance box 5.1	K	£	<input type="text"/>
<hr/>			
Total add boxes E to K	L	£	<input type="text"/>
<hr/>			
Profit or loss box D minus box L	M	£	<input type="text"/>

If the amount is positive, you have a profit. Copy to box 13. If the amount is negative, you have a loss. Copy to box 16.

Box 14 Loss brought forward used against this year's profits

If you made a loss in the 2019 to 2020 or earlier tax years, put the amount in box 14. This must not be more than the amount in box 13.

If you made a loss in another property business (not an FHL), you can include (up to the amount in box 13) that loss in box 14.

Box 15 Taxable profit for the year

If you had no losses in earlier years, put the same figure you used in box 13, in box 15.

Box 17 Total loss to carry forward


You can carry your loss forward to set against any future profits. If you had any FHL losses from earlier years that you have not already used up, put them in box 17.

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

If you have several properties in different EEA states, you only need to fill in one 'UK property' page for your EEA businesses.

Box 19 If you want to make a period of grace election

If a property qualified as an FHL in the 2019 to 2020 tax year but did not qualify in the 2020 to 2021 tax year, you can make an election for a period of grace.

 For more information, go to www.gov.uk and search for 'HS253'.

Property income

Box 20 Total rents and other income from property

Put your total property rental income (not income from an FHL included on page UKP1) in box 20. Include income from:

- a tenancy
- leasing or licensing agreements over your land or property
- any land
- furnished, unfurnished, commercial and domestic accommodation (including amounts you receive for the use of furniture), except where you run a guest house or bed and breakfast
- any 2020 to 2021 rental income paid after 5 April 2021 if you're using traditional accounting – do not include rents paid in advance for the 2021 to 2022 tax year
- coronavirus support scheme payments

Coronavirus support scheme payments are taxable and include payments from the Coronavirus Job Retention Scheme (CJRS), any other applicable HMRC coronavirus support scheme and payments you were entitled to receive from local authorities or devolved administrators

If you received coronavirus support scheme payments, include in box 20 the amount you received.

If you have received an assessment issued by an officer of HMRC in respect of a coronavirus support scheme payment incorrectly claimed, only include in box 20 the amount you retained.

Do not include in box 20 the amount of any sum that has been assessed which results in the repayment of coronavirus support scheme payments that you were not entitled to.

Do not include CJRS payments received as an employee whilst furloughed.

If you received a CJRS or any other applicable HMRC coronavirus support scheme payment that you were not entitled to and you have not voluntarily paid it back to HMRC or you have not received an assessment issued by an officer of HMRC in respect of the incorrectly claimed payment, put the incorrectly claimed amount on page TR 5 of the main tax return SA100.

Also include other income, such as:

- rent charges and ground rents
- income from letting others tip waste on your land
- income for the use of a caravan or houseboat at a fixed location
- income from the grant of sporting rights
- receipts from a film crew who pay to film on your land or in your house
- way leaves if the land to which the way leaves relates is used in your property rental business
- local authority grants towards the cost of repairs

If you're a non-resident landlord, put the total of your rental income (without tax taken off) in box 20, and the total tax taken off in box 21.

Box 20.1 Property income allowance

Before completing this box, read 'Property income allowance' on page UKPN 1.


Box 20.2 Traditional accounting or cash basis

Put 'X' in box 20.2 if you used traditional accounting instead of cash basis.

Cash basis is a simpler way of working out your property business profits or losses. You add up all your property income received (your turnover) and take off any allowable expenses paid in the year. Do not include money you owe or owed to you after 5 April 2021.

You can only use cash basis if your total income from UK property (including FHLs in the UK) is up to £150,000.

If you have income from an FHL in the UK and UK property income, you must use the same basis (traditional accounting or cash basis) for both incomes. Box 5.2 and box 20.2 must both be either present or absent.

 For more information about cash basis, go to www.gov.uk/guidance/income-tax-when-you-rent-out-a-property-working-out-your-rental-income

Transitional adjustments

If you change basis this year, from cash basis to traditional accounting or from traditional accounting to cash basis, you may need to make a transitional adjustment.

All transitional receipts must be included in box 20 and all transitional expenses must be included in box 29.

Box 21 Tax taken off any income in box 20

Only fill in this box if you're a non-resident landlord. Read 'Property income allowance' on page UKPN 1.

Box 22 Premiums for the grant of a lease

If you've received premiums for the grant of a lease and other lump sums to possess a property, use the working sheet below to work out the amount to put in box 22.

If the lease is up to 50 years, the premium is treated as part capital and part income. Only include the income part in box 22. Do not include any lease over 50 years in box 22.

Any premiums for the grant of a lease are regarded as income if you're claiming property income allowance.

Working sheet for box 22

Premium

A £

Number of 12-month periods in the lease. Ignore the first 12 months

B

50 minus box B

C

Box C divided by 50

D

Box A multiplied by box D
Copy to box 22

E £

Box 23 Reverse premiums and inducements

Put any payment or benefit you got as an inducement to take an interest in a property (a 'reverse premium'), in box 23.

Any reverse premiums and inducements are regarded as income if you're claiming property income allowance.

Property expenses

You can claim for the running costs of your rental business.

If your total property income before expenses (including income from furnished holiday lettings) is below £85,000, you can just add up your expenses and put the total (minus any FHL expenses) in box 29.

Do not include the cost of buying, selling, improving or altering any land, property, equipment, furnishings or furniture. These are capital costs.

If you claim the property income allowance, you cannot deduct any allowable expenses or claim any other allowances on this income. Do not fill in boxes 24 to 29.

Box 24 Rent, rates, insurance, ground rents etc

You can claim:

- the rent for a lease of a property you let
- business rates, water rates and Council Tax
- property and contents insurance
- insurance paid against loss of rents – however, if you claim under your own insurance policy, put any money you received in box 20
- ground rents

Box 25 Property repairs and maintenance

Expenses you paid out to maintain your property, for example:

- exterior and interior painting, damp treatment, stone cleaning or roof repairs
- furniture repairs
- repairs to any kind of machinery supplied with the property

Box 26 Non-residential property finance costs

Non-residential property

You can claim the costs of getting a loan, or alternative finance to buy a non-residential property that you let, and the full amount of any interest on such a loan or alternative finance payments.

Residential property finance costs

For the 2020 to 2021 tax year, you cannot claim the costs of getting a loan, or alternative finance to buy a residential property that you let or any interest on such a loan or alternative finance payments. Any such costs can be used to calculate a reduction in Income Tax by putting the amount of residential property finance costs in box 44.

i For more information on residential property finance costs, go to www.gov.uk/guidance/changes-to-tax-relief-for-residential-landlords-how-its-worked-out-including-case-studies

Box 27 Legal, management and other professional fees

You can claim:

- management fees paid to an agent for rent collection, advertising and administration
- legal and professional fees for renewing a lease (if the lease is for less than 50 years)
- professional fees paid to evict an unsatisfactory tenant in order to re-let the property
- the costs of appealing against a compulsory purchase order

You cannot claim:

- any costs for the first letting or subletting of a property for more than a year
- the costs for agreeing and paying a premium on renewal of a lease
- any fee paid for planning permission or registration of title on property purchase

Box 28 Costs of services provided, including wages

This includes any services that you provide to your tenants such as, communal hot water, gardening or cleaning. Include wages funded by the Coronavirus Job Retention Scheme paid out to employees.

If you receive any income for the services that you provide, include this as property income.

Box 29 Other allowable property expenses

Other allowable expenses include:

- stationery, phone, business travel and miscellaneous costs
- part of a premium paid to a landlord for the lease (if you're subletting)

If your total property income before expenses (including income from furnished holiday lettings) is below £85,000, you can just add up your expenses and put the total (minus any FHL expenses) in box 29.

i For more information on flat rate expenses for landlords, go to www.gov.uk/hmrc-internal-manuals/property-income-manual/pim2220

If you're not sure how to work out the amount to put in box 29, ask your tax adviser.

Calculating your taxable profit or loss

If you claim the property income allowance, you cannot deduct any allowable expenses or claim any other allowances on this income. Do not fill in box 30 or boxes 32 to 36.

Box 30 Private use adjustment

If you put amounts in boxes 24 to 29 that were not solely for the property business, put the private (non-business) amount in box 30. For example, if you have included the full annual cost of insuring the property in box 24, but only let the property for 8 months in the year because you used it for the other 4 months, put the 4 months non-business cost in box 30.

Box 31 Balancing charges

If you sold, gave away or stopped using an item in your business that you claimed capital allowances for, you may have to include a balancing charge. Put this amount in box 31.

Any balancing charges are regarded as income if you're claiming property income allowance.

Box 32 Annual Investment Allowance

You can claim Annual Investment Allowance (AIA) if you bought equipment (but not cars) during the year. You can claim AIA up to a maximum annual amount of £1 million. You cannot claim AIA for expenditure on equipment and other items for use in a dwelling house.

For claims over £800,000, put £800,000 in box 32 and any amount in excess of that in box 35 (All other capital allowances) up to a combined total of £1 million.

In the 'Any other information' box, box 19 on page TR 7 of your tax return, tell us the amount of AIA included in box 35.

i For more information about Annual Investment Allowance, go to www.gov.uk/capital-allowances/annual-investment-allowance

Box 33 The Structures and Buildings Allowance

If you're eligible to claim the Structures and Buildings Allowance (SBA), put the amount of the claim in box 33. If claiming for the first time for a particular structure or building, use the 'Any other information' box, box 19 on page 7 of your tax return, to record the:

- date the building first came into qualifying use or if later, the date the qualifying expenditure was incurred
- total amount of qualifying expenditure incurred

i To check if and how much you can claim, go to www.gov.uk/guidance/claiming-capital-allowances-for-structures-and-buildings

Box 33.1 Electric charge-point allowance

You can claim 100% first year capital allowances for expenditure invested in the acquisition and installation of new and unused electric charge-points for electric vehicles. Put the amount of expenditure incurred in box 33.1.

i For information, go to www.gov.uk/business-tax/capital-allowances or contact your tax adviser.

Box 34 Zero-emission goods vehicle allowance

Claim the full cost of any new, but not second hand, zero-emission goods vehicles in this box. If you use a vehicle outside of your business, for 50% of the time for example, you must reduce the amount of the claim by 50%.

Box 35 All other capital allowances

The type of capital allowance and amount that you can claim will depend on the cost, type of asset and other circumstances. For example, you can only claim capital allowances for furniture and fixtures or other equipment for use in a dwelling house if it qualifies as a Furnished Holiday Letting (FHL). Put your total capital allowances in box 35.

You may be able to claim some of these allowances:

- 100% allowance for certain energy-saving equipment, new cars with low CO2 emissions and electric cars
- 18% writing down allowance (WDA) on the balance of your purchases after deducting any Annual Investment Allowance (AIA) if your total costs were more than the maximum amount
- 6% WDA for 'special rate' equipment such as electrical systems and cars with higher CO2 emissions

i For more information on CO2 emissions, go to www.gov.uk/capital-allowances/business-cars

i For more information about capital allowances, go to www.gov.uk/business-tax/capital-allowances

Business Premises Renovation Allowance (BPRA) is no longer available for expenditure incurred after 5 April 2017. Put any BPRA claims for expenditure incurred before 6 April 2017 in box 35 and any BPRA balancing charge in box 31.

i For more information about BPRA, go to www.gov.uk/guidance/business-premises-renovation-allowance-bpra

Fixtures

There are rules for claiming capital allowances if you buy, sell or lease a property with fixtures.

If you buy or sell a property that has fixtures (for example, kitchen fittings, electrical or heating systems) you must agree the part of the purchase price to be attributed to those fixtures with the other party to the sale.

You should have a mutual agreement which is usually made by means of a joint election (called a 'section 198' election) which you must tell HM Revenue and Customs about within 2 years of the date of transfer.

If you buy or sell a property, the new owner will not be able to claim allowances for fixtures if the previous owner did not pool their qualifying expenditure on the fixtures.

Pooling includes making a claim for First Year Allowance or AIA for the expenditure. The last owner does not have to claim writing down allowances. As a rule, the previous owner is the last person who was entitled to claim capital allowances on fixtures.

i For more information, go to www.gov.uk/business-tax/capital-allowances

Box 36 Costs of replacing domestic items (for residential non-FHL lettings only)

You can claim the cost of replacing domestic items in the residential accommodation where:

- the cost is incurred on purchasing a replacement domestic item – you cannot claim the initial cost for an item provided for use in the accommodation for the first time
- the new item is provided solely for the use of the tenants in the accommodation and the old item is no longer available for use

If the new item is an improvement on the old item, you can only claim up to the amount needed to replace the original item.

Include items such as:

- moveable furniture for example, beds, free-standing wardrobes
- furnishings for example, curtains, linens, carpets, floor coverings
- household appliances for example, televisions, fridges, freezers
- kitchenware for example, crockery, cutlery

Box 37 Rent a Room exempt amount

If you have put any Rent a Room income in box 20, put the exempt amount you're claiming (either £7,500 or £3,750, if let jointly) in box 37. If you claim the Rent a Room relief, you cannot also deduct any expenses or capital allowances or claim the property income allowance on Rent a Room income.

i For more information on Rent a Room relief, go to www.gov.uk/rent-room-in-your-home/the-rent-a-room-scheme

Boxes 38 and 41

Use the working sheet below to work out your adjusted profit or loss. If you made a profit, put the amount in box 38. If you made a loss, put the amount in box 41.

Working sheet for property income profit and loss (boxes 38 and 41)

Total rents and income box 20	A	£	<input type="text"/>
Premiums for the grant of a lease box 22	B	£	<input type="text"/>
Reverse premiums and inducements box 23	C	£	<input type="text"/>
Private use adjustment box 30	D	£	<input type="text"/>
Balancing charges box 31	E	£	<input type="text"/>
<hr/>			
Total add boxes A to E	F	£	<input type="text"/>
Minus			
Property expenses - total of boxes 24 to 29	G	£	<input type="text"/>
Capital allowances - total of boxes 32 to 35	H	£	<input type="text"/>
Costs of replacing domestic items box 36	I	£	<input type="text"/>
Rent a Room exempt amount box 37	J	£	<input type="text"/>
Property income allowance box 20.1	K	£	<input type="text"/>
<hr/>			
Total add boxes G to K	L	£	<input type="text"/>
<hr/>			
Adjusted profit or loss box F minus box L	M	£	<input type="text"/>
If the amount in box M is positive you have a profit. Copy to box 38. If the amount in box M is negative you have a loss. Copy to box 41.			

If the amount in box M is a loss but you have furnished holiday lettings (FHL) profits

If you have UK FHL business profits, any loss in box M can be added to box 14 (FHL losses brought forward) up to the amount in box 13. If you have any losses from earlier years (box 39), you can also set these against any FHL profits.

Loss from box M deducted from UK FHL profits	N	£	<input type="text"/>
Reduced loss for the 2020 to 2021 tax year box M minus box N	O	£	<input type="text"/>

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

Put any unused losses from earlier years (up to the amount in box 38) in box 39 to use against your property profits. Use the figure in box 43 of your 'UK property' pages for the 2019 to 2020 tax year. Include any unused losses to carry forward in box 43.

Box 42 Loss set off against 2020 to 2021 total income

You can only set off a loss for this tax year against your total income if the loss:

- on your rental business is from agricultural expenses
- is from capital allowances

Any loss set off is limited to the lowest of:

- boxes 32 to 35 minus box 31
- the loss in box 41 (do not include amounts used against furnished holiday letting profits)
- your other income amounts

The amount of tax relief you can claim against your total income each year is also limited to the greater of £50,000 or 25% of your adjusted total income.

Put the total amount you want to set off (including any loss brought forward from last year that relates to agricultural expenses or capital allowances), in box 42.

i For more information on agricultural land, go to www.gov.uk and search for 'HS251' or ask your tax adviser for help.

i For more information on the limit on income tax reliefs, go to www.gov.uk and search for 'HS204'.

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

Put in box 43 any loss from box 41 that you have not already used in box 39 or 14 (box O in the working sheet). Include any loss from box 43 of your 2019 to 2020 tax return that you have not used in box 39 or 14.

Box 44 Residential property finance costs

The costs of getting a loan, or alternative finance to buy a residential property and any interest on such a loan or alternative finance payments can be used to calculate a reduction in your Income Tax. Put the amount of any costs, interest and alternative finance payments in box 44.

Box 45 Unused residential property finance costs brought forward

Put any unused residential property finance costs from this property business from earlier years in box 45.

Any balance of residential finance costs which are still unrelieved, may be carried forward to future years of the same property business.

i For more information on residential property finance costs, go to www.gov.uk/guidance/changes-to-tax-relief-for-residential-landlords-how-its-worked-out-including-case-studies

More help if you need it

To get copies of any tax return forms or help sheets, go to www.gov.uk/taxreturnforms

You can phone the Self Assessment Helpline on 0300 200 3310 for help with your tax return.

We have a range of services for disabled people. These include guidance in Braille, audio and large print. Most of our forms are also available in large print. Please contact our helplines for more information.