



Name of trust or estate	Tax reference
<input type="text"/>	<input type="text"/>

If you want help, look up the box numbers in the notes on Trust and Estate UK Property. For help filling in this form, go to www.gov.uk/self-assessment-tax-return-forms and read the notes and helpsheets.

Boxes 3.1 to 3.19 are not in use

Income and expenses from all let property should be included in boxes 3.19A to 3.47 below – read the notes

Property income (not including dividends/distributions from Real Estate Investment Trusts or Property Authorised Investment Funds)

Estates only – if you've used traditional accounting rather than cash basis to calculate the estate's income and expenses, put 'X' in the box (trusts cannot use cash basis)

3.19A

		Tax deducted	
Income			
Rents and other income from land and property	3.20 £ <input type="text"/>	3.21 £ <input type="text"/>	
Chargeable premiums	3.22 £ <input type="text"/>		
Reverse premiums	3.22A £ <input type="text"/>		boxes 3.20 + box 3.22 + 3.22A 3.23 £ <input type="text"/>
Expenses			
Rent, rates, insurance and ground rents	3.24 £ <input type="text"/>		
Repairs and maintenance	3.25 £ <input type="text"/>		
Non-residential property finance costs	3.26 £ <input type="text"/>		
Legal and professional costs	3.27 £ <input type="text"/>		
Costs of services provided, including wages	3.28 £ <input type="text"/>		
Other expenses	3.29 £ <input type="text"/>		total of boxes 3.24 to 3.29 3.30 £ <input type="text"/>
Net profit (put figures in brackets if a loss)			box 3.23 minus box 3.30 3.31 £ <input type="text"/>

Property income (not including dividends/distributions from Real Estate Investment Trusts or Property Authorised Investment Funds) continued

Tax adjustments			
Private use	3.32	£	
Balancing charges	3.33	£	boxes 3.32 + 3.33 3.34 £
Electric charge-point allowance	3.33A	£	
The Structures and Buildings Allowance	3.33B	£	
Freeports and Investment Zones Structures and Buildings Allowance	3.33C	£	
Zero-emission car allowance	3.33D	£	
All other capital allowances	3.35	£	
Cost of replacing domestic items	3.36	£	boxes 3.33A + 3.33B + 3.33C + 3.33D + 3.35 + 3.36 3.38 £
			Box 3.37 is not in use
Adjusted profit (if a loss enter 0 in box 3.39 and put the loss in box 3.40)			boxes 3.31 + 3.34 minus box 3.38 3.39 £
Adjusted loss (if you've entered 0 in box 3.39)	3.40	£	
Loss brought forward from previous year			3.41 £
Profit for the year			boxes 3.39 minus box 3.41 3.42 £
Loss offset against total income	3.43	£	
Loss to carry forward to following year	3.44	£	
Put 'X' in box 3.45 if these pages include details of property let jointly	3.45		
Residential property finance costs	3.46	£	
Unused residential property finance costs brought forward	3.47	£	

Now fill in any other supplementary pages that apply to you. Otherwise, go back to page 4 of the Trust and Estate Tax Return and finish filling it in.