HM Revenue & Customs

UK property

Tax year 6 April 2015 to 5 April 2016 (2015-16)

Your name

Your Unique Taxpayer Reference (UTR)

To get notes and helpsheets that will help you fill in this form, go to www.gov.uk/self-assessment-forms-and-helpsheets

UK property details

1 **Number of properties rented out**

2 **If all property income ceased in 2015–16 and you do not expect to receive such income in 2016–17, put 'X' in the box and consider if you need to fill in the 'Capital gains summary' page**

3 **If you have any income from property let jointly, put 'X' in the box**

4 **If you are claiming Rent a Room relief and your rents are £4,250 or less (or £2,125 if let jointly), put 'X' in the box**

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

Please read the 'UK Property notes' before filling in boxes 5 to 19. You need to fill in one page for UK businesses and a separate page for EEA businesses.

5 **Income** - the amount of rent and any income for services provided to tenants

£ . 0 0

6 **Rent paid, repairs, insurance and costs of services provided** - the total amount

£ . 0 0

7 **Loan interest and other financial costs**

£ . 0 0

8 **Legal, management and other professional fees**

£ . 0 0

9 **Other allowable property expenses**

£ . 0 0

10 **Private use adjustment** - read the notes

£ . 0 0

11 **Balancing charges** - read the notes

£ . 0 0

12 **Capital allowances** - read the notes

£ . 0 0

13 **Adjusted profit for the year (if the amount in box 5 + box 10 + box 11 minus (boxes 6 to 9 + box 12) is positive)**

£ . 0 0

14 **Loss brought forward used against this year's profits** - if you have a non-FHL property business loss - read the notes

£ . 0 0

15 **Taxable profit for the year (box 13 minus box 14)**

£ . 0 0

16 **Loss for the year (if the amount in boxes 6 to 9 + box 12 minus (box 5 + box 10 + box 11) is positive)**

£ . 0 0

17 **Total loss to carry forward**

£ . 0 0

18 **If this business is in the EEA, put 'X' in the box** - read the notes

19 **If you want to make a period of grace election, put 'X' in the box** - read the notes

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** - read the notes
£ . 0 0

22 **Premiums for the grant of a lease – from box E on the Working Sheet** - read the notes
£ . 0 0

23 **Reverse premiums and inducements**
£ . 0 0

Property expenses

24 **Rent, rates, insurance, ground rents etc.**
£ . 0 0

25 **Property repairs and maintenance**
£ . 0 0

26 **Loan interest and other financial costs**
£ . 0 0

27 **Legal, management and other professional fees**
£ . 0 0

28 **Costs of services provided, including wages**
£ . 0 0

29 **Other allowable property expenses**
£ . 0 0

Calculating your taxable profit or loss

30 **Private use adjustment** - read the notes
£ . 0 0

31 **Balancing charges** - read the notes
£ . 0 0

32 **Annual Investment Allowance**
£ . 0 0

33 **Business Premises Renovation Allowance (Assisted Areas only)** - read the notes
£ . 0 0

34 **All other capital allowances**
£ . 0 0

Box 35 is not in use

36 **10% wear and tear allowance** - for furnished residential accommodation only - read the notes
£ . 0 0

37 **Rent a Room exempt amount**
£ . 0 0

38 **Adjusted profit for the year – from box M on the Working Sheet** - read the notes
£ . 0 0

39 **Loss brought forward used against this year's profits**
£ . 0 0

40 **Taxable profit for the year (box 38 minus box 39)**
£ . 0 0

41 **Adjusted loss for the year – from box M on the Working Sheet** - read the notes
£ . 0 0

42 **Loss set off against 2015–16 total income** - this will be unusual - read the notes
£ . 0 0

43 **Loss to carry forward to following year, including unused losses brought forward**
£ . 0 0