



Name of trust or estate

Tax reference

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/taxreturnforms](http://www.gov.uk/taxreturnforms) and read the notes and helpsheets.

Answer this question to help you decide which parts of pages TL 1 and TL 2 to fill in.

**Is the income from furnished holiday lettings?**

If this does not apply to you, turn over and fill in page TL 2 to give details of the property income

Yes

If 'Yes', fill in boxes 3.1 to 3.19 before completing page TL 2

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

Fill in one page for UK businesses and a separate page for EEA businesses.

Income from furnished holiday lettings **3.1** £

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) **3.1A**

**Expenses** (furnished holiday lettings only)

Rent, rates, insurance and ground rents **3.2** £

Repairs and maintenance **3.3** £

Finance charges, including interest **3.4** £

Legal and professional costs **3.5** £

Cost of services provided, including wages **3.6** £

Other expenses **3.7** £

total of boxes 3.2 to 3.7

**3.8** £

**Net profit** (put figures in brackets if a loss) **box 3.1 minus box 3.8**  
**3.9** £

**Tax adjustments**

Private use **3.10** £

Balancing charges **3.11** £

Electric charge-point allowance **3.11A** £

Zero-emission car allowance **3.11B** £

All other capital allowances **3.13** £

Loss brought forward used against this year's profits **3.14** £

box 3.10 + box 3.11

**3.12** £

**Profit for the year after losses** **boxes 3.9 + 3.12 minus (boxes 3.11A + 3.11B + 3.13 + 3.14) is positive**  
**3.15** £

**Loss for the year** **boxes 3.9 + 3.12 minus (boxes 3.11A + 3.11B + 3.13) is negative**  
**3.16** £

Total loss to carry forward **read the notes**  
**3.17** £

Put 'X' in the box if this business is in the EEA **3.18**

If you want to make a period of grace election, put 'X' in the box **3.19**

## Other property income (not including dividends/distributions from furnished holiday lettings, 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

### Income

		Tax deducted	
• 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"/>		boxes 3.20 + 3.22 + 3.22A
• Reverse premiums	3.22A £ <input type="text"/>		
			3.23 £ <input type="text"/>

### Expenses (do not include figures you've already put in boxes 3.2 to 3.7 on page TL 1)

• 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"/>
			box 3.23 minus box 3.30
			3.31 £ <input type="text"/>

### Net profit (put figures in brackets if a loss)

#### Tax adjustments

• Private use	3.32 £ <input type="text"/>		
• Balancing charges	3.33 £ <input type="text"/>		
• Electric charge-point allowance	3.33A £ <input type="text"/>		
• The Structures and Buildings Allowance	3.33B £ <input type="text"/>		
• Freeport Structures and Buildings Allowance	3.33C £ <input type="text"/>		
• Zero-emission car allowance	3.33D £ <input type="text"/>		
• All other capital allowances	3.35 £ <input type="text"/>		
• Cost of replacing domestic items	3.36 £ <input type="text"/>		
		Box 3.37 is not in use	boxes 3.33A + 3.33B + 3.33C + 3.33D + 3.35 + 3.36
			3.38 £ <input type="text"/>
			boxes 3.31 + 3.34 minus box 3.38
			3.39 £ <input type="text"/>

Adjusted profit (if loss enter '0' in box 3.39 and put the loss in box 3.40)

		boxes 3.31 + 3.34 minus box 3.38	
Adjusted loss (if you've entered '0' in box 3.39)	3.40 £ <input type="text"/>		

• Loss brought forward from previous year		3.41 £ <input type="text"/>	
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### Profit for the year

			box 3.39 minus box 3.41
			3.42 £ <input type="text"/>
• Loss offset against total income	3.43 £ <input type="text"/>		
• Loss to carry forward to following year	3.44 £ <input type="text"/>		
• Put 'X' in box 3.45 if these pages include details of property let jointly	3.45 <input type="text"/>		
• Residential property finance costs	3.46 £ <input type="text"/>		
• Unused residential property finance costs brought forward	3.47 £ <input type="text"/>		

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.