



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 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
(if boxes 3.9 + 3.12 minus (boxes 3.11A + 3.11B + 3.13 + 3.14) is positive)
boxes 3.9 + 3.12 minus (boxes 3.11A + 3.11B + 3.13 + 3.14)
3.15 £

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

Total loss to carry forward	3.17 £	read the notes
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

£

3.21

£

- Chargeable premiums

3.22

£

boxes 3.20 + 3.22 + 3.22A

- Reverse premiums

3.22A

£

3.23

£

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

£

- Repairs and maintenance

3.25

£

- Non-residential property finance costs

3.26

£

- Legal and professional costs

3.27

£

- Costs of services provided, including wages

3.28

£

- Other expenses

3.29

£

total of boxes 3.24 to 3.29

3.30

£

box 3.23 minus box 3.30

3.31

£

Net profit (put figures in brackets if a loss)

Tax adjustments

- Private use

3.32

£

boxes 3.32 + 3.33

- Balancing charges

3.33

£

3.34

£

- Electric charge-point allowance

3.33A

£

- The Structures and Buildings Allowance

3.33B

£

- Freeport 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

£

Box 3.37 is not in use

boxes 3.33A + 3.33B + 3.33C + 3.33D + 3.35 + 3.36

3.38

£

boxes 3.31 + 3.34 minus box 3.38

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

3.39

£

boxes 3.31 + 3.34 minus box 3.38

Adjusted loss (if you've entered '0' in box 3.39)

3.40

£

- Loss brought forward from previous year

3.41

£

box 3.39 minus box 3.41

Profit for the year

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.