ACCOUNTING

Landlord Allowable Expenses Checklist

Everything you can claim against your rental income, what you can't, and the records HMRC expects you to keep.

Costs You Can Claim

Items marked ★ are the ones landlords most often miss.

PROPERTY RUNNING COSTS

- ☐ Letting agent & management fees
- ☐ Tenant-finding and referencing fees
- ☐ Landlord insurance
- ☐ Ground rent and service charges
- ☐ Council tax (where you pay it)
- ☐ Utility bills (where you pay them)
- ☐ Landlord licensing fees

REPAIRS & MAINTENANCE

- ☐ Boiler and heating repairs
- ☐ Plumbing, electrical, roof repairs
- ☐ Repainting between tenancies
- ☐ Gas safety certificates & servicing
- ☐ Garden and communal maintenance
- ☐ Like-for-like fixture replacement

REPLACING DOMESTIC ITEMS

Replacements only - never the initial furnishing.

- ☐ Sofas, beds and furniture
- ☐ White goods
- ☐ Carpets and flooring
- ☐ Curtains and blinds
- ☐ Crockery and kitchenware

Claimable: Admin & Travel

PROFESSIONAL & ADMIN

- ☐ ★ Accountancy fees
- ☐ Legal fees relating to the letting
- ☐ Advertising for tenants
- ☐ ★ Landlord association subscriptions
- ☐ ★ Property or accounting software
- ☐ Stationery, postage, business calls

TRAVEL & HOME WORKING

- ☐ ★ Mileage at **45p/mile** (first 10,000, then 25p)
- ☐ ★ Business share of your phone bill
- ☐ ★ Reasonable share of home office costs

Records to Keep

Keep for five years after the 31 January filing deadline. For 2025/26, that means until 31 January 2032.

- ☐ Invoices & receipts for every repair
- ☐ Letting agent statements
- ☐ Insurance schedules
- ☐ Mortgage statements showing interest
- ☐ Accountancy and legal invoices
- ☐ Mileage log
- ☐ Home-office apportionment calculation

Bank statements aren't enough. HMRC wants to see what the money was actually spent on.

What You Can't Claim

- ☐ Capital improvements
- ☐ The purchase price of the property
- ☐ Stamp Duty paid on purchase
- ☐ Mortgage **capital** repayments
- ☐ Your own time managing the property
- ☐ The personal share of mixed-use costs
- ☐ Costs of selling

Don't bin those receipts. Improvements, purchase and selling costs all reduce your **capital gain** when you sell.

Mortgage interest is different. It isn't an expense - you get a **20% tax credit** instead, rising to 22% from April 2027.

Repair or Improvement?

Ask one question: does it restore the property, or improve it?

REPAIR - CLAIM NOW	CAPITAL - CLAIM ON SALE
Fixing a broken boiler	Adding an extension
Replacing broken roof tiles	Upgrading to a premium kitchen
Repainting after a tenancy	Single to double glazing
Like-for-like worktop swap	Converting a loft

Useful to know. Replacing something broken with its **modern equivalent** normally still counts as a repair.

One Thing on the Horizon

From **April 2026**, landlords with qualifying income over **£50,000** must keep **digital** records and send HMRC quarterly updates under Making Tax Digital.

- **April 2026** over £50,000
- **April 2027** over £30,000
- **April 2028** over £20,000

If that's you, now is the time to move off paper.

Not sure whether something qualifies?

We look after landlords across Crawley and West Sussex - making sure you claim everything you're entitled to, without straying into territory HMRC will question.

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