UK Landlord Allowable Expenses Checklist

2026/2027 tax year · What you can claim against your rental income

As a UK residential landlord, you can deduct expenses incurred **wholly and exclusively** for your rental business from your rental income before tax is calculated. Claiming everything you are entitled to can make a real difference to your tax bill — yet in our experience, smaller costs such as safety certificates, service charges and travel are regularly missed. Use this checklist to review your claims each quarter and again before your year-end, and keep it with your property records.

Key facts at a glance

- Expenses must be incurred **wholly and exclusively** for the rental business — keep invoices, receipts, bank statements and mileage records.
- **Mortgage interest** is not deducted in full for individual landlords: relief is usually given as a 20% tax reduction instead (capital repayments attract no relief at all).
- **Replacement of domestic items relief** covers like-for-like replacements of furniture, appliances and furnishings — not the initial purchase.
- HMRC expects you to keep records for at least **five years** after the 31 January submission deadline for the relevant tax year.
- **Making Tax Digital (MTD ITSA)** now applies to landlords with qualifying income over £50,000 — digital records and quarterly updates are required, with the £30,000 threshold following from April 2027.

Common traps to avoid

- **Repairs vs improvements:** restoring something to its original condition is allowable; upgrading, extending or converting is capital expenditure and is not (it may reduce Capital Gains Tax when you sell instead).
- **Mortgage payments:** only the interest element qualifies for relief — never the capital you repay.
- **Your own labour:** you cannot charge for your own time, however many weekends the repainting took.
- **First furnishing:** kitting out a property for the first time is not allowable — only later like-for-like replacements qualify.
- **Bills during a tenancy:** utilities and Council Tax are only claimable for periods when you — not the tenant — actually pay them, such as void periods between tenancies.

The checklist

Tick each cost you have paid *and* recorded for the year. Anything unticked that you have actually paid may be a missed claim.

Letting & management costs

- ☐ Letting agent fees
- ☐ Tenant-finding fees
- ☐ Property management fees
- ☐ Inventory fees
- ☐ Check-in / check-out fees
- ☐ Rent collection charges
- ☐ Referencing fees

Repairs & maintenance

- ☐ Boiler repairs or like-for-like replacement
- ☐ Plumbing repairs
- ☐ Electrical repairs
- ☐ Roof and gutter repairs
- ☐ Damp treatment
- ☐ Painting and decorating
- ☐ Replacing broken windows or internal doors
- ☐ Garden maintenance
- ☐ Pest control
- ☐ End-of-tenancy cleaning

Insurance

- ☐ Buildings insurance
- ☐ Landlord insurance
- ☐ Contents insurance
- ☐ Public liability insurance
- ☐ Rent guarantee insurance

Professional fees

- ☐ Accountant's fees
- ☐ Bookkeeping fees
- ☐ Legal fees for tenancy agreements
- ☐ Debt collection or eviction proceedings

Property running costs

- ☐ Gas, electricity and water (where you pay them)
- ☐ Council Tax during void periods
- ☐ Broadband or TV licence provided to tenants

Leasehold property costs

- ☐ Ground rent
- ☐ Service charges
- ☐ Estate charges

Safety & compliance

- ☐ Gas Safety Certificate (CP12)
- ☐ Electrical safety report (EICR)
- ☐ PAT testing
- ☐ Smoke and carbon monoxide alarms
- ☐ HMO or selective licensing fees

Replacement of domestic items

- ☐ Furniture (like-for-like replacement)
- ☐ Beds and mattresses
- ☐ White goods (fridges, washing machines)
- ☐ Curtains and blinds
- ☐ Carpets and flooring (replacement)

Travel expenses

- ☐ Property inspections
- ☐ Meeting contractors or agents
- ☐ Purchasing repair materials
- ☐ Mileage, parking and public transport

Year-end record check

- ☐ All rental income recorded
- ☐ Receipts and invoices retained
- ☐ Bank statements reconciled
- ☐ Mileage log completed
- ☐ Safety certificates retained

What you can and can't claim

A quick reference for UK residential landlords. If in doubt, ask before you claim — the repairs-versus-improvements line in particular catches many landlords out.

YOU CAN USUALLY CLAIM	YOU CAN'T CLAIM
✓ Letting agent and management fees	✗ The cost of buying the property
✓ Repairs and like-for-like maintenance	✗ Mortgage capital repayments
✓ Landlord and buildings insurance	✗ Extensions and major improvements
✓ Accountant and bookkeeping fees	✗ Loft conversions and conservatories
✓ Service charges and ground rent	✗ Luxury upgrades beyond replacement
✓ Gas safety and electrical checks	✗ Personal (non-business) travel
✓ Replacement furniture and appliances	✗ Your own time and labour
✓ Travel for inspections and repairs	✗ Personal household expenses

Top five commonly missed claims

- Service charges and ground rent on leasehold properties
- Gas, electrical and other safety certificates
- Travel and mileage for inspections and repairs
- Replacement domestic items (furniture, white goods, carpets)
- Professional bookkeeping and accountancy fees — including the cost of preparing your rental accounts

Not sure what you can claim?

We're here to take the stress out of your rental accounts — from quarterly MTD ITSA updates to your year-end figures. Email **info@ihelm-enterprises.co.uk** or visit **www.ihelm-enterprises.co.uk** and we'll be happy to help.

This checklist is provided for general information only and does not constitute tax advice. Allowable expenses depend on your individual circumstances, and tax rules can change; the information above reflects our understanding of the rules for the 2026/2027 tax year as at August 2026. Please seek professional advice before relying on it. Ihelm Enterprises Limited · Bookkeeping, Payroll, Website Hosting, Website Maintenance and Bespoke Programming.