

Tax Update for Holiday Let Owners

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A bit about **ZEAL**

- UK leading short-term let tax & capital allowances experts.
- Our team have over two decades of experience in unlocking tax savings on commercial and short-term let properties.
- Over the years, Zeal have **saved holiday let owners millions of pounds in tax.**
- Zeal have unrivalled knowledge and experience in the holiday let sector, offering a wide range of specialist tax advisory and compliance services for holiday let owners.
- We help holiday let owners claim the tax relief they are entitled to and pay only the right amount of tax.



Just some of our partners
and associations include ...





What's the purpose of today's session?

To provide an update on the tax changes for holiday let owners.

What we will cover:

- A reminder of the FHL tax changes.
- Who will be impacted and ways to mitigate.
- Capital allowances – have you missed a claim?
- Restructuring your business to be tax efficient.
- Business Rates, MTD & VAT.

FHL Tax Regime
was abolished from
April 6th 2025

(1st April 2025 for Limited Companies)



What Does this Mean?

From April 2025, FHLs will be taxed in the same way as long term residential and commercial lets.

Income and expenses from all UK properties will be pooled together, and tax paid on combined net profit.

The final opportunity to claim FHL tax benefits will be in a 2024/2025 tax return, which can be amended up to January 2027 (a little later for companies).

To qualify as an FHL in 2024/25, the property must meet the FHL criteria for the 12 months after the property is first available for let.



What is / was the FHL Tax Regime?



Furnished Holiday Lets

Special tax legislation for Furnished Holiday Lets “FHL’s”

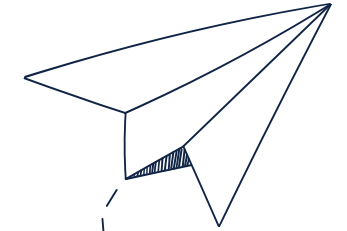
- ^ Since 1982, special tax legislation existed for FHL’s.
- ^ Rules were created to bridge the gap between UK property income and trading income.
- ^ FHL’s have been treated as hybrid trading activity.
- ^ Tax incentives and benefits of FHLs similar to trading businesses.

Most serviced accommodation will qualify as an FHL

Historically tax advantages of FHL versus traditional BTL’s

Not just for holiday accommodation!

Qualifying criteria



A property must meet the following occupation conditions:

210 days

Must be available to let for 210 out of 365 days a year*

105 days

Must be actually let for 105 days out of 365*

31 days

Not let to the same person for 31 days + during 105 day period

If conditions are NOT met, income is treated as normal rental income (like BTL property)

**Averaging election and Period of Grace election = potential get out clause!*

Possible to long term let for 5 months of year!

Lettings days NOT relevant for income/corporation tax from April 2025 **NOT** the same as business rates rules!

What special tax rules are being abolished?



The new rules will have the following key implications for FHL owners:

- ^ Relief for finance costs on FHLs restricted to basic rate tax deduction only.
- ^ Capital Gains Tax (CGT) reliefs removed (transitional rules on next slide).
- ^ Joint owners must share profits equally.
- ^ FHL income no longer classed as relevant earnings when calculating pension tax relief.
- ^ CAPITAL ALLOWANCES CAN NO LONGER BE CLAIMED!



Capital Allowances



Capital Allowances

- ^ Capital allowances can no longer be claimed for furniture & furnishings etc . . . HOWEVER
- ^ After April 2025, FHL owners will STILL be able to claim capital allowances on replacing 'domestic goods'.
- ^ **Extra level of capital allowances can STILL be claimed until 31 January 2027.**
- ^ Most short-term let owners are unaware **there is an extra level of capital allowances** that can be claimed on embedded 'fixtures' in the fabric of their property.
- ^ Capital Allowances & Losses remaining at the end of the 2024/25 tax year, will be available to carry forward and set against **ALL UK property income**, until they are used up.

Typical Claims for Holiday Let Owners



Purchase claims

- ✓ Make a claim on the original purchase price of the property.



Refurbishment / Conversion claims

- ✓ Make a claim on the costs of refurbishing a property or converting outbuildings for holiday letting.



Construction claims

- ✓ Claim on the costs to construct or extend a holiday let.



-  Water and Heating Systems
-  Telephone and TV Points
-  Carpets and Floor Coverings
-  Lighting and Electric Systems
-  Kitchens and Bathrooms
-  Underground Pipework
-  Security and Fire Alarms
-  Door Locks and Handles
-  Air-conditioning or Cooling
-  Swimming Pools
-  Building Extensions
-  Infrastructure

Embedded fixtures are items in the fabric of the property that would not fall out if the building was turned upside down.

70%

of holiday let owners have not claimed their entitlement and are sitting on thousands of pounds in **tax savings**.

Many are also due a **cash rebate!**

SPECIALIST AREA OF TAXATION

Making a claim requires the skills of surveyors and capital allowances specialists like Zeal.

SMALL INDUSTRY

Only a handful of capital allowances firms in the UK vs accountancy practices.

LACK OF AWARENESS

Many business owners are unaware of their eligibility, do not understand the benefits or lack trust, thinking it's too good to be true.

"TOO LATE TO CLAIM"


Many advisors are unaware that claims can be made now on historic expenditure

HISTORICALLY EXPENSIVE

Only the highest tax payers and larger properties have made claims

"CLAIMING WILL RESULT IN MORE TAX ON SALE"

This is a common misconception that is simply NOT true! Claiming capital allowances does NOT impact CGT on sale.



*Why are
capital allowances
significantly
underclaimed?*

Making a claim with Zeal – The Process



STEP 1



STEP 2



STEP 3



STEP 4



STEP 5



Consultation

Our team will give you a quick call to collect some basic information about your property and check if you meet the tax relief criteria.

Proposal

We'll provide you with a bespoke proposal that outlines your entitlement, our fee, credentials and methodology.

Survey

Once you engage us, we'll request copies of your latest tax returns and if required, complete a site survey (at no extra cost).

Report

Our tax team will compile a detailed 'Capital Allowances Valuation Report' (CAVR) for you to review and share with your accountant.

Submission

Once approved, we'll submit the report to HMRC. We also deal with any enquiries relating to the claim, in the unlikely case they arise.



Our process usually takes between 4 and 8 weeks from the first instruction to receiving the tax repayment from HMRC.



Purchase Claim

£92k
capital allowances
uncovered

£36.8k
unlocked in total tax
savings (40% rate)

£5.5k
reclaimed as a cash
rebate (after fee)

Beachmount Holiday Apartments. North Wales

Purchased for £352,000 in 2002.

The property was converted to a holiday let in 2018, and a claim was later made in 2020.

"I did think it was too good to be true, but as my case manager pointed out, there was nothing to lose. I am very pleased with the tax refund, really amazed. Everything was dealt with very efficiently and professionally and I was kept up to date with proceedings throughout. I wasn't hassled and was able to talk through any reservations I had. I was also impressed with the speed and efficiency that everything was done."

Rachel Fox, Owner of Beachmount Holiday Apartments

Flossy Brook. Somerset

Constructed for £248,000 between 2009/2010.

The property was purpose built as a 5-bedroom holiday let with an indoor heated swimming pool.

No tax relief was ever claimed on the construction costs (furniture etc was claimed) and just basic invoices from the contractor were available. In January 2021, Zeal were engaged to identify the unclaimed capital allowances on the build costs. Using our in-house surveying and tax team, we were able to determine the capital allowances available and agree the claim with HMRC.

£89k
capital allowances
uncovered

£18k
unlocked in total tax
savings (20% rate)

£2.5k
reclaimed as a cash
rebate (after fee)



Construction Claim



Refurb Claim

£126k
capital allowances
uncovered

£50.4k
unlocked in total tax
savings (40% rate)

No tax
payable until
CA's used up

The Durham, West Wales

Refurbed for £335,000 between 2021/2023.
The property was fully refurbished before use as a holiday let.

Zeal prepared the claim from the main contractors cost schedules. The detail was not provided to the client, but Zeal obtained it direct from the contractor. The detailed report was then submitted to HMRC to support the claim to tax relief.

Higher Kellacott, Launceston

Converted between 2020/2021 for £285,000.
The property was converted from an old barn into a holiday let.

Using cost breakdowns provided by the owners, Zeal was able to identify a significant amount of unclaimed tax relief on the costs incurred during the conversion.

In this particular case, as a large portion of the conversion costs related to structural alterations and improvements, the allowances available were lower than other successful claims where a similar expenditure amount had been spent.

£65k
capital allowances
uncovered

£13k
unlocked in total tax
savings (20% rate)

£1.5k
reclaimed as a cash
rebate (after fee)



Conversion Claim

Tax saved for FHL Owners

In the last two years,
Zeal has identified **£84.8m**
in missed capital allowances for
holiday let owners, unlocking cash
and tax savings of **£18.2m+**

With time running out, make sure to review your capital allowances and check you've not missed a claim.

Claiming capital allowances can be the most tax effective way of mitigating the new rules. Taking advantage of unclaimed capital allowances can create losses that can result in no tax payable for several years.



ZEAL *are here to help.*

Zeal want to ensure all holiday property owners claim the tax relief available to them, **before it's too late.**

Arrange a **free capital allowances review** with Zeal to check you are missing out on tax and cash savings.

QR Code and contact information can be found at end of presentation.

Mitigation Strategies





Mitigation Strategies

- ▲ Transferring the property to a limited company (incorporating).
- ▲ Utilising an LLP or Partnership structure.
- ▲ Declaration of Trust.
- ▲ Using a management company to operate the FHL business.
- ▲ Reducing finance costs (paying off debt).
- ▲ Claim Capital Allowances.

Limited companies

Should I use a Limited company?



LTD

Advantages of Limited Companies

- ✓ Unaffected by finance cost restrictions
- ✓ Potential to pay lower annual taxes*
- ✓ Obtain tax relief for your investment (directors loan account)
- ✓ Flexibility for IHT planning (Family Investment Company)
- ✓ Limited liability – debts of the business are the company's not yours!



Disadvantages of Limited Companies

- ✓ Additional annual costs (approx. £1,500+ annually)
- ✓ Cost of raising finance often higher (finance can impact timing of transfer)
- ✓ Increased administration burden (board minutes, dividend vouchers etc)
- ✓ Higher CT & Dividend rates has mitigated tax benefits
- ✓ Will need to pay tax if you stay there (Benefit in Kind)



Consider Limited company structure if



- ^ Annual profits over £75,000 a year and rising.
- ^ High interest costs that will be impacted by rule changes.
- ^ Higher rate taxpayer and don't need all income for living expenses
- ^ IHT Planning
- ^ Properties have risen in value significantly (can wipe out gain to date of transfer!)



CGT and/or SDLT are applicable BUT if certain conditions are met, they can be avoided.

Take professional advice if considering an incorporation!

Partnerships & LLPs



General Partnership

- ✓ Two or more people in business together with a view to making a profit.
- ✓ Simple to set up (no tax charges).
- ✓ Bring other family members or partners into the business.
- ✓ Flexibility to share profits between partners to reduce impacts e.g. of finance cost restrictions.
- ✓ Positions the business for future restructuring opportunities including incorporation.
- ✓ Must be a genuine commercial partnership



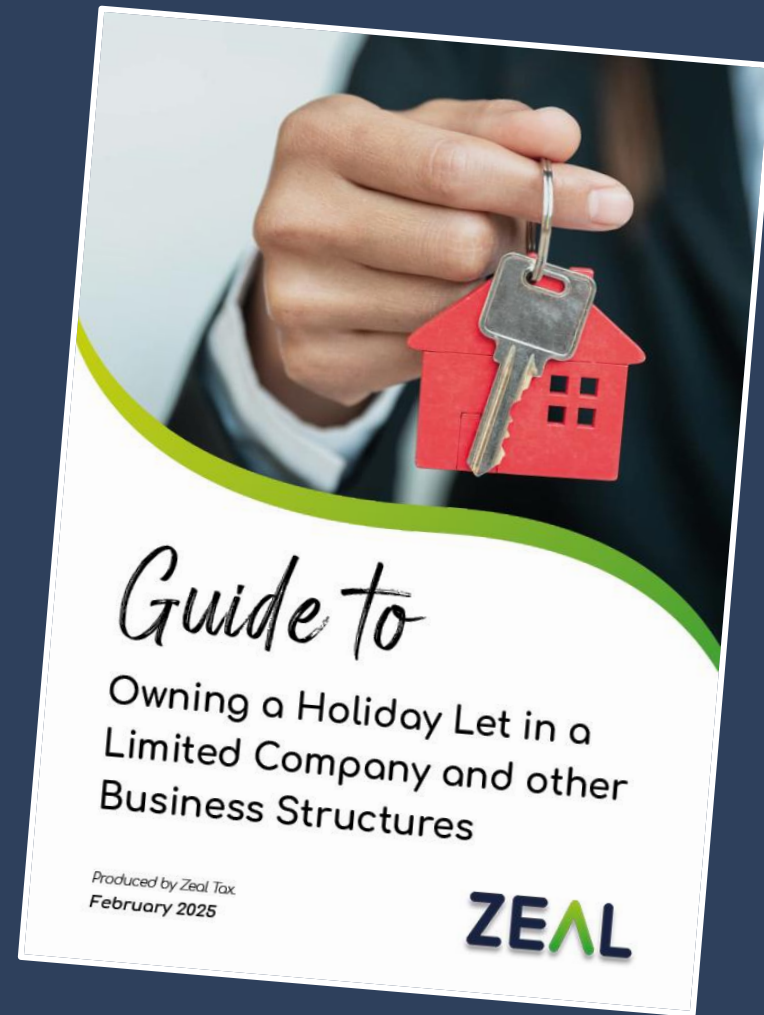
Limited Liability Partnership (LLP)

- ✓ Separate legal entity – provides LIMITED LIABILITY like a company.
- ✓ Relatively simple to set up (no tax charges).
- ✓ Bring other family members or partners into the business.
- ✓ Flexibility to share profits between partners to reduce impacts e.g. of finance cost restrictions.
- ✓ Stepping stone to full incorporation.

L L P

LIMITED LIABILITY PARTNERSHIP

For more info and guidance, check out this guide on Zeal's Tax Resource Hub!



Declarations of Trust

A wooden gavel is positioned diagonally across the bottom right corner of the image, resting on a document. The document is white with a hole punch at the top left and features the text "DECLARATION of TRUST" in a bold, black, serif font. The background of the entire image is a gradient from light green at the top to yellow at the bottom, with a white curved line separating the text area from the document and gavel.

DECLARATION
of TRUST

Declarations of Trust – D of T

- ^ FHL profits currently don't have to be split 50/50 and can be allocated tax efficiently.
- ^ Under new rules, joint owners must share profits in the proportion of their property ownership.
- ^ Spouses or Civil Partners can change the profit share ratio using a D of T.
- ^ A property must first be changed from Joint Owners to Tenants in Common – a solicitor is required for this!
- ^ Check mortgage allows this and that there are no SDLT charges.
- ^ Ownership % can be changed from 50/50 to say 99% - 1%.
- ^ D of T is the legal document that confirms the revised ownership.
- ^ D of T submitted to HMRC on Form 17.

Joint owners that are not married **DON'T** need a D of T.

The D of T can't be changed annually.

There is also a cost and legal implications to changing the ownership.

Management Company



Using a Management Company

- ^ A company can be set up to manage the business (receive income and pay expenses).
- ^ Can be an effective way of managing the income received in personal names.
- ^ Provides ability to make pension contributions.

HOWEVER, PLEASE NOTE:

- ^ Rent **MUST** be paid to legal owners.
- ^ Restriction on mortgage interest paid in personal name may still be impacted.
- ^ Additional costs of operating a company need to be factored in.

Making Tax Digital (MTD)


HM Revenue
& Customs

**MAKING
TAX DIGITAL**



Digital Tax Systems

- Making Tax Digital (MTD) compulsory for holiday let owners with gross rental income over £50,000 from April 2026 (£30,000 2027 & £20,000 2028).
- Joint owners can divide limit by 2!
- Partnerships & Limited Companies are exempt (for now!)
- Consider exemption – being old is an excuse!

GET READY! Start using digital accounts software.



For more info and guidance, check out this guide on Zeal's Tax Resource Hub!



Business Rates & VAT



VAT

VAT will still be applicable to properties let on a short-term basis.



“Do I need to include income from lets of 31 days or more in my turnover calculations for VAT?”

Not always! Lets of 28 days or more are not subject to VAT between October and Easter. Doing some longer terms lets is a good way to mitigate VAT registration.

“Would I be better to use the VAT Flat Rate Scheme?”

In some cases FHL owners will be better off using the Flat Rate Scheme. VAT paid to HMRC is 10.5% of income but no VAT can be reclaimed.





Business Rates

If you qualify you should be on business rates.

Small Business Rates Relief (SBRR) available.

Rateable Values set to increase in 2026.

“When can I apply for business rates?”

To be able to apply for business rates, you must

have your property available for short-term letting for 140 days (252 in Wales) and 12-month let it for 70 days (182 days in Wales) before you can apply to switch from council tax. This is in any 12-month period, not a tax year or calendar year. Council tax is still paid whilst application is processed but refunded back to the date you qualify.

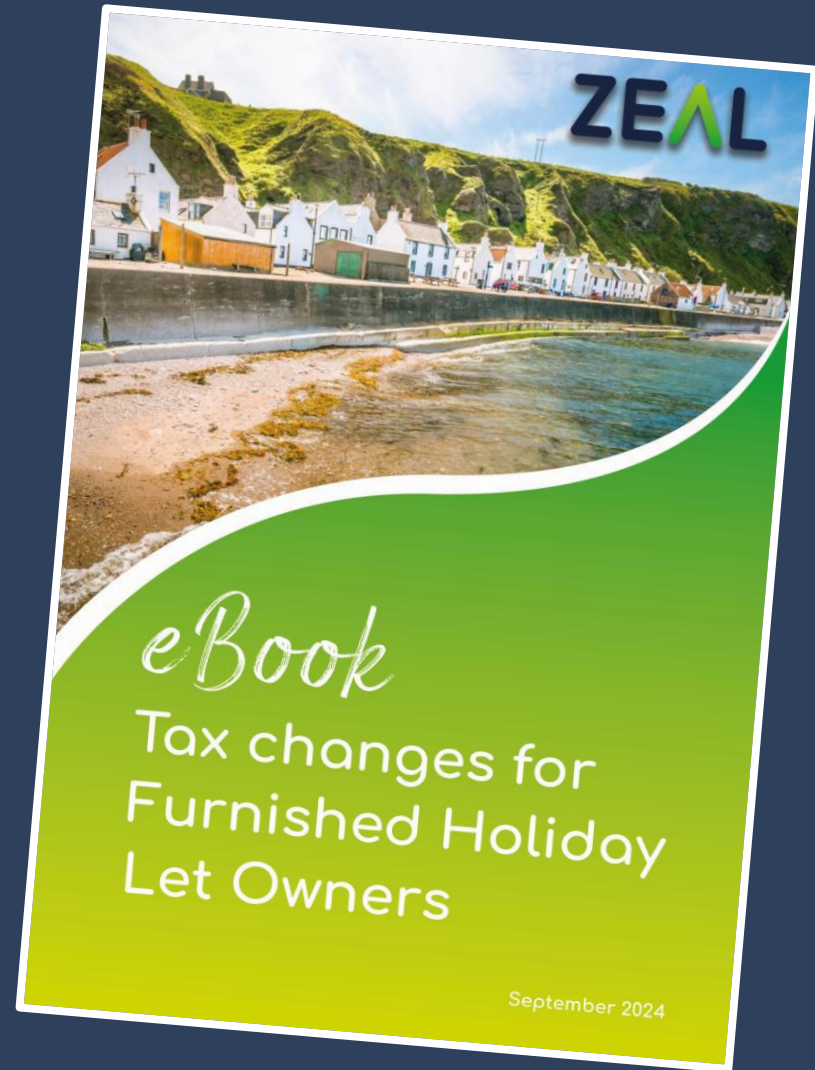


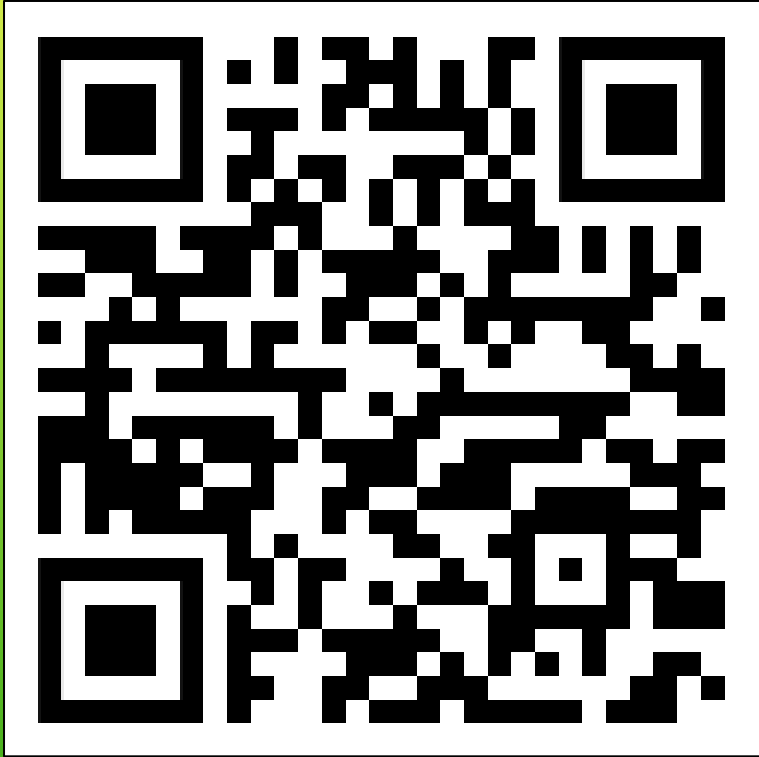
Key Takeaways



- ^ Not everyone will be affected and some, not at all!
- ^ There are no changes to how you calculate your profits. Most costs will still qualify!
- ^ Review your capital allowances position and ensure all are claimed before the deadline.
- ^ Take professional advice if considering incorporation. Make sure it's right thing for you.
- ^ Get in touch with Zeal for help!

For a deeper dive into the tax changes, check out Zeal's acclaimed 43-page eBook on the Tax Resource Hub!





Arrange a free capital allowances review for a time that suits you!

Scan the QR code or visit: calendly.com/zeal-midlands

You can also find all the information you need at:
www.gozeal.co.uk/claim-your-capital-allowances-m/

To arrange a free 15-minute consultation to discuss your tax efficiency, please email info@gozeal.co.uk

Free Access to Zeal's Tax Resources Hub



Everything you need,
all in one place!



Scan the QR or visit: gozeal.co.uk/fhl-owners-sign-up-m/

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For tax advice queries please email:

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