**Response to consultation document “Simplified cash basis for unincorporated property businesses”**

Responses should be sent by 7 November 2016

by e-mail to: propertycashbasis.consultation@hmrc.gsi.gov.uk

or by post to:

HM Revenue and Customs

Property Income Team

Room 3/64

100 Parliament Street

London SW1A 2BQ

**From:**

**Date:**

**Question 1:** Do you feel there should be a relevant maximum limit imposed for eligibility for the cash basis for unincorporated property businesses? If so, what should this limit be and why?

**Question 3:**  Would you want to opt in for each of their property businesses separately (for example, UK property business and overseas property business) or would they prefer to choose whether to opt in for all their property business income or none of it?

**Question 5:** Does a regime that allows for individuals letting jointly, not in partnership, to separately opt to report using the cash basis present particular difficulties or issues?

**Question 7:** Would only recognising deposits that landlords are entitled to keep at the end of a tenancy create unnecessary complexity?

**Question 8:** Do you feel there is anything which has not been considered which could make the cash basis as simple as possible for landlords?

**Question 11:** If the government introduces a simpler tax system for unincorporated property businesses, please provide details of how this will affect your business. This should include details of both the expected one-off and ongoing benefits and costs of: a) Familiarisation with the new basis and updating your software or systems.

b) Not having to keep accruals accounts and prepare calculations in accordance with UK GAAP.

**Answered from a client standpoint**

**About us**

**Size of your firm** (partners and staff)

**Number of unincorporated landlord clients (do not include furnished holiday lets in this)**

**Average number of properties owned by clients: (count both residential and commercial)**

 1 property – number of clients

 2 – 5 properties – number of clients

 More than 5 properties – number of clients