

Whether you're renting out one property or a portfolio of several, specialist accountancy services for landlords can help keep your affairs in order.

As accountants for individuals, we're always working with landlords in London. We can advise and support you through a whole range of sector-specific challenges, from tax-efficient purchasing to reinvesting income. We can also provide guidance on special tax reliefs and HMRC-compliant bookkeeping.

- **Buying property**

Any property you buy to let should be seen as a business investment and, as such, must have a profitable return. We can help to ascertain the viability of a property for any given area, weighing potential income against the initial cost of the building.

- **Commercial property**

We also advise limited companies on acting as their own landlords at commercial premises. This involves charging rent to your business and claiming it back in expenses. You could also rent out part of your commercial premises to other companies to further offset the cost.

- **Overseas landlords and UK property**

All rental profits accrued on properties in the UK are taxed by HMRC, regardless of the owner's resident status and liabilities at home. To streamline your investments, Plus Minus help you with UK tax obligations.

Plus Minus manage non-resident landlord accounts, so there's no need to worry about third party expenses. We can

- ✓ Treat your rental as income less any allowable deductions for properties and personal allowance
- ✓ Register you for the Non-resident Landlord Scheme
- ✓ Apply for Withholding Tax if applicable
- ✓ Secure you the best Income Tax rate
- ✓ Protect you from Inheritance Tax
- ✓ Exempt you from Capital Gains Tax

- **Bookkeeping and tax returns**

As with any business, landlords are expected to keep detailed records on their income, profits, and losses for submission to HMRC each year. Not only can we advise you on the best practices, as well as tax planning or mitigation, we can also handle everything for you. This includes preparation and submission of accounts and VAT returns, and handling all of your official correspondence with HMRC.

- Specialist accountants for landlords

All of our specialist accountants have experience with companies of their own, including managing buy-to-let properties. So we're well placed not only to advise and support you on sector-specific issues of finance and taxation, but to empower you to come through them strong. Get in touch today to discuss our full range of accountancy services for landlords.

- Bespoke solutions

There's no one-size-fits-all when it comes to accountancy solutions for landlords. That's why we take the time to get to know you, your properties, and your own personal objectives. Whether you're managing one or two properties or you're a landlord of many, we'll carefully evaluate your unique position to offer all the services that you need.

You'll have your own personal point of contact on our team, along with year round access to our collective expertise and specialist software.

## Some other specific services you might need

- ✓ Advice on rent accounts
- ✓ Capital expenditure planning
- ✓ Repairs