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Dear [\[title and surname from data source\]](#)

## **Please check your 2021 to 2022 Business Asset Roll-over Relief claim**

We're writing to you because your 2021 to 2022 Self Assessment tax return included a provisional Business Asset Roll-over Relief (RoR) claim.

We've checked our records and haven't found any evidence that shows you have replaced your provisional claim with a valid claim. Provisional claims for the 2020 to 2021 tax year expire on 31 January 2026 and you have until then to replace your provisional claim with a valid claim.

If you need to withdraw your claim, please do it now. This is because we will continue to charge interest until you pay the tax.

### **What you need to do now**

Please look again at your original provisional claim for Business Asset RoR. If you've already reinvested, or will do so before 31 January 2026, please let us know by completing form HS290. To find this form, go to GOV.UK and search 'Business Asset Roll-over Relief (Self Assessment helpsheet HS290)'. Then go to and select the 'HS290 form (2022)'. You will need to print this and send it to us using the contact details at the top of this letter.

If you can't complete form HS290, you can contact us using the details shown at the top of this letter. You'll need to give us (all of the following):

- details of the assets you disposed of
- the amount you received for each asset
- the date each asset was disposed of
- a description of the new assets you have reinvested in
- the date you acquired the new assets
- the cost of the new assets
- the amount from each old asset that you have reinvested in each new asset
- evidence to support your reinvestment – for example documents relating to the selling and buying of assets

Business Asset RoR is not usually available on the disposal of properties used in a rental business.

If you have not reinvested the proceeds and do not intend to send us a valid claim by 31 January 2026, you should contact us now. We will then withdraw your original claim. We will send you an assessment for any tax and interest you owe. However, if you act now, it will prevent further interest charges from building up.

## **What will happen if you do not replace your provisional claim with a valid claim or your provisional claim expires**

If you do not send us a valid claim by 31 January 2026, we will withdraw the provisional claim. If we do this, you'll have to pay the Capital Gains Tax (CGT) you deferred.

We will then send you an assessment for any tax and interest you owe. We will base this on your provisional Business Asset RoR claim.

## **What will happen if you still intend to reinvest the proceeds**

You must reinvest the proceeds for us to consider a valid claim. The time limit to reinvest in a new asset is 12 months before, or 3 years after the date of the original disposal. We may give you an extension to the reinvestment time limit if (all of the following apply):

- you can show that you had a firm intention to acquire new assets within the time limit
- you were prevented from meeting the time limit by some fact or circumstance beyond your control
- after being prevented from meeting the time limit you acted as soon as you reasonably could

If your provisional claim expires, you may make a new claim for Business Asset RoR. You can only do this if you reinvest the proceeds, and the conditions for extending the reinvestment time limit explained above are met.

You will need to make a claim giving the details we need listed above. We will consider any claims made after the 31 January 2026 on a case-by-case basis. If we accept your claim, we will repay you any tax and interest you have paid from our assessment.

## **If you need help and advice**

If you need more information about claiming Business Asset RoR, go to GOV.UK and search 'HS290'.

If you need help to fill in your tax return correctly, go to GOV.UK and search 'Self Assessment tax return'.

If you've authorised us to deal with an agent, we've sent a copy of this letter to them. You may wish to discuss this letter with them.

If you owe us tax, we'll charge interest on any tax you pay late. We will charge interest from the date the tax should have been paid until the date you make payment.

For more information on making payments go to GOV.UK and search 'Pay your Self Assessment tax bill'.

If you still have questions after reading the guidance, for example you want to know how to make a payment, you can:

- phone 03000 575 687 – this phone line is open Monday to Friday, 9am to 5pm
- email us at [responseteam4@hmrc.gov.uk](mailto:responseteam4@hmrc.gov.uk) - before you contact us by email, please read the enclosed factsheet 'Corresponding with HMRC by email'

Please note that:

- we can't correct your tax return over the phone or help you work out if you owe CGT
- we can't receive valid claims over the phone - you must send them in writing, by email or letter
- you'll receive a delayed response from us if you send a letter rather than an email

You may wish to seek professional advice if you do not have an agent.

If you contact us, we can deal with you more quickly if you quote our reference number and give us a daytime phone number.

Yours sincerely

## **Wealthy & Mid-Sized Business Compliance**

HM Revenue and Customs

Join the millions of taxpayers already using their Personal Tax Account to access a range of services. It takes just a few minutes to get started, go to [www.gov.uk/personal-tax-account](http://www.gov.uk/personal-tax-account) Or you can use the HMRC app.

To find out what you can expect from us and what we expect from you go to [www.gov.uk](http://www.gov.uk) and search for 'HMRC Charter'.



# Corresponding with HMRC by email

Use the following information to decide whether you want to deal with us by email. We take the security of personal information very seriously. Email is not secure, so it's very important that you understand the risks before you email us. We will not deal with you by email unless you tell us you accept the risks of doing so.

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## About the risks

The main risks associated with using email that concern HMRC are:

- confidentiality and privacy – there's a risk that emails sent over the internet may be intercepted
- confirming your identity – it's crucial that we only communicate with established contacts at their correct email addresses
- there's no guarantee that an email received over an insecure network, like the internet, has not been altered during transit
- attachments could contain a virus or malicious code

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## How we can reduce the risks

We'll desensitise information, for example by only quoting part of any unique reference numbers. We can also use encryption. We're happy to discuss how you may do the same but still give the information we need.

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## If you do not want to use email

You may prefer that we do not respond by email, for example because other people have access to your email account. If so, we're happy to respond by another method. We'll agree this with you either by telephone or in writing via post.

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## If you do want to use email

If you would like to use email as one of the ways HMRC will contact you, we'll need you to confirm in writing by post or email:

- that you understand and accept the risks of using email
- that you're content for financial information to be sent by email
- that attachments can be used

If you are the authorised agent or representative, we'll need you to confirm in writing by post or email that your client understands and accepts the risks.

Also:

- send us the names and email addresses of all people you would like us to use email with - you, your staff, your representative, your agent, for example
- confirm you have ensured that your junk mail filters are not set to reject and/or automatically delete HMRC emails

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## How we use your agreement

Your confirmation will be held on file and will apply to future email correspondence. We'll review the agreement at regular intervals to make sure there are no changes.

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## Opting out

You may opt out of using email at any time by letting us know.

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## More information

You can find more information on HMRC's privacy policy. Go to [www.gov.uk](http://www.gov.uk) and search 'HMRC Privacy Notice'.