Brinkleys
ESTATE AGENTS
SALES • LETTINGS • MANAGEMENT

MAKING TAX DIGITAL FOR LANDLORDS WITH BRINKLEYS

Making Tax Digital is changing how landlords keep property records and report to HMRC. Brinkleys has partnered with Nexus by Landlord Studio to make that change easier for our managed landlords. Built for landlords with agent-managed properties, Nexus brings relevant managed rental information into your digital records, reducing manual re-entry. You can review what's there, add anything we don't hold and use Nexus to submit your quarterly updates and complete your year-end tax filing in one place.

Get started with Nexus

Supporting managed landlords across South West London

Brinkleys works with landlords across South West London, with branches in Wimbledon, Wimbledon Park and Putney. We support first-time landlords and experienced investors, helping with everything from preparing a home to managing an established tenancy. For our managed landlords, the financial information created through that service is a useful starting point for Making Tax Digital. Nexus connects relevant rental income and expenses with your digital records, so you can review what we hold and add the information you keep elsewhere.



What is Making Tax Digital for Income Tax?

Landlords within MTD must keep digital records, send quarterly updates to HMRC and complete their year-end tax return through software.

HMRC's qualifying-income thresholds are:

- From 6 April 2026: over £50,000.
- From 6 April 2027: over £30,000.
- From 6 April 2028: over £20,000.

Qualifying income is your combined gross property and self-employment income before expenses. HMRC uses the relevant earlier tax return to determine when you must start. Check **HMRC's eligibility guidance** for the rules and exemptions that apply to you.

Your **digital records** support **quarterly updates: cumulative summaries** of income and expenses, rather than four separate tax returns.

Late-payment penalties are separate. For tax owed for 2027–28, rates are 4% of tax outstanding at day 15 and a further 4% at day 30, plus 10% a year charged daily from day 31. First-year relief can apply if you pay or arrange a payment plan within 30 days. Interest runs from the first overdue day. See **HMRC's penalty guidance.**

How Nexus works with Brinkleys

Your managed-property information flows from Brinkleys into Nexus. You review and complete the records, then submit to HMRC through Nexus.

1. Connect your managed properties

Relevant information already held through our property-management service can flow into Nexus. This can include rental income, management fees and property expenses where available, giving you a starting point without rebuilding your records from scratch.

2. Review your records by property

See your information organised by property. Check the income and expenses, add or amend entries where required, and make sure your records are complete and accurate before submitting.

3. Add information we don't hold

Add personally paid expenses, properties managed elsewhere, self-managed properties, other relevant property income and relevant self-employment income. Your Nexus account can support your wider MTD position alongside the properties Brinkleys manages.

4. Manage jointly owned properties from one Nexus account

Nexus supports multiple users, jointly owned properties and recorded ownership percentages within one account. A husband and wife, for example, can each have access to the same property records without duplicating the portfolio across separate accounts. Each owner can make their own separate individual MTD submission to HMRC.

5. Give your accountant access

Invite your accountant into Nexus to review the same records and work with the information you've brought together.

6. Submit quarterly updates and your year-end return through Nexus

Nexus is the MTD software you use to submit to HMRC. After reviewing your records, send quarterly updates directly to HMRC and complete your year-end tax filing through the same software. There's no need to transfer everything into another MTD product.

Why use Nexus?

- Less manual data entry — Start with relevant managed-property information already recorded.
- Records organised by property — Keep your portfolio's income and expenses easier to review.
- Built for agent-managed landlords — Connect record keeping with your existing managed service.
- Add properties outside Brinkleys — Bring your wider portfolio into the same account.
- Joint ownership in one account — Share underlying records while retaining individual submissions.
- Accountant access — Work from the same information.
- Quarterly and year-end HMRC submissions — Keep records and submit through Nexus.

Your Brinkleys rental statements and MTD

Rental statements remain useful records of activity relating to your managed property. They are not, by themselves, a complete MTD digital record and submission solution. Nexus uses relevant managed-property information as the starting point for your digital workflow. You can add information held elsewhere, review the records and make the required submissions through Nexus. Keep your supporting records as well.

, you submit quarterly updates and complete your year-end filing through Nexus.

How much does Nexus cost?

£12 + VAT per month or £120 + VAT per year.

There is no additional charge simply because you have more properties in your portfolio. Start with a 14-day free trial.

Get started through Brinkleys

We've made Nexus available to our managed landlords to make the move to Making Tax Digital simpler. Use our dedicated Nexus page to get started, or download the overview if you'd like to see how the service works alongside your property management first.

Get started with Nexus

Download our Nexus overview



Making Tax Digital FAQs

Who needs to use Making Tax Digital?

Landlords and sole traders whose qualifying income exceeds the applicable threshold, unless exempt. Use **HMRC's eligibility checker** to confirm when you need to start.

Is my Brinkleys rental statement enough?

No. You also need the required digital records and HMRC submissions. Nexus brings relevant managed-property information into that workflow.

Are quarterly updates four tax returns?

No. They are cumulative income and expense summaries. Your year-end tax return remains a separate submission, which you can complete through Nexus.

Does Nexus replace Brinkleys?

No. Brinkleys continues managing your property. Nexus sits alongside our service as your MTD software.

What if I own properties Brinkleys does not manage?

You can add them and their relevant transactions into Nexus. The Brinkleys-managed information feed applies to properties we manage for you.

Can my accountant access Nexus?

Yes. Invite your accountant to review and work with the same records in your account.

Can Nexus handle jointly owned properties?

Yes. One Nexus account supports multiple users, jointly owned properties and ownership percentages. Each owner can access the same underlying records while making their own separate individual MTD submissions to HMRC.



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Passionate about Property



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