

# PROVIDING ASSISTANCE

## To General Practice Surveyors



As Chartered Surveyors ourselves we appreciate the wide variety of work that a general practice surveyor undertakes. The focus of general practice surveyors is to complete sale transactions, find tenants or indeed market properties. Early consideration of the capital allowances implications of these transactions can provide a number of benefits.

The inclusion of capital allowances can make a property more attractive to a purchaser, help in negotiations and provide a means of attracting tenants to a vacant property. In addition, claiming this tax relief provides a valuable cash flow advantage to landlords, adds value to a portfolio and lowers the risk for lenders

In a fiercely competitive profession, working alongside a specialist capital allowances surveyor at a projects inception can provide a general practice surveyor with a number of opportunities to differentiate themselves.

**Access to specialist property tax advice could help to overcome a project's budget constraints.**

In particular we can add value to your business by:

- Assisting you in dealing with the new fixtures rules that came into place in 2012. Inadequate compliance can result in deals being delayed, lower values being realised and even potential litigation.
- Advising on the tax implications of using certain types of lease incentive.
- Recommending appropriate class for inclusion in the heads of terms.
- Providing sales aid documents to alert the market that tax relief may be available on a property that you are marketing.
- Providing an election preparation service that fully meets the terms set out in the Capital Allowances Act 2001.

Working together we can help clients achieve and maximise the following tax reliefs:

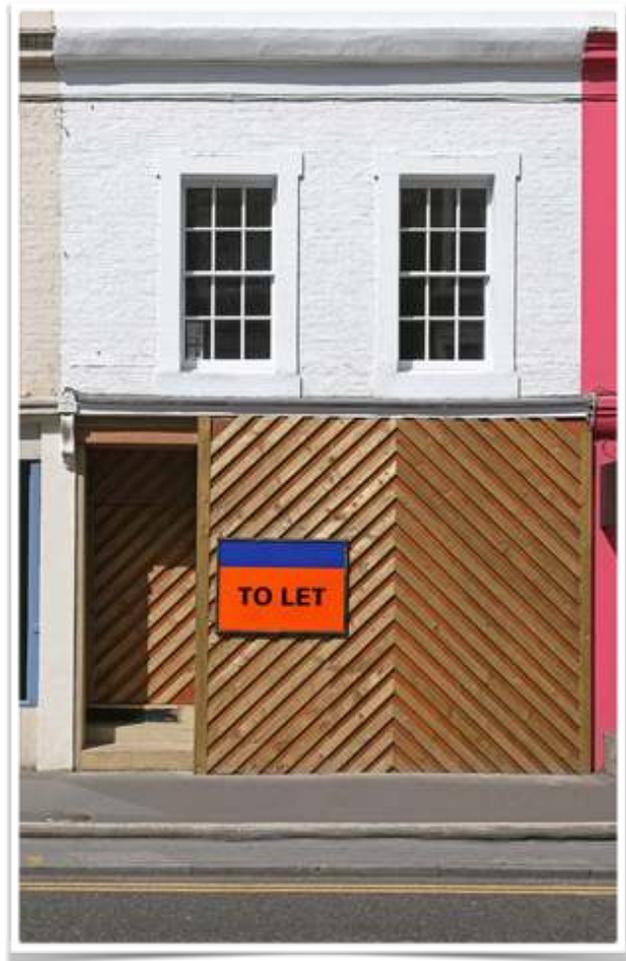
- 8/18% Plant and Machinery Allowances
- 100% Business Premises Renovation Allowance
- 100% Enhanced Capital Allowances
- 100% Repairs and Maintenance
- 150% Land Remediation Relief (for companies)

The government also provides an Annual Investment Allowance, which gives 100% relief for the first £200,000 of qualifying expenditure.

At Cavetta Consulting our directors have considerable experience advising businesses, property investors, landlords and occupiers on all capital allowances implications that impact their business. Our fee structure is tailored to take account for the tax status of the individual or business and is designed to add value to their business.

We offer a no obligation review of completed or potential schemes in order to determine whether a viable claim for property tax reliefs can be made.

If you would like to further information, please contact either Lois or Alan. Alternatively you can email us at [info@cavettaconsulting.com](mailto:info@cavettaconsulting.com).



**In the desire to generate income from a new business, valuable property tax relief is often forgotten about and left unclaimed**



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