

PROVIDING ASSISTANCE

To Charities and Pension Funds



Traditionally, a charity or pension fund has not paid corporation tax or income tax on its profits. Therefore, as a tenant it has been unable to benefit from the tax savings that capital allowances or land remediation can bring.

Although, these institutions cannot make direct use of these savings, they can nevertheless preserve and enhance the value of their property asset. Employing a tax efficient strategy can mean, that the asset will have, an increased market value on the sale.

In addition, charities and pension funds are still required to meet the criteria of the fixed value requirements and the pooling requirements set out in the new fixtures rules, which came into force in 2012. This is particularly relevant, if the entity does not intend to alter or redevelop the property, and intends to dispose of it to make a quick profitable exit.

Access to specialist property tax advice could help a pension or charity to add additional value to their portfolio.

Cavetta Consulting can assist charities and pension funds in a number of ways including:

- Where a pension fund is involved in a development project that will be sold on completion - we can provide advice that will allow such a development to be tax efficient for the purchaser, therefore, allowing a higher value to be realised.
- Providing an indication of the allowances available to a potential purchaser, thereby helping the funds to gain a higher value for the asset.
- Where a property is jointly owned with a tax paying entity - we can assist with pooling the expenditure for both entities to ensure that both owners comply with the new rules on claiming capital allowances on fixtures, which came into force in 2012.
- Assisting you with pooling the value of capital allowances for a future sale, including advice on signing elections on property acquisitions and disposal value statements on the disposal of the property.
- Where you are involved in a development, examining the corporate structures in order to ensure that the most tax relief is obtained for both parties.

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 company, and is designed to add value to their business.

We offer free advice to our clients at the pre-planning stage of their development to make them aware of the benefits that the tax system offers, and 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.



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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