Key Actions

CAVETTA CONSULTING
Unlocking Capital Allowances

Retail Sector

info@cavettaconsulting.co.uk
www.cavettaconsulting.co.uk

UNLOCKING PROPERTY TAX FOR THE RETAIL SECTOR

Key Success

The level of qualifying expenditure obtainable will depend on the exact circumstances surrounding the project and the specification of the property itself. Larger buildings which have been developed with tenants in mind will tend to have a higher level of plant and machinery.

The retail sector is probably one of the biggest commercial property sectors in the world. Retail businesses range from wholesale and logistical operations right through to specialist boutique businesses. Whether the business is a newsagent or a department store all these business can still benefit from tax relief on their commercial property interests, through capital allowances.

Capital Allowances is available to businesses paying tax in the UK that are incurring capital expenditure on purchasing or fitting out their premises. This tax relief is given at various rates; these include Land Remediation Relief at 150%; Full Expensing (UK Companies only) 100%; Annual Investment Allowances 100%, Revenue Deductions 100% and then Main Pool Plant at 18% and Special Rate Pool Plant at 6%. The level of capital allowances that are achieved will depend on the specification and the level of fit out of the property. A number of items that would normally be fitted to a residential facility are eligible for relief, typical items include: fire alarms, security installations, mechanical ventilations, electrical systems, lighting, heating and air-conditioning.

Whether you are building, buying, fitting out leased premises or refurbishing existing premises there are many opportunities for you to benefit from capital allowances. The earlier you consider the allowances in your property transaction the more likely your are to maximise the allowances available. This is especially true when purchasing premises to ensure changes in legislation don't preclude you claiming on assets within the property.

Our processes look to enhance the level of capital allowances that may have already been claimed by your accountant. This normally relates to lump sum contractor stage payments for fit out or extension projects, to help identify items that are not easily identified within the invoices and sit within Land & Buildings on the Balance Sheet. Here, our survey and processes create the required information to maximise your Capital Allowances.

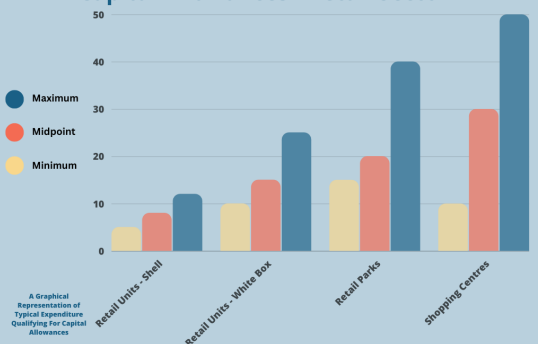
How Capital Allowances Add Value

For investors in the Retail Sector, the main benefit of claiming capital allowances is that it may improve your cash flow. In addition, claiming and maximising capital allowances has secondary benefits for you including:

- Providing a means where the taxpayer has more working capital at their disposal;
- Making available more cash to pay lenders, therefore lowering the risk of the investment in the eyes of the lender;
- Giving the taxpayer the potential of using the available cash generated to make further investments, or improve other areas of the business;
- Provides an opportunity for investors to increase the return on their investment;
- In some circumstances, this can create a payable tax credit from HM Revenue and Customs.

For those developing the Retail sector, the main benefit for considering capital allowances is not in terms of improving cash flow but in enhancing the property's saleability and potentially its value.

Typical Expenditure Qualifying For Capital Allowances - Retail Sector



To find out more about capital allowances and how much tax you can save contact us for a free no obligation review.

Lois Stirling
07909 962279 | 0131 610 0056
lois.stirling@cavettaconsulting.co.uk

Alan Cadden
07703 334317 | 0141 432 0056
alan.cadden@cavettaconsulting.co.uk

Edinburgh Office:
5 South Charlotte Street,
Edinburgh, EH2 4AN

Glasgow Office:
22 Montrose Street,
Glasgow, G1 1RE

Scan to visit our website

This briefing is intended to provide an introductory outline to certain aspects of the UK Capital Allowances regime. It should not be used instead of obtaining proper professional advice. The outline is for guidance only and is not an appropriate basis for decision-making.

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WHY CAVETTA CONSULTING

Helping you maximise your tax relief is how we add value for you. However, the full benefit of capital allowances advice is only realised when you, the tax payer, are proactive. At Cavetta Consulting our directors have considerable experience advising businesses, property investors, landlords, and occupiers on all capital allowances implications that impact their business.

Traditionally, tax relief is perceived as the role of an accountant. However, like many elements of accountancy, tax has a number of sub-specialisms, including capital allowances. Therefore, your accountant may not have the time or resources to manage the expectation that capital allowances is only a tax issue. In reality, claiming capital allowances involves resolving tax, finance, legal, property, construction and valuation issues.

A capital allowances adviser has a different range of knowledge and skills from your accountant. This enables us to provide assistance to you in negotiations with HM Revenue and Customs; particularly when they are questioning valuation techniques and construction methodology and technology. Capital Allowances claims must be able to stand up to scrutiny. The figures need not only to be correct but also justifiable. This will ensure you have no further wide spread enquiries from HMRC.

We offer free advice to all businesses at the pre-planning stage of their business to make them aware of the benefits the tax system allows along with a free, no obligation review of completed or potential schemes in order to determine whether a viable claim for property tax reliefs can be claimed.

Our fee structure is tailored to take account of the tax status of the individual or business and is designed to add value to your business. And we never under take a valuation if your accountant could make the claim or we can't add value.

Types of Allowances

Plant and Machinery Allowances

These allowances are given for qualifying items that are used in the course of a claimant's trade or profession. Allowances are given at 6% for assets that are deemed to be an integral part of the building and 18% for other qualifying items.

Annual Investment Allowance

For all qualifying business expenditure incurred the Government provides an Annual Investment Allowance. This gives a 100% relief for the first £1million of qualifying expenditure, providing a significant cash flow benefit.

Full Expensing

For UK companies only, the Government provides an unlimited, 100% first-year allowance, allowing a full deduction from taxable profits in the year that the expenditure is incurred. The expenditure must be incurred on or after 1 April 2023 but before 1 April 2026 and must be on new and unused assets. It must not have been bought to lease, (although corporate landlords may benefit in respect of background plant and machinery in a leased property).

Structures & Buildings Allowance

This allowance applies to contracts for construction or purchases entered into on or after 29 October 2018. It provides a 3% flat rate relief of the qualifying items eg roof, walls, doors, on a straight-line basis over 33 years.

Land Remediation Expenditure

This relief aims to remove the cost barriers associated with remediating contamination from land and buildings by giving a 150% deduction for qualifying expenditure for UK companies.

Repairs and Maintenance

A 100% tax deduction is available on certain refurbishment or maintenance costs deemed to be repairs and not improvements. It is important to note the changes to the rules in 2008 regarding the repair of integral features.

WHAT OUR CLIENTS SAY: Bob McAlpine, Chief Executive, Dalriada Properties Limited

Claiming capital allowances for our properties has always been a bit problematic. I have tried to engage advisors in the past, but I have always been told that it was a complicated process or not a viable option. So about two years ago, I appointed a Glasgow based capital allowances firm, Ćavetta Consulting, to review our portfolio again. I was pleased to receive an in-depth explanation of the capital allowances situation, and they took the time to answer any questions that my accountant or I had. Alan and his team made the process extremely simple and clearly explained what I had to do and what was required. My accountant was impressed by the standard of the report, and it was clear that a lot of attention has been given to making this document clear and understandable. The team at Ćavetta are always very responsive to any questions, and nothing is too much trouble.

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