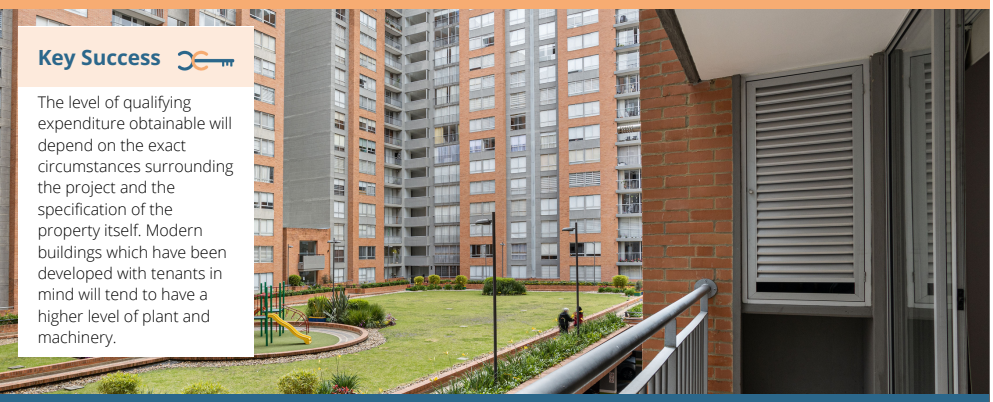
Key Actions

CAVETTA CONSULTING
Unlocking Capital Allowances

Residential Sector

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

UNLOCKING PROPERTY TAX FOR THE RESIDENTIAL 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. Modern buildings which have been developed with tenants in mind will tend to have a higher level of plant and machinery.

Many residential properties contain significant proportion of plant, machinery and fixture and fittings, that many don't know is tax deductible and can help improve your cash flow. As a "rule of thumb" residential properties do not qualify for capital allowances as they are defined as "dwellings". However, care homes, furnished holiday lettings and privately run prisons are not classified by HMRC as dwellings. A taxpayer with a relevant interest in these properties is therefore free to claim capital allowances for these properties.

It is also worth pointing out that, the updated definition of "a dwelling" has meant that for many residential properties, eg HMOs and student accommodation, the areas of a property that are used as a "residence" are out with the scope of capital allowances. These areas may however still contain a significant proportion of plant, machinery and fixture and fittings within the property's "communal areas".

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. However, 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.

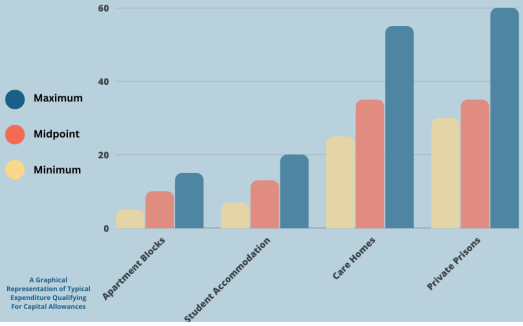
How Capital Allowances Add Value

For investors in the Residential 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 properties, as stock in trade, for the residential 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 - Residential Sector



A Graphical Representation of Typical Expenditure Qualifying For Capital Allowances

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 which gives 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. This allows 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.

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: Graham Wylie, Director, GFW Quality Management Limited

I can highly recommend Cavetta Consulting as they are experts in the field of reclaiming capital allowances. Alan, and his team, will work with business owners to provide advice before they actually incur capital expenditure, and also make them aware of the benefits that they can reclaim.
For a no obligation review of completed, or potential schemes, then get in touch with Alan or Lois and they will determine whether a viable claim for property tax reliefs can be submitted. This is applicable to individual business owners, property investors, landlords and occupiers, as the capital allowances implications can have an impact on their business.

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.