Key Advice

CAVETTA CONSULTING
Unlocking Capital Allowances

Key Advisors General Practice Surveyors

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UNLOCKING PROPERTY TAX – TAX RELIEF FOR FOR GENERAL PRACTICE SURVEYORS

Key Success

By being aware that the capital allowances and the tax savings achievable from different property types and specifications can add significant value to your clients and your practice.

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, preferably before Heads of Terms are agreed, in regard to any transaction can provide a number of tax benefits and cash savings.

The inclusion of capital allowances can make a property more attractive to a purchaser, help you to negotiate higher values 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 or tenants, can add value to a portfolio and may lowers the risk for lenders.

In a fiercely competitive profession, working alongside a specialist capital allowances surveyor at an early stage in a transaction can provide your practice with a number of opportunities to differentiate

At Cavetta Consulting, we can assist your practice to add value to your clients projects, by maximising tax savings or even making the purchase viable, by providing the following assistance:

- **Assisting you in dealing with the new fixtures rules that came into place in 2012. Inadequate due diligence and 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 clauses for inclusion in the heads of terms.**
- **Providing sales aid documents, to alert the market to any tax relief that may be available on a property you are marketing.**
- **Providing an capital allowances 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:

- **150% Land Remediation Relief (for companies)**
- **100% Repairs and Maintenance**
- **100% Full Expensing - until March 2026**
- **100% Annual Investment Allowance**
- **6/18% Plant and Machinery Allowances**
- **3% Structures and Buildings Allowances**

At Ċavetta Consulting, our directors have considerable experience of supporting architectural practices by providing specialist capital allowances and land remediation relief advice.

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 at the pre-planning stage of your client's transactions, to make them aware of the benefits that the tax system offers.

If you would like to find out what tax savings you could achieve contact us at:

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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.