

CAPITAL ALLOWANCES

Unlocking the tax savings in your property

A capital allowance claim can reduce your tax liability and possibly generate a tax repayment for previous years.

Capital Allowances are a valuable tax relief available on qualifying expenditure, incurred on fixtures within commercial buildings and plant and machinery used in the course of a business.

They are available to all taxpayers and provide relief against taxable income.

By leveraging our expertise in this field to identify your eligible assets and relevant expenditure, we can help you:

- maximise your claim value
- minimise your tax and
- relieve your compliance burden.

The scenarios in which we most commonly advise our clients on their capital allowance entitlements include:

- property developments
- retrospective reviews of property holdings
- refurbishments and renovations
- acquisitions and disposals
- property financing/refinancing

Where possible, on property development projects, we aim to provide advice during the brief and design stages. With a greater knowledge of and access to the construction processes, there is greater opportunity to maximise Capital Allowance claims.

In our experience, it is more likely that a retrospective review is undertaken. This generally involves a review of expenditure on completed/ refurbished property.

Regardless of timing, it's still possible to obtain significant value from a review subsequent to the completion of the development/ refurbishment. Indeed, it's our experience that the majority of Capital Allowance claims fall into this category.

There is also no time limit on making a Capital Allowances claim, so long as you still own the assets.

For property acquisition and disposals, it's imperative that consideration of the Capital Allowances available on the property are considered at an early stage.

A purchaser will generally request that the capital allowances be transferred with the property however, for tax purposes, these are separable and can be retained by the seller. It pays therefore to be in an informed position when it comes to negotiating the value transferrable.

We offer:

- Systematic and value-adding involvement through the design and construction process
- A comprehensive approach to identifying and valuing plant, machinery, buildings and related expenditure
- Detailed consideration of related ancillary costs linked to qualifying expenditure
- Application of our extensive knowledge of relevant legislation and case law to each project on a tailored basis, dependent on the nature of the development project and
- A personalised service designed to provide significant value in the form of tax relief far in excess of any associated time or financial costs.
- Advice in relation to the best use of capital allowance claims.
- Assistance with capital allowance negotiations and documentation on commercial property transactions.



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The people for you.