



**CAPITAL ALLOWANCE
REVIEW SERVICE**

Look Further, Look Deeper & Find More

Tax Savings on Commercial Property Case Study

**Identifying Property Capital Allowances, Recovering Tax Paid & Reducing Your Tax
Bill**



Property Embedded Capital Allowances Identified: £392,850

Lavenders Care Home has been a family run care home in Kent for 35 years and in 2014 Capital Allowances Online were appointed to complete a full Property Capital Allowance review after many years of extensive and unclaimed improvements work.

CAPITAL ALLOWANCE SAVINGS

Capital Allowances Online analysed the property expenditure of **£1,105,059** and generated **£392,850** of Capital Allowances, producing an overall tax saving of **£157,140**. Due to the tax already paid by the owners, we were able to claim back a tax refund in the first year to the sum of **£55,762**.

Capital Allowance Review Service Limited

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Claimable items included:

Integral features such as:

- Cold Water
- Systems Water Heating Systems
- Space Heating Systems
- Ventilation Systems Electrical Systems
- Emergency Call System.

Other items of plant & machinery includes:

- Fire alarms
- Smoke protection system
- Security alarm system
- Disabled alarm
- Telecom containment
- Safety fittings
- Door locks, latches and lever handles
- Door closers
- Panic bars
- Sanitary accessories & appliances
- Shutter doors manual/electrical operation and many others

IMPORTANT CONSIDERATIONS

Capital Allowances are amongst the most valuable and least exploited methods of reducing commercial property investors' and owners' Income Tax and Corporation Tax liabilities.

They can be claimed for capital expenditure incurred on:

- The construction of a new property.
- The purchase of an existing or newly built property.
- Building alterations and refurbishments and the fit-out of let property.

The timing of a claim is particularly important and recent reforms have brought this aspect of claiming Capital Allowances into even sharper focus.

Remember there is no restriction on retrospective claims, (apart from entitlement issues) up until the sale of the property and there is no reason why Clients should not benefit from the relief now, irrespective of the latest changes. The many changes to the Finance Act 2012 have introduced a layer of complexity and risk in the claiming of Capital Allowances from HMRC for all parties; therefore it is advisable that specialist advice be sought.

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