

Taxadjusters
The Capital Allowance Specialists

SALMON BUSINESS GROUP
UNIT 3 - OLD BRICK WORKS LANE - SHEFFIELD ROAD - CHESTERFIELD - DERBYSHIRE S41 7JD

TELEPHONE: 01246 293011 FAX: 01246 293019
EMAIL: SALES@SALMON-BUSINESS.COM WEBSITE: WWW.SALMON-BUSINESS.COM

DIRECTORS: N ADMANI BSC (HONS) - S FRANCE BSC (HONS) - C G HARRISON
REGISTERED IN ENGLAND NO: 3761850 VAT NO: 728321050

SALMON BUSINESS GROUP SUBSIDIARIES



Salmon IT
Solutions



greenpower
energy

Capital Allowance Claims

Capital Allowances are amongst the most valuable and least exploited methods of reducing property owners' income tax or corporation tax liabilities.

This is a specialist subject with substantial potential to obtain these highly valuable allowances.

Capital Allowances arise from capital expenditure on:

- Purchase of an existing or newly built property
- Construction of a new property
- Building alterations, extensions and refurbishments to a property
- The fit-out of let property

The different categories of property carry usually with them a varied percentage for claiming of Allowances.

Categories include: -

| | |
|------------|-------------|
| Commercial | - 18% - 30% |
| Retail | - up to 15% |
| Healthcare | - 20% - 30% |
| Industrial | - 5% - 20% |
| Leisure | - 18% - 30% |
| Education | - 15% - 25% |

We will quickly identify the validity of a claim without obligation. If a claim does not proceed there will be no fee.

NO CLAIM NO FEE

SALMON BUSINESS GROUP
UNIT 3 - OLD BRICK WORKS LANE - SHEFFIELD ROAD - CHESTERFIELD - DERBYSHIRE S41 7JD

TELEPHONE: 01246 293011 FAX: 01246 293019
EMAIL: SALES@SALMON-BUSINESS.COM WEBSITE: WWW.SALMON-BUSINESS.COM

DIRECTORS: N ADMANI BSc (HONS) - S FRANCE BSc (HONS) - C G HARRISON
REGISTERED IN ENGLAND NO: 3761850 VAT NO: 728321050

SALMON BUSINESS GROUP SUBSIDIARIES



Salmon IT
Solutions



greenpower
energy

WHO ARE WE?

Taxadjusters is regulated by The Ministry of Justice in respect of regulated claims management activities. Taxadjusters and its principles, have not incurred any supervisory, disciplinary or civil regulatory action whatsoever.

Taxadjusters carries out each claim entirely 'in house' using our own Capital Allowance surveyor, valuers and processing specialists.

We are not affiliated or in partnership with any third party firms of Accountants. We do not involve ourselves in selling or promoting other financial products whatsoever. Our activities are entirely and exclusively in the field of Capital Allowances.

Taxadjusters is a specialist dedicated capital allowance company who carry out retrospective, current year, and new build claims, both for individuals and companies in relation to commercial properties right across the numerous commercial sectors. We also advise clients prior to the sale of a freehold asset and prior to a freehold purchase, in respect of maximising their capital allowance position.

WHAT WE DO - CAPITAL ALLOWANCE CLAIMS

What Is It?

A Retrospective Capital Allowance claim is an exercise where the client's commercial property is comprehensively surveyed by us to identify any qualifying items that, for numerous reasons, have previously not been claimed.

This positive exercise will lead to an adjustment of the capital allowance pool to reflect the position of "embedded fixtures" within the freehold, with a subsequent amendment to a maximum of the last two years tax returns (subject to their filing dates).

For post March 2008 freehold expenditure, many of those embedded fixtures are to be re-classified as 'integral features' attracting capital allowances at the reduced special pool rate of 10%.

But, we still have a 12 Month window available under the old legislation / WDA rates pre April 2008 capital expenditure.

Subject to our qualifying criteria, the exercise can apply to the vast majority of commercial property owners.

A **Current Year Claim** is where we identify additional capital allowances which can be used by the client accountant for inclusion in a tax return for a year not yet submitted.

SALMON BUSINESS GROUP
UNIT 3 - OLD BRICK WORKS LANE - SHEFFIELD ROAD - CHESTERFIELD - DERBYSHIRE S41 7JD

TELEPHONE: 01246 293011 FAX: 01246 293019
EMAIL: SALES@SALMON-BUSINESS.COM WEBSITE: WWW.SALMON-BUSINESS.COM

DIRECTORS: N ADMANI BSC (HONS) - S FRANCE BSC (HONS) - C G HARRISON
REGISTERED IN ENGLAND NO: 3761850 VAT NO: 728321050

SALMON BUSINESS GROUP SUBSIDIARIES



Salmon IT
Solutions



greenpower
energy

What will it Achieve?

Whilst every case is different, and each sector has its own expectations, as an average we would hope to identify additional capital allowances of some 20% - 35% of the freehold cost.

For example, if we identified an additional £200,000 in previously unclaimed allowances for a 40% tax rate payer, it would generate an £80,000 benefit! + NIC savings.

What we can do

1. We can carry out retrospective capital allowance claims for those clients that meet our qualifying criteria.
2. We can assist prior to the client selling a freehold property by the provision of a Section 198 Election in your clients favour.
3. Is the client about to purchase a commercial property? Again, we can be of great benefit by assisting, prior to exchange of contract, regarding the possible provision of a Section 198 Election to secure the value attributed to the capital allowances that can be claimed in the future by the purchaser, securing the vendor's confirmation as to what has previously been claimed for Capital Allowance's, conducting a physical survey and valuation of the property to identify qualifying assets.
4. We can carry out very detailed and accurate assessments regarding capital allowances for new builds and current year claims.
5. Even where a viable claim is not possible on original freehold values, capital allowance claims may still be possible for subsequent refurbishments / extensions etc.

Why us?

Why are Taxadjusters able to make successful claims regarding capital allowances above those identified by their own valued accountant?

There are numerous reasons why we are able to identify significant previously unclaimed capital allowances. The tax legislation covering capital allowances is complex and the interpretation of this legislation has changed many times over the years, (the latest budget is a case in point) and a review at a later date can reveal new areas to claim. Taxadjusters can identify items that previously did not qualify but do now.

SALMON BUSINESS GROUP
UNIT 3 - OLD BRICK WORKS LANE - SHEFFIELD ROAD - CHESTERFIELD - DERBYSHIRE S41 7JD

TELEPHONE: 01246 293011 FAX: 01246 293019
EMAIL: SALES@SALMON-BUSINESS.COM WEBSITE: WWW.SALMON-BUSINESS.COM

DIRECTORS: N ADMAJI BSC (HONS) - S FRANCE BSC (HONS) - C G HARRISON
REGISTERED IN ENGLAND NO: 3761850 VAT NO: 728321050

SALMON BUSINESS GROUP SUBSIDIARIES



Salmon IT
Solutions



greenpower
energy

One of the main reasons we are able to make large retrospective capital allowance claims is the fact that vendors have rarely claimed all the capital allowances available and thus the purchaser has the opportunity to do so on the original items still in use. (Subject to contract)

But the most common reason is down to our good friend (Bob the Builder). Invariably work is carried out both minor and major on an interim payment request basis against a contract price (which is not itemised). The final invoice is for the outstanding contract balance adjusted for extras. Very rarely do builders provide accurate breakdowns of the invoices - so how can the client's accountant accurately claim for items without supporting evidence!

But, we can - by carrying out a detailed capital allowance survey to identify and record every item likely to qualify for tax relief. We then value each item using a formula acceptable to HMRC which takes into account age and regional variations. The next stage is to liaise with the clients own accountant to ensure any items previously claimed (perhaps as repairs) are deducted from our own figures. The claim is then submitted to HMRC with a copy of the successful report issued to the client and the accountant. The list of exclusions and knowing what does indeed qualify takes a great deal of experience and expertise. We are constantly updating our data banks to reflect the current situation. We have designed a very comprehensive computer template for each sector of the commercial market we operate in. The dedicated templates ensure all qualifying items are recognised and an accurate value attributed to them at the earliest opportunity.

Challenges by the Revenue are dealt with by us and require a steely resolve backed by expertise and the confidence to defend our position. An understanding of the legislation, an ability to interpret it, and skilled negotiation with the inspectors is a pre requisite to a positive outcome.

So Who Qualifies?

And who can we make a capital allowances claim for? The simple answer is **nearly everyone who owns the commercial freehold property!**

We can, and have, carried out claims for individuals / partners who own the property personally but charge a commercial rent to the trading company, for **care home** owners, owners of **office blocks, student apartment blocks, leisure parks, cinemas, day nurseries, car dealerships, veterinary practices, medical practices, hotels, pubs and clubs, health centres, garden centres**, etc. so it really is a case of who we can't rather than who we can! Of course, the above also applies in regard to limited companies.

SALMON BUSINESS GROUP
UNIT 3 - OLD BRICK WORKS LANE - SHEFFIELD ROAD - CHESTERFIELD - DERBYSHIRE S41 7JD

TELEPHONE: 01246 293011 FAX: 01246 293019
EMAIL: SALES@SALMON-BUSINESS.COM WEBSITE: WWW.SALMON-BUSINESS.COM

DIRECTORS: N ADMANI BSC (HONS) - S FRANCE BSC (HONS) - C G HARRISON
REGISTERED IN ENGLAND NO: 3761850 VAT NO: 728321050

SALMON BUSINESS GROUP SUBSIDIARIES



Salmon IT
Solutions



greenpower
energy

The immediate exceptions are;

- Buildings, where industrial buildings allowances or agricultural building allowances have already been claimed.
- The same applies for the hotel sector where hotel building allowances have been claimed (post 1978 builds) – (although a claim could still be made where I.B.A.'s may not apply to the whole building).
- Inherited properties where the district valuator was not involved.
- Properties held in trust or offshore.
- Properties held by charities
- Properties held by local authorities.
- Contracts of Purchase involving Section 198 Elections
- Properties held by Executive Pension Funds

When

In regard to retrospective capital allowance claims, from a time point of view there is no precise 'time bar'. However, the logistics of carrying out claims where the purchase took place over 15 years ago generally means we can't obtain the required paperwork as the client may have lost the accounts and could have changed accountants several times, who in turn may no longer retain such old records. Therefore we impose our own time bar of 15 years.

It is important to contact us prior to carrying out any major remedial / refurbishment work in order that we identify the original items still in use at that date. We can then revisit the site after the work has been carried out to record all the new qualifying items of expenditure – effectively getting two bites of the same cherry.

On new builds, we would ideally like to work closely with the architect / Q.S in order to maximise the claim and complete our report at the earliest opportunity.

Current year claims are becoming a large and growing portion of our business and again we suggest we are called in at the earliest opportunity.

If in doubt, all you have to do is shout.

CONTACT: 01246 293011

SALMON BUSINESS GROUP
UNIT 3 - OLD BRICK WORKS LANE - SHEFFIELD ROAD - CHESTERFIELD - DERBYSHIRE S41 7JD

TELEPHONE: 01246 293011 FAX: 01246 293019
EMAIL: SALES@SALMON-BUSINESS.COM WEBSITE: WWW.SALMON-BUSINESS.COM

DIRECTORS: N ADMANI BSc (HONS) - S FRANCE BSc (HONS) - C G HARRISON
REGISTERED IN ENGLAND NO: 3761850 VAT NO: 728321050

SALMON BUSINESS GROUP SUBSIDIARIES



Salmon IT
Solutions



greenpower
energy

FEES AND PAY AWAY STRUCTURE.

Taxadjusters's fees are 7% of the gross additional claim identified / generated plus VAT.

- The fee regarding retrospective claims becomes due when the claim has been accepted by HMRC, and / or a related benefit accrues to the client.
- Taxadjusters will make a payment to the client and agent/introducer within 7 days of receipt of final cleared funds from the client and / or HMRC.
- In most cases, where all the relevant paperwork is received by Taxadjusters it submits the claim to the Revenue within 4 weeks. Whilst each case is different, the average time in the Revenue before relevant refunds are made is 12 / 16 weeks.
- For current year claims, Taxadjusters's fees become due when Taxadjusters submits its summary report to the client accountant. The terms of payments vary depending on the type of claim (see new contract).
- Where deferred payment schemes are agreed with the client pay a ways will be made in line with those payments received, on a quarterly basis.

MISCONCEPTIONS/ MISUNDERSTANDINGS.

The three main areas of concern for clients relate to the following;

1. Many clients believe that this exercise will upset HMR&C to the extent that it will lead to an enquiry, the fact is the overwhelming majority of the claims we submit go unchallenged by the Revenue which we would like to think is a reflection of the quality of the work we carry out. It is however fair to say that the larger claims do indeed lead to an enquiry but it is our experience that the enquiry is only an aspect enquiry, which we handle quietly behind the scenes on behalf of the client at our own costs.
2. Many clients are of the opinion that a successful Capital Allowance claim will have a detrimental effect when they come to sell the property believing they will end up paying more capital gains tax. This is not the case as all we are doing is extracting the hidden fixtures within the property and placing them in the capital allowance pool at the correct value. We are not altering the freehold value in any way and therefore it should have no negative impact in relation to capital gains tax.
3. For the more knowledgeable clients balancing charges are quite an issue as they hold the opinion this exercise is not worth doing as it will indeed result in a balancing charge on any future sale. A balancing charge cannot exceed original costs and it is our experience that if the items are not sold for more than their written down value there will be no balancing charge. Indeed there may well be a balancing allowance but we strongly advise clients or their advisors to seek our assistance prior to any sale, where we can advise on the inclusion of a section 198 election to fix the values, prior to the contract being drawn up.

SALMON BUSINESS GROUP
UNIT 3 - OLD BRICK WORKS LANE - SHEFFIELD ROAD - CHESTERFIELD - DERBYSHIRE S41 7JD

TELEPHONE: 01246 293011 FAX: 01246 293019
EMAIL: SALES@SALMON-BUSINESS.COM WEBSITE: WWW.SALMON-BUSINESS.COM

DIRECTORS: N ADMANI BSc (HONS) - S FRANCE BSc (HONS) - C G HARRISON
REGISTERED IN ENGLAND NO: 3761850 VAT NO: 728321050

SALMON BUSINESS GROUP SUBSIDIARIES



Salmon IT
Solutions



greenpower
energy

There are occasions when we determine the claim is not commercially viable and we write to the client informing them accordingly. We usually also point out that the reason is their own accountant has done an excellent job on their behalf!!!

Qualifying Criteria

To qualify for a current or retrospective Capital Allowances claim, our criteria are as follows;

1. The acquisition of the commercial freehold property must have taken place within the last 15 years.
2. The related acquisition costs exceed £300,000
3. The freehold property must be owned by the client personally, or a trading company or an investment company
4. Subject to no restrictions in the lease regarding capital allowances, a claim could be made regarding a long lease over 25 years where a significant premium has been paid, and / or improvements in excess of £300,000 have been taken.
5. We are happy to make a claim for the extensions on property improvements with a minimum value of £300,000.
6. New builds or purpose built offices should also qualify.
7. We can carry out current year claims.
8. And finally, the client has paid tax on trading profits or rental income during the last 2 years.

Please contact us to discuss any client's position and we will be happy to provide an informed opinion on a confidential basis.

CONTACT: 01246 293011

SALMON BUSINESS GROUP
UNIT 3 - OLD BRICK WORKS LANE - SHEFFIELD ROAD - CHESTERFIELD - DERBYSHIRE S41 7JD

TELEPHONE: 01246 293011 FAX: 01246 293019
EMAIL: SALES@SALMON-BUSINESS.COM WEBSITE: WWW.SALMON-BUSINESS.COM

DIRECTORS: N ADMAHI BSC (HONS) - S FRANCE BSC (HONS) - C G HARRISON
REGISTERED IN ENGLAND NO: 3761850 VAT NO: 728321050

SALMON BUSINESS GROUP SUBSIDIARIES



Salmon IT
Solutions



greenpower
energy

SOME SUCCESSFULL CLAIMS

Below are some examples and amounts of successful claims we have processed.

Offices:

A Claim in excess of £146,000.00 was achieved.

Care Home:

A Claim in excess of £374,000.00 was achieved.

Holiday Park:

A claim in excess of £360,000.00 was achieved.

Caravan Park:

A claim to date for a single park was 1.8million.

Hotel:

A claim in excess of £169,000.00 was achieved regarding an extension to the hotel. Our largest hotel claim to date is 2.7million.

Day Care Nurseries:

A claim in excess of £62,000.00 was achieved.

Holiday Cottages:

A claim in excess of £126,000.00 was achieved. Our largest claim to date in this sector was £196,000.00

Processes involved in a Claim

The following steps are required: -

1. Check Qualifying Criteria.
2. Complete a Fact Find.
3. Provide a client with an Engagement Letter.
4. Signed authorities completed for Accountant, Solicitors, HMRC, Repayment Authorities
5. Collect Full Accounts, Asset registers, Contracts of Purchase, Plans, Building Contracts, Any Information of Previous Capital Allowances Claimed.
6. We carry out a capital audit review.
7. A surveyor is instructed to carry out a full site survey including photographs of all qualifying items.
8. A Detailed survey report is produced with values attached and regional variations accounted for.
9. For current Year Claims these figures are then given to the Accountant to include in the current year. The accountant will submit the capital allowances with the Year End Accounts and claim the allowances.
10. For retrospective claims the report is submitted to the HMRC and negotiated by us. This results in a reclaim being issued once the claim is approved. Any further queries that come from the HMRC will be dealt with by us.

CONTACT: 01246 293011

SALMON BUSINESS GROUP
UNIT 3 - OLD BRICK WORKS LANE - SHEFFIELD ROAD - CHESTERFIELD - DERBYSHIRE S41 7JD

TELEPHONE: 01246 293011 FAX: 01246 293019
EMAIL: SALES@SALMON-BUSINESS.COM WEBSITE: WWW.SALMON-BUSINESS.COM

DIRECTORS: N ADMANI BSc (HONS) - S FRANCE BSc (HONS) - C G HARRISON
REGISTERED IN ENGLAND NO: 3761850 VAT NO: 728321050

SALMON BUSINESS GROUP SUBSIDIARIES



Salmon IT
Solutions



greenpower
energy