

The key newsletter

...working with you to save your money

Spring Edition 2- 2011

Hello Everyone,

Here are some of the latest updates; I trust this will assist you in your continued success.

Mandatory Pooling – New deadline for claims! Don't miss out.

The Government has announced that it will be consulting on plans to introduce a time limit to pooling expenditure incurred by businesses on fixtures in buildings. A consultation document is expected to be published by the end of May 2011.

The imposition of a time limit to pool such expenditure will therefore prevent such businesses from claiming relief, to which they would otherwise be entitled.

The incentive for owners with commercial property to push forward retrospective capital allowance claims has never been greater!

The fear of missing out on a potentially huge tax windfall will develop a great sense of urgency amongst potential clients keen to maximise their tax advantage before the supposed deadline is set by HMRC.

Completion Timescales

- Our average lead time from CIF received to Report Issued = 59 days.
- CIFs received within the last four months that have reached survey stage within this period on average have done so in just 45 days.
- Modifications to the collation of information process has had a big impact on the efficiency in which cases are being processed – leading to swifter benefit for clients and agents.

I think we would all agree that this is a massive improvement, helping us all to benefit from swifter payments.



Leaseback and FHL Properties

Leaseback Properties

The qualifying rules regarding FHLs are focused on the end users of the property. Provided a property is let for the obligatory qualifying period as detailed below then the owner of the property can qualify for CA relief.

As such Leaseback properties will qualify for capital allowance relief.

FHL – Qualifying Criteria

The relief is subject to the following criteria being met;

- The property must be available to let for at least 140 days a year.
- It must be let as short term holiday accommodation for at least 70 days.
- In a year not more than 155 days must represent longer term lettings (lets of more than 31 days).

There is still an opportunity for the owners of FHL's to offset losses sideways for two tax years provided they owned a qualifying FHL in the Year Ending April 2010. The normal time limit for amending income tax returns is 1 year after 31 January after the end of the tax year to which the return relates. As such up until 31st January 2012 clients may amend their April 2009/2010 tax return and offset the allowances against "other" income. Provided a client owns a qualifying FHL in the year ending April 2010 tax year then they will be in a position to offset losses sideways against "other" income sources for two tax years.

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