

VAT for Property Professionals

Whether your client is constructing new dwellings, undertaking conversions, renovating empty homes, developing residential or charitable buildings or refurbishing listed buildings, VAT should be considered at the outset in order to minimise the VAT costs of the project. Cowgill Holloway has a team of VAT specialists who have in-depth knowledge and experience and are available to assist with VAT property related matters.

VAT can be saved, in general, in three ways:

- By paying the supplier at one of the reduced rates available – either 5% or 0% giving a saving of 12.5% or 17.5% of the VAT on qualifying expenditure;
- By recovering the VAT on expenditure incurred in the course of taxable business activities;
- By application of one of the special schemes giving non-VAT-registered individuals the opportunity to recover VAT, such as refunds for DIY builders and converters.

Example 1

We achieved significant VAT savings for a client who converted a listed property and an adjoining cottage into a single dwelling. The total costs were in the region of £500,000. Written agreement was secured from HM Revenue & Customs that 95% of the refurbishment expenditure qualified for zero-rating with the balance qualifying for the 5% reduced rate. The overall VAT cost to the client was negligible.

Example 2

Another client was delighted when we recovered in excess of £10,000 VAT on the costs of creating a basement flat out of an existing dwelling. The unexpected VAT refund was obtained retrospectively after the conversion had been completed.



Example 3

A client with a portfolio of over 100 properties has benefited with our assistance from a sizeable VAT refund on the costs of converting the properties to multiple occupancy dwellings.

Why use Cowgill Holloway LLP?

- We have already obtained significant VAT savings for clients involved in property projects.
- Our VAT specialists provide consultancy advice in the following areas:
 - the construction and conversion of buildings;
 - help for developers, builders and self-build individuals and groups;
 - advice on the reduced rate and a VAT reclaim service for private DIY/Self-builders and converters.
 - Listed buildings;
 - advice on reliefs available or alterations and conversions.
- We have a team of experienced ex-HMRC VAT specialists who will provide ongoing advice.
- We work with professional service providers and others providing services where VAT could be an issue.
- We provide accurate, cost-effective, proactive and innovative solutions.

Contact US...

For further information on how we can help your clients minimise their VAT on their next property project please contact Carolyn Van Hecke on **01204 41 42 63** or email carolyn.vanhecke@cowgills.co.uk

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