

Gleeds Advisory

Taxation · Grants · Insurance

ENHANCED CAPITAL ALLOWANCES – BE GLEEDS SMART

With the government’s stance on “Building a Low-Carbon Economy”, property owners should be investing in ‘Green Technologies’ and capitalising on the Enhanced Tax Savings available as well as benefiting through Energy Performance Certificates, Carbon Reduction Standards and BREEAM ratings schemes.

ENHANCED CAPITAL ALLOWANCES (ECAs)

A 100% first year tax relief on qualifying ‘Green Technologies’ is listed on the ECA website www.eca.gov.uk.

The Cash Benefit

SPEND £1,000,000 and SAVE £280,000 CASH in YEAR 1

A 1,000% cash increase in year 1 compared with other available tax relief

ECA TAX CREDITS

A company’s losses can be surrendered for a cash payment from the Government against expenditure incurred on ECA qualifying technologies.

The Cash Benefit

SPEND £1,000,000 and SAVE UP TO £190,000 in YEAR 1

GLEEDS SMART

Gleeds SMART is a comprehensive proactive management process which optimises ECAs on a property development or refurbishment project.

Gleeds SMART overcomes historical issues with substantiating ECA claims and ensures that the ECA claim delivers the most advantageous tax position for the client.

The benefits of Gleeds SMART are:

BENEFIT

1. Establishes the client’s ECA initial position and identifies opportunities to optimise entitlement. →
2. Substantiates the ECA claim through effective lines of communication and information collation. →
3. Ensures efficient use of the project team’s time in identifying and reporting ECA qualifying technologies. →
4. Quantifies and optimises ECA entitlement. →
5. Maximises claim with full audit records for agreement and settlement of claim with HM Revenue & Customs. →

ACTION

1. Implement an ECA strategy and introduce procedures at design and tender stage
2. Clearly define the roles and responsibilities of the project team from client through to supplier.
3. Introduce a practical audit system to the project team for reporting ECA qualifying technologies.
4. Establish ECA entitlement at pre-construction stage.
5. Monitor ECA progress to project practical completion and obtain the required ECA information.

