

# ZEAL



100% HMRC  
Approval



No Financial  
Risk



Furnished holiday  
let specialist



Compliant with  
UK Tax Legislation

## Capital allowances

Exclusive ASSC Member guide to unlocking  
hidden tax relief in self-catering lets .



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Zeal offer a discounted fee of 3% for ASSC members, payable only if the claim is successful.



# About capital allowances



Zeal help owners of furnished holiday lets to unlock hidden tax relief in their properties by claiming Capital Allowances on the embedded fixtures within them, whether purchased or developed, a long time ago or more recently.

## What properties qualify?

- Furnished holiday lets
- Self catering accommodation
- Serviced apartments / accommodation
- B&Bs and Guesthouses

What most furnished holiday let owners and their advisors do not realise, is that UK tax legislation allows tax relief to be claimed on a proportion of the property purchase price that relates to the 'Embedded Fixtures' that were acquired with the building at the time it was purchased. Fixtures include the electrical and lighting systems, pipework, kitchen and bathrooms, water systems and ventilation, drainage, alarms & security cameras etc.

This tax relief is known as 'Capital Allowances'. By claiming capital allowances on your site, significant tax repayments and future tax savings can be achieved. It does not matter whether the park was purchased a long time ago, or if the original fixtures have since been repaired or replaced.

THIS IS NOT SOMETHING YOUR ACCOUNTANT WOULD HAVE CLAIMED UNLESS THEY USED A SPECIALIST FIRM LIKE ZEAL, AS IT IS A VERY COMPLEX AREA OF TAX LEGISLATION THAT REQUIRES THE SKILLS OF SURVEYORS AND SPECIFIC TAX KNOWLEDGE.



### TAX PAYERS

Individuals & companies who own a business property and pay tax in the UK are eligible



### REPAIRS

You can claim even if the original fixtures have been replaced or repaired



### RESIDENTIAL CONVERSIONS

Former residential properties converted into a business



### PURCHASES OVER £100K

Holiday Park properties can be located in the UK or EU.



### SOLD IN LAST 2 YEARS

Previous owners that have sold within the last 2 years

# What does this mean for holiday let owners?

**WE FIND THAT THE AVERAGE FURNISHED HOLIDAY LET HAS AROUND £33,000 IN UNCLAIMED CAPITAL ALLOWANCES HIDDEN IN IT!**

Owners are eligible to claim if they are a company, sole trader or partnership and are carrying out a trade or property letting business. There is no time limit to make the claim, providing you own the property in the tax year you submit the claim. Most owners are unaware of their ability to claim and are missing out on tens of thousands of pounds in tax relief. For historical purchases you're also entitled to a cash tax rebate for overpaid taxes since the property was purchased!



**Ayuda House, Manchester**

"My accountants left it til 10 days before my tax return was due to inform me of a large tax liability. I phoned Zeal and they could not have been more helpful. They sent a surveyor round and found a 6-figure sum in allowances which completely eliminated my tax and can be used for future years."

*Mr Clarke. Owner*

Allowances identified: £146,722

Future tax savings: £42,500

Cash Rebate: £9,400

Purchase Date: 2007



**South Wing Holiday Home**

"I came across Zeal during a PASC webinar. I contacted them shortly afterwards and they explained the process and the benefits - basically a sizable capital allowance and a tax saving of almost £30k. The whole exercise took a few weeks, was super simple and the Zeal team explained everything very clearly. I highly recommend them."

*Mr Wybon. Owner*

Allowances identified: £150,000

Future tax savings: £30,000

Cash Rebate: £2,500

Purchase Date: 2008



**Smythen Farm Cottages**

"Wow . . . I can't fault them in any way. It is not often you receive a call that leads to over 100K in tax savings. Well that's what happened. Fantastic service, great people to deal with and a speedy outcome."

*Mr & Mrs Carless. Owners*

Allowances identified: £272,000

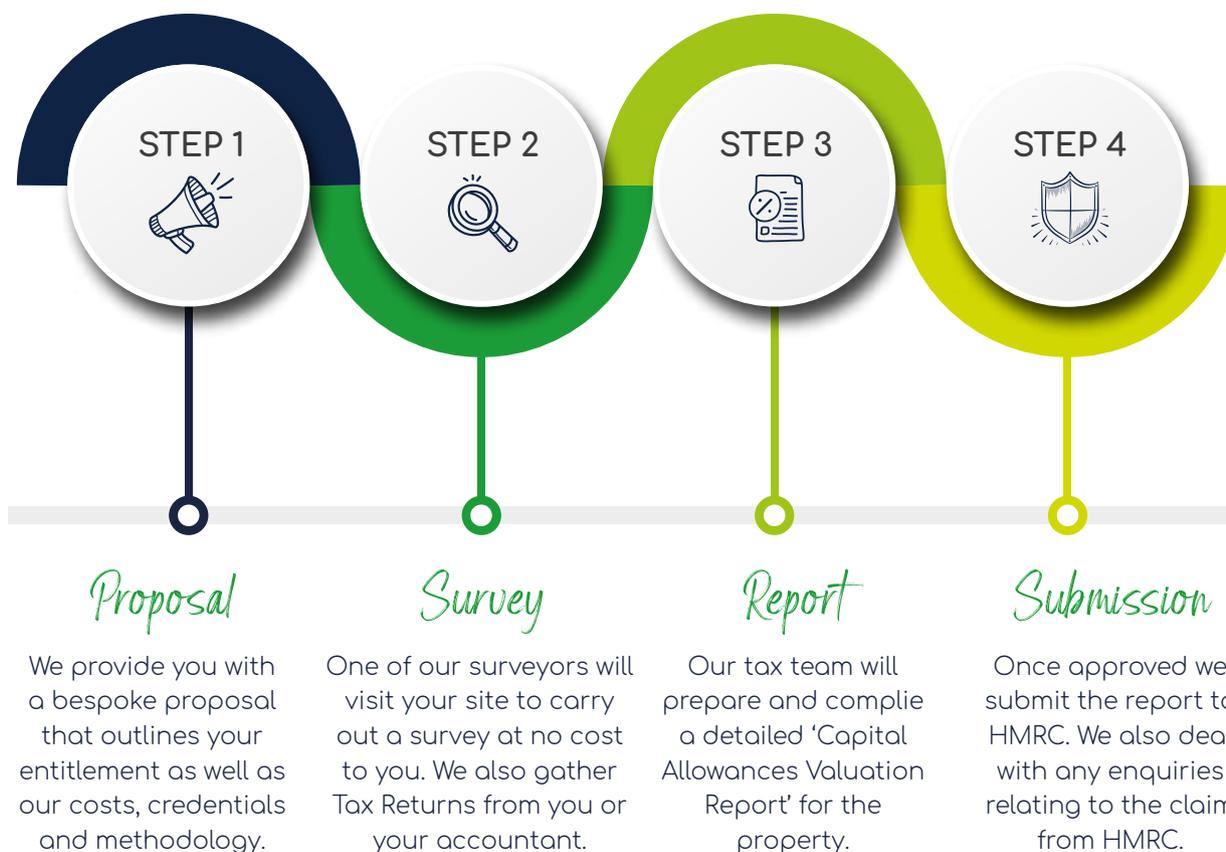
Future tax savings: £114,000

Cash Rebate: £10,000

Purchase Date: 2010

# The claim process

The process of claiming capital allowances is simple, hassle-free and cost effective as we do all the hard work for you. It requires minimum input from park owners or their advisors - although we do engage with your accountant to ensure that any ongoing tax relief is claimed. Our team has a wealth of experience in preparing and agreeing claims with HMRC and our methodology and claim reports are in a format that has been agreed with them; meaning we can swiftly agree our claims.



*The process takes approx. 4-6 weeks*

# How can we help you?

Our aim is to help furnished holiday let owners and investors to unlock hidden tax savings in their properties. We are one of a handful of specialist firms in the UK, however the difference with Zeal is that using our knowledge and technical experience we have made claiming capital allowances affordable and accessible - even small businesses and independent landlords can now benefit from the significant tax savings available but many still have no idea they can claim! Our team is a mix of tax and surveying specialists enabling us to provide a complete service. Unlike many other firms who are predominantly surveyors, our in-house tax team also prepare and submit the claims to HMRC.



## Specialists in Property Tax

This is NOT a service that accountants provide unless they use a company like us as it requires the skills of surveyors and specialist tax knowledge.



## No Financial Risk

We do not charge any fixed or upfront fees. Our fees are based on a percentage of the allowances we identify, so you only pay if your claim is successful.



## Unlock Tax Savings

Each month we complete around 40 client reports on properties valued £100k and above. Our park clients save on average £33,000 per property.



## Rated Excellent

Our clients rate us 'Excellent' on Trustpilot. But don't just take our word for it. To read what they say about us visit our page:

<https://uktrustpilot.com/review/gozeal.co.uk>



## Technical Site Survey

Our specialist survey team delve deeper into the site to uncover all the hidden items that are eligible, ensuring that we maximise your claim.



## No impact on CGT

One of the biggest misconceptions about our service is that making this claim impacts CGT or the base cost. This is incorrect, there is no claw-back upon sale.

# Get in touch



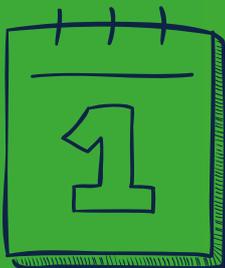
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Arrange a free, no-obligation phone consultation with one of our Tax specialists. You can choose a date and time that is convenient for you and a member of our team will call you back.

Book a telephone appointment >>

