

# ZEAL



# Capital allowances

Guide to unlocking hidden tax relief for nursing and care home owners.



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Care Industry  
specialist



No Financial  
Risk



100% HMRC  
Approval



Compliant with  
UK Tax Legislation

# About capital allowances



Zeal help owners of nursing and care homes unlock hidden tax relief in their properties by claiming Capital Allowances on the embedded fixtures within them. If you built your property or converted outbuildings, you can also still claim.

## What properties qualify?

- Residential Care Homes
- Nursing Homes
- Mental Health Support Facilities
- Specialist Education & Disability Facilities

Most care providers and their advisors do not realise 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. Fixtures include the electrical and lighting systems, pipework, kitchen and bathrooms, water systems, ventilation, drainage, alarms and security cameras etc.

This tax relief is known as 'Capital Allowances'. By claiming capital allowances on your property, significant tax savings can be achieved. Many owners are also entitled to a cash rebate for tax they didn't know they had overpaid!

**THIS IS A VERY COMPLEX AREA OF TAX LEGISLATION THAT REQUIRES THE SKILLS OF SURVEYORS AND PROPERTY TAX PROFESSIONALS. IT IS NOT SOMETHING YOUR ACCOUNTANT WOULD TYPICALLY CLAIM UNLESS THEY USED A SPECIALIST FIRM LIKE ZEAL.**



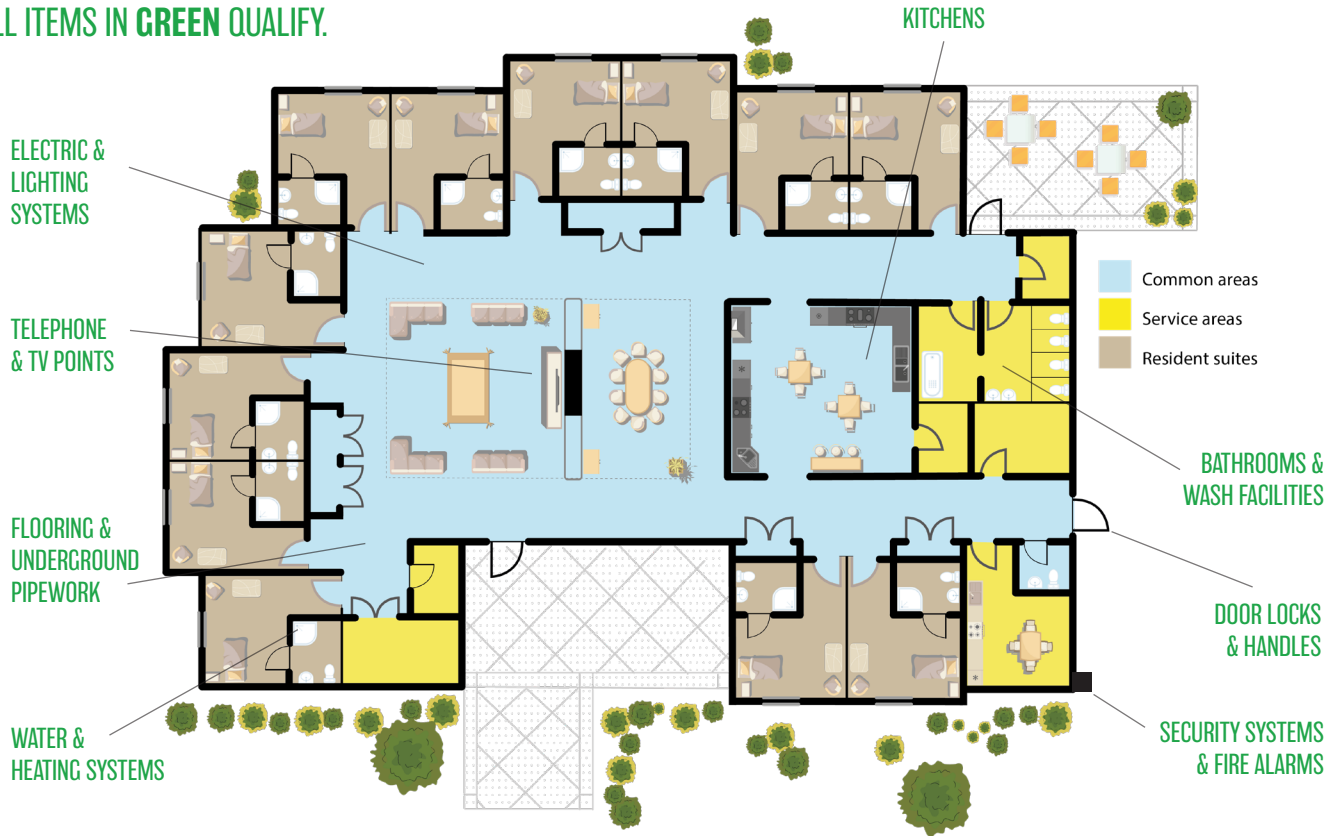
Got two minutes to spare?

We've created a short 2-minute video that explains the process and the benefits of making a claim. Scan the QR code to watch or visit: [www.gozeal.co.uk/video](http://www.gozeal.co.uk/video)



# What items are eligible?

ALL ITEMS IN GREEN QUALIFY.



Water and Heating Systems



Telephone and TV Points



Underground Pipework



Spa and Swim Facilities



Kitchens and Bathrooms



Carpets and Floor Coverings



Security and Fire Alarms



Building Extensions



Air-conditioning or Cooling



Lighting and Electric Systems



Door Locks and Handles



Infrastructure

# What does this mean for care home owners?

**Z**eal's tax specialists find that the average nursing or care home property has around **£35,000** in unclaimed capital allowances hidden in it.

Your property likely qualifies:



If you're an individual, partnership or company who own a property used for business purposes and pay tax in the UK.



Whether it was purchased recently or a long time ago, or a former residential property converted into a business.



If the property was purchased for over £100k and is located in the UK or EU.



Even if the original fixtures have been replaced or repaired or if the property has had significant renovations.



**Gateway Support & Care**

"We had no idea that our properties would be eligible for this claim. Our accountant knew about it but advised we speak with Zeal as they are specialists. We're thrilled with the amount of tax relief we were able to claim. We also received a nice sum as a cash rebate for overpaid taxes we didn't even know we'd paid!"

*Mr Owen. Owner*

*Purchase Claim*

**Allowances identified: £78,000**

**Future tax savings: £31,000**

**Purchase Date: 2003**



**D & D Linton**

"Initially we thought it was 'too good to be true' but no! Zeal's fee was taken out of the first year's Tax Savings with no upfront costs. We saved over £10K in this tax year and will save again next year. So glad we allowed Zeal to work for us. We thought 'if it isn't going to cost anything but we may save a lot, why not?' Highly recommend!"

*Mrs D Linton. Landlord*

*Purchase Claim*

**Allowances identified: £119,000**

**Future tax savings: £35,000**

**Purchase Date: 1998 & 2006**



**Orbis Special Education & Care**

"We have worked with the team for years to help us optimise the tax relief on our investments in our education and care facilities. Their specialist knowledge and expertise has provided us with significant tax savings that we were not aware we could claim. We have been extremely happy with the level of service provided."

*Mr DeGelas. Financial Controller*

*Purchase & Refurb Claim (Summertil)*

**Allowances identified: £1.2m**

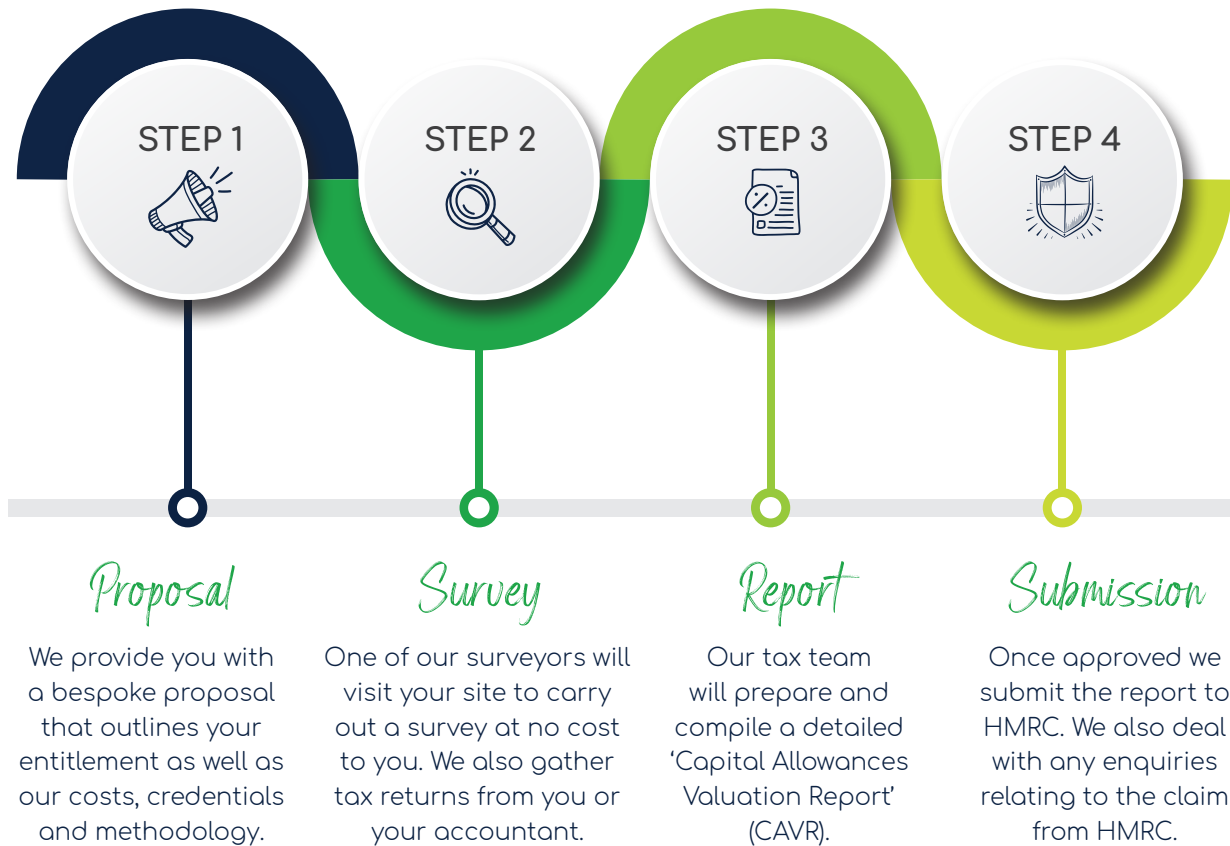
**Future tax savings: £225,000**

**Purchase Date: 2016**

# 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 you or your 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 owners of nursing and care facilities 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 typically provide unless they use a firm 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 clients save on average £35,000 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://uk.trustpilot.com/review/gozeal.co.uk>



## Technical Site Survey

Our specialist surveying team delve deeper into the property 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 Capital Gains Tax (CGT). This is incorrect and there is also no claw-back of tax relief on sale.

# Get in touch



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or text your name  
and ZEAL to 88802



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www.gozeal.co.uk



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

*Scan the QR Code or visit: [www.calendly.com/go-zeal](http://www.calendly.com/go-zeal)*

Proud members of

