

Why use Rawlinson Pryde?

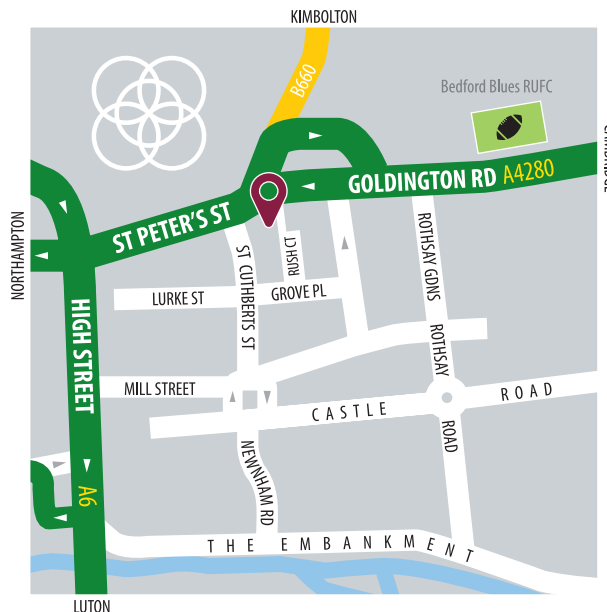
- ▶ We can provide you with a Property Structure Overview and advise on potential beneficial changes
- ▶ We cater for a variety of clients from one property rental to 50+ properties for residential, mixed use and commercial
- ▶ We have a history of saving our clients tax
- ▶ Specialist Chartered Tax Advisers
- ▶ Proactive rather than reactive
- ▶ Vast experience - established 1991
- ▶ Competitive and fair pricing structure
- ▶ Tax enquiry fee protection service availability

For a FREE
no obligation consultation,
please contact us to see how we
can assist you

How to find us

Our offices are situated in Argent House on Goldington Road near to the centre of Bedford.

Car Parking for clients is both at the front and rear of the building. The office entrance is at the front of the building on Goldington Road.



RAWLINSON PRYDE & PARTNERS



RAWLINSON PRYDE
LIMITED

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rppaccounts.co.uk



RAWLINSON PRYDE

Proficient. Proactive. Professional.

Property Taxation for Landlords

rppaccounts.co.uk



ICAEW
CHARTERED
ACCOUNTANTS



How Rawlinson Pryde can help save you tax

SAVING TAX

Changing ownership between spouses
Property Allowance utilisation
Rent-a-room relief
Gifting to children or family members
Use of a trust
Potentially reclaiming VAT for sole traders
Buying through a Limited Company
Using a salary in a Limited Company
Incorporation relief
Capital Gains Tax & Stamp Duty Land Tax relief
Replacement of Domestic Items relief

WHAT CAN BE CLAIMED AGAINST INCOME

► Expenses that are wholly and exclusively for the property business such as letting agent costs, decorating, ground rents, landlord Insurance, maintenance, repairs and renewals, certain travel & subsistence costs, etc

► Generally like for like replacements to the nearest modern day equivalent can be offset against your income, e.g. single glazed windows replaced by double glazed windows

Note: Initial purchases like refrigerators, sofas, beds, TVs, washing machines are not allowable

► Finance costs are tax reducers for buy-to-lets

CAPITAL EXPENDITURE

► Clear improvements, repairs to make a home habitable or installing something new, e.g. a separate shower, extension

► Solicitor costs (buying & selling), estate agent selling fees, Stamp Duty Land Tax

What you need to know and consider

There are many taxation areas to consider when owning property, and obtaining advice before buying is essential. This following is designed to help alert you to matters that you may not have thought of in relation to property and specifically *buy-to-let* property tax.

WHICH TYPE OF STRUCTURE SHOULD YOU OWN RENTAL PROPERTY IN?

Sole Ownership, Partnership, Limited Liability Partnership or Limited Company

FORMS OF TAXATION THAT COULD ARISE

Stamp Duty Land Tax, Income Tax, Capital Gains Tax, Corporation Tax, Inheritance Tax, VAT (Partial Exemption Calculations), National Insurance opportunities

GENERAL POINTS ON WHICH WE CAN ADVISE

- How to use your ownership to save tax
- How to use allowances to your advantage
- What reliefs you can use to save tax
- When tax & HMRC Returns are due (max 30 days)
- Furnished Holiday Lets
- Property trading
- Negative cash flow
- What records you should keep, for how long and when you should register with HMRC
- What expenditure can and cannot be claimed against your income and whether it should be treated as capital

