



ptc  
capital allowances specialists

# Capital Allowances Specialists for Doctors Dentists and the Care Sector





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# Capability Statement

## PT Consulting - Capital Allowances Consultancy

- A niche consultancy set up in 1999 to specialise solely in Capital allowances
- Two partner firm (Paul Thornberry & Tony Barber) have 35 years specialist capital allowances experience between them
- Both partners are Chartered Quantity Surveyors
- Paul Thornberry headed up KPMG's capital allowances team for 4 years from 1995 prior to founding PT Consulting

In the 35 years they have specialised in capital allowances Paul & Tony have compiled and maximised capital allowances claims for investment companies, funds and owner occupiers across the whole property spectrum including:

**Healthcare Sector** Nursing Homes, Hospitals, Primary Care Trust Premises, Doctors and Dentists Surgeries.

### Our Approach

Provision of an initial 'no cost' review to ascertain extent of capital allowances and propose a suitable fee structure (fixed or percentage type arrangement) to optimise the client's capital allowances position. Partner led and client focused approach while providing a 'Big Four' type service for a reasonable fee at the same time keeping the client and his advisers fully informed of progress throughout the engagements.

### Contact

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[www.ptconsulting.co.uk](http://www.ptconsulting.co.uk)



# Doctors Case Study



## Construction of a Doctors Surgery

### Proposition

Our client constructed a new doctors surgery on a residential development. The project comprised the base build construction but excluded the specialist trade fit-out and equipment. The total capital expenditure analysed was £1.4m.

### Solution

PTC were approached by the quantity surveyor and project manager who recommended our services to the doctors.

PTC obtained all available construction information and documentation and carried out a detailed survey of the property and prepared a cost estimate and capital allowances report. The accountant then used this claim and the analysis of the direct purchases to reduce the doctors tax liability.

### Result

Capital Allowances of £280,000 were identified in addition to the equipment purchases. The immediate tax benefit was £28,000 with a total tax saving of £112,000 being available, based on an income tax rate of 40%.

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# Dentists Case Study



## Acquisition of a Dentists Practice

### Proposition

The dentists acquired an existing practice and received numerous sales calls from agents representing capital allowances companies. A top 15 firm of accountants recommended PTC who met the client and were appointed immediately. The acquisition cost of the property was £460,000.

### Solution

PTC carried out due diligence on the tax history of the property and established there was entitlement to a claim for capital allowances on the purchase of the property.

A fully detailed survey of the building was carried out from which a detailed reconstruction estimate and capital allowances report prepared for the accountant to incorporate into the client's tax return.

### Result

Capital Allowances of £115,000 were identified in addition to the trade fixtures and fittings identified in the contract. The immediate tax benefit was £8,000 with a total tax saving of £57,500 being available, based on an income tax rate of 50%.

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# Care Sector Case Study



## Extension to Residential Nursing Home

### Proposition

An accountant had claimed capital allowances on the extension to a nursing home. The claim was disputed by HMRC and rejected entirely. PTC were approached by the accountant to prepare a detailed report. The extension expenditure was £220,000.

### Solution

PTC obtained construction information and during the due diligence process identified that no claim had been made on the original purchase of the property from 2001.

A detailed survey of the new extension and original building was carried out and two capital allowances reports prepared.

### Result

Total Capital Allowances of £180,000 were identified, which was significantly higher than the level previously rejected. HMRC agreed the claims and closed their enquiry.

The claims provided an immediate tax benefit of £26,000 with a total tax saving of £72,000 being available, based on an income tax rate of 40%.

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## Construction of Residential Care Home

### Proposition

Our client was constructing a new high quality residential care home comprising 90 en suite bedrooms. The project was their first large construction project. The total construction expenditure was £6.5m.

### Solution

PTC were engaged at the early stages of the project and provided the design team with contractual clauses and specification advice to ensure the value and cash flow of the tax relief was maximised.

After the project was completed a detailed survey of the property was carried out and in conjunction with the cost information and contract documentation the claim report prepared with a reconciliation of the accountants capital ledger.

### Result

Capital Allowances of £2.5m were identified with further Enhanced Capital Allowances of £130,000 established.

The immediate tax benefit was £140,000 with a total tax saving of £736,400 being available, based on a corporation tax rate of 28%.

## Acquisition of Health Care Facility

### Proposition

Our client, a property fund, were acquiring a newly constructed primary health care facility from a developer. The acquisition price was £12m.

### Solution

PTC provided pre-acquisition advice identifying the likely level of capital allowances which was utilised in promoting the tax efficiency of the investment.

After acquisition we liaised with the developer to obtain information and a detailed survey of the property was carried out to assist in preparing the claim report. Our report was provided to the fund operator who allocated the benefit to the investors.

### Result

Capital Allowances of £4.35m were identified and agreed with HMRC giving investors a total tax saving of £1.75m dramatically reducing any tax liability on the investment.



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## Testimonials

*“ I first met Tony and Paul after they prepared a claim for a client of BDO 9 years ago with outstanding results. Since then, they have worked with many of our clients and we have been very impressed with their specialist knowledge and the quality of their work. If you are thinking of buying or disposing of a commercial property, or embarking on a refurbishment or construction project, I would highly recommend speaking to them first to gain early advice. They offer a first-class niche service and their fees offer excellent value for money. Capital allowances remain a valuable opportunity to any business that has commercial property investments and should be addressed as part of your tax planning as soon as possible.”*

**Tax Principal, BDO LLP**

*“ We met PTC during the process of acquiring one of our first care homes. Since then PTC have acted on behalf of Graham Care in conjunction with our accountants, and have become an active and valuable part of our professional team. They work closely with our development team taking a very pro-active approach on new construction projects which has proven to be a crucial role in the successful growth of our business.”*

**Ernie Graham, Graham Care Limited & Director at Surrey Care Association**

*“ Our accountants introduced us to PTC approximately 6 years ago as an alternative to another provider. The difference and professionalism demonstrated by PTC was clear from our first meeting, making the entire process very smooth with little disruption to our staff or operations. We are delighted with the results achieved by our on-going relationship with PTC, both Nellsar Ltd and our accountants would not hesitate to recommend their services.”*

**Mr Ragumoorthy, Nellsar Limited**



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