

Whether you already have UK property investments or are planning to invest in the UK property market, understanding the UK tax regulations will be an important consideration for you. We have been successfully supporting a wide range of Non-UK Resident Landlord clients for over 20 years and include below the key services we provide

Residential Properties

KEY SERVICES

Structuring the Transaction

Advice on the structure of your UK investment property portfolio. With the various UK taxes to consider, such as income tax, capital gains tax (from April 2015), Stamp Duty Land Tax, Value Added Tax, Inheritance Tax and now also the new Statutory Residence Test, UK tax can be a minefield for Non UK Resident clients.

Preparation and submission of ATED Tax Returns

Prepare and submit ATED (Annual Tax on Enveloped Dwellings) tax returns. This is only applicable to High Value Residential Properties (value > £2 million, from 1 April 2015 > £1 million, from 1 April 2016 > £500,000). If required for ATED clients we can also prepare and submit to H M Revenue & Customs, the pre-return banding check return. Opting for this HMRC facility is advisable if the value of the property is within 10% variance of one of the bandings. Recently, we successfully reduced the ATED tax liability by £20,000 by using the HMRC facility for one of our clients.

Preparation and submission of UK Tax Returns

Prepare and submit UK tax returns to HM Revenue and Customs. Advise clients on the amount of UK tax liability to pay and help manage payments that have to be made on a timely basis.

HMRC Registration

Register clients' with HM Revenue & Customs under Non Resident Landlords Scheme and complete and submit the application to receive UK rental income with no tax deducted at source.

Other HMRC enquiries

Deal with H M Revenue and Customs enquiries into the tax returns and VAT returns.

Commercial Properties

In addition to the above, where client hold commercial properties within their portfolio, we provide the following key services.

KEY SERVICES

Capital allowances planning

Where appropriate, for commercial properties we arrange for a report on expenditure qualifying for capital allowances. We also make a claim and agree the allowances with H M Revenue and Customs.

VAT planning

In respect of commercial properties, advice on whether the company should consider the option to tax on the property for VAT purposes. Prepare and submit the VAT registration forms. Complete and submit quarterly VAT returns.

If you would prefer to talk through the above services please contact [Vipool Shah](#) / [Viral Haria](#) or your contact person at our office.