

## Case Study

Client: Bank of Scotland plc  
Start date: 2008  
Completion date: 2009  
Value: £6.3m  
Services: Capital allowances  
Sector: Infrastructure | Industry

# Bank of Scotland plc, United Kingdom

## Challenges

- Obtaining the required level of information from the client's multidisciplinary team.
- Achieving a balance between compliance with the client's security provisions and obtaining adequate details to substantiate the claim for capital allowances.
- Obtaining details of how the building looked prior to the redevelopment works in order to establish the extent to which the building had been extended.
- Establishing the correct proportion of structural, mechanical, electrical and drainage costs relating to the extension for exclusion from the business premises renovation allowances claimed.
- Ensuring that the client received the maximum level of allowances available.

## Solutions

- Carrying out detailed analysis of contract information, together with clarifications from project team.
- Developing a full understanding of the operations of the site to allow further items to be claimed.
- Undertaking site observations/measurements.
- Reconciling on-site information gathered with pre-development floor plans.
- Determining gross floor area for business premises renovation allowances.
- Analysing project data and determining the level and category of relief available.
- Utilising enhanced capital allowances instead of business premises renovation allowances where appropriate, therefore, allowing external air conditioning condenser units to receive 100 per cent tax relief.

## Results

- Client expectations exceeded.
- Capital allowances evaluation completed early.
- Accelerated tax relief – overall Davis Langdon helped the client to recover 64 per cent of the overall capital expenditure for this project.

## Reflections

- Maintaining good relationships with the client's construction team was vital to the success of the project.
- Client engagement at the earliest opportunity added real substance and value to our work. This was particularly true with respect to understanding the client's operational requirements, allowing us to tailor our service more effectively.

