

Case Study

Client: NFU Mutual
Start date: 2008
Completion date: 2009
Value: Analysis of circa £5.5m
development expenditure
Services: Capital allowances
Sector: Commercial | Offices

NFU Mutual – Oxford Street Office, London, United Kingdom

Challenges

- Liaising with the developer's team prior to completion to ensure we had sufficient information to carry out the exercise on completion.
- Verifying the appropriate items of plant and machinery qualifying for enhanced capital allowances and the appropriate costs in the absence of a specific cost within the bill of quantities.
- Ensuring we obtained adequate detail from the client's in-house accounts team to capture all direct expenditure outside the main contract in order to maximise the allowances.

Solutions

- We kept regular contact throughout the development process and maintained a close liaison with the design team.
- We obtained the required level of detail to prepare a robust claim.
- We visited the site at various stages throughout the construction period.

Results

- Approximately a quarter (25 per cent) of the overall expenditure was identified as plant and machinery allowances.
- We delivered a fully audible claim. All risk items were disclosed and discussed with the client.
- We identified enhanced capital allowances on some energy efficient boiler equipment.

Reflections

- The results were within our expectation in terms of the overall claim value established and the split of allowances.
- We enjoyed a good relationship with the client's project team.
- There were some lessons learned, moving forward, that could be adopted on other projects. In particular, obtaining sufficient information early on in order to carry out a full design audit for enhanced capital allowances purposes on the services installations proposed, before the equipment is procured.

