

Services to the Property Sector

Whether you are a property investor, involved in property construction or a business owning commercial premises the environment is changing and continues to offer challenges and opportunities. Brexit has also introduced a new dynamic which builders, investors and property owners might have to factor in to their strategic thinking.

The Government has taken a keen interest in the private landlord sector given the raft of direct tax, Stamp Duty Land Tax and other recent announcements, all targeted at making residential rental businesses less tax favourable. Companies owning high value residential property have been targeted via the Annual Tax on Enveloped Dwellings ("ATED"). The Housing and Planning Act 2016 also introduced measures aimed at making life difficult for English landlords found guilty of certain offences by the Tribunal.

Government announcements in terms of funding to promote house building, in an era of high housing demand and low numbers

being built, are targeted towards low cost and social housing – not necessarily the construction sector's choice of development.

But none of these factors appear to have dampened interest in the property sector. Bricks and mortar are still seen as a safe haven.

Whether you are a property investor looking to enter the sector for the first time or wish to expand your existing rental business, the Property team at HSKS Greenhalgh can support and advise you in the acquisition of your new investment, whether advising on capital allowances within commercial property acquisitions, VAT or structuring the acquisition to achieve tax efficiency.

We can support you or your legal representative through the acquisition process. We have developed a network of local intermediaries with property specialist skills who might assist in other areas of property acquisition, maintenance and funding, including lawyers, valuers, letting agents and banks.

In a sector which has been the subject of such keen interest from the Treasury and HM Revenue & Customs in recent times, you will want to be kept aware of the changes that are announced and their impact upon you.

If you are a builder, developer or main contractor looking to find new sites, finance construction projects and maximise your returns, the HSKS Greenhalgh Property team can assist by signposting you towards potential funding using our network of construction sector funders. We can also provide management information for business owners and funders and deal with compliance issues (accounts, corporation or income tax, VAT, Construction Industry Scheme and Stamp Duty Land Tax).

Our team is led by Martin Tomes and comprises accounting, taxation and corporate finance professionals with experience of working with property businesses, property investors, construction businesses and a variety of entities owning and using commercial buildings.

For more information on our services to the property sector please contact Martin Tomes.



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