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# TAX RELIEF ON FAÇADE IMPROVEMENTS

A guide for homeowners, landlords  
and tenants

# NOTES & FAQ's

## GENERAL

Do you own or rent an old building, house, flat, shop, commercial premises that needs work on the façade to bring it up to good standards, or which needs repairs, renovation or refurbishment? If so, this fact sheet will tell you about the Tax Relief Scheme that could help you with the costs of the work.

## WHAT KIND OF RELIEF DO YOU GET?

Relief on the cost of (subject to having obtained planning permission and approval under the Building Regulations, if necessary):

- Demolition/ development;
- Façade/ improvements;
- Façade repairs and refurbishment;
- Structural repairs;
- Repainting;
- Restoration;
- Removal of obsolete, redundant or out of character features;
- Provision of disabled person access from the public highway;
- Roof repairs and refurbishment.

## IF I OWN MY OWN HOME, CAN I APPLY FOR TAX RELIEF?

If you own the property you can apply for tax relief: i.e. as a freeholder/leaseholder.

## IF I AM A LANDLORD, CAN I APPLY FOR TAX RELIEF?

Yes.

## IF I AM A TENANT, CAN I APPLY FOR TAX RELIEF?

Yes, but you may need to permission from your landlord which should not be withheld without good reason.

## HOW MUCH IS THE RELIEF?

The claimant is entitled to claim a deduction in computing his income chargeable to tax. If the claimant is taxed under the Gross Income Based System, the maximum amount that can be claimed is £5,000.

## WHAT IS REQUIRED TO BE SUBMITTED?

Description of the work proposed and plans of the façade “as existing” and “as proposed” by qualified architects/surveyors. Estimate of cost of works. An audited account of the completed works shall be required and certified by a professionally recognized accountant.

## WHEN CAN I START WORK?

**Do not start work until the Town Planner has approved the application.** The application should be submitted 28 working days prior to the commencement of works. The Town Planner shall issue a notice confirming the approval of the works.

## **HOW SOON MUST THE WORK BE DONE?**

A time limit, within which works must be completed, may be specified in any approval issued by the Town Planner.

## **WHEN CAN I CLAIM MY TAX RELIEF?**

The claimant confirms completion of works to the Town Planner and forwards a breakdown of the expenses incurred certified correct by the contractor and a professionally recognized accountant. Where the works are completed and the Town Planner is satisfied and issues a certificate of approval, the claimant needs to write to the Commissioner of Income Tax within 2 years of the end of the year of the assessment in respect of which the deduction is claimed. It shall be accompanied by a copy of the certificate issued by the Town Planner and breakdown of expenses. These notes are for guidance only and do not give a complete description of the tax relief procedure. The full details are set out in the Income Tax (Deduction of Approved Expenditure on Premises in Tax Deductible Property Zone) (Amendment) Rules 2014.

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## **FOR FURTHER ADVICE, PLEASE CONTACT:**

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