



NLA Capital Gains Tax Course ticks all the boxes

Capital Gains Tax (CGT) is perhaps the most significant tax from the perspective of landlords. Most of us eventually sell one or more rental properties and the amount of CGT paid will have the greatest impact on the after-tax return we receive. The NLA's successful landlord development course on CGT helps you plan and reduce the tax you pay on disposal of a Buy to Let property.



The NLA Specialist Course on CGT is led by the NLA Local Representative for West Sussex Susan Bryer, who has been a trainer in the NLA's Training Department since 2013. The course touches on the many considerations and complexities of selling a Buy to Let property, including when a transfer as a gift or for sale triggers CGT, its relationship with Inheritance tax (IHT) and the appropriate use of Potentially Exempt Transfers (PETs).

"CGT is an important tax for landlords to engage with. Landlords need to assess its impact on their strategic thinking as to how to exit the property market and when and who to sell or gift their assets (property) to," says Susan. "With the changes announced by the Chancellor in his summer Budget in 2015 on deductible interest relief on loans, many landlords may be planning to sell or exit the market."

Practical tips and case studies

The course covers the concepts and principles of CGT. Specific scenarios focus on Buy to Let CGT liability, how to calculate PPR relief (Principal Private Relief) for let properties that have been a landlord's main residence either before or after the letting, and how Lettings Relief can be claimed in

these situations.

Susan says the course takes the form of "a learning journey where principles learnt during the day are applied to 'real life' situations."

The course covers the basic principles of CGT including:

- CGT and Income tax rates
- CGT for rented properties
- CGT jargon and phrases
- CGT reliefs
- Worked examples
- Strategies around reducing CGT and investment strategies.

Sue has found that many landlords may not realise that whether they pay a CGT rate of 18% or 28% depends on their gross income received the year they sell; and therefore strategic thinking is required around the time of an asset sale. The course explains this crucial concept and the relationship between income tax rates and CGT rates. The timings of when you sell an asset may also be of the greatest importance to ensure you get the best use of the Annual Exemption Allowance (AEA) available each year. The course also explores joint ownership, and how owning a property in appropriate shares can be tax effective in the right circumstances. The course is not designed to offer individual tax advice nor are the

trainers able to give individual advice. However, the course does aim to provide a clear and comprehensive overview and introduction to CGT. NLA Member Jill Skinner told *UK Landlord* that she decided to do the course as she was planning to sell her portfolio of rental properties. "This course does not eliminate the need for me to work with a professional tax consultant, but it has made me much more aware of discussions that I can have, and information that I need to provide. Record keeping is key and after the course I improved how I did this for each of my properties. It has also made me think about the possibility of living in some of my rental properties before I sell them and the option of Letting Relief if I choose to let my own home in the process."

Susan aims to provide delegates with a good working knowledge of CGT and to explore various options. "We want to enable credible and sensible conversations with those

"Excellent delivery and content. Still made tax interesting!"

Olive Coleman

"Excellent presenter, good humoured, she knew her stuff and kept us engaged and under control!"

Jill Skinner

they later pursue for advice. What is covered in a day you cannot read in a book!" she told *UK Landlord*. ■



About the course author and lead trainer, Susan Bryer



Susan Bryer has been an NLA Representative in West Sussex since 2009 and a trainer in the NLA Training Department since 2013, delivering the accredited

Landlord Foundation Course, as well as the courses on Possession, Immigration, and Deposits & Damages. Since 1985 Susan and her husband have developed a diverse property portfolio in the UK which includes Buy to Let flats, houses, refurbishments and HMOs. Recent investments have been on the Elizabeth Line of the Crossrail project.

Using her knowledge gained from practising as a solicitor for 10 years working in commercial and residential property, and her experience from buying and selling property for more than 30 years, Susan wrote the CGT course in 2015. She says when she runs the course she starts off by reassuring each delegate that she has lived all their dreams and nightmares, made every mistake and is still living to tell the tale, just older and wiser...the lot of an experienced landlord!

Specialist course: Capital Gains Tax

Overview: This one-day course will clear up misconceptions about CGT and help you focus on putting a long-term plan in place to make the most of your investments. Through the use of case studies and practical examples you will learn to sift through the jargon and understand the implications on your own portfolio with potential tax savings.

Who can benefit from this course? Whether you are looking for an exit strategy due to the current tax changes, or you would like to unwrap the mysteries of CGT, this course will benefit all landlords seeking a deeper understanding of tax. It will empower landlords to understand the basic concepts of tax and what you need to know when instructing or engaging with accountants or tax experts.

Course Dates: 28th Sept: London, 19th Oct: London

Time: 8.30am for a 9.00 am start; 5.00 pm finish

Course content:

- Principles of CGT
- Income tax rates
- CGT for rented properties
- Jargon and phrases
- Worked examples with basic formulas
- Tax and investment strategies

Price: Members £135 (inc VAT)

Non-members: £165 (inc VAT)

To reserve a place go to the diary page

www.landlords.org.uk/capitalgainstax

This course counts as 8 hours' CPD towards your NLA Accreditation



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