

### **Supply of work underneath a protected building**

The owner of a Grade II Listed Building appealed against an assessment issued by HMRC which assessed to tax the construction of a new drainage system which was inserted under the ground of his protected building. The taxpayer considered that the work should be zero rated as an approved alteration whilst HMRC considered that as there was no listed building planning consent for the underground drainage work it must be standard rated.

The Tribunal chairman sympathised with the taxpayer's predicament concerning the VAT on the supply of the sewer connection, but confirmed that the legislation was specific and did not make it possible to zero rate the drainage works.

*VAT Property Solutions is an on-line tool available on the 4 Eyes Ltd website, which enables users to correctly assess the VAT implications of the large majority of construction projects and land transactions. Register for free at [http://www.4eyesltd.co.uk/VAT\\_Property\\_Solutions/](http://www.4eyesltd.co.uk/VAT_Property_Solutions/).*