



HMRC use only
Claim reference number

To claim back the VAT you've paid on building materials used to construct your new house, answer the questions on this claim form. The information you give at part B will show us whether you're eligible to claim back the VAT. Refer to the notes that came with this claim form. If you're not sure how to answer a question, phone the Helpline on 0300 322 7073.

A Personal details

Answer all the questions in this part. If you leave any answer blank we may reject your claim

1 Your full name, including your title Mr, Mrs or Miss
If a charity, name of charity for whom the building has been constructed

2 If more than one claimant, title and full name of other claimants

3 Your daytime contact phone numbers. We may contact you by SMS messaging or by phone to update you on your claim

4 Your address

 Postcode

 Is this the building you're claiming for?
 No Yes

5 Your National Insurance number

6 Certified date of completion for the building
If you do not have a completion certificate leave blank

 DD MM YYYY

7 Date you occupied the building

 DD MM YYYY

8 If you or anyone connected with this claim have an interest or association with a VAT registered business, enter the VAT registration numbers below:

B Are you eligible to claim?

Refer to the guidance notes

9 Is the property that you've built a new build?
By new build we mean a building that has been constructed from scratch which does not incorporate any part of an existing building

 No Yes

10 Is your claim for the fit out and finish of a building shell?

 No Yes
 If you've answered No to questions 9 and 10 you will not be eligible to claim

11 Has the work been done on a completed dwelling purchased from a developer, builder or private vendor?

 No Yes
 If Yes, you're not eligible to claim

12 Has planning permission been granted for your new build?
To get a VAT refund you must provide evidence that the works are lawful and send us a copy of the planning permission

 No Yes

13 Do the terms of your planning permission (or similar permission) prevent the separate disposal, or separate use, of the new building from any other pre-existing building?

 No Yes

14 Has a building regulation completion certificate been granted by the local authority or by an approved inspector registered with the local authority building control?

 No Yes
 If No, give details about what you'll be providing instead

Claimant: enter your full name here

15 Have you got your approved plans from your local authority?

No Yes

16 Are you intending to live in the property you're claiming for?

No Yes

If No, provide the address of the new build and explain why you've carried out the work

17 Are you claiming for any other buildings?

No Yes

If Yes, give details about the other buildings and explain why you're claiming for them

Continue to complete the rest of this claim form only if you've answered questions 9 to 17, have checked the notes and are sure that you qualify for a VAT refund using this scheme.

C Details of the property that has been constructed

18 Type of building

For example, a house, bungalow, apartment or flat

Is the building detached, semi-detached, terraced?

Number of storeys

Number of reception rooms

Number of bedrooms

Number of bathrooms or en-suites

Number of kitchen or utility rooms

If there are other rooms not described above, tell us how many there are and describe their purpose below

19 How many garages do you have (or intend to have)?

Number of integral

Number of detached

20 Will you be occupying it or them with the property you are constructing?

No Yes

If No, explain what you'll be doing with them

F Sending in your claim

Summary, checklist and declaration

21 Summary

To check what is needed here, refer to the notes

Total amount of VAT claimed from part D

£ .

Total amount of VAT claimed from part E

£ .

Total amount of VAT to claim back from parts D + E

£ .

22 Bank account details

Give us details of the account into which you would prefer us to send your VAT refund

Full names of account holders

Sort code

- -

Account number

Must be at least 8 digits. Lead with zeros if less

23 Checklist

Make sure you send all documents as requested to help us deal with your claim quickly. If you do not provide us with the correct documents we may reject your claim.

Have you enclosed the following documents?

Full Planning Permission No Yes

Or

Outline Planning Permission and Approval of Reserved Matters No Yes

Note: both documents are needed

And

Completion Certificate or other acceptable evidence No Yes

A full set of building plans No Yes

Original invoices filed in the same order as listed on the schedules No Yes

If any of the invoices have not been made out in your name, explain why in the box provided below

24 Do you give your authority for us to discuss your claim with your agent or accountant?

No Yes

If Yes, give details of your agent or accountant here

25 Declaration

If you give incomplete or inaccurate information in this claim, we may charge you a financial penalty or prosecute you.

I declare that:

- I am only reclaiming VAT which was correctly charged to me and which I paid on goods I bought or imported from a VAT registered supplier
- all the details and information on this form and any accompanying documents are correct
- I have read the attached guidance notes.

VAT registered persons

I confirm no other claim has been or will be made for these supplies and where the purchase of goods has been invoiced to my VAT registered business, I have not and will not claim this VAT through my VAT return.

Charity builders

The building being claimed for is to be used solely for the purpose of the charity named in question 1 of this claim form.

Signatures

Date DD MM YYYY



How to claim for a VAT refund for a new build

These notes are divided into 3 sections and tell you what you need to know about the DIY Housebuilders Scheme, how to claim, what documents you will need and where to send your claim form (which is included).

Section 1 - About the Scheme includes a brief summary about the VAT Refund Scheme.

Section 2 - About your claim will help you answer the questions on the claim form. The notes are numbered to correspond with the question numbers on the claim form. We also include a list of the documents you need to send to us to support your claim for a VAT refund.

Section 3 - Types of goods you can claim for explains which types of building materials you can (and cannot) claim for.

This claim booklet is only for use by people who are constructing new builds

A new build is a building that has been constructed from scratch and will generally not incorporate any part of an existing building. However, for more information see the notes to Part B and the guidance to question 9.

Conversions

Note that if you're converting an existing building into a dwelling, you must not use this form. You can either download the claim pack VAT431C, 'VAT refunds for DIY housebuilders - claim form for conversions', go to www.gov.uk and search for 'VAT431C', or ask for it by phone from the helpline on 0300 322 7073.

Section 1 About the Scheme

This Scheme allows you to claim VAT back on building materials you have purchased when you build a new house.

New builds

If you buy a new house from a property developer, you'll not be charged VAT. This is because the sale of the house to you will be what we call zero-rated. This allows the developer to recover the VAT paid, on building materials during the build, from us.

However, if you build a house yourself, you'll not be able to benefit from the zero-rating. This Scheme puts you in a similar position to a person who buys a zero-rated house built by a property developer.

Types of new builds eligible for the Scheme

You **are eligible** for this Scheme if you, for reasons other than business:

- have constructed a new dwelling to be used either by you or your relatives as a family home for residential or holiday purposes
- have bought a new building as a 'shell' from a developer and have fitted it out to completion, for either you or your relatives, as a family home for residential or holiday purposes
- have constructed a new building that is intended for use solely for either
 - a relevant charitable purpose (by which we mean buildings intended to be used for non-business purposes such as places of worship or offices used by charities for administering non-business activity, such as the collection of donations)
 - a relevant residential purpose (so long as it is not for business purposes) - this term is explained below

Types of new builds not eligible for the Scheme

You **are not eligible** to use this Scheme if you've:

- constructed a property that, because of a condition in the planning permission (or similar permission such as a planning agreement), cannot be disposed of or used separately
- constructed a property that either you, or your relatives, do not intend to live in yourselves but intend to sell or let out or use for any other business purpose - a business purpose also includes a dwelling built because you need to live where you work

Other types of building works eligible for the Scheme

You **are eligible** to claim under this Scheme if you, for reasons other than business:

- have converted a previously non-residential property for either you or your relatives into a family home for residential or holiday purposes
- have converted a previously residential property for you or your relatives, that has not been lived in for the last 10 years or more into a family home for residential or holiday purposes
- have bought a converted building as a 'shell' from a developer and have fitted it out to completion for you or your relatives as a family home for residential or holiday purposes
- have carried out any one of the above conversions but the completed building is not intended to be used by you or your relatives but rather is intended for use for a relevant residential purpose.

However, to claim back VAT for a conversion you'll need to complete another set of forms. For more details see page 1.

Relevant residential purpose

This is a building that is to be used for communal residential accommodation such as a children's home, student accommodation, hospice, residential accommodation for members of the armed forces, monastery, nunnery or similar establishment.

If you need help

If you're not sure whether you qualify for the DIY Housebuilders Scheme, phone the helpline on 0300 322 7073 before you make a claim.

Section 2 About your claim

Important

You can only make one claim and your claim must be made within 3 months of the building having been completed.

If you're eligible to make a claim, make sure that you send us all the documentation we ask for. That way, we will be able to deal with your claim quickly.

If you do not send us everything we ask for, we may reject your claim.

Part B of the claim form will help you show us that you are eligible to make a claim.

If VAT has been wrongly charged

If you've been wrongly charged VAT, you cannot claim it back from HMRC. You should raise the matter with the supplier of the goods who charged you the VAT.

You'll only be able to recover VAT on eligible building materials (see Section 3). You should not be charged VAT for construction services provided by any VAT-registered builders or contractors that you employ to do some or all of the work to construct a new property from scratch. This is because most (if not all) of their services and building materials are eligible for zero-rating. This zero-rate also applies to qualifying building materials that the supplier installs for you.

If the builder or contractor has wrongly charged VAT on their construction services and materials that they installed, ask them to correct the liability. But do not leave it too late. They will have a limited amount of time to correct their VAT account with us, and are likely to refuse to make a correction if it's out of time.

Services

You **cannot** use this Scheme to recover VAT on any services.

As explained above your construction services should be zero-rated, you cannot claim for them under the Scheme. You also cannot claim on:

- professional and supervisory services, including the fees of architects and surveyors, and other fees for management, consultancy, design and planning
- the hire of plant, tools and equipment (such as generators, scaffolding, skips, temporary fencing)
- muckaway
- separate invoices for transport or delivery

You also need to be aware that if VAT is chargeable it will be at the standard rate (see VAT rates on page 4).

VAT rates

VAT rates may change from time to time. The standard rate was 17.5% until 1 December 2008 when it changed to 15%. It remained at 15% until 31 December 2009 after which it reverted to 17.5%. From 4 January 2011 the standard rate is 20%. If you're not sure of the VAT rates that apply throughout your project you should check with HMRC.

When preparing your claim, it is your responsibility to make sure that your claim is made only at the rate of VAT charged.

More information on VAT rates is available at www.gov.uk

You can also find more information on the liability of builders' charges in Notice 708, 'Buildings and construction'. If you're in any doubt, phone the helpline on 0300 322 7073.

Part A Personal details

If you're certain that you are eligible to claim back the VAT, answer questions 1 to 8. Everyone making a claim must give the information asked for here.

If you leave any answer blank it will take us longer to deal with your claim and we may reject the claim altogether.

We may contact you by SMS messaging or by phone to update you on your claim.

Part B Are you eligible to claim?

In Part B you'll show us why you're eligible to claim the VAT back.

The notes are numbered 9 to 17 to correspond with the questions on the claim form.

9

Is the property that you've built a new build?

A new build is a building that has been constructed from scratch.

In general, unlike a conversion, it will not incorporate any part of an existing building. This means that where a building is constructed on the site of a pre-existing building it will not incorporate any part of the former building above ground level.

So if you're constructing your new house on the site of a former building, your claim will not be eligible unless:

- you've demolished the pre-existing building to ground level (you may retain cellars, basement and the 'slab' at ground level)
- the new building retains no more than one façade (2 on a corner site) of the pre-existing building so long as the façade is being retained as an **explicit condition** in your planning permission

There are other situations where you can claim for a new build (even though it may incorporate part of a pre-existing building such as party walls) and you have either constructed:

- a semi-detached building
- a terraced building where the existing house in a terraced row is completely demolished (except for a façade that is being kept because it is explicitly required by statutory planning consent) and the new house 'infills' the space where it once stood



For the purposes of deciding whether your claim is eligible, a façade is any face of a building given special architectural treatment.

- an enlargement or extension of an existing building that creates an additional dwelling providing that the additional dwelling is contained entirely within the area of the extension or enlargement

There must be no internal access between the 2 buildings.

If you're satisfied that your work is for a new build, tick 'Yes' and go to question 10.

If you've ticked 'No' you'll only be eligible to make a claim if you can answer 'Yes' to question 10 (or you're carrying out a conversion for which you'll need another form - see page 1 for an explanation of the rules concerning qualifying conversions).

10 Is your claim for the fit out and finish of a building shell?

If you've purchased your building as a 'shell' from a developer, or had the 'shell' built for you, you can claim back the VAT paid on the fitting out costs.

If you've answered 'No' to questions 9 and 10 you will not be eligible to make a claim using this form.

A shell is a building that is structurally, but not functionally, complete. It will possess all the basic structural features (such as the walls, roof, doors, windows and utilities connections) but will lack some or all of the facilities that will allow it to function as a modern dwelling. This will include work to install fixtures and fittings such as kitchen furniture and other essential features. If the only work required to be done is to decorate the building, the house is considered to be both structurally and functionally complete and VAT on the costs of decoration may not be recovered.

We'll need documentary evidence demonstrating that the property was handed over to you as a 'shell'. Examples of evidence include:

- the building agreement
- the purchase contract
- handover documents
- a 10-year home warranty 'homeowner's endorsement schedule'

11 Has the work been done on a completed dwelling purchased from a developer, builder or private vendor?

You **cannot** claim for extra work that is done to a completed building that you've purchased from a builder or developer.

Examples of work that you **cannot** claim for (once the building has been completed) are:

- a conservatory
- a patio
- flooring
- tiling
- a garage

If you've ticked 'Yes', do not complete any more of this form. You are not eligible for a refund under this Scheme.

If you've ticked 'No', go to question 12 **which should be answered together with all remaining questions.**

12 Has planning permission been granted for your new build?

To get a refund you **must** provide evidence that the works are lawful and you must provide a copy of the **planning permission**.

This will either be:

- a **full planning permission**
- an **outline planning permission and approval of reserved matters**

If your **planning permission** has been issued in 2 parts (an **outline** and an **approval**) then we will need to see **both**.

If your planning permission is subject to a section 106 Agreement (in Scotland a section 75 Agreement) then we'll need this document.

To help you send us the correct documentation please follow these tips.

Tip 1

Approval for building regulations purposes is **not** planning permission. Read the document carefully to make sure you are sending us the right thing.

Tip 2

We need **all** of the pages of any document you send us.

Tip 3

If you have a **revised or amended** planning permission, then please send this and any **previous permissions**.

Unless you provide the planning documents your claim for a refund will be refused.

13 Do the terms of your planning permission (or similar permission) prevent the separate disposal or separate use of the new dwelling?

Before answering this question make sure you read **all** of the terms in your planning permission and any similar permissions and planning agreements.

The purpose of this question is to establish whether the work has created a new dwelling in its own right. The dwelling must possess that status independently.

Examples of buildings that do **not** qualify include:

- annexes
- extensions
- any other form of ancillary structure or building which cannot be disposed of or used separately
- any dwelling whose separate use or separate disposal is restricted to a specific business or piece of land

14 Has a building regulation completion certificate been granted by the local authority or by an approved inspector registered with the local authority building control?

You should send the certificate to us with your claim form.

If you do not have a completion certificate yet, we'll accept one of the following documents:

- a habitation letter from the local authority (in Scotland, a temporary habitation certificate)
- in England and Wales, a VOA: Notice of making a New Entry into the Valuation List
- in Northern Ireland, a District Valuer's Certificate of Valuation
- in Scotland, a Joint Valuation Board Notice of Tax Banding
- a letter from your bank or building society saying 'This is to certify that the.....Bank or Building Society released on.....(date) the last instalment of its loan secured on the building at.....because it then regarded that building as complete.'

A building is normally considered to be completed when it has been finished according to its original plans. Remember that you can make only one claim no later than 3 months after the construction work is completed. The 3 months will usually run from the date of the document you're using as your completion evidence. If your claim is late you must send us a letter explaining the delay.

Tip: Please send the specific evidence that we've asked for. We will **not** accept:

- annual Council Tax bills
- professional certificates
- stage certificates
- insurance cover notes, and so on

Claims received without completion evidence will be closed and returned.

15 Have you got your approved plans from your local authority?

These plans will show what your completed property looks like.

You'll need to send us copies of:

- the external elevations (what your property looks like on the outside)
- internal layout plans of all floors (what rooms your property contains)
- all of the plans of the detached garages in your claim - see note 17 for guidance about ineligible areas

16 Are you, or relatives, intending to live in the property you are claiming for?

The work that you've carried out must not be in the course or furtherance of any business activity. Typically, the reason why you've constructed the building should be because you, or relatives, are intending to live in it.

If you've answered 'No', explain why you've carried out the work.

If you're acting on behalf of a self-builder who has died we need the 'grant of representation' (probate) document. This is required for VAT purposes. It proves that you have the court's authority to deal with the deceased person's estate.

You can find more details about the above on the following website www.gov.uk/wills-probate-inheritance

17 Are you claiming for any other buildings?

In general, you cannot claim for any work that has been carried out on other buildings within the site as these do not form part of the eligible building work. Nor can your claim include buildings that are yet to be constructed. This means you cannot claim VAT back on any materials used on the construction of:

- rooms above or attached to a detached garage
- detached workshops or store rooms
- sheds
- stables
- detached swimming pools
- annexes (such as 'granny' annexes) that cannot be disposed of or used separately from another dwelling because the annexe is not 'designed as a dwelling' in its own right

As these buildings or additional rooms do not qualify under the Scheme please show us how you've deducted the VAT from your claim. Examples of calculating the figure include using the floor area or identifying specific invoices. You can use your own method providing it's fair and reasonable.

The only other building that you can count as part of your eligible building project is a garage, providing it is:

- constructed or converted at the same time as the building that you're constructing
- intended to be used at the same time as the building that you're constructing

In Part C we ask about the type of building you've constructed and its main features. Please provide details of the property you've built.

Part C Details of the property that has been constructed

Remember, before you start filling in the schedules:

- you can only claim for **building materials** and **cannot** claim for services
- when completing the next parts of the form (Parts D and E) you'll find it useful to refer to Section 3 which provides examples of goods that you can, and cannot claim for
- the services of constructing a new house should have been zero-rated and you'll not be refunded VAT if it has been wrongly charged

There are several VAT rates and these can change from time to time. **It's your responsibility to make sure you're charged the correct rate of VAT.**

Part D Details of the goods for which you'll be claiming back VAT

Using the schedule provided, list all the invoices where the VAT amounts are shown separately on the invoices.

To support your claim you must send in the original invoices. These should be in your name, not someone else's.

Continuation sheets

If the continuation sheets in the claim form are not likely to meet your needs, photocopy the blank sheet before you start to fill it in. Alternatively, you may use your own spreadsheet, as long as it matches our format.

To help you complete the schedule correctly, follow these tips

Tip 1

Each invoice should be entered onto a single line of the schedule, regardless of how many items are on the invoice. Where there are several items on the invoice, note down the description of the main items.

Tip 2

You should list the details of your invoices on the schedule, in the same order that you've filed them for sending to us.

Tip 3

Enter the invoice number in the 'Reference or invoice' column. To make it easier, you can enter your own reference system (so you could use 1, 2, 3 consecutively or A, B, C, and so on).

Tip 4

For each page you should provide a total (of the amount entered in the VAT column as a running total) in box D.

Tip 5

The figure you've entered in box D should also be entered as a 'balance brought forward' on the continuation sheets.

Tip 6

On your final page the amount entered in box D should be the **total amount** that you're claiming for in Part D. This figure should then be entered into the 'total' amount box in Part F of the claim form under Summary (see below).

Part E
Details of the goods for which you'll be claiming back VAT
 (Where VAT has not been shown separately on the invoices and VAT will be claimed back at the standard rate.)

List all the invoices where the VAT amounts are not shown separately on the invoice.

(You should check that the invoice has the name and VAT registration number of the trader who has supplied you with the building materials.)

If this is the case and you've received your supply from someone who is VAT registered (the invoice should show the VAT registration number and the VAT rate) you can calculate the VAT that you'll have been charged.

Completing Part E

The procedure is the same as for Part D except that, as the VAT has not been shown on the invoice, you'll need to calculate it on the schedule provided.

You do not have to work out the VAT for each individual invoice but you should insert the total amount (which will include the VAT although it has not been shown) that has been charged and enter the combined figure of VAT for all invoices in the boxes provided.

When the VAT is not shown you should calculate the amount by using the rate which is shown on the invoice.

If more than one standard rate of VAT applies (see below for more information) you should enter the invoices for each rate on a different schedule. See below for the standard rates applicable to different periods.

Apply the calculation to the final overall total which should appear on the last sheet of your schedules.

How to calculate the VAT

If the invoice does not show the VAT separately it should tell you the rate that has been charged.

You may have to apply 3 different formulae to calculate VAT where it is not shown on the invoice. There are 3 possible rates.

Examples

The standard rate which applied for the period to 30 November 2008 (also applicable to the period from 1 January 2010 to 3 January 2011) was 17.5%:

$$\text{Tax inclusive amount} \times \frac{7}{47} = \text{VAT at 17.5\%}$$

The standard rate which applied for the period from 1 December 2008 to 31 December 2009 was 15%:

$$\text{Tax inclusive amount} \times \frac{3}{23} = \text{VAT at 15\%}$$

The standard rate which applies for the period from 4 January 2011 is 20%:

$$\text{Tax inclusive amount} \times \frac{1}{6} = \text{VAT at 20\%}$$

The totals calculated should be entered in the appropriate box of the schedule provided (box E for Part E).

Part F Sending in your claim form

This part is divided into 3:

- a summary
- a checklist
- the declaration

Remember

You can only send in one claim and that claim must be submitted no later than 3 months after the work of construction has been completed.

21 Summary

You'll need to do the following:

- enter the total amount of VAT to claim back from Part D, where the invoices show the VAT paid separately
- enter the total amount of VAT to claim back from Part E, where the invoices do not show the VAT paid separately
- add the totals of the amounts from Parts D and E to form the total of your claim

Note

If you have invoices for both standard rates of VAT (at 17.5% and 15%) and have prepared a schedule for each, add the 2 totals together before entering the total from Part E in the appropriate box.

22 Bank account details

We need to know your bank account details so that we can pay back the VAT into your account.

23 Checklist

Here is a checklist of the documents that you must send to us with your completed claim form (including the schedules of invoices). We are unable to accept documentation electronically, that is, by email, on disc or memory stick. If you do not provide us with **all** of these documents we may reject the claim altogether.

The planning permission

As the notes for question 12 say, this must be either:

- the **full planning permission**
- the **outline planning permission** and the **approval of reserved matters**

Evidence that the work of construction is completed, as explained in the notes for question 14.

A full set of building plans, as explained in the notes for question 15.

All the original VAT invoices, bills and credit notes

These should be filed in the same order that you have entered them on the schedules.

Note

Please note that all invoices must be for goods that have been supplied to you. We may ask you to prove that you've paid for them. A VAT invoice must show:

- the supplier's VAT registration number
- the quantity of, and the description of, the goods
- the price of each item
- the VAT amount or the VAT rate applied

24 By 'agent' we mean anyone who has helped you complete this form or who you want to be able to discuss your claim with us. Please note that if you ask someone to contact us about your claim and they are not authorised as your agent, we cannot speak to them. An agent could be a bookkeeper or accountant or a family member.

25 Declaration

These notes tell you which buildings, services and materials qualify and which do not. If you do not understand something please phone the VAT Helpline on 0300 322 7073. Check that you've given complete and accurate information and documentation. If you claim when we've explained that you should not, we may take action against you - such as a financial penalty or prosecution.

Please be aware that it is your responsibility, as the claimant, for making sure that the information on the form is accurate and in accordance with the current DIY regulations even when the form has been completed by someone else. HMRC is not responsible for any guidance or advice given to claimants by third parties.

The form must be signed by all named claimants.

The law covering this guidance

The rules for the Refund Scheme are set out in the Value Added Tax Act 1994, section 35 (as amended by the Finance Act 1995, section 33; the Finance Act 1996, section 30; and SI 2001/2305).

The notes to the Value Added Tax Act 1994, Schedule 8, Group 5 (as amended by SI 1995/280, SI 1997/50 and SI 2001/2305) provide definitions for the Refund Scheme.

The time limit and evidence rules are set out in the Value Added Tax Regulations 1995 (SI 1995/2518), regulations 200 and 201.

You can phone us on 0300 322 7073.

You must post your completed form and claim documents to:

National DIY Team

S1751

NEWCASTLE

NE98 1ZZ

HMRC Offices will not accept 'drop-off' or hand-delivered claims.

Do not send these guidance notes to us with your claim.

Detach them from the claim form and keep them with your records in case you need to refer to them later.

How long it will take to get a refund

When we contact you we'll tell you your claim reference number.

We may also ask you any questions we have about your claim.

We aim to deal with your claim within 6 weeks of receipt, unless we need more information from you.

If your claim is successful, we'll write to tell you when you can expect to receive your VAT refund from the National Payment Centre.

Section 3

Types of goods you can claim for

These notes will help you identify the goods (building materials) on which you can claim back the VAT, which you should list in Parts D and E of the claim form.

Goods (building materials) you can claim for must meet the following conditions:

Condition	Description
1	The articles are 'incorporated' in the building (or its site)
2	The articles are incorporated 'in the course of the construction' of the building
3	The articles are 'ordinarily' incorporated by builders in that type of building
4	Other than kitchen furniture, the articles are not finished or prefabricated furniture, or materials for the construction of fitted furniture
5	Other than certain exceptions, the articles are not electrical or gas appliances
6	The articles are not carpets or carpeting material

You can only claim for building materials that are 'incorporated' in a building (or its site). This happens when the article is fixed in such a way that its fixing or removal would either:

- require the use of tools
- result in either the need for remedial work to the fabric of the building (or its site), or substantial damage to the goods themselves

Note that incorporating non-qualifying items will not make them eligible.

Goods (building materials) you cannot claim for

Goods that you cannot claim for

This is not a complete list but gives you an idea of what is not allowed.

- Agas or range cookers, unless they are solid fuel, oil-fired or designed to heat space or water - note that not all cookers are 'space heaters' because they incidentally radiate heat while operating - to be classified as such they must be fitted to a heating module or boiler
- free-standing and integrated appliances such as: cookers, fridges, freezers, dishwashers, microwaves, washing machines, dryers, coffee machines
- audio equipment (including remote controls), built-in speakers, intelligent lighting systems, satellite boxes, freeview boxes, CCTV, telephones
- consumables (for example, sandpaper, white spirit)
- electrical components for garage doors and gates (including remote controls)
- bedroom furniture (unless they are basic wardrobes which meet **all 4** criteria set out in paragraph 13.5.2 of VAT Notice 708 Buildings and construction), bathroom furniture (for example, vanity units and free-standing units)

- curtains, blinds (unless they are integral, that is, blinds inside sealed double-glazed window units), carpets
- garden furniture and ornaments and sheds

Goods (building materials) you can claim for

Goods that you can claim for

The items listed below are accepted as being 'ordinarily' incorporated in a building (or its site). This is not a complete list but gives you an idea of what is allowed:

- air conditioning
- bathroom accessories, such as fixed towel rails, toilet roll holders or soap dishes
- building materials that make up the fabric of the property (for example, bricks, cement, tiles or timber)
- burglar alarms
- curtain poles and rails
- decorating materials
- doors
- dust extractors and filters (including built-in vacuum cleaners)
- fencing permanently erected around the boundary of the dwelling
- fireplaces and surrounds
- fire alarms
- fitted kitchen furniture
- flooring materials (other than carpets and carpet tiles)
- gas and electrical appliances when wired-in or plumbed-in that are
 - designed to heat space or water (including cookers designed to have a dual purpose (to heat the room or the building's water)
 - designed to provide ventilation, air cooling or purification, or dust extraction
- guttering
- heating systems including radiators and controls, underfloor heating, ducted warm-air systems, storage heaters and other wired-in heating appliances, gas fires and solar-powered heating
- immersion heaters, boilers, hot and cold water tanks
- kitchen sinks, work surfaces and fitted cupboards
- letter boxes
- lifts and hoists
- light fittings (including chandeliers and outside lights)
- plumbing materials, including electric showers and 'in line' water softeners

- power points (including combination shaver points)
- sanitary ware
- saunas
- shower units
- smoke detectors
- solar panels
- solid fuel cookers and oil-fired boilers
- turf
- plants and trees - note that you can only claim to the extent that they are detailed on a landscaping scheme approved by a planning permission
- TV aerials and satellite dishes
- ventilation equipment (including cooker hoods)
- window frames and glazing
- wiring (including power circuits and computer, phone and TV cabling)

For more information on what you can or cannot claim for, phone the helpline on 0300 322 7073.

Do not send these guidance notes to us with your claim.

Detach them from the claim form and keep them with your records in case you need to refer to them later.