

Why Choose the Shift Soil Solution

WHAT IS THE REMEDIATION OF CONTAMINATED LAND TAX RELIEF

In nature there is a wide variability in soil conditions and soil content, even over small distances. This is the principal barrier to effective and efficient remediation of contaminated soil.

- 1 Our process is designed to eliminate this variability in the soil while introducing one or more chemical or biological reagent(s) known to degrade and/or neutralize the specific contaminants in that soil. We can therefore tailor the choice of chemical and/or biological reagent to the specific type and severity of contamination, and to the specific soil conditions at a site.
- 2 Second, the process reduces the soil to a fine particle state, maximising the surface area, in order to maximise access to the contaminant molecules.
- 3 Third, the process ensures the even distribution of the reagent(s) throughout the soil matrix, and the degradation/neutralisation is completed before the soil loses its homogeneous and fine particulate composition.
- 4 Finally, to improve speed and efficiency, the process creates a relatively high level of air entrainment in the soil, along with a carefully calibrated level of moisture content.

Soil remediation is the collective term for various strategies that are used to purify and revitalise soil. This process of soil clean-up is part of a broader effort known as land remediation, which includes efforts to purify the water and to repair damage done to the ecological balance. Contaminated land sites can have significant negative impacts on the environment, local households and businesses. They provide a significant barrier to redevelopment of the land.

The government encouraged Contaminated Land Remediation through the 2001 Finance Act (paragraph 14 of Schedule 22) offering 150% tax relief on the costs incurred for remediation of contaminated land. UK registered companies can claim this relief from their corporation tax. This is basically tax relief for developing brown-field sites.

Following the decision to abolish 36 tax reliefs by HM Treasury, which included land remediation tax relief, the Treasury opened a consultation giving an opportunity for interested parties to put forward a case against abolition.

With the current pressures on the housing development markets, and some strong evidence indicating that several proposed developments would become economically unviable without land remediation relief, the Treasury saw fit to remove the planned abolition!

To qualify for tax relief the money spent on remediation must meet the following criteria:

- It is spent on qualifying land which is contaminated;
- It is spent on remediation as defined by the Inland Revenue;
- It is spent on paying employees and buying materials or is spent on subcontractors;
- It would not have been spent if the land was not contaminated; and

- The cost was not subsidised by anyone else.

The relief is only available to companies, not to individuals or partnerships. Relief is not due if the contamination is due to something done, or not done, that created the contamination. Businesses responsible

UK REMEDIATION COSTS (circa 2000)	
REMEDICATION TECHNOLOGY	INDICATIVE UNIT PRICE
Encapsulation (deep cut-off wall)	£70-£120 /m ²
Bioremediation	£35-£45 /tonne
Incineration (special wastes)	£ 750 - £ 1,000+/tonne
Dechlorination	£ 100 - £ 300/tonne
Soil vapour extraction	£ 40-60/m3
Soil washing	£ 30 - £ 35/ tonne
Enhanced Thermal Conduction	£ 35 - £ 45/m3
In situ chemical oxidation	£ 40 - £ 80/m3
Pump and treat	£ 20 - £ 30/m3
Air sparging	£ 45 - £ 55/m3 groundwater
Oxidation of cyanide	£ 400/ tonne
Solvent extraction and incineration	£ 400/ tonne
Thermal desorption	£ 35 - £ 150/ tonne



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for polluting the land or adding to existing contamination are not eligible for the relief.

You need to claim for land remediation tax relief in your tax returns. If your company makes a loss because of spending money on cleaning up land, you can apply for a tax credit of 16 per cent.

The amount of the qualifying land remediation loss is equal to the lesser of:

- 150% of the related qualifying land remediation expenditure, and
- so much of the company's Schedule A loss or trading loss as is unrelieved.

For example: if land remediation costs £100,000 a company can deduct £150,000 from their taxable income. This also means that if the company made a loss, then they could be eligible for a cash rebate.

A company is not entitled to land remediation relief in respect of expenditure on land all or part of which is in a contaminated state, if the land is in that state wholly or partly as a result of any thing done or omitted to be done at any time by the company or a person with a relevant connection to the company.

Ask your company's accountant or financial advisor for more information on how this might apply to you. Contact Shift Soil Remediation LLP for your contaminated soil clean-up solutions.

ON THE OTHER SIDE: LANDFILL TAX

Landfill tax is paid on top of normal landfill fees by businesses and local authorities that want to dispose of waste using a landfill site. It is designed to encourage businesses to produce less waste and to use alternative forms of waste management. There are two rates of tax:

- the lower rate - £2.50 per tonne for inactive waste such as rocks and soil;
- the standard rate - £56 per tonne from 1 April 2011 (applies to contaminated soils) and increasing by £8 per tonne each year until at least 2014.

Landfill Tax: 2010 - 2014

Date of change	Standard Contaminated Rate (£ per tonne)	Lower Inert Rate (£ per tonne)
2010	48	2.5
2011	56	2.5
2012	64	2.5
2013	72	2.5
2014	80	2.5

How to qualify for deductions

If land in the United Kingdom is, or has been, acquired by a company for the purposes of a trade carried on by the company and at the time of acquisition all or part of the land is or was in a contaminated state, and the company incurs qualifying capital expenditure in respect to the land.

Making a claim

The election must be made by notice in writing to the HM Revenue and Customs (HMRC). The notice must be given before the end of the period of two years beginning with the end of the company's accounting period to which the election relates.

Content of any claim

A claim to HMRC for a land remediation tax credit for relevant land remediation directly undertaken by the company or on its behalf must specify the amount of the tax credit claimed, which must be an amount quantified at the time the claim is made.

Important points

A company is not entitled to the deduction if the land is in that state wholly or partly as a result of any thing done or omitted to be done at any time by the company or a person with a relevant connection to the company

Why Shift Soil

- 1 Exclusively providing the Shift Soil mobile soil cleaning solution to the UK market, with ability to treat over 200 contaminants at between 40 and 160 tonne per hour.
- 2 Offering great scalability, each Shift Soil cleaning machine and 2 Operators form a mobile team. This allows a flexible and predictable way to deploy for all sizes of jobs.
- 3 Offering a reduced time for remediation at a lower cost through the Shift Soil "secret".

The Shift Soil "secret"

Soil entering the mill is broken down into particulate form, entraining approximately 30% air in to the soil and increasing its surface area allowing for a quicker remediation. Simultaneously, the atomised reagent is sprayed into the mill allowing complete coverage. This creates perfect soil consistency for an enhanced environment supporting both chemical and biological remediation.



"Buy land, they're not making it anymore." Mark Twain