

For customers


Our new
platform

nucleus^o
platform

Commercial Property Buy-Out Guide

What's covered

- Nucleus Modular iSIPP

 12 minute read



This is an important document. You should keep it safe for future reference.

Important Information

Commercial property may only be purchased by your SIPP in certain circumstances. Before reading this guide, please refer to the Property purchase and management options table below to check whether the option to buy-out a property is available to you.

This table also shows whether properties may be allowed to be self-managed by the SIPP customer or managed by our property manager.

Property purchase and management options

Scenario	Nucleus Modular iSIPP (opened on or after 05/12/14)	Nucleus Modular iSIPP (opened before 05/12/14)
I am a new or existing customer of a SIPP. Can I buy out another SIPP customer's share of their self managed property and continue to self manage it?	No	Yes
I am a beneficiary of a pension sharing order or death benefit. Can I continue to own and self manage the property that is currently held and self managed in the SIPP of which I am a beneficiary?	No	Yes
I am a new or existing customer of a SIPP. Can I buy out another customer's share of their managed property and continue to have it managed by your property manager?	Yes	Yes
I am a beneficiary of a pension sharing order or death benefit. Can I continue to own the property that is currently held in the SIPP and managed by your property manager if I am a beneficiary, and continue to have it managed by your property manager?	Yes	Yes

New applicants will be required to complete a Nuclues Modular iSIPP application. To open a Nucleus Modular iSIPP, your adviser can apply online at nucleusfinancial.com.

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Introduction

The mechanics of a SIPP fund buying out another SIPP fund's interest in a property investment are explained below:

- If you wish to sell all or part of your share of the property investment, the fund of the remaining customer(s) could buy that share.
- If the existing customers do not wish to purchase your share, a new customer(s) could acquire your share using funds held in the SIPP. The SIPP belonging to a new customer must be held with the same trustee and must be the same product.

What is this guide about?

This guide has been written to help you understand the processes involved in a property buy-out. This is when a customer(s) of a SIPP may wish to change the proportion each SIPP owns, introduce new customers or allow customers to exit. All property transactions must satisfy HM Revenue & Customs (HMRC) and other regulatory requirements, as well as our own requirements. These may vary from time to time.

This guide is for use in connection with products provided by Nucleus. We can't accept any liability if the information provided in this document is used for any other purpose. This guide is based on our understanding of current UK legislation and HMRC practice at the date this document was produced.

The tax treatment depends on the individual circumstances of each customer and may be subject to change in the future. We recommend that you seek financial advice when considering commercial property transactions.

Please read this guide carefully. These notes are for your guidance only and do not constitute advice. We administer each case individually, taking into account its particular requirements.

If you have any further questions, please call your Customer Support Team or our general enquiries number 03455 212 414.

Glossary

When the following words are used in this guide, this is what they mean:

- **We/Us/Our:** any of the Trustee Companies associated with Nucleus.
- **You/Your:** the SIPP customer(s).
- **Valuer/Surveyor:** a person who is a qualified member of the Royal Institution of Chartered Surveyors (RICS) who must be independent of the customer.
- **SIPP:** the SIPP product offered by Nucleus, as detailed on the front page of this guide.
- **Connected party/person:** as defined under s 161(8) Finance Act 2004, ss 993 to 995 Income Tax Act 2007 and ss 450, 1122, 1123 and 1124 Corporation Tax Act 2010, connected parties are customer, close relatives, partners or any company associated with a customer or their family.

Your instructions to us

We'll need a **Commercial Property Buy-Out Instruction Form** (found on page 5), signed by all existing customers and any new customers.

This form lets us know exactly what you are asking us to do, the date the buy-out is to be performed, details of the solicitor to be instructed (if legal work is necessary), and confirmation of which SIPP's are to pay the legal costs and our own charges.

Property valuation

We'll need a Valuer's written report addressed to us, and you may choose the Valuer. The valuation must be carried out in accordance with RICS guidelines and recommendations.

The Valuer must not be connected to you, or any other customers. The report must confirm the current Market Value of the property in its present condition and subject to the existing lease(s), if applicable.

The SIPP fund will pay any costs associated with obtaining this report, which is required to enable us to determine the value of the current percentage splits of the existing customers and how much would be needed to buy-out the value of the share of the exiting customer(s). The buy-out must take place within 12 months of the date of the valuation, or an updated report will be required.

Funding

Funds may be introduced by way of contributions and/or transfers-in from other schemes and/or limited borrowings. All funds in the SIPP would need to be at least equal to the value of the interest being acquired plus costs. An ad-hoc valuation of the SIPP may be required for this purpose.

If you intend to borrow money to fund the buy-out, the loan must be provided by a commercial lender and acceptable to us. The loan offer must be addressed to the Trustee(s) of the SIPP.

Borrowings are calculated as follows:

- The permitted borrowing is calculated as being 50% of the net fund value, as at the date of drawdown from the lender.
- The actual amount that can be drawn at any particular time will be the permitted borrowing less the outstanding amount of any existing borrowings
- The net fund value is the value of the fund not including the property about to be bought and after deducting the amount of any existing borrowings.

Please note that if there is an existing loan, the portion applicable to the share of property interest being 'sold' may be repayable to the lender.

If the buy-out is as a result of the death of one of the customers, the buy-out date will be as at the date of death.

Existing loans

The valuation exercise carried out by us takes account of any outstanding loan secured on the property, and we'll approach the lender to obtain a loan redemption figure at the date proposed for the transfer. The portion of the loan applicable to the share of property interest being transferred may be repayable to the lender. You are responsible for taking into consideration any early repayment charges that the lender may apply.

The transaction may also attract Stamp Duty Land Tax (SDLT)/Land Transaction Tax (LTT)/Land & Buildings Transaction Tax Return (LBTT) which will be payable by the buying fund(s).

Even if additional borrowing is not required, we may still need to contact the lender for their approval to the buy-out, as their security will be affected. We'll ask the lender to arrange for the existing facility and legal charge to have the exiting customer's details removed, and to add in the names of any new customers.

We ask for this to be done by way of a side letter. However some lenders insist on new documentation being completed, in which case we'll instruct a panel solicitor to act on behalf of the Trustee(s) and the cost will be payable by the SIPP funds (see note below).

Please note: The net borrowing will be the borrowing for the acquisition less the loan amount repayable relating to the portion being transferred.

New borrowing

If additional borrowing is required to assist the buy-out, we'll check whether the rental income can support the loan repayments. If a loan is required, please supply the contact details of the lender you're using. If you have an existing loan, your new loan must be with the same lender.

All customers should be aware that because the Trustee(s) for the property as a whole undertakes the borrowing of money, the cost of the borrowing will be met by the SIPP fund. There will be a separate annual mortgage administration fee for any new loans taken out. This will be charged to the property cash account.

Instructing panel solicitors

Depending on which customers are registered as proprietors of the property at HM Land Registry, it may be necessary for a solicitor to be instructed to update the registered title.

As a result, legal documents will need to be prepared and the costs will be payable by the SIPP fund.

Please bear in mind that if repeated buy outs are carried out, HMRC may consider these linked and this may have an impact on the overall amount of SDLT/LTT/LBTT payable and penalties may be possible. We'll instruct a solicitor from our panel to undertake any legal work involved and they will advise on the SDLT/LTT/LBTT payable.

Details of our panel are available via the commercial property page on our [website](#).

The tenancy of the building is not connected to the SIPP ownership, and this is a separate matter for the tenant and its advisers. The costs are not payable by the SIPP funds but by the tenant.

Calculation

Once we have all the information we need, we'll undertake the buy-out calculation to confirm the amount of money that will be needed to complete the buy-out. The customers will be asked to give their approval to the funding required prior to our completing the transaction. If the approval of the customers is not provided within four weeks, a new buy-out calculation will be required.

In this instance, additional charges per calculation will become payable. Furthermore, if a revised calculation is required because your requirements change, additional charges will become payable.

Charges

Please refer to the Charges Schedule for your SIPP for details of all our charges, including those relating to property.

Commercial Property Buy-Out Instruction Form

Application guide

Please note that all customers involved in the transaction, both current and prospective, must sign the buy-out form.

Please complete this form in BLOCK CAPITALS and return it to Nucleus, Suite 202 Warner House, 123 Castle Street, Salisbury, SP1 3TB. If you need any help to complete this form, please call your Customer Support Team or our general enquiry number 03455 212 414.

Section 1 - Name of pension product in which property is held

Nuclues Modular iSIPP

Section 2 - Property address

Property address

Postcode

Section 3 - Details of SIPP customer(s) who wish to disinvest their share of the property

Customer 1

Customer's name

Customer number

Email address

Telephone

Percentage share of property (%)

Customer 2

Customer's name

Customer number

Email address

Telephone

Percentage share of property (%)

Customer 3

Customer's name

Customer number

Email address

Telephone

Percentage share of property (%)

Section 3 - Details of SIPP customer(s) who wish to disinvest their share of the property (continue)

Customer 4

Customer's name

Customer number

Email address

Telephone

Percentage share of property (%)

Telephone

Percentage share of property (%)

Customer 3

Customer's name

Customer number

Email address

Telephone

Section 4 - Details of customer(s) who wish to acquire a share of the property

Customer 1

Customer's name

Customer number

Email address

Telephone

Percentage share of property (%)

Percentage share of property (%)

Customer 4

Customer's name

Customer number

Email address

Telephone

Percentage share of property (%)

Customer 2

Customer's name

Customer number

Email address

Section 5 - Details of the Valuer

We'll instruct the Valuer named below to undertake a Market Valuation of the property. The valuation report and invoice will be addressed to the relevant Trustee.

Name of Valuer

Address of Valuer

Postcode

Section 6 - Date the buy-out is to take effect

The effective date of the buy-out will, in most cases, be the date of the valuation report referred to in Section 5. If this is to be the case, please enter the words 'valuation date' and we'll update this once we have received the valuation.

Or

Date the buy-out is to take effect is:

Or

If the buy-out is due to the death of a customer, please enter the date of death:

Or

If you wish the effective date of the buy-out to be at an alternative date to the valuation date, please enter the date below but please note it must be within 12 months of the date of the valuation report.

Please note that we'll instruct one of our panel solicitors to act on behalf of the SIPP.

Section 7 - Details of the amount you wish to borrow (if applicable)

Please note that you are allowed to borrow up to 50% of your net SIPP fund value, less the outstanding amount of any existing borrowing. If you require a loan, please confirm the loan details.

If you are a tenant, please note that your new share of the rent must be able to support loan repayments for all existing and new borrowing by 130% for variable rate loans and 110% for fixed rate loans.

Borrower's name

Address of the borrower

Postcode

Loan amount

£

Section 8 - Details of payment of charges

Please note that there will be charges in connection with the buy-out. Please confirm which customers are to pay for these and in what percentage.

Customer 1

Customer's name

Customer number

Percentage share of property (%)

Customer 2

Customer's name

Customer number

Percentage share of property (%)

Customer 3

Customer's name

Customer number

Percentage share of property (%)

Customer 4

Customer's name

Customer number

Percentage share of property (%)

Section 9 - Customer(s) signature

Customer 1

Print name

Signature

Date

Customer 2

Print name

Signature

Date

Customer 3

Print name

Signature


Date

Customer 4


Print name

Signature

Date

 03455 212 414

 ask@nucleusfinancial.com

 nucleusfinancial.com

For literature in alternative formats, such as Braille, large print, audio or E-text, please call us on 03455 212 414, or via the Typetalk service on 18001 03455 212 414.

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