

PROPERTY ADMINISTRATION

Pension Practitioner .Com Property SSAS v James Hay Property SIPP

Fact Sheet

The purpose of this fact sheet is to provide you with a guide to the comparative administration requirements between SSAS and SIPP when transacting in commercial property.

In addition, for illustrative purposes we have compared the cost of administration under a James Hay Property SIPP, versus a SSAS administered by Pension Practitioner .Com. James Hay have been chosen for this guide as they are the largest SIPP property administrators in the UK.

Narrative	PensionPractitioner.com	James Hay Property SIPP
In whose names is the property registered	The members of the pension scheme only, as trustees are the legal owners and beneficiaries	James Hay Pension Trustees Limited will be the legal owner of the property, the members will be the beneficiary
Who is the landlord	The members of the scheme only, in their capacity as trustees	James Hay Pension Trustees Limited (JHPTL) will be the registered landlord
In whom is liability vested?	Each member is liable in accordance with their interest in the trust	The beneficiaries of the scheme. JHPTL liability is limited to the assets of the scheme
What property purchase restrictions are imposed	Taxable property, such as residential property, timeshares and holiday lets are not permitted investments.	In addition to taxable property, any property that is deemed inappropriate by JHPTL, in their capacity as trustee of the scheme.
Can I appoint my own property management firm	Yes	No, this must be undertaken by a JHPTL nominated provider

Who decides what covenants and restrictions are appropriate for the transaction	The member of the scheme, as trustees.	James Hay Pension Trustees Limited (JHPTL)
Can I appoint my solicitor for this transactions	Yes, no restriction is placed other than the fact that the firm must be a licensed conveyancer.	Yes. However where a firm is appointed that is not on JHPTL panel, an additional fee arises for this.
Can I nominate my own insurers	Yes, the insurance provider and terms of insurance is agreed by the member trustees	No, this is arranged through Countrywide Property Services.
Property transaction fees (purchase, sales transfers)	There is no charge on property transactions. Where Pension Practitioner .Com complete property service is used, fixed fee of between £500-£1200 per property plus vat. The fee is agreed in advance with the trustees before engagement	£550 + .01% of the value in excess of £400,000 plus time spent. Add £350.00 plus vat where own solicitor is used. Plus time spent.
VAT Registration	nil	£120 (where property subject to VAT)
Annual property administration charge	Nil	£500 for each separate letting
Annual mortgage charge	Nil	£100 per property
Fund valuation	Nil	£60 per member, where borrowing is required
Property development/refurbishment	Nil	Charged time and disbursement by pension scheme as legal owner

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Pension Practitioner .Com solely administers self administered pension schemes. We do not engage in the provision of financial advice and as such do not make investment recommendations of any kind. We do not promote nor do we administer SIPPS.

Pension Practitioner .Com recommends that investors take appropriate financial advice in connection with the establishment of any pension arrangement and on any transactions involving in property.

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