

# Establishing a SIPP with a commercial property that is subject to VAT.

## A fee case study

### The facts

Miss Hughes is recommended by her Financial Adviser to transfer (in cash) two of her personal pensions held with a life company and one defined benefit pension to a Dentons SIPP to enable the purchase of her business premises. The commercial property is subject to VAT and borrowing will be required.



### The Fees

Miss Hughes will be charged the following fees:

#### Year 1

Establishment	£350
Standard administration	£570
Defined benefit pension transfer x 1 <sup>1</sup>	£250
Personal pension transfer x 2 (@£50 each)	£100
Property purchase <sup>2</sup>	£800
Borrowing <sup>3</sup>	£200
HMRC Scheme return	£60
VAT registration <sup>4</sup>	£190
Quarterly VAT returns (x4) <sup>4</sup>	£500
Issuing quarterly rent invoices (x4) <sup>4</sup>	£120
Annual property administration <sup>5</sup>	£Time cost
<b>Total fees in year 1</b>	<b>£3,140<sup>1</sup> + Property administration<sup>5</sup></b>

#### Year 2

Standard administration	£570
HMRC Scheme return	£60
Quarterly VAT returns (x4) <sup>4</sup>	£500
Issuing quarterly rent invoices (x4) <sup>4</sup>	£120
Annual property administration <sup>5</sup>	£Time cost
<b>Total fees in Year 2</b>	<b>£1,250 + Property administration<sup>5</sup></b>

<sup>1</sup> Fees for defined benefit pension transfers are charged £250 per transfer.

<sup>2</sup> Fees for a property purchase are on a time cost basis with a minimum charge of £800.

<sup>3</sup> For borrowing, additional fees are charged from £200.

<sup>4</sup> Where VAT applies, the client can deal with quarterly VAT returns and prepare and issue rent invoices, in which case Dentons would only charge for the time taken to check each VAT return.

<sup>5</sup> Dentons will apply a fee for ensuring rental invoices are issued, rental monies are collected and that the property is appropriately insured and for other property administration. Dentons will arrange for the property to be insured under our block policy arrangement unless alternative arrangements are required or the property is a leasehold and the freeholder arranges the insurance.

Clients can manage their own property or appoint a property manager. Dentons does not provide property management services.

We will charge additional fees if we have to chase or follow up any outstanding items or assist with the management of the property.

All fees shown are for illustrative purposes only and should not be relied on for your own individual circumstances.

### Please note

- > Establishment fee is deducted once the SIPP is set up and funds have been transferred into the SIPP
- > Standard administration fees are normally deducted six months in arrears: this can be paid personally rather than being deducted from the default bank account
- > All other fees are normally deducted six months in arrears
- > We reserve the right to review our fees when necessary and to collect fees on a more frequent basis if required
- > Fees will increase annually on 1st January taking into account changes in the Average Weekly Earnings Index (AWE) or the Retail Prices Index (RPI)
- > All fees are subject to VAT.

Please contact your Business Development Manager, Sales & Marketing or your Dentons Pension Consultant for a quote.

## Notes

---

- This case study is for Financial Adviser use only and not for use by retail clients
- All fees shown are for illustrative purposes only and should not be relied on for your own individual circumstances
- Please contact your Business Development Manager, Sales & Marketing or your Dentons Pension Consultant for a quote
- All statements concerning the tax treatment of products and their benefits are based on our understanding of the current law and HM Revenue & Customs (HMRC) rules. These are for general guidance only and do not constitute professional advice. The tax treatment depends on individual client circumstances and may be subject to change. Whilst every effort has been made to ensure accuracy, no liability can be accepted for any errors or omissions
- If VAT may be applicable, you should seek specialist advice
- Whilst the names used in this case study are fictitious, the processes described have been used in actual cases
- Every care has been taken to ensure that the information provided is correct and in accordance with our understanding of current law and HMRC rules, which are both subject to change.



Dentons Pension Management Ltd  
Sutton House, Weyside Park  
Catteshall Lane, Godalming  
Surrey GU7 1XE

**T** 01483 521 521  
**F** 01483 521 515  
**E** [enquiries@dentonspensions.co.uk](mailto:enquiries@dentonspensions.co.uk)  
**W** [www.dentonspensions.co.uk](http://www.dentonspensions.co.uk)

Dentons Pension Management Limited, Denton & Co. Trustees Limited, NTS Trustees Limited, TP Trustees Limited, Sippchoice Trustees Limited, Fairmount Trustee Services Limited and M.A.B. Trustee Company Limited are registered in England & Wales under numbers 02352951, 01939029, 01407848, 02604059, 06869793, 01909678 and 01604556 respectively. Registered office at Sutton House, Weyside Park, Catteshall Lane, Godalming, Surrey, GU7 1XE.

Dentons Pension Management Limited is authorised and regulated by the Financial Conduct Authority, register number 461094.

VAT number for Dentons Pension Management Limited is 863 1639 14.

DPM.FeeCaseStudy.CommPropVAT.0321