



Emily McAlister &lt;emily@retirement.capital&gt;

**RE: Property Purchase Ref Goughs Solicitors:MA:GIB00145/00004**

3 messages

**Gemma Sumsion** <gemmasumsion@goughs.co.uk>

3 October 2022 at 15:26

To: gavin mccloskey &lt;gavinm@retirement.capital&gt;

Cc: Alastair Gibson | Charcombe Homes &lt;ag@charcombe.com&gt;, Emily McAlister &lt;emily@retirement.capital&gt;

Hi Gavin

Many thanks for the email and the attachments.

I'm just going through the data room to work out what I'm dealing with! I can then issue our usual client care letter, Ts and Cs and a fee quote for consideration, and hopefully approval.

Given the tight timescales proposed for exchange, all the work will be front loaded and hope to have a report across with thoughts, concerns, areas to be aware of as soon as I can but might be Wednesday eve/Thursday. In terms of signing, would the SSAS be comfortable for just Alastair to sign the contract on behalf of the Pension Fund, or with authority Goughs to sign?

In terms of VAT, see attached option to tax. The property has been opted but if we can treat the transaction as a TOGC (with the buyer satisfying the necessary conditions (being VAT registered and opting the property for VAT)) it should be VAT exempt. I believe Alastair is already looking into satisfying these conditions.

I'll be back in touch shortly.

With kind regards

Gemma

**From:** gavin mccloskey <gavinm@retirement.capital>**Sent:** 03 October 2022 13:36**To:** Gemma Sumsion <gemmasumsion@goughs.co.uk>**Cc:** Alastair Gibson | Charcombe Homes <ag@charcombe.com>; Emily McAlister <emily@retirement.capital>**Subject:** Property Purchase Ref Goughs Solicitors:MA:GIB00145/00004

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Dear Gemma,

I spoke with Alastair last week in connection with a commercial property which he has secured, the let for which will remain with Argos.

We are the administrator of his SSAS and we have worked with Gough's over the year on various commercial properties transactions.

I confirm that Alastair's pension fund will be the buyer and enclose a copy of the trust instrument and rules as evidence of investment powers

and trustees. Can you please advise if this property is opted to tax.

Can you advise also me of your requirements from us at this stage.

Kind regards

Gavin

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Retirement  
.Capital



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VAT number: 137856829



**6425079 Option to Tax Notice Argos.pdf**  
203K

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**Alastair Gibson | Charlcombe Homes** <[ag@charlcombe.com](mailto:ag@charlcombe.com)>

To: Gemma Sumsion <[gemmasumsion@goughs.co.uk](mailto:gemmasumsion@goughs.co.uk)>, gavin mccloskey <[gavinm@retirement.capital](mailto:gavinm@retirement.capital)>

Cc: Emily McAlister <[emily@retirement.capital](mailto:emily@retirement.capital)>

Both,

Penny and I are available to sign if need be!

I've asked Richardson Swift to apply to re-register the pension fund for VAT and to opt to tax.

JLL will be visiting the property on Wednesday or Thursday this week to carry out a valuation and will provide an executive summary as soon as possible - hopefully by Friday.

Regards,

Alastair  
Alastair Gibson  
Managing Director  
Charlcombe Homes Ltd

T 01225 448092  
F 01225 448093  
M 07767 202830  
E [ag@charlcombe.com](mailto:ag@charlcombe.com)  
[www.charlcombe.com](http://www.charlcombe.com)

On 3 Oct 2022, at 14:26, Gemma Sumsion <[gemmasumsion@goughs.co.uk](mailto:gemmasumsion@goughs.co.uk)> wrote:

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With kind regards

Gemma

 Gemma Sumsion  
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Goughs Solicitors  
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Wilts SN15 1BN  
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Gavin

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Cc: Alastair Gibson | Charlcombe Homes <[ag@charlcombe.com](mailto:ag@charlcombe.com)>, Emily McAlister <[emily@retirement.capital](mailto:emily@retirement.capital)>

3 October 2022 at 17:46

Hi Gemma,  
Thanks for the note.  
Penny and Alastair will both need to sign, and I have noted that both are around.  
Tks for coming back to me on the VAT, yes the scheme will need to register.  
Can I have (when you are ready) a copy of the lease and client care letter please for our records.  
Many thanks  
Gavin

P.S/

10/4/22, 5:10 PM

Retirement.Capital Mail - RE: Property Purchase Ref Goughs Solicitors:MA:GIB00145/00004

A point of note for Richardson Swift is that in addition to VAT1 they will also need to supply Vat form 2. <https://www.gov.uk/government/publications/vat-partnership-details-vat2> - Alastair you and Penny will both need to sign this as it needs to be submitted with VAT1.

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