



Emily McAlister <emily@retirement.capital>

RE: Rantum SSAS - Oliver Driver (Audio Alliance) [ADDGDD-LIVE.FID4049455]

1 message

Baker, Samuel <Samuel.Baker@addleshawgoddard.com>

2 September 2022 at 11:35

To: Emily McAlister <emily@retirement.capital>, Oliver Driver <oliver@audioalliance.com>

Cc: Colin Bates <colin@chapter3fp.co.uk>, "Richardson, Rosie" <Rosie.Richardson@addleshawgoddard.com>

All

Pleased to confirm that we have completed the transfer and new lease.

Completed documents to follow.

Oliver – enjoy your break. We'll:

- arrange for the SDLT returns to be submitted while you're away (but we'll need to request the SDLT in relation to the transfer in due course);
- notify both superior landlords of the transfer and underlease;
- register the new interest in the landlord registry.

Kind regards

Sam

Samuel Baker

Associate

Addleshaw Goddard LLP

Tel +44 (0)161 934 6694

Mob +44 (0)7500 432864

[View our office locations](#)**From:** Emily McAlister <emily@retirement.capital>**Sent:** 02 September 2022 10:03**To:** Baker, Samuel <Samuel.Baker@addleshawgoddard.com>**Cc:** Oliver Driver <oliver@audioalliance.com>; Colin Bates <colin@chapter3fp.co.uk>; Richardson, Rosie

<Rosie.Richardson@addleshawgoddard.com>; Bolton, Amanda <Amanda.Bolton@addleshawgoddard.com>

Subject: Re: Rantum SSAS - Oliver Driver (Audio Alliance) [ADDGDD-LIVE.FID4049455]

Hi Sam,

We are not waiting for anything - please go ahead.

Thank you
Emily

On Fri, 2 Sept 2022 at 09:36, Baker, Samuel <Samuel.Baker@addleshawgoddard.com> wrote:

Hi Emily

Oliver has confirmed I have authority to complete.

Please can you confirm that there's nothing from your side that means I can't complete this morning?

Kind regards

Sam

Samuel Baker

Associate

Addleshaw Goddard LLP

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Mob +44 (0)7500 432864

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From: Baker, Samuel

Sent: 01 September 2022 17:40

To: 'Emily McAlister' <emily@retirement.capital>; Oliver Driver <oliver@audioalliance.com>

Cc: Colin Bates <colin@chapter3fp.co.uk>; Richardson, Rosie <Rosie.Richardson@addleshawgoddard.com>; Bolton, Amanda <Amanda.Bolton@addleshawgoddard.com>

Subject: RE: Rantum SSAS - Oliver Driver (Audio Alliance) [ADDGDD-LIVE.FID4049455]

All - I'm now holding signed original and counterpart lease and transfer, and holding completion monies.

Emily – are we good to go from your perspective?

Oliver – please can I have your authority to complete?

Kind regards

Sam

Samuel Baker

Associate

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From: Emily McAlister <emily@retirement.capital>

Sent: 01 September 2022 15:28

To: Baker, Samuel <Samuel.Baker@addleshawgoddard.com>

Cc: Colin Bates <colin@chapter3fp.co.uk>; Oliver Driver <oliver@audioalliance.com>; Richardson, Rosie <Rosie.Richardson@addleshawgoddard.com>; Bolton, Amanda <Amanda.Bolton@addleshawgoddard.com>

Subject: Re: Rantum SSAS - Oliver Driver (Audio Alliance) [ADDGDD-LIVE.FID4049455]

Hi Sam,

Thank you for the confirmation - that's good news.

I will wait to hear back from you.

Kind regards

Emily

On Thu, 1 Sept 2022 at 16:21, Baker, Samuel <Samuel.Baker@addleshawgoddard.com> wrote:

Hi Emily – just to let you know that monies have arrived.

Oliver and Nancy are executing at the moment. All being well, we should be in a position to complete shortly.

Kind regards

Sam

Samuel Baker

Associate

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From: Bolton, Amanda <Amanda.Bolton@addleshawgoddard.com>

Sent: 01 September 2022 09:52

To: Emily McAlister <emily@retirement.capital>; Baker, Samuel <Samuel.Baker@addleshawgoddard.com>

Cc: Colin Bates <colin@chapter3fp.co.uk>; Oliver Driver <oliver@audioalliance.com>; Richardson, Rosie <Rosie.Richardson@addleshawgoddard.com>

Subject: RE: Rantum SSAS - Oliver Driver (Audio Alliance) [ADDGDD-LIVE.FID4049455]

Morning

I can confirm those details are correct, I will ask our cashiers to look out for the monies arriving.

Kind regards

Amanda Bolton

Legal PA

Addleshaw Goddard LLP

Tel +44 (0)161 934 6287

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From: Emily McAlister <emily@retirement.capital>

Sent: 01 September 2022 09:50

To: Baker, Samuel <Samuel.Baker@addleshawgoddard.com>

Cc: Bolton, Amanda <Amanda.Bolton@addleshawgoddard.com>; Colin Bates <colin@chapter3fp.co.uk>; Oliver Driver <oliver@audioalliance.com>; Richardson, Rosie <Rosie.Richardson@addleshawgoddard.com>
Subject: Re: Rantum SSAS - Oliver Driver (Audio Alliance) [ADDGDD-LIVE.FID4049455]

Dear Samuel,

I have sent the payment request which was signed by the Trustees to Metro Bank to be actioned this morning.

The account details on the form are as follows:

Addleshaw Goddard LLP Client Acc

16-00-02

11122897

Ref: O&N Driver, Unit 7 Norbury Court

Kind regards

Emily

On Thu, 1 Sept 2022 at 10:46, Baker, Samuel <Samuel.Baker@addleshawgoddard.com> wrote:

Hi Emily

Please can you arrange for completion monies to be sent to us, in readiness for completion?

(**Amanda** – please can you send Emily our bank details and let accounts know to look out for £346,500 and to allocate to 376286-1 – "completion monies")

Kind regards

Sam

Samuel Baker
Associate

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From: Emily McAlister <emily@retirement.capital>

Sent: 26 August 2022 14:46

To: Baker, Samuel <Samuel.Baker@addleshawgoddard.com>

Cc: Colin Bates <colin@chapter3fp.co.uk>; Hillhouse, Victoria <victoria.hillhouse@addleshawgoddard.com>; Oliver Driver <oliver@audioalliance.com>

Subject: Re: Rantum SSAS - Oliver Driver (Audio Alliance) [ADDGDD-LIVE.FID4049455]

Hi Samuel,

Ok, let me get back to you on Tuesday please.

Oliver - if you want to complete the payment form and email it to me in preparation please, thank you.

Kind regards

Emily

On Fri, 26 Aug 2022 at 15:37, Baker, Samuel <Samuel.Baker@addleshawgoddard.com> wrote:

Thanks Emily - all noted.

We're happy to proceed at this end on the basis of sight of the application (rather than wait for the registration). Although it sounds like we'll need to hang fire on this until Tuesday next week.

Kind regards

Sam

Samuel Baker

Associate

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From: Emily McAlister <emily@retirement.capital>

Sent: 26 August 2022 14:33

To: Baker, Samuel <Samuel.Baker@addleshawgoddard.com>

Cc: Colin Bates <colin@chapter3fp.co.uk>; Hillhouse, Victoria <victoria.hillhouse@addleshawgoddard.com>

addleshawgoddard.com>; Oliver Driver <oliver@audioalliance.com>

Subject: Re: Rantum SSAS - Oliver Driver (Audio Alliance) [ADDGDD-LIVE.FID4049455]

Dear Samuel,

Thank you for your email and the information provided.

We have not yet started the VAT registration since receiving the request on 23rd August. I need to speak to Gavin on Monday when he is back in the office.

Regarding the SDLT, the SSAS would pay anything due from the scheme's bank account.

If you would like me to proceed with the payment, can I ask Oliver or Nancy to complete and sign the attached form please (sections 2 (amount and payment type), 4 (payment reference) and 5 (signature and date))

I look forward to hearing from you.

Thank you

Emily

On Fri, 26 Aug 2022 at 12:59, Baker, Samuel <Samuel.Baker@addleshawgoddard.com> wrote:

Hi Emily

Completion statement attached.

I have not accounted for our fee, disbursements or SDLT.

SDLT (draft calculations attached) will be payable with respect to the acquisition. There will be no SDLT payable with respect to the new lease (because the net present value falls below the threshold) but a return will need to be submitted on behalf of Audio Alliance. I have said to Oliver we can help with that.

I assume the SDLT re' the acquisition arrive via Retirement Capital?

Oliver had said he would pick up with you this week as to whether the SASS has been registered for VAT yet. Are you able to confirm? If not, please can you send over evidence of the application, which should be sufficient. This has ramifications as to TOGC status.

Kind regards

Sam

Samuel Baker

Associate

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From: Emily McAlister <emily@retirement.capital>

Sent: 26 August 2022 09:44

To: Colin Bates <colin@chapter3fp.co.uk>

Cc: Baker, Samuel <Samuel.Baker@addleshawgoddard.com>

Subject: Re: Rantum SSAS - Oliver Driver (Audio Alliance) [ADDGDD-LIVE.FID4049455]

Hi Colin

Thank you for your email.

I have replied to Samuel with the information he requested. I am waiting to receive bank account details to arrange the payment. Also any paperwork for our records.

Thanks

Emily

On Fri, 26 Aug 2022 at 10:39, Colin Bates <colin@chapter3fp.co.uk> wrote:

Hi Emily

Just for clarification , Sam is acting for Rantum for the purchase of a commercial building from Oliver & Nancy Driver who are the trustees of the SSAS and the current owners of the property in question.

Therefore Sam is acting for both parties here and he is looking to sort the transfer of the property from Oliver & Nancy Driver to Rantum SSAS today.

Can you both maybe speak to each other about what info and actions are required to make this transaction happen today.

Thanks

Colin Bates - Director



m: 07867988887

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From: Emily McAlister <emily@retirement.capital>
Date: Friday, 26 August 2022 at 09:32
To: "Baker, Samuel" <Samuel.Baker@addleshawgoddard.com>
Cc: Colin Bates <colin@chapter3fp.co.uk>
Subject: Re: Rantum SSAS - Oliver Driver (Audio Alliance) [ADDGDD-LIVE.FID4049455]

Dear Samuel,

Please see confirmations attached.

Let me know if there is anything else I can help with.

Thank you

Emily

On Thu, 25 Aug 2022 at 12:42, Baker, Samuel <Samuel.Baker@addleshawgoddard.com> wrote:

Hi Emily

Thanks for coming back to me.

I'm acting for the SASS.

Thanks for confirming. We need a bit more information here, as to where the source of the funds derive from prior to arriving in the SASS Metro account. I assume you have all this information?

Kind regards

Sam

Samuel Baker

Associate

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From: Colin Bates <colin@chapter3fp.co.uk>

Sent: 25 August 2022 11:08

To: Emily McAlister <emily@retirement.capital>

Cc: Baker, Samuel <Samuel.Baker@addleshawgoddard.com>

Subject: Re: Rantum SSAS - Oliver Driver (Audio Alliance) [ADDGDD-LIVE.FID4049455]

Hi Emily

Sam is the acting solicitor for Oliver and The SSAS for this transaction.

Thanks

Colin

On 25 Aug 2022, at 10:57, Emily McAlister <emily@retirement.capital> wrote:

Dear Samuel,

Thank you for your email.

Unfortunately, I am unable to answer your email until I get more information from Colin/the trustees - Do you have details of the seller's solicitors (or are they selling it personally to the scheme, as is inferred but not stated, and are Addleshaw Goddard acting for both parties)? Is there an agreement in principle, etc?

I can confirm that the money will be coming from the Scheme's Metro account.

I look forward to hearing from you.

Thank you

Emily

On Tue, 23 Aug 2022 at 18:17, Baker, Samuel <Samuel.Baker@addleshawgoddard.com> wrote:

Hi Emily

Hope you're well. I'm acting for the trustees in relation to this acquisition – do you want to let me know what you need from me in terms of the flow of funds? It would be helpful to know what will happen prior to the money arriving, where is will come from and where the onward payment will go to?

Kind regards

Sam

Samuel Baker

Associate

Addleshaw Goddard LLP



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From: Colin Bates <colin@chapter3fp.co.uk>

Sent: 22 August 2022 14:41

To: Baker, Samuel <Samuel.Baker@addleshawgoddard.com>

Cc: Oliver Driver <oliver@audioalliance.com>

Subject: FW: Rantum SSAS - Oliver Driver (Audio Alliance)

Hi Sam

Can you coordinate with Emily at Retirement Capital regarding the funds transfer from the SSAS to Oliver / Nancy personal accounts.

Thanks

Colin Bates - Director



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From: Emily McAlister <emily@retirement.capital>
Date: Monday, 22 August 2022 at 14:38
To: Colin Bates <colin@chapter3fp.co.uk>
Subject: Re: Rantum SSAS - Oliver Driver (Audio Alliance)

Hi Collin,

Yes, please send the payment details to me along with any paperwork for our records.

I will prepare an outward payment form for Oliver or Nancy to sign before I authorise and send it to Metro Bank to be processed.

I look forward to hearing from you.

Thank you

Emily


On Mon, 22 Aug 2022 at 14:34, Colin Bates <colin@chapter3fp.co.uk> wrote:

Hi Emily

Hope you are well.

We are close to completing a property transfer into Oliver/Nancy Driver SSAS and I was just wondering if this is something you help with in terms of getting the funds from the SSAS transferred as part of the transaction ?

Regards

Colin Bates - Director
image009.png

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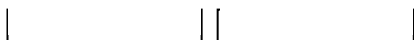
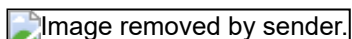
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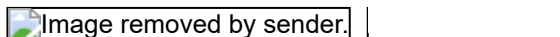
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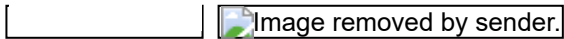
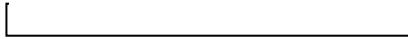
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