



Georgina Martin <georginam@retirement.capital>

FW: Your insurance policies have been accepted - Union Pension Trustees and Paul Singleton

Paul Singleton <pcs@pcscs.co.uk>

Wed, Jun 21, 2023 at 3:31 PM

To: Georgina Martin <georginam@retirement.capital>

Georgina

All answers are for both 43 Townhead Street and Cross Smithfield unless stated otherwise. See below in red.

Regards

Paul

21 June 2023

From: Georgina Martin <georginam@retirement.capital>

Sent: Friday, June 16, 2023 1:30 PM

To: Paul Singleton <pcs@pcscs.co.uk>

Subject: Re: FW: Your insurance policies have been accepted - Union Pension Trustees and Paul Singleton

Hi Paul,

Thank you for all the documents you have provided. So that our records are complete, when you get a chance, would you kindly provide the following information for each property:

- Was the property purchased from a person connected to you? **PCS No.**
- Does the property include any residential elements? **PCS No.**
- Value of the property (as per the latest available valuation report). Please provide a copy of the valuation report if you have it. **PCS Cross Smithfield £100k my scheme owns 50% so £50k, Townhead Street £280k. Both informal valuations. NO formal valuations carried out for some time.**
- Type of property - freehold or leasehold **PCS Freehold.**
- Is the property tenanted at present? If so, who is the tenant? Will the tenancy continue after the purchase? Are there any rental arrears? Please provide a copy of the existing lease (if applicable). **PCS Cross Smithfield subject to a tenancy at will. My scheme's share of the rent is £4,200 pa. 43 Townhead Street rented at £28,800 pa, lease attached.**
- Is the property VAT registered **PCS 43 Townhead Street opted to tax, Cross Smithfield not opted to tax.**
- Please provide a valid EPC certificate for the property **PCS Will obtain and forward.**
- Is there an outstanding mortgage present on the property? If so, please provide details (such as lender, repayment schedule, amount outstanding, etc). Has the property been used as security for any other form of borrowing? Again, please provide details if this is the case. **PCS No borrowings.**
- Please provide a copy of the Title Deed if you have it. **PCS I do not have this readily to hand.**

Kind regards

Georgina

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