



Emily McAlister <emilym@pensionpractitioner.com>

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## Vortex Designs SSAS

8 messages

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**Emily McAlister** <emilym@pensionpractitioner.com>  
To: mtozer@vortexdesign.co.uk

21 March 2018 at 17:04

Dear Mike,

I hope that you are well.

I am sorry that I missed your call today.

I can confirm that the Trustee of the scheme is Michael Richard Tozer, as per the Trust Deed attached.

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

Thank you.

Kind Regards

Emily McAlister  
Administrator

Please note that from 01st September 2017 our address has change to:  
Pension Practitioner  
48 Chorley New Road  
Bolton  
BL1 4AP

T: 0800 634 4862  
F: 020 8711 2522

Pension Practitioner is a tradestyle of The Practitioners Partnership LP  
Registered Number: 00159  
Registered Office: 1st Floor, World Trade Centre, Baytree Road, Gibraltar GX11 1AA

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**Signed Deed of Removal - Vortex.pdf**  
646K

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**Mail Delivery Subsystem** <mailer-daemon@googlemail.com>  
To: emilym@pensionpractitioner.com

21 March 2018 at 17:04



**Address not found**



Your message wasn't delivered to **mtozer@vortexdesign.co.uk** because the address couldn't be found or is unable to receive email.

The response was:

550 Requested action not taken: mailbox unavailable

Final-Recipient: rfc822; [mtozer@vortexdesign.co.uk](mailto:mtozer@vortexdesign.co.uk)  
Action: failed  
Status: 5.0.0  
Remote-MTA: dns; [mx01.1and1.co.uk](https://mx01.1and1.co.uk). (217.72.192.67, the server for the domain [vortexdesign.co.uk](https://vortexdesign.co.uk).)  
Diagnostic-Code: smtp; 550 Requested action not taken: mailbox unavailable  
Last-Attempt-Date: Wed, 21 Mar 2018 09:04:53 -0700 (PDT)

----- Forwarded message -----

From: Emily McAlister <[emilym@pensionpractitioner.com](mailto:emilym@pensionpractitioner.com)>  
To: [mtozer@vortexdesign.co.uk](mailto:mtozer@vortexdesign.co.uk)  
Cc:  
Bcc:  
Date: Wed, 21 Mar 2018 17:04:51 +0100  
Subject: Vortex Designs SSAS

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**Signed Deed of Removal - Vortex.pdf**

1K

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**Emily McAlister** <emilym@pensionpractitioner.com>  
To: mtozer@vortexdesigns.co.uk

21 March 2018 at 17:07

[Quoted text hidden]

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Kind Regards

Emily McAlister  
Administrator

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**Signed Deed of Removal - Vortex.pdf**

646K

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**Mike Tozer** <mtozer@vortexdesigns.co.uk>  
To: Emily McAlister <emilym@pensionpractitioner.com>

22 March 2018 at 11:09

Thanks Emily

This is marvellous.

Regards

Mike Tozer

Vortex Designs Ltd

[1 Marlborough Park, Southdown Road, Harpenden, Herts, AL5 1NL](#)

t: 01582 467 690

e: [sales@vortexdesigns.co.uk](mailto:sales@vortexdesigns.co.uk)

[www.vortexdesigns.co.uk](http://www.vortexdesigns.co.uk)



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**From:** Emily McAlister [mailto:[emilym@pensionpractitioner.com](mailto:emilym@pensionpractitioner.com)]

**Sent:** 21 March 2018 16:07

**To:** [mtozer@vortexdesigns.co.uk](mailto:mtozer@vortexdesigns.co.uk)

**Subject:** Fwd: Vortex Designs SSAS

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**Mike Tozer** <[mtozer@vortexdesigns.co.uk](mailto:mtozer@vortexdesigns.co.uk)>  
To: Emily McAlister <[emilym@pensionpractitioner.com](mailto:emilym@pensionpractitioner.com)>

2 May 2018 at 16:52

Hi Emily

I hope you are well.

I wonder if I may ask your advice over removing one of the properties in Vortex SSAS.

The current status is, the property has two floors:

A) Ground floor having tenant with a two year lease.

B) 1st Floor has been empty since August 2017 with the previous tenant having served notice January 2017.

The 1<sup>st</sup> floor has been marketed since January 2016 and we have been unable to secure a tenant as the market is somewhat flat. The SSAS now has to pay the full rates £9,243 for this floor and with increasing outgoings and no income I am therefore looking to sell the property and transfer it out of the scheme.

We had the building valued by RICS surveyor in February 2017 at £695,000 however this was based on 2 rental yields so I would expect the property to realise circa £650,000.

I wonder if you would be able to guide me through the process of the SSAS selling the building in order to comply with HMRC SSAS criteria.

We have a buyer interested and I would appreciate it if you could give me some steerage as to the procedure please.

Kind Regards  
Mike

Mike Tozer

Vortex Designs Ltd

[1 Marlborough Park, Southdown Road, Harpenden, Herts, AL5 1NL](#)

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e: [sales@vortexdesigns.co.uk](mailto:sales@vortexdesigns.co.uk)

[www.vortexdesigns.co.uk](http://www.vortexdesigns.co.uk)



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**From:** Emily McAlister [mailto:[emilym@pensionpractitioner.com](mailto:emilym@pensionpractitioner.com)]  
**Sent:** 21 March 2018 16:07  
**To:** [mtozer@vortexdesigns.co.uk](mailto:mtozer@vortexdesigns.co.uk)  
**Subject:** Fwd: Vortex Designs SSAS

Dear Mike,

[Quoted text hidden]

[Quoted text hidden]

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**Emily McAlister** <[emilym@pensionpractitioner.com](mailto:emilym@pensionpractitioner.com)>  
To: Mike Tozer <[mtozer@vortexdesigns.co.uk](mailto:mtozer@vortexdesigns.co.uk)>

2 May 2018 at 16:53

Hi Mike,

Thank you for your email.

Let me look into this and get back to you.

Take care,  
Emily

[Quoted text hidden]

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**Emily McAlister** <[emilym@pensionpractitioner.com](mailto:emilym@pensionpractitioner.com)>  
To: Gavin McCloskey <[gavinm@pensionpractitioner.com](mailto:gavinm@pensionpractitioner.com)>

2 May 2018 at 17:06

Hi Gav,

Can you please help with this??

Thanks  
Emily

[Quoted text hidden]

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**Gavin** <[gavinm@pensionpractitioner.com](mailto:gavinm@pensionpractitioner.com)>  
To: Emily McAlister <[emilym@pensionpractitioner.com](mailto:emilym@pensionpractitioner.com)>, [mtozer@vortexdesigns.co.uk](mailto:mtozer@vortexdesigns.co.uk)

3 May 2018 at 12:01

Hi Mike,

Many thanks for your email which Emily has sent across to me.

The process is quite straightforward and we can handle all of this for you.

A solicitor is needed to act for the trustees and their terms of engagement will therefore be with the pension scheme.

The pension scheme can sell its property holding and if this is to anyone connected to you, then an independent valuation is needed. If it is on the open market, a valuation is not needed.

The proceeds of sale will be paid as cash back into the pension scheme account. We will complete any reporting formalities to the tax office for the pension scheme.

My first question is therefore whether the potential buyer has any connection to you? Connection generally means a business associate or a relative.

Happy to cover this over the phone if it helps

Kind regards

Gavin

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