

Introduction

You will be aware of the Budget announcement that (as part of a package of measures supporting housing) the Government "will explore with interested parties whether the conversion of unused space in commercial properties in high streets and town centres to residential use could be encouraged by amending Investment Regulated Pension Scheme rules.

Any amendments would need to be consistent with sound public finances and the Government's wider pensions strategy." (Budget Document paragraph 2.18).

AMPS has been asked to collate information from our members to aid this exploratory process.

At this stage we are not seeking from members any views on the prospect of residential property investment but we are likely to do so if this exploration proceeds to the stage of consultation. This survey simply asks the specific information that we have been asked to collate by HM Treasury as part of their data gathering.

We appreciate not all of the information will be recorded in your records or be readily accessible. However we are keen to stress the importance of you providing as much information as possible in order for AMPS to be part of the process. We have been told that lack of clear information from our members has undermined efforts in the past to make appropriate representations to the Government on policy issues so please do participate as best as you are able.

The ABI has also been asked to gather this information but in order to avoid duplication of data, AMPS will be collecting the information for AMPS firms whether they are ABI members or not.

Background

The Government is gathering evidence pursuant to their announcement. HM Treasury are not yet at the design-stage for any tax changes the Government might make.

The evidence will determine what impact different tax changes would have.

The questions all relate to how many properties are in your SIPP and SSAS portfolio, whether wholly owned or partially owned, and you will be asked to estimate the split of your properties by various categories.

We appreciate that some splits may be near impossible to guess but please fill in what you can. Most questions include a "don't know" category which you can use if you are unable to extract that information.

The evaluation of potential impacts will be used both:

- to ascertain to what extent tax changes would increase occupancy of what are currently commercial buildings in high streets and town centres; and
- to inform detailed design for any tax changes the Government decides to make to ensure they fulfil its policy aims in connection with UK high streets and town centres in a way that is consistent with sound public finances and the Government's wider pensions strategy.

***1. Do you hold commercial properties within your SIPP and SSAS portfolios?**

- Yes
- No

Budget 2013 Property Survey

Property Portfolio (1 of 2)

If you do not have the information, please provide a Best Guess and mark accordingly, or simply enter 100 against "Unknown".

2. How many commercial properties do you hold:

In your SSASs

In your SIPPs

3. What is the total value of the properties held:

In your SSASs

In your SIPPs

4. Where are your properties located? (enter percentages that add to 100, i.e. enter 10 for 10%)

In UK urban areas

In UK rural areas

In UK, but unsure if urban or rural

Not in the UK

Unknown

*5. Is the data above provided on the basis of:

- Best guess
- Sampled approximation
- Substantiated data

6. How are your properties used? (enter percentages that add to 100, i.e. enter 10 for 10%):

Retail

Office

Other

Mixed

Unknown

*7. Is the data above provided on the basis of:

- Best guess
- Sampled approximation
- Substantiated data

Budget 2013 Property Survey

Property Portfolio (2 of 2)

If you do not have the information, please provide a Best Guess and mark accordingly, or simply enter 100 against "Unknown".

8. Who occupies your properties? (enter percentages that add to 100, i.e. enter 10 for 10%)

At least one connected party tenant	<input type="text"/>
No connected party tenants	<input type="text"/>
No tenants	<input type="text"/>
Unknown	<input type="text"/>

*9. Is the data above provided on the basis of:

- Best guess
- Sampled approximation
- Substantiated data

10. What percentage of your properties do you think are suitable for residential conversion? (enter percentages that add to 100, i.e. enter 10 for 10%)

Currently unused and could be converted to residential	<input type="text"/>
Currently let, but could be converted to residential	<input type="text"/>
Partially unused and could be partially converted to residential (e.g. shop with empty floors above)	<input type="text"/>
Not suitable for conversion	<input type="text"/>
Unknown	<input type="text"/>

*11. Is the data above provided on the basis of:

- Best guess
- Sampled approximation
- Substantiated data

***12. Please indicate whether you are an ABI member or not**

Yes

No

13. Please provide your company name (so AMPS can extrapolate the consolidated results if necessary. Company names will not be submitted to HM Treasury or other parties)