



## The Xafinity Self Invested Personal Pension (SIPP)

Joint SIPP Aid



If you require this document in another format for ease of reading, please let us know.

This document has been written for The Xafinity SIPP. However, if you have a Xafinity Self Invested Personal Pension Plan it is still correct in its technical content but there are some minor differences.

You can find out what SIPP you hold by looking at your Policy Number. The table below explains the differences to consider when reading this document.

Policy Number	SIPP Name	Differences in this guide
1nnnnn (6 digits starting '1')	The Xafinity SIPP, and SimplySIPP	None
5nnnn (5 digits starting '5')	Xafinity Self Invested Personal Pension Plan	<ul style="list-style-type: none"> <li>• The SIPP is not Defaqto rated; and</li> <li>• The SIPP Provider is Bank of Scotland</li> </ul>

## The Joint SIPP

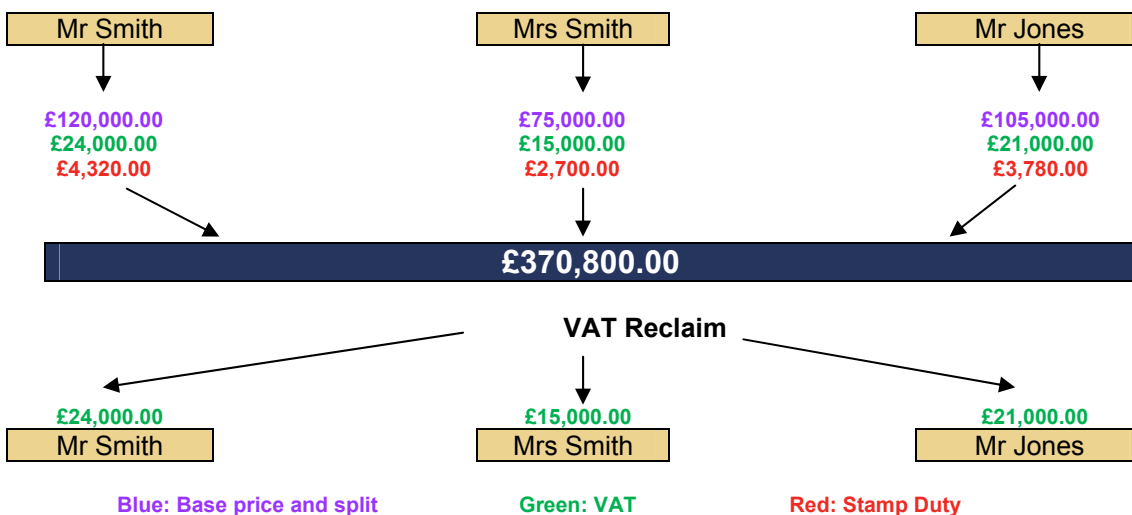
### Important Note

The Joint SIPP option is not available on the SimplySIPP. If you have a SimplySIPP and wish to use the joint SIPP option, please contact us about moving to the full Xafinity SIPP.

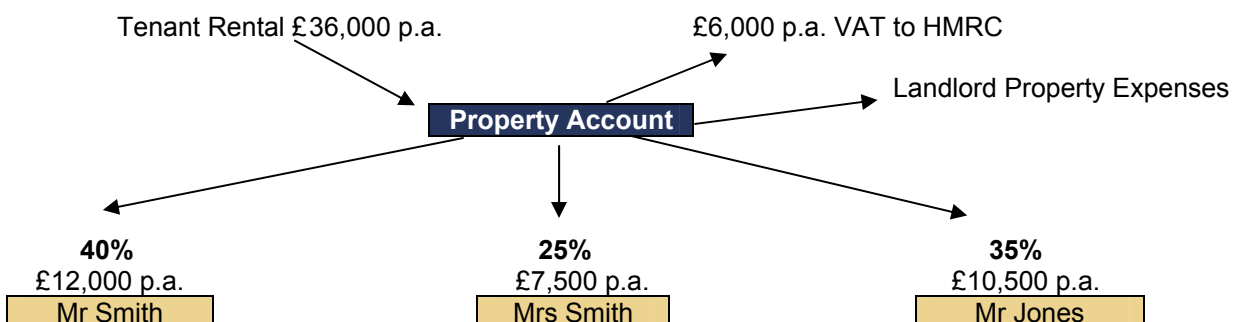
Mr Smith, Mrs Smith and Mr Jones are directors of Alpha Ltd and are interested in using their pension funds to buy the company premises, which have been independently valued at £300,000 plus VAT. The independent rental valuation of the property is £30,000 per annum plus VAT. Following the purchase, the SIPP intends to lease the property back to Alpha Ltd by way of a five year lease.

Name	Existing SIPP Fund	Proposed Property Share	Property Share Value
Mr Smith	£250,000	40%	£120,000
Mrs Smith	£150,000	25%	£75,000
Mr Jones	£200,000	35%	£105,000

Property purchase is £370,800 (£300,000 plus 20% VAT plus 3% Stamp Duty Land Tax).



Rental is paid by the tenant to a central property account. Property bills are paid from this account and funds regularly moved to the individual client accounts in accordance with their percentage ownership of the property: -



From the money held in each member's individual SIPP bank account, the members can invest their funds as they see fit in other approvable investments such as quoted shares, unit trusts and trustee investment plans, to mention just a few.

## Contacting Xafinity

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**SIPP Trustee:** Xafinity Pension Trustees Ltd  
**SIPP Administrator:** Xafinity SIPP Services Ltd

SIPP Department  
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Xafinity SIPP Services Ltd is authorised and regulated by the Financial Services Authority. Our FSA Registration Number is 461791. You can check this on the FSA's website at [www.fsa.gov.uk/register](http://www.fsa.gov.uk/register). Xafinity Pension Trustees Ltd (1450089) is registered in England at 27 Kings Road, Reading RG1 3AR. Xafinity SIPP Services Ltd is registered in Scotland (No 69096) and its registered office is at Scotia House, Castle Business Park, Stirling, FK9 4TZ.

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