

# **SCHEDULE OF NON-STANDARD ASSET SIPP FEES**

**JULY 2026**

This document helps you understand the fees for establishing and administering a Non-Standard Asset SIPP. It also provides you with a comprehensive guide to all transaction costs, and answers frequently asked questions about charges.

## ► Basic Charges

Establishment Fee	£350
Annual Administration Fee	£1,080 per annum <sup>1</sup>
Non-Standard SIPP Fee (Payable on 1st Acquisition Only)	0.1% of fund value (subject to minimum of £550)

1. This annual fee will continue to be paid for a Flexi-Access Drawdown beneficiary where the beneficiary elects to take income, or where a lump sum has not been paid by the time the scheme anniversary falls due.

## ► Contributions / Transfers In

Cash contributions	Nil
Transfer In of existing pension benefits held with other providers	Origo transfers: Nil Paper discharge forms: £75 per transfer In-specie transfers (excluding property): £265 per asset
In-specie transfer of property from another registered pension scheme <sup>1</sup>	£500 per property
In-specie transfer of non-standard asset	£500 per asset

1. Additional legal fees will apply to these transactions and other fees may also apply.

## ► Non-Standard Assets

Direct Investments in Non-Standard Funds <sup>3</sup> (e.g. Non-Standard OEICs', UCIS, Corporate Bonds etc.)	£850
Top up of a Direct Non-Standard Fund	£425
Investments in Non-Standard Funds via a platform <sup>3,4</sup>	£675
Purchase of Unlisted Shares <sup>1,3</sup>	£1,100 - £1,300
Unlisted Share Top Up	£550
Sale of Unlisted Shares <sup>1,2</sup>	£500
Annual Loan / Loan Notes Administration Fee	£250 per annum

1. Additional legal fees may apply to these transactions.

2. Unlisted share sales requiring a basic transfer document (e.g. stock transfer form) will be charged at £500. Complex unlisted share sales requiring additional legal documentation/administration will be charged on a time cost basis.

3. 50% of the quoted fee will be charged in advance of due diligence being carried out on the investment, which is non-refundable in the event that the investment does not proceed.

4. Payable for each non-standard purchase. Sales for existing holdings could be enforced where a client does not meet Elective Professional Criteria, and/or relevant fees will apply.

## ► Miscellaneous

Pension Sharing on Divorce	Time Cost subject to a minimum of £500
Additional Deeds (e.g. Adherence / Appointment)	£300
Reminder Letters on Matters Outstanding Over 90 Days	£30 per letter
Ad Hoc Fund Valuations	£75
Extra/Miscellaneous Work outside of Fee Schedule Services/ Descriptions e.g. Extraordinary Investment Work	Time Cost

## ► Payment of Benefits

<b>Relevant Benefit Crystallisation Event</b> (Including payment of Pension Commencement Lump Sum)	£300 per tranche
<b>Payment of Capped or Flexi-Access Drawdown Income (Bulk Payroll)</b>	£200 if paid annually £250 if paid quarterly or half yearly £300 if paid monthly
<b>Ad Hoc Payment of Capped or Flexi-Access Drawdown Income (outside of Bulk Payroll)</b>	Additional £220 per payment
<b>Calculation and Payment of Uncrystallised Funds Pension Lump Sum</b>	£400
<b>Payment of Whole Fund in Year 1</b>	£275
<b>Capped Drawdown Reviews</b>	£200
<b>Conversion from Capped to Flexi-Access Drawdown</b>	£200
<b>Annuity Purchase</b>	£250
<b>Calculation and Payment of Death Benefits <sup>1</sup></b>	Time Cost subject to a minimum of £500
<b>Transitional Tax-Free Amount Certificate</b>	£150
<b>Benefit Crystallisation with Protection or Pre-A-Day Benefits</b>	Time Cost subject to a minimum of £500
<b>Calculation of IHT benefits from April 2027</b>	Time Cost

1. Where the beneficiary needs to be appointed as a Trustee an Additional Deed Fee of £300 + VAT will be applicable (please see Miscellaneous).

## ► Investing In Property

<b>UK Property Purchase <sup>1,2</sup></b> (Property located in England, Scotland, Wales and N. Ireland)	£1,040
<b>UK Property Purchase at Auction – preparation of pre-auction documentation (non-refundable) <sup>1,2,4,5</sup></b>	£500
<b>Syndicated / Joint Property Purchase Supplementary Fee</b>	£150 per additional party involved
<b>Borrowing Fee <sup>1,3</sup></b>	£320
<b>Annual Property Administration Fee</b>	£600 per annum per property with single tenant or untenanted
<b>Additional Tenant</b>	£175 per annum per tenant
<b>Building Plots, Development Land (dormant), &amp; untenanted Land <sup>6</sup></b>	£200 per annum
<b>Development work on land &amp; property in SIPP (single contractor)</b>	Time Cost subject to a minimum of £200
<b>Development work on land &amp; property in SIPP (multiple contractors or self-managed project)</b>	Time Cost subject to a minimum of £400
<b>Lease Renewals / New Lease / Assignments / Lease Surrender <sup>1</sup></b>	£350
<b>VAT Registration and Returns (first property) Administered by Westerby</b>	Registration £300 Returns £400 per annum
<b>VAT Registration and Returns (additional properties) Administered by Westerby</b>	Registration £150 Returns £175 per annum
<b>VAT De-Registration</b>	£100
<b>Provision of information for VAT Returns (where returns are submitted by a third party)</b>	Time Cost subject to a minimum of £200
<b>Sale of Property <sup>1,2</sup></b>	£650

1. Additional legal fees will apply to these transactions and other fees may also apply.

2. If the property purchase/sale does not proceed for any reason, Westerby reserve the right to charge fees on a pro rata basis for any work already carried out.

3. Plus an additional annual administration fee on a time cost basis if the lender is a connected party.

4. If purchase at auction is successful the £500 fee will be deducted from the final property purchase fee payable.

5. Westerby must be notified at least 10 working days prior to the auction date of your interest to purchase the property.

6. Land such as agricultural or woodland.



## ► Transfer Out

Transfer Out Charge (Cash Element)	£300
Transfer Out In-specie Supplementary Fee	£300 per asset
Transfer Out to QROPS	Time Cost subject to a minimum of £500

## ► Bank Interest

Westerby will receive interest from your nominated SIPP bank account of a minimum of 1.85% of any balance held within your account. Westerby do not require clients to hold cash balances within their SIPP bank account. These accounts should only retain sufficient funds to cover annual fees, and any transactions being undertaken, and may remain empty at all other times.

The interest is paid directly to Westerby by the Bank and is not deducted from your SIPP account. Any interest earned in your SIPP account will continue to be paid to your account. The payments help to reduce the overall administration and Trustee costs associated with establishing and servicing your account. The fee received by Westerby will be detailed within your annual SIPP valuation report.

## Non-Standard Assets: Guidance Notes

► Non-Standard Assets are defined by reference to a list of Standard Assets published by the Financial Conduct Authority. Standard Assets must be capable of being accurately and fairly valued on an ongoing basis and readily realised whenever required (up to a maximum of 30 days).

Any assets that do not appear on the list below or cannot be readily valued or realised are therefore categorised as 'Non-Standard Assets' and will be subject to additional fees as detailed above.

## ► Standard Assets (If readily realisable within 30 days)

- Cash
- Cash Funds
- Deposits
- Exchange Traded Commodities
- Government and Local Authority Bonds and other Fixed-Interest Stocks
- Investment notes (Structured Products)
- Shares in Investment Trusts
- Managed Pension Funds
- National Savings & Investments Products
- Permanent Interest Bearing Shares
- Physical Gold Bullion
- Real Estate Investment Trusts
- Shares and other Securities admitted to trading on a regulated venue
- UK Commercial Property
- Units in Regulated Collective Investment Schemes

## Please also note that:

- Westerby restricts the acquisition of Non-Standard Assets to clients who are eligible for being recognised, and who wish to be recognised, as Elective Professional Clients, as defined in the Financial Conduct Authority Handbook. Acceptance of a client's election for being recognised as an Elective Professional Client is at the discretion of Westerby.
- Non-Standard Assets are subject to a formal due diligence process. We reserve the right to refuse any investments that do not meet our requirements.



## ► Services to be Provided

### Establishment Services

- Provision of Trust Deed and Rules
- Appointment of Scheme Administrator and Professional Trustee
- Establishment of bank account(s)
- Establishment of administration records
- Signature of transfer discharge forms in relation to any existing pension provision to be transferred in
- Identity Checks

### Annual Trusteeship & Scheme Administration Services

- Professional Trusteeship
- Ongoing responsibility as Scheme Administrator
- Maintenance of member records
- Operation of bank account(s)
- Technical assistance regarding operation of Scheme
- Annual Scheme Valuation Report
- Completion and submission of Registered Pension Scheme Annual Return, Event Report and Accounting for Tax Returns to HM Revenue & Customs

## ► Contribution/Transfers

### Cash Contributions

- Receipt and banking of contributions
- Reclamation of tax relief
- Provision of contribution certificates if required

### Cash Transfers from Other Pension Schemes

- Submission of transfer requests via Origo
- Review and signing transfer documentation

### In-Specie Transfer of Standard Assets

- Liaison with transferring Scheme Administrator

### In-Specie Transfer of Non-Standard Assets

- Liaison with transferring Scheme Administrator

### In-Specie Transfer of Property from Another Scheme

- Liaison with transferring Scheme Administrator
- Liaison with Scheme Solicitor
- Inspection and signature of property transfer documentation
- Arrangement of buildings insurance (if using our block policy)

## ► Investments

### Standard Assets

- Processing of application forms
- Transfer of funds

### Purchase and Sale of Unlisted Shares

- Elective Professional Client (EPC) Assessment
- Checking of transaction feasibility and potential tax charges
- Checking of transaction feasibility – due diligence
- Inspection and signature of stock transfer forms
- Submission for stamp duty (purchase only)
- Currency conversion where applicable
- Transfer of funds

### Loan Notes

- Elective Professional Client (EPC) Assessment
- Checking of transaction feasibility – due diligence
- Inspection and signature of documentation

### Non-Standard Funds

- Elective Professional Client (EPC) Assessment
- Checking of transaction feasibility – due diligence
- Inspection and signature of documentation – subscription forms etc
- Currency conversion where applicable
- Transfer of funds

### Non-Standard Investments via a Platform

- Elective Professional Client (EPC) Assessment
- Checking of transaction feasibility – due diligence
- Inspection and signature of documentation to open new account with Platform
- Transfer of funds

### Annual Loan / Loan Notes Administration

- Calculation of capital and interest payments due
- Monitoring of loan repayments

## ► Property Investment

### Property Purchase

- Encashment of assets to fund purchase
- Feasibility study / technical assistance prior to purchase
- Request Environmental Report
- Appointment and liaising with Solicitors
- Appointment of Valuer (if applicable)
- Inspection and signature of property purchase and lease documentation



## Borrowing

- Account opening with lender
- Verification that the proposed borrowing will not exceed the maximum permitted by HM Revenue & Customs legislation
- Inspection and signature of legal documents related to any borrowing

## Annual Property Administration

- Invoicing and banking of rental income
- Monitoring of rent and loan repayments
- Maintenance of adequate buildings insurance (if using our block policy)
- Appoint valuer for rental reviews when due
- Review and payment of property invoices
- Formalise lease changes

## Lease Renewals/New Lease/Lease Assignments/Lease Surrenders / Lease Variation

- Appointment and liaising with Solicitors
- Appointment of Valuer where necessary
- Review and signing of paperwork
- Formalise lease changes

## VAT Registration of SIPP

- Completion and submission of application to HM Revenue & Customs registration unit on behalf of the Scheme
- Completion and submission of Option to Tax forms in relation to property
- Maintenance of VAT records

## VAT Return

- Completion and submission of quarterly VAT Returns

## VAT De-Registration

- Liaise with HMRC
- Completion and submission of application to HMRC

## Sale of Property

- Appointment and liaising with Solicitors
- Appointment of Valuer (if applicable)
- Inspection and signature of legal documentation
- Monitor sale proceeds

## ► Payment of Benefits

- Calculation and payment of maximum allowable Pension Commencement Lump Sum
- Establishment of Flexi-Access Drawdown
- Payment of income under Capped or Flexi-Access Drawdown

- Calculation and payment of Uncrystallised Funds Pension Lump Sum
- Deduction and payment of Income Tax to HM Revenue & Customs
- Provision of Payslips and Year-End P60
- Lump Sum Allowance (LSA) and Lump Sum Death Benefit Allowance (LSDBA) reporting

## Pre A-Day and Protection Calculations

- Gathering relevant information
- Calculation of benefits – LSA and LSDBA
- LSA and LSDBA reporting

## Capped Drawdown Reviews

- Review of maximum allowable pension as required by legislation or at the member's request

## Annuity Purchase

- Due Diligence on provider
- Disinvestment of assets
- Signature of the Annuity Purchase Form
- Transfer of funds

## Pension Sharing on Divorce

- Provision of information to the member or legal representatives
- Implementation of Pension Sharing Order

## Payment of Death Benefits

- Calculate and arrange payment of any tax charges due
- Payment of Lump Sum Benefit in cash or by asset transfer
- Liaise with Executor or Personal Representative to calculate any IHT due
- Establishment of beneficiary Flexi-Access Drawdown
- Declare and pay any IHT liability
- Completion of any necessary HM Revenue & Customs reporting
- LSDBA calculations and reporting

## From April 2027

- Provide valuation to Personal Representatives
- Liaise with Personal Representatives to establish whether any IHT is payable from pension

## Transfer Out

- Due Diligence on receiving scheme
- Encashment of assets where necessary
- Transfer of member's fund to another UK Registered Pension Scheme

**Any services not noted above or ancillary functions provided are classed as specialised, and will be charged on a time-cost basis. We reserve the right to invoice Schemes for any additional disbursements incurred as a result of regulatory changes or directives from HM Revenue & Customs.**



## ► Example Scenario – Unlisted Shares

An adviser recommends a Non-Standard Asset SIPP for a client to purchase some unlisted shares in a company that he works for. The client has two pension funds with other providers which will all be transferred as cash to the value of £320,000. One of the transfers can be requested via the Origo online transfer system, the other requires a paper discharge form.

In this scenario, the client’s adviser is happy to facilitate the transfer which means that they have requested pension discharge forms from the current providers and, once received, they send them to the SIPP administrator.

The SIPP Administrator establishes the SIPP and sets up a bank account. Within a short period of time the other providers transfer their funds to the SIPP bank account. The SIPP Administrator informs the adviser when the expected funds have been transferred. The adviser then implements the investment strategy they have agreed with the client.

## What would the costs for this be?

SIPP Establishment	£350
Transfer In Charge (paper discharge form)	£75
SIPP Annual Administration Fee	£1,080
Non-Standard Asset Fee	£550
Unlisted Share Purchase Fee	£1,300
Sub Total	£3,355
VAT at 20%	£671
<b>Total</b>	<b>£4,026</b>

## Ongoing costs

### Investing solely in Standard Funds and Listed Equities

SIPP Annual Administration Fee	£1,080
SIPP Investment Dealing Charges (If applicable)	Nil
Sub Total	£1,080
VAT at 20%	£216
<b>Total</b>	<b>£1,296</b>

**Investment Fees** - Please contact the investment provider for details of applicable charges.

**Fund charges** - Annual management fees and initial charges for the funds in which you invest. Your Financial Adviser will provide you with details of these charges.

**Adviser Fees** - Your Financial Adviser will confirm any fees payable to them for this transaction. These are in addition to the SIPP fees shown above and can be paid from your SIPP if required.



## ► Terms & Conditions

### General Notes

- All fees shown are subject to the addition of VAT at the standard rate of 20%.
- Fees shown as annual or per annum are payable annually in advance.
- Fees will be deducted directly from your SIPP bank account approximately 5 days after the relevant invoice has been issued.
- Fees paid annually in advance will be partly refunded if your SIPP is closed—because the assets are sold, transferred, or used for benefits—within the year you’ve already paid for. Any such refund will be calculated by reference to the number of full months remaining within the relevant twelve-month period.
- Additional fees for specialised work will be charged on a time-cost basis. Where we intend to charge for our services on a time-cost basis, we will notify you in advance of carrying out the work and provide an estimate of the cost. The cost will depend on the expertise and seniority of our staff involved and the time it takes to carry out the work. We will require clients to agree to costs in advance of any work being undertaken, and reserve the right to request that all or some of the specialised work fees are paid in advance. At the date of this agreement, the hourly rates applicable are:

Staff Level	Hourly Rate
Client Account Executive	£175.00 plus VAT
Senior Client Account Executive	£200.00 plus VAT
Client Team Manager	£225.00 plus VAT
Senior Manager / Head of Service	£300.00 plus VAT
Director	£400.00 plus VAT

We will always endeavour to allocate work to the lowest fee tier but please note that for complex matters multiple staff of differing seniority may need to be involved.

- If you instruct us to carry out a transaction and you then change your mind, we reserve the right to charge fees on a pro-rata basis, for any work already carried out in relation to the transaction. Fees may also be due to Solicitors and any other professional advisers, for any work already carried out in relation to the transaction.
- Fee reviews will be effected on 1st July each year.
- We reserve the right to increase the level of charges, or make additional charges, for any additional work, additional investment types or documentary requirements arising from future legislative or regulatory changes or HM Revenue & Customs directives.
- We reserve the right to amend or terminate the terms of this agreement on the provision of one month’s notice in writing.
- Legal fees and disbursements, lender’s fees, valuation fees, and any other fees due to third parties in relation to your investments or professional advice received in respect of your SIPP, are payable in addition to the administration fees shown above.

### Non-Payment of Fees

In the event of the non-payment of fees due to Westerby Trustee Services Limited, or to any third party in relation to your SIPP investments or professional advice received in relation to your SIPP, Westerby Trustee Services Limited reserves the right to:

- Request that you settle the outstanding fees personally.
- Request that additional contributions are made to your SIPP(s) to cover the outstanding amount(s) (subject to such contribution limits as HM Revenue & Customs may determine at the time).
- Disinvest any investments held for your benefit in order to meet any outstanding fees.
- Cease the provision of administrative services until such time as the outstanding fees are met.
- Any additional fees incurred that are chargeable as a result of non-settlement of fees will be invoiced to the scheme in line with the relevant Trust Deed and Rules.
- Charge interest on fees outstanding over 90 days at a rate of 5% per annum.

WTSL/NSASIPP/DOCC/JS/JUL2026

