

- ▶ FSCS reference [REDACTED]
Please quote our reference when contacting us
- ▶ Representative reference [REDACTED]



Mr [REDACTED]
By email

Call
0800 678 1100 (free)

Email
www.fscs.org.uk/contact-us

Write
PO Box 300
Mitcheldean
GL17 1DY

Visit
fscs.org.uk

▶ [REDACTED] November 2017

Dear Mr [REDACTED]

We are making an interim payment to you

- ▶ We agree you have a valid claim against [REDACTED] (the Firm) regarding your self-invested personal pension (SIPP).
- ▶ We can pay you [REDACTED] in compensation for now.

How we worked out your compensation

This is an interim payment to compensate you for the loss of pension benefits when you transferred to the SIPP. It's not yet clear what your final losses will be. Please keep checking the value of your SIPP and let us know when the value becomes certain.

Your interim loss £ [REDACTED]

Amount we are able to pay under our rules £ [REDACTED]

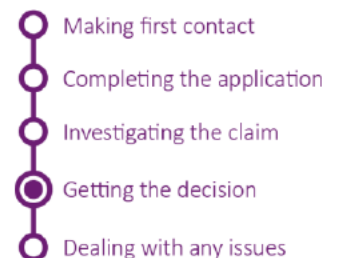
We'll check the bank account information you gave us. If everything's in order, we'll pay the compensation directly into the account. If we can't, we'll pay you by cheque.

You should receive the payment within 10 working days of the date at the top of this letter. You might need to pay some tax on it, depending on your income and circumstances. You can check this by talking to HMRC or a tax adviser.

Any questions?

If you have any questions or concerns about the decision or the payment, please contact us using the details at the top of this letter. We'll be happy to help.

Where you are in the claims process



What you need to know

How we decided on your compensation

Current notional transfer value of the pension benefits you transferred in	
SIPP cash balance	less –
Current value of [REDACTED]	less –
Indicative value of FR Land Investment Limited (Cadnam) at calculation date	less –
Interim loss	– £40,787.93

You'll find further details in the calculation summary enclosed with this letter.

Your property investment

We're unable to accurately calculate the compensation due to you in relation to your investment in FR Land Investment Limited (Cadnam) at the moment. That's because we won't be able to work out exactly how much you may have lost until it is sold. For now, we've used the valuation given by your SIPP provider to calculate your interim payment.

Once this asset is sold, please get in touch so that we can look at this part of your claim again.

Our assumptions

Your SIPP claim also included other, non-illiquid investments; the Vanguard LifeStrat 80 Equi Acc investment. We've used the actual current value to calculate any losses associated with this investment.

Notional value of your pension

If you transferred from a personal pension or from any other scheme without guarantees, the notional value of your pension fund is the amount it would be worth now if you'd left it where it was.

Value of replacement pension benefits at calculation date

When we calculate your compensation, we must look at any money you've already received from your SIPP and its current transfer value – such as cash in the bank and any securities that could be sold.

About your compensation

We are making an interim payment to compensate for part of your losses now. However, we can't be sure exactly what your overall loss will be, particularly in relation to FR Land Investment Limited (Cadnam) until we calculate your final loss in the future, when everything is more certain. Once you know what it is finally worth, you need to let us know so that we can update our calculations and decide whether you're entitled to any more compensation.

The compensation only covers money you've lost by 1 November 2017.