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Trust looks to raise cash through alternative pensions

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Altyon Partners has launched the first in a series of Exempt Property Unit Trusts that aims to raise GBP25m from the self-invested personal pension and small self-administered scheme market.

The Eput is one of only a handful of such funds in the UK that gives pension investors access to the UK commercial property market in a tax-efficient way at a time when it is beginning to show some strong recovery.

Revenue rules allow Sipp and Ssas holders to invest in exempt unit trusts or exempt property unit trusts, providing they certify themselves as sophisticated investors or are advised by an FSA authorised intermediary. The Sipp and Ssas market has been valued about GBP200 bn.

Simon Holley, chairman of Altyon Partners, said: "All the signs are that this is exactly the right moment to be putting money in to the secondary property market. The latest figures from Rics show the biggest jump on record in expectations for central London office rents, resulting in a boost to the national average rental expectation. Elsewhere rents are also on the rise. This structure gives those with pension fund money to invest a tax efficient way to benefit from this continuing recovery."

The Altyon Eput draws on the investment expertise of Simon Holley and Simon Blake, who are two of the highest rated agents in UK commercial property. The pair sold their company Holley-Blake, then a top ranking commercial agent, to CB Richard Ellis in 2006.