

Conservative National Property Advisory Committee

Chairman: Christian Sweeting BSc (Hons) K.C.S.G. , M.R.I.C.S.

Hon Secretary: Thomas Leeming BSc (Hons) MPhil M.R.I.C.S.

About CNPAC

The CNPAC provides a free strategic guidance service for Associations and Clubs with a property problem, or who wish to review their property assets. Guidance is impartial, independent and provided on an unpaid and totally confidential basis.

Who We Are

The Committee has Panels of volunteer property experts in each Region; they include chartered surveyors; certified valuers, solicitors and barristers; accountants and other building professionals. The overall objective of the CNPAC is to promote efficient use of property assets (owned or rented) to maximise potential and reduce costs.

How Can We Help?

Trustee Issues: assistance with Trust Deeds and Trustee appointments, required to hold property assets.

Management Issues: assistance with operating procedures including repairs, health and safety and security issues: the maintenance or extension or redevelopment of premises.

Commercial Issues: the capital or letting value of property opportunities to improve income from property assets; assistance with the appointment of property agents and negotiation of appropriate fees.

Legal Issues: advice to Associations or Clubs, who are either landlords or tenants, on the operation of leases; on receipt of Notices; on the negotiation of rent reviews and the enforcement of covenants under leases.

Taxation: guidance on Capital Gains Tax payable upon disposal of property assets; on the VAT liability that may be incurred or paid on rents or sales proceeds and in negotiating reduced Business Rates.

Guidance Notes: Guidance Notes and helpful Pro Forma and Systems are available. These can be followed through to an Annual Review Process for property assets whereby each AGM or Management Team receive a simple report on issues that have arisen during the year. This enables effective management, the ability to budget for future expenditure and the avoidance of nasty surprises.

CONTACT US

If your Association or Club is in need of a helping hand in respect of property matters, please contact either;

The Hon Secretary – thomas.leeming@cityhillcapital.com

The Chairman – csweeting@LCEinvest.com

The CNPAC only offer assistance when invited to do so and preferably at the invitation of the Chairman, Treasurer or Agent of an Association.

ENQUIRY FORM

PROPERTY

**Name & Address of Association
or Conservative Club:**

CONTACT

Name:

Office (Chairman, Treasurer, Agent, etc:)

Address:

Telephone: Email:

ENQUIRY

**Please provide a brief description of the nature of the enquiry or
property problem:**

RETURN TO:

**Thomas Leeming MRICS, Hon. Secretary, CNPAC
35C Dancer Road, London, SW6 4DU
thomas.leeming@cityhillcapital.com**