

# 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](mailto:thomas.leeming@cityhillcapital.com)

The Chairman – [csweeting@LCEinvest.com](mailto: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](mailto:thomas.leeming@cityhillcapital.com)**