

Modular iSIPP

Permitted Investments List

Important notes

- This document details the permissible investments for the Modular iSIPP. This information is based on our current understanding of HM Revenue & Customs (HMRC) guidelines and our own policies, both of which may be subject to change in the future. Please ensure that you always source this document from our website www.jameshay.co.uk in order to access the most up-to-date information.

For information relating to the purchase of these investments, please refer to the [Modular iPlan Technical Guide](#).
- The investment types named in this document are the allowable holdings within the Modular iSIPP. Their inclusion on the list does not mean that we endorse or recommend these investments, and returns on your investments are not guaranteed.
- We are not regulated to provide investment advice and we will not assess whether any investment is appropriate for you. You are responsible, in conjunction with your financial adviser, for choosing investments that are suitable for your individual circumstances, and for ensuring they are permitted to be held within the product. In particular, if any investment purchased is deemed to be taxable under pension legislation and/or HMRC rules, any subsequent tax liability incurred will be your responsibility.
- The Modular iSIPP is split into four investment modules: Core investments, the Whole of Market module, Commercial Property and the Specialist Investments module. Any cash held in the SIPP bank account, units or shares in funds held on our Investment Centre, Cash Panel deposit accounts and any investments held by a panel stockbroker are considered to be core investments. All other permissible investments will be held in one of the additional modules.
- Please note that new Specialist Investment purchases are no longer allowed. Investments within the Specialist Investments module can only be topped up, and these must be assessed by us prior to any top-up.
- We reserve the right to decline making an investment if the investment provider will not provide us with suitable monthly reconciliation data, or for any other reason we deem appropriate.
- We will only appoint UK based stockbrokers/investment managers who are regulated by the Financial Conduct Authority (FCA) and who agree to our operational requirements.
- Borrowing by the Modular iSIPP is only permitted in connection with a commercial property purchase. Please refer to our [Commercial Property Purchase and Maintenance Guide](#) or contact our Property Team for further information.
- Any investment types detailed in this document that are traded on a stock exchange must be purchased and held by an investment manager/stockbroker on behalf of your SIPP. If you are unsure which investment types this applies to, please contact us.
- You are not permitted to use the SIPP to acquire shares from a connected party unless the transaction relates to a transfer from an HMRC approved share scheme that is specifically allowed under regulations.
- All investment transactions must be carried out on a commercial basis.
- For information on how we hold money and investments, and how protections under UK regulations will apply, please refer to the [How your Money and Investments are held within James Hay Products](#) document, available on our website.
- If you are unsure whether a particular investment is permitted, please contact us via secure message, call us on 03455 212 414 or write to us at Dunn's House, St Paul's Road, Salisbury, SP2 7BF.

Permitted investments

Core investments

Unit trusts and OEICs held in the Investment Centre	The Collect and Select ranges of Investment Centre funds for the Modular iSIPP are a mixture of authorised unit trusts and Open Ended Investment Companies (OEICs), which qualify as Collective Investment Schemes.
Investments traded via a panel stockbroker	<p>Stocks and shares can be purchased and held with a stockbroker from our panel, including those traded on the London Stock Exchange, Alternative Investment Market (AIM), an HMRC recognised stock exchange or FCA recognised investment exchange.</p> <p>This covers most transferable securities, including investment trusts, Closed Ended Investment Funds, UK REITs (Real Estate Investment Trusts), government securities, debenture and loan stocks, depositary interests and depositary receipts, shares in companies (equities), fixed interest securities issued by government or other bodies, warrants (for equities), Permanent Interest Bearing Shares (PIBS), convertible securities and Exchange Traded Funds (ETFs).</p>
Fixed term deposit accounts with providers on our Cash Panel	Cash deposit accounts opened for a fixed term with any of the banking providers on our Cash Panel. Interest is paid at the rate set on the day that the money is received by the banking provider, and no withdrawals/closures are permitted during the term. Please visit the Cash Deposit Accounts page of our website www.jameshay.co.uk for availability and further information.

Whole of Market module

OEICs, unit trusts and units/shares in Collective Investment Schemes not held on the Investment Centre ¹	<p>Where they are not available within the Investment Centre, the following may be permitted to be held within the Whole of Market module:</p> <ul style="list-style-type: none"> • Open Ended Investment Companies (OEICs) that are: <ul style="list-style-type: none"> – within the meaning of section 236 of the Financial Services and Markets Act 2000 (FSMA 2000) and are UK incorporated and FCA regulated, or – constituted outside the UK and are recognised schemes for the purposes of Part 17 of FSMA 2000. • Authorised unit trusts which are based in the UK and FCA regulated.
Managed portfolios of collective investments ¹	Managed portfolio arrangements provided by an FCA regulated company which invests in Collective Investment Schemes that qualify as permissible investments, in accordance with the 'Units/shares in Collective Investment Schemes' section above.
Investments held by an investment manager/ stockbroker not on our panel	The investment manager/stockbroker must be UK based and FCA regulated, and agree to our operational requirements. Please visit our website for a list of the third parties with whom we currently have agreements, and refer to your chosen investment manager/stockbroker for further information.
Deposit accounts	Other than the SIPP bank account held with our banking provider(s) and any fixed term deposit accounts from our Cash Panel, any deposit account must be held by an investment manager in their nominee's name.
Investment plans ¹	Investment plans provided by an FCA regulated company which are designed to be held by the trustees of a registered pension scheme.
Insurance company managed funds and unit linked funds	The insurance company must either be based and authorised within the UK, or based and authorised on the Isle of Man under the Manx Insurance Act 1986 and authorised by the FCA to carry out investment business in the UK.
Structured products ¹	<p>The structured product must either be:</p> <ul style="list-style-type: none"> • a deposit account with a licensed deposit taker, based in the UK on terms under which any interest or premium paid is according to a formula which involves the performance of an index or combination of indices (other than money market indices). The term must be for a specified period with access being available during the term, albeit at possible penalties, but with partial withdrawals not allowed; or • an equity based product which provides an agreed level of income or growth over a specified investment period, with the return of initial capital at the end of the investment period linked by a pre-set formula to the performance of an index or a combination of indices or a 'basket' of listed shares. The underlying equity investment must itself be listed on a recognised stock exchange.

¹ Please note that these investment types could be 'Complex Products' and if so, we will only allow you to invest in them if you have received financial advice. Please see the section on Complex Products for more information.

Permitted investments (continued)

National Savings and Investments (NS&I) products	The NS&I product must be able to be owned by a corporate trustee and must pay out in the event of the death of the underlying pension scheme member.
Investment grade gold bullion	Gold of a purity not less than 995 thousandths that is in a form of a bar or a wafer, of a weight accepted by the bullion markets, and purchased via a gold bullion provider which has met our requirements and holds the gold bullion in a safe storage facility.
Venture Capital Trusts (VCTs)	<p>Venture Capital Trusts (VCTs) that are listed, or dealt, on an HMRC or FCA recognised stock exchange. These must be purchased and held by a UK based stockbroker/investment manager who is FCA regulated.</p> <p>The Modular iSIPP can only buy shares in a VCT through the stock exchange and not directly through a new issue.</p>

Commercial property module

Commercial property	Direct purchase of commercial property in the UK (including agricultural land, hotels, nursing homes, and public houses). Please note that the direct purchase of residential property, or commercial property overseas, is not permitted within the Modular iSIPP. Please read the Commercial Property Purchase and Maintenance Guide on our website for further information.
---------------------	--

Investments permitted under certain circumstances

If you already hold one of these types of investments in your Modular iSIPP, you may be able to make additional investments (top ups) into the same investment, subject to our review and requirements in place at the time the top up investment is requested. If you wish to top up an existing investment, please read our [Specialist Investments \(also known as Non-Standard Investments\) Guide](#) which is available from our website at www.jameshay.co.uk.

New investments (other than top ups) are no longer permitted into these types of specialist investments.

Non-Mainstream Pooled Investments (NMPis) including Unregulated Collective Investment Schemes (including Overseas UCIS) and similar vehicles	Shares in unquoted private companies (both UK and overseas)
Loans to unconnected third parties (excluding individuals, sole traders and partnerships with three or fewer partners)	Pooled investment vehicles and syndicates where the member cannot influence or control the investment (known as 'Genuinely Diverse Commercial Vehicles')

Non-permitted investments

Please note that this list is not exhaustive and does not cover all non-permissible investment types for the Modular iSIPP. If you are unsure about the permissibility of a certain investment, please contact us.

Direct purchase of residential property (UK or overseas)	Premium bonds	Wasting assets
Direct purchase of commercial property overseas	Residential ground rents	Direct investment in cryptocurrency, cryptoasset derivatives and cryptoasset exchange traded notes
Direct purchase of tangible, moveable property (such as art or antiques)	Loans to connected parties	Crowdfunding
Indirect investment in tangible or residential property with a majority shareholding/control	US mutual funds	New investments into second hand/traded endowment policies
Intellectual property	Land banking (as defined by the FCA)	New investments into Futures and Options (as defined by the FCA)
Property limited liability partnerships	Direct holdings in commodities (such as precious metals, other than investment grade gold bullion)	New investments into Contracts for Difference (CFD)

Complex Products

We will only allow you to invest in Complex Products if you have received advice from a regulated financial adviser in respect of the proposed investment.

Under regulations, there is no definition of Complex Products. However, the regulations define Non-Complex Products as follows:

- Units/shares in a UCITS qualifying Collective Investment Scheme;
- Shares, bonds and other forms of securitised debt admitted to trading on a trading venue;
- Structured deposits;
- Money market instruments; and
- Other products that meet certain criteria, including:
 - having frequent opportunities to trade at publicly available prices,
 - do not involve potential liability that exceeds the original investment,
 - do not include exit charges that have the effect of making the investment illiquid, and
 - where adequate comprehensive information on the investment is publicly available and likely to be readily understood by the average retail client.

Complex Products are therefore anything that is outside of this definition of Non-Complex Products. Specifically, Complex Products are investments involving derivatives or where the opportunity to sell is infrequent.

If you are investing without having received financial advice and are unsure if your proposed investment is a Complex Product, please ask the investment provider.

We are able to provide literature in alternative formats. For a Braille, large print, audio or E-text version of this document call us on 03455 212 414 (or via the Typetalk service on 18001 03455 212 414).

James Hay Partnership is the trading name of James Hay Partnership Management Limited (JHPM) (registered in England number 02538532); James Hay Services Limited (JHS) (registered in Jersey number 77318); IPS Pensions Limited (IPS) (registered in England number 2601833); James Hay Administration Company Limited (JHAC) (registered in England number 4068398); James Hay Pension Trustees Limited (JHPT) (registered in England number 1435887); James Hay Wrap Managers Limited (JHWM) (registered in England number 4773695); James Hay Wrap Nominee Company Limited (JHWNC) (registered in England number 7259308); PAL Trustees Limited (PAL) (registered in England number 1666419); Sarum Trustees Limited (SarumTL) (registered in England number 1003681); The IPS Partnership Plc (IPS Plc) (registered in England number 1458445); Union Pension Trustees Limited (UPT) (registered in England number 2634371). JHS has its registered office at Aztec Group House, 11-15 Seaton Place, St Helier, Jersey, JE4 0QH. JHPM, IPS, JHAC, JHPT, JHWM, JHWNC, PAL, SarumTL, IPS Plc, and UPT have their registered office at Dunn's House, St Paul's Road, Salisbury, SP2 7BF. JHAC, JHWM, IPS and IPS Plc are authorised and regulated by the Financial Conduct Authority. (3/21)