

Andrew Ray Pension Scheme
Unit 9, Adams Court
Mountfield Road
New Romney
Kent TN28 8LH

Pension Practitioner
48 Chorley New Road
Bolton
BL1 4AP

Dear Emily

31st October 2018

RE: Andrew Ray Pension Scheme Tax Return

Further to receiving your email dated 17th October 2018 I can report the annual statement for the Andrew Ray Pension Scheme as follows:

Acquisitions, Ownership and Disposals of Property

Plots 15 & 16, Collins Road, Mountfield Industrial Estate, New Romney, Kent. is owned by the scheme. The property is open land roughly of 0.9 acres. The land was purchased with planning permission now expired. Alternative planning applications are being considered. No actions currently except general maintenance and public liability insurance paid.

This property has an estimated value of £95,000

7 Park Place, Dover CT16 1DF is owned by the scheme. The property is a three storey Victorian streetside building with a commercial ground floor and residential above. The ground floor was a micropub but became unoccupied.

The leasee vacated the property on the 22nd December 2017 and surrendered the two leases. Due to problems with dilapidations and the tenant's lawyers the surrender document was completed on the 5th February 2018.

This property has an estimated value of £100,000

A new longer (999 years) commercial lease for the residential upper floors has been negotiated with Embrake Management Ltd. The original lease was due to expire on the 30th June 2018. The upper floors were being marketed at £90,000 on an extended lease, but the best offer received was £75,000 and later withdrawn. Clive Emson Auctioneers also valued the property at £75,000 but proposed that the guide price be stated at £70,000.

Embrake Management Ltd agreed to purchase the new lease for a premium of £75,000 with a deduction for surrendering the existing lease. The final premium paid was £71,700.00 with all legal costs being borne by Embrake Management Ltd. The payment was received on the 8th January 2018, with the lease registered at the beginning of May 2018.

This is a connected transaction. Andrew Ray and James Ray are directors and shareholders of Embrake Management Ltd.

Unit 9, Adams Court, Mountfield Road, New Romney TN28 8LH is owned by the scheme. Embrake Management Ltd has been using 50% of the floor area and paying an annual rent of £2600 up until the end of the accounting period. The use of 50% of the floor area has been taken up by Athelstan Associates Ltd from the beginning of the 2018-2019 accounting period.

Building control approval has been received for internal modifications. These are ongoing. Several prospective offers have been made by interested tenants but none have made a formal offer or entered into negotiations as yet.

This property has an estimated value of £85,000

Acquisitions, Ownership and Disposals of Employer's Shares: None.

Acquisitions, Ownership and Disposals of Unquoted Company Shares: None.

Loans to Connected Parties: None

Loans to Unconnected Parties: None.

Interest in Tangible Movable Property: None.

The Scheme has a chequing account with the Bank of Scotland. The balance at the end of the accounting period was £325,826.93.

A Bank Account Schedule is also attached showing the outgoing and incoming bank payments. As you can see there is not significant activity in the account. The cash funds are being held ready for proposed developments and purchases.

I am still the sole member of the Scheme. The Scheme has two trustees namely James Ray and myself, also acting as Scheme Administrators. The Scheme has two associated Employers. These are Athelstan Associates Ltd and Embrake Management Ltd.

I trust this meets with your requirements but I can provide additional clarification if necessary. I can be contacted via email or on 07854 954994.

Yours sincerely

Andrew Ray on behalf of Andrew Ray Pension Scheme

Andrew Ray Pension Scheme

Bank Account Payment Schedule April 2017 to March 2018

Opening Balance	241,021.93
-----------------	------------

Credits

02/04 Embrake Management: 7 Park Place Rent	5342.71
---	---------

01/09 Embrake Management: 7 Park Place Rent	3189.86
---	---------

09/11 Interest	5.47
----------------	------

11/12 Interest	21.88
----------------	-------

05/01 Embrake Management: 7 Park Place/Unit9 Rent 7 Park Place £1872.33; Unit9 £2600.00	4472.33
--	---------

08/01 Embrake Management: 7 Park Place Lease Premium	71,700.00
--	-----------

09/01 Interest	20.09
----------------	-------

09/02 Interest	27.67
----------------	-------

09/03 Interest	24.99
----------------	-------

Closing Balance	325,826.93
-----------------	------------

Debits	None
--------	------

Notes:

Gross interest received	£100.10
-------------------------	---------

Rent received 7 Park Place, Dover/Unit 9 Adams Court	£13004.90
--	-----------