

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

27th May 2019

RE: Andrew Ray Pension Scheme Annual Statement 2018-2019

Further to our discussions and emails we 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 open land 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 street-side building with a commercial ground floor and residential above. Planning permission was obtained from Dover District Council for change of use of part of the ground floor to Offices (B1). Planning permission was granted on the 5th December 2018.

This property had an estimated value of £100,000, but a recent valuation (Tersons) valued this part of the property at £80,000.

It is intended to set up an office share arrangement with Embrake Management Ltd and others. Embrake Management Ltd is paying for a single desk space commencing 01.10.18. at the rate of £60/week (market value). Planning permission for new signage has also been received recently, and marketing of the office share facility will be commencing shortly.

Embrake Management Ltd purchased the ground rent element for 7A Park Place, Dover. This followed confirmation that granting of a commercial lease for the residential upper floors to Embrake Management Ltd with associated service charges, such as ground rent, was in breach of current pension investment rules. The ground rent is the only service charge for 7A.

Embrake Management Ltd agreed to purchase the ground rent for 7A Park Place for the sum of £660.00 (market value). We understand that this transaction will require a tax payment. The payment was received on the 1st April 2019, with the associated Deed of Variation dated 27th March 2019. The Deed of Variation is in the process of registration with the Land Registry.

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. Athelstan Associates Ltd has been using 50% of the floor area and paying an annual rent of £2600 up until the end of the reporting period. The annual rent has not been paid at this time due to banking problems shortly to be resolved.

Building control inspections have been carried for minor internal modifications and improvements. These are ongoing. 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: £60,000 to Embrake Management Ltd. Loan commenced

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 £268,388.22. This banking facility is being withdrawn in June 2019.

A Bank Account Transaction Schedule is also attached showing the outgoing and incoming bank transactions. The cash funds are still 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 would be pleased to confirm tax payments and banking issues at the earliest opportunity.

Yours sincerely

Andrew Ray on behalf of Andrew Ray Pension Scheme

Andrew Ray Pension Scheme

Bank Account Transaction Schedule April 2018 to March 2019

09/04	CR: BOS Interest	27.67
03/04	DR: Shepway District Council; Building Control Inspection fee for Unit 9 Adams Court, New Romney Cheque 010052	257.27
27/04	DR: Marshdown Insurance: Insurance premium Public liability for Plot 15&16, New Romney Cheque 010053	204.80
09/05	CR: BOS Interest	26.75
11/06	CR: BOS Interest	29.42
09/07	CR: BOS Interest	24.97
09/08	CR: BOS Interest	45.48
10/09	CR: BOS Interest	99.89
18/09	DR: Embrake Management Ltd: Loan Cheque 010054	60,000.00
09/10	CR: BOS Interest	77.89
09/11	CR: BOS Interest	78.98
13/11	DR: Pension Practioner.Com: Practioner Fee January 2018 - January 2019 Cheque 010055	808.50
04/12	DR: Tersons: Valuation fee for 7 Park Place Dover CT16 1DF Cheque 010056	480.00
09/12	CR: BOS Interest	78.76
07/01	CR: Embrake Management: Loan Interest 14.09.18 – 31.12.18; Invoice 18/01	525.00
07/01	CR: Embrake Management Ltd: Desk Hire 7 Park Place, Dover CT16 1DF; Invoice 18/01	780.00
07/01	CR: Embrake Management Ltd: Ground rent 7A Park Place, Dover CT16 1DF; Invoice 18/01	50.00
07/01	CR: Embrake Management Ltd: Rack of Ale rent 7 Park Place, Dover CT16 1DF; Invoice 18/01	2656.59

07/01 DR: Embrake Management Ltd: Insurance 7 Park Place, Dover CT16 1DF; Invoice 18/01	274.00
09/01 CR: BOS Interest	76.22
06/02 DR: Pension Practioner.Com: Practitioner Fee January 2019 – January 2020 Cheque 010057	808.50
11/02 CR: BOS Interest	84.88
11/03 CR: BOS Interest	71.86
01/04 CR: Embrake Management: Sale of Ground Rent 7A Park Place, Dover CT16 1DF	660.00
Opening Balance	325,826.93
Credits	5394.36
Debits	62833.07
Closing Balance	268,388.22

Notes:

Gross interest received from Bank of Scotland Account	722.77
Rent due from Athelstan Associates for Unit 9 Adams Court April 2018 to March 2019	2600.00
Desk Hire due from Embrake Management Ltd January 2019 – April 2019; Invoice 19/01	1020.00
Loan Interest due from Embrake Management Ltd January 2019 – April 2019; Invoice 19/01	600.00