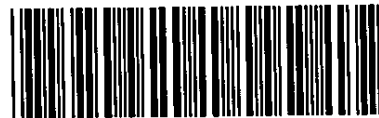


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Report of the Directors and  
Financial Statements for the Year Ended 31 March 2016  
for  
Arundel Corp

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Arundel Corp

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for the Year Ended 31 March 2016

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Arundel Corp

Company Information  
for the Year Ended 31 March 2016

**DIRECTORS:**

VA Scarles  
N Scarles

**REGISTERED OFFICE:**

DELAPORT COACHHOUSE  
WHEATHAMPSTEAD  
HERTS  
AL4 8RQ

**REGISTERED NUMBER:**

FC014884 (England and Wales)

Anundel Corp

Report of the Directors  
for the Year Ended 31 March 2016

The directors present their report with the financial statements of the company for the year ended 31 March 2016

**DIRECTORS**

The directors shown below have held office during the whole of the period from 1 April 2015 to the date of this report

VA Scarles

N Scarles

**STATEMENT OF DIRECTORS' RESPONSIBILITIES**

The directors are responsible for preparing the Report of the Directors and the financial statements in accordance with applicable law and regulations

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to

- select suitable accounting policies and then apply them consistently,
- make judgements and accounting estimates that are reasonable and prudent,
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS**

So far as the directors are aware, there is no relevant audit information (as defined by Section 418 of the Companies Act 2006) of which the company's auditors are unaware, and each director has taken all the steps that he or she ought to have taken as a director in order to make himself or herself aware of any relevant audit information and to establish that the company's auditors are aware of that information.

This report has been prepared in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

**ON BEHALF OF THE BOARD:**



VA Scarles - Director

Date

14/10/16

Report of the Independent Auditors to the Members of  
Arundel Corp

We have audited the financial statements of Arundel Corp for the year ended 31 March 2016 on pages five to eleven. The financial reporting framework that has been applied in their preparation is applicable law and the Financial Reporting Standard for Smaller Entities (effective January 2015) (United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities).

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in a Report of the Auditors and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

**Respective responsibilities of directors and auditors**

As explained more fully in the Statement of Directors' Responsibilities set out on page two, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

**Scope of the audit of the financial statements**

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed, the reasonableness of significant accounting estimates made by the directors, and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Report of the Directors to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

**Opinion on financial statements**

In our opinion the financial statements

- give a true and fair view of the state of the company's affairs as at 31 March 2016 and of its profit for the year then ended,
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities, and
- have been prepared in accordance with the requirements of the Companies Act 2006.

**Opinion on other matter prescribed by the Companies Act 2006**

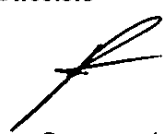
In our opinion the information given in the Report of the Directors for the financial year for which the financial statements are prepared is consistent with the financial statements.

Report of the Independent Auditors to the Members of  
Arundel Corp

**Matters on which we are required to report by exception**

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us, or
- the financial statements are not in agreement with the accounting records and returns, or
- certain disclosures of directors' remuneration specified by law are not made, or
- we have not received all the information and explanations we require for our audit, or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption from the requirement to prepare a Strategic Report or in preparing the Report of the Directors



Roger Cox FCA (Senior Statutory Auditor)

Date 15/10/2016

Miller and Co

Chartered Accountants  
Statutory Auditors  
5 Imperial Court  
Laporte Way  
Luton LU4 8FZ

Arundel Corp

Profit and Loss Account  
for the Year Ended 31 March 2016

	Notes	31 3 16 £	31 3 15 £
<b>TURNOVER</b>		1,771,680	1,788,943
Cost of sales		184,395	231,814
<b>GROSS PROFIT</b>		1,587,285	1,557,129
Administrative expenses		86,607	86,421
<b>OPERATING PROFIT</b>	2	1,500,678	1,470,708
Profit on sale of investment properties	3	292,441	-
		1,793,119	1,470,708
Interest receivable and similar income		8,092	3,918
		1,801,211	1,474,626
Interest payable and similar charges		587,904	612,289
<b>PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION</b>		1,213,307	862,337
Tax on profit on ordinary activities	4	194,140	174,344
<b>PROFIT FOR THE FINANCIAL YEAR</b>		1,019,167	687,993

The notes form part of these financial statements

Arundel Corp

Statement of Total Recognised Gains and Losses  
for the Year Ended 31 March 2016

	31 3 16 £	31 3 15 £
<b>PROFIT FOR THE FINANCIAL YEAR</b>	1,019,167	687,993
Unrealised surplus on revaluation of properties	375,000	456,300
<b>TOTAL RECOGNISED GAINS AND LOSSES RELATING TO THE YEAR</b>	<u>1,394,167</u>	<u>1,144,293</u>

The notes form part of these financial statements



Arundel Corp (Registered number FC014884)

Balance Sheet  
31 March 2016

	Notes	31 3 16 £	£	31 3 15 £	£
<b>FIXED ASSETS</b>					
Investment property	5		26,736,500		27,196,500
<b>CURRENT ASSETS</b>					
Debtors	6	464,803		35,223	
Cash at bank		727,678		1,637,970	
		1,192,481		1,673,193	
<b>CREDITORS</b>					
Amounts falling due within one year	7	7,052,371		7,701,799	
<b>NET CURRENT LIABILITIES</b>			(5,859,890)		(6,028,606)
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			20,876,610		21,167,894
<b>CREDITORS</b>					
Amounts falling due after more than one year	8		4,605,630		4,705,233
<b>NET ASSETS</b>			16,270,980		16,462,661
<b>CAPITAL AND RESERVES</b>					
Called up share capital	10		100		100
Revaluation reserve	11		3,478,964		3,189,812
Profit and loss account	11		12,791,916		13,272,749
<b>SHAREHOLDERS' FUNDS</b>			16,270,980		16,462,661

The financial statements have been prepared in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies and with the Financial Reporting Standard for Smaller Entities (effective January 2015)

The financial statements were approved by the Board of Directors on  
its behalf by

14/10/16

and were signed on



VA Scarles - Director

The notes form part of these financial statements

**1 ACCOUNTING POLICIES**

**Accounting convention**

The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015)

**Turnover**

Turnover represents the rents received from the investment properties owned by the Company. Turnover is recognised on a receivable basis.

**Investment properties**

In accordance with SSAP 19 investment properties are revalued at open market value annually by either independent professional third party valuers or the directors. The aggregate surplus or deficit is transferred to revaluation reserve, subject to individual impairments in value. No depreciation is provided on investment properties.

However the Companies Act 2006 requires that all properties should be depreciated. This requirement conflicts with the generally accepted principle set out in SSAP 19.

The directors consider that these properties are not held for trading use but are held for their investment potential. It is therefore necessary to adopt SSAP 19 as to depreciate them would not give a true and fair view. If this departure from the Act had not been made, the profit for the financial year would have been reduced by depreciation. However, the amount of depreciation cannot reasonably be quantified because depreciation is only one of the many factors reflected in the annual valuation.

**Deferred tax**

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

**2 OPERATING PROFIT**

The operating profit is stated after charging

	31 3 16	31 3 15
	£	£
Auditors' remuneration	<u>3,276</u>	<u>3,078</u>
Directors' remuneration and other benefits etc	<u>80,000</u>	<u>80,000</u>

**3 EXCEPTIONAL ITEMS - PROFIT ON SALE OF INVESTMENT PROPERTIES**

The exceptional item is the profit on the sale of investment properties during the year. The tax charge in respect of these transactions is £12,928.

**4 TAXATION**

**Analysis of the tax charge**

The tax charge on the profit on ordinary activities for the year was as follows

	31 3 16	31 3 15
	£	£
Current tax		
UK corporation tax	<u>194,140</u>	<u>174,344</u>
Tax on profit on ordinary activities	<u>194,140</u>	<u>174,344</u>

Arundel Corp

Notes to the Financial Statements - continued  
for the Year Ended 31 March 2016

5 **DIVIDENDS**

	31 3 16	31 3 15
	£	£
Ordinary shares of £0.50 each		
Final	1,500,000	-

6 **INVESTMENT PROPERTY**

	Total £
<b>COST OR VALUATION</b>	
At 1 April 2015	27,196,500
Disposals	(835,000)
Revaluations	375,000
At 31 March 2016	26,736,500
<b>NET BOOK VALUE</b>	
At 31 March 2016	26,736,500
At 31 March 2015	27,196,500

Cost or valuation at 31 March 2016 is represented by

	£
Valuation in 2016	26,736,500

The investment properties were valued by various firms of Surveyors. Five properties were revalued by Savills in March 2016. Some of the properties were valued by Cushman and Wakefield, Commercial Property and Real Estate Consultants, in April 2014. The remaining properties were valued by Cluttons, LLP Chartered Surveyors. Some properties were valued in February and April 2009 and the other properties were valued in November 2010.

The historical cost of the properties is £23,257,536.

The Directors have estimated that the sale of the properties would result in a potential tax liability of £669,861. There are no plans to sell the properties at the present time.

7 **DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	31 3 16	31 3 15
	£	£
Trade debtors	464,497	35,223
Tax	306	-
	464,803	35,223

8 **CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	31 3 16	31 3 15
	£	£
Bank loans and overdrafts	6,381,391	7,000,000
Trade creditors	401,264	428,847
Social security and other taxes	194,140	174,393
Accruals and deferred income	75,576	98,559
	7,052,371	7,701,799

Notes to the Financial Statements - continued  
for the Year Ended 31 March 2016

9 CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31 3 16 £	31 3 15 £
Bank loans more 5 yr by instal	4,605,630	4,705,233
Amounts falling due in more than five years		
Repayable by instalments		
Bank loans more 5 yr by instal	4,605,630	4,705,233

10 SECURED DEBTS

The following secured debts are included within creditors

	31 3 16 £	31 3 15 £
Bank loans	10,987,021	11,705,233

The bank loans are secured by a first legal charge on the company's properties

11 CALLED UP SHARE CAPITAL

Allotted, issued and fully paid			31 3 16	31 3 15
Number	Class	Nominal value	£	£
200	Ordinary	£0 50	100	100

	2016 Number of Shares	2015 Number of Shares
Authorised Share Capital		
Ordinary \$1 Shares	10,000	10,000
Called up Fully Paid Share Capital		
Ordinary \$1 Shares	200	200

12 RESERVES

	Profit and loss account £	Revaluation reserve £	Totals £
At 1 April 2015	13,272,749	3,189,812	16,462,561
Profit for the year	1,019,167		1,019,167
Dividends	(1,500,000)		(1,500,000)
Revaluation of assets in year	-	375,000	375,000
Sale of investment property	-	(85,848)	(85,848)
At 31 March 2016	12,791,916	3,478,964	16,270,880



**13 RELATED PARTY DISCLOSURES**

Mrs V A Scarles is a partner in Sherwood Services, a property managing agent. During the year the Company paid £76452 (2015 £74237) to the partnership to manage its' properties. At 31 March 2016 £8478 is owed to the Company by Sherwood Services. At 31 March 2015 £48365 was owed by the company to Sherwood Services. All transactions are on an arms length basis.

The ultimate controlling party is HSBC Trustees