

REGISTERED NUMBER: FC014884 (England and Wales)

ARUNDEL CORP.
REPORT OF THE DIRECTORS AND
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2018

Miller & Co
Statutory Auditor
Chartered Accountants
5 Imperial Court
Laporte Way
Luton
Bedfordshire
LU4 8FE



ARUNDEL CORP.

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for the Year Ended 31 March 2018**

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ARUNDEL CORP.

COMPANY INFORMATION
for the Year Ended 31 March 2018

DIRECTORS:

V A Scarles
N Scarles

REGISTERED OFFICE:

Lynch Farm
The Lynch
Kensworth
Bedfordshire
LU6 3QZ

REGISTERED NUMBER:

FC014884 (England and Wales)

INDEPENDENT AUDITORS:

Miller & Co
Statutory Auditor
Chartered Accountants
5 Imperial Court
Laporte Way
Luton
Bedfordshire
LU4 8FE

ARUNDEL CORP.

**REPORT OF THE DIRECTORS
for the Year Ended 31 March 2018**

The directors present their report with the financial statements of the company for the year ended 31 March 2018.

PRINCIPAL ACTIVITY

The principal activity of the company in the year under review was that of property investment.

DIRECTORS

The directors shown below have held office during the whole of the period from 1 April 2017 to the date of this report.

V.A Scarles

N Scarles

DIRECTORS' RESPONSIBILITIES STATEMENT

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;

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:



V A Scarles - Director

21 June 2018

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF ARUNDEL CORP.

Opinion

We have audited the financial statements of Arundel Corp. (the 'company') for the year ended 31 March 2018 which comprise the Income Statement, Statement of Financial Position, Statement of Changes in Equity and Notes to the Financial Statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

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.

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 March 2018 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The directors are responsible for the other information. The other information comprises the information in the Report of the Directors, but does not include the financial statements and our Report of the Auditors thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Opinion on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- 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; and
- the Report of the Directors has been prepared in accordance with applicable legal requirements.

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF ARUNDEL CORP.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Directors.

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.

Responsibilities of directors

As explained more fully in the Directors' Responsibilities Statement 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, and for such internal control as the directors determine necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Our responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Auditors that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Auditors.



Roger Cox FCA (Senior Statutory Auditor)
for and on behalf of Miller & Co
Statutory Auditor
Chartered Accountants
5 Imperial Court
Laporte Way
Luton
Bedfordshire
LU4 8FE

22 June 2018

Miller and Co.

ARUNDEL CORP.

**INCOME STATEMENT
for the Year Ended 31 March 2018**

	Notes	2018 £	2017 £
TURNOVER		1,658,586	1,722,950
Cost of sales		<u>103,373</u>	<u>208,979</u>
GROSS PROFIT		1,555,213	1,513,971
Administrative expenses		<u>102,967</u>	<u>87,212</u>
OPERATING PROFIT		1,452,246	1,426,759
Profit on sale of investment properties	6	<u>154,602</u>	<u>693,074</u>
		1,606,848	2,119,833
Interest receivable and similar income		<u>5,008</u>	<u>1,284</u>
		1,611,856	2,121,117
Interest payable and similar expenses		<u>398,913</u>	<u>418,607</u>
PROFIT BEFORE TAXATION		1,212,943	1,702,510
Tax on profit		<u>227,870</u>	<u>224,527</u>
PROFIT FOR THE FINANCIAL YEAR		<u>985,073</u>	<u>1,477,983</u>

The notes form part of these financial statements

ARUNDEL CORP. (REGISTERED NUMBER: FC014884)

STATEMENT OF FINANCIAL POSITION
31 March 2018

	Notes	2018		2017	
		£	£	£	£
FIXED ASSETS					
Investment property	8		25,211,500		25,796,500
CURRENT ASSETS					
Debtors	9	2,469		-	
Cash at bank		1,364,495		2,591,192	
		<u>1,366,964</u>		<u>2,591,192</u>	
CREDITORS					
Amounts falling due within one year	10	<u>770,477</u>		<u>815,279</u>	
NET CURRENT ASSETS			<u>596,487</u>		<u>1,775,913</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>25,807,987</u>		<u>27,572,413</u>
CREDITORS					
Amounts falling due after more than one year	11		(7,788,214)		(9,891,412)
PROVISIONS FOR LIABILITIES	13		-		(35,230)
NET ASSETS			<u><u>18,019,773</u></u>		<u><u>17,645,771</u></u>
CAPITAL AND RESERVES					
Called up, paid and allotted share capital			100		100
Non distributable reserve			3,060,250		3,257,734
Retained earnings			<u>14,959,423</u>		<u>14,387,937</u>
SHAREHOLDERS' FUNDS			<u><u>18,019,773</u></u>		<u><u>17,645,771</u></u>

The financial statements have been prepared in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

The financial statements were approved by the Board of Directors on 21 June 2018 and were signed on its behalf by:



V A Scarles - Director

ARUNDEL CORP.

**STATEMENT OF CHANGES IN EQUITY
for the Year Ended 31 March 2018**

	Called up, paid and allotted share £	Retained earnings £	Non distributable reserve £	Total equity £
Balance at 1 April 2016	100	12,791,916	3,375,772	16,167,788
Changes in equity				
Total comprehensive income	-	1,596,021	(118,038)	1,477,983
Balance at 31 March 2017	100	14,387,937	3,257,734	17,645,771
Changes in equity				
Dividends	-	(646,300)	-	(646,300)
Total comprehensive income	-	1,217,786	(197,484)	1,020,302
Balance at 31 March 2018	100	14,959,423	3,060,250	18,019,773

The notes form part of these financial statements

ARUNDEL CORP.

NOTES TO THE FINANCIAL STATEMENTS for the Year Ended 31 March 2018

1. STATUTORY INFORMATION

Arundel Corp. is a private company, limited by shares, registered in Panama. The Company's registered number and establishment office address can be found on the Company Information page.

The presentation currency of the financial statements is the Pound Sterling, rounded to the nearest Pound.

2. STATEMENT OF COMPLIANCE

These financial statements have been prepared in accordance with the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006.

3. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

Income recognition

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

Investment properties

Investment property is shown at its' most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the profit and loss account and then transferred to non distributable reserve.

Taxation

Current tax represents the amount of tax payable or receivable in respect of the taxable profit (or loss) for the current or past reporting periods. It is measured at the amount expected to be paid or recovered using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Deferred tax represents the future tax consequences or transactions and events recognised in the financial statements of current and previous periods. It is recognised in respect of all timing differences, with certain exceptions. Timing differences are differences between taxable profits and total comprehensive income as stated in the financial statements that arise from the inclusion of income and expense in tax assessments in periods different from those in which they are recognised in the financial statement. Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date that are expected to apply to the reversal of timing differences. Deferred tax on revalued non-depreciable tangible fixed assets and investment properties is measured using the rates and allowances that apply to the sale of the asset.

4. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 1 (2017 - 1).

5. AUDITORS' REMUNERATION

	2018	2017
	£	£
Fees payable to the company's auditors for the audit of the company's financial statements	<u>3,504</u>	<u>3,768</u>

ARUNDEL CORP.

**NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 March 2018**

6. 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 £28677.

7. DIVIDENDS

	2018 £	2017 £
Ordinary shares of \$1 each		
Final	646,300	-

8. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 April 2017	25,796,500
Disposals	(585,000)
At 31 March 2018	25,211,500
NET BOOK VALUE	
At 31 March 2018	25,211,500
At 31 March 2017	25,796,500

Fair value at 31 March 2018 is represented by:

	£
Valuation in 2002	1,275,951
Valuation in 2003	114,200
Valuation in 2004	383,200
Valuation in 2005	1,051,600
Valuation in 2007	1,435,000
Valuation in 2008	520,000
Valuation in 2010	(2,100,000)
Valuation in 2011	(756,000)
Valuation in 2015	761,300
Valuation in 2016	375,000
Cost	22,151,249
	25,211,500

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 directors consider that these valuations represent the fair value of the investment properties at the balance sheet date.

The historical cost of the properties is £22,151,249

ARUNDEL CORP.

**NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 March 2018**

9. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2018	2017
	£	£
Other debtors	2,469	-
	<u> </u>	<u> </u>

10. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2018	2017
	£	£
Bank loans and overdrafts	109,317	108,588
Trade creditors	395,294	410,997
Social security and other taxes	227,870	292,183
Accruals and deferred income	37,996	3,511
	<u> </u>	<u> </u>
	770,477	815,279
	<u> </u>	<u> </u>

11. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2018	2017
	£	£
Bank loans - 2-5 years	7,788,214	494,795
Bank loans more 5 yr by instal	-	9,396,617
	<u> </u>	<u> </u>
	7,788,214	9,891,412
	<u> </u>	<u> </u>

Amounts falling due in more than five years:

Repayable by instalments		
Bank loans more 5 yr by instal	-	9,396,617
	<u> </u>	<u> </u>

12. SECURED DEBTS

The following secured debts are included within creditors:

	2018	2017
	£	£
Bank loans	7,897,531	10,000,000
	<u> </u>	<u> </u>

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

13. PROVISIONS FOR LIABILITIES

	2018	2017
	£	£
Deferred tax	-	35,230
	<u> </u>	<u> </u>

	Deferred tax
	£
Balance at 1 April 2017	35,230
Unused amounts reversed during year	(35,230)
	<u> </u>
Balance at 31 March 2018	-
	<u> </u>

ARUNDEL CORP.

**NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 March 2018**

14. RELATED PARTY DISCLOSURES

Mrs V A Scarles is a partner in Sherwood Services, a property managing agent. During the year the Company paid £68,926 (2017 £76,876) to the partnership to manage its' properties. At 31 March 2017 £5703 was owed by the company to Sherwood Services. At 31 March 2018 £2469 was owed to the Company by Sherwood Services. All transactions are on an arms length basis.