# Silvercrest Associates Ltd SSAS

# Accounts 6th April 2009 – 5th April 2010

# Trustees

Melvyn Stephen Jones  
Zuzanna Ewa Rosciszewska Jones

# Pension Practioneer

Pension Practioneer dot com  
Gavin McCloskey

# Pension Scheme Tax Reference

00712161RC

Registered since 22nd February 2008

# Trustees Report

## Purchase of a commercial property

During the tax year 2009-2010 the trustees on behalf of the fund continued with its investment objective to buy a commercial property. The primary method was to look at properties available at Auction and the primary auction house Allsop of London. Several auctions were attended and many properties visited.

A few properties were bid for unsuccessfully, notable an office block in Aylesbury, a shop in Highworth, a shop and Office in Beccles Suffolk and a shop in Dovercourt Essex.

At the end of the October auction a property was still available in Tewkesbury called “The Ancient Grudge”. Although not on our list to bid for it was on one of our short lists of possible properties to buy. Since we were unsuccessful in bidding on the properties in Highworth and Dovercourt we looked once again at “The Ancient Grudge”.

“The Ancient Grudge” is a timber framed building over 500 years old. It has a shop in the High Street and six residential units. Because of the residential parts of the property it was necessary for the fund to part own the building, that part consisting only of the commercial shop, the rest being owned by the trustees in their own right and not as trustees of the pension fund.

Advice was taken from “Pension Practioneer dot com” as to how this may be done. Their advice was followed and a “Declaration of Trust” document was drawn up by the conveyancing solicitor.

An initial survey of the property showed the property to be in good condition requiring about £25,000 - £30,000 worth of repairs. It was ascertained that the property had not been affected by the recent floods in Tewkesbury.

Because another person was also interested in the property contracts were exchanged as fast as was possible. The contract was an auction contract which meant that completion had to take place within a month.

The actual value of the commercial part of the property was obtained by a professional valueer. This report was not available until well after completion so the apportionment of costs was not finalised until December.

At the time of purchase all the flats were let and the shop had a lease with nine more years left with a local Estate Agent.

## Payment of Lump Sums

Both trustees being over 50 years of age decided to crystallise their benefits and so several lump sum payments were made during the year. The first payment was made in October then November, December and March. The total amount paid out by the pension fund in the year 2009- 2010 was £131513.98

## Bank Accounts

During this period the fund had bank accounts with Halifax Bank of Scotland and Cater Allen. Various term deposits were opened with these banks.

## Valuation of “The Ancient Grudge”

A valuation of the property was undertaken by Downing and Bently in order to ascertain the purchase price and value of the shop part of the property. The original estimate of the value of the shop was much higher than the valuation.

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| Expenses to be refunded to trustees | Date | Miles | Cost | mileage rate |
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| Expenses incurred directly by the trustees which must be refunded by the SSAS. | |  |  |  |
| Expenses incurred visiting properties available at auction (Allsop) suitable for SSAS | |  |  |  |
| Expenses covering "The Ancient Grudge" |  |  |  |  |
| Asses the repair work to be carried out on the main buidling |  |  |  |  |
| To meet building surveyors to report on progress etc |  |  |  |  |
| 50% of the expenses of the main building are to be met by the Shop either by the owner or lessee. | | |  |  |
| Mileage costs are refunded on a mileage rate of 40 pence per mile. |  |  |  |  |
|  |  |  |  | £0.40 |
| View Lot available at Auction |  |  |  |  |
| Aylesbury Lot 58 July 7th Auction, Rail fare return from London | 02/07/2009 |  | £17.20 |  |
|  |  |  |  |  |
| View Lot available at Auction |  |  |  |  |
| Journey to Beccles from London | 04/07/2009 | 117.00 | £46.80 |  |
| Overnight at Beccles | 05/07/2009 |  | £127.75 |  |
| Journey from Beccles to London | 05/07/2009 | 117.00 | £46.80 |  |
|  |  |  |  |  |
| View Lot available at Auction |  |  |  |  |
| Journey Limehouse to Upton-Upon- Severn | 07/10/2009 | 132.00 | £52.80 |  |
| Journey Upton-upon-Severn to Highworth | 07/10/2009 | 52.00 | £20.80 |  |
| Journey Highworth to Limehouse | 07/10/2009 | 80.00 | £32.00 |  |
|  |  |  |  |  |
| View Lot available at Auction |  |  |  |  |
| Journey Limehouse to Highworth | 08/10/2009 | 80.00 | £32.00 |  |
| Journey Highworth to Brackley | 08/10/2009 | 46.00 | £18.40 |  |
| Journey Brackely to Dovercourt | 08/10/2009 | 118.00 | £47.20 |  |
| Overnight at Dovercourt, hotel and meal | 08/10/2009 |  | £111.80 |  |
| Journey Dovercourt to Limehouse | 09/10/2009 | 74.00 | £29.60 |  |
| View Lot available at Auction |  |  |  |  |
| Journey to Tewkesbury from London | 17/10/2009 | 126.00 | £50.40 |  |
| Meal in tewkesbury | 17/10/2009 |  | £26.75 |  |
| Overnight in Tewkesbury hotel | 17/10/2009 |  | £109.00 |  |
| Journey from Tewkesbury to London | 18/10/2009 | 126.00 | £50.40 |  |
|  |  |  |  |  |
| Review with TAG (Charlotte) feedback from John Callow (surveyor) on work needed (50% of cost) | | |  |  |
| Journey from London to Tewkesbury | 28/11/2009 | 126.00 | £25.20 |  |
| Meal in Tewkesbury | 28/11/2009 |  | £25.73 |  |
| Overnight in Tewkesbury | 28/11/2009 |  | £43.45 |  |
| Journey from Tewkesbury to London | 29/11/2009 | 126.00 | £25.20 |  |
|  |  |  |  |  |
| Meeting with John Callow Surveyor |  |  |  |  |
| Check work done on 15E and what is necessary on newly empty apartements 15B (50% of Cost) | | |  |  |
| Journey from London to Tewkesbury | 29/01/2010 | 126.00 | £25.20 |  |
| Two nights at hotel in Tewkesbury | 29/01/2010 |  | £104.00 |  |
| Journey from Tewkesbury to London | 31/01/2010 | 126.00 | £25.20 |  |
|  |  |  |  |  |
| Meeting with John Callow Surveyor and Nick Joyce also Mr Rhodes (50% of costs) | |  |  |  |
| Journey from London to Tewkesbury | 19/02/2010 | 126.00 | £25.20 |  |
| Two nights at hotel in Tewkesbury | 19/02/2010 |  | £134.65 |  |
| Journey from Tewkesbury to London | 21/02/2010 | 126.00 | £25.20 |  |

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| First meeting with Alan Hardiman and David Newton of Alan Townsend (50% of costs) | |  |  |  |
| Journey from London to Tewkesbury | 04/03/2010 | 126.00 | £25.20 |  |
| Casual lunch for 2 | 05/03/2010 |  | £6.00 |  |
| Breakfast | 05/03/2010 |  | £8.00 |  |
| One night at hotel in Tewkesbury | 04/03/2010 |  | £27.50 |  |
| Journey from Tewkesbury to London | 05/03/2010 | 126.00 | £25.20 |  |
| Second meeting with Alan Hardiman (50% of costs) |  |  |  |  |
| Casual lunch | 24/03/2010 |  | £3.00 |  |
| Return London to Tewkesbury | 24/03/2010 |  | £22.00 |  |
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| **Total Expenses to be refunded to trustees** |  |  | **£1,395.63** |  |
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| **Expenses paid directly from SSAS bank accounts** |  |  |  |  |
|  |  |  |  |  |
| Pension Regulator (Xfer from Cater Allen) | 14/01/2010 | £33.00 |  |  |
| Pension Regulator (cheque from Hbos) | 13/11/2009 | £33.00 |  |  |
| Building survey total cost ( 50% should be paid by M Jones) | 11/03/2010 | £1,292.50 |  |  |
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| **Expenses paid directly from SSAS bank accounts** |  | £1,358.50 |  |  |
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| **Calculation of lump sum amount due to benificiaries** |  |  |  |  |
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| Both benificiaries decided to start taking benifits from their pension in the tax 2009 - 2010 | |  |  |  |
| Tax free lump sum payments were given in four stages, the first based on the pension value on 31st October, | | | |  |
| the rest on further contributions made by Silvercrest Associates Ltd shortly after. | |  |  |  |
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| The value of the lump sum , due on 31st Oct, is based on an underestimate of the funds available on 31st Oct. | | | |  |
| The value of the expenses owed to the trustees was overestimated. |  |  |  |  |
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| **Lump sum based on Pension value as of 31st October 2009** |  |  |  |  |
|  |  |  |  |  |
| Account |  | Amount | Lump Sum |  |
| Hbos |  | £213,674.26 |  |  |
| Cater Allen Cheque Account |  | £115,800.52 |  |  |
| Cater Allen Term Deposit |  | £50,639.97 |  |  |
| Deposit held by Allsops for 15 High Street |  | £52,000.00 |  |  |
| Expenses incured but not paid out (Minimum Estimated on 31st October) |  | -£1,058.85 |  |  |
| **Total sum available as of 31st October** |  | **£431,055.90** | **£107,763.98** |  |
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| Additional contributions from Silvercrest and lump sum calculations | 05/11/2009 | £30,000.00 | £7,500.00 |  |
|  | 07/12/2009 | £40,000.00 | £10,000.00 |  |
|  | 11/03/2009 | £25,000.00 | £6,250.00 |  |
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| **Total Lump sum due to benificiaries** |  | **£526,055.90** | **£131,513.98** |  |
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| **Account with Trustees** |  |  |  |  |
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| This includes the amount to be refunded to the trustees for expenses and settlement of the purchase of "The Ancient Grudge" | | | |  |
| The aportionment of the purchase price between the SSAS part, the shop, and the remainder was not known until | | | |  |
| a valuation was undertaken by Downing and Bently, after the purchase. |  |  |  |  |
| The account is based on this and the calculation of lump sum payment. |  |  |  |  |
|  |  |  |  |  |
| Total Expenses to be refunded to trustees |  |  | £1,395.63 |  |
| Total Lump sum due to benificiaries |  |  | £131,513.98 |  |
| Received contribution towards purchase of "The Ancient Grudge" | 09/12/2010 |  | £25.00 |  |
| Received contribution towards purchase of "The Ancient Grudge" | 11/12/2010 |  | £4,975.00 |  |
| Received contribution towards purchase of "The Ancient Grudge" | 16/12/2010 |  | £100,000.00 |  |
|  |  |  | £237,909.60 |  |
|  |  |  |  |  |
| Cost of building report born by SSAS but requires a 50% contribution from Trustees | 26/02/2010 |  | £646.25 |  |
| Balance of purchase cost due from trustees |  |  | £231,004.36 |  |
| Lump sum payment made from Cater Allen Acc | 18/03/2010 |  | £6,250.00 |  |
|  |  |  | £237,900.61 |  |
|  |  |  |  |  |
| **Balance due to Trustees** |  |  | -£8.99 |  |
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| **Total Purchase Price of "The Ancient Grudge"** |  | **£520,000.00** |  |  |
|  |  |  |  |  |
| Stamp Duty Land Tax |  | £20,800.00 |  |  |
| Legal costs (inclusive VAT) |  | £2,300.00 |  |  |
| Chancel and Flood searches |  | £35.82 |  |  |
| Chancel Insurance |  | £135.75 |  |  |
| Unknown Charges on register insurance |  | £175.00 |  |  |
| Land Charges Searches |  | £32.00 |  |  |
| Land Registry fees: The Cottage |  | £200.00 |  |  |
| Land Registry fees: 15 High Street |  | £280.00 |  |  |
|  |  |  |  |  |
| Company Search fee |  | £17.25 |  |  |
| CHAPS fee (inc VAT) |  | £28.75 |  |  |
| Building Insurance |  | £2,891.20 |  |  |
| Legal charge for making the "Declaration of Trust" |  | £287.50 |  |  |
|  |  |  |  |  |
| Total purchase price of "The Ancient Grudge" |  | **£547,183.27** |  |  |
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| Acording to the valuation report produced by Downing and Bently the proportion of the purchase price for the shop | | | |  |
| Should be £170,000 of £520,000. Therefore the SSAS cost of purchase should be 170/520 th | | |  |  |
| **Shared costs 170/520 of "The Ancient Grudge"** |  | **£178,886.84** |  |  |
|  |  |  |  |  |
| **Proportion of purchase price of the shop** |  | **£170,000.00** |  |  |
| **Proportion of expenses and stamp duty for the purchase of the shop** |  | **£8,886.84** |  |  |
|  |  |  |  |  |
| According to Downing and Bently the actual value of the Shop is |  | **£175,000.00** |  |  |
| Difference between amount paid for the shop and its valuation |  | **£5,000.00** |  |  |
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| **Actual amount contributed towards "The Ancient Grudge" during purchase** |  |  |  |  |
|  |  |  |  |  |
| Hbos | 06/11/2009 | £210,000.00 |  |  |
| Hbos Insurance | 08/12/2009 | £2,891.20 |  |  |
| Cater Allen | 04/11/2009 | £115,000.00 |  |  |
| Deposit Paid to Allsop Auctioneers for Shop (Pension Contribution from Silvercrest) | 23/10/2009 | £52,000.00 |  |  |
| Pension contribution paid directly towards purchase cost of "The Ancient Grudge" by SAL | 06/11/2009 | £30,000.00 |  |  |
|  |  |  |  |  |
|  |  |  |  |  |
| **Actual amount paid towards "The Ancient Grudge"** |  | **£409,891.20** |  |  |
| **Shared costs 170/520 of "The Ancient Grudge"** |  | **£178,886.84** |  |  |
|  |  |  |  |  |
| **Balance of purchase cost due from trustees** |  | **£231,004.36** |  |  |
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| **Account code 7007 from Silvercrest Associates Ltd (SAL)** |  |  |  |  |
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| **Pension Contributions** |  |  |  |  |
| Pension contribution | 23/04/2009 | £15,000.00 |  |  |
| Deposit Paid to Allsop Auctioneers for Shop (Pension Contribution from Silvercrest) | 23/10/2009 | £52,000.00 |  |  |
| Pension contribution paid directly towards purchase cost of "The Ancient Grudge" by SAL | 06/11/2009 | £30,000.00 |  |  |
| Pension contribution | 07/12/2009 | £40,000.00 |  |  |
| Pension contribution | 11/03/2010 | £25,000.00 |  |  |
| **Total Silvercrest Pension contributions** |  | **£162,000.00** |  |  |
|  |  |  |  |  |
| **SSAS Expenses paid directly by Silvercrest** |  |  |  |  |
| Survey of Shop pre purchase | 27/10/2009 | £250.00 |  |  |
| Valuation of 15 High Street for SSAS | 09/12/2009 | £977.50 |  |  |
| Fees Pension Practiotioner dot com | 09/03/2010 | £950.00 |  |  |
| **Total SSAS Expenses paid directly by Silvercrest** |  | **£2,177.50** |  |  |
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| **Rent payments recieved from TAG the Estate Agent which leases the shop** |  |  |  |  |
|  | 26/11/2009 | £976.39 |  |  |
|  | 03/12/2009 | £1,541.67 |  |  |
|  | 06/01/2010 | £1,541.67 |  |  |
|  | 03/02/2010 | £1,541.67 |  |  |
|  | 03/03/2010 | £1,541.67 |  |  |
|  |  |  |  |  |
| **Total rent received from TAG** |  | **£7,143.07** |  |  |
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| Interest |  |  |  |  |
|  |  |  |  |  |
| Hbos Pension Fund Cheque Account | 31/03/2009 | £16.99 |  |  |
|  | 30/04/2009 | £12.25 |  |  |
|  | 29/05/2009 | £12.96 |  |  |
|  | 30/06/2009 | £14.32 |  |  |
|  | 31/07/2009 | £13.87 |  |  |
|  | 28/08/2009 | £8.06 |  |  |
|  | 30/09/2010 | £0.00 |  |  |
|  | 30/10/2009 | £6.44 |  |  |
|  | 30/11/2009 | £4.34 |  |  |
|  | 31/12/2009 | £0.13 |  |  |
|  | 29/01/2010 | £0.06 |  |  |
|  | 28/02/2010 | £0.06 |  |  |
|  | 28/03/2010 | £0.07 |  |  |
|  |  |  |  |  |
| Hbos Guaranteed fixed deposit | 18/05/2009 | £228.08 |  |  |
|  | 18/08/2009 | £147.45 |  |  |
|  | 19/10/2009 | £177.69 |  |  |
|  |  |  |  |  |
| **Total Hbos Interest** |  | **£642.77** |  |  |

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| Cater Allen Reserve Account for pensions |  |  |  |  |
|  | 30/06/2009 | £68.13 |  |  |
|  | 01/07/2009 | £72.92 |  |  |
|  | 31/12/2009 | £50.67 |  |  |
|  | 31/03/2010 | £126.45 |  |  |
| Cater Allen Term Deposit |  |  |  |  |
|  | 02/04/2009 | £60.35 |  |  |
|  | 05/05/2009 | £46.07 |  |  |
|  | 05/06/2009 | £36.03 |  |  |
|  | 06/07/2009 | £28.76 |  |  |
|  | 06/08/2009 | £27.49 |  |  |
|  | 07/09/2009 | £25.73 |  |  |
|  | 07/10/2009 | £21.63 |  |  |
|  | 09/11/2009 | £23.35 |  |  |
|  | 09/12/2009 | £21.65 |  |  |
|  |  |  |  |  |
| **Total Cater Allen Interest** |  | **£609.23** |  |  |
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| **Total Interest Earnt** |  | **£1,252.00** |  |  |
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| **Opening balance** |  |  |  |  |
| Cater Allen |  | £115,659.47 |  |  |
| Cater Allen Term |  | £50,393.91 |  |  |
| Hbos |  | £148,036.15 |  |  |
| Hbos Term |  | £50,000.00 |  |  |
| **Total opening Balance** |  | **£364,089.53** |  |  |
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| **Closing balance** |  |  |  |  |
| Cater Allen | 31/03/2010 | £221,230.18 |  |  |
| HBos | 31/03/2010 | £754.72 |  |  |
| According to Downing and Bently the actual value of the Shop is | 31/03/2010 | £175,000.00 |  |  |
| Balance due to Trustees |  | -£8.99 |  |  |
| **Total Closing Balance including valuation price of "The Ancient Grudge"** |  | **£396,975.91** |  |  |
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| **2009 - 2010 Summary** |  |  |  |  |
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| **Total opening Balance** |  | **£364,089.53** |  |  |
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| **Contibutions** |  |  |  |  |
| Total Silvercrest Pension contributions |  | £162,000.00 |  |  |
| Total SSAS Expenses paid directly by Silvercrest |  | £2,177.50 |  |  |
| **Total Contributions** |  | **£164,177.50** |  |  |
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| **Other income** |  |  |  |  |
| Total Interest Earnt |  | £1,252.00 |  |  |
| Difference between amount paid for the shop and its valuation |  | £5,000.00 |  |  |
| Total rent received from TAG |  | £7,143.07 |  |  |
| **Total Other income** |  | **£13,395.07** |  |  |
|  |  |  |  |  |
| **Expenses** |  |  |  |  |
| Total Expenses to be refunded to trustees |  | £1,395.63 |  |  |
| Expenses paid directly from SSAS bank accounts |  | £1,358.50 |  |  |
| Total SSAS Expenses paid directly by Silvercrest |  | £2,177.50 |  |  |
| Proportion of expenses and stamp duty for the purchase of the shop |  | £8,886.84 |  |  |
| Cost of building report born by SSAS but requires a 50% contribution from Trustees |  | -£646.25 |  |  |
| **Total Expenses** |  | **£13,172.21** |  |  |
|  |  |  |  |  |
| **Total Lump sum due to benificiaries** |  | **£131,513.98** |  |  |
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| **Value of fund 31/03/2010 = Opening balance + Contibutions - Expenses - Lump sum paid** |  | **£396,975.91** |  |  |
| **Total Closing Balance including valuation price of "The Ancient Grudge"** |  | **£396,975.91** |  |  |