

**NORTH EAST PROPERTY (GP)  
LIMITED**

**Annual Report and Financial Statements**

**For the year ended 31 March 2021**



# **NORTH EAST PROPERTY (GP) LIMITED**

## **ANNUAL REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021**

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**OFFICERS AND PROFESSIONAL ADVISERS**

**DIRECTORS**

G Thorley  
M Owen  
D Staziker  
G Guest  
J Whitfield

**SECRETARY**

J Oates

**REGISTERED OFFICE**

Unit J  
Yale Business Village  
Ellice Way  
Wrexham  
LL13 7YL

**BANKERS**

Santander UK Plc  
Bootle,  
Merseyside,  
L30 4GB

**AUDITOR**

Deloitte LLP  
Statutory Auditor  
Cardiff  
United Kingdom

## **DIRECTORS' REPORT**

The directors present their Annual Report and the audited Financial Statements for the year ended 31 March 2021.

This directors' report has been prepared in accordance with the provisions applicable to small companies entitled to the small companies' exemption.

### **BUSINESS REVIEW AND PRINCIPAL ACTIVITIES**

The principal activity of the Company is to manage a fund of £10 million established by the North East Local Enterprise Partnership (NELEP) on behalf of the North East Investment Fund (NEIF). The primary objective of the fund is to provide finance to be used by borrowers for residential and commercial property development projects in the NELEP area. Investments will be in the form of debt finance consisting of loans where the principal amount is generally between £250,000 and £1,000,000. There is a requirement that the funds managed by this company will be invested across the NELEP areas of the North East of England, namely County Durham, Gateshead, Newcastle-upon-Tyne, North Tyneside, Northumberland, South Tyneside and Sunderland.

The financial position of the company is set out in the balance sheet on page 9. Since inception the fund has made 28 investments totalling £11,874,206 (2020: 13 investments totalling £6,219,591).

### **GOING CONCERN**

The Company is financed through fees received for the provision of fund management services. The fund management service arrangement, together with the management arrangement with the Company's immediate parent undertaking, is structured such that the Company will not make losses for the foreseeable future subject to compliance with both arrangements. The directors expect the Company to comply with such arrangements for the foreseeable future.

*The Brexit transition period ended on 31 December 2020, with the UK agreeing a trade deal with the European Union. The Company continues to work with its stakeholders in order to minimise any economic disruption following the UK's exit from the EU. The Company believes that its activities are secure, and it is not anticipated that the impact of the UK's exit from the EU on the Company is likely to be significant or materially increase during the next 12 months.*

The directors concluded that they have a reasonable expectation that the Company will continue to operate on a break-even basis for the next 12 months from the date of signing this report. Accordingly, they continue to adopt the going concern basis in preparing the annual report and accounts.

### **COVID-19**

During the year significant economic and social disruption arose from the Covid-19 pandemic. This situation has continued after the year end and the outlook remains uncertain.

The Company has invoked business continuity plans whilst it seeks to serve and support its managed funds throughout the pandemic while maintaining the safety and well-being of staff. Staff worked from home whilst the UK Government introduced lockdown measures and staff continue to work mainly from home.

The Company continues to work with its stakeholders in order to minimise any economic disruption that Covid-19 might occasion. The Company believes that its activities are secure, and it is not anticipated that the impact of the pandemic is likely to be significant or materially increase during the next 12 months.

### **DIRECTORS**

The directors of the Company, who served throughout the year and subsequently to the date of this report unless stated otherwise, are as shown on page 1.

### **DIRECTORS' INDEMNITIES**

The Development Bank of Wales Group has made qualifying third-party indemnity provisions for the benefit of all directors, the cost of which was not recharged to the Company. These were in force during the financial year and remained in force at the date of approval of the financial statements.

## **DIRECTORS' REPORT**

### **POLITICAL DONATIONS**

The company made no political donations during 2021 (2020: nil)

### **SUBSEQUENT EVENTS**

There are no subsequent events to report.

### **AUDITOR**

In the case of each of the persons who are directors of the Company at the date when this report is approved:

- so far as each of the directors is aware, there is no relevant audit information of which the Company's auditor is unaware; and
- each of the directors have taken all the steps that they ought to have taken as a director to make themselves aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of s418 of the Companies Act 2006.

The Group has a policy of tendering the external audit every five years. The last time the audit was tendered was in 2016 when the incumbents Deloitte LLP were reappointed. As a result of the ongoing Covid-19 pandemic, the Group took the decision to extend the external audit contract for a further year. A procurement exercise will therefore be undertaken during the 2022 financial year.

Approved by the Board of Directors  
and signed on behalf of the Board



J Oates  
Company Secretary

## **DIRECTORS' RESPONSIBILITIES STATEMENT**

The directors are responsible for preparing the Annual Report 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), including FRS 101 "Reduced Disclosure Framework". 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; and
- 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.

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF  
NORTH EAST PROPERTY (GP) LIMITED**

**REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS**

**Opinion**

In our opinion the financial statements of North East Property (GP) Limited (the 'company'):

- give a true and fair view of the state of the company's affairs as at 31 March 2021 and of its result for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including Financial Reporting Standard 101 "Reduced Disclosure Framework"; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements which comprise:

- the profit and loss account;
- the balance sheet;
- the statement of changes in equity; and
- the related notes 1 to 8.

The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 101 "Reduced Disclosure Framework" (United Kingdom Generally Accepted Accounting Practice).

**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 auditor's 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 Financial Reporting Council's (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**

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

**Other information**

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF  
NORTH EAST PROPERTY (GP) LIMITED**

**Other information (continued)**

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 course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. 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.

**Responsibilities of directors**

As explained more fully in the directors' responsibilities statement, 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 is 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.

**Auditor's 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 an auditor's report 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 FRC's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

**Extent to which the audit was considered capable of detecting irregularities, including fraud**

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

We considered the nature of the company's industry and its control environment, and reviewed the company's documentation of their policies and procedures relating to fraud and compliance with laws and regulations. We also enquired of management about their own identification and assessment of the risks of irregularities.

We obtained an understanding of the legal and regulatory frameworks that the company operates in, and identified the key laws and regulations that:

- had a direct effect on the determination of material amounts and disclosures in the financial statements. This included the UK Companies Act 2006; and
- do not have a direct effect on the financial statements but compliance with which may be fundamental to the company's ability to operate or to avoid a material penalty.

We discussed among the audit engagement team regarding the opportunities and incentives that may exist within the organisation for fraud and how and where fraud might occur in the financial statements.

In common with all audits under ISAs (UK), we are also required to perform specific procedures to respond to the risk of management override. In addressing the risk of fraud through management override of controls, we tested the appropriateness of journal entries and other adjustments; assessed whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluated the business rationale of any significant transactions that are unusual or outside the normal course of business.



**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF  
NORTH EAST PROPERTY (GP) LIMITED**

**Extent to which the audit was considered capable of detecting irregularities, including fraud (continued)**

In addition to the above, our procedures to respond to the risks identified included the following:

- reviewing financial statement disclosures by testing to supporting documentation to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements;
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- enquiring of management concerning actual and potential litigation and claims, and instances of non-compliance with laws and regulations; and
- reading minutes of meetings of those charged with governance.

**REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS**

**Opinions 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 directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report has been prepared in accordance with applicable legal requirements.

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 any material misstatements in the directors' report.

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

Under the Companies Act 2006 we are required to report in respect of the following matters 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 take advantage of the small companies' exemptions in preparing the directors' report and from the requirement to prepare a strategic report.

We have nothing to report in respect of these matters.

**Use of our report**

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 an auditor's report 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.



David Rozier (Senior statutory auditor)

For and on behalf of Deloitte LLP

Statutory Auditor

Cardiff, United Kingdom

24 November 2021

# NORTH EAST PROPERTY (GP) LIMITED

## PROFIT AND LOSS ACCOUNT For the year ended 31 March 2021

	Note	2021 £	2020 £
<b>TURNOVER</b>	3	200,000	200,000
Other administrative expenses	4	(200,000)	(200,000)
<b>RESULT BEFORE TAXATION</b>		-	-
Tax on result	6	-	-
<b>RESULT FOR THE FINANCIAL YEAR ATTRIBUTABLE TO THE OWNER OF THE COMPANY</b>		-	-

All activities derive from continuing operations.

There have been no recognised gains or losses for the current or prior financial year other than as stated in the profit and loss account. Accordingly, no separate Statement of Comprehensive Income is presented.

# NORTH EAST PROPERTY (GP) LIMITED

## BALANCE SHEET As at 31 March 2021

		2021	2020
	Note	£	£
<b>CURRENT ASSETS</b>			
Cash at bank and in hand		2	2
		<u>2</u>	<u>2</u>
<b>NET CURRENT ASSETS</b>		<u>2</u>	<u>2</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES, BEING NET ASSETS</b>		<u>2</u>	<u>2</u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital	7	2	2
Profit and loss account		-	-
		<u>2</u>	<u>2</u>
<b>TOTAL SHAREHOLDER'S FUNDS</b>		<u>2</u>	<u>2</u>

The financial statements of North East Property (GP) Limited, registered number 04069901, were approved by the Board of Directors and authorised for issue on 24 November 2021.

Signed on behalf of the Board of Directors



D Staziker  
Director

**STATEMENT OF CHANGES IN EQUITY**  
**For the year ended 31 March 2021**

	<b>Called up share capital £</b>	<b>Profit and loss account £</b>	<b>Total £</b>
<b>Balance at 1 April 2019</b>	2	-	2
Total comprehensive income for the year	-	-	-
<b>Balance at 31 March 2020</b>	2	-	2
Total comprehensive income for the year	-	-	-
<b>Balance at 31 March 2021</b>	2	-	2

## **NOTES TO THE FINANCIAL STATEMENTS**

**For the year ended 31 March 2021**

### **1. ACCOUNTING POLICIES**

The principal accounting policies are summarised below. They have been applied consistently throughout the current and prior financial year.

#### **Basis of accounting**

North East Property (GP) Limited is a Company incorporated in the United Kingdom under the Companies Act 2006. The Company is a private Company limited by shares and is registered in England & Wales. The address of the registered office is given on page 1. The nature of the Company's operations and its principal activities are set out in the Directors' Report on page 2.

The Company meets the definition of a qualifying entity under FRS 100 (Financial Reporting Standard 100) issued by the Financial Reporting Council. These financial statements were prepared in accordance with FRS 101 (Financial Reporting Standard 101) 'Reduced Disclosure Framework' as issued by the Financial Reporting Council.

The financial statements have been prepared on the historical cost basis and on a going concern basis as discussed in the Director's report on page 2. Historical cost is generally based on the fair value of the consideration given in exchange for the goods and services. The principal accounting policies adopted are set out below.

As permitted by FRS 101, the Company has taken advantage of the disclosure exemptions available under that standard in relation to business combinations, financial instruments, revenue disclosures, presentation of a statement of cash flows, standards not yet effective and related party transactions. In accordance with the exemption conferred by paragraph 8 (j) of FRS 101 "Reduced Disclosure Framework" the Company has not disclosed transactions with other group companies, where 100% of the voting rights are controlled by the Group.

Where required, equivalent disclosures are given in the Group financial statements of Development Bank of Wales plc. The Group financial statements of Development Bank of Wales plc are available to the public and can be obtained as set out in Note 8.

#### **New and revised IFRS Standards in issue but not yet effective**

At the date of authorisation of these financial statements, the Company has not applied the following new and revised IFRS Standards that have been issued but are not yet effective:

IFRS 10 and IAS 28 (amendments)	<i>Sale or Contribution of Assets between an Investor and its Associate or Joint Venture</i>
Amendments to IAS 1	<i>Classification of Liabilities as Current or Non-current</i>
Amendments to IFRS 3	<i>Reference to the Conceptual Framework</i>
Amendments to IAS 37	<i>Onerous Contracts – Cost of Fulfilling a Contract</i>
Annual Improvements to IFRS Standards 2018-2020 Cycle	<i>Amendments to IFRS 9 Financial Instruments and IFRS 16 Leases</i>

The directors do not expect that the adoption of the Standards listed above will have a material impact on the financial statements of the Company in future periods.

## **NOTES TO THE FINANCIAL STATEMENTS**

**For the year ended 31 March 2021**

### **1. ACCOUNTING POLICIES (continued)**

#### **Taxation**

##### ***Current tax***

Current tax is provided at amounts expected to be paid (or recovered) using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date. The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the profit and loss account because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible.

##### ***Deferred Tax***

Deferred tax is the tax expected to be payable or recoverable on differences between the carrying amount of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit and is accounted for using the balance sheet liability method. Deferred tax liabilities are generally recognised for all taxable temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profits will be available against which deductible temporary differences can be utilised. Such assets and liabilities are not recognised if the temporary difference arises from the initial recognition of goodwill or from the initial recognition (other than in a business combination) of other assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled, or the asset is realised based on tax laws and rates that have been enacted or substantively enacted at the balance sheet date.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority and the Company intends to settle its current tax assets and liabilities on a net basis.

##### ***Current tax and deferred tax for the year***

Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively.

#### **Turnover**

Turnover represents fund managers' fees. All turnover relates to one class of business and arises in the UK. Revenue is measured based on the consideration specified in a contract with a customer. The company recognises revenue when performance obligations have been satisfied.

### **2. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY**

In the application of the Company's accounting policies, which are described in Note 1 above, the directors are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

**NOTES TO THE FINANCIAL STATEMENTS****For the year ended 31 March 2021****2. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY (continued)****Critical judgements in applying the Company's accounting policies**

The directors do not consider there to be any critical accounting judgements that could cause a material difference compared to the figures as disclosed in the Annual Report and Financial Statements.

**Key sources of estimation uncertainty**

There are no key assumptions concerning the future, and other key sources of estimation uncertainty at the balance sheet date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

**3. TURNOVER**

An analysis of the Company's turnover is as follows:

	2021 £	2020 £
Management fees	200,000	200,000

**4. AUDITOR'S REMUNERATION**

	2021 £	2020 £
Fees borne by FW Capital Limited in relation to the audit of the company's annual financial statements	3,280	3,120
<b>Other services:</b>		
Fees borne by FW Capital Limited in relation to tax compliance services	1,421	1,379

**5. INFORMATION REGARDING DIRECTORS AND EMPLOYEES**

None of the directors received any emoluments from the Company in the current or prior financial year. It is not practicable to allocate their remuneration between their services as directors of this Company and other Group companies. *Further details of directors' remuneration are presented in the financial statements of Development Bank of Wales plc and DBW FM Limited.*

The directors were the only employees of the Company during the current and prior financial year.

## NOTES TO THE FINANCIAL STATEMENTS

### For the year ended 31 March 2021

#### 6. TAX ON RESULT

	2021 £	2020 £
<b>Current taxation</b>		
UK corporation tax charge for the year	-	-
The charge for the year can be reconciled to the result in the profit and loss account as follows:		
	£	£
Result before tax	-	-
Tax on result at standard UK corporation tax rate of 19% (2020 - 19%)		
<b>Effects of</b>		
Income not taxable	(38,000)	(38,000)
Effects of group relief/other relief	(56,592)	(2,585)
Partnership share	94,592	77,704
Amounts not recognised	-	(37,119)
<b>Total taxation charge</b>	-	-

A deferred tax asset of £nil (2020 - £nil) has not been recognised in respect of timing differences relating to non-trade financial losses and excess management expenses. The asset would have been recognised if there were sufficient suitable future profits to absorb all such assets.

The main rate of corporation tax is 19%. The UK Budget on 3 March 2021 provided the main rate of corporation tax to rise to 25% from 1 April 2023 in Finance Bill 2021. This legislation was substantively enacted on 24 May 2021. As the date of substantive enactment was after the balance sheet date the 25% rate has not been used to calculate deferred tax in these financial statements.

#### 7. CALLED UP SHARE CAPITAL

	2021 £	2020 £
<b>Authorised and allotted</b>		
100 ordinary shares of £1 each	100	100
<b>Allotted, called up and fully paid</b>		
2 ordinary shares of £1 each	2	2

The Company has one class of ordinary share which carries no right to fixed income.

#### 8. ULTIMATE PARENT COMPANY AND CONTROLLING PARTY

The Company's immediate parent undertaking is DBW Managers Limited, a company incorporated in the United Kingdom. Development Bank of Wales plc is the smallest group within which the Company is a member, and for which consolidated financial statements are prepared. Welsh Ministers is the largest group within which the Group results are consolidated. The registered office address of Development Bank of Wales plc is Unit J, Yale Business Village, Ellice Way, Wrexham, LL13 7YL. Copies of the Group financial statements of Development Bank of Wales plc are available from Companies House, Crown Way, Maindy, Cardiff, CF14 3UZ. The consolidated financial statements of Welsh Ministers may be obtained from its registered address, Cathays Park, Cardiff, CF10 3NQ.

Development Bank of Wales plc regards the Welsh Ministers, acting through the Welsh Government, as the ultimate parent company and ultimate controlling party.



**Limited Partnership Registration Number LP017936**

**THE NORTH EAST PROPERTY  
LIMITED PARTNERSHIP**

**Annual Report and Financial Statements**

**For the year ended 31 March 2021**

# **THE NORTH EAST PROPERTY LIMITED PARTNERSHIP**

## **ANNUAL REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021**

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**PROFESSIONAL ADVISERS**

**REGISTERED OFFICE**

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Ellice Way  
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LL13 7YL

**BANKERS**

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PO Box 69  
Queen Street  
Cardiff  
CF10 1SG

**AUDITOR**

Deloitte LLP  
Statutory Auditor  
Cardiff  
United Kingdom

## **REPORT OF THE MANAGER**

The Manager, FW Capital Limited, presents the Annual Report and the audited Financial Statements for the year ended 31 March 2021.

Under the terms of the Limited Partnership Agreement dated 16<sup>th</sup> March 2017, the Manager is responsible for preparing the Annual Report and the financial statements.

These financial statements have been prepared in accordance with applicable United Kingdom accounting standards, including Financial Reporting Standard 102 (FRS 102) issued by the Financial Reporting Council, and with the Companies Act 2006. The financial statements have been prepared on the historical cost basis.

The Limited Partnership is classified as a limited partnership and is therefore exempt from the requirement to prepare a Strategic Report.

## **BUSINESS REVIEW AND PRINCIPAL ACTIVITIES**

The Partnership is established as a Limited Partnership under the laws of England and Wales and registered under number LP017936.

The principal activity of the Limited Partnership is to provide finance on a commercial basis to be used by borrowers for residential and commercial property development projects in the North East of England, namely County Durham, Gateshead, Newcastle-upon-Tyne, Northumberland, South Tyneside and Sunderland.

Investment since the inception of the Partnership across the North East is as follows:

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Debt	<u>11,874,206</u>	<u>6,219,591</u>

There were no significant events since the balance sheet date.

## **RESULTS**

The results for the year are set out on page 8.

## **PARTNERS**

The General Partner of the Partnership during the year was: NE Property (GP) Limited.

The Limited Partners of the Partnership during the year were: NPF 2016 Limited and North West Loans Limited.

## **POLICY REGARDING DISTRIBUTIONS OF INCOME AND CAPITAL**

Income and capital are distributed in accordance with the Limited Partnership Agreement. The General Partner's share of £200,000 (2020: £200,000) was distributed during the current year and prior period in order to pay the management fee. There were no distributions made to the Limited Partner during the current or prior year.

## **GOING CONCERN**

The Partnership has no capital committed to it, which is outstanding. There are no indications from the Limited Partner that there is any intention to change the objective of the fund and as such, the Partnership will continue to manage the fund until maturity. The Partnership pays its liabilities (fund management fee and fund operating costs such as audit and legal fees as disclosed in the income statement) from loan repayments received.

## **REPORT OF THE MANAGER**

### **GOING CONCERN (CONTINUED)**

As at the signing date, no default event has occurred as specified by the limited partnership agreement. The Partnership has no concerns about the liquidity of its Limited Partners, to meet any contractual funding requests.

The Partners have made an assessment of going concern, taking into account both current performance and the Partnership outlook which considered the impact of the Covid-19 pandemic and the UK's exit from the EU. As part of the assessment of going concern the Partners made enquiries and reviewed forecasts for the Partnership including considering the recoverability of the outstanding loan investments and investment repayments made and the Partners believe there are no material uncertainties that lead to significant doubt on the Partnership's ability to continue in business over the next 12 months.

The Partners concluded that they have a reasonable expectation that the Partnership has adequate resources to continue in operational existence for the 12 month period from the date of signing this report. Accordingly they continue to adopt the going concern basis of preparing the financial statements.

### **PRINCIPAL RISKS AND UNCERTAINTIES**

The principal risks and uncertainties in the business are detailed in the sections below. Appropriate policies to prevent Money Laundering including Know Your Customer are in place, in accordance with best practice.

### **FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES**

The principal business of the Partnership is investment and, as such, exposure to and management of portfolio risk is an inherent feature of this activity, particularly given the area of the market in which the Partnership operates. It is not anticipated that this risk will materially increase during the next 12 months.

The Partnership's activities expose it to a number of financial risks including cash flow risk, credit risk and liquidity risk.

#### **Cash flow and liquidity risk**

The Partnership uses funds provided to the Limited Partnership to make loan investments to Small and Medium Enterprises ("SMEs"). The Limited Partnership is charged with facilitating investment of the funds and subsequent management of such investments until maturity. Repayment of the loan investments together with future income, will allow repayment of the loans from partners held on the balance sheet, in accordance with the principal activity of the Partnership. There are no indications from the Limited Partner that there is any intention to change the objective of the funds and as such the Limited Partnership will continue to manage the fund until maturity.

#### **Credit risk**

The Brexit transition period ended on 31 December 2020, with the UK agreeing a trade deal with the European Union. The principal activity of the Partnership is the provision of financial support to businesses and as such, the Partnership is exposed to the uncertainties that may be attached to the UK's exit from the EU. The most significant impact arises in respect of credit risk relating to the performance of the Partnership's portfolio of loans to customers. Credit risk may be adversely affected by the potential uncertainties associated with the UK's exit from the EU. The Partnership has no significant concentration of credit risk as its exposure is spread over a number of companies, but the geographical concentration of risk to the North East of England may increase the overall risk exposure to the UK's exit from the EU.

Investment executives of the GP maintain close relationships with the companies that the Partnership has made loans to, in order to monitor credit risk, including any impact on these companies of the UK's exit from the EU. Where any company becomes distressed, the Partnership endeavours to support the company in order to realise the best outcome for the company and the Partnership.

The Partnership does not anticipate any significant impact on its credit risk because of the nature of the loan arrangements that it enters into:

- The maximum loan to value is 65%.
- the Fund has a first charge on the building development and;
- exits first on disposal of the development.

## REPORT OF THE MANAGER

### FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (CONTINUED)

#### Credit risk (continued)

The Partnership continues to work with its stakeholders in order to minimise any economic disruption that the exit from the EU might occasion. The Partnership believes that the funding provided by NPF 2016 Limited is secure and it is not anticipated that the impact of the UK's exit from the EU on the Partnership is likely to be significant or materially increase during the next 12 months.

#### COVID-19

During the year significant economic and social disruption arose from the Covid-19 pandemic. This situation has continued after the year end and the outlook remains uncertain. The Partnership does not anticipate any significant impact on its credit risk as a result of the Covid-19 pandemic because of the nature of the loan arrangements as referred to above.

The GP has invoked business continuity plans whilst it seeks to serve and support customers throughout the pandemic while maintaining the safety and well-being of staff. Staff worked from home whilst the UK Government introduced lockdown measures and staff continue to work mainly from home.

#### POLITICAL DONATIONS

The company made no political donations during 2021 (2020: nil)

#### SUBSEQUENT EVENTS

There are no subsequent events to report.

#### AUDITOR

In so far as the Manager is aware:

- There is no relevant audit information of which the Partnership's auditor is unaware; and
- The manager has taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of s418 of the Companies Act 2006.

Deloitte LLP have been appointed as the Partnership's auditor to hold office until the General Partner determines otherwise.

By order of the Manager



D Staziker  
Director  
FW Capital Limited

28 September 2021

**MANAGER'S RESPONSIBILITIES STATEMENT**

The Limited Partnership Agreement requires the Manager to be responsible for preparing the Annual Report and the Financial Statements in accordance with applicable law and regulations.

Company law as applied to qualifying partnerships by the Partnerships (Accounts) Regulations 2008 (the "Regulations") requires the Manager to prepare financial statements for each financial year. Under that law the Manager has prepared the Limited Partnership's Financial Statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law), including, FRS 102. Under company law as applied to qualifying partnerships the Manager 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 Limited Partnership and of the profit or loss of the Limited Partnership for that period. In preparing these financial statements, the Manager is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosure and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to do so.

The Manager is also responsible for the management of the Limited Partnership in accordance with its Limited Partnership Agreement and is required to keep proper accounting records that are sufficient to show and explain the Limited Partnership's transactions and which disclose with reasonable accuracy at any time the financial position of the Limited Partnership and to enable them to ensure that the financial statements comply with the Limited Partnership Agreement. It is also responsible for safeguarding the assets of the Limited Partnership and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE NORTH EAST PROPERTY LIMITED PARTNERSHIP**

**REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS**

In our opinion the financial statements of North East Property LP (the “qualifying partnership”):

- give a true and fair view of the state of the qualifying partnership’s affairs as at 31 March 2021 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including Financial Reporting Standard 102 “The Financial Reporting Standard applicable in the UK and Republic of Ireland”; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements which comprise:

- the profit and loss account;
- the balance sheet;
- the reconciliation of movement in partners’ interests and reserves;
- the cash flow statement; and
- the related notes 1 to 12.

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).

**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 auditor’s responsibilities for the audit of the financial statements section of our report.

We are independent of the qualifying partnership in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the Financial Reporting Council’s (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**

In auditing the financial statements, we have concluded that the managers’ use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the qualifying partnership’s ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the managers with respect to going concern are described in the relevant sections of this report.

**Other information**

The other information comprises the information included in the annual report, other than the financial statements and our auditor’s report thereon. The managers are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

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 course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. 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.



## INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE NORTH EAST PROPERTY LIMITED PARTNERSHIP

### Responsibilities of managers

As explained more fully in the managers' responsibilities statement, the managers 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 managers determine is 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 managers are responsible for assessing the qualifying partnership'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 managers either intend to liquidate the qualifying partnership or to cease operations, or have no realistic alternative but to do so.

### Auditor's 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 an auditor's report 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 FRC's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

### Extent to which the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

We considered the nature of the qualifying partnership's industry and its control environment, and reviewed the qualifying partnership's documentation of their policies and procedures relating to fraud and compliance with laws and regulations. We also enquired of management about their own identification and assessment of the risks of irregularities.

We obtained an understanding of the legal and regulatory frameworks that the qualifying partnership operates in, and identified the key laws and regulations that:

- had a direct effect on the determination of material amounts and disclosures in the financial statements. This included the UK Companies Act 2006; and
- do not have a direct effect on the financial statements but compliance with which may be fundamental to the qualifying partnership's ability to operate or to avoid a material penalty.

We discussed among the audit engagement team regarding the opportunities and incentives that may exist within the organisation for fraud and how and where fraud might occur in the financial statements.

In common with all audits under ISAs (UK), we are also required to perform specific procedures to respond to the risk of management override. In addressing the risk of fraud through management override of controls, we tested the appropriateness of journal entries and other adjustments; assessed whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluated the business rationale of any significant transactions that are unusual or outside the normal course of business.

In addition to the above, our procedures to respond to the risks identified included the following:

- reviewing financial statement disclosures by testing to supporting documentation to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements;
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- enquiring of management concerning actual and potential litigation and claims, and instances of non-compliance with laws and regulations; and
- reading minutes of meetings of those charged with governance.

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE NORTH EAST PROPERTY LIMITED PARTNERSHIP**

**Report on other legal and regulatory requirements**

**Opinions 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 manager for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the report of the manager has been prepared in accordance with applicable legal requirements.

In the light of the knowledge and understanding of the qualifying partnership and its environment obtained in the course of the audit, we have not identified any material misstatements in the report of the manager.

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

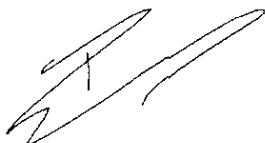
Under the Companies Act 2006 we are required to report in respect of the following matters if, in our opinion:

- 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 managers' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

We have nothing to report in respect of these matters.

**Use of our report**

This report is made solely to the qualifying partnership'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 qualifying partnership's managers those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the qualifying partnership and the qualifying partnership's managers as a body, for our audit work, for this report, or for the opinions we have formed.



David Rozier (Senior statutory auditor)

For and on behalf of Deloitte LLP

Statutory Auditor

Cardiff, United Kingdom

28 September 2021

**PROFIT AND LOSS ACCOUNT**  
For the year ended 31 March 2021

	Note	2021 £	2020 £
<b>TURNOVER</b>	3	486,379	368,450
Administrative expenses	5	(208,240)	(206,444)
<b>OPERATING PROFIT FOR THE YEAR</b>		<u>278,139</u>	<u>162,006</u>
Interest Received	6	<u>19,711</u>	<u>46,958</u>
<b>PROFIT FOR THE YEAR BEFORE TAX</b>		<u>297,850</u>	<u>208,964</u>
<b>PROFIT FOR THE YEAR ATTRIBUTABLE TO PARTNERS</b>		<u><u>297,850</u></u>	<u><u>208,964</u></u>

All results relate to continuing activities.

There have been no recognised gains or losses for the current or prior financial year other than as stated in the profit and loss account. Accordingly no separate Statement of Comprehensive Income is presented.

**THE NORTH EAST PROPERTY LIMITED PARTNERSHIP**

**BALANCE SHEET**  
**As at 31 March 2021**

	<b>Note</b>	<b>2021</b> <b>£</b>	<b>2020</b> <b>£</b>
<b>CURRENT ASSETS</b>			
Debtors	8		
- due within one year		4,992,354	1,000
- due after one year		568,632	3,201,869
Cash at bank and in hand	11	3,355,665	5,901,274
		<u>8,916,651</u>	<u>9,104,143</u>
<b>CREDITORS: Amounts falling due within one year</b>	9	(274,859)	(128,411)
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>8,641,792</u>	<u>8,975,732</u>
<b>CREDITORS: Amounts falling due after more than one year</b>	9	(300,000)	(300,000)
<b>NET ASSETS</b>		<u>8,341,792</u>	<u>8,675,732</u>
<b>Represented by:</b>			
<b>Capital contribution accounts</b>		1,000	1,000
- Partners' capital			
<b>Loan accounts</b>			
- Loans from partners		8,106,192	8,737,982
<b>Income accounts</b>			
- Profits/(losses) attributable to partners		234,600	(63,250)
		<u>8,341,792</u>	<u>8,675,732</u>

The financial statements of The North East Property Limited Partnership, registered number LP017936, were approved by the Partners and authorised for issue on 28 September 2021.



D Staziker  
For and behalf of the General Partner, North East Property (GP) Limited

**THE NORTH EAST PROPERTY LIMITED PARTNERSHIP**

**RECONCILIATION OF MOVEMENTS IN PARTNERS' INTERESTS AND RESERVES**  
**For the year ended 31 March 2021**

	Partners ' capital £	Loans from partners £	Loss attributable to Partners £	Total partners' interests £
<b>Partners' interests</b>				
At 1 April 2019	1,000	9,398,979	(272,214)	9,127,765
Profit for the financial year	-	-	208,964	208,964
	<hr/>	<hr/>	<hr/>	<hr/>
Partners' interests after loss for the financial period	1,000	9,398,979	(63,250)	9,336,729
Funds repaid to partners	-	(660,997)	-	(660,997)
	<hr/>	<hr/>	<hr/>	<hr/>
At 31 March 2020	1,000	8,737,982	(63,250)	8,675,732
Profit for the financial year	-	-	297,850	297,850
	<hr/>	<hr/>	<hr/>	<hr/>
Partners' interests after profit for the financial year	1,000	8,737,982	234,600	8,973,582
Funds repaid to partners	-	(631,790)	-	(631,790)
	<hr/>	<hr/>	<hr/>	<hr/>
<b>Partners' interest at 31 March 2021</b>	<u>1,000</u>	<u>8,106,192</u>	<u>234,600</u>	<u>8,341,792</u>

The total capital committed by the Limited Partner is £1,000 (2020: £1,000), this was unpaid as at the current and prior year end and is included within the debtor balance for the current and prior year end.

**THE NORTH EAST PROPERTY LIMITED PARTNERSHIP**

**CASH FLOW STATEMENT**  
**For the year ended 31 March 2021**

	Note	£	2021 £	£	2020 £
NET CASH (OUTFLOW)/INFLOW FROM OPERATING ACTIVITIES	10		(1,933,530)		82,677
CASH FLOWS FROM INVESTING ACTIVITIES					
Interest received		19,711		46,958	
NET CASH INFLOW FROM INVESTING ACTIVITIES			19,711		46,958
CASH FLOWS FROM FINANCING ACTIVITIES					
Partners' loans repaid		(631,790)		(660,997)	
NET CASH OUTFLOW FROM FINANCING ACTIVITIES			(631,790)		(660,997)
NET DECREASE IN CASH AND CASH EQUIVALENTS			(2,545,609)		(531,362)
Cash and cash equivalents at beginning of year	11		5,901,274		6,432,636
Cash and cash equivalents at end of year	11		3,355,665		5,901,274

Cash and cash equivalents comprise cash and short term bank deposits with an original maturity of three months or less.

**NOTES TO THE FINANCIAL STATEMENTS**  
**For the year ended 31 March 2021**

**1. ACCOUNTING POLICIES**

The principal accounting policies are summarised below. They have all been applied consistently throughout the year and the preceding year.

**General information and the basis of accounting**

The North East Property Limited Partnership is a limited partnership (LP) established under the laws of England and Wales and registered under number LP017936. The LP's registered office is Unit J, Yale Business Village, Ellice Way, Wrexham, LL13 7YL. The nature of the LP's operations and its principal activities are set out in the Report of the Manager on page 2.

The financial statements have been prepared on the going concern basis as discussed in the Report of the Manager, under the historical cost convention and in accordance with Financial Reporting Standard 102 (FRS 102) issued by the Financial Reporting Council.

The financial statements are presented in Sterling (£). This is the functional currency of the entity.

**Debtors**

Short term debtors are measured at transaction price less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest rate method, less any impairment.

**Impairment of Financial Assets**

Financial assets are assessed for indicators of impairment at each balance sheet date. Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows of the asset have been impacted.

Objective evidence of impairment could include:

- significant financial difficulty of the issuer or counterparty; or
- default or delinquency in interest or principal payments; or
- it becoming probable that the borrower will enter bankruptcy or financial reorganisation.

For certain categories of financial asset, such as loans receivable, assets that are assessed not to be impaired individually are subsequently assessed for impairment on a collective basis. Objective evidence of impairment for a portfolio of financial assets could include the Partnership's past experience of recovery, and the levels and trends of specific impairments made as well as observable changes in national or local economic conditions that correlate with default.

The impact of forbearance is also considered. Forbearance has not materially impacted impairment provision requirements during the year; the collective provision is deemed to provide sufficient provision for impairment.

The carrying amount of the financial asset is reduced by the impairment loss through the use of an allowance account. Subsequent recoveries of amounts previously written off are credited against the allowance account. Changes in the carrying amount of the allowance account are recognised in profit or loss.

**Financial Liabilities**

Financial liabilities are recognised as either financial liabilities at fair value through the profit and loss (FVTPL) or other financial liabilities. Other financial liabilities, including borrowings, are initially measured at fair value, net of transaction costs. Other financial liabilities are subsequently measured at amortised cost using the effective interest method.

**Creditors**

Short term trade creditors and loans from partners are measured at the transaction price.

**NOTES TO THE FINANCIAL STATEMENTS**  
**For the year ended 31 March 2021**

**1. ACCOUNTING POLICIES (CONTINUED)**

**Turnover**

Turnover represents interest receivable on loans, arrangement fees and rescheduling and early repayment fees associated with loan investments. Turnover is recognised over the period to which it relates. All turnover relates to one class of business and arises in the UK.

**Interest receivable**

Interest income is recognised when it is probable that the economic benefits will flow to the Partnership and the amount of revenue can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

The effective interest method is a method of calculating the amortised cost of a financial asset and of allocating interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts (including all fees on points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial asset, or, where appropriate, a shorter period.

**2. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY**

In the application of the Limited Partnership's accounting policies, which are described in note 1 above, the Manager is required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

**Critical judgements in applying the Company's accounting policies**

There are no critical accounting judgements in applying the Company's accounting policies.

**Key sources of estimation uncertainty**

There are no key assumptions concerning the future, and other key sources of estimation uncertainty at the balance sheet date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.



**NOTES TO THE FINANCIAL STATEMENTS**  
**For the year ended 31 March 2021**

**3. TURNOVER**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
<i>Interest receivable on loans</i>	347,055	269,600
Arrangement fees	90,920	46,783
Rescheduling and early repayment fees	48,404	52,067
	<u>486,379</u>	<u>368,450</u>

**4. EMPLOYEES**

The North East Property Limited Partnership had no employees during the current or prior financial year.

**5. ADMINISTRATIVE EXPENSES**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Other administrative expenses includes:		
Auditor's remuneration - audit	5,810	4,300
General Partner's management fee	<u>200,000</u>	<u>200,000</u>

There were non-audit fees during the year of £1,136 in relation to taxation services (2020: £1,103).

**6. INTEREST RECEIVED**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Bank interest receivable	<u>19,711</u>	<u>46,958</u>

**7. TAX ON LOSS**

The Partnership is not liable to tax therefore there is no taxation charge for the current or prior financial year.

**NOTES TO THE FINANCIAL STATEMENTS**  
For the year ended 31 March 2021

**8. DEBTORS**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
<b>Due within one year:</b>		
Loans receivable	4,991,354	-
Other Debtors	1,000	1,000
	<u>4,992,354</u>	<u>1,000</u>
<b>Due after more than one year:</b>		
Loans receivable	568,632	3,201,869
	<u>568,632</u>	<u>3,201,869</u>

The Partnership entered into agreements to advance loans to Small and Medium Enterprises (SMEs) in the North East of England. The average term of loans entered into is 12 to 18 months. The interest rate inherent in the loans is fixed at the contract date for all of the loan term. The average effective interest rate contracted is approximately 7.3% (2020 – 7.3%) per annum.

**9. CREDITORS**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
<b>Amounts falling due within one year:</b>		
Accruals	206,946	105,403
Other Creditors	67,913	23,008
	<u>274,859</u>	<u>128,411</u>
<b>Amounts falling due after more than one year:</b>		
Accrued fund management fee	<u>300,000</u>	<u>300,000</u>

The accrued fund management fee is non interest bearing and due within 10 years.

**NOTES TO THE FINANCIAL STATEMENTS**  
For the year ended 31 March 2021

**10. NOTES TO THE CASH FLOW STATEMENT**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Operating profit	278,139	162,006
Loans made	(5,654,615)	(3,410,368)
Loans recovered	3,296,498	3,415,133
Decrease in debtors	-	1,300
Increase/(decrease) in creditors	146,448	(85,394)
	<u>          </u>	<u>          </u>
Net cash (outflow)/inflow from operating activities	<u>(1,933,530)</u>	<u>82,677</u>

**11. ANALYSIS AND RECONCILIATION OF NET DEBT**

	<b>At 1 April</b>	<b>Cash flow</b>	<b>At 31 March</b>
	<b>2020</b>		<b>2021</b>
	<b>£</b>	<b>£</b>	<b>£</b>
Cash at bank and in hand	<u>5,901,274</u>	<u>(2,545,609)</u>	<u>3,355,665</u>

**12. RELATED PARTY TRANSACTIONS AND CONTROLLING PARTY**

During the financial year the Partnership paid North East Property (GP) Limited a General Partner's share of £200,000 (2020: £200,000).

The immediate and ultimate parent and controlling party is NPF 2016 Limited whose registered offices are located at Anson House, The Fleming Business Centre, Burdon Terrace, Jesmond, Newcastle Upon Tyne, NE2 3AE. The partnership is not consolidated into any of its partners' or the ultimate controlling party's financial statements as they are exempt from preparation of consolidated financial statements.