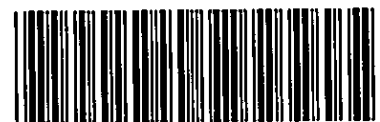


SALVUS PROPERTY FUND NO 1 GENERAL PARTNER LIMITED

UNAUDITED REPORT AND FINANCIAL STATEMENTS

YEAR ENDED 30 APRIL 2015

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SALVUS PROPERTY FUND NO 1 GENERAL PARTNER LIMITED

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YEAR ENDED 30 APRIL 2015

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SALVUS PROPERTY FUND NO 1 GENERAL PARTNER LIMITED

GENERAL INFORMATION

Director

B D Hobbs
Consortium Directors Ltd

Registered Office

33 Wigmore Street
London
W1U 1BZ

SALVUS PROPERTY FUND NO 1 GENERAL PARTNER LIMITED

REPORT OF THE DIRECTORS

The Directors present their report and financial statements for the year ended 30 April 2015

Review of Activities

During the year the Company continued to act as the General Partner for Salvus Property Fund No 1 Limited Partnership

Results and Dividends

The result for the year amounted to £nil (2014 - £nil) The Directors do not recommend the payment of a dividend

Directors

The Directors who served during the year are as shown on page 2

Directors' Interests

The Directors did not hold any interest in the share capital of the Company at any time during the year

H R Saunders, J E G Davies, B D Hobbs, D E Hammond and W J K Taylor are directors of Consortium Directors Limited

D E Hammond and W J K Taylor are members of Allsop LLP, which is the ultimate controlling party

Director's Responsibilities

The Directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable laws 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 estimates that are reasonable and prudent,
- prepare the financial statements on a 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

SALVUS PROPERTY FUND NO 1 GENERAL PARTNER LIMITED

REPORT OF THE DIRECTORS (CONTINUED)

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006

By order of the Board

A handwritten signature in black ink, appearing to read 'H R Saunders', written in a cursive style.

H R SAUNDERS
Director

8 January 2016

SALVUS PROPERTY FUND NO 1 GENERAL PARTNER LIMITED

PROFIT AND LOSS ACCOUNT

YEAR ENDED 30 APRIL 2015

	Note	2015 £	2014 £
Turnover	1	6,000	3,000
Administrative expenses		(6,000)	(3,000)
Profit / (loss) on ordinary activities before taxation	2	-	-
Tax on loss on ordinary activities	4	-	-
Profit / (loss) on ordinary activities after taxation	9	-	-

The Company had no other recognised gains or losses

All activities are derived from continuing operations

SALVUS PROPERTY FUND NO 1 GENERAL PARTNER LIMITED
(Company Number 06991266)

BALANCE SHEET

AS AT 30 APRIL 2015

	Note	2015 £	2014 £
Current Assets			
Debtors	5	9,002	3,002
Creditors: amounts falling due within one year	6	(9,000)	(3,000)
Net Current Assets		<u>2</u>	<u>2</u>
Capital and Reserves			
Called up share capital	7	2	2
Profit and loss account	9	-	-
Shareholders' Funds	8	<u>2</u>	<u>2</u>

For the year ending 30 April 2015 the Company was entitled to exemption from audit under Section 477 of the Companies Act 2006 relating to small companies

Directors responsibilities

- The members have not required the Company to obtain an audit of its accounts for the year in question in accordance with Section 476
- The Directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts

The financial statements have been prepared in accordance with the special provisions applicable to companies subject to the small companies regime of the Companies Act 2006 and with the Financial Reporting Standard for Smaller Entities (effective April 2008)

By order of the Board



H R SAUNDERS
Director

8 January 2016

SALVUS PROPERTY FUND NO 1 GENERAL PARTNER LIMITED

ACCOUNTING POLICIES

YEAR ENDED 30 APRIL 2015

Basis of accounting

The financial statements have been prepared in accordance with applicable United Kingdom law and accounting standards and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008)

Turnover

Turnover represents fees receivable from the Limited Partnership for which Salvus Property Fund No 1 General Partner Limited acts as General Partner

Related party transactions

The Company has taken advantage of the exemption in Financial Reporting Standard 8 - Related Party Transactions not to disclose transactions with group companies

Deferred taxation

Deferred taxation is provided in full on timing differences that result in an obligation at the balance sheet date to pay more tax, or a right to pay less tax, at a future date, at rates expected to apply when they crystallise based on current tax rates and law. Timing differences arise from the inclusion of items of income and expenditure in taxation computations in periods different from those in which they are included in financial statements. Deferred tax assets are recognised to the extent that it is regarded as more likely than not that they will be recovered. Deferred tax assets and liabilities are not discounted.

SALVUS PROPERTY FUND NO 1 GENERAL PARTNER LIMITED

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 30 APRIL 2015

1. Turnover

Turnover represents amounts receivable for services provided, exclusive of Valued Added Tax

2. Loss on Ordinary Activities before Taxation

This is stated after charging the following

	2015	2014
	£	£
Directors' emoluments	-	-
	<u> </u>	<u> </u>

3. Staff Costs

There were no staff costs during the year

The Directors did not receive any remuneration from the Company

4. Taxation on Loss on Ordinary Activities

The taxation charge on the profit/(loss) on ordinary activities for the year was as follows

	2015	2014
	£	£
UK Corporation tax at 19%	-	-
	<u> </u>	<u> </u>

SALVUS PROPERTY FUND NO 1 GENERAL PARTNER LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

YEAR ENDED 30 APRIL 2015

5. Debtors

	2015	2014
	£	£
Accrued income	9,000	3,000
Called up share capital not yet paid	2	2
	<u>9,002</u>	<u>3,002</u>

Accrued income represents amounts owed by Salvus Property Fund No 1 Limited Partnership for which the company acts as General Partner

6. Creditors : amounts falling due within one year

Consortium Investment Management LLP	9,000	3,000
	<u>9,000</u>	<u>3,000</u>

7. Called Up Share Capital

Called up and allotted 2 ordinary shares of £1 each	<u>2</u>	<u>2</u>
--	----------	----------

8 Reconciliation of Movement in Shareholders' Funds

	Share Capital	Profit and loss account	Total
	£	£	£
As at 1 May 2014	2	-	2
Profit / (loss) for the year	<u>-</u>	<u>-</u>	<u>-</u>
At 30 April 2015	<u>2</u>	<u>-</u>	<u>2</u>

SALVUS PROPERTY FUND NO 1 GENERAL PARTNER LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

YEAR ENDED 30 APRIL 2015

9. Profit and Loss Account

	2015	2014
	£	£
As at 1 May 2014	-	-
Profit / (loss) for the year	-	-
	<hr/>	<hr/>
At 30 April 2015	-	-
	<hr/>	<hr/>

10 Controlling Party

The Company is wholly owned by Consortium Corporate Holdings Ltd

The ultimate controlling party is the members of Allsop LLP, registered in England and Wales under partnership number OC315531

SALVUS PROPERTY NO 1 LIMITED PARTNERSHIP

REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 5 APRIL 2015

Registered Number LP14050

THESE PARTNERSHIP
ACCOUNTS FORM
PART OF THE ACCOUNTS
OF COMPANY
No 6991266



SALVUS PROPERTY NO 1 LIMITED PARTNERSHIP

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Statement of Total recognised gains & losses	4
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SALVUS PROPERTY NO 1 LIMITED PARTNERSHIP
Managers Report
FOR THE YEAR ENDED 5 APRIL 2015

Manager's Responsibilities

We are required, as the Manager to prepare financial statements for each financial period in accordance with the Limited Partnership Agreement for The Salvus Property No 1 Limited Partnership ("Limited Partnership") and the accounting policies set out on page 6. In preparing those financial statements, the Manager has

- selected suitable accounting policies and then applied them consistently,
- made judgements and estimates that are reasonable and prudent,
- stated whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements, and
- prepared the financial statements on the going concern basis unless it was inappropriate to presume that the Limited Partnership will continue in business

We are responsible for keeping adequate accounting records which disclose, with reasonable accuracy, at any time, the financial position of the Limited Partnership. We are also responsible for safeguarding assets of the Limited Partnership and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Principal Activities and any Significant Changes

The Limited Partnership was incorporated on 2 August 2010. The principal activity of the Partnership is that of investing in property by way of advancing loans. The General Partner to the Limited Partnership is Salvus Property Fund General Partner No 1 Limited.

Results and Distributions

The total return for the period is set out on page 2 to the accounts.

In accordance with the Limited Partnership agreement distributions are made to partners at the discretion of the General Partner.

The General Partner shall receive income in line with the Limited Partnership agreement.

On behalf of the Manager



H R Saunders
Designated Partner
Consortium Investment Management LLP
(Manager)

20 January 2016

SALVUS PROPERTY NO 1 LIMITED PARTNERSHIP

Statement of Total Return

For the year ended 5 April 2015

	Note	Year ended 05/04/2015 £	Year ended 05/04/2014 £
Turnover	2	-	-
Administrative expenses	3	(3,000)	(3,000)
		<hr/>	<hr/>
Operating Profit/(Loss)	4	(3,000)	(3,000)
Profit/(Loss) on disposal of investment		-	-
Interest receivable	5	-	-
Interest payable	6	-	-
		<hr/>	<hr/>
Loss for the financial period available for division among Limited Partners	11	(3,000)	(3,000)
Loss allocated to Limited Partners		3,000	3,000
		<hr/>	<hr/>
Loss for the financial period available for discretionary division among Limited Partners		-	-
		<hr/>	<hr/>

The notes form part of these financial statements

All amounts relate to continuing activities

SALVUS PROPERTY NO 1 LIMITED PARTNERSHIP
Registered Number LP010212
Balance Sheet as at 5 April 2015

	Note	2015 £	2014 £
Fixed Assets			
Investments	7	1,040,000	1,040,000
		<hr/> 1,040,000	<hr/> 1,040,000
Current Assets			
Debtors	8	208	208
Cash at bank		266	266
		<hr/> 474	<hr/> 474
Creditors, amounts falling due within one year	9	(9,000)	(6,000)
		<hr/> (8,526)	<hr/> (5,526)
Net Current Assets			
Total Assets Less Current Liabilities		1,031,474	1,034,474
Creditors, amounts falling due in more than one year	10	-	-
		<hr/> -	<hr/> -
Net Assets		<hr/> 1,031,474	<hr/> 1,034,474
Represented by			
Loans and other debts due to Limited Partners within one year	12	1,031,361	1,034,361
Limited Partners' capital classified as a liability under FRS 25 other amounts	11	113	113
		<hr/> 1,031,474	<hr/> 1,034,474

For the year ending 5 April 2015 the Limited Partnership was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies as applied to qualifying partnerships by The Partnerships (accounts) Regulations 2008

The General Partner acknowledges its responsibilities for complying with the requirements of the Act as applied to qualifying partnerships by The Partnerships (Accounts) Regulations 2008 with respect to accounting records and the preparation of accounts

The General Partner has not required the Limited Partnership to obtain an audit of its accounts for the year in question in accordance with section 476 of the Companies Act 2006 as applied by The Partnerships (Accounts) Regulations 2008

The financial statements were approved by the Manager on 20 January 2016 and signed on its behalf by



H R Saunders
Designated Partner
Consortium Investment Management LLP
(Manager)

SALVUS PROPERTY NO 1 LIMITED PARTNERSHIP

Financial Statements for the year ended 5 April 2015

Statement of total recognised gains and losses

	2015	2014
	£	£
Loss available to Partners for the Period	(3,000)	(3,000)
Unrealised surplus/(deficit) on revaluation	-	-
Total gains and losses recognised since last annual report	<u>(3,000)</u>	<u>(3,000)</u>

SALVUS PROPERTY NO 1 LIMITED PARTNERSHIP
Financial Statements for the year ended 5 April 2015

Notes

1 Principal Accounting Policies

(a) Basis of Preparation

The financial statements have been prepared under the historical cost convention, as modified by the valuation of investments

The accounts have been prepared on the going concern basis

(b) Tax Purposes

The taxation payable on profits is the personal liability of the Limited Partners during the period

(c) Expenses

Expenses are shown on an accruals basis

(d) Valuation of Investments

Investments are recognised at the value of the investment made allowing for annual revaluation adjustments

(e) The Limited Partnership

The Limited Partnership was established on 2 August 2010 and the length of its life is determined by various clauses within the Limited Partnership Agreement. However should any of the following events occur the Limited Partnership shall be terminated,

- (i) the General Partner resolves that the Partnership shall be dissolved
- (ii) the insolvency, dissolution or liquidation of the General Partner unless the Partnership is reconstituted in line with the Limited Partnership agreement
- (iii) the resignation of the General Partner unless the Partnership is reconstituted in line with the Limited Partnership agreement

2 Turnover

Turnover is stated net of value added taxation, and consists of income receivable from rental leases. Income is recognised on an accruals basis

SALVUS PROPERTY NO 1 LIMITED PARTNERSHIP
Financial Statements for the year ended 5 April 2015

Notes (Continued)

3 Administrative Expenses	2015	2014
	£	£
Fund management fees	-	-
Payments to General Partner	3,000	3,000
Professional fees	-	-
Property costs	-	-
Bank charges and interest	-	-
	<u>3,000</u>	<u>3,000</u>
4 Operating Profit/(Loss)		
This is stated after charging	2015	2014
	£	£
Amortisation	-	-
	<u>-</u>	<u>-</u>
5 Interest Receivable	2015	2014
	£	£
Bank interest	-	-
	<u>-</u>	<u>-</u>
6 Interest Payable	2015	2014
Bank loans and overdrafts	-	-
	<u>-</u>	<u>-</u>
7 Investments		
		Total
Cost		£
B/Fwd at 6 April 2014		1,040,000
Additions		-
Revaluation		-
Disposals		-
		<u>1,040,000</u>
At 5 April 2015		1,040,000
Amortisation		
B/Fwd at 6 April 2014		-
Charge for the period		-
		<u>-</u>
At 5 April 2015		-
Net book value		
At 5 April 2015		1,040,000
		<u>1,040,000</u>
B/Fwd at 6 April 2014		1,040,000

SALVUS PROPERTY NO 1 LIMITED PARTNERSHIP
Financial Statements for the year ended 5 April 2015

Notes (Continued)

8 Debtors	2015	2014
	£	£
Amounts due within one year		
Trade debtors	-	-
Other debtors	208	208
	<hr/>	<hr/>
	208	208
	<hr/>	<hr/>
9 Creditors amounts falling due within one year	2015	2014
	£	£
Trade creditors	-	-
Accruals	9,000	6,000
Other creditors	-	-
	<hr/>	<hr/>
	9,000	6,000
	<hr/>	<hr/>
10 Creditors amounts falling due in more than one year	2015	2014
	£	£
	-	-
	<hr/>	<hr/>
	-	-
	<hr/>	<hr/>
11 Partners' Capital Accounts	2015	2014
	£	£
Limited Partners' Capital Accounts	113	113
	<hr/>	<hr/>

SALVUS PROPERTY NO 1 LIMITED PARTNERSHIP
Financial Statements for the year ended 5 April 2015

Notes (Continued)

12 Reconciliation of Movements in Partners' Equity

	Partners' Capital £	Partners' Loans £	Partners' Current Acc £	Revaluation Reserve £	Total £
Partners interests B/Fwd at 6 April 2014	113	1,124,888	(10,908)	(79,619)	1,034,474
Profit allocated during the period to Partners	-	-	(3,000)	-	(3,000)
Revaluation in year	-	-	-	-	-
Priority Profit Share	-	-	-	-	-
Partners interests after profit for the year	113	1,124,888	(13,908)	(79,619)	1,031,474
Introduced by Partners	-	-	-	-	-
Partners interest as at 5 April 2015	113	1,124,888	(13,908)	(79,619)	1,031,474

13 Post Balance Sheet Event

On 7 August 2015 a receiver was appointed over the only asset owned by the company to which the investment loan was made. It is not clear at present as to whether the loan will be recovered in full.