

**NAPIER CAPITAL GENERAL PARTNER NO. 13 LIMITED**

**UNAUDITED REPORT AND FINANCIAL STATEMENTS**

**YEAR ENDED 30 APRIL 2021**

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**NAPIER CAPITAL GENERAL PARTNER NO. 13 LIMITED**

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**YEAR ENDED 30 APRIL 2021**

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**NAPIER CAPITAL GENERAL PARTNER NO. 13 LIMITED**

**GENERAL INFORMATION**

**YEAR ENDED 30 APRIL 2021**

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<b>Directors</b>	B D Hobbs Consortium Directors Ltd
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<b>Company Secretary</b>	Winchley Secretarial Ltd
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<b>Registered Office</b>	First Floor 11 Argyll Street London W1F 7TH
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## **NAPIER CAPITAL GENERAL PARTNER NO. 13 LIMITED**

### **REPORT OF THE DIRECTORS**

**YEAR ENDED 30 APRIL 2021**

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The Directors present their report and financial statements for the year ended 30 April 2021.

#### **Review of Activities**

During the year the Company continued to act as the General Partner for Napier Capital No 13 Limited Partnership.

#### **Results and Dividends**

The result for the year amounted to £nil (2020 - £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 and B D Hobbs are directors of Consortium Directors Limited.

#### **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

**NAPIER CAPITAL GENERAL PARTNER NO. 13 LIMITED**

**REPORT OF THE DIRECTORS (CONTINUED)**

**YEAR ENDED 30 APRIL 2021**

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Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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



H R SAUNDERS  
Director

25 January 2022

**NAPIER CAPITAL GENERAL PARTNER NO. 13 LIMITED****STATEMENT OF COMPREHENSIVE INCOME****YEAR ENDED 30 APRIL 2021**

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	<b>Note</b>	<b>2021 £</b>	<b>2020 £</b>
<b>Turnover</b>	3	3,000	3,000
Administrative expenses		(3,000)	(3,000)
<b>Profit / (loss) on ordinary activities before taxation</b>	4	-	-
Tax on loss on ordinary activities	6	-	-
<b>Profit / (loss) on ordinary activities after taxation</b>		-	-

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The Company had no other recognised gains or losses.

All activities are derived from continuing operations.

**NAPIER CAPITAL GENERAL PARTNER NO. 13 LIMITED**  
**(Company Number 07253287)**

**BALANCE SHEET**

**AS AT 30 APRIL 2021**

	<b>Note</b>	<b>2021 £</b>	<b>2020 £</b>
<b>Current Assets</b>			
Debtors	7	3,002	3,002
<b>Creditors: amounts falling due within one year</b>	8	(3,000)	(3,000)
<b>Net Current Assets</b>		<u>2</u>	<u>2</u>
<b>Capital and Reserves</b>			
Called up share capital	9	2	2
Profit and loss account		-	-
<b>Shareholders' Funds</b>		<u>2</u>	<u>2</u>

For the year ending 30 April 2021 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.

By order of the Board



H R SAUNDERS  
Director

25 January 2022

# **NAPIER CAPITAL GENERAL PARTNER NO. 13 LIMITED**

## **NOTES TO THE FINANCIAL STATEMENTS**

**YEAR ENDED 30 APRIL 2021**

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### **1 GENERAL INFORMATION**

Napier Capital General Partner No 13 Ltd is incorporated in the United Kingdom, within England and Wales and registered at First Floor, 11 Argyll Street, London, W1F 7TH. Company number 07253287.

The Company has determined that the Pound Sterling is its functional currency, as this is the currency of the economic environment in which the company predominantly operates.

### **2 PRINCIPLE ACCOUNTING POLICIES**

#### **Basis of accounting**

The financial statements have been prepared under the historical cost convention and in accordance with Financial Reporting Standard 102 Section 1A, the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland and the Companies Act 2006. They are presented in Pounds Sterling (GBP).

#### **Turnover**

Turnover represents fees receivable from the Limited Partnership for which Napier Capital General Partner No 13 Limited acts as General Partner.

#### **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.

#### **Financial instruments**

##### **Financial assets**

The Partnership's financial assets comprise basic financial instruments, being trade and other receivables and cash and bank balances.

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of no more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months or less from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

Trade and other receivable are measured at transaction price less any impairment. Any impairment loss is recognised in the income statement.



## **NAPIER CAPITAL GENERAL PARTNER NO. 13 LIMITED**

### **NOTES TO THE FINANCIAL STATEMENTS**

**YEAR ENDED 30 APRIL 2021**

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The impairment loss is measured as the difference between an asset's carrying amount and best estimate, which is an approximation of the amount that the Partnership would receive for the asset if it were to be sold at the reporting date.

Financial assets are derecognised when contractual rights to the cash flows from the financial asset expire or are settled, or when substantially all the risks and rewards of ownership have been transferred.

#### **Financial liabilities**

The Partnership's financial liabilities comprise basic financial liabilities, including trade and other payables, amounts due to members and accruals. These are initially recognised at transaction price and are measured subsequently at amortised cost.

Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities.

Financial liabilities are derecognised when the liability is extinguished, that is when the contractual obligation is discharged, cancelled or expires.

### **3 TURNOVER**

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

### **4 PROFIT/LOSS ON ORDINARY ACTIVITIES BEFORE TAXATION**

This is stated after charging the following:

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Directors' emoluments	-	-
	<u>          </u>	<u>          </u>

### **5 STAFF COSTS**

There were no staff costs during the year.

The Directors did not receive any remuneration from the Company.

### **6 TAXATION ON PROFIT ON ORDINARY ACTIVITIES**

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

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
UK Corporation tax at 19%	-	-
	<u>          </u>	<u>          </u>

**NAPIER CAPITAL GENERAL PARTNER NO. 13 LIMITED****NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****YEAR ENDED 30 APRIL 2021****7 DEBTORS**

	<b>2021</b> <b>£</b>	<b>2020</b> <b>£</b>
Accrued income	3,000	3,000
Called up share capital not yet paid	2	2
	<u>3,002</u>	<u>3,002</u>

Accrued income represents amounts owed by Napier Capital No 13 Limited Partnership for which the company acts as General Partner.

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

Trade creditors	-	-
Accruals	3,000	3,000
	<u>3,000</u>	<u>3,000</u>

**9 CALLED UP SHARE CAPITAL**

Called up and allotted: 2 ordinary shares of £1 each	<u>2</u>	<u>2</u>
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**10 RELATED PARTY TRANSACTIONS**

The director and the directors of the corporate director are all directors and shareholders of Winchley Secretarial Ltd. During the year the General Partner accrued to Winchley Secretarial Ltd administrative fees of £3,000 (2020: £nil). At the year end £3,000 was outstanding (2020: £nil).

**11 CONTROLLING PARTY**

The Company is wholly owned by Consortium Corporate Holdings Ltd.

The ultimate controlling party is B D Hobbs who owns Consortium Corporate Holdings Ltd.

These accounts form part of the accounts for the year to 30 April 2021 for  
Napier Capital General Partner No 13 Ltd (Company number 07253287)

**NAPIER CAPITAL NO 13 LIMITED PARTNERSHIP**

**UNAUDITED REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 5 APRIL 2021**

**Registered Number: LP016858**

THESE PARTNERSHIP  
ACCOUNTS FORM  
PART OF THE ACCOUNTS  
OF COMPANY  
No. 7253287

# **NAPIER CAPITAL NO 13 LIMITED PARTNERSHIP**

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**NAPIER CAPITAL NO 13 LIMITED PARTNERSHIP**  
**Managers Report**  
**FOR THE YEAR ENDED 5 APRIL 2021**

**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 Napier Capital No 13 Limited Partnership ("Limited Partnership") and the accounting policies set out on page 4. 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 16 September 2015. The principal activity of the Partnership is that of purchasing and renting out commercial property. The General Partner to the Limited Partnership is Napier Capital General Partner No 13 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)

25 January 2022

**NAPIER CAPITAL NO 13 LIMITED PARTNERSHIP****Statement of Total Return****For the year ended 5 April 2021**

	<b>Note</b>	<b>Year ended 05/04/2021 £</b>	<b>Year ended 05/04/2020 £</b>
<b>Turnover</b>	<b>2</b>	529,136	529,136
<b>Administrative expenses</b>	<b>3</b>	(114,851)	(111,834)
		<hr/>	<hr/>
<b>Operating Profit/(Loss)</b>	<b>4</b>	414,285	417,302
<b>Profit/(Loss) on disposal of investment</b>		-	-
<b>Interest receivable</b>	<b>5</b>	56	596
<b>Interest payable</b>	<b>6</b>	(152,349)	(193,021)
		<hr/>	<hr/>
<b>Profit/(loss) for the financial period available for division among Limited Partners before taxation</b>	<b>11</b>	261,992	224,877
<b>(Profit)/loss allocated to Limited Partners</b>		(261,992)	(224,877)
		<hr/>	<hr/>
<b>Loss for the financial period available for discretionary division among Limited Partners</b>		-	-
		<hr/>	<hr/>

The notes form part of these financial statements.

All amounts relate to continuing activities.

**NAPIER CAPITAL NO 13 LIMITED PARTNERSHIP**  
**Registered Number LP016858**  
**Balance Sheet as at 5 April 2021**

	Note	2020 £	2020 £
<b>Fixed Assets</b>			
Investments	7	11,250,000	10,675,000
		<u>11,250,000</u>	<u>10,675,000</u>
<b>Current Assets</b>			
Debtors	8	119,979	111,460
Cash at bank		264,577	220,589
		<u>384,556</u>	<u>332,049</u>
<b>Creditors, amounts falling due within one year</b>	9	(270,189)	(279,674)
		<u>114,367</u>	<u>52,375</u>
<b>Net Current Assets</b>			
		<u>11,364,367</u>	<u>10,727,375</u>
<b>Total Assets Less Current Liabilities</b>			
<b>Creditors, amounts falling due in more than one year</b>	10	(5,550,000)	(5,750,000)
		<u>5,814,367</u>	<u>4,977,375</u>
<b>Net Assets</b>			
		<u><u>5,814,367</u></u>	<u><u>4,977,375</u></u>
<b>Represented by</b>			
Loans and other debts due to Limited Partners within one year	12	5,810,194	4,973,202
Limited Partners' capital classified as a liability under the FRSSE	11	4,173	4,173
		<u>5,814,367</u>	<u>4,977,375</u>

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime, as applied to qualifying partnerships and in accordance with the provisions of FRS102 Section 1A for small entities.

For the year ending 5 April 2021 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 25 January 2022 and signed on its behalf by



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

**NAPIER CAPITAL NO 13 LIMITED PARTNERSHIP**  
**Financial Statements for the year ended 5 April 2021**

**Notes**

**1 Principal Accounting Policies**

**(a) Basis of Preparation**

The financial statements have been prepared in accordance with Section 1A of Financial Reporting Standard 102 for Smaller Entities (FRS102 Section 1A), the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland, the Companies Act 2006, applicable to qualifying partnerships and in accordance with the Partnership Agreement dated 16 September 2015,

The profit for the year relating to Napier Capital No 13 LP was £261,993 (2020: £224,876).

**(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 16 September 2015 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 a receivable basis.



**NAPIER CAPITAL NO 13 LIMITED PARTNERSHIP**  
**Financial Statements for the year ended 5 April 2021**

**Notes (Continued)**

<b>3 Administrative Expenses</b>	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Fund management fees	47,572	44,932
Payments to General Partner	3,000	3,000
Professional fees	58,795	56,844
Property costs	5,410	6,988
Bank charges and interest	74	70
	<u>114,851</u>	<u>111,834</u>
<b>4 Operating Profit/(Loss)</b>		
This is stated after charging:	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Amortisation	-	-
<b>5 Interest Receivable</b>	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Bank interest	56	596
<b>6 Interest Payable</b>	<b>2021</b>	<b>2020</b>
Bank loans and overdrafts	152,349	193,021
<b>7 Investments</b>		
		<b>Total</b>
<b>Cost</b>		<b>£</b>
B/Fwd at 6 April 2020		10,675,000
Additions		575,000
Revaluation		-
Disposals		-
		<u>11,250,000</u>
C/Fwd at 5 April 2021		11,250,000
<b>Amortisation</b>		
B/Fwd at 6 April 2020		-
Charge for the period		-
		<u>-</u>
C/Fwd at 5 April 2021		-
<b>Net book value</b>		
C/Fwd at 5 April 2021		11,250,000
		<u>11,250,000</u>
B/Fwd at 6 April 2020		10,675,000
		<u>10,675,000</u>

**NAPIER CAPITAL NO 13 LIMITED PARTNERSHIP**  
**Financial Statements for the year ended 5 April 2021**

**Notes (Continued)**

<b>8 Debtors</b>	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
<b>Amounts due within one year</b>		
Trade debtors	1,688	6,988
Other debtors	118,291	104,472
	<hr/>	<hr/>
	119,979	111,460
	<hr/>	<hr/>
<b>9 Creditors: amounts falling due within one year</b>	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Trade creditors	15,300	22,288
Accruals	105,793	111,808
Other creditors	149,096	145,578
	<hr/>	<hr/>
	270,189	279,674
	<hr/>	<hr/>
<b>10 Creditors: amounts falling due in more than one year</b>	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Bank loan	5,550,000	5,750,000
	<hr/>	<hr/>
	5,550,000	5,750,000
	<hr/>	<hr/>
<b>11 Partners' Capital Accounts</b>	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Limited Partners' Capital Accounts	4,173	4,173
	<hr/>	<hr/>

**NAPIER CAPITAL NO 13 LIMITED PARTNERSHIP**  
**Financial Statements for the year ended 5 April 2021**

**Notes (Continued)**

**12 Reconciliation of Movements in Partners' Equity**

	<b>Partners' Capital £</b>	<b>Partners' Loans £</b>	<b>Partners' Current Acc £</b>	<b>Revaluation Reserve £</b>	<b>Total £</b>
Partners interests B/Fwd at 6 April 2020	4,173	4,168,827	(28,630)	833,005	4,977,375
Profit allocated during the period to Partners	-	-	261,992	-	261,992
Revaluation in year	-	-	-	575,000	575,000
Priority Profit Share	-	-	-	-	-
Partners interests after profit for the year	4,173	4,168,827	233,362	1,408,005	5,814,367
Introduced by Partners	-	-	-	-	-
Partners interest as at 5 April 2021	4,173	4,168,827	233,362	1,408,005	5,814,367

**13 Related Party Transactions**

Consortium Directors Ltd and Ben Hobbs are the directors of the General Partner to the Limited Partnership. The sole shareholder and all the directors of Consortium Directors Ltd are members of Consortium Investment Management LLP.

During the year Consortium Investment Management LLP received management fees of £44,932 from the Limited Partnership (2020: £44,932) for their services as manager to the Limited Partnership. At the year end no amounts were outstanding (2020: £nil).