

Colmore Square LLP

**Members' report and financial
statements**

Registered number OC307741

For the year ended 31 March 2018



Contents

Members' report	1
Statement of members' responsibilities in respect of the Members' report and financial statements	3
Independent auditor's report to the members of Colmore Square LLP	4
Profit and loss account	6
Balance sheet	7
Statement of Changes in Equity	8
Cash flow statement	9
Notes	10

Members' report

The members present their annual report and the audited financial statements for the year ended 31 March 2018.

Principal activity

The principal activity of the LLP is that of property investment.

The designated members manage each investment on an individual basis. Maximising returns and minimising risks are the key performance measures for the business. The designated members believe that any further performance indicators are not necessary or appropriate for an understanding of the performance or position of the business.

Designated members

The designated members of the LLP during the year were as follows:

DG Bradshaw
MA Crossley
Kingfisher Property Trustees Limited
SC McKenna

Policy on members' drawings, subscription and repayment of members' capital

The initial capital of the LLP was contributed by the members. The designated members may, from time to time, require the members to make such contributions as are necessary for the LLP's business. Each member shall have the option to contribute pro-rata based on their existing share. If required, the designated members may recommend that additional debt finance is obtained.

Profits and losses of the LLP are divided annually between the members and each member is entitled to a share equal to his/her percentage interest in the LLP. The designated members have the right to reserve amounts out of profit, prior to distribution, which they consider necessary to provide further working capital.

In the event of the death, retirement or expulsion of any member there shall be due to him/her the amount of his/her share of net capital shown in the accounts following the event.

Drawings are paid to each member when a simple majority of members decide to receive drawings. The amount of drawings is as agreed by the designated members from time to time.

Results for the year and allocation to members

The profit for the year available for division among members was £1,092,463 (2017: profit of £1,733,923). The net assets of the LLP at the year end were £22,278,644 (2017: £21,186,107).

Business risks and uncertainties

The LLP leases its investment property to a number of tenants. It is dependent on the receipt of rental income to meet its liabilities, including servicing its financing. It is also exposed to risk of movements in interest rates, which would impact finance costs if there were a material change in the LIBOR.

On 30 June 2017, the Partnership signed a new three year £66.5 million loan facility.

With strong stable rental flows aligned with the financing agreement, the members are comfortable with the business risk.

Going concern

After making appropriate enquiries, the members have a reasonable expectation that the LLP has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements.

Members' report *(continued)*

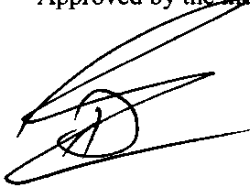
Disclosure of information to the auditor

The members who held office at the date of approval of this members' report confirm that, so far as they are each aware, there is no relevant audit information of which the LLP's auditor is unaware; and each member has taken all the steps that they ought to have taken as a member to make themselves aware of any relevant audit information and to establish that the LLP's auditor is aware of that information.

Auditor

Pursuant to Section 487 of the Companies Act 2006, the auditor will be deemed to be re-appointed and KPMG LLP will, therefore, continue in office.

Approved by the members and signed on its behalf by:

A handwritten signature in black ink, appearing to be 'DG Bradshaw', written over a horizontal line.

DG Bradshaw
Designated member

11 Waterloo Street
Birmingham
West Midlands
B2 5TB
18/12/2018

Statement of members' responsibilities in respect of the Members' report and financial statements

The members are responsible for preparing the Members' report and the LLP financial statements in accordance with applicable law and regulations.

The law relating to limited liability partnerships (LLPs) requires the members to prepare LLP financial statements for each financial year. Under that law the members have elected to prepare the LLP financial statements in accordance with UK Accounting Standards and applicable law (UK Generally Accepted Accounting Practice) including *FRS 102 Financial Reporting Standard applicable in the UK and Republic of Ireland*.

The LLP financial statements are required by law to give a true and fair view of the state of affairs of the LLP and of the profit or loss of the LLP for that period.

In preparing these financial statements, the members are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the LLP will continue in business.

Under the Limited Liability Partnerships Regulations 2001, the members are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the LLP and enable them to ensure that its financial statements comply with those regulations. They have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the LLP and to prevent and detect fraud and other irregularities.



KPMG LLP
One Snowhill
Snow Hill Queensway
Birmingham
B4 6GH

Independent auditor's report to the members of Colmore Square LLP

Opinion

We have audited the financial statements of Colmore Square LLP ("the company") for the year ended 31 March 2018 which comprise the Profit and loss account and other comprehensive income, Balance sheet, Statement of changes in equity, Cash flow statement and related notes, including the accounting policies in note 1.

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 March 2018 and of its profit for the year then ended;
- have been properly prepared in accordance with UK accounting standards, including FRS 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.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities are described below. We have fulfilled our ethical responsibilities under, and are independent of the company in accordance with, UK ethical requirements including the FRC Ethical Standard. We believe that the audit evidence we have obtained is a sufficient and appropriate basis for our opinion.

Going concern

We are required to report to you if we have concluded that the use of the going concern basis of accounting is inappropriate or there is an undisclosed material uncertainty that may cast significant doubt over the use of that basis for a period of at least twelve months from the date of approval of the financial statements. We have nothing to report in these respects.

Matters on which we are required to report by exception

Under the Companies Act 2006 we are required to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

We have nothing to report in these respects.

Members' responsibilities

As explained more fully in their statement set out on page 3, the members are responsible for: the preparation of the financial statements and for being satisfied that they give a true and fair view; such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error; 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 they either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Independent auditor's report to the members of Colmore Square LLP *(continued)*

Auditor's responsibilities

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 our opinion in an auditor's report. Reasonable assurance is a high level of assurance, but does not 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 aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

A fuller description of our responsibilities is provided on the FRC's website at www.frc.org.uk/auditorsresponsibilities.

The purpose of our audit work and to whom we owe our responsibilities

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.

Simon Purkess (Senior Statutory Auditor)
for and on behalf of KPMG LLP, Statutory Auditor
Chartered Accountants

20th December 2018

Profit and loss account
for the year ended 31 March 2018

	<i>Note</i>	2018 £	2017 £
Turnover		7,300,751	5,897,252
Cost of sales		(1,736,204)	(1,378,630)
		<hr/>	<hr/>
Gross profit		5,564,547	4,518,622
Administrative expenses		(2,705,611)	(739,973)
		<hr/>	<hr/>
Operating profit		2,858,936	3,778,649
Interest receivable and similar income	3	64,300	7,508
Interest payable and similar charges	4	(1,830,699)	(2,052,234)
		<hr/>	<hr/>
Profit for the financial year before members' remuneration and profit shares	2	1,092,537	1,733,923
Members' remuneration charged as an expense	5	-	-
		<hr/>	<hr/>
Profit for the financial year available for discretionary division among members		1,092,537	1,733,923
		<hr/>	<hr/>

All amounts relate to continuing operations.

There were no recognised gains or losses in either period other than those disclosed in the profit and loss account.

There is no difference between the results as disclosed in the profit and loss account and the results on an unmodified historical cost basis.

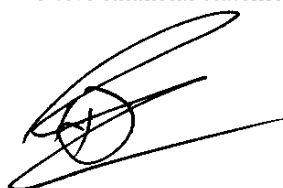
The notes on pages 10 to 17 form part of these financial statements.

Balance sheet
at 31 March 2018

	<i>Note</i>	2018		2017	
		£	£	£	£
Fixed assets					
Investment property	7	87,224,648		86,902,421	
Current assets					
Debtors	8	3,765,030		2,425,200	
Cash at bank and in hand		2,016,838		1,709,646	
		<u>5,781,868</u>		<u>4,134,846</u>	
Creditors: Amounts falling due within one year	9	<u>(70,727,873)</u>		<u>(69,851,160)</u>	
Net current liabilities		(64,946,005)		(65,716,314)	
Total assets less current liabilities		87,059,997		21,186,107	
Creditors: Amounts falling due after more than one year	10	-		-	
Net assets attributable to members		22,278,644		21,186,107	
Represented by:					
Loans and other debts due from members within one year					
Other amounts classified as a liability/(asset) under FRS 25	11	1,931,704		839,167	
Equity					
Other members' interests – other reserves classified as equity under FRS 25	11	20,346,940		20,346,940	
Total members' interests	11	<u>22,278,644</u>		<u>21,186,107</u>	

The notes on pages 10 to 17 form part of these financial statements.

These financial statements were approved by the members on 18/12/2018 and were signed on its behalf by:



DG Bradshaw
Designated member

Limited Liability Partnership registered number: OC307741

Statement of Changes in Equity

	Members' other interests £
Balance at 1 April 2016	19,452,184
Total comprehensive income for the period	
Profit or loss	1,733,923
Other comprehensive income	-
Total comprehensive income for the period	1,733,923
Balance at 31 March 2017	21,186,107
Balance at 1 April 2017	21,186,107
Total comprehensive income for the period	
Profit or loss	1,092,537
Other comprehensive income	-
Total comprehensive income for the period	1,092,537
Balance at 31 March 2018	22,278,644

The notes on pages 10 to 17 form part of these financial statements.

Cash flow statement
for the year ended 31 March 2018

	<i>Note</i>	2018 £	2017 £
Cash flows from operating activities			
Profit for the year		2,858,862	1,733,923
<i>Adjustments for</i>			
Interest receivable and similar income		-	(7,508)
Interest payable and similar charges		-	2,052,234
(Increase)/decrease in trade and other debtors	8	(1,339,830)	(27,674)
Increase/(decrease) in trade and other creditors	9	3,515,359	(211,306)
Returns on investment and servicing of finance		5,034,391	3,539,669
Interest received	3	64,300	7,508
Interest paid	4	(1,830,699)	(2,052,234)
Net cash from operating activities		3,267,992	1,494,943
Cash flows from investing activities			
Change in value of investment property	7	-	-
Capital expenditure on investment property		(322,227)	(825,424)
Net cash from investing activities		(322,227)	(825,424)
Cash flows from financing activities			
Net loans raised		-	52,814
Net loans paid		(2,638,573)	-
Net cash from financing activities		(2,638,573)	52,814
Net increase in cash and cash equivalents		307,192	722,333
Cash and cash equivalents at 1 April		1,709,646	987,313
Cash and cash equivalents at 31 March		2,016,838	1,709,646

The notes on pages 10 to 17 form part of these financial statements.

Notes

(forming part of the financial statements)

1 Accounting policies

Colmore Square LLP (the "Company") is a company limited by shares and incorporated and domiciled in the UK.

The address of the registered office is 11 Waterloo Street, Birmingham B2 5TB.

The nature of the partnership's operations and its principal activities are set out in the Members' report on page 1.

1.1 Summary of significant accounting policies

The following principal accounting policies have been applied consistently in dealing with items which are considered material in relation to the financial statements.

1.2 Statement of compliance

The financial statements have been prepared under the historical cost convention, modified to include certain items at fair value, and in accordance with Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

1.3 Basis of accounting

These financial statements were prepared in accordance with FRS 102 Financial Reporting Standard applicable in the UK and Republic of Ireland.

The functional currency of Cardinal Square LLP is considered to be pounds sterling because that is the currency of the primary economic environment in which the partnership operates.

Cardinal Square LLP does not meet the definition of a qualifying entity under FRS 102 and has, therefore, not taken advantage of the disclosure exemptions available to it.

Judgements made by the members, in the application of these accounting policies that have significant effect on the financial statements and estimates with a significant risk of material adjustment in the next year are discussed in note 14.

1.4 Going concern

The financial statements have been prepared on the going concern basis which the members believe is appropriate for the following reasons:

The LLP's business activities, together with the factors likely to affect its future development, performance and position are set out in the Members' report on pages 1 to 2. The financial position of the LLP, its liquidity position and borrowing facilities are described in the Members' report and in note 9.

The LLP has sufficient financial resources to meet its operational needs and benefits from holding long-term leases with a number of tenants. As a consequence, the members believe that the LLP is well placed to manage its business risks successfully despite the current uncertain economic outlook.

The LLP has received an undertaking from certain members and certain related undertakings that they will continue to provide financial and other support to enable the LLP to settle all current and future debts as they fall due for at least twelve months from the date of approval of these financial statements and in particular will not seek repayment of the amounts currently made available. As with any LLP placing reliance on other individuals for financial support, the designated members acknowledge that there can be no certainty that this support will continue although, at the date of approval of these financial statements, they have no reason to believe that it will not do so.

The financial statements do not include any adjustments that would result from the basis of preparation being inappropriate.

Notes (continued)

1 Accounting policies (continued)

1.5 Basic financial instruments

Trade and other debtors

Trade and other debtors are recognised initially at transaction price less attributable transaction costs. Subsequent to initial recognition they are measured at amortised cost using the effective interest method, less any impairment losses. If the arrangement constitutes a financing transaction, for example if payment is deferred beyond normal business terms, then it is measured at the present value of future payments discounted at a market rate of instrument for a similar debt instrument.

Trade and other creditors

Trade and other creditors are recognised initially at transaction price plus attributable transaction costs. Subsequent to initial recognition they are measured at amortised cost using the effective interest method. If the arrangement constitutes a financing transaction, for example if payment is deferred beyond normal business terms, then it is measured at the present value of future payments discounted at a market rate of instrument for a similar debt instrument.

Cash and cash equivalents

Cash and cash equivalents comprise cash balances and call deposits. Bank overdrafts that are repayable on demand and form an integral part of the Company's cash management are included as a component of cash and cash equivalents for the purpose only of the cash flow statement.

1.6 Investment property

Investment properties are properties which are held either to earn rental income or for capital appreciation or for both. Investment properties are recognised initially at cost.

Subsequent to initial recognition

i. investment properties whose fair value can be measured reliably without undue cost or effort are held at fair value. Any gains or losses arising from changes in the fair value are recognised in profit or loss in the period that they arise; and

ii. no depreciation is provided in respect of investment properties applying the fair value model.

This treatment, as regards the company's investment properties, may be a departure from the requirements of the Companies Act concerning depreciation of fixed assets. However, these properties are not held for consumption but for investment and the directors consider that systematic annual depreciation would be inappropriate. The accounting policy adopted is therefore necessary for the financial statements to give a true and fair view. Depreciation is only one of the many factors reflected in the annual valuation and the amount which might otherwise have been shown cannot be separately identified or quantified.

If a reliable measure is not available without undue cost or effort for an item of investment property, this item is thereafter accounted for as tangible fixed assets in accordance with section 17 until a reliable measure of fair value becomes available.

The investment property in the year was valued by an external, independent valuer. Where no independent valuation is performed, the directors value the portfolio every year.

The valuations, which are supported by market evidence, are prepared by considering the aggregate of the net annual rents receivable from the properties and where relevant, associated costs. A yield which reflects the specific risks inherent in the net cash flows is then applied to the net annual rentals to arrive at the property valuation.

Any gain or loss arising from a change in fair value is recognised in profit or loss.

Notes (continued)

1 Accounting policies (continued)

1.7 Impairment excluding investment properties and deferred tax assets

Financial assets (including trade and other debtors)

A financial asset not carried at fair value through profit or loss is assessed at each reporting date to determine whether there is objective evidence that it is impaired. A financial asset is impaired if objective evidence indicates that a loss event has occurred after the initial recognition of the asset, and that the loss event had a negative effect on the estimated future cash flows of that asset that can be estimated reliably.

An impairment loss in respect of a financial asset measured at amortised cost is calculated as the difference between its carrying amount and the present value of the estimated future cash flows discounted at the asset's original effective interest rate. For financial instruments measured at cost less impairment an impairment is calculated as the difference between its carrying amount and the best estimate of the amount that the Company would receive for the asset if it were to be sold at the reporting date. Interest on the impaired asset continues to be recognised through the unwinding of the discount. Impairment losses are recognised in profit or loss. When a subsequent event causes the amount of impairment loss to decrease, the decrease in impairment loss is reversed through profit or loss.

Non-financial assets

The carrying amounts of the Company's non-financial assets, other than investment property and deferred tax assets, are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated. The recoverable amount of an asset or cash-generating unit is the greater of its value in use and its fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. For the purpose of impairment testing, assets that cannot be tested individually are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or groups of assets (the "cash-generating unit"). The goodwill acquired in a business combination, for the purpose of impairment testing is allocated to cash-generating units, or ("CGU") that are expected to benefit from the synergies of the combination. For the purpose of goodwill impairment testing, if goodwill cannot be allocated to individual CGUs or groups of CGUs, the company tests the impairment of goodwill by determining the recoverable amount of the entity in its entirety, including the integrated acquired operations.

An impairment loss is recognised if the carrying amount of an asset or its CGU exceeds its estimated recoverable amount. Impairment losses are recognised in profit or loss. Impairment losses recognised in respect of CGUs are allocated first to reduce the carrying amount of any goodwill allocated to the units, and then to reduce the carrying amounts of the other assets in the unit (group of units) on a *pro rata* basis.

An impairment loss is reversed if and only if the reasons for the impairment have ceased to apply.

Impairment losses recognised in prior periods are assessed at each reporting date for any indications that the loss has decreased or no longer exists. An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss had been recognised.

1.8 Turnover

Turnover represents rental income which is credited to the profit and loss account on a straight line basis over the period of the lease and other property derived income.

Notes (continued)

1 Accounting policies (continued)

1.9 Expenses

Operating lease

Payments (excluding costs for services and insurance) made under operating leases are recognised in the profit and loss account on a straight-line basis over the term of the lease unless the payments to the lessor are structured to increase in line with expected general inflation; in which case the payments related to the structured increases are recognised as incurred. Lease incentives received are recognised in profit and loss over the term of the lease as an integral part of the total lease expense.

Finance lease

Minimum lease payments are apportioned between the finance charge and the reduction of the outstanding liability using the rate implicit in the lease. The finance charge is allocated to each period during the lease term so as to produce a constant periodic rate of interest on the remaining balance of the liability. Contingent rents are charged as expenses in the periods in which they are incurred.

Interest receivable and Interest payable

Interest payable and similar charges include interest payable, finance charges on shares classified as liabilities and finance leases recognised in profit or loss using the effective interest method, unwinding of the discount on provisions, and net foreign exchange losses that are recognised in the profit and loss account (see foreign currency accounting policy).

Other interest receivable and similar income include interest receivable on funds invested and net foreign exchange gains.

Interest income and interest payable are recognised in profit or loss as they accrues, using the effective interest method. Dividend income is recognised in the profit and loss account on the date the company's right to receive payments is established. Foreign currency gains and losses are reported on a net basis.

1.10 Taxation

Tax on the profit or loss for the year comprises current and deferred tax. Tax is recognised in the profit and loss account except to the extent that it relates to items recognised directly in equity or other comprehensive income, in which case it is recognised directly in equity or other comprehensive income.

Current tax is the expected tax payable or receivable on the taxable income or loss for the year, using tax rates enacted or substantively enacted at the balance sheet date, and any adjustment to tax payable in respect of previous years.

Deferred tax is provided on timing differences which arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in the financial statements. The following timing differences are not provided for: differences between accumulated depreciation and tax allowances for the cost of a fixed asset if and when all conditions for retaining the tax allowances have been met; and differences relating to investments in subsidiaries, [associates, branch, joint ventures] to the extent that it is not probable that they will reverse in the foreseeable future and the reporting entity is able to control the reversal of the timing difference. Deferred tax is not recognised on permanent differences arising because certain types of income or expense are non-taxable or are disallowable for tax or because certain tax charges or allowances are greater or smaller than the corresponding income or expense.

Deferred tax is provided in respect of the additional tax that will be paid or avoided on differences between the amount at which an asset (other than goodwill) or liability is recognised in a business combination and the corresponding amount that can be deducted or assessed for tax. Goodwill is adjusted by the amount of such deferred tax.

Deferred tax is measured at the tax rate that is expected to apply to the reversal of the related difference, using tax rates enacted or substantively enacted at the balance sheet date. For investment property that is measured at fair value, deferred tax is provided at the rates and allowances applicable to the sale of the property.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Notes (continued)

2 Notes to the profit and loss account

	2018 £	2017 £
<i>Profit for the financial year before members' remuneration and profit shares is stated after charging/(crediting)</i>		
Rents receivable under operating leases and service charge income	(7,300,751)	(5,897,252)
<i>Auditor's remuneration:</i>		
Audit of these financial statements	8,000	6,194
<i>Amounts receivable by auditors and their associates in respect of:</i>		
Other services relating to taxation	-	-

3 Interest receivable and similar income

	2018 £	2017 £
Bank interest	64,300	7,508

4 Interest payable and similar charges

	2018 £	2017 £
Bank interest	1,830,699	2,050,735
Interest on loans due to related parties (see note 11)	-	1,499
	1,830,699	2,052,234

5 Members' remuneration

Profits and losses are shared amongst the members each year in accordance with agreed profit and loss sharing arrangements. Members are required to make their own provision for pensions and taxation from their profit share.

None of the members received any salaried remuneration in the financial year for their services to the LLP (2017: £Nil).

The average number of members in the year is 12 (2017: 13).

The amount of profit attributable to the member with the largest entitlement was a profit of £218,493 (2017: profit of £346,790).

6 Staff numbers and costs

Other than the members, the LLP had no employees (2017: Nil).

Notes (continued)

7 Investment property

	£
Valuation and net book value	
At beginning of year	86,902,421
Additions	322,227
	<hr/>
At end of year	87,224,648
	<hr/>

The valuation of investment properties is reviewed by the designated members. At the year end, the designated members were satisfied that the realisable values were not significantly less than the carrying values and accordingly, no change was required.

There is expenditure contracted but not provided for in relation to the investment property of £Nil (2017: £Nil).

8 Debtors

	2018 £	2017 £
Trade debtors	2,529,138	722,022
Prepayments and accrued income	1,235,892	1,466,542
Amount owed by related party undertaking (see note 12)	-	236,636
	<hr/>	<hr/>
	3,765,030	2,425,200
	<hr/>	<hr/>

Prepayments and accrued income includes £Nil (2017: £Nil) in relation to the spreading of rent free incentives given to certain tenants in previous years.

9 Creditors: Amounts falling due within one year

	2018 £	2017 £
Family Loan	920,000	920,000
Bank loans (secured)	65,100,000	66,500,000
Trade creditors	1,355,987	1,794,405
Amounts owed to related undertakings (see note 12)	-	-
Other creditors	121,870	13,460
Accruals and deferred income	2,936,850	319,599
Other taxation	293,166	303,696
	<hr/>	<hr/>
	70,727,873	69,851,160
	<hr/>	<hr/>

Bank loans are secured by way of a first legal charge over the investment property of the partnership. On 22 March 2017 the partnership signed a deed of amendment of the loan facility with Lloyds Bank. This facility was repaid in full on 22nd August 2018.

The members are in negotiation with Lloyds Bank Plc and expect to secure a new long term facility on loan expiry.

Included in bank loans is £Nil (2017: £Nil) of unamortised loan arrangement fees in respect of the facility.

Notes (continued)

10 Creditors: Amounts falling due after more than one year

	2018 £	2017 £
Bank loans (secured)	-	-

11 Total members' interests

	Revaluation reserve £	Loans and other debts due to/(from) members £	Total £
At beginning of year	20,346,940	839,167	21,186,107
Profit for the year	-	1,092,537	1,092,537
Members' interests after profit for the year	20,346,940	1,931,704	22,278,644
Capital injection	-	-	-
At end of year	20,346,940	1,931,704	22,278,644

Loans and other debts due to members rank equally with debts due to ordinary creditors in a winding up.

	2018 £	2017 £
Advanced by members by way of loan	3,000,594	3,000,594
Advanced by members by way of capital injection	7,752,199	7,752,199
Owed by members in respect of losses	(8,821,089)	(9,913,626)
	1,931,704	839,167

12 Related party transactions

Colmore Square LLP and Nurton Developments Limited are related as one of the designated members of Colmore Square LLP is also a director of Nurton Developments Limited. During the year net transactions of £4,775 (2017: £44,740) occurred between the two parties, including interest payable to Nurton Developments of £1,537 (2017: £1,499) and a debtor balance of £236,636 (2017: £236,636) remains at the year end.

Colmore Square LLP and Cardinal Square LLP are related as one of the designated members of Cardinal Square LLP is also a designated member of Colmore Square LLP. During the year, net transactions of £Nil (2017: £Nil) occurred between the two parties, resulting in year end balance of £Nil (2017: £Nil).

Notes *(continued)*

13 Controlling party

In the opinion of the members, at 31 March 2018, there was no controlling party due to the constitution of the membership.

14 Critical accounting judgements and key sources of estimation uncertainty

In the application of the partnership's accounting policies, the members are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities which are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors which 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.

Impairment of investment property

At each reporting date, the carrying value of investment property held is compared with its recoverable amount. The estimates used in arriving at the recoverable amount are reviewed internally and approved by the Members, as detailed in the accounting policies. If the carrying value is more, an impairment is recognised.