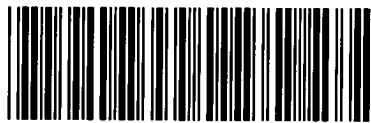


**AJ & HB PROPERTIES LLP
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2017**

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COMPANIES HOUSE

AJ & HB Properties LLP
Member's Report and Unaudited Financial Statements
For The Year Ended 31 March 2017

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AJ & HB Properties LLP
Statement of Financial Position
For The Year Ended 31 March 2017

Registered number: OC308934

		2017		2016	
	Notes	£	£	£	£
FIXED ASSETS					
Tangible Assets	4		1,614,096		1,314,060
			1,614,096		1,314,060
CURRENT ASSETS					
Stocks	5	792,531		792,531	
Debtors	6	881,931		615,560	
Cash at bank and in hand		528,705		17,170	
		2,203,167		1,425,261	
Creditors: Amounts Falling Due Within One Year	7	(1,488,880)		(1,466,138)	
NET CURRENT ASSETS (LIABILITIES)			714,287		(40,877)
TOTAL ASSETS LESS CURRENT LIABILITIES			2,328,383		1,273,183
NET ASSETS ATTRIBUTABLE TO MEMBERS			2,328,383		1,273,183
REPRESENTED BY:					
Loans and other debts due to members within one year			2,318,383		1,094,683
Equity					
Members' other interests					
Members' capital		10,000		10,000	
Other reserves		-		168,500	
			10,000		178,500
			2,328,383		1,273,183
TOTAL MEMBERS' INTEREST					
Loans and other debts due to members within one year			2,318,383		1,094,683
Members' other interests			10,000		178,500
			2,328,383		1,273,183

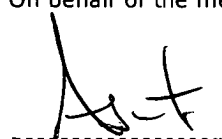
AJ & HB Properties LLP
Statement of Financial Position (continued)
For The Year Ended 31 March 2017

For the year ending 31 March 2017 the LLP was entitled to exemption from audit under section 477 of the Companies Act 2006 (as applied by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008 applicable to LLP's subject to the small LLPs regime.)

Member's responsibilities:

- The members acknowledge their responsibilities for complying with the requirements of the Act (as applied to LLPs) with respect to accounting records and the preparation of accounts.
- These accounts have been prepared and delivered in accordance with the provisions applicable to LLPs subject to the small LLPs regime.
- The LLP has taken advantage of Companies Act 2006 section 444(1) and opted not to file the Income Statement

On behalf of the members



A J Norton

22/12/2017

The notes on pages 4 to 6 form part of these financial statements.

AJ & HB Properties LLP
Reconciliation of Members' Interests
For The Year Ended 31 March 2017

Reconciliation of Members' Interests

	EQUITY			DEBT	
	Members' other interests			Loans and other debts due to members less any amounts	
	Members' Capital classified as Equity	Other Reserves	Total Equity	Other amounts	Total members' interest
	£	£	£	£	£
Amounts due to members	-	-	-	1,117,602	-
Balance at 1 April 2015	10,000	168,500	178,500	1,117,602	1,296,102
Members' remuneration charged as an expense, including employment and retirement benefit costs	-	-	-	147,695	147,695
Profit/(loss) for the financial year available for discretionary division among members	-	-	-	-	-
Members' interests after profit/(loss) for the year	10,000	168,500	178,500	1,265,297	1,443,797
Drawing	-	-	-	(170,614)	(170,614)
Amounts due to members	-	-	-	1,094,683	-
As at 31 March 2016 and 1 April 2016	10,000	168,500	178,500	1,094,683	1,273,183
Members' remuneration charged as an expense, including employment and retirement benefit costs	-	-	-	1,365,897	1,365,897
Profit/(loss) for the financial year available for discretionary division among members	-	-	-	-	-
Members' interests after profit/(loss) for the year	10,000	168,500	178,500	2,460,580	2,639,080
Drawing	-	-	-	(142,197)	(142,197)
Other Movements	-	(168,500)	(168,500)	-	(168,500)
Amounts due to members	-	-	-	2,318,383	-
As at 31 March 2017	10,000	-	10,000	2,318,383	2,328,383

AJ & HB Properties LLP
Notes to the Unaudited Accounts
For The Year Ended 31 March 2017

1. Accounting Policies

1.1. Basis of Preparation of Financial Statements

The financial statements are prepared under the historical cost convention and in accordance with applicable United Kingdom accounting standards, including Financial Reporting Standard 102 for small limited liability partnerships regime - The Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), The Statement of Recommended Practice 'Accounting by Limited Liability Partnerships' issued in July 2014 (SORP) and the Companies Act 2006 (as applied to LLPs).

The financial statements are prepared in sterling which is the functional currency of the LLP.

1.2. Statement of Cash Flow

The LLP has taken advantage of the exemption in Financial Reporting Standard No.1 from the requirement to produce a cash flow statement on the grounds that it is a small LLP.

1.3. Turnover

Turnover comprises the invoiced value of goods and services supplied by the LLP, net of Value Added Tax and trade discounts.

1.4. Tangible Fixed Assets and Depreciation

Tangible fixed assets are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost of the fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

1.5. Investment properties

All investment properties are carried at fair value determined annually and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided for. Changes in fair value are recognised in the income statement.

1.6. Stocks and Work in Progress

Stocks and work in progress are valued at the lower of cost and net realisable value after making due allowance for obsolete and slow-moving stocks. Cost includes all direct costs and an appropriate proportion of fixed and variable overheads. Work-in-progress is reflected in the accounts on a contract by contract basis by recording turnover and related costs as contract activity progresses.

1.7. Members' participation rights

The LLP divides profit according to the signed Members' Agreement whereby profits are allocated in profit sharing ratios prevailing at the time.

1.8. Registrar Filing Requirements

The company has taken advantage of Companies Act 2006 section 444(1) and opted not to file the income statement, directors report, and notes to the financial statements relating to the income statement. The notes which are not included have been hidden but original note numbering has remained the same for those that are present.

2. Average number of employees

The average number of employees during the year, including members, during the year was two (2016: two).

AJ & HB Properties LLP
Notes to the Unaudited Accounts (continued)
For The Year Ended 31 March 2017

4. Tangible Assets

	Investment Properties
	£
Cost	
As at 1 April 2016	1,314,060
Additions	800,036
Disposals	(500,000)
As at 31 March 2017	<u>1,614,096</u>
Net Book Value	
As at 31 March 2017	<u>1,614,096</u>
As at 1 April 2016	<u>1,314,060</u>

The investment properties were valued by A J Norton, who is a designated member of the LLP, on 31 March 2017 at open market value

5. Stocks

	2017	2016
	£	£
Stock - finished goods	792,531	792,531
	<u>792,531</u>	<u>792,531</u>

6. Debtors

	2017	2016
	£	£
Due within one year		
Other debtors	866,764	615,560
Other taxes and social security	15,167	-
	<u>881,931</u>	<u>615,560</u>

7. Creditors: Amounts Falling Due Within One Year

	2017	2016
	£	£
Bank loans and overdrafts	1,462,828	1,443,387
Other taxes and social security	-	3,815
Other creditors	26,052	18,936
	<u>1,488,880</u>	<u>1,466,138</u>

AJ & HB Properties LLP
Notes to the Unaudited Accounts (continued)
For The Year Ended 31 March 2017

8. Secured Creditors

Of the creditors falling due within and after more than one year the following amounts are secured.

	2017	2016
	£	£
Bank loans and overdrafts	1,462,828	1,443,387

9. Related Party Transactions

Mereside Motors Ltd

Mereside Motors Ltd and AJ & HB Properties LLP are under common control.

AJ & HB Properties LLP has made a loan to Mereside Motors Ltd. The balance on the loan at 31 March 2017 was £690,000 (2016: £565,000)

H & R Estates LLP

H & R Estates LLP and AJ & HB Properties LLP are under common control.

AJ & HB Properties LLP has made a loan to H & R Estates LLP. The balance on the loan at 31 March 2017 was £68,817 (2016: £46,317).

Qdos Developments Limited

Qdos Developments Limited is controlled by H W Bilton, a designated member of the LLP

AJ & HB Properties LLP has made a loan to Qdos Developments Limited. The balance on the loan at 31 March 2017 was £75,000 (2016: £nil).

The designated members have each provided guarantees to Credit Suisse as security in respect of the LLP's borrowings.

10. General Information

AJ & HB Properties LLP Registered number OC308934 is a limited liability partnership incorporated in England & Wales. The Registered Office is Thorney Fen, Rosslyn Lane, Cuddington, Northwich, Cheshire, CW8 2JZ.