

Dencora Mason Road LLP

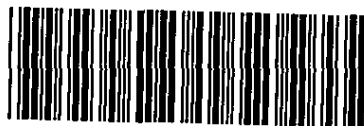
Report and Financial Statements

For the Year Ended

31 December 2011

Registered Number: OC319548

THURSDAY



A1GF97UA

A19

30/08/2012

#15

COMPANIES HOUSE

DENCORA MASON ROAD LLP

Financial statements

Year ended 31 December 2011

Contents	Page
Designated members and advisors	2
The members' report	3
Independent auditor's report to the members	5
Profit and loss account	6
Statement of total recognised gains and losses	7
Balance sheet	8
Notes to the financial statements	9

DENCORA MASON ROAD LLP

Designated members and officers

Designated members

C H Bradley-Watson
O B Chipperfield

Members

R C Youngs
S Jones
Dencora 2000 Limited
J King

Secretary

O B Chipperfield

Registered office

Dencora Court
2 Meridian Way
Norwich
NR7 0TA

Auditors

Lovewell Blake LLP
Statutory Auditor
Chartered Accountants
Bankside 300, Peachman Way
Broadland Business Park
Norwich
NR7 0LB

Bankers

Lloyds TSB Bank plc
The Undercroft
3 Queen Street
Norwich
NR2 4SG

Solicitors

Mills & Reeve
1 St James Court
Whitefriars
Norwich
NR3 1RU

DENCORA MASON ROAD LLP

The report of the members Year ended 31 December 2011

The designated members submit their report and the financial statements of Dencora Mason Road LLP for the year ended 31 December 2011

Principal activities

The principal activity of the limited liability partnership is that of property investment

Designated Members

The following were designated members during the year

C H Bradley-Watson (Designated member)
O B Chipperfield (Designated member)

Policy with respect to members' drawings and subscription and repayments of amounts subscribed or otherwise contributed by members

Income profits are solely for the benefit of Dencora 2000 Limited, none of the other members have any entitlement to income profits. Capital profits are attributable to all members in accordance with the partnership agreement subject to making good any revenue account deficit first. Capital profits will be repaid to the members on the sale of property subject to cash flow or credited to their current account. If the LLP requires additional permanent working capital this shall be contributed by the members' pro-rata to the initial capital contribution except for Mr Jones who will also contribute by way of additional loan.

Responsibilities of the members

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

Company law (as applied by The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008) requires the members to prepare financial statements for each financial year. Under that law the members 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 (as applied by The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008) the members 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 LLP and of the profit or loss of the LLP for that period.

In preparing those financial statements, the members are required to

- select suitable accounting policies and then apply them consistently,
- make judgements and accounting estimates that are reasonable and prudent,
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the LLP will continue in business.

The members are responsible for keeping adequate accounting records that are sufficient to show and explain the LLP's transactions and disclose with reasonable accuracy at any time the financial position of the LLP and enable them to ensure that the financial statements comply with the Companies Act 2006 (as applied by The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008). The members are also responsible for safeguarding the assets of the LLP and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the members are aware

- there is no relevant audit information of which the LLP's auditor is unaware, and
- the members have 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.

DENCORA MASON ROAD LLP

The report of the members (continued)
Year ended 31 December 2011

Auditor

Lovewell Blake LLP shall be deemed to be re-appointed under section 487(2) of the Companies Act 2006 as modified by the Limited Liability Partnerships Regulations 2008

Small LLP provisions

This report has been prepared in accordance with the special provisions for small companies under Part 15 of the Companies Act 2006 (as applied to limited liability partnerships by regulation 3 of the Limited Liability Partnerships Regulations 2008)

Registered office
Dencora Court
2 Meridian Way
Norwich
NR7 0TA

Signed by order of the members



O B Chipperfield
Designated member

Approved by the members on

10/8/12

DENCORA MASON ROAD LLP

Independent auditors' report to the members of Dencora Mason Road LLP Year ended 31 December 2011

We have audited the financial statements of Dencora Mason Road LLP for the year ended 31 December 2011 which comprise the Balance Sheet, the Profit and Loss Account and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and the Financial Reporting Standard for Smaller Entities (effective April 2008) (United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities).

This report is made solely to the limited liability partnership's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006 as applied to limited liability partnerships by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008. Our audit work has been undertaken so that we might state to the limited liability partnership'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 limited liability partnership and the limited liability partnership's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of members and auditor

As explained more fully in the Members' Responsibilities 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. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's (APB's) Ethical Standards for Auditors.

Scope of the audit of the financial statements

A description of the scope of an audit of financial statements is provided on the APB's website at www.frc.org.uk/apb/scope/private.cfm.

Opinion on financial statements

In our opinion the financial statements

- give a true and fair view of the state of the limited liability partnership's affairs as at 31 December 2011, and of its profit for the year then ended,
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities, and
- have been prepared in accordance with the requirements of the Companies Act 2006 as applied to limited liability partnerships by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Companies Act 2006 as applied to limited liability partnerships requires us 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
- we have not received all the information and explanations we require for our audit, or
- the members were not entitled to prepare financial statements in accordance with the small limited liability partnerships' regime.

Bankside 300, Peachman Way
Norwich
Norfolk
NR7 0LB

Simon Watson FCCA (Senior Statutory Auditor)
For and on behalf of LOVEWELL BLAKE LLP, Statutory Auditor

16/8/12.

DENCORA MASON ROAD LLP

Profit and loss account for the year ended 31 December 2011

	Notes	2011 £	2010 £
Turnover	1	176,723	182,957
Cost of sales		<u>(15,322)</u>	<u>(14,257)</u>
Gross profit		161,401	168,700
Administration expenses		<u>(13,936)</u>	<u>(2,932)</u>
Operating profit	2	147,465	165,768
Interest payable net of interest received		<u>(73,416)</u>	<u>(130,694)</u>
Profit/(loss) for the financial year before members remuneration/(deficit)	7	74,049	35,074
Members (remuneration)/deficit (debited)/credited		<u>(74,049)</u>	<u>(35,074)</u>
Result for the year available for discretionary division amongst members		<u><u>-</u></u>	<u><u>-</u></u>

The notes on pages 8 to 14 form part of these financial statements

DENCORA MASON ROAD LLP

Statement of total recognised gains and losses

Year ended 31 December 2011

	2011	2010
	£	£
Profit for the financial year before members profit share	74,049	35,074
Unrealised loss on revaluation of certain fixed assets	<u>(50,000)</u>	<u>(365,000)</u>
Total gains and losses recognised since the last annual report	<u>24,049</u>	<u>(329,926)</u>

The notes on pages 8 to 14 form part of these financial statements

DENCORA MASON ROAD LLP**Balance sheet at 31 December 2011****Registered Number: OC319548**

	Notes	2011 £	2010 £
Fixed assets			
Tangible assets	3	2,050,000	2,100,000
Current assets			
Debtors due within one year	4	22,271	8,736
Cash at bank and in hand		147,588	139,898
		169,859	148,634
Current liabilities			
Creditors amounts falling due within one year	5	(143,795)	(2,130,384)
Net current assets/(liabilities)		26,064	(1,981,750)
Total assets less current liabilities		2,076,064	118,250
Creditors: Amounts falling due after more than one year	6	(1,959,191)	-
Net assets attributable to members		116,873	118,250
Represented by:			
Loans and other debts due to members within year			
Members' capital classified as a liability under FRS25		440,000	440,000
Revaluation Reserve		(516,781)	(466,781)
Members Loans		120,833	120,833
Members' current account		72,821	24,198
Total members' interest	7	116,873	118,250
TOTAL MEMBERS' INTERESTS			
Amounts due from members		(76,781)	(26,781)
Loans and other debts due to members	9 (a)	193,654	145,031
Members' other interests	9 (b)	-	-
		116,873	118,250

These financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 as modified by the Limited Liability Partnerships Regulations 2008 relating to small LLPs and with the Financial Reporting Standard for Smaller Entities (effective April 2008)

These financial statements were approved by the members and authorised for issue on 10/8/12, and are signed on their behalf by


O B Chipperfield

The notes on pages 8 to 14 form part of these financial statements

DENCORA MASON ROAD LLP

Notes to the financial statements Year ending 31 December 2011

1 Accounting Policies

Basis of accounting

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of financial instruments, and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008), and the requirements of the Statement of Recommended Practice 'Accounting by Limited Liability Partnerships' issued in March 2010 (SORP 2010)

Turnover

The turnover shown in the profit and loss account represents the amount of goods, rental income and management charges. The partnership's turnover is derived from its principal activity. All turnover is derived from the United Kingdom.

Members' participation rights

Members' participation rights are the rights of a member against the LLP that arise under the members' agreement (for example, in respect of amounts subscribed or otherwise contributed, remuneration and profits).

Members' participation rights in the earnings or assets of the LLP are analysed between those that are, from the LLP's perspective, either a financial liability or equity, in accordance with FRS 25 (IAS 32) Financial Instruments Disclosure and Presentation and UITF abstract 39 Members' shares in co-operative entities and similar instruments. A member's participation right results in a liability unless the right to any payment is discretionary on the part of the LLP.

Amounts subscribed or otherwise contributed by members, for example members' capital, are classed as equity if the LLP has an unconditional right to refuse payment to members. If the LLP does not have such an unconditional right, such amounts are classified as liabilities.

Where profits are automatically divided as they arise, so the LLP does not have an unconditional right to refuse payment, the amounts arising that are due to members are in the nature of liabilities. They are therefore treated as an expense in the Profit and Loss Account in the relevant year. To the extent that they remain unpaid at the year end, they are shown as liabilities in the Balance Sheet.

Conversely, where profits are divided only after a decision by the LLP or its representative, so that the LLP has an unconditional right to refuse payment, such profits are classed as an appropriation of equity rather than as an expense. They are therefore shown as a residual amount available for discretionary division among members in the Profit and Loss Account and are equity appropriations in the Balance Sheet.

Other amounts applied to members, for example remuneration paid under an employment contract and interest on capital balances, are treated in the same way as all other divisions of profits, as described above, according to whether the LLP has, in each case, an unconditional right to refuse payment.

All amounts due to members that are classified as liabilities are presented in the Balance Sheet within 'Loans and other debts due to members' and are charged to the Profit and Loss Account within 'Members' remuneration charged as an expense'. Amounts due to members that are classified as equity are shown in the Balance Sheet within 'Members' other interests'.

DENCORA MASON ROAD LLP

Notes to the financial statements (continued) **Year ending 31 December 2011**

Properties held as fixed assets

Completed investment properties are valued annually by the members based upon professional valuations performed by chartered surveyors, to market value in accordance with the RICS Appraisal and Valuation Manual. Inspections of all properties are carried out every fourth year.

Investment properties under development are carried at the lower of cost and members' valuation. However, where the basic structure of the building is complete and at least 90% of the building let, or where the building in its existing state can be sold without the need to carry out further work, then the property is carried at market value less an estimate of the cost to complete.

The cost of properties includes direct costs, a proportion of applicable overheads and interest (less net income received) for a year until no later than six months after the certificate of practical completion of construction has been issued, less provision in the event of a permanent diminution in value.

Surpluses and subsequent deficits on revaluations are taken to a revaluation reserve. If a property held as a fixed asset is sold, the difference between sales proceeds and balance sheet value is treated as a profit or loss in the current year's profit and loss account, and the previous revaluation surplus or deficit is reclassified under the members' current account.

Depreciation on investment properties has been taken into consideration in the annual revaluations and therefore has not been charged in the profit and loss account. This complies with the FRSSE and although it is contrary to the Companies Act 2006 (as applicable to limited liability partnerships), the designated members consider the accounts show a true and fair view. The amount of depreciation has not been quantified as it is only one of many factors included in the valuation.

Acquisitions and disposals of properties

Acquisitions and disposals of investment properties are considered to have taken place where (even if legal completion has not taken place) there is a legally binding, unconditional and irrevocable contract, and provided that the properties being sold are substantially complete.

Leasehold assets

Ground rents due under headleases are treated as operating leases. Their annual rentals are charged to the profit and loss account on a straight-line basis over the term of the lease.

Reverse premiums and similar incentives received to enter into operating lease agreements are released to the profit and loss account over the year to the date on which the rent is first expected to be adjusted to the prevailing market rate.

DENCORA MASON ROAD LLP

Notes to the financial statements (continued) Year ended 31 December 2011

2. Operating profit

	2011	2010
	£	£
Operating profit is stated after charging		
Auditors' remuneration	<u>1,800</u>	<u>1,800</u>

3. Tangible fixed assets

	Freehold Property £
<i>Cost or valuation</i>	
At 1 January 2011	2,100,000
Deficit on revaluation	<u>(50,000)</u>
At 31 December 2011	<u>2,050,000</u>
<i>Net book value</i>	
At 31 December 2011	<u>2,050,000</u>
At 31 December 2010	<u>2,100,000</u>

Historical cost

	2011 and 2010 £
The historical cost net book value of land and buildings is	
Freehold investment properties	<u>2,566,781</u>

The land and buildings held as at 31 December 2011 as investment properties were valued by Cushman & Wakefield, Chartered Surveyors at their market value. The members are of the opinion that the deficit on valuation is a temporary diminution in value.

4 Debtors due within one year

	2011	2010
	£	£
Trade debtors	7,162	8,736
Amounts owed by group undertakings	-	-
Sundry debtors	<u>15,109</u>	<u>-</u>
	<u>22,271</u>	<u>8,736</u>

5. Creditors: Amounts falling due within one year

	2011	2010
	£	£
Bank loan (secured)	50,000	2,025,000
Trade creditors	2,848	829
Accruals and deferred income	82,795	97,207
Other taxes and social security costs	<u>8,152</u>	<u>7,348</u>
	<u>143,795</u>	<u>2,130,384</u>

The bank loan is secured by a fixed charge over the property assets of the partnership and a debenture. Interest is charged at 3 2% over LIBOR. The bank loan facility has been renewed for a further three years from the 30th June 2011.

DENCORA MASON ROAD LLP

Notes to the financial statements (continued) Year ended 31 December 2011

6. Creditors: Amounts falling due after more than one year

	2011	2010
	£	£
Bank loans (secured)	<u>1,959,191</u>	<u>-</u>
Loans are due		
- in more than one year but less than two years	-	-
- in more than two years but less than five years	<u>1,959,191</u>	<u>-</u>

DENCORA MASON ROAD LLP

Notes to the financial statements (continued)
Year ended 31 December 2011

7. Loans and other debtors due to members

	Members' Capital	Members' Revaluation Reserve	Members' other interests current account	Total	Loans and other debts due to/(from) members	Total
	£	£	£	£	£	£
Amounts due to members	440,000	-	24,198	464,198	120,833	585,031
Amounts due from members	-	(466,781)	-	(466,781)	-	(466,781)
Members' interest as at 1 January 2011	440,000	(466,781)	24,198	(2,583)	120,833	118,250
Members remuneration credited as income	-	-	74,049	74,049	-	74,049
Members' interests after profit/(loss) for the period	440,000	(466,781)	98,247	71,466	120,833	192,299
Allocated profit/(losses)	-	-	-	-	-	-
Deficit arising on revaluation of fixed assets	-	(50,000)	-	(50,000)	-	(50,000)
Introduced by members	-	-	-	-	-	-
Repayments of capital	-	-	-	-	-	-
Repayments of debt (including members' capital classified as a liability)	-	-	-	-	-	-
Drawings	-	-	(25,426)	(25,426)	-	(25,426)
Other movements	-	-	-	-	-	-
Amounts due to members	440,000	-	72,821	512,821	120,833	633,654
Amounts due from members	-	(516,781)	-	(516,781)	-	(516,781)
Balance at 31 December 2011	440,000	(516,781)	72,821	(3,960)	120,833	116,873

DENCORA MASON ROAD LLP

Notes to the financial statements (continued)
Year ended 31 December 2011

8. Related Party Transactions

The partnership entered into the following arrangements

Capital contribution outstanding from Dencora 2000 Limited of £430,000 (2010 £430,000), and its 100% share of the income profits for the year of £74,049 (2010 £35,074), the balance outstanding at the year end of £72,821 (2010 £24,198)

Designated members Mr C H Bradley-Watson and Mr O B Chipperfield had capital contributions outstanding of £1,754 52 (2010 £1754 52) £360 80 (2010 £360 80) respectively

9. Total Members Interests

Loans and other debts due to members balance sheet items 9 (a) and members other interests 9 (b) will, in the administration or winding up of the partnership, rank behind (and only be paid after full payment has been made in respect of) all amounts due to the unsecured creditors who are not members

10 Post Balance Sheet Event

Since the year end the partnership has sold two investment properties for a consideration of £320,000

11. Controlling party

The results of this LLP are consolidated in Dencora 2000 Limited's accounts being the ultimate parent undertaking Dencora 2000 Limited is a company registered in England and Wales and its group financial statements are available from Companies House, Crown Way, Maindy, Cardiff, CF14 3UZ