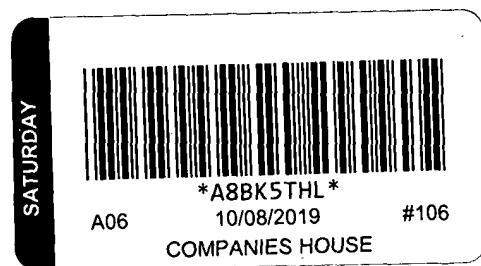


**Dencora Mason Road LLP**  
**Financial statements**  
**31 December 2018**



# **Dencora Mason Road LLP**

## **Financial statements**

**Year ended 31 December 2018**

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# **Dencora Mason Road LLP**

## **Designated members and professional advisers**

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### **Designated members**

Dencora 2000 Limited - Designated Member  
Dencora Estates Limited - Designated Member

### **Registered office**

1 Meridian Way  
Norwich  
Norfolk  
NR7 0TA

### **Auditor**

Lovewell Blake LLP  
Chartered accountant & statutory auditor  
Bankside 300  
Peachman Way  
Broadland Business Park  
Norwich  
NR7 0LB

### **Solicitors**

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

# **Dencora Mason Road LLP**

## **Members' report**

### **Year ended 31 December 2018**

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The members present their report and the financial statements of the LLP for the year ended 31 December 2018.

#### **Principal activities**

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

#### **Designated members**

The designated members who served the LLP during the year were as follows:

Dencora 2000 Limited  
Dencora Estates Limited

#### **Policy regarding members' drawings and the subscription and repayment of amounts subscribed or otherwise contributed by members**

Members are permitted to make drawings in anticipation of profits which will be allocated to them. The amount of such drawings is set at the beginning of each financial year, taking into account the anticipated cash needs of the LLP.

New members are required to subscribe a minimum level of capital and in subsequent years members are invited to subscribe for further capital, the amounts of which is determined by the performance and seniority of those members. On retirement, capital is repaid to members.

#### **Members' responsibilities statement**

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

Company law as applied to limited liability partnerships 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 to limited liability partnerships 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 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 judgments 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 to limited liability partnerships by The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008. They 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.

# Dencora Mason Road LLP

## Members' report *(continued)*

Year ended 31 December 2018

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### Auditor

The auditor is deemed to have been re-appointed in accordance with section 487 of the Companies Act 2006 as applied to LLPs by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008.

This report was approved by the members on 8 August 2019 and signed on behalf of the members by:

*O. B. Chipperfield*

Dencora 2000 limited  
Designated Member

Registered office:  
1 Meridian Way  
Norwich  
Norfolk  
NR7 0TA

# **Dencora Mason Road LLP**

## **Independent auditor's report to the members of Dencora Mason Road LLP**

**Year ended 31 December 2018**

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### **Opinion**

We have audited the financial statements of Dencora Mason Road LLP (the 'LLP') for the year ended 31 December 2018 which comprise the income statement, statement of financial position, reconciliation of members' interests and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the LLP's affairs as at 31 December 2018 and of its result for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- 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.

### **Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the LLP in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### **Conclusions relating to going concern**

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the members' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the members have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the LLP's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

# **Dencora Mason Road LLP**

## **Independent auditor's report to the members of Dencora Mason Road LLP**

*(continued)*

**Year ended 31 December 2018**

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### **Other information**

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The members are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

### **Matters on which we are required to report by exception**

We have nothing to report in respect of the following matters in relation to which 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 the financial statements in accordance with the small LLPs regime.

### **Responsibilities of members**

As explained more fully in the members' responsibilities statement, the members are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the members determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the members are responsible for assessing the LLP'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 the members either intend to liquidate the LLP or to cease operations, or have no realistic alternative but to do so.

### **Auditor's responsibilities for the audit of the financial statements**

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

# Dencora Mason Road LLP

## Independent auditor's report to the members of Dencora Mason Road LLP (continued)

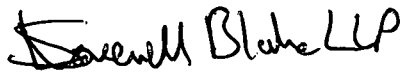
**Year ended 31 December 2018**

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A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

### Use of our report

This report is made solely to the LLP'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 LLP'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 LLP and the LLP's members as a body, for our audit work, for this report, or for the opinions we have formed.



Simon Watson FCCA (Senior Statutory Auditor)

For and on behalf of  
Lovewell Blake LLP  
Chartered accountant & statutory auditor  
Bankside 300  
Peachman Way  
Broadland Business Park  
Norwich  
NR7 0LB

8 August 2019



# Dencora Mason Road LLP

## Income statement

Year ended 31 December 2018

	Note	2018 £	2017 £
Turnover		191,187	181,662
Cost of sales		(19,747)	(13,187)
<b>Gross profit</b>		<b>171,440</b>	<b>168,475</b>
Administrative expenses		(2,221)	(2,222)
<b>Operating profit</b>		<b>169,219</b>	<b>166,253</b>
Gain on financial assets at fair value through profit or loss		190,000	-
Interest receivable and similar expenses		-	291
<b>Profit for the financial year before members' remuneration and profit shares</b>		<b>359,219</b>	<b>166,544</b>
Members' remuneration charged as an expense		(169,219)	(166,544)
<b>Profit for the financial year available for discretionary division among members</b>		<b>190,000</b>	<b>-</b>

All the activities of the LLP are from continuing operations.

The LLP has no other recognised items of income and expenses other than the results for the year as set out above.

The notes on pages 12 to 16 form part of these financial statements.

# Dencora Mason Road LLP

## Statement of financial position

31 December 2018

	Note	2018		2017	
		£	£	£	£
<b>Fixed assets</b>					
Tangible assets	4		2,340,000		2,150,000
<b>Current assets</b>					
Debtors	5	29,670		16,867	
Cash at bank and in hand		<u>90,070</u>		<u>97,315</u>	
		119,740		114,182	
<b>Creditors: Amounts falling due within one year</b>	6	<u>66,939</u>		<u>67,455</u>	
<b>Net current assets</b>			52,801		46,727
<b>Total assets less current liabilities</b>			2,392,801		2,196,727
<b>Creditors: Amounts falling due after more than one year</b>	7		-		-
<b>Net assets</b>			<u>2,392,801</u>		<u>2,196,727</u>
<b>Represented by:</b>					
<b>Loans and other debts due to members</b>					
Members' capital classified as a liability	8		473,397		473,397
Other amounts	8		<u>1,726,404</u>		<u>1,720,330</u>
			2,199,801		2,193,727
<b>Members' other interests</b>					
Revaluation reserve			<u>193,000</u>		<u>3,000</u>
			<u>2,392,801</u>		<u>2,196,727</u>
<b>Total members' interests</b>					
Loans and other debts due to members	8		2,199,801		2,193,727
Members' other interests			<u>193,000</u>		<u>3,000</u>
			<u>2,392,801</u>		<u>2,196,727</u>

These financial statements have been prepared in accordance with the provisions applicable to LLPs subject to the small LLPs' regime and in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

The statement of financial position  
continues on the following page.  
The notes on pages 12 to 16 form part of these financial statements.

# Dencora Mason Road LLP

## Statement of financial position *(continued)*

**31 December 2018**

These financial statements were approved by the members and authorised for issue on 8 August 2019  
and are signed on their behalf by:

*O. B. Chipperfield*

Dencora 2000 Limited  
Designated Member

Registered number: OC319548

The notes on pages 12 to 16 form part of these financial statements.

## Dencora Mason Road LLP

### Reconciliation of members' interests

Year ended 31 December 2018

	Members' other interests			Loans and other debts due to members less any amounts due from members in debtors			Total members' interests
	Revaluation reserve	Other reserves	Total	Members' capital (classified as debt)	Other amounts	Total	Total 2018
	£	£	£	£	£	£	£
Balance at 1 January 2018	3,000	—	3,000	473,397	1,720,330	2,193,727	2,196,727
Members remuneration charged as an expense, including employment costs					169,219	169,219	169,219
Profit for the financial year available for discretionary division among members	190,000	—	190,000				190,000
Members' interests after profit for the year	193,000	—	193,000	473,397	1,889,549	2,362,946	2,555,946
Drawings					(163,145)	(163,145)	(163,145)
Reclassification from profit and loss to revaluation reserve	—	—	—				—
<b>Balance at 31 December 2018</b>	<b>193,000</b>	<b>—</b>	<b>193,000</b>	<b>473,397</b>	<b>1,726,404</b>	<b>2,199,801</b>	<b>2,392,801</b>

The reconciliation of members' interests continues on the following page.  
The notes on pages 12 to 16 form part of these financial statements.

## Dencora Mason Road LLP

### Reconciliation of members' interests *(continued)*

Year ended 31 December 2018

	Members' other interests			Loans and other debts due to members less any amounts due from members in debtors			Total members' interests
	Revaluation reserve	Other reserves	Total	Members' capital (classified as debt)	Other amounts	Total	Total 2017
	£	£	£	£	£	£	£
Balance at 1 January 2017	3,000	–	3,000	473,397	1,737,174	2,210,571	2,213,571
Members remuneration charged as an expense, including employment costs					166,544	166,544	166,544
Profit for the financial year available for discretionary division among members		–	–				–
Members' interests after profit for the year	3,000	–	3,000	473,397	1,903,718	2,377,115	2,380,115
Drawings					(183,388)	(183,388)	(183,388)
Reclassification from profit and loss to revaluation reserve	–	–	–				–
Balance at 31 December 2017	3,000	–	3,000	473,397	1,720,330	2,193,727	2,196,727

The notes on pages 12 to 16 form part of these financial statements.

# **Dencora Mason Road LLP**

## **Notes to the financial statements**

**Year ended 31 December 2018**

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### **1. General information**

The LLP is registered in England and Wales.

The address of the registered office is 1 Meridian Way, Norwich, Norfolk, NR7 0TA.

### **2. Statement of compliance**

These financial statements have been prepared in compliance with Section 1A of FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', and the requirements of the Statement of Recommended Practice 'Accounting by Limited Liability Partnerships' issued in January 2017 (SORP 2017).

### **3. Accounting policies**

#### **Basis of preparation**

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

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

#### **Judgements and key sources of estimation uncertainty**

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. The items in the financial statements where these judgments and estimates have been made include:

Valuation of investment properties - Investment property values are reviewed annually by the designated members using a yield methodology. This uses market rental values capitalised at a market capitalisation rate but there is an inevitable degree of judgement involved in that each property is unique and value can only ultimately be reliably tested in the market itself.

#### **Revenue recognition**

Turnover is measured at the fair value of the consideration received or receivable, stated net of discounts and of Value Added Tax. Specific policies are as follows:

Rental income - rental and related income is credited to turnover on a straight-line basis over the lease term. The aggregate of lease incentives are recognised over the lease term on a straight line basis.

#### **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 Section 22 of FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', and the requirements of the Statement of Recommended Practice 'Accounting by Limited Liability Partnerships'. A member's participation right results in a liability unless the right to any payment is discretionary on the part of the LLP.

# Dencora Mason Road LLP

## Notes to the financial statements *(continued)*

### Year ended 31 December 2018

---

#### 3. Accounting policies *(continued)*

##### **Members' participation rights *(continued)***

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 income statement in the relevant year. To the extent that they remain unpaid at the year end, they are shown as liabilities in the statement of financial position.

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 income statement and are equity appropriations in the statement of financial position.

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 statement of financial position within 'Loans and other debts due to members' and are charged to the income statement within 'Members' remuneration charged as an expense'. Amounts due to members that are classified as equity are shown in the statement of financial position within 'Members' other interests'.

##### **Tangible assets**

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses.

##### **Investment property**

Investment properties are carried at fair value determined annually by the designated members based upon professional valuations performed by chartered surveyors, in accordance with the RICS Appraisal and Valuation Manual. Inspections of all properties are carried out every fourth year. No depreciation is provided.

Investment properties under development are carried at the lower of cost and designated 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 open 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 period 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 accounts value is treated as a profit or loss in the current year's statement of comprehensive income, and the previous revaluation surplus or deficit is reclassified under the members' current account.

# Dencora Mason Road LLP

## Notes to the financial statements *(continued)*

Year ended 31 December 2018

### 4. Tangible assets

	Investment property £
<b>Cost</b>	
At 1 January 2018	2,150,000
Revaluation	190,000
	<u>2,340,000</u>
<b>31 December 2018</b>	<b>2,340,000</b>
<b>Depreciation</b>	
At 1 January 2018 and 31 December 2018	—
	<u>—</u>
<b>Carrying amount</b>	
At 31 December 2018	2,340,000
	<u>2,340,000</u>
At 31 December 2017	2,150,000
	<u>2,150,000</u>

Investment properties were valued by the directors at 31 December 2018 at market value basis, based upon professional advice by a member of the Royal Institute of Chartered Surveyors.

#### Tangible assets held at valuation

In respect of tangible assets held at valuation, the aggregate cost, depreciation and comparable carrying amount that would have been recognised if the assets had been carried under the historical cost model are as follows:

	Investment property £
<b>At 31 December 2018</b>	
Aggregate cost	2,147,000
Aggregate depreciation	—
	<u>2,147,000</u>
<b>Carrying value</b>	<b>2,147,000</b>
<b>At 31 December 2017</b>	
Aggregate cost	2,147,000
Aggregate depreciation	—
	<u>2,147,000</u>
<b>Carrying value</b>	<b>2,147,000</b>

### 5. Debtors

	2018 £	2017 £
Trade debtors	29,670	16,867
Prepayments and accrued income	—	—
Other debtors	—	—
	<u>29,670</u>	<u>16,867</u>



# Dencora Mason Road LLP

## Notes to the financial statements *(continued)*

Year ended 31 December 2018

### 6. Creditors: Amounts falling due within one year

	2018	2017
	£	£
Trade creditors	1,473	1,282
Accruals and deferred income	56,718	56,930
Social security and other taxes	8,748	9,243
	<u>66,939</u>	<u>67,455</u>

### 7. Total members interests

Loans and other debts due to members and members other interests 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.

### 8. Loans and other debts due to members

	2018	2017
	£	£
Amounts owed to members in respect of profits	1,726,404	1,720,330
Members capital classed as a liability	473,397	473,397
	<u>2,199,801</u>	<u>2,193,727</u>

### 9. Operating leases

#### As lessor

The total future minimum lease payments receivable under non-cancellable operating leases are as follows:

	2018	2017
	£	£
Not later than 1 year	155,194	159,681
Later than 1 year and not later than 5 years	271,634	311,402
Later than 5 years	-	-
	<u>426,828</u>	<u>471,083</u>