

REGISTERED NUMBER: OC319548

Dencora Mason Road LLP
Financial statements
31 December 2020



Dencora Mason Road LLP

Statement of financial position

31 December 2020

	Note	2020 £	£	2019 £	£
Fixed assets					
Tangible assets	5		2,000,000		2,000,000
Current assets					
Debtors	6	21,983		49,363	
Cash at bank and in hand		<u>122,203</u>		<u>208,017</u>	
		144,186		257,380	
Creditors: Amounts falling due within one year	7	<u>64,627</u>		<u>59,894</u>	
Net current assets			79,559		197,486
Total assets less current liabilities			<u>2,079,559</u>		<u>2,197,486</u>
Net assets			<u>2,079,559</u>		<u>2,197,486</u>
Represented by:					
Loans and other debts due to members					
Members' capital classified as a liability	9		473,397		473,397
Other amounts	9		<u>1,753,162</u>		<u>1,871,089</u>
			2,226,559		2,344,486
Members' other interests					
Revaluation reserve			(147,000)		(147,000)
Other reserves			<u>-</u>		<u>-</u>
			<u>2,079,559</u>		<u>2,197,486</u>
Total members' interests					
Loans and other debts due to members	9		2,226,559		2,344,486
Members' other interests			<u>(147,000)</u>		<u>(147,000)</u>
			<u>2,079,559</u>		<u>2,197,486</u>

These financial statements have been prepared and delivered in accordance with the provisions applicable to LLPs subject to the small LLPs' regime and in accordance with Section 1A of FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In accordance with section 444 of the Companies Act 2006 (as applied to LLPs), the statement of comprehensive income has not been delivered.

The members acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 (as applied by The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) regulations 2008) with respect to accounting records and the preparation of financial statements.

The statement of financial position
continues on the following page.
The notes on pages 3 to 7 form part of these financial statements.

Dencora Mason Road LLP

Statement of financial position *(continued)*

31 December 2020

These financial statements were approved by the members and authorised for issue on 18/6/2021 and are signed on their behalf by:

O. B. Chipperfield

Dencora 2000 Limited
Designated Member

Registered number: OC319548

The notes on pages 3 to 7 form part of these financial statements.

Dencora Mason Road LLP

Notes to the financial statements

Year ended 31 December 2020

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 December 2018 (SORP 2018).

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 2020

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 statement of comprehensive income 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 statement of comprehensive income 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 statement of comprehensive income 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 2020

4. Employee numbers

The average number of persons employed by the LLP during the year, including the members with contracts of employment, amounted to Nil (2019: Nil).

5. Tangible assets

	Investment property £
Cost or valuation	
At 1 January 2020 and 31 December 2020	2,000,000
Depreciation	
At 1 January 2020 and 31 December 2020	—
Carrying amount	
At 31 December 2020	2,000,000
At 31 December 2019	2,000,000

Investment property was valued by Savills Chartered Surveyors in March 2020 on an open market value basis.

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 £
At 31 December 2020	
Aggregate cost	2,147,000
Aggregate depreciation	—
Carrying value	2,147,000
At 31 December 2019	
Aggregate cost	2,147,000
Aggregate depreciation	—
Carrying value	2,147,000

6. Debtors

	2020 £	2019 £
Trade debtors	16,521	32,560
Prepayments and accrued income	5,462	16,803
	<u>21,983</u>	<u>49,363</u>

Dencora Mason Road LLP

Notes to the financial statements *(continued)*

Year ended 31 December 2020

7. Creditors: Amounts falling due within one year

	2020	2019
	£	£
Trade creditors	–	7,553
Accruals and deferred income	56,678	47,708
Social security and other taxes	7,949	4,633
	<u>64,627</u>	<u>59,894</u>

8. 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.

9. Loans and other debts due to members

	2020	2019
	£	£
Other amounts	1,753,162	1,871,089
Members' capital classified as a liability	473,397	473,397
	<u>2,226,559</u>	<u>2,344,486</u>

10. Operating leases

As lessor

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

	2020	2019
	£	£
Not later than 1 year	180,602	166,537
Later than 1 year and not later than 5 years	102,685	227,007
	<u>283,287</u>	<u>393,544</u>

11. Contingencies

The LLP is party to an inter-company guarantee given to The Royal Bank Of Scotland plc in respect of the bank borrowings of Dencora 2000 Limited (a designated member). The contingent liability under this guarantee is £20,000,000.

12. Summary audit opinion

The auditors report for the year ended 31 December 2020 was unqualified with no emphasis of matter.

The senior statutory auditor was Simon Watson FCCA, for and on behalf of Lovewell Blake LLP

Dencora Mason Road LLP

Notes to the financial statements *(continued)*

Year ended 31 December 2020

13. Controlling party

The immediate parent company is Dencora 2000 Limited, a company registered in England and Wales.

The ultimate holding company is Dencora 2018 Limited, which is incorporated in the Isle of Man. The registered office of Dencora 2018 Limited is 32 Athol Street, Douglas, Isle of Man, IM1 1JB.