

ALBEMARLE CROYDON LLP
MEMBERS' REPORT AND FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 MARCH 2008
Limited Liability Partnership
Registration No OC327678 (England and Wales)



SHELLEY STOCK HUTTER LLP
Chartered Accountants
1st Floor
7 - 10 Chandos Street
London
W1G 9DQ

ALBEMARLE CROYDON LLP

LIMITED LIABILITY PARTNERSHIP INFORMATION

Designated members

R Adams
S Berwick
Black Isle Property Company Limited
The Brocklesby Park Estate Maintenance Fund (D Willis as trustee)
A T Challinor
P Cheese
J Dawnay
J Dawnay (as Trustee of the Cotleigh Trust)
S Ellen (S T Ellen Consultants)
Egan Lawson Investments Ltd
M Glatman (The Glover Settlement)
S Green
I M Henderson
I M Heywood
H C F Heywood
J K Hilton (deceased)
F Lander
G Melio
D Naylor-Leyland
K Pringle (Trustees of the Tetley Group)
Ranton Limited
W Richardson
Star Investments Inc
Tenon (IOM) Corporate Services Ltd as Trustee of The Bright Cook & Co Ltd 2006 Trust re Mr C Cook & Family Trust
S Wallis
G Watts
Robert Wilson-Wright
UKCP (EL6) Ltd
A T Challinor
K Green
E Richardson
The Brocklesby Park Estate Maintenance Fund (7th Earl of Yarborough as trustee)

Limited liability partnership number

OC327678

Registered office

9-10 Grafton Street
London
W1S 4EN

ALBEMARLE CROYDON LLP

LIMITED LIABILITY PARTNERSHIP INFORMATION

Auditors

Shelley Stock Hutter LLP
1st Floor
7 - 10 Chandos Street
London
W1G 9DQ

Business address

9-10 Grafton Street
London
W1S 4EN

ALBEMARLE CROYDON LLP

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ALBEMARLE CROYDON LLP

MEMBERS' REPORT

FOR THE PERIOD ENDED 31 MARCH 2008

The members present their report and financial statements for the period ended 31 March 2008

Principal activities

The limited liability partnership was incorporated on 20 April 2007 and commenced trading immediately. The principal activity of the limited liability partnership is that of property investment.

Designated Members

The following designated members have held office since 20 April 2007

R Adams
S Berwick
Black Isle Property Company Limited
The Brocklesby Park Estate Maintenance Fund (D Willis as trustee)
A T Challinor
P Cheese
J Dawnay
J Dawnay (as Trustee of the Cotleigh Trust)
S Ellen (S T Ellen Consultants)
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ALBEMARLE CROYDON LLP

MEMBERS' REPORT (CONTINUED)

FOR THE PERIOD ENDED 31 MARCH 2008

Policy on members' drawings

The members' drawing policy allows each member to draw a proportion of their profit share, subject to the cash requirements of the business

A member's capital requirement is linked to their share of profit and the financing requirement of the limited liability partnership. There is no opportunity for appreciation of the capital subscribed. Just as incoming members introduce their capital at "par", so the retiring members are repaid their capital at "par".

Statement of members' responsibilities

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

Company law (as applied to limited liability partnerships by regulation 3 of the Limited Liability Partnerships Regulations 2001) requires the members to prepare financial statements for each financial period. 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). The financial statements are required by law to give a true and fair view of the state of affairs of the limited liability partnership and of the profit or loss of the limited liability partnership 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 estimates that are reasonable and prudent,
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the limited liability partnership will continue in business

The members are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the limited liability partnership and enable them to ensure that the financial statements comply with the Companies Act 1985 (as applied to limited liability partnerships by regulation 3 of the Limited Liability Partnerships Regulations 2001). They are also responsible for safeguarding the assets of the limited liability partnership and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities

Statement of disclosure to auditor

So far as the members are aware, there is no relevant audit information of which the limited liability partnership's auditors are unaware. Additionally, the members have taken all the necessary steps that they ought to have taken as members in order to make themselves aware of all relevant audit information and to establish that the limited liability partnership's auditors are aware of that information

Auditors

Shelley Stock Hutter LLP were appointed auditors to the limited liability partnership and in accordance with section 385 of the Companies Act 1985 (as applied to limited liability partnerships by regulation 3 of the Limited Liability Partnerships Regulations 2001), a resolution proposing that they be re-appointed will be put to the Annual General Meeting

On behalf of the members



Mr G Egan

on behalf of

Egan Lawson Investments Ltd

Designated Member

28th October 2008

Date

ALBEMARLE CROYDON LLP

INDEPENDENT AUDITORS' REPORT

TO THE MEMBERS OF ALBEMARLE CROYDON LLP

We have audited the financial statements of Albemarle Croydon LLP for the period ended 31 March 2008 set out on pages 5 to 9. These financial statements have been prepared in accordance with the accounting policies set out therein and the requirements of the Financial Reporting Standard for Smaller Entities (effective January 2007).

This report is made solely to the limited liability partnership's members, as a body, in accordance with Section 235 of the Companies Act 1985 (as applied to limited liability partnerships by regulation 3 of the Limited Liability Partnerships Regulations 2001). 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 auditors' 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 the members and auditors

The members' responsibilities for preparing the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) are set out in the Statement of Members' Responsibilities.

Our responsibility is to audit the financial statements in accordance with relevant legal and regulatory requirements and International Standards on Auditing (UK and Ireland).

We report to you our opinion as to whether the financial statements give a true and fair view and are properly prepared in accordance with the Companies Act 1985 (as applied to limited liability partnerships by regulation 3 of the Limited Liability Partnerships Regulations 2001).

In addition, we report to you if, in our opinion, the limited liability partnership has not kept proper accounting records, if we have not received all the information and explanations we require for our audit.

We read the members' report and consider the implications for our report if we become aware of any apparent misstatements within it.

Basis of audit opinion

We conducted our audit in accordance with International Standards on Auditing (UK and Ireland) issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgements made by the members in the preparation of the financial statements, and of whether the accounting policies are appropriate to the limited liability partnership's circumstances, consistently applied and adequately disclosed.

We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion, we also evaluated the overall adequacy of the presentation of information in the financial statements.

ALBEMARLE CROYDON LLP

INDEPENDENT AUDITORS' REPORT (CONTINUED) TO THE MEMBERS OF ALBEMARLE CROYDON LLP

Opinion

In our opinion

- the financial statements give a true and fair view, in accordance with United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities, of the state of the limited liability partnership's affairs as at 31 March 2008 and of its loss for the period then ended,
- the financial statements have been properly prepared in accordance with the Companies Act 1985 (as applied to limited liability partnerships by regulation 3 of the Limited Liability Partnerships Regulations 2001)

Shelley Stock Hutter LLP

Shelley Stock Hutter LLP

Chartered Accountants

Registered Auditor

1st Floor

7 - 10 Chandos Street

London

W1G 9DQ

28th October 2008

Date

ALBEMARLE CROYDON LLP

PROFIT AND LOSS ACCOUNT

FOR THE PERIOD ENDED 31 MARCH 2008

		Period ended 31 March 2008 £
	Notes	
Turnover		720,632
Administrative expenses		(72,154)
Operating profit	2	<u>648,478</u>
Diminution in value of property		(1,488,718)
Loss on ordinary activities before interest		<u>(840,240)</u>
Other interest receivable and similar income	3	26,038
Interest payable and similar charges		(658,199)
Loss on ordinary activities before taxation		<u>(1,472,401)</u>
Tax on loss on ordinary activities		-
Loss for the period before members' remuneration and profit shares		<u><u>(1,472,401)</u></u>

ALBEMARLE CROYDON LLP

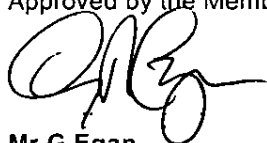
BALANCE SHEET

AS AT 31 MARCH 2008

	Notes	2008 £	£
Fixed assets			
Tangible assets	4		15,950,000
Current assets			
Debtors	5	873,748	
Cash at bank and in hand		144,075	
		<u>1,017,823</u>	
Creditors' amounts falling due within one year	6	<u>(1,000,224)</u>	
Net current assets			<u>17,599</u>
Total assets less current liabilities			<u>15,967,599</u>
Creditors' amounts falling due after more than one year	7		<u>(12,000,000)</u>
NET ASSETS ATTRIBUTABLE TO MEMBERS			<u><u>3,967,599</u></u>
REPRESENTED BY			
Equity - Members' other interests			
Other reserves classified as equity	8	(1,472,401)	
Members capital	8	5,440,000	
		<u>3,967,599</u>	
TOTAL MEMBERS' INTERESTS			
Members' other interests	8	3,967,599	
		<u>3,967,599</u>	

These financial statements have been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 (as applied to limited liability partnerships by regulation 3 of the Limited Liability Partnerships Regulations 2001) relating to small limited liability partnerships and with the Financial Reporting Standard for Smaller Entities (effective January 2007)

Approved by the Members for issue on 28th October 2008



Mr G Egan

on behalf of

Egan Lawson Investments Ltd

Designated Member

ALBEMARLE CROYDON LLP

NOTES TO THE FINANCIAL STATEMENTS

FOR THE PERIOD ENDED 31 MARCH 2008

1 Accounting policies

1.1 Accounting convention

The financial statements are prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2007)

1.2 Compliance with accounting standards

The financial statements are prepared in accordance with applicable United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) and the Limited Liability Partnership Statement of Recommended Practice, which have been applied consistently (except as otherwise stated)

1.3 Turnover

Turnover represents rent receivable from properties owned by the LLP

1.4 Tangible fixed assets and depreciation

Tangible fixed assets include investment properties professionally valued on an existing use open market value basis. Other tangible fixed assets are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost less estimated residual value of each asset over its expected useful life, as follows

Investment properties are included in the balance sheet at their open market value. Depreciation is provided only on those investment properties which are leasehold and where the unexpired lease term is less than 20 years

Although this accounting policy is in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2007), it is a departure from the general requirement of the Companies Act 1985 for all tangible assets to be depreciated. In the opinion of the members compliance with the standard is necessary for the financial statements to give a true and fair view. Depreciation or amortisation is only one of many factors reflected in the annual valuation and the amount of this which might otherwise have been charged cannot be separately identified or quantified

1.5 Leases

Rentals receivable under operating leases are credited to income on a straight line basis over the lease term

2 Operating profit

2008

£

Operating profit is stated after charging

Auditors' remuneration

3,000

ALBEMARLE CROYDON LLP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE PERIOD ENDED 31 MARCH 2008

3	Investment income	2008
		£
	Bank interest	2,875
	Other interest	23,163
		<hr/>
		26,038
		<hr/>

4	Tangible fixed assets	Investment properties
		£
	Cost	
	At 20 April 2007	-
	Additions	17,438,718
	Revaluation	(1,488,718)
		<hr/>
	At 31 March 2008	15,950,000
		<hr/>

The LLP's investment properties have been valued on an open market basis by Mr G Egan, acting on behalf of Egan Lawson Investments Limited, a designated member of the LLP, at a value of £15,950,000

The historical cost of the LLP's investment properties is £17,438,718

5	Debtors	2008
		£
	Trade debtors	151,748
	Other debtors	722,000
		<hr/>
		873,748
		<hr/>

6	Creditors amounts falling due within one year	2008
		£
	Taxation and social security	22,672
	Other creditors	977,552
		<hr/>
		1,000,224
		<hr/>

ALBEMARLE CROYDON LLP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE PERIOD ENDED 31 MARCH 2008

7 Creditors amounts falling due after more than one year 2008 £

Other creditors	12,000,000
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Analysis of loans

Wholly repayable within five years	12,000,000
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Amounts totalling £12,000,000 are secured on the investment properties

8 Members' interests

	Members' other interests		Total	Loans and other debts due to/(from) members	Total
	Members' capital (classified as equity)	Other reserves			
	£	£	£	£	£
Members' interests at 20 April 2007	-	-	-	-	-
Loss for the period available for discretionary division among members	-	(1,472,401)	(1,472,401)	-	(1,472,401)
Members' interests after loss for the period	-	(1,472,401)	(1,472,401)	-	(1,472,401)
Capital introduced by members	5,440,000	-	5,440,000	-	5,440,000
Members' interests at 31 March 2008	5,440,000	(1,472,401)	3,967,599	-	3,967,599

In the event of a winding up the amounts included in "Loans and other debts due to members" will rank equally with unsecured creditors

9 Information in relation to members

2008
Number

The average number of members during the period was

32

10 Control

There was no ultimate controlling party in the period

ALBEMARLE CROYDON LLP
MANAGEMENT INFORMATION
FOR THE PERIOD ENDED 31 MARCH 2008

These pages do not form part of the statutory accounts

ALBEMARLE CROYDON LLP

DETAILED TRADING AND PROFIT AND LOSS ACCOUNT FOR THE PERIOD ENDED 31 MARCH 2008

		Period ended 31 March 2008 £
Turnover		
Rent receivable		720,632
Administrative expenses		(72,154)
Operating profit		648,478
Exceptional items		
Diminution in value of property	(1,488,718)	
		(1,488,718)
Other interest receivable and similar income		
Bank interest received	2,875	
Other interest received	23,163	
		26,038
Interest payable		
Non-bank interest paid on loans <5yrs	599,047	
Other interest payable	59,152	
		(658,199)
Loss before taxation		(1,472,401)

ALBEMARLE CROYDON LLP

SCHEDULE OF ADMINISTRATIVE EXPENSES

FOR THE PERIOD ENDED 31 MARCH 2008

	Period ended 31 March 2008 £
Administrative expenses	
Management charges	10,329
Legal and prof fees	58,600
Accountancy	225
Audit fees	3,000
	<hr/>
	72,154
	<hr/>
