

Registration number: OC336383

SNJ Property LLP

Annual Report and Unaudited Financial Statements
for the Year Ended 31 March 2017



SNJ Property LLP

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SNJ Property LLP

Limited liability partnership information

Designated members	S Darvall N Howe
Registered office	The Rectory 1 Toomers Wharf Canal Walk Newbury Berkshire RG14 1DY
Accountants	EJBC Chartered Accountants The Rectory 1 Toomers Wharf Canal Walk Newbury Berkshire RG14 1DY

SNJ Property LLP

Members' Report for the Year Ended 31 March 2017

The members present their report and the unaudited financial statements for the year ended 31 March 2017.

Firm structure

The LLP is a limited liability partnership registered in England and Wales. A list of designated members' names is available for inspection at the LLP's registered office.

Principal activity

The principal activity of the limited liability partnership is Property Development

Designated members

The members who held office during the year were as follows:

S Darvall

N Howe

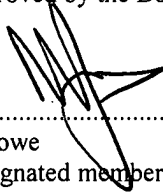
Members' drawings and the subscription and repayment of members' capital

Members' drawings and capital contributions are made at the discretion of the members.

Small companies provision statement

This report has been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006, as applied to limited liability partnerships.

Approved by the Board on 14 November 2017 and signed on its behalf by:



.....
N Howe
Designated member

**Chartered Accountants' Report to the Members on the Preparation of the Unaudited
Statutory Accounts of
SNJ Property LLP
for the Year Ended 31 March 2017**

In order to assist you to fulfil your duties under the Companies Act 2006, as applied to limited liability partnerships, we have prepared for your approval the accounts of SNJ Property LLP for the year ended 31 March 2017 set out on pages 4 to 15 from the limited liability partnership's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at <http://www.icaew.com/en/members/regulations-standards-and-guidance>.

This report is made solely to the members of SNJ Property LLP, as a body, in accordance with the terms of our engagement letter dated 13 October 2015. Our work has been undertaken solely to prepare for your approval the accounts of SNJ Property LLP and state those matters that we have agreed to state to them, as a body, in this report in accordance with ICAEW Technical Release 07/16 AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than SNJ Property LLP and its members as a body for our work or for this report.

It is your duty to ensure that SNJ Property LLP has kept adequate accounting records and to prepare statutory accounts that give a true and fair view of the assets, liabilities, financial position and profit of SNJ Property LLP. You consider that SNJ Property LLP is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the accounts of SNJ Property LLP. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory accounts.

.....
EJBC Chartered Accountants
The Rectory
1 Toomers Wharf
Canal Walk
Newbury
Berkshire
RG14 1DY
14 November 2017

SNJ Property LLP

Profit and Loss Account for the Year Ended 31 March 2017

	Note	2017 £	2016 £
Turnover		75,691	74,934
Cost of sales		<u>(21,557)</u>	<u>(15,852)</u>
Gross profit		54,134	59,082
Administrative expenses		<u>(4,766)</u>	<u>(12,391)</u>
Operating profit		49,368	46,691
Interest payable and similar charges		<u>(16,132)</u>	<u>(42,866)</u>
Profit for the year before members' remuneration charged as an expense		33,236	3,825
Members' remuneration charged as an expense		<u>(33,236)</u>	<u>(3,825)</u>
Profit/(loss) for the year available for discretionary division among members		<u><u>-</u></u>	<u><u>-</u></u>

Turnover and operating profit derive wholly from continuing operations.

The limited liability partnership has no recognised gains or losses for the year other than the results above.

SNJ Property LLP

(Registration number: OC336383)
Balance Sheet as at 31 March 2017

	Note	2017 £	2016 £
Fixed assets			
Tangible assets	2	1,200,000	1,200,000
Current assets			
Debtors	3	35,462	28,641
Cash and short-term deposits		<u>56,055</u>	<u>28,232</u>
		91,517	56,873
Creditors: Amounts falling due within one year	4	<u>(78,193)</u>	<u>(31,785)</u>
Net current assets		<u>13,324</u>	<u>25,088</u>
Total assets less current liabilities		1,213,324	1,225,088
Creditors: Amounts falling due after more than one year	5	<u>(455,000)</u>	<u>(500,000)</u>
Net assets attributable to members		<u>758,324</u>	<u>725,088</u>
Represented by:			
Loans and other debts due to members			
Members' capital classified as a liability		37,438	4,202
Equity			
Members' capital classified as equity		510,000	510,000
Revaluation reserve		<u>210,886</u>	<u>210,886</u>
		<u>720,886</u>	<u>720,886</u>
		<u>758,324</u>	<u>725,088</u>
Total members' interests			
Amounts due from members		(9,319)	(9,319)
Loans and other debts due to members		37,438	4,202
Equity		<u>720,886</u>	<u>720,886</u>
		<u>749,005</u>	<u>715,769</u>

For the year ending 31 March 2017 the limited liability partnership was entitled to exemption from audit under section 477 of the Companies Act 2006, as applied to limited liability partnerships relating to small entities.

These financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006, as applied to limited liability partnerships.

The notes on pages 8 to 15 form an integral part of these financial statements.

SNJ Property LLP

(Registration number: OC336383)

Balance Sheet as at 31 March 2017 (continued)

The members acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

The financial statements of SNJ Property LLP (registered number OC336383) were approved by the Board and authorised for issue on 14 November 2017. They were signed on behalf of the limited liability partnership by:



.....
N Howe
Designated member

The notes on pages 8 to 15 form an integral part of these financial statements.

SNJ Property LLP

**Statement of Changes in Members' Interests
At 31 March 2017**

	Equity		Loans and other debts due to/(from) members			Total 2017 £
	Members' capital £	Revaluation reserve £	Total £	Members' capital classified as a liability £	Members' other amounts £	
Members' interest at 1 April 2016 as restated	510,000	210,886	720,886	4,202	-	725,088
Members' remuneration charged as an expense	-	-	-	-	33,236	33,236
At 31 March 2017	510,000	210,886	720,886	4,202	33,236	758,324

	Loans and other debts due to/(from) members		Total 2017 £
	Members' other amounts £		
Members' remuneration charged as an expense	3,825		3,825
At 31 March 2016	3,825		3,825

The notes on pages 8 to 15 form an integral part of these financial statements.
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Notes to the Financial Statements

1 Accounting policies

Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Statement of compliance

These financial statements have been prepared in accordance with Financial Reporting Standard 102 Section 1A - 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006.

General information and basis of accounting

The limited liability partnership is incorporated in the United Kingdom under the Limited Liability Partnership Act 2000. The address of the registered office is given on the limited liability partnership information page. The nature of the limited liability partnership's operations and its principal activities are given in the members' report.

These financial statements have been prepared using the historical cost convention except that as disclosed in the accounting policies certain items are shown at fair value.

The functional currency of SNJ Property LLP is considered to be pounds sterling because that is the currency of the primary economic environment in which the limited liability partnership operates. Foreign operations are included in accordance with the policies set out below.

Revenue recognition

Revenue is recognised to the extent that the limited liability partnership obtains the right to consideration in exchange for its performance. Revenue is measured at the fair value of the consideration received, excluding discounts, rebates, VAT and other sales tax or duty.

Barter transactions

Turnover is recognised in respect of barter transactions only where services are exchanged for dissimilar services and the transaction is deemed to have commercial substance. Such transactions are measured at the fair value of the services received, adjusted by any amount of cash and cash equivalents transferred.

Members' remuneration and division of profits

The SORP recognises that the basis of calculating profits for allocation may differ from the profits reflected through the financial statements prepared in compliance with recommended practice, given the established need to seek to focus profit allocation on ensuring equity between different generations and populations of members.

Consolidation of the results of certain subsidiary undertakings, the provision for annuities to current and former members, pension scheme charges, the spreading of acquisition integration costs and the treatment of long leasehold interests are all items which may generate differences between profits calculated for the purpose of allocation and those reported within the financial statements. Where such differences arise, they have been included within other amounts in the balance sheet.

Members' fixed shares of profits (excluding discretionary fixed share bonuses) and interest earned on members' balances are automatically allocated and, are treated as members' remuneration charged as an expense to the profit and loss account in arriving at profit available for discretionary division among members.

The remainder of profit shares, which have not been allocated until after the balance sheet date, are treated in these financial statements as unallocated at the balance sheet date and included within other reserves.

SNJ Property LLP

Notes to the Financial Statements (continued)

1 Accounting policies (continued)

Taxation

The taxation payable on the partnership's profits is the personal liability of the members, although payment of such liabilities is administered by the partnership on behalf of its members. Consequently, neither partnership taxation nor related deferred taxation is accounted for in these financial statements. Sums set aside in respect of members' tax obligations are included in the balance sheet within loans and other debts due to members, or are set against amounts due from members as appropriate.

Tangible fixed assets

Individual fixed assets costing or more are initially recorded at cost.

Trade debtors

Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business.

Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the limited liability partnership will not be able to collect all amounts due according to the original terms of the receivables.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Trade creditors

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the limited liability partnership does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

Members' interests

Amounts due to members after more than one year comprise provisions for annuities to current members and certain loans from members which are not repayable within twelve months of the balance sheet date.

SNJ Property LLP

Notes to the Financial Statements (continued)

1 Accounting policies (continued)

Financial instruments

Classification

All financial assets and liabilities are initially measured at transaction price (including transaction costs), except for those financial assets classified as at fair value through profit or loss, which are initially measured at fair value (which is normally the transaction price excluding transaction costs), unless the arrangement constitutes a financing transaction. If an arrangement constitutes a finance transaction, the financial asset or financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Financial assets and liabilities are only offset in the balance sheet when, and only when there exists a legally enforceable right to set off the recognised amounts and the limited liability partnership intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Recognition and Measurement

Debt instruments which meet the following conditions are subsequently measured at amortised cost using the effective interest method:

(a) The contractual return to the holder is (i) a fixed amount; (ii) a positive fixed rate or a positive variable rate; or (iii) a combination of a positive or a negative fixed rate and a positive variable rate.

(b) The contract may provide for repayments of the principal or the return to the holder (but not both) to be linked to a single relevant observable index of general price inflation of the currency in which the debt instrument is denominated, provided such links are not leveraged.

(c) The contract may provide for a determinable variation of the return to the holder during the life of the instrument, provided that (i) the new rate satisfies condition (a) and the variation is not contingent on future events other than (1) a change of a contractual variable rate; (2) to protect the holder against credit deterioration of the issuer; (3) changes in levies applied by a central bank or arising from changes in relevant taxation or law; or (ii) the new rate is a market rate of interest and satisfies condition (a).

(d) There is no contractual provision that could, by its terms, result in the holder losing the principal amount or any interest attributable to the current period or prior periods.

(e) Contractual provisions that permit the issuer to prepay a debt instrument or permit the holder to put it back to the issuer before maturity are not contingent on future events, other than to protect the holder against the credit deterioration of the issuer or a change in control of the issuer, or to protect the holder or issuer against changes in levies applied by a central bank or arising from changes in relevant taxation or law.

(f) Contractual provisions may permit the extension of the term of the debt instrument, provided that the return to the holder and any other contractual provisions applicable during the extended term satisfy the conditions of paragraphs (a) to (c).

Debt instruments that are classified as payable or receivable within one year on initial recognition and which meet the above conditions are measured at the undiscounted amount of the cash or other consideration expected to be paid or received, net of impairment.

With the exception of some hedging instruments, other debt instruments not meeting these conditions are measured at fair value through profit or loss.

Commitments to make and receive loans which meet the conditions mentioned above are measured at cost (which may be nil) less impairment.

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Notes to the Financial Statements (continued)

1 Accounting policies (continued)

Impairment of financial assets

Financial assets are derecognised when and only when a) the contractual rights to the cash flows from the financial asset expire or are settled, b) the limited liability partnership transfers to another party substantially all of the risks and rewards of ownership of the financial asset, or c) the limited liability partnership, despite having retained some significant risks and rewards of ownership, has transferred control of the asset to another party and the other party has the practical ability to sell the asset in its entirety to an unrelated third party and is able to exercise that ability unilaterally and without needing to impose additional restrictions on the transfer.

Financial liabilities are derecognised only when the obligation specified in the contract is discharged, cancelled or expires.

Derivative financial instruments and hedging

Derivatives

The limited liability partnership uses derivative financial instruments to reduce exposure to foreign exchange risk and interest rate movements. The limited liability partnership does not hold or issue derivative financial instruments for speculative purposes.

Derivatives are initially recognised at fair value at the date a derivative contract is entered into and are subsequently remeasured to their fair value at each reporting date. The resulting gain or loss is recognised in profit or loss immediately unless the derivative is designated and effective as a hedging instrument, in which event the timing of the recognition in profit or loss depends on the nature of the hedge relationship.

Hedging

The limited liability partnership designates certain derivatives as hedging instruments in respect of variable interest rate risk of the cash flows associated with recognised debt instruments measured at amortised cost and in respect of foreign exchange risk in firm commitments and highly probable forecast transactions.

At the inception of the hedge relationship, the entity documents the relationship between the hedging instrument and the hedged item, along with the clear identification of the risk in the hedged item that is being hedged by the hedging instrument. Furthermore, at the inception of the hedge and on an ongoing basis, the limited liability partnership assesses whether the hedging instrument is highly effective in offsetting the designated hedged risk. The effective portion of changes in the fair value of the designated hedging instrument is recognised in other comprehensive income. The gain or loss relating to the ineffective portion is recognised immediately in profit or loss. Amounts previously recognised in other comprehensive income and accumulated in equity are reclassified to profit or loss in the periods in which the hedged item affects profit or loss or when the hedging relationship ends.

Hedge accounting is discontinued when the limited liability partnership revokes the hedging relationship, the hedging instrument expires or is sold, terminated, or exercised, or no longer qualifies for hedge accounting. Any gain or loss accumulated in equity at that time is reclassified to profit or loss when the hedged item is recognised in profit or loss. When a forecast transaction is no longer expected to occur, any gain or loss that was recognised in other comprehensive income is reclassified immediately to profit or loss.

Current versus non-current classification

Investments in non-convertible preference shares and non-puttable ordinary or preference shares (where shares are publicly traded or their fair value is reliably measurable) are measured at fair value through profit or loss. Where fair value cannot be measured reliably, investments are measured at cost less impairment.

In the limited liability partnership balance sheet, investments in subsidiaries and associates are measured at cost less impairment.

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Notes to the Financial Statements (continued)

1 Accounting policies (continued)

Fair value measurement

The best evidence of fair value is a quoted price for an identical asset in an active market. When quoted prices are unavailable, the price of a recent transaction for an identical asset provides evidence of fair value as long as there has not been a significant change in economic circumstances or a significant lapse of time since the transaction took place. If the market is not active and recent transactions of an identical asset on their own are not a good estimate of fair value, the fair value is estimated by using a valuation technique.

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Notes to the Financial Statements (continued)

2 Tangible fixed assets

	Freehold land and buildings £	Total £
Cost		
At 1 April 2016	<u>1,200,000</u>	<u>1,200,000</u>
At 31 March 2017	1,200,000	1,200,000
Depreciation		
At 31 March 2017	<u>-</u>	<u>-</u>
Net book value		
At 31 March 2017	<u>1,200,000</u>	<u>1,200,000</u>
At 31 March 2016	<u>1,200,000</u>	<u>1,200,000</u>

SNJ Property LLP

Notes to the Financial Statements (continued)

2 Tangible fixed assets (continued)

Revaluation

The fair value of the company's land and buildings was revalued on 31 March 2015. An independent valuer was not involved. .

	Aggregate cost £	Revaluation £	Aggregate carrying amount £
Revalued assets for the year ended 31 March 2017			
Land and buildings	989,113	210,887	1,200,000
	<u>989,113</u>	<u>210,887</u>	<u>1,200,000</u>
	Aggregate cost £	Revaluation £	Aggregate carrying amount £
Revalued assets for the year ended 31 March 2016			
Land and buildings	989,113	210,887	1,200,000
	<u>989,113</u>	<u>210,887</u>	<u>1,200,000</u>

3 Debtors

	2017 £	2016 £
Trade debtors	19,182	12,520
Other debtors	16,280	16,121
Total current trade and other debtors	<u>35,462</u>	<u>28,641</u>

4 Creditors: Amounts falling due within one year

	2017 £	2016 £
Bank loans and overdrafts	45,000	-
Trade creditors	4,023	2,487
Other creditors	6,804	6,804
Accruals and deferred income	22,366	22,494
	<u>78,193</u>	<u>31,785</u>

Creditors amounts falling due within one year includes the following liabilities, on which security has been given by the limited liability partnership:

SNJ Property LLP

Notes to the Financial Statements (continued)

4 Creditors: Amounts falling due within one year (continued)

	2017 £
Bank loan	<u>45,000</u>

The bank loan with Handelsbanken is secured by way of mortgage and first charge over the property known as 13-17 Newbury Street, Wantage.

5 Creditors: Amounts falling due after more than one year

	2017 £	2016 £
Bank loans and overdrafts	<u>455,000</u>	<u>500,000</u>

Creditors amounts falling due after more than one year includes the following liabilities, on which security has been given by the limited liability partnership:

	2017 £	2016 £
Bank loan	<u>455,000</u>	<u>500,000</u>

The bank loan with Handelsbanken is secured by way of mortgage and first charge over the property known as 13-17 Newbury Street, Wantage.

6 Control

The members are the controlling party by virtue of their controlling interest in the limited liability partnership. The ultimate controlling party is the same as the controlling party.

7 Transition to FRS 102

This is the first year that the limited liability partnership has presented its financial statements under Financial Reporting Standard 102 (FRS 102) issued by the Financial Reporting Council. The following disclosures are required in the year of transition. The last financial statements under previous UK GAAP were for the year ended 31/03/2016 and the date of transition to FRS 102 was therefore 01/04/2015. As a consequence of adopting FRS 102, a number of accounting policies have changed to comply with that standard.

Reconciliation of equity

	1 April 2015 £	31 March 2016 £
Equity reported under previous UK GAAP	<u>(720,886)</u>	<u>(720,886)</u>
Equity reported under FRS 102	<u>(720,886)</u>	<u>(720,886)</u>

Reconciliation of profit or loss for 2016

	Amount £
Profit for the financial year under FRS 102	<u>-</u>

SNJ Property LLP

Detailed Profit and Loss Account for the Year Ended 31 March 2017

	2017 £	2016 £
Turnover (analysed below)	75,691	74,934
Cost of sales (analysed below)	<u>(21,557)</u>	<u>(15,852)</u>
Gross profit	<u>54,134</u>	<u>59,082</u>
Gross profit (%)	71.52%	78.85%
Administrative expenses		
General administrative expenses (analysed below)	4,766	12,114
Finance charges (analysed below)	<u>-</u>	<u>277</u>
	<u>(4,766)</u>	<u>(12,391)</u>
Operating profit	49,368	46,691
Interest payable and similar charges (analysed below)	<u>(16,132)</u>	<u>(42,866)</u>
Profit for the year before members' remuneration charged as an expense	<u>33,236</u>	<u>3,825</u>
	2017 £	2016 £
Turnover		
Sales	75,691	74,934
Cost of sales		
Property costs	8,561	8,734
Agents costs	12,996	9,439
Rates	<u>-</u>	<u>(2,321)</u>
	<u>21,557</u>	<u>15,852</u>
Employment costs		
	<u>-</u>	<u>-</u>
General administrative expenses		
Insurance	2,773	2,448
Accountancy fees	1,980	5,694
Legal and professional fees	<u>13</u>	<u>3,972</u>
	<u>4,766</u>	<u>12,114</u>
Finance charges		
Bank charges	<u>-</u>	<u>277</u>
Interest payable and similar charges		
Loan interest	16,132	42,866

This page does not form part of the statutory financial statements.

SNJ Property LLP

Schedule of Members' Interests for the Year Ended 31 March 2017

Members' capital

	As at 1 April 2016 £	As at 31 March 2017 £
S Darvall	440,000	440,000
N Howe	70,000	70,000
	<u>510,000</u>	<u>510,000</u>