

REGISTERED NUMBER: OC341326

Kelling Estate LLP
Unaudited financial statements
31 March 2017



Kelling Estate LLP

Members' report

Year ended 31 March 2017

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

Principal activities

The principal activity of the LLP during the year was the operating of a country estate, including property management and farming.

Designated members

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

Mr G A Widdowson
Mrs B Widdowson
Kelling Trustee Ltd

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.

Events after the end of the reporting period

On 21 April 2017, the LLP acquired the trade and assets of a garden centre, Holt Garden Centre, for the purchase price of £1,110,000.

This report was approved by the members on 16th December 2017 and signed on behalf of the members by:

Mr G A Widdowson



Registered office:
Kelling Estate Office
Kelling
Norfolk
NR25 7EW

Kelling Estate LLP

Statement of financial position

31 March 2017

	Note	2017 £	2016 £
Fixed assets			
Intangible assets	5	89,374	94,339
Tangible assets	6	<u>36,056,176</u>	<u>36,098,333</u>
		36,145,550	36,192,672
Current assets			
Stocks		238,733	275,419
Debtors	7	235,165	321,531
Cash at bank and in hand		<u>476,226</u>	<u>320,839</u>
		950,124	917,789
Creditors: Amounts falling due within one year	8	<u>(267,036)</u>	<u>(273,060)</u>
Net current assets		683,088	644,729
Total assets less current liabilities		<u>36,828,638</u>	<u>36,837,401</u>
Net assets		<u>36,828,638</u>	<u>36,837,401</u>
Represented by:			
Loans and other debts due to members			
Other amounts	10	-	-
Members' other interests			
Members' capital classified as equity		36,842,366	36,846,164
Other reserves		<u>(13,728)</u>	<u>(8,763)</u>
		<u>36,828,638</u>	<u>36,837,401</u>
Total members' interests			
Amounts due from members		(144,391)	(163,651)
Loans and other debts due to members		-	-
Members' other interests		<u>36,828,638</u>	<u>36,837,401</u>
		<u>36,684,247</u>	<u>36,673,750</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 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 income statement has not been delivered.

For the year ending 31 March 2017 the LLP was entitled to exemption from audit under section 477 of the Companies Act 2006 (as applied by The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008) relating to small LLPs.

The members acknowledge their responsibilities for complying with the requirements of the Act (as applied to LLPs) 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 4 to 9 form part of these financial statements.

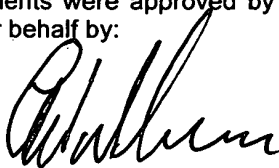
Kelling Estate LLP

Statement of financial position *(continued)*

31 March 2017

These financial statements were approved by the members and authorised for issue on 16 DECEMBER 2017
and are signed on their behalf by:

Mr G A Widdowson
Designated Member



Registered number: OC341326

The notes on pages 4 to 9 form part of these financial statements.

Kelling Estate LLP

Notes to the financial statements

Year ended 31 March 2017

1. General information

The LLP is registered in England and Wales.
The address of the registered office is Kelling Estate Office, Kelling, Norfolk, NR25 7EW.

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.

Transition to FRS 102

The entity transitioned from previous UK GAAP to FRS 102 as at 1 April 2015. Details of how FRS 102 has affected the reported financial position and financial performance is given in note 11.

Revenue recognition

Turnover is measured at the fair value of the consideration received or receivable for goods supplied and services rendered, net of discounts and Value Added Tax.

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership have transferred to the buyer (usually on despatch of the goods); the amount of revenue can be measured reliably; it is probable that the associated economic benefits will flow to the entity; and the costs incurred or to be incurred in respect of the transactions can be measured reliably.

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.

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.

Kelling Estate LLP

Notes to the financial statements *(continued)*

Year ended 31 March 2017

3. Accounting policies *(continued)*

Members' participation rights *(continued)*

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'.

Intangible assets

Intangible assets are initially recorded at cost, and are subsequently stated at cost less any accumulated amortisation and impairment losses. Any intangible assets carried at revalued amounts, are recorded at the fair value at the date of revaluation, as determined by reference to an active market, less any subsequent accumulated amortisation and subsequent accumulated impairment losses.

Intangible assets acquired as part of a business combination are recorded at the fair value at the acquisition date.

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other comprehensive income and accumulated in equity, except to the extent it reverses a revaluation decrease of the same asset previously recognised in profit or loss. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other comprehensive income to the extent of any previously recognised revaluation increase accumulated in equity in respect of that asset. Where a revaluation decrease exceeds the accumulated revaluation gains accumulated in equity in respect of that asset, the excess shall be recognised in profit or loss.

Kelling Estate LLP

Notes to the financial statements *(continued)*

Year ended 31 March 2017

3. Accounting policies *(continued)*

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Agricultural buildings	-	4% straight line/15%-25% reducing balance
Plant and machinery	-	25% straight line/ 15%-25% reducing balance
Tractors	-	25% reducing balance
Motor vehicles	-	25% reducing balance
Office equipment	-	25% reducing balance

Freehold land is not depreciated. Commercial, holiday and long let residential properties are maintained to a very high standard and, consequently, are also not depreciated.

Stocks

Commodity stocks and cultivations are valued by the members at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

Government grants

Government grants are recognised at the fair value of the asset received or receivable. Grants are not recognised until there is reasonable assurance that the LLP will comply with the conditions attaching to them and the grants will be received.

Government grants are recognised using the accrual model and the performance model.

Under the accrual model, government grants relating to revenue are recognised on a systematic basis over the periods in which the LLP recognises the related costs for which the grant is intended to compensate. Grants that are receivable as compensation for expenses or losses already incurred or for the purpose of giving immediate financial support to the entity with no future related costs are recognised in income in the period in which it becomes receivable.

Grants relating to assets are recognised in income on a systematic basis over the expected useful life of the asset. Where part of a grant relating to an asset is deferred, it is recognised as deferred income and not deducted from the carrying amount of the asset.

Under the performance model, where the grant does not impose specified future performance-related conditions on the recipient, it is recognised in income when the grant proceeds are received or receivable. Where the grant does impose specified future performance-related conditions on the recipient, it is recognised in income only when the performance-related conditions have been met. Where grants received are prior to satisfying the revenue recognition criteria, they are recognised as a liability.

Kelling Estate LLP

Notes to the financial statements *(continued)*

Year ended 31 March 2017

3. Accounting policies *(continued)*

Financial instruments

A financial asset or a financial liability is recognised only when the entity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are subsequently measured at amortised cost.

4. Employee numbers

The average number of persons employed by the LLP during the year, including the members with contracts of employment, amounted to 36 (2016: 40).

5. Intangible assets

	BPS Entitlements £	Sugar beet quota £	Total £
Cost			
At 1 April 2016	94,339	20,651	114,990
Disposals	–	(20,651)	(20,651)
Other movements	(4,965)	–	(4,965)
At 31 March 2017	89,374	–	89,374
Amortisation			
At 1 April 2016	–	20,651	20,651
Disposals	–	(20,651)	(20,651)
At 31 March 2017	–	–	–
Carrying amount			
At 31 March 2017	89,374	–	89,374
At 31 March 2016	94,339	–	94,339

Kelling Estate LLP

Notes to the financial statements (continued)

Year ended 31 March 2017

6. Tangible assets

	Land and buildings £	Plant and machinery £	Fixtures and fittings £	Motor vehicles £	Equipment £	Total £
Cost						
At 1 Apr 2016	35,744,060	1,287,678	197,425	146,152	55,942	37,431,257
Additions	166,562	18,560	–	–	5,643	190,765
Disposals	–	(32,900)	–	–	–	(32,900)
At 31 Mar 2017	35,910,622	1,273,338	197,425	146,152	61,585	37,589,122
Depreciation						
At 1 Apr 2016	397,917	736,454	112,640	59,925	25,988	1,332,924
Charge for the year	64,316	110,157	21,198	21,557	8,899	226,127
Disposals	–	(26,105)	–	–	–	(26,105)
At 31 Mar 2017	462,233	820,506	133,838	81,482	34,887	1,532,946
Carrying amount						
At 31 Mar 2017	35,448,389	452,832	63,587	64,670	26,698	36,056,176
At 31 Mar 2016	35,346,143	551,224	84,785	86,227	29,954	36,098,333

Included within land and buildings are farmland, woodland and properties including let properties totalling £34,255,750 which are not depreciated.

7. Debtors

	2017 £	2016 £
Trade debtors	88,274	148,353
Other debtors	146,891	173,178
	235,165	321,531

8. Creditors: Amounts falling due within one year

	2017 £	2016 £
Trade creditors	183,857	210,564
Social security and other taxes	32,211	13,876
Other creditors	50,968	48,620
	267,036	273,060

Kelling Estate LLP

Notes to the financial statements (continued)

Year ended 31 March 2017

9. Fair value reserve

The following movements on the Fair value reserve are included within Other reserves in Members' other interests.

	2017 £	2016 £
At start of year	(8,763)	(3,798)
Fair value adjustment to BPS Entitlements	(4,965)	(4,965)
At end of year	<u>(13,728)</u>	<u>(8,763)</u>

10. Loans and other debts due to members

Loans and other debts due to members would rank below any unsecured creditors in the event of a winding up. There are no creditors afforded protection in such an event which is legally enforceable and cannot be revoked solely by the decision of the members. There are no restrictions or limitations on the ability of the members to reduce the amounts of members' other interests.

11. Transition to FRS 102

These are the first financial statements that comply with FRS 102. The LLP transitioned to FRS 102 on 1 April 2015.

Reconciliation of equity

	1 April 2015			31 March 2016		
	As previously stated £	Effect of transition £	FRS 102 (as restated) £	As previously stated £	Effect of transition £	FRS 102 (as restated) £
Fixed assets	34,057,921	99,304	34,157,225	36,098,333	94,339	36,192,672
Current assets	718,191	–	718,191	913,991	3,798	917,789
Creditors: amounts falling due within one year	(370,246)	–	(370,246)	(273,060)	–	(273,060)
Net current assets	<u>347,945</u>	<u>–</u>	<u>347,945</u>	<u>640,931</u>	<u>3,798</u>	<u>644,729</u>
Total assets less current liabilities	<u>34,405,866</u>	<u>99,304</u>	<u>34,505,170</u>	<u>36,739,264</u>	<u>98,137</u>	<u>36,837,401</u>
Net assets	<u>34,405,866</u>	<u>99,304</u>	<u>34,505,170</u>	<u>36,739,264</u>	<u>98,137</u>	<u>36,837,401</u>
Members' other interests	<u>(34,402,068)</u>	<u>(103,102)</u>	<u>(34,505,170)</u>	<u>(36,734,299)</u>	<u>(103,102)</u>	<u>(36,837,401)</u>