

ESTATES AND LETS 2 LLP
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 MARCH 2018
PAGES FOR FILING WITH REGISTRAR

Limited Liability Partnership Registration No. OC343900 (England and Wales)

ESTATES AND LETS 2 LLP

CONTENTS

	Page
Balance sheet	1 - 2
Notes to the financial statements	3 - 8

ESTATES AND LETS 2 LLP

BALANCE SHEET

AS AT 31 MARCH 2018

	Notes	2018 £	2017 £
Fixed assets			
Tangible assets	4	245,494	111,443
Investment properties	5	7,626,700	7,626,700
Investments		4,263,597	4,231,329
		<u>12,135,791</u>	<u>11,969,472</u>
Current assets			
Debtors	6	10,429,932	11,066,321
Investments	7	982,043	1,047,061
Cash at bank and in hand		5,443,622	601,256
		<u>16,855,597</u>	<u>12,714,638</u>
Creditors: amounts falling due within one year	8	(5,519,419)	(52,043)
Net current assets		<u>11,336,178</u>	<u>12,662,595</u>
Total assets less current liabilities		<u>23,471,969</u>	<u>24,632,067</u>
Creditors: amounts falling due after more than one year	9	(10,840,731)	(11,246,713)
Net assets attributable to members		<u><u>12,631,238</u></u>	<u><u>13,385,354</u></u>
Represented by:			
Loans and other debts due to members within one year	10		
Amounts due in respect of profits		259,154	1,197,389
Other amounts		8,362,742	8,154,549
		<u>8,621,896</u>	<u>9,351,938</u>
Members' other interests	10		
Other reserves classified as equity		4,009,342	4,033,416
		<u>12,631,238</u>	<u>13,385,354</u>
Total members' interests	10		
Amounts due from members		-	(65,000)
Loans and other debts due to members		8,621,896	9,351,938
Members' other interests		4,009,342	4,033,416
		<u><u>12,631,238</u></u>	<u><u>13,320,354</u></u>

ESTATES AND LETS 2 LLP

BALANCE SHEET (CONTINUED)

AS AT 31 MARCH 2018

The members of the limited liability partnership have elected not to include a copy of the profit and loss account within the financial statements.

For the financial period ended 31 March 2018 the limited liability partnership 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 limited liability partnerships.

The members acknowledge their responsibilities for complying with the requirements of the Act (as applied to limited liability partnerships) with respect to accounting records and the preparation of accounts.

These financial statements have been prepared and delivered in accordance with the provisions applicable to limited liability partnerships subject to the small limited liability partnerships regime.

The financial statements were approved by the members and authorised for issue on 12 March 2019 and are signed on their behalf by:

Michael Docker

Designated member

Limited Liability Partnership Registration No. OC343900

ESTATES AND LETS 2 LLP

NOTES TO THE FINANCIAL STATEMENTS

FOR THE PERIOD ENDED 31 MARCH 2018

1 Accounting policies

Limited liability partnership information

Estates and Lets 2 LLP is a limited liability partnership incorporated in England and Wales. The registered office is 166 College Road, Harrow, Middlesex, HA1 1RA.

The limited liability partnership's principal activities are disclosed in the Members' Report.

1.1 Accounting convention

These financial statements have been prepared in accordance with the Statement of Recommended Practice "Accounting by Limited Liability Partnerships" issued in January 2017, together with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the limited liability partnership. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Turnover

Turnover represents rents receivable during the year.

1.3 Tangible fixed assets

Tangible fixed assets are measured at cost, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Motor vehicles	20% straight line and 20% reducing balance
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The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the profit and loss account.

1.4 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

1.5 Fixed asset investments

Interests in subsidiaries, associates and jointly controlled entities are initially measured at cost and subsequently measured at cost less any accumulated impairment losses. The investments are assessed for impairment at each reporting date and any impairment losses or reversals of impairment losses are recognised immediately in profit or loss.

ESTATES AND LETS 2 LLP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 31 MARCH 2018

1 Accounting policies

(Continued)

1.6 Financial instruments

The limited liability partnership has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the limited liability partnership's statement of financial position when the limited liability partnership becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset and the net amounts presented in the financial statements when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are measured at transaction price including transaction costs. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans, are recognised at transaction price. Financial liabilities classified as payable within one year are not amortised.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities.

2 Employees

The average number of persons (excluding members) employed by the partnership during the period was 0 (2017 - 0).

3 Information in relation to members

	2018 Number	2017 Number
Average number of members during the period	5	5

ESTATES AND LETS 2 LLP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 31 MARCH 2018

4 Tangible fixed assets

	Plant and machinery etc £
Cost	
At 31 March 2017	181,744
Additions	306,275
Disposals	(171,453)
At 31 March 2018	316,566
Depreciation and impairment	
At 31 March 2017	70,301
Depreciation charged in the period	60,781
Eliminated in respect of disposals	(60,010)
At 31 March 2018	71,072
Carrying amount	
At 31 March 2018	245,494
At 30 March 2017	111,443

The net carrying value of tangible fixed assets includes the following in respect of assets held under finance leases or hire purchase contracts:

	2018 £	2017 £
Motor vehicles	241,224	111,444
Depreciation charged for the period in respect of leased assets	60,306	36,350

5 Investment property

	2018 £
Fair value	
At 31 March 2017 and 31 March 2018	7,626,700

In the opinion of the members the fair value of the investment properties, as at the balance sheet date, is not materially different from the carrying value stated above.

ESTATES AND LETS 2 LLP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 31 MARCH 2018

6 Debtors	2018	2017
	£	£
Amounts falling due within one year:		
Amounts due from members	-	65,000
Other debtors	10,429,932	11,001,321
	<u>10,429,932</u>	<u>11,066,321</u>
	<u><u>10,429,932</u></u>	<u><u>11,066,321</u></u>
7 Current asset investments	2018	2017
	£	£
Investments	982,043	1,047,061
	<u>982,043</u>	<u>1,047,061</u>
	<u><u>982,043</u></u>	<u><u>1,047,061</u></u>
The above investments are measured at fair value.		
8 Creditors: amounts falling due within one year	2018	2017
	£	£
Trade creditors	-	17,460
Other taxation and social security	1,065	-
Other creditors	5,518,354	34,583
	<u>5,519,419</u>	<u>52,043</u>
	<u><u>5,519,419</u></u>	<u><u>52,043</u></u>
9 Creditors: amounts falling due after more than one year	2018	2017
	£	£
Bank loans and overdrafts	10,676,842	11,175,750
Other creditors	163,889	70,963
	<u>10,840,731</u>	<u>11,246,713</u>
	<u><u>10,840,731</u></u>	<u><u>11,246,713</u></u>

The bank loans are secured on some of the company's investment properties, properties held by Michael and Michele Docker personally and also properties held by Sotherby LLP, a limited liability partnership in which Michael and Michele Docker are members.

ESTATES AND LETS 2 LLP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 31 MARCH 2018

10 Reconciliation of Members' Interests

	EQUITY	DEBT		TOTAL
	Members' other	Loans and other debts due to		MEMBERS'
	interests	members less any amounts due		INTERESTS
		from members in debtors		
	Other reserves	Other amounts	Total	Total
	£	£	£	2018
				£
Amounts due to members		9,351,938		
Amounts due from members		(65,000)		
Members' interests at 31 March 2017	4,033,416	9,286,938	9,286,938	13,320,354
Profit for the period available for discretionary division among members	235,080	-	-	235,080
Members' interests after profit for the period	4,268,496	9,286,938	9,286,938	13,555,434
Allocation of profit for the period	(259,154)	259,154	259,154	-
Introduced by members	-	867,658	867,658	867,658
Repayment of debt (including members' capital classified as a liability)	-	(1,791,854)	(1,791,854)	(1,791,854)
Members' interests at 31 March 2018	4,009,342	8,621,896	8,621,896	12,631,238

ESTATES AND LETS 2 LLP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 31 MARCH 2018

11 Related party transactions

Included within debtors are the following amounts due from entities in which Estates and Lets 2 LLP holds a participating interest:

- 75 Barking Road Limited - £nil (2017: £6,629)
- Castle 2011 Limited - £100,832 (2017: £nil)
- Charterhouse Ilford Limited - £nil (2017: £697,309)
- Coalville Limited - £19,755 (2017: £165)
- Galemore 2 Limited - £52,872 (2017: £2,445)
- Scimitar House Limited - £834,473 (2017: £834,452)
- Sentidale Limited - £68,146 (2017: £nil)

Included within debtors are the following amounts due from entities in which Mr and Mrs Docker have a participating interest:

- Gracewood Construction Limited - £335,000 (2017: £168,729)
- Ski Time Limited - £923 (2017: £nil)

Included within debtors are amounts due to the following limited liability partnerships in which Mr and Mrs Docker are members:

- Estates and Lets 3 LLP - £70,443 (2017: £70,443)
- Sotherby LLP - £8,911,521 (2017: £9,196,805)

During the period, loan interest and related finance costs amounting to £219,366 (2017: £265,237) were recharged to Sotherby LLP.

The investment properties are managed by Estates and Lets Limited, a managing agent company which is controlled by Michael and Michele Docker. During the year £45,068 (2017: £41,648) was charged by Estates and Lets Limited in respect of letting and management fees in the normal course of its trade. Included within debtors at the balance sheet date is an amount of £19,077 (2017: £9,777) due from Estates and Lets Limited.

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