

Limited Liability Partnership Registration No. OC357805 (England and Wales)

ROSEBERY PARTNERS LLP

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2021

PAGES FOR FILING WITH REGISTRAR

ROSEBERY PARTNERS LLP

CONTENTS

	Page
Balance sheet	1 - 2
Notes to the financial statements	3 - 10

ROSEBERY PARTNERS LLP

BALANCE SHEET

AS AT 31 MARCH 2021

	Notes	£	2021 £	£	2020 £
Fixed assets					
Tangible assets	3		36,260,000		36,445,000
Current assets					
Debtors	4	8,268,838		7,848,596	
Cash at bank and in hand		246,898		-	
			<u>8,515,736</u>	<u>7,848,596</u>	
Creditors: amounts falling due within one year	5	(921,676)		(518,708)	
Net current assets			<u>7,594,060</u>	<u>7,329,888</u>	
Total assets less current liabilities			<u>43,854,060</u>	<u>43,774,888</u>	
Creditors: amounts falling due after more than one year	6	(22,009,086)		(21,898,173)	
Net assets attributable to members			<u>21,844,974</u>	<u>21,876,715</u>	
Represented by:					
Loans and other debts due to members within one year	7				
Other amounts			68,159		-
Members' other interests	7				
Members' capital classified as equity			2,364,272		2,364,272
Revaluation reserve			19,412,543		19,512,443
			<u>21,844,974</u>	<u>21,876,715</u>	
Total members' interests	7				
Amounts due from members			(4,685,761)		(5,260,896)
Loans and other debts due to members			68,159		-
Members' other interests			<u>21,776,815</u>	<u>21,876,715</u>	
			<u>17,159,213</u>	<u>16,615,819</u>	

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

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.

ROSEBERY PARTNERS LLP

BALANCE SHEET (CONTINUED)

AS AT 31 MARCH 2021

The financial statements were approved by the members and authorised for issue on 15 December 2021 and are signed on their behalf by:

Supercity Limited
Designated member

Limited Liability Partnership Registration No. OC357805

ROSEBERY PARTNERS LLP

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2021

1 Accounting policies

Limited liability partnership information

Rosebery Partners LLP is a limited liability partnership incorporated in England and Wales. The registered office is 12 Albemarle Way, London, EC1V 4JB.

The principal activity of the limited liability partnership continued to be the operation of a hotel.

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 December 2018, 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 the revaluation of freehold properties. The principal accounting policies adopted are set out below.

1.2 Turnover

Revenue is recognised when the significant risks and rewards for services provided have transferred to the buyer, the amount of revenue can be measured reliably and it is probable that the economic benefits associated with the transaction will flow to the LLP.

Rental income is based on lease agreements and is recognised evenly over the period of the lease.

Revenue from serviced apartments and other guest services is recognised when rooms are occupied and as services are provided.

1.3 Members' participating interests

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. A member's participation rights including amounts subscribed or otherwise contributed by members, for example members' capital, are classed as liabilities unless the LLP has an unconditional right to refuse payment to members, in which case they are classified as equity.

Once an unavoidable obligation has been created in favour of members through allocation of profits or other means, any undrawn profits remaining at the reporting date are shown as 'Loans and other debts due to members' to the extent they exceed debts due from a specific member.

ROSEBERY PARTNERS LLP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2021

1 Accounting policies

(Continued)

1.4 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, 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:

Freehold buildings

Buildings are depreciated over 100 years

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.

1.5 Impairment of fixed assets

At each reporting period end date, the limited liability partnership reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the limited liability partnership estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

1.6 Cash and cash equivalents

Cash at bank and in hand are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts.

ROSEBERY PARTNERS LLP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2021

1 Accounting policies

(Continued)

1.7 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 initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Impairment of financial assets

Financial assets, other than those held at fair value through profit and loss, are assessed for indicators of impairment at each reporting end date.

Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected. If an asset is impaired, the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in profit or loss.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been, had the impairment not previously been recognised. The impairment reversal is recognised in profit or loss.

Derecognition of financial assets

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire or are settled, or when the limited liability partnership transfers the financial asset and substantially all the risks and rewards of ownership to another entity, or if some significant risks and rewards of ownership are retained but control of the asset has transferred to another party that is able to sell the asset in its entirety to an unrelated third party.

Classification of financial liabilities

Financial liabilities are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the limited liability partnership after deducting all of its liabilities.

ROSEBERY PARTNERS LLP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2021

1 Accounting policies

(Continued)

Basic financial liabilities

Basic financial liabilities, including trade creditors, bank loans and other creditors, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

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

Derecognition of financial liabilities

Financial liabilities are derecognised when the limited liability partnership's obligations expire or are discharged or cancelled.

1.8 Taxation

The taxation payable on the partnership profits is solely the personal liability of the individual members consequently neither partnership taxation nor related deferred taxation arising in respect of the partnership are accounted for in these financial statements.

1.9 Government grants

Government grants are recognised at the fair value of the asset received or receivable when there is reasonable assurance that the grant conditions will be met and the grants will be received.

A grant that specifies performance conditions is recognised in income when the performance conditions are met. Where a grant does not specify performance conditions it is recognised in income when the proceeds are received or receivable. A grant received before the recognition criteria are satisfied is recognised as a liability.

1.10 Allocation of profits and drawings

The share of profit or loss should be credited or debited to the Member's current account in accordance with the Member's percentage holding in the LLP.

Members from time to time make drawings. The level and timing of these distributions is determined by management taking into account the LLP's cash requirements. The LLP has no right to demand repayment of drawings except to the extent that they exceed the LLP's cumulative undistributed profit. Drawings are therefore treated as dividend profit and charged as an expense, except for drawings in excess of profit which are shown as a debt due from members.

2 Employees

The average number of persons employed by the partnership during the year (excluding members) was 10 (2020: 15).

ROSEBERY PARTNERS LLP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2021

3 Tangible fixed assets

	Land and buildings £
Valuation	
At 1 April 2020 and 31 March 2021	37,000,000
Depreciation and impairment	
At 1 April 2020	555,000
Depreciation charged in the year	185,000
At 31 March 2021	740,000
Carrying amount	
At 31 March 2021	36,260,000
At 31 March 2020	36,445,000

The fair value of the freehold property has been arrived at on the basis of an assessment made by the members at the year end. This assessment is based on a valuation carried out in April 2017 by Savills, an independent valuer not connected with the limited liability partnership. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties at that time.

In the opinion of the members, the fair value of the freehold property determined by this valuation does not differ materially from its carrying amount in the financial statements as at 31 March 2021.

If revalued assets were stated on an historical cost basis rather than a fair value basis, the total amounts included would have been as follows:

	2021 £	2020 £
Cost	17,010,236	17,010,236
Accumulated depreciation	(340,205)	(255,154)
Carrying value	16,670,031	16,755,082

4 Debtors

	2021 £	2020 £
Amounts falling due within one year:		
Trade debtors	173,478	121,208
Amounts owed by members	4,685,761	5,260,896
Other debtors	3,371,979	2,430,611
Prepayments and accrued income	37,620	35,881
	8,268,838	7,848,596

ROSEBERY PARTNERS LLP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2021

5 Creditors: amounts falling due within one year

	2021	2020
	£	£
Bank loans	240,000	-
Trade creditors	1,344	14,454
Taxation and social security	150,421	54,116
Other creditors	529,911	450,138
	<u>921,676</u>	<u>518,708</u>

6 Creditors: amounts falling due after more than one year

	2021	2020
	£	£
Bank loan	<u>22,009,086</u>	<u>21,898,173</u>

The bank loans are secured by a fixed and floating charge over the Limited Liability Partnership's freehold property and all other assets.

ROSEBERRY PARTNERS LLP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2021

7 Reconciliation of Members' Interests

	EQUITY			DEBT		TOTAL
	Members' other interests	Loans and other debts due to members less any amounts due from members in debtors	MEMBERS' INTERESTS			
	Members' capital (classified as equity) £	Revaluation reserve	Other reserves	Total Other amounts	Total	Total 2021
Amounts due from members						
Members' interests at 1 April 2020	2,364,272	19,512,443	-	21,876,715	(5,260,896)	16,615,819
Profit for the financial year available for automatic division among members	-	-	128,375	128,375	-	128,375
Members' interests after profit for the year	2,364,272	19,512,443	128,375	22,005,090	(5,260,896)	16,744,194
Allocation of profit for the financial year	-	-	(128,375)	(128,375)	128,375	-
Drawings	-	-	-	-	415,019	415,019
Other movements	-	(99,900)	-	(99,900)	99,900	-
Members' interests at 31 March 2021	2,364,272	19,412,543	-	21,776,815	(4,617,602)	17,159,213
Amounts due to members						
Amounts due from members, included in debtors					68,159	(4,885,761)
					(4,617,602)	(4,617,602)

ROSEBERY PARTNERS LLP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2021

8 Loans and other debts due to members

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 Audit report information

As the income statement has been omitted from the filing copy of the financial statements, the following information in relation to the audit report on the statutory financial statements is provided in accordance with s444(5B) of the Companies Act 2006:

The auditor's report was unqualified.

The senior statutory auditor was Engin Zekia FCA and the auditor was Gerald Edelman LLP.

10 Related party transactions

During the year, the LLP entered into transactions with the following related parties:

Party	Relationship	Transaction	2021	2021	2020	2020
			Value	Balance Due (to)/ from at period end	Value	Balance Due (to)/ from at year end
			£	£	£	£
Supercity Limited	Designated member	Other debtor	-	789,046	-	208,222

R Walters is a director and shareholder of Supercity Limited, and a member of the Limited Liability Partnership.

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.