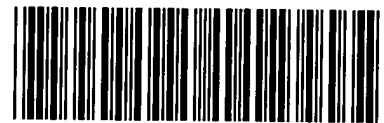


Registration number: OC358457

PROPERTY INVESTMENT CLUB (ROCHESTER,KENT) LLP
UNAUDITED ABBREVIATED ACCOUNTS
FOR THE PERIOD FROM 1 NOVEMBER 2013 TO 28 FEBRUARY 2015

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COMPANIES HOUSE

PROPERTY INVESTMENT CLUB (ROCHESTER,KENT) LLP (REGISTRATION NUMBER: OC358457)

ABBREVIATED BALANCE SHEET

AS AT 28 FEBRUARY 2015

	Note	28 February 2015		31 October 2013	
		£	£	£	£
Fixed assets					
Tangible assets	2		-		840,000
Current assets					
Cash at bank and in hand		23,014		-	
Creditors: Amounts falling due within one year		<u>(1,930)</u>		<u>-</u>	
Net current assets			<u>21,084</u>		<u>-</u>
Net assets			<u>21,084</u>		<u>840,000</u>
Represented by:					
Loans and other debts due to members			<u>21,084</u>		<u>840,000</u>
Total members' interests					
Loans and other debts due to members			21,084		840,000
Members' other interests			<u>-</u>		<u>-</u>
			<u>21,084</u>		<u>840,000</u>

For the financial period ended 28 February 2015, the LLP was entitled to exemption from audit under section 477 of the Companies Act 2006 as applied to LLPs by the Limited Liability Partnerships Regulations 2008.

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

The abbreviated accounts have been prepared in accordance with the provisions applicable to LLPs subject to the small LLPs regime.

Approved by the members on 7/8/2015 and signed on their behalf by:

.....
P H Thornycroft
Designated Member

PROPERTY INVESTMENT CLUB (ROCHESTER,KENT) LLP

NOTES TO THE ABBREVIATED ACCOUNTS

FOR THE PERIOD ENDED 28 FEBRUARY 2015

1 Accounting policies

Basis of preparation

The full financial statements, from which these abbreviated accounts have been extracted, have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008), and in accordance with the requirements of the Statement of Recommended Practice 'Accounting by Limited Liability Partnerships' issued in March 2010 (SORP 2010).

Investment properties

Certain of the LLP's properties are held for long-term investment. Investment properties are accounted for in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008), as follows:

No depreciation is provided in respect of investment properties and they are revalued annually. The surplus or deficit on revaluation is transferred to the revaluation reserve unless a deficit below original cost, or its reversal, on an individual investment property is expected to be permanent, in which case it is recognised in the profit and loss account for the year.

This treatment as regards the LLP's investment properties may be a departure from the requirements of the Companies Act concerning the depreciation of fixed assets. However, these properties are not held for consumption but for investment and the members consider that systematic annual depreciation would be inappropriate. The accounting policy adopted is therefore 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 which might otherwise have been shown cannot be separately identified or quantified.

Members' remuneration

A member's share of the profit or loss for the year is accounted for as an allocation of profits. Unallocated profits and losses are included within 'other reserves'.

2 Fixed assets

	Tangible assets £
Cost	
As at 1 November 2013	840,000
Disposals	<u>(840,000)</u>
As at 28 February 2015	<u>-</u>
Net book value	
As at 28 February 2015	<u>-</u>
As at 31 October 2013	<u><u>840,000</u></u>

3 Related parties

Controlling entity

The limited liability partnership is controlled by the members.