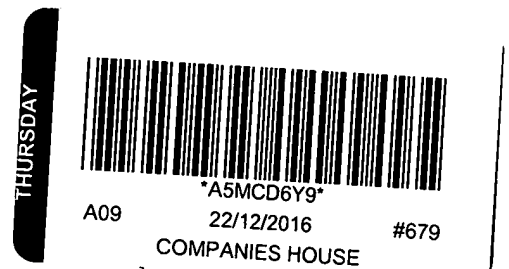


Limited Liability Partnership Registration No. OC363106 (England and Wales)

LJA PROPERTIES LLP
UNAUDITED ABBREVIATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2016



LJA PROPERTIES LLP

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ABBREVIATED BALANCE SHEET

AS AT 31 MARCH 2016

	Notes	2016 £	£	2015 £	£
Fixed assets					
Tangible assets	2		4,420,000		4,420,000
Current assets					
Debtors		51,227		39,224	
Cash at bank and in hand		67,777		210,582	
		<u>119,004</u>		<u>249,806</u>	
Creditors: amounts falling due within one year		<u>(285,793)</u>		<u>(339,703)</u>	
Net current liabilities			(166,789)		(89,897)
Total assets less current liabilities			<u>4,253,211</u>		<u>4,330,103</u>
Creditors: amounts falling due after more than one year			<u>(2,379,229)</u>		<u>(2,510,710)</u>
NET ASSETS ATTRIBUTABLE TO MEMBERS			<u>1,873,982</u>		<u>1,819,393</u>
REPRESENTED BY:					
Loans and other debts due to members within one year					
Other amounts			2,244,470		2,189,881
			<u>2,244,470</u>		<u>2,189,881</u>
Members' other interests:					
Revaluation reserve			(380,000)		(380,000)
Members capital			100		100
			<u>1,864,570</u>		<u>1,809,981</u>
TOTAL MEMBERS' INTERESTS					
Loans and other debts due to members			2,244,470		2,189,881
Members' other interests			<u>(379,900)</u>		<u>(379,900)</u>
			<u>1,864,570</u>		<u>1,809,981</u>

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ABBREVIATED BALANCE SHEET (CONTINUED)

AS AT 31 MARCH 2016

For the financial year ended 31 March 2016 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 responsibility for complying with the requirements of the Companies Act 2006 (as applied to limited liability partnerships) with respect to accounting records and the preparation of financial statements.

These abbreviated accounts have been prepared in accordance with the provisions applicable to limited liability partnerships subject to the small limited liability partnerships' regime within Part 15 of the Companies Act 2006.

Approved by the Members and authorised for issue on21/12/2016.....



.....
Mr James Attias
Designated Member

Limited Liability Partnership Registration No. OC363106

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NOTES TO THE ABBREVIATED ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2016

1 Accounting policies

1.1 Accounting convention

The financial statements are prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

The financial statements have been prepared in accordance with the Statement of Recommended Practice (SORP); "Accounting by Limited Liability Partnerships", revised in 2010 and the Companies Act 2006.

1.2 Changes in accounting policies

The financial statements are prepared in accordance with applicable United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) and the Limited Liability Partnership Statement of Recommended Practice, which have been applied consistently (except as otherwise stated).

Compliance with SSAP 19 "Accounting for Investment Properties" requires departure from the requirements of the Companies Act 2006 relating to depreciation and an explanation of the departure is given below.

1.3 Compliance with accounting standards

The financial statements are prepared in accordance with applicable United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) and the Limited Liability Partnership Statement of Recommended Practice, which have been applied consistently (except as otherwise stated).

1.4 Turnover

Turnover represents rental income receivable net of VAT.

1.5 Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost or valuation less depreciation. Depreciation is provided at rates calculated to write off the cost or valuation less estimated residual value of each asset over its expected useful life, as follows:

Plant and machinery	3 years straight line
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Investment properties are revalued annually and the aggregate surplus or deficit is transferred to the revaluation reserve. No depreciation is provided in respect of the investment property.

The Companies Act 2006 requires all properties to be depreciated. However, this requirement conflicts with the generally accepted accounting principles set out in SAAP 19. The members consider that, as this property is not held for consumption but for investment potential, to depreciate would not give a true and fair view.

If this departure from the Act had not been made, the results for the financial period would have been reduced by depreciation. However the amount of depreciation cannot reasonably be quantified because depreciation 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.

1.6 Revenue recognition

Rental income is accounted for on an accruals basis, amounts owing or paid in advance are included in the balance sheet as debtors or creditors respectively.

Sales and purchases of investment properties are recognised on the date when there is a legally binding unconditional contract.

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NOTES TO THE ABBREVIATED ACCOUNTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2016

2 Fixed assets

	Tangible assets
	£
Cost or valuation	
At 1 April 2015 & at 31 March 2016	4,423,189
	<hr/>
Depreciation	
At 1 April 2015 & at 31 March 2016	3,189
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Net book value	
At 31 March 2016	4,420,000
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At 31 March 2015	4,420,000
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