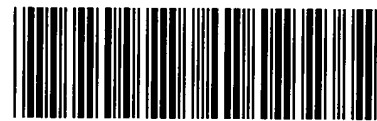


Unaudited Financial Statements Cheadle House (Oakwood Square) LLP

For the year ended 31 December 2015

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COMPANIES HOUSE

Registered number: OC370747

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Cheadle House (Oakwood Square) LLP
Registered number:OC370747

Information

Designated Members

Mr S Ramanathan
Mr E McTaggart

LLP registered number

OC370747

Registered office

No. 1 Whitehall Riverside, Leeds, West Yorkshire, LS1 4BN

Members' report

For the year ended 31 December 2015

The members present their annual report together with the financial statements of Cheadle House (Oakwood Square) LLP (the "LLP") for the year ended 31 December 2015.

Principal activities

The principal object of the LLP is to acquire and hold investment property.

There have been no changes in the objectives since the last annual report.

Designated Members

Mr S Ramanathan and Mr E McTaggart were designated members of the LLP throughout the period.

Members' capital and interests

Each member's subscription to the capital of the LLP is determined by their share of the profit and is repayable following retirement from the LLP.

Details of changes in members' capital in the year ended 31 December 2015 are set out in the financial statements.

Members are remunerated from the profits of the LLP and are required to make their own provision for pensions and other benefits. Profits are allocated and divided between members after finalisation of the financial statements. Members draw a proportion of their profit shares monthly during the year in which it is made, with the balance of profits being distributed after the year, subject to the cash requirements of the business.

This report was approved by the members on 29/06/16 and signed on their behalf by:



Mr S Ramanathan
Designated member

Members' responsibilities statement

For the year ended 31 December 2015

The members are responsible for preparing the financial statements in accordance with applicable law and regulations.

Company law, as applied to LLPs, requires the members to prepare financial statements for each financial year. Under that law the members have elected to prepare the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'. Under LLP law, as applied to LLPs, the members must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the LLP and of the profit or loss of the LLP for that period. In preparing these financial statements, the members are required to:

- select suitable accounting policies for the LLP financial statements and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the entity will continue in business.

The members are responsible for keeping adequate accounting records that are sufficient to show and explain the entity's transactions and disclose with reasonable accuracy at any time the financial position of the LLP and enable them to ensure that the financial statements comply with the Limited Liability Partnerships (Accounts and Audit) (Application of the Companies Act 2006) Regulations 2008.. They are also responsible for safeguarding the assets of the LLP and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Statement of comprehensive income

For the year ended 31 December 2015

	Note	2015 £	2014 £
Turnover	4	180,828	180,828
Administrative expenses		(19,191)	(17,598)
Operating profit		161,637	163,230
Interest payable and expenses	6	(43,527)	(47,721)
Fair value movements on interest rate swap		6,749	(7,678)
Profit before tax		124,859	107,831
Profit for the year before members' remuneration and profit shares		124,859	107,831
Profit for the year before members' remuneration and profit shares		124,859	107,831
Members' remuneration charged as an expense		(124,859)	(107,831)
(Loss)/profit for the financial year available for discretionary division among members		-	-

There were no recognised gains and losses for 2015 or 2014 other than those included in the Statement of comprehensive income.

The notes on pages 8 to 15 form part of these financial statements.

Statement of financial position

As at 31 December 2015

	Note	2015 £	2014 £
Fixed assets			
Investment property	7	2,057,713	2,057,713
		<u>2,057,713</u>	<u>2,057,713</u>
Current assets			
Debtors: amounts falling due within one year	8	176,667	54,248
Cash at bank and in hand	9	9,561	219,949
		<u>186,228</u>	<u>274,197</u>
Creditors: amounts falling due within one year	10	(1,110,872)	(1,185,643)
Net current liabilities		<u>(924,644)</u>	<u>(911,446)</u>
Total assets less current liabilities		<u>1,133,069</u>	<u>1,146,267</u>
Net assets attributable to members		<u>1,133,069</u>	<u>1,146,267</u>
Represented by:			
Loans and other debts due to members within one year			
Other amounts	12	420,060	295,201
		<u>420,060</u>	<u>295,201</u>
Members' other interests			
Members' capital classified as equity		713,009	851,066
		<u>713,009</u>	<u>851,066</u>
		<u>1,133,069</u>	<u>1,146,267</u>
Total members' interests			
Loans and other debtors due to members	12	420,060	295,201
Members' other interests		713,009	851,066
		<u>1,133,069</u>	<u>1,146,267</u>

Cheadle House (Oakwood Square) LLP
Registered number: OC370747

Statement of financial position (continued)

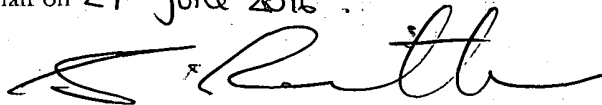
As at 31 December 2015

The members consider that the LLP is entitled to exemption from the requirement to have an audit under the provisions of section 477 of the Companies Act 2006, as applied by The Limited Liability Partnership (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008 ("the Act").

The members acknowledge their responsibilities for complying with the requirements of the Companies Act 2006, as applied by The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008, with respect to accounting records and the preparation of financial statements.

The LLP's financial statements have been delivered in accordance with the provisions applicable to LLPs subject to the small LLPs regime.

The financial statements were approved and authorised for issue by the members and were signed on their behalf on 29th June 2016.



Mr S Ramanathan
Designated member

The notes on pages 8 to 15 form part of these financial statements.

Statement of changes in equity

For the year ended 31 December 2015

	Members capital (classified as equity) £	Total equity £
At 1 January 2015	851,066	851,066
Contributions by and distributions to members		
Capital amounts repaid to members	(138,057)	(138,057)
Total transactions with members	(138,057)	(138,057)
At 31 December 2015	713,009	713,009

Statement of changes in equity

For the year ended 31 December 2014

	Members capital (classified as equity) £	Total equity £
At 1 January 2014	851,066	851,066
Comprehensive income for the year		
Total comprehensive income for the year	-	-
At 31 December 2014	851,066	851,066

The notes on pages 8 to 15 form part of these financial statements.

Notes to the financial statements

For the year ended 31 December 2015

1. General information

Cheadle House (Oakwood Square) LLP is registered in England and Wales, registration number OC370747. The registered office is No. 1 Whitehall, Leeds, West Yorkshire, LS1 4BN.

Principal Activity

The principal object of the LLP is to acquire and hold investment property.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with applicable United Kingdom accounting standards, including Financial Reporting Standard 102, 'The Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland', Companies Act 2006 as applied by LLPs and the Statement of Recommended Practice (SORP), Accounting by Limited Liability Partnerships, issued in July 2014. The financial statements have been prepared on the historical cost basis except for the modification to a fair value basis for certain financial instruments as specified in the accounting policies below.

This is first year in which the financial statements have been prepared under FRS 102. Information on the impact first time adoption of FRS 102 is given in note 13.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgment in applying the entity's accounting policies (see note 2).

The following principal accounting policies have been applied:

2.2 Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the LLP and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, value added tax and other sales taxes. The following criteria must also be met before revenue is recognised:

2.3 Investment property

Investment property is carried at fair value derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in the Statement of comprehensive income.

2.4 Debtors

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

Notes to the financial statements

For the year ended 31 December 2015

2. Accounting policies (continued)

2.5 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

2.6 Financial instruments

The LLP enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other accounts receivable and payable, loans from banks and other third parties and loans to related parties.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade payables or receivables, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration, expected to be paid or received. However if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or financed at a rate of interest that is not a market rate or in case of an out-right short-term loan not at market rate, the financial asset or liability is measured, initially, at the present value of the future cash flow discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the Statement of comprehensive income.

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate, which is an approximation of the amount that the LLP would receive for the asset if it were to be sold at the reporting date.

Financial assets and liabilities are offset and the net amount reported in the Statement of financial position when there is an 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.

2.7 Derivative financial instruments

Derivative financial instruments are recognised at fair value using a valuation technique with any gains or losses being reported in statement of comprehensive income. Outstanding derivatives at reporting date are included under the appropriate format heading depending on the nature of derivative.

Notes to the financial statements

For the year ended 31 December 2015

2. Accounting policies (continued)

2.8 Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

2.9 Finance costs

Finance costs are charged to the Statement of other comprehensive income over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

3. Judgments in applying accounting policies and key sources of estimation uncertainty

The preparation of financial statements requires the use of estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities. Although these estimates and associated assumptions are based on historical experience and management's best knowledge of current events and actions, the actual results may ultimately differ from those estimates. The estimates and underlying assumptions are reviewed on an on-going basis.

4. Analysis of turnover

An analysis of turnover by country of destination:

	2015 £	2014 £
United Kingdom	180,828	180,828
	<u>180,828</u>	<u>180,828</u>

5. Information in relation to members

	2015 Number	2014 Number
The average number of members during the year was	<u>2</u>	<u>2</u>

Notes to the financial statements

For the year ended 31 December 2015

6. Interest payable and similar charges

	2015 £	2014 £
Bank interest payable	43,527	47,721
	<u>43,527</u>	<u>47,721</u>

7. Investment property

	Freehold investment property £
Valuation	
At 1 January 2015	2,057,713
At 31 December 2015	<u>2,057,713</u>

The 2014 valuations were made by Colliers International UK, on an open market value for existing use basis. The members consider there to have been no material movement in the fair value of the asset since 2014.

Cheadle House (Oakwood Square) LLP

Notes to the financial statements

For the year ended 31 December 2015

8. Debtors

	2015 £	2014 £
Trade debtors	176,667	54,248
	<u>176,667</u>	<u>54,248</u>

9. Cash and cash equivalents

	2015 £	2014 £
Cash at bank and in hand	9,561	219,949
	<u>9,561</u>	<u>219,949</u>

10. Creditors: Amounts falling due within one year

	2015 £	2014 £
Bank loans	1,075,000	1,135,000
Accruals and deferred income	24,613	32,635
Derivatives - Interest rate swap	11,259	18,008
	<u>1,110,872</u>	<u>1,185,643</u>

Secured loans

The bank loans are secured over the assets of the LLP.

Notes to the financial statements

For the year ended 31 December 2015

11. Financial instruments

	2015 £	2014 £
Financial assets		
Financial assets that are debt instruments measured at amortised cost	176,667	54,248
	<u>176,667</u>	<u>54,248</u>
Financial liabilities		
Financial liabilities measured at amortised cost	(1,098,613)	(1,167,635)
Financial liabilities measured at their fair value through profit or loss	(11,259)	(18,008)
	<u>(1,109,872)</u>	<u>(1,185,643)</u>

Financial assets measured at amortised cost are comprised of trade debtors.

Financial Liabilities measured at amortised cost are comprised of bank loans, together with accruals and deferred income.

Financial liabilities measured at their fair value through profit or loss is comprised of the interest rate swap.

12. Loans and other debts due to members

	2015 £	2014 £
Amounts due to members	(420,060)	(295,201)
	<u>(420,060)</u>	<u>(295,201)</u>
	2015 £	2014 £
Falling due after more than one year	(420,060)	(295,201)
	<u>(420,060)</u>	<u>(295,201)</u>

Loans and other debts due to members rank equally with debts due to ordinary creditors in the event of a winding up.

Notes to the financial statements

For the year ended 31 December 2015

13. Reconciliation of members' interests

	EQUITY		DEBT		
	Members' capital (classified as equity)	Members' other interests	Loans and other debts due to members less any amounts due from members' members in debtors	Total	Total
	£	Total £	Other amounts £	Total £	Total £
Members' remuneration charged as an expense	-	-	107,831	107,831	107,831
Members' interests after profit for the year	851,066	851,066	(79,539)	(79,539)	771,527
Amounts due to members	-	-	295,201	295,201	295,201
Balance at 31 December 2014	851,066	851,066	(295,201)	(295,201)	555,865
Members' remuneration charged as an expense	-	-	124,859	124,859	124,859
Members' interests after profit for the year	851,066	851,066	(170,342)	(170,342)	680,724
Repayment of capital	(138,057)	(138,057)	-	-	(138,057)
Amounts due to members	-	-	420,060	420,060	420,060
Balance at 31 December 2015	713,009	713,009	420,060	420,060	1,133,069

Notes to the financial statements

For the year ended 31 December 2015

14. Transition to FRS 102

The LLP transitioned to FRS 102 from previously extant UK GAAP as at 1 January 2014. The impact of the transition to FRS 102 is as follows:

Interest rate swap are now recognised at fair value on statement of financial position at the end of the year with changes in fair value recognised in statement of comprehensive income. Previously interest rate swap was not recognised in the statement of financial position.

Reconciliation of equity at 1 January 2014

Members' interests at 1 January 2014 under previous UK GAAP	£ 1,048,766
Financial instrument at fair value	(10,330)
Restated members' interests at 1 January 2014 under FRS 102	1,038,436

Reconciliation of equity at 31 December 2014

Members' interests at 31 December 2014 under previous UK GAAP	£ 1,164,275
Financial instruments at fair value	(18,008)
Restated members' interests at 31 December 2014 under FRS 102	1,146,267

Reconciliation of profit and loss account for the year ended 31 December 2014

Original profit for the year before members' remuneration and profit shares	£ 115,509
Less financial instruments at fair value	(7,678)
Profit for the year ended 31 December 2014 under FRS 102	107,831