

REGISTERED NUMBER: OC393900 (England and Wales)

Unaudited Financial Statements
for the Year Ended 31 March 2017
for
Hanson Street Property Investment LLP

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for the Year Ended 31 March 2017**

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Hanson Street Property Investment LLP

**General Information
for the Year Ended 31 March 2017**

DESIGNATED MEMBERS: Hanson Street Estates Limited
A D Pink

REGISTERED OFFICE: 44 The Pantiles
Tunbridge Wells
Kent
TN2 5TN

REGISTERED NUMBER: OC393900 (England and Wales)

Balance Sheet
31 March 2017

	Notes	31.3.17 £	31.3.16 £
FIXED ASSETS			
Investments	3	112,074	58,125
Investment property	4	<u>375,000</u>	<u>375,000</u>
		<u>487,074</u>	<u>433,125</u>
CURRENT ASSETS			
Debtors	5	-	695
Cash at bank		<u>2,055</u>	<u>1,480</u>
		<u>2,055</u>	<u>2,175</u>
CREDITORS			
Amounts falling due within one year	6	<u>(23,379)</u>	<u>(23,321)</u>
NET CURRENT LIABILITIES		<u>(21,324)</u>	<u>(21,146)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		465,750	411,979
CREDITORS			
Amounts falling due after more than one year	7	<u>(185,650)</u>	<u>(197,658)</u>
NET ASSETS ATTRIBUTABLE TO MEMBERS		<u>280,100</u>	<u>214,321</u>
LOANS AND OTHER DEBTS DUE TO MEMBERS		-	-
MEMBERS' OTHER INTERESTS			
Capital accounts		<u>280,100</u>	<u>214,321</u>
		<u>280,100</u>	<u>214,321</u>
TOTAL MEMBERS' INTERESTS			
Members' other interests		<u>280,100</u>	<u>214,321</u>

The LLP is entitled to exemption from audit under Section 477 of the Companies Act 2006 as applied to LLPs by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008 for the year ended 31 March 2017.

The members acknowledge their responsibilities for:

- ensuring that the LLP keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 as applied to LLPs by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008 and
- preparing financial statements which give a true and fair view of the state of affairs of the LLP as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which
- otherwise comply with the requirements of the Companies Act 2006 as applied to LLPs by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008 relating to financial statements, so far as applicable to the LLP.

Balance Sheet - continued

31 March 2017

The financial statements have been prepared and delivered in accordance with the provisions of Part 15 of the Companies Act 2006 as applied to LLPs by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008 relating to small LLPs.

In accordance with Section 444 of the Companies Act 2006 as applied to LLPs by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008, the Income Statement has not been delivered.

The financial statements were approved by the members of the LLP on 21 December 2017 and were signed by:

A D Pink - Designated member

**Notes to the Financial Statements
for the Year Ended 31 March 2017**

1. STATUTORY INFORMATION

Hanson Street Property Investment LLP is registered in England and Wales. The LLP's registered number and registered office address can be found on the General Information page.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

These financial statements have been prepared in accordance with the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the requirements of the Statement of Recommended Practice, Accounting by Limited Liability Partnerships. The financial statements have been prepared under the historical cost convention.

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

3. FIXED ASSET INVESTMENTS

Investments (neither listed nor unlisted) were as follows:

	31.3.17 £	31.3.16 £
17 Edgware Avenue LLP	58,974	58,125
267 Rosmead Street LLP	53,100	-
	<u>112,074</u>	<u>58,125</u>

4. INVESTMENT PROPERTY

FAIR VALUE

At 1 April 2016
and 31 March 2017

NET BOOK VALUE

At 31 March 2017
At 31 March 2016

**Total
£**

375,000

375,000

375,000

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.17 £	31.3.16 £
Other debtors	-	695

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.17 £	31.3.16 £
Bank loans and overdrafts	22,629	22,571
Other creditors	750	750
	<u>23,379</u>	<u>23,321</u>

7. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31.3.17 £	31.3.16 £
Bank loans	185,650	197,658

Notes to the Financial Statements - continued
for the Year Ended 31 March 2017

7. **CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR - continued**

31.3.17	31.3.16
£	£

Amounts falling due in more than five years:

Repayable by instalments

Bank loans more 5 yr by instal

<u>95,135</u>	<u>107,374</u>
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8. **SECURED DEBTS**

The following secured debts are included within creditors:

31.3.17	31.3.16
£	£

Bank loans

<u>208,279</u>	<u>220,229</u>
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The bank loan is secured against the investment property.

9. **RELATED PARTY DISCLOSURES**

A D Pink

Member of the LLP.

On 31 March 2017 the Member, Alan Pink transferred his capital in the LLP to the member Hanson Street Estates Limited in return for a credit to his directors current account in that entity in the same sum.

10. **ULTIMATE CONTROLLING PARTY**

The controlling party is A D Pink.

11. **CURRENCY**

The LLP's functional and presentational currency is pounds sterling.

12. **FIRST YEAR ADOPTION**

This is the first year that the LLP has presented its results under FRS 102. The last financial statements under UK GAAP were for the period ended 31 March 2016. The date of transition to FRS 102 was 1 April 2015. There were no transition adjustments.

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.