

**REGISTERED NUMBER: OC393900 (England and Wales)**

**Unaudited Financial Statements**  
**for the Year Ended 31 March 2019**  
**for**  
**Hanson Street Property Investment LLP**

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**Hanson Street Property Investment LLP (Registered number: OC393900)**

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for the Year Ended 31 March 2019**

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**Hanson Street Property Investment LLP**

**General Information  
for the Year Ended 31 March 2019**

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**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)

**Hanson Street Property Investment LLP (Registered number: OC393900)**

**Balance Sheet**  
**31 March 2019**

|  | Notes | 31.3.19<br>£          | 31.3.18<br>£          |
|--|-------|-----------------------|-----------------------|
| <b>FIXED ASSETS</b>                          |       |                       |                       |
| Investments                                  | 3     | 120,477               | 119,954               |
| Investment property                          | 4     | 747,500               | 500,000               |
|  |       | <u>867,977</u>        | <u>619,954</u>        |
| <b>CURRENT ASSETS</b>                        |       |                       |                       |
| Debtors                                      | 5     | 9,142                 | 9,142                 |
| Cash at bank                                 |       | 179                   | 1,272                 |
|  |       | <u>9,321</u>          | <u>10,414</u>         |
| <b>CREDITORS</b>                             |       |                       |                       |
| Amounts falling due within one year          | 6     | (20,476)              | (21,673)              |
| <b>NET CURRENT LIABILITIES</b>               |       | <u>(11,155)</u>       | <u>(11,259)</u>       |
| <b>TOTAL ASSETS LESS CURRENT LIABILITIES</b> |       | <b>856,822</b>        | <b>608,695</b>        |
| <b>CREDITORS</b>                             |       |                       |                       |
| Amounts falling due after more than one year | 7     | (172,604)             | (184,270)             |
| <b>NET ASSETS ATTRIBUTABLE TO MEMBERS</b>    |       | <u><b>684,218</b></u> | <u><b>424,425</b></u> |

The notes form part of these financial statements

**Hanson Street Property Investment LLP (Registered number: OC393900)**

**Balance Sheet - continued**

**31 March 2019**

|   | Notes | 31.3.19<br>£   | 31.3.18<br>£   |
|---|-------|----------------|----------------|
| <b>LOANS AND OTHER DEBTS DUE TO MEMBERS</b> |       | -              | -              |
| <b>MEMBERS' OTHER INTERESTS</b>             |       |                |                |
| Capital accounts                            |       | 684,218        | 424,425        |
|   |       | <u>684,218</u> | <u>424,425</u> |
| <b>TOTAL MEMBERS' INTERESTS</b>             |       |                |                |
| Members' other interests                    |       | <u>684,218</u> | <u>424,425</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 2019.

The members acknowledge their responsibilities for:

- (a) 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
- (b) 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.

The financial statements have been prepared and delivered in accordance with the provisions applicable to LLPs subject to the small LLPs regime.

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 11 October 2019 and were signed by:



A D Pink - Designated member

The notes form part of these financial statements

Notes to the Financial Statements  
for the Year Ended 31 March 2019

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 Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" 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 as modified by the revaluation of certain assets.

**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:

|                        | 31.3.19        | 31.3.18        |
|------------------------|----------------|----------------|
|                        | £              | £              |
| 17 Edgeware Avenue LLP | 58,379         | 58,057         |
| 267 Rosmead Street LLP | 62,098         | 61,897         |
|                        | <u>120,477</u> | <u>119,954</u> |

4. **INVESTMENT PROPERTY**

|                       | Total<br>£     |
|-----------------------|----------------|
| <b>FAIR VALUE</b>     |                |
| At 1 April 2018       | 500,000        |
| Additions             | 247,500        |
|                       | <u>747,500</u> |
| At 31 March 2019      |                |
| <b>NET BOOK VALUE</b> |                |
| At 31 March 2019      | 747,500        |
|                       | <u>500,000</u> |
| At 31 March 2018      |                |

Fair value at 31 March 2019 is represented by:

|                   | £              |
|-------------------|----------------|
| Valuation in 2018 | 125,000        |
| Cost              | 622,500        |
|                   | <u>747,500</u> |

**Notes to the Financial Statements - continued**  
**for the Year Ended 31 March 2019**

**4. INVESTMENT PROPERTY - continued**

If the investment property had not been revalued it would have been included at the following historical cost:

|      | 31.3.19        | 31.3.18        |
|------|----------------|----------------|
|      | £              | £              |
| Cost | <u>622,500</u> | <u>375,000</u> |

The Investment property was valued on an open market value basis on 31 March 2018 by the designated members.

**5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

|               | 31.3.19      | 31.3.18      |
|---------------|--------------|--------------|
|               | £            | £            |
| Trade debtors | <u>9,142</u> | <u>9,142</u> |

**6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

|                           | 31.3.19       | 31.3.18       |
|---------------------------|---------------|---------------|
|                           | £             | £             |
| Bank loans and overdrafts | 11,836        | 12,005        |
| Other creditors           | <u>8,640</u>  | <u>9,668</u>  |
|                           | <u>20,476</u> | <u>21,673</u> |

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

|            | 31.3.19        | 31.3.18        |
|------------|----------------|----------------|
|            | £              | £              |
| Bank loans | <u>172,604</u> | <u>184,270</u> |

Amounts falling due in more than five years:

|                                |                |                |
|--------------------------------|----------------|----------------|
| Repayable by instalments       |                |                |
| Bank loans more 5 yr by instal | <u>125,430</u> | <u>136,251</u> |

**8. SECURED DEBTS**

The following secured debts are included within creditors:

|            | 31.3.19        | 31.3.18        |
|------------|----------------|----------------|
|            | £              | £              |
| Bank loans | <u>184,440</u> | <u>196,275</u> |

The bank loan is secured against the investment property.

**9. ULTIMATE CONTROLLING PARTY**

The controlling party is A D Pink.

**10. CURRENCY**

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