

Limited Liability Partnership Registration No. OC399694 (England and Wales)

NORTHFLEET PROPERTY LLP
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 10 FEBRUARY 2020
PAGES FOR FILING WITH REGISTRAR

Richard Luckin

NORTHFLEET PROPERTY LLP

CONTENTS

	Page
Balance sheet	1 - 2
Notes to the financial statements	3 - 7

NORTHFLEET PROPERTY LLP

BALANCE SHEET

AS AT 10 FEBRUARY 2020

	Notes	2020 £	£	2018 £	£
Fixed assets					
Investment properties	3	21,050,000		22,800,000	
Current assets					
Debtors	4	39,902		66,309	
Cash at bank and in hand		65,226		78,509	
		105,128		144,818	
Creditors: amounts falling due within one year	5	(443,273)		(200,875)	
Net current liabilities		(338,145)		(56,057)	
Total assets less current liabilities		20,711,855		22,743,943	
Provisions for liabilities	6	(2,588,175)		(2,646,865)	
Net assets attributable to members		18,123,680		20,097,078	
Represented by:					
Members' other interests					
Members' capital classified as equity		25,704,000		25,704,000	
Other reserves classified as equity		(7,580,320)		(5,606,922)	
		18,123,680		20,097,078	
Total members' interests		18,123,680		20,097,078	
Members' other interests		18,123,680		20,097,078	

The members of the limited liability partnership have elected not to include a copy of the profit and loss account within the financial statements.

For the financial Period ended 10 February 2020 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 responsibilities for complying with the requirements of the Act (as applied to limited liability partnerships) with respect to accounting records and the preparation of accounts.

These financial statements have been prepared and delivered in accordance with the provisions applicable to limited liability partnerships subject to the small limited liability partnerships regime.

NORTHFLEET PROPERTY LLP

BALANCE SHEET (CONTINUED)

AS AT 10 FEBRUARY 2020

The financial statements were approved by the members and authorised for issue on 9 February 2021 and are signed on their behalf by:

Northfleet Property 1 Limited
Designated member

Northfleet Property 2 Limited
Designated Member

Limited Liability Partnership Registration No. OC399694

NORTHFLEET PROPERTY LLP

NOTES TO THE FINANCIAL STATEMENTS

FOR THE PERIOD ENDED 10 FEBRUARY 2020

1 Accounting policies

Limited liability partnership information

Northfleet Property LLP is a limited liability partnership incorporated in England and Wales. The registered office is Aquila House, Waterloo Lane, Chelmsford, Essex, CM1 1BN.

The principal activity of the limited liability partnership continued to be that of investing in property.

1.1 Accounting convention

These financial statements have been prepared in accordance with the Statement of Recommended Practice "Accounting by Limited Liability Partnerships" issued in December 2018, together with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the limited liability partnership. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

The LLP is dependent on the support of its members to meet its liabilities as they fall due for the foreseeable future. On the basis of the above support the members consider that the LLP will continue its operational existence for the foreseeable future and accordingly the members consider it appropriate to prepare the financial statements on the going concern basis.

1.3 Reporting period

The financial statements are presented for a period longer than one year; therefore the comparative amounts presented in the financial statements (including the related notes) are not entirely comparable.

1.4 Turnover

Turnover represents the amounts recoverable for the services provided to clients, excluding value added tax, under contractual obligations which are performed gradually over time.

If, at the Balance sheet date, completion of contractual obligations is dependent on external factors (and thus outside the control of the Limited Liability Partnership), then revenue is recognised only when the event occurs. In such cases, costs incurred up to the Balance sheet date are carried forward as work in progress.

1.5 Members' participating interests

Members subscribe capital to the LLP in accordance with the amount determined by the members. Members capital may only be withdrawn when a member leaves the LLP through retirement, cessation or by agreement with the other members, and meeting the specific conditions set out in the Limited Liability Partnership Agreement. A members share in the profit or the loss for the year is accounted for as an allocating of profit when determined. Unallocated profit and loss are included within our reserves

NORTHFLEET PROPERTY LLP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 10 FEBRUARY 2020

1 Accounting policies

(Continued)

1.6 Investment properties

Investment property, which is property held to earn rentals and for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The fair value is determined annually by external valuers and derived from the investment property yields for comparable real estate, adjusted for any difference in the nature, location or condition of the specific asset. Changes in fair value are recognised in profit or loss account.

1.7 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.8 Financial instruments

The limited liability partnership has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the limited liability partnership's statement of financial position when the limited liability partnership becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset and the net amounts presented in the financial statements when there is a legally 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.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Impairment of financial assets

Financial assets, other than those held at fair value through profit and loss, are assessed for indicators of impairment at each reporting end date.

Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected. If an asset is impaired, the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in profit or loss.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been, had the impairment not previously been recognised. The impairment reversal is recognised in profit or loss.

Derecognition of financial assets

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire or are settled, or when the limited liability partnership transfers the financial asset and substantially all the risks and rewards of ownership to another entity, or if some significant risks and rewards of ownership are retained but control of the asset has transferred to another party that is able to sell the asset in its entirety to an unrelated third party.

NORTHFLEET PROPERTY LLP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 10 FEBRUARY 2020

1 Accounting policies

(Continued)

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the limited liability partnership after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the limited liability partnership's obligations expire or are discharged or cancelled.

1.9 Provisions

Provisions are recognised when the limited liability partnership has a legal or constructive present obligation as a result of a past event, it is probable that the limited liability partnership will be required to settle that obligation and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the reporting end date, taking into account the risks and uncertainties surrounding the obligation. Where the effect of the time value of money is material, the amount expected to be required to settle the obligation is recognised at present value. When a provision is measured at present value, the unwinding of the discount is recognised as a finance cost in profit or loss in the period in which it arises.

2 Employees

The average number of persons (excluding members) employed by the partnership during the Period was:

	2020 Number	2018 Number
Total	2	2

NORTHFLEET PROPERTY LLP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 10 FEBRUARY 2020

3 Investment property

	2020 £
Fair value	
At 1 January 2019	22,800,000
Net gains or losses through fair value adjustments	(1,750,000)
	<u>21,050,000</u>
At 10 February 2020	<u>21,050,000</u>

The fair value of the investment property has been arrived at on the basis of a valuation carried out at 31 December 2019 by Savills LLP, who are not connected with the limited liability partnership. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties.

4 Debtors

	2020 £	2018 £
Amounts falling due within one year:		
Trade debtors	-	25,350
Other debtors	39,902	40,959
	<u>39,902</u>	<u>66,309</u>

5 Creditors: amounts falling due within one year

	2020 £	2018 £
Loans from members	307,528	100,141
Trade creditors	17,334	15,150
Payable to members	-	19,200
Other creditors	18,244	18,244
Accruals and deferred income	100,167	48,140
	<u>443,273</u>	<u>200,875</u>

The LLP has borrowed £307,528 from its former members on a short term basis at the interest rate of 3 month LIBOR plus 3.01% with interest being added to the loan on a quarterly basis. The loans were repaid in November 2020 under the terms of the acquisition agreement with the new members.

6 Provisions for liabilities

	2020 £	2018 £
Environmental provision	<u>2,588,175</u>	<u>2,646,865</u>

NORTHFLEET PROPERTY LLP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 10 FEBRUARY 2020

7 Loans and other debts due to members

In the event of a winding up the amounts included in "Loans and other debts due to members" will rank equally with unsecured creditors.

8 Events after the reporting date

On the 11 February 2020 the LLP disposed of a proportion of its land for £18,249,000.

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.