

Commercial Forestry LLP
Report and Financial Statements
Registered number: OC403413
For the year ended 30 September 2018



Commercial Forestry LLP
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Commercial Forestry LLP
Designated Members and Advisers

Manager & Operator	Alpha Real Property Investment Advisers LLP 6th Floor 338 Euston Road London NW1 3BG
LLP registered number	OC403413
Bankers	The Royal Bank of Scotland
Auditors	Mazars LLP The Pinnacle 160 Midsummer Boulevard Milton Keynes MK9 1FF
Designated Members	Corporate Trading Companies Designated Member Limited (Reg No. 08123041) Corporate Trading Companies Secretaries Limited (Reg No. 05715822)
Registered Office	338 Euston Road London NW1 3BG

**Commercial Forestry LLP
Report of the Members
For the year ended 30 September 2018**

The Members present the financial statements of Commercial Forestry LLP for the year ended 30 September 2018. These have been prepared in accordance with the Members Agreement, dated 27 April 2016.

Principal Activities

The Partnership was incorporated on 11 December 2015.

The objective of the Partnership is to provide limited companies with a profitable trading opportunity in owning and operating UK forestry.

Members' responsibilities statement

The Members are responsible for preparing the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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 United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company 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 Partnership and of the profit or loss of the Partnership for that period.

In preparing these financial statements, the Members are required to:

- select suitable accounting policies 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;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Partnership will continue in business.

The Members are responsible for keeping adequate accounting records which disclose with reasonable accuracy at any time the financial position of the Partnership and to enable them to ensure that the financial statements comply with the requirements of the Companies Act 2006 as applicable to limited liability partnerships. The Members are also responsible for safeguarding the assets of the Partnership and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities. The Members are responsible for the maintenance and integrity of the corporate and financial information included on the Partnership's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions. These responsibilities are exercised by the designated Members on behalf of the Members.

Policy with respect to Members' capital

Each Member shall contribute such capital as set out in its Deed of Adherence, by payment to the Partnership in cleared immediately available funds. All contributions of capital shall be recorded by the Partnership in a Capital Account maintained for the relevant Member. The Capital Account for each Member shall also specify the number of Participations nominally issued to that Member in return for its Capital Contribution. No Member shall be required to contribute additional capital on the insolvency of the LLP.

Policy with respect to Members' distributions, Members' drawings and subscription and repayments of amounts subscribed or otherwise contributed by Members

No Member shall be entitled to make any drawings from the Partnership on account of their share of any Profits unless otherwise agreed by the Members by Enhanced Resolution. No drawings shall be made unless the bank account of the Partnership contains and/or is reasonably expected to receive funds for this purpose in excess of the amount necessary to meet the current outstanding and expected liabilities of the Partnership. If, in any Accounting Reference Period, the aggregate amount drawn by any Member is found to exceed his share of the Profits for that Accounting Reference Period, he shall immediately refund such excess to the Partnership together with interest at the rate of 3% per annum above base rate. The Members may determine by Special Resolution to distribute some or all of the Profits standing to the credit of any Member's account. Unless such a determination is made, Members shall not be entitled to withdraw any Profits allocated to them, and each Member agrees that all Profits of the Partnership allocated to it shall be available to the Partnership to make further investments.

Provision of information to auditors

Each of the persons who are designated Members at the time when the Members' report is approved has confirmed that:

- so far as that designated Member is aware, there is no relevant audit information of which the Partnership's auditors are unaware; and
- that designated Member has taken all the steps that ought to have been taken as a designated member in order to be aware of any information needed by Partnership's auditors in connection with preparing their report and to establish that the LLP's auditors are aware of that information.

Designated Members are:

Corporate Trading Companies Designated Member Limited (Reg No. 08123041) Appointed on 11 December 2015
Corporate Trading Companies Secretaries Limited (Reg No. 05715822) Appointed on 11 December 2015

This report was approved by the members on 11/5/19 and signed on their behalf by


Edward Mole
For and on behalf of Corporate Trading Companies Designated Member Limited

Independent Auditors' Report to the Members of Commercial Forestry LLP

Opinion

We have audited the financial statements of Commercial Forestry LLP (the 'LLP') for the year ended 30 September 2018 which comprise the Profit and Loss Account, the Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice) Section 1A.

In our opinion, the financial statements:

- give a true and fair view of the state of the LLP's affairs as at 30 September 2018 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006 as applied to limited liability partnerships.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the LLP in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the members' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the members have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the LLP's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The members are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 as applied to limited liability partnerships requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit; or
- the members were not entitled to prepare the financial statements in accordance with the small limited liability partnerships regime and take advantage of the exemptions in preparing the Report of the Members and from the requirement to prepare a Strategic Report.

Responsibilities of Members

As explained more fully in the members' responsibilities statement set out on page 2, the members are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the members determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the members are responsible for assessing the LLP's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the members either intend to liquidate the LLP or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of the audit report

This report is made solely to the LLP's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006 as applied to limited liability partnerships by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008. Our audit work has been undertaken so that we might state to the LLP's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the LLP and the LLP's members as a body for our audit work, for this report, or for the opinions we have formed.



Stephen Eames (Senior Statutory Auditor)
for and on behalf of Mazars LLP
Chartered Accountants and Statutory Auditor
The Pinnacle
160 Midsummer Boulevard
MK9 1FF

Date: 7 May 2019

Commercial Forestry LLP
Profit and Loss Account
For the year ended 30 September 2018
Reg No: OC403413

	Notes	Year Ended 30 September 2018	Year Ended 30 September 2017
		£	£
TURNOVER		930,645	466,692
EXPENSES		(338,410)	(141,127)
OPERATING PROFIT	2	592,235	325,565
Interest receivable		-	-
PROFIT ON ORDINARY ACTIVITIES BEFORE TAX		592,235	325,565
Tax on profit on ordinary activities		-	-
PROFIT AFTER TAX		592,235	325,565
RETAINED PROFIT / (LOSS) BROUGHT FORWARD		81,290	(244,275)
RETAINED PROFIT FOR THE FINANCIAL YEAR BEFORE MEMBERS' REMUNERATION AND PROFIT SHARES		673,525	81,290
Profits accrued/distributed to Members		-	-
RETAINED PROFIT FOR THE FINANCIAL YEAR AVAILABLE FOR DISCRETIONARY DIVISION AMONG MEMBERS		673,525	81,290

All operations are classified as continuing.

The notes on pages 7 to 8 form part of these financial statements.

A statement of other comprehensive income has not been included in accordance with the provisions in Financial Reporting Standard 102 section 1A small entities.

Commercial Forestry LLP
Balance Sheet
As at 30 September 2018
Reg No: OC403413

	Notes	30 September 2018 £	30 September 2017 £
TANGIBLE FIXED ASSETS	3	<u>5,311,128</u> 5,311,128	<u>5,147,134</u> 5,147,134
CURRENT ASSETS			
Debtors	4	310,320	316,419
Cash at bank and in hand		<u>1,025,892</u>	<u>262,771</u>
		1,336,212	579,190
CREDITORS - AMOUNTS FALLING DUE WITHIN ONE YEAR	5	(268,296)	(103,509)
NET ASSETS ATTRIBUTABLE TO MEMBERS		<u><u>6,379,044</u></u>	<u><u>5,622,815</u></u>

REPRESENTED BY:

Equity

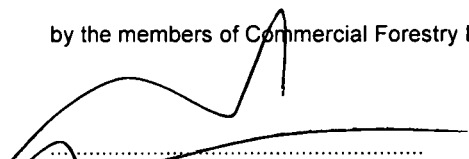
Members other interests	6	3,900,000	3,900,000
Profit and loss account	6	673,525	81,290
Revaluation reserve	6	1,805,519	1,641,525
		<u><u>6,379,044</u></u>	<u><u>5,622,815</u></u>

The financial statements have been prepared in accordance with the special provisions relating to LLPs subject to the small LLPs regime within Part 15 of the Companies Act 2006 as applied by The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008 and in accordance with the Financial Reporting Standard 102 - Section 1A.

These financial statements were authorised and approved for issue on

1/5/19

by the members of Commercial Forestry LLP on behalf of the Partners.


 Edward Mole

For and on behalf of Corporate Trading Companies Designated Member Limited
 Designated Member

The notes on pages 7 to 8 form part of these financial statements.

Commercial Forestry LLP
Notes to the financial statements
For the year ended 30 September 2018

General Information

Commercial Forestry LLP is a limited liability partnership incorporated in the United Kingdom. The address of its registered office and principal place of business is 338 Euston Road, London NW1 3BG. The principal activity of the Partnership during the year was operating commercial UK forestry.

The functioning currency of the Partnership is pounds Sterling as this is the currency of the primary economic environment in which the Partnership operates.

1. Accounting policies

The principal accounting policies are summarised below.

a) Basis of preparation

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard 102 - Section 1A and the requirements of the Statement of Recommended Practice "Accounting by Limited Liability Partnerships".

b) Going Concern

These financial statements have been prepared on a going concern basis.

c) Cash flow statement

The financial statements do not include a Cash flow statement because the LLP, as a small reporting entity, is exempt from the requirement to prepare such a statement under the Financial Reporting Standard 102- Section 1A.

d) Service fees and annual management charges

A service fee of 1.5% p.a. of Elm Trading Ltd's investment value is charged on a monthly basis through the Partnership and deducted from Elm Trading Ltd's share of the Partnership income before it is credited to the current accounts. Elm Trading Ltd is member in the Partnership. Annual fees of 1.5% or 2.5% of the partnership capital are charged for all other partners.

e) Turnover

Turnover represents amounts invoiced, excluding value added tax, in respect of income generated from the forests owned by the partnership.

f) Tangible fixed assets

The forests are valued at their open market value by John Clegg & Co. No depreciation is provided.

g) Taxation

The taxation payable on the partnership profits is the personal liability of the members, therefore neither partnership taxation nor related deferred taxation are accounted for in the financial statements.

h) Members' participation rights

Other than those decisions to be determined by the Members by Special Resolution or Enhanced Resolution, all matters to be determined by the LLP or the Members, and any other matter relating to the day-to-day business and affairs of the LLP, shall be determined by the Members by a majority of votes. In respect of each decision or resolution each Member shall have one vote in respect of each Participation held by it. Unless the Members otherwise agree by Enhanced Resolution, the Profits and Losses of the LLP shall be shared by the Members in proportion to their Participation Percentages and no Member shall be required to contribute additional capital on the insolvency of the LLP.

i) Financial Instruments

Financial instruments are included under the provisions of Section 11 'Basic Financial Instruments' of FRS 102. Basic financial instruments, which include trade and other receivables, cash and bank balances and trade and other payables are measured at transaction price including transaction costs.

j) Members remuneration

No remuneration is paid to the members.

2. Operating profit

Operating profit is disclosed after charging:

	Year Ended 30 September 2018 £	Year Ended 30 September 2017 £
Auditor's remuneration	10,250	10,000
Service fees and annual management charges	<u>44,082</u>	<u>44,957</u>
	54,332	54,957

The average number of members during the period to 30 September 2018 was 211 (2017: 238).

Commercial Forestry LLP
Notes to the financial statements (continued)
For the year ended 30 September 2018

3. Tangible fixed assets

	Easter Bleaton £	Glenglass £	Total £
At 30 September 2017	1,728,103	3,419,031	5,147,134
Revaluation movement	(318,218)	482,212	163,994
At 30 September 2018	<u>1,409,885</u>	<u>3,901,243</u>	<u>5,311,128</u>

4. Debtors

	30 Sept 2018 £	30 Sept 2017 £
Trade debtors	310,320	316,419
	<u>310,320</u>	<u>316,419</u>

5. Creditors: amounts falling due within one year

	30 Sept 2018 £	30 Sept 2017 £
Accruals	190,649	26,411
VAT	77,646	77,098
	<u>268,295</u>	<u>103,509</u>

6. Reconciliation of members' interests

	Members Capital (classified as equity) £	Profit and Loss Account £	Revaluation Reserve £	Total £
At 30 September 2017	3,900,000	81,290	1,641,525	5,622,815
Capital introduced	268,825	-	-	268,825
Capital withdrawn	(268,825)	-	-	(268,825)
Movement in the period available for division among members	-	592,235	163,994	756,229
Distributions	-	-	-	-
At 30 September 2018	<u>3,900,000</u>	<u>673,525</u>	<u>1,805,519</u>	<u>6,379,044</u>

7. Winding up

In the event of any winding up or dissolution of the LLP (other than in circumstances of insolvency) the net assets of the LLP (or proceeds of the sale of such assets) shall be distributed to members in the proportions of their capital contributions at the date of commencement of any such winding up or dissolution.

8. Controlling party

The LLP is controlled by the designated members as delegated to the management team and as such there is no one controlling party.

9. Related party transactions

During the year service charge fees of £21,644 were paid to Elm Trading Ltd (2017: 17,473).