

Registered number: OC436064

## **PRITCHATTS PARK VILLAGE LLP**

### **FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 MARCH 2022**



---

**PRITCHATTS PARK VILLAGE LLP**

---

**INFORMATION**

---

**Designated Members**

Equitix VI Primary Infrastructure (Birmingham) LP (appointed 15 March 2021)  
Birmingham Educational Investments Limited (appointed 6 December 2021)  
Pritchatts Park Investment Company Limited (appointed 6 December 2021)  
Equitix GP 6 Primary Infrastructure (Birmingham) Limited (appointed 15 March 2021, resigned 6 December 2021)

**LLP registered number**

OC436064

**Registered office**

Third Floor, 200 Aldersgate Street, London, EC1A 4HD

**Independent auditors**

Ryecroft Glenton, Chartered Accountants and Statutory Auditors, 32 Portland Terrace, Newcastle upon Tyne, NE2 1QP

---

**PRITCHATTS PARK VILLAGE LLP**

---

**CONTENTS**

---

	Page
<b>Members' Report</b>	1 - 2
<b>Independent Auditors' Report</b>	3 - 6
<b>Statement of Comprehensive Income</b>	7
<b>Balance Sheet</b>	8 - 9
<b>Notes to the Financial Statements</b>	10 - 19

---

## **PRITCHATTS PARK VILLAGE LLP**

---

### **MEMBERS' REPORT FOR THE PERIOD ENDED 31 MARCH 2022**

---

The members present their annual report together with the audited financial statements of Pritchatts Park Village LLP (the "LLP") for the period ended 31 March 2022.

#### **Principal activities**

The LLP was incorporated on 15 March 2021 and commenced trading at financial close on 14 December 2021. The principal activity of the LLP is to provide finance, design, build, refurbish and manage student accommodation for the University of Birmingham, for a period of 53 years from December 2021 to August 2074, being the concession end date. Trading partially commenced in December 2021, with the project expected to be fully operational by September 2024.

#### **Designated Members**

Equitix VI Primary Infrastructure (Birmingham) LP, Birmingham Educational Investments Limited, Pritchatts Park Investment Company Limited and Equitix GP 6 Primary Infrastructure (Birmingham) Limited 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 period ended 31 March 2022 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.

#### **Going concern**

The members are aware of the impacts of Covid-19 and Brexit on the construction industry and as such the need to consider the impact on going concern in these financial statements. They consider that the details below are sufficient to continue to prepare these financial statements on a going concern basis for at least 12 months from sign off:

- the members are in regular contact with the construction company who have continued to construct and have limited access to the site to all non-essential personnel in order to ensure minimal disruption. There is currently no reason to believe that the timetable for completion has been affected and this will continue to be closely monitored;
- there are currently sufficient cash reserves in place to pay any short term liabilities as they fall due;
- the LLP is well protected in terms of financial risk;
- there is also sufficient cash available to ensure construction can complete on time and still continue to trade once operational.

The board will continue to monitor any risks to going concern, however consider that there is sufficient mitigation of the risks above to ensure that the entity is able to continue as a going concern for at least 12 months from sign off. On this basis the members consider that the going concern basis is reasonable.

---

**PRITCHATTS PARK VILLAGE LLP**

---

**MEMBERS' REPORT (CONTINUED)  
FOR THE PERIOD ENDED 31 MARCH 2022**

---

**Members' responsibilities statement**

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

Company law, (as applied by The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008), 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 by The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008) 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 and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the LLP will continue in business.

The members are responsible for keeping adequate accounting records that are sufficient to show and explain the LLP's transactions and disclose with reasonable accuracy at any time the financial position of the LLP and to enable them to ensure that the financial statements comply with the Companies Act 2006 (as applied by 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.

**Disclosure of information to auditors**

Each of the persons who are members at the time when this Members' Report is approved has confirmed that:

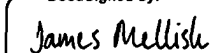
- so far as that member is aware, there is no relevant audit information of which the LLP's auditors are unaware, and
- that member has taken all the steps that ought to have been taken as a member in order to be aware of any relevant audit information and to establish that the LLP's auditors are aware of that information.

**Auditors**

The auditors, Ryecroft Glenton, were appointed during the year and have indicated their willingness to continue in office. The Designated members will propose a motion re-appointing the auditors at a meeting of the members.

This report was approved by the members on 15 December 2022 and signed on their behalf by:

DocuSigned by:



.....07E652E53FDB4FA.....

**James Mellish on behalf of Equitix VI Primary  
Infrastructure (Birmingham) LP**

---

**PRITCHATTS PARK VILLAGE LLP**

---

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF PRITCHATTS PARK VILLAGE LLP**

---

**Opinion**

We have audited the financial statements of Pritchatts Park Village LLP (the 'LLP') for the period ended 31 March 2022, which comprise the Statement of Comprehensive Income, the Balance Sheet, the Reconciliation of Members' Interests and the related notes, 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, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the LLP's affairs as at 31 March 2022 and of its loss for the period 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 by The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008.

**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 Auditors' 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 United Kingdom, including the Financial Reporting Council'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**

In auditing the financial statements, we have concluded that the members' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the LLP's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the members with respect to going concern are described in the relevant sections of this report.

---

**PRITCHATTS PARK VILLAGE LLP**

---

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF PRITCHATTS PARK VILLAGE LLP  
(CONTINUED)**

---

**Other information**

The other information comprises the information included in the Annual Report other than the financial statements and our Auditors' Report thereon. The members are responsible for the other information contained within the Annual Report. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. 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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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.

**Responsibilities of members**

As explained more fully in the Members' Responsibilities Statement set out on page 1, 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.

---

**PRITCHATTS PARK VILLAGE LLP**

---

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF PRITCHATTS PARK VILLAGE LLP  
(CONTINUED)**

---

**Auditors' 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 Auditors' 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.

**The extent to which the audit was considered capable of detecting irregularities including fraud**

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the LLP through discussions with members and other management, and from our commercial knowledge and experience of the infrastructure sector;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the LLP, including the Companies Act 2006;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence; and
- we ensured that the identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the LLP's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of management as to where they considered there was susceptibility to fraud and their knowledge of actual, suspected and alleged fraud; and
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions; and
- assessed whether judgements and assumptions made in determining the accounting estimates set out in Note 3 were indicative of potential bias.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- reading the minutes of meetings of those charged with governance;
- enquiring of management as to actual and potential litigation and claims; and
- reviewing correspondence with HMRC, relevant regulators and the LLP's legal expenditure.



---

**PRITCHATTS PARK VILLAGE LLP**

---

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF PRITCHATTS PARK VILLAGE LLP  
(CONTINUED)**

---

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the members and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

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](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Auditors' Report.

**Use of our 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 by Part 12 of The Limited Liability Partnerships (Accounts and Audit) (Applications 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 Auditors' 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.

DocuSigned by:  
  
9224BF4470E446E...  
Grahame Maughan (Senior Statutory Auditor)

for and on behalf of  
**Ryecroft Glenton**

Chartered Accountants and Statutory Auditors  
32 Portland Terrace  
Newcastle upon Tyne  
NE2 1QP

15 December 2022

---

**PRITCHATTS PARK VILLAGE LLP**


---



---

**STATEMENT OF COMPREHENSIVE INCOME  
FOR THE PERIOD ENDED 31 MARCH 2022**


---

	<b>Note</b>	<b>2022 £</b>
Turnover	4	5,398,900
Cost of sales		(4,886,287)
		<hr/>
<b>Gross profit</b>		<b>512,613</b>
Administrative expenses		(208,445)
		<hr/>
<b>Operating profit</b>		<b>304,168</b>
Interest payable and similar expenses	6	(386,977)
		<hr/>
<b>Loss before tax</b>		<b>(82,809)</b>
		<hr/>
<b>Loss for the period before members' remuneration and profit shares available for discretionary division among members</b>		<b>(82,809)</b>
		<hr/>
<b>Other comprehensive income for the period</b>		
		<hr/>
<b>Total comprehensive income for the period</b>		<b>(82,809)</b>
		<hr/>

The notes on pages 10 to 19 form part of these financial statements.

**PRITCHATTS PARK VILLAGE LLP**  
**REGISTERED NUMBER: OC436064**

**BALANCE SHEET**  
**AS AT 31 MARCH 2022**

	Note	2022 £
<b>Fixed assets</b>		
Intangible assets	7	75,190,725
		<u>75,190,725</u>
<b>Current assets</b>		
Debtors: amounts falling due within one year	8	663,708
Cash at bank and in hand	9	46,105,414
		<u>46,769,122</u>
Creditors: Amounts Falling Due Within One Year	10	(19,472,303)
		<u>27,296,819</u>
<b>Net current assets</b>		
		<u>102,487,544</u>
<b>Total assets less current liabilities</b>		
Creditors: amounts falling due after more than one year	11	(102,570,353)
		<u>(82,809)</u>
<b>Net liabilities</b>		<u>(82,809)</u>
<b>Represented by:</b>		
<b>Loans and other debts due to members within one year</b>		
<b>Members' other interests</b>		
Other reserves classified as equity		(82,809)
		<u>(82,809)</u>
<b>Total members' interests</b>		
Members' other interests		(82,809)
		<u>(82,809)</u>

---

**PRITCHATTS PARK VILLAGE LLP**  
**REGISTERED NUMBER: OC436064**

---

**BALANCE SHEET (CONTINUED)**  
**AS AT 31 MARCH 2022**

---

The financial statements have been prepared in accordance with the provisions applicable to entities 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 15 December 2022.

DocuSigned by:

*James Mellish*

07F652E68F0B4FA.....

**James Mellish on behalf of Equitix VI Primary Infrastructure (Birmingham) LP**  
Designated member

The notes on pages 10 to 19 form part of these financial statements.

---

**PRITCHATTS PARK VILLAGE LLP**

---

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD ENDED 31 MARCH 2022**

---

**1. General information**

Pritchatts Park Village LLP is a Limited Liability Partnership registered in England and Wales under number OC436064. The registered office is 3rd Floor, 200 Aldersgate Street, London, EC1A 4HD.

The limited liability partnership's principal activities and nature of its operations are disclosed in the Members' Report.

**2. Accounting policies**

**2.1 Basis of preparation of financial statements**

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006 and the requirements of the Statement of Recommended Practice "Accounting by Limited Liability Partnerships".

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 LLP's accounting policies (see note 3).

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 following principal accounting policies have been applied:

**2.2 Going concern**

The members are aware of the impacts of Covid-19 and Brexit on the construction industry and as such the need to consider the impact on going concern in these financial statements. They consider that the details below are sufficient to continue to prepare these financial statements on a going concern basis for at least 12 months from sign off:

- the members are in regular contact with the construction company who have continued to construct and have limited access to the site to all non-essential personnel in order to ensure minimal disruption. There is currently no reason to believe that the timetable for completion has been affected and this will continue to be closely monitored;
- there are currently sufficient cash reserves in place to pay any short term liabilities as they fall due;
- income received by the LLP is inflation linked and is therefore protected against any spikes in inflation;
- the LLP is well protected in terms of financial risk;
- there is also sufficient cash available to ensure construction can complete on time and still continue to trade once operational.

The board will continue to monitor any risks to going concern, however consider that there is sufficient mitigation of the risks above to ensure that the entity is able to continue as a going concern for at least 12 months from sign off.

On this basis the members consider that the going concern basis is reasonable.

---

**PRITCHATTS PARK VILLAGE LLP**

---

---

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD ENDED 31 MARCH 2022**

---

**2. Accounting policies (continued)****2.3 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, rebates, value added tax and other sales taxes. The following criteria must also be met before revenue is recognised:

**Rendering of services**

Revenue from a contract to provide services is recognised in the period in which the services are provided in accordance with the stage of completion of the contract when all of the following conditions are satisfied:

- the amount of revenue can be measured reliably;
- it is probable that the LLP will receive the consideration due under the contract;
- the stage of completion of the contract at the end of the reporting period can be measured reliably; and
- the costs incurred and the costs to complete the contract can be measured reliably.

**Construction Revenue**

This is measured at the fair value of consideration received or receivable on construction of the non-residential site for which the entity has been requested to construct and represents the value of construction work in progress as construction progresses. Revenue on construction is recognised at cost with no margin as profitability is considered to be negligible with no interim services provided during construction and the risk fully passed down to the building contractor.

When the outcome of a construction contract cannot be estimated reliably, contract turnover is recognised only to the extent of contract costs that are recoverable and the contract costs are expensed as incurred.

**2.4 Finance costs**

Finance costs are charged to the statement of 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 where incurred.

**2.5 Assets under construction**

During the construction phase of the project, construction costs are included in the LLP's Balance Sheet within intangible fixed assets under assets under construction. Costs incurred in respect of future activity on the contract are capitalised only to the extent it is probable they will be recovered. This is valued at the lower of cost and estimated net realisable value.

The recorded costs comprise directly attributable costs incurred during the period on the construction including construction costs, associated legal and professional fees and insurance.

Upon completion, associated construction costs, having been capitalised to the Balance Sheet will be transferred to the relevant asset category and will be amortised over the life of the asset to the concession end in 2074 in line with note 2.7.

---

**PRITCHATTS PARK VILLAGE LLP**

---

---

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD ENDED 31 MARCH 2022**

---

**2. Accounting policies (continued)****2.6 Capitalised interest and inflation**

The asset under construction will take a substantial period of time to be ready for its intended use and as such, interest costs and inflation have been capitalised as part of the cost of assets under construction in line with FRS102. The commencement of capitalisation begins when both finance costs and expenditure for the assets are being incurred and activities that are necessary to get the assets ready for use are in progress. Capitalisation ceases when substantially all the activities that are necessary to get the assets ready for use are complete.

**2.7 Intangible assets**

Intangible assets are initially recognised at cost. After recognition, under the cost model, intangible assets are measured at cost less any accumulated amortisation and any accumulated impairment losses.

The LLP believes that this is an infrastructure asset with the right to charge for use of the infrastructure assets to the University, either directly or via a 3rd party who would then take letting risk on a similar arrangement to the existing one with the University.

The intangible asset will be amortised over the length of the concession through to August 2074, at which point ownership passes to the University. No amortisation has been charged in the year and will not be charged until the asset is available for use.

The estimated useful lives range as follows:

Headlease	-	over the life of the lease
-----------	---	----------------------------

**2.8 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.

**2.9 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.

**2.10 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.

---

**PRITCHATTS PARK VILLAGE LLP**

---

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD ENDED 31 MARCH 2022**

---

**2. Accounting policies (continued)**

**2.11 Financial instruments**

The LLP only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in ordinary shares.

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 of the recoverable amount, which is an approximation of the amount that the LLP would receive for the asset if it were to be sold at the balance sheet date.

Financial assets and liabilities are offset and the net amount reported in the Balance Sheet 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.

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 debtors and creditors, 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 in case of an out-right short-term loan that is not at market rate, the financial asset or liability is measured, initially at the present value of future cash flows discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost.

**2.12 Taxation**

The taxation payable on the partnership profits is solely the liability of the individual members, consequently neither partnership taxation nor related deferred taxation arising in respect of the partnership are accounted for in these financial statements.





---

**PRITCHATTS PARK VILLAGE LLP**

---

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD ENDED 31 MARCH 2022**

---

**2. Accounting policies (continued)**

**2.13 Members' participation rights**

Members' participation rights are the rights of a member against the LLP that arise under the members' agreement (for example, in respect of amounts subscribed or otherwise contributed remuneration and profits).

Members' participation rights in the earnings or assets of the LLP are analysed between those that are, from the LLP's perspective, either a financial liability or equity, in accordance with section 22 of FRS 102. A member's participation rights including amounts subscribed or otherwise contributed by members, for example members' capital, are classed as liabilities unless the LLP has an unconditional right to refuse payment to members, in which case they are classified as equity.

Profits are divided only after a decision by the LLP or its representative, so the LLP has an unconditional right to refuse payment. Such profits are classed as equity rather than as liabilities. They are therefore shown as a residual amount available for discretionary division among members in arriving at the result for the year and are shown as appropriations of equity when they are allocated.

Losses are allocated between the Members in their relevant proportion and shall be classified as equity rather than liabilities. The Members are not required to make additional contributions to cover any potential losses.

All amounts due to members that are classified as liabilities are presented within 'Loans and other debts due to members' and, where such an amount relates to current year profits, they are recognised within 'Members' remuneration charged as an expense' in arriving at the relevant year's result. Undivided amounts that are classified as equity are shown within 'Members' other interests'. Amounts recoverable from members are presented as debtors and shown as amounts due from members within members' interests.

---

**PRITCHATTS PARK VILLAGE LLP**


---



---

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD ENDED 31 MARCH 2022**


---

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

The estimates and judgements that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the financial year are as follows:

**Classification of asset**

The property has been classified as an intangible asset under FRS102. The members believe that this is an infrastructure asset with the right to charge for use of the infrastructure assets to the University, either directly or via a 3rd party who would then take letting risk on a similar arrangement to the existing one with the University.

**Capitalisation of costs**

During the period of construction, all costs incurred as a direct result of financing, designing and constructing the student accommodation, have been capitalised. The Designated Members consider this to be appropriate since the risks and rewards of ownership rest with the LLP. Given that some of the asset is operational throughout the year and at the year end, any costs incurred which relate to the financing the project are apportioned based on the number of rooms in operation. These costs are then expensed to the statement of comprehensive income. This same policy applies to amortisation and to inflation..

**Construction Margin**

Revenue on construction is recognised at costs with no margin as profitability is considered to be negligible with no interim services provided during construction and the risk fully passed down to the building contractor.

**Index-linked loan**

The measurement of the future cash flows associated with the loan, and therefore the effective cost of borrowing, requires the members to apply their judgement to the long-term rate if RPI increase expected for the period through to August 2069. As at 31 March 2022, the members have assumed a rate of 7.4% (capped at 4.5% in line with the agreement) which represents a key area of estimation uncertainty and regularly reassess this based on relevant market information.

**4. Turnover**

An analysis of turnover by class of business is as follows:

	<b>2022</b>
	<b>£</b>
Construction revenue	<b>3,493,649</b>
Rents received	<b>1,905,251</b>
	<b>5,398,900</b>

All turnover arose within the United Kingdom.

---

**PRITCHATTS PARK VILLAGE LLP**


---



---

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD ENDED 31 MARCH 2022**


---

**5. Employees**

The entity has no employees.

**6. Interest payable and similar expenses**

	2022 £
Loan interest payable	14,311
Inflation on loan	372,666
	<u>386,977</u>

**7. Intangible assets**

	Headlease £	Assets under construction £	Total £
<b>Cost</b>			
Additions	47,823,226	27,481,789	75,305,015
At 31 March 2022	<u>47,823,226</u>	<u>27,481,789</u>	<u>75,305,015</u>
<b>Amortisation</b>			
Charge for the period on owned assets	114,290	-	114,290
At 31 March 2022	<u>114,290</u>	<u>-</u>	<u>114,290</u>
<b>Net book value</b>			
At 31 March 2022	<u>47,708,936</u>	<u>27,481,789</u>	<u>75,190,725</u>



---

**PRITCHATTS PARK VILLAGE LLP**


---

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD ENDED 31 MARCH 2022**


---

**8. Debtors**

	2022 £
Prepayments and accrued income	663,708
	<u>663,708</u>

**9. Cash and cash equivalents**

	2022 £
Cash at bank and in hand	46,105,414
	<u>46,105,414</u>

**10. Creditors: Amounts falling due within one year**

	2022 £
Trade creditors	1,093,246
Amounts owed to other participating interests	9,711,573
Other taxation and social security	1,544,996
Other creditors	1,441,166
Accruals and deferred income	5,681,322
	<u>19,472,303</u>

Included within other creditors are amounts advanced from members which will be transferred to members' capital in line with the Partnership Agreement.

**11. Creditors: Amounts falling due after more than one year**

	2022 £
Bank loan (note 12)	102,570,353
	<u>102,570,353</u>

---

**PRITCHATTS PARK VILLAGE LLP**


---



---

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD ENDED 31 MARCH 2022**


---

**12. Loans**

Analysis of the maturity of loans is given below:

	2022 £
<b>Amounts falling due 2-5 years</b>	
Bank loans	7,078,808
	<u>7,078,808</u>
<b>Amounts falling due after more than 5 years</b>	
Bank loans	95,491,545
	<u>95,491,545</u>
	<u><u>102,570,353</u></u>

Bank loans relate to an index-linked senior debt facility from Pension Insurance Corporation PLC. Repayments on the loan will start in February 2025 and cease in August 2069.

Interest is charged semi annually on the amounts drawn at the following rates - 0.25% per annum for Tranche A, 0.29% per annum for Tranche B and 0.342% for Tranche C.

As per the Borrower Debenture Agreement, a fixed and floating charge debenture has been granted by Pritchatts Park Village LLP, in favour of the Security Trustee.

**13. Financial instruments**

	2022 £
<b>Financial assets</b>	
Financial assets measured at fair value through profit or loss	46,105,414
	<u><u>46,105,414</u></u>
<b>Financial liabilities</b>	
Other financial liabilities measured at fair value through profit or loss	119,497,659
	<u><u>119,497,659</u></u>

Financial assets measured at fair value through profit or loss comprise bank balances.

Other financial liabilities measured at amortised cost include trade creditors, accruals, and the loan.

---

**PRITCHATTS PARK VILLAGE LLP**

---

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD ENDED 31 MARCH 2022**

---

**14. Capital commitments**

At 31 March 2022 the LLP had capital commitments of £69,326,268.

**15. Related party transactions**

During the period the LLP received £13,205,222 from University of Birmingham for capital contributions and bartered transactions in respect of the construction of non-residential buildings on behalf of the University. As at the period end, £3,493,649 of costs were incurred in relation to the project, which in turn has been recognised as construction income. Therefore £9,711,573 remains outstanding in respect of funds available to complete.

Rental income totalling £2,046,784 was received in the period from University of Birmingham. These amounts were fully paid by the period end.

During the period the LLP incurred costs to Engie Regeneration Limited for costs of construction totalling £15,945,602. These amounts were fully paid by the period end. During the period the LLP also incurred costs to Engie Regeneration Limited totalling £623,662 for the provision of FM services. £210,911 was outstanding at the period end. During the period the LLP also incurred costs to Engie Regeneration Limited totalling £4,627,401 for the provision of consortium and supplemental fees. These amounts were fully paid by the period end.

During the period the LLP incurred costs of £1,322,424 from Equitix Limited, relating to success fees and transactional costs. No amounts were outstanding at the period end.

During the period the LLP incurred finance management services fees from Equitix Management Services Limited. Costs from this company totalled £52,218 in the period, of which £17,500 remained outstanding at the year end.

**16. Controlling party**

The immediate parent of the LLP is Equitix VI Primary Infrastructure LP, a limited partnership registered in UK. Registered address: Citypoint, 65 Haymarket Terrace, Edinburgh, EH12 5HD. In the members' view there is no single ultimate controlling party.



