

Limited Liability Partnership Registration No. SO301035 (Scotland)

DEUCHNY PROPERTIES LLP
ANNUAL REPORT AND UNAUDITED
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH
2019
PAGES FOR FILING WITH REGISTRAR



DEUCHNY PROPERTIES LLP

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DEUCHNY PROPERTIES LLP

BALANCE SHEET

AS AT 31 MARCH 2019

	Notes	2019 £	£	2018 £	£
Fixed assets					
Investment properties	3	-		69,752	
Investment portfolio	4	2,295,435		2,361,299	
		<u>2,295,435</u>		<u>2,431,051</u>	
Current assets					
Stocks	6	706,250		627,760	
Debtors	7	9,211		3,108,732	
Cash at bank and in hand		332,174		408,106	
		<u>1,047,635</u>		<u>4,144,598</u>	
Creditors: amounts falling due within one year	8	(75,255)		(2,087,297)	
Net current assets		<u>972,380</u>		<u>2,057,301</u>	
Total assets less current liabilities		<u>3,267,815</u>		<u>4,488,352</u>	
Represented by:					
Loans and other debts due to members within one year					
Members' capital classified as a liability		5,889,156		7,603,806	
Members' other interests					
Revaluation reserve		1,678		1,678	
Other reserves classified as equity		(2,623,019)		(3,117,132)	
		<u>3,267,815</u>		<u>4,488,352</u>	
Total members' interests					
Loans and other debts due to members		5,889,156		7,603,806	
Members' other interests		(2,621,341)		(3,115,454)	
		<u>3,267,815</u>		<u>4,488,352</u>	

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

DEUCHNY PROPERTIES LLP

BALANCE SHEET (CONTINUED)

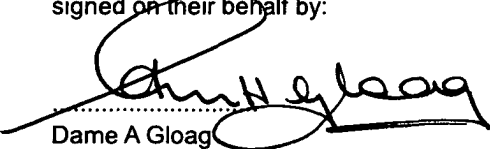
AS AT 31 MARCH 2019

For the financial year ended 31 March 2019 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.

The financial statements were approved by the members and authorised for issue on 10th Feb '19 and are signed on their behalf by:



Dame A Gloag
Designated member

Limited Liability Partnership Registration No. SO301035

DEUCHNY PROPERTIES LLP

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2019

1 Accounting policies

Limited liability partnership information

Deuchny Properties LLP is a limited liability partnership incorporated in Scotland. The registered office is 56 George Street, Edinburgh, EH2 2LR.

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 January 2017, 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.

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

1.2 Income

Turnover represents amounts generated from the sale of land.

Investment income represents the overall increase in net assets from the investment portfolio net of deal-related costs. Investment income is analysed into the following components:

- Realised profits or losses over the value on the disposal of investments are the difference between the fair value of the consideration received less any directly attributable costs, on the sale of equity and its carrying value at the start of the accounting period.
- Unrealised profits or losses on the revaluation of investments are the movement in carrying value of investments between the start and end of the accounting period and are recognised in the statement of comprehensive income when the shareholders' rights to receive payment have been established.

Interest income is recognised when it is probable that the economic benefits will flow to the company and the amounts of revenue can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding and the effective interest rate applicable.

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.

DEUCHNY PROPERTIES LLP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2019

1 Accounting policies

(Continued)

1.3 Members' participating interests

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.

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.

Where there exists an asset and liability component in respect of an individual member's participation rights, they are presented on a gross basis unless the LLP has both a legally enforceable right to set off the recognised amounts, and it intends either to settle on a net basis or to settle and realise these amounts simultaneously, in which case they are presented net.

1.4 Investment properties

Investment property, which is property held to earn rentals and/or 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 surplus or deficit on revaluation is recognised in profit or loss.

1.5 Fixed asset investments

Equity investments, included in the limited liability partnership's investments portfolio, are measured at fair value through profit or loss.

Receivable loans are included within investments where they are internally reported and managed as part of the company's investment portfolio. Such loans may have short or long term repayment terms at the balance sheet date, however, the cash flows associated with such debt instruments are not managed in the company's projections on this basis, but rather any call for cash settlement within their terms is considered in the context of the company's overall investment strategy.

Receivable loans included within investments are initially recognised at transaction price, and subsequently at amortised cost less any impairment, consistent with other basic financial assets.

1.6 Stocks

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost comprises direct materials and, where applicable, direct labour costs and those overheads that have been incurred in bringing the stocks to their present location and condition.

Stocks held for distribution at no or nominal consideration are measured at the lower of replacement cost and cost, adjusted where applicable for any loss of service potential.

At each reporting date, an assessment is made for impairment. Any excess of the carrying amount of stocks over its estimated selling price less costs to complete and sell is recognised as an impairment loss in profit or loss. Reversals of impairment losses are also recognised in profit or loss.

DEUCHNY PROPERTIES LLP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2019

1 Accounting policies

(Continued)

1.7 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.

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, including trade and other payables, bank loans, loans from fellow limited liability partnership 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 receipts discounted at a market rate of interest.

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

1.8 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.

2 Judgements and key sources of estimation uncertainty

In the application of the limited liability partnership's accounting policies, the members are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

DEUCHNY PROPERTIES LLP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2019

2 Judgements and key sources of estimation uncertainty

(Continued)

Key sources of estimation uncertainty

The estimates and assumptions which have a significant risk of causing a material adjustment to the carrying amount of assets and liabilities are as follows:

Fair value of investments

Investments, including those where a controlling share is held, are included at fair value through the profit and loss. The directors apply judgement in order to assess the reasonableness of assumptions used in determining fair value.

3 Investment property

	2019 £
Fair value	
At 1 April 2018	69,752
Additions	6,633
Transfers to stock	(76,385)
	<hr/>
At 31 March 2019	<hr/> - <hr/>

4 Investment portfolio

Movements in fixed asset investments

	Debt investments at cost £	Unlisted investments at fair value £	Total £
Cost			
At 1 April 2018	1,444,783	935,856	2,380,639
Valuation changes	-	(1,800)	(1,800)
Share of profits	-	510,338	510,338
Distributions	(169,095)	(405,307)	(574,402)
	<hr/>	<hr/>	<hr/>
At 31 March 2019	1,275,688	1,039,087	2,314,775
	<hr/>	<hr/>	<hr/>
Impairment			
At 1 April 2018 & 31 March 2019	(19,340)	-	(19,340)
	<hr/>	<hr/>	<hr/>
Carrying amount			
At 31 March 2019	1,256,348	1,039,087	2,295,435
	<hr/>	<hr/>	<hr/>
At 31 March 2018	1,425,443	935,856	2,361,299
	<hr/>	<hr/>	<hr/>

DEUCHNY PROPERTIES LLP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2019

5 Participating interests

Holdings of more than 20%

The limited liability partnership holds more than 20% interests in the following entities:

Name of undertaking	Registered office	Nature of business	% Held	
			Direct	Indirect
Axis Finance Limited	Scotland	Credit finance providers		35.00
PREM Glasgow LLP	Scotland	Property investment	74.49	
PREM KF LLP	Scotland	Property management	90.00	
PREM Universal LLP	Scotland	Holding company	70.00	
PREM Yetts Limited	Scotland	Securing land for re-development	50.00	

6 Stocks

	2019 £	2018 £
Land held for development	706,250	627,760

7 Debtors

	2019 £	2018 £
Amounts falling due within one year:		
Trade debtors	-	3,099,096
Other debtors	9,211	9,636
	9,211	3,108,732

8 Creditors: amounts falling due within one year

	2019 £	2018 £
Trade creditors	3,360	6,141
Other creditors	71,895	2,081,156
	75,255	2,087,297

9 Control

The members do not consider there to be any individual party with control.