

**FINANCE DEVELOPMENT LLP
UNAUDITED FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2022
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FINANCE DEVELOPMENT LLP
UNAUDITED FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2022

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FINANCE DEVELOPMENT LLP
BALANCE SHEET
AS AT 31 DECEMBER 2022

	Note	2022 £	2021 £
Current assets			
Stocks	3	12,365,580	11,641,057
Debtors	4	25,796	102,888
Cash at bank and in hand		57,424	123,227
		12,448,800	11,867,172
Creditors: amounts falling due within one year	5	(90,973)	(174,358)
Net current assets		12,357,827	11,692,814
Total assets less current liabilities		12,357,827	11,692,814
Creditors: amounts falling due after more than one year	6	(2,411,018)	(1,700,000)
Net assets attributable to members		9,946,809	9,992,814
Represented by			
Loans and other debts due to members within one year			
Members' capital classified as a liability		9,999,990	9,999,990
Other amounts		(22,800)	0
		9,977,190	9,999,990
Members' other interests			
Members' capital classified as equity		10	10
Other reserves		(30,391)	(7,186)
		(30,381)	(7,176)
		9,946,809	9,992,814
Total members' interests			
Loans and other debts due to members		9,977,190	9,999,990
Members' other interests		(30,381)	(7,176)
		9,946,809	9,992,814

FINANCE DEVELOPMENT LLP
BALANCE SHEET (CONTINUED)
AS AT 31 DECEMBER 2022

For the financial year ending 31 December 2022 the LLP 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.

Members' responsibilities:

- The members acknowledge their responsibilities for complying with the requirements of the Companies Act 2006, as applied by The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008, with respect to accounting records and the preparation of financial statements; and
- 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 and a copy of the Profit and Loss Account has not been delivered.

The financial statements of Finance Development LLP (registered number: SO307098) were approved and authorised for issue by the Director on 28 September 2023. They were signed on its behalf by:

Square And Crescent Group Limited
Designated member

FINANCE DEVELOPMENT LLP
RECONCILIATION OF MEMBERS' INTERESTS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2022

	EQUITY Members' other interests			DEBT Loans and other debts due to members less any amounts due from members in debtors			Total members' interests
	Members' capital (classified as equity)	Other reserves	Total	Members' capital (classified as debt)	Other amounts	Total	Total
	£	£	£	£	£	£	£
Balance at 01 January 2021	0	0	0	0	0	0	0
Loss for the financial year available for discretionary division among members	0	(7,186)	(7,186)	0	0	0	(7,186)
Members' interest after loss for the financial year	0	(7,186)	(7,186)	0	0	0	(7,186)
Introduced by members	10	0	10	9,999,990	0	9,999,990	10,000,000
Amounts due to members				9,999,990	0	9,999,990	
Balance at 31 December 2021	10	(7,186)	(7,176)	9,999,990	0	9,999,990	9,992,814
Loss for the financial year available for discretionary division among members	0	(23,205)	(23,205)	0	0	0	(23,205)
Members' interest after loss for the financial year	10	(30,391)	(30,381)	9,999,990	0	9,999,990	9,969,609
Drawings	0	0	0	0	(22,800)	(22,800)	(22,800)
Amounts due to members				9,999,990	(22,800)	9,977,190	
Balance at 31 December 2022	10	(30,391)	(30,381)	9,999,990	(22,800)	9,977,190	9,946,809

There are no existing restrictions or limitations which impact the ability of the members of the LLP to reduce the amount of Members' other interests

FINANCE DEVELOPMENT LLP
NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2022

1. Accounting policies

The principal accounting policies are summarised below. They have all been applied consistently throughout the financial year and to the preceding financial year, unless otherwise stated.

General information and basis of accounting

Finance Development LLP is a limited liability partnership, incorporated in the United Kingdom under the Limited Liability Partnerships Act 2000 and is registered in Scotland. The address of the LLP's registered office is 18 Walker Street, Edinburgh, EH3 7LP, Scotland, United Kingdom.

The financial statements have been prepared under the historical cost convention and in accordance with Section 1A of Financial Reporting Standard 102 (FRS 102) 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' issued by the Financial Reporting Council and the requirements of the Limited Liability Partnerships Act 2000 as applicable to companies subject to the small companies regime and the requirements of the Statement of Recommended Practice Accounting by Limited Liability Partnerships issued in December 2021 (SORP 2022).

The financial statements are presented in pounds sterling which is the functional currency of the company and rounded to the nearest £.

Going concern

The members have assessed the Balance Sheet and likely future cash flows at the date of approving these financial statements. The members have a reasonable expectation that the LLP has adequate resources to continue in operational existence and to meet its financial obligations as they fall due for at least 12 months from the date of signing these financial statements. Accordingly, they continue to adopt the going concern basis in preparing the financial statements.

Taxation

The taxation payable on the partnership's profits is the personal liability of the members, although payment of such liabilities is administered by the partnership on behalf of its members. Consequently, neither partnership taxation nor related deferred taxation is accounted for in these financial statements. Sums set aside in respect of members' tax obligations are included in the balance sheet within loans and other debts due to members, or are set against amounts due from members as appropriate.

Stocks

Stock represents work in progress and is stated at the lower of cost and estimated selling price less costs to sell, which is equivalent to the net realisable value.

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. No such impairments have been noted in the accounts for this year.

Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand.

FINANCE DEVELOPMENT LLP
NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2022

Financial instruments

Financial assets and financial liabilities are recognised when the Company becomes a party to the contractual provisions of the instrument.

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 Company after deducting all of its liabilities.

Financial assets and liabilities are only offset in the Balance Sheet when, and only when there exists a legally enforceable right to set off the recognised amounts and the Company intends either 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.

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.

Loans and borrowings

Loans and borrowings are initially recognised at the transaction price including transaction costs. Subsequently, they are measured at amortised cost using the effective interest rate method, less impairment.

FINANCE DEVELOPMENT LLP
NOTES TO THE FINANCIAL STATEMENTS
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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 FRS 25 (IAS 32) Financial Instruments: Disclosure and Presentation and UITF abstract 39 Members' shares in co-operative entities and similar instruments. A members' participation right results in a liability unless the right to any payment is discretionary on the part of the LLP.

Amounts subscribed or otherwise contributed by members, for example members' capital, are classed as equity if the LLP has an unconditional right to refuse payments to members. If the LLP does not have such an unconditional right, such amounts are classified as liabilities.

The profits are not automatically divided as they arise, the LLP therefore has an unconditional right to refuse payment of the profits for a particular year unless and until those profits are divided by a decision taken by the members; and accordingly, following such a division, those profits are classed as an appropriation or equity rather than an expense. They are therefore shown as a residual amount available for appropriation in the Profit and Loss Account.

All amounts due to members that are classified as liabilities are presented in the Statement of Financial Position within 'Loans and other debts due to members' and are charged to the Profit and Loss Account within 'Members' remuneration charged as an expense'. Amounts due to members that are classified as equity are shown in the Statement of Financial Position within 'Members' other interests'.

2. Employees

	2022	2021
	Number	Number
Monthly average number of persons employed by the LLP during the year	0	0

3. Stocks

	2022	2021
	£	£
Work in progress	12,365,580	11,641,057

Work in progress related to the purchase of the freehold property in addition to directly attributable professional and legal fees and other costs.

4. Debtors

	2022	2021
	£	£
Prepayments	19,928	17,044
VAT recoverable	5,868	54,314
Other debtors	0	31,530
	25,796	102,888

FINANCE DEVELOPMENT LLP
NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2022

5. Creditors: amounts falling due within one year

	2022	2021
	£	£
Trade creditors	87,123	171,508
Other creditors	3,850	2,850
	90,973	174,358

6. Creditors: amounts falling due after more than one year

	2022	2021
	£	£
Bank loans (secured)	2,411,018	1,700,000

Finance Development LLP, as a continuing security for the payment of the secured loan, grants a standard security in favour of Unbranded Finance Limited over the property.

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.