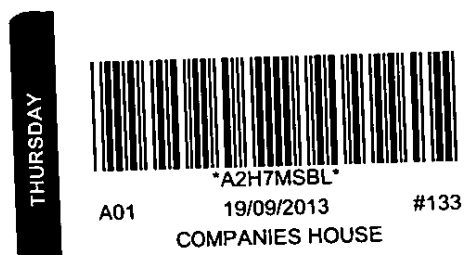


Bloomfield Terrace LLP
UNAUDITED FINANCIAL STATEMENTS

For the year ended

31 March 2013



Registration No OC325561

Bloomfield Terrace LLP

DESIGNATED MEMBERS

DESIGNATED MEMBERS

S R Sharp
H N Lewis

REGISTERED OFFICE

168 Ember Lane
Esher
Surrey
KT10 8EJ

Bloomfield Terrace LLP

DESIGNATED MEMBERS' REPORT

The members present their report and financial statements of Bloomfield Terrace LLP for the year ended 31 March 2013

PRINCIPAL ACTIVITIES

The principal activity of the LLP during the year was that of property investment

BUSINESS REVIEW AND FUTURE DEVELOPMENTS

The partnership's investment property continued to be tenanted throughout the year, and remains so

The partnership's investment property has been valued by the members on an open market value basis at £6,000,000 (2012 £5,200,000)

In view of the above, the members consider the results for the year to be satisfactory and are satisfied with the financial position of the partnership at the year end

DESIGNATED MEMBERS

The following designated members have held office since 1 April 2012

S R Sharp
H N Lewis

MEMBERS CAPITAL AND DRAWINGS

Members are required to subscribe capital to the business based on their allocated capital shares

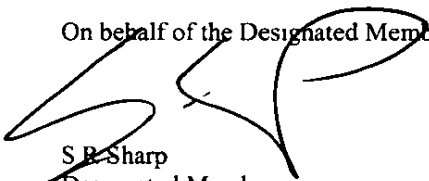
Upon resignation of a Member, their capital is transferred to debt. In accordance with the membership agreement, debt to former partners is to be paid on resignation

Profits or losses of the limited liability partnership are divided in accordance with the Members' allocated capital shares, unless otherwise decided by a unanimous resolution of the Members

Members are permitted to make drawings on account of accruing profit share, subject to unanimous resolution of the Members

This report has been prepared in accordance with the special provisions of the Companies Act 2006 as applicable to small limited liability partnerships

On behalf of the Designated Members,



S R Sharp
Designated Member

9th SEPTEMBER 2013

Bloomfield Terrace LLP
UNAUDITED PROFIT AND LOSS ACCOUNT
for the year ended 31 March 2013

	Notes	2013 £	2012 £
Turnover	1	221,000	3,311,675
Cost of sales		-	(2,747,791)
GROSS PROFIT		<u>221,000</u>	<u>563,884</u>
Administrative expenses		(48,727)	(83,216)
Other operating income	2	70,000	-
OPERATING PROFIT		<u>242,273</u>	<u>480,668</u>
Interest receivable		29	756
Interest payable	3	(170,930)	(219,086)
PROFIT FOR THE FINANCIAL YEAR BEFORE MEMBERS' REMUNERATION AND PROFIT SHARES		<u>71,372</u>	<u>262,338</u>
Members' remuneration charged as an expense		-	-
RETAINED PROFIT FOR THE FINANCIAL YEAR AVAILABLE FOR DISCRETIONARY DIVISION AMONG MEMBERS	10	<u>71,372</u>	<u>262,338</u>

The operating profit for the year arises from the partnership's continuing operations

STATEMENT OF TOTAL RECOGNISED GAINS AND LOSSES
for the year ended 31 March 2013

	Notes	2013 £	2012 £
Profit for the financial year	10	71,372	262,338
Surplus on revaluation of investment properties	10	800,000	-
Total recognised gains for the year		<u>871,372</u>	<u>262,338</u>

Bloomfield Terrace LLP

UNAUDITED BALANCE SHEET (Company Registration Number: OC325561)

31 March 2013

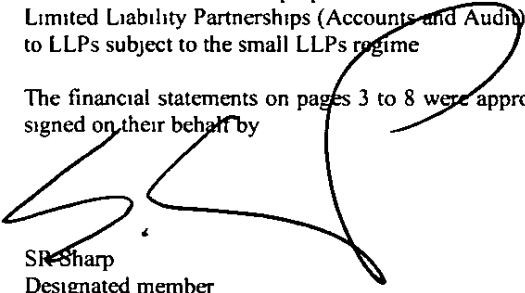
	Notes	2013 £	2012 £
FIXED ASSETS			
Tangible assets	5	6,000,000	5,200,000
CURRENT ASSETS			
Debtors	6	99,445	35,445
Cash at bank and in hand		114,192	95,190
		<u>213,637</u>	<u>130,635</u>
CREDITORS amounts falling due within one year	7	(2,243,205)	(2,231,575)
NET CURRENT LIABILITIES		<u>(2,029,568)</u>	<u>(2,100,940)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>3,970,432</u>	<u>3,099,060</u>
CREDITORS amounts falling due in more than one year	8	(3,000,000)	(3,000,000)
NET ASSETS ATTRIBUTABLE TO MEMBERS		<u>970,432</u>	<u>99,060</u>
REPRESENTED BY			
LOANS AND OTHER DEBTS DUE TO MEMBERS			
Members' capital classified as a liability under FRS25	9	1,000	1,000
Other amounts	9	160,000	160,000
		<u>161,000</u>	<u>161,000</u>
MEMBERS OTHER INTERESTS			
Revaluation and reserves	10	809,432	(61,940)
		<u>970,432</u>	<u>99,060</u>
TOTAL MEMBERS' INTERESTS			
Loans and other debts due to members	9	161,000	161,000
Unallocated accumulated losses	10	(1,407,457)	(1,478,829)
Revaluation reserve	11	2,216,889	1,416,889
		<u>970,432</u>	<u>99,060</u>

For the year ending 31 March 2013 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 the Companies Act 2006) Regulations 2008)

The members acknowledge their responsibilities for complying with the requirements of the Act (as applied to Limited Liability Partnerships) with respect to accounts records and the preparation of financial statements

These accounts have been prepared in accordance with the special provisions of the Companies Act 2006 (as applied by the Limited Liability Partnerships (Accounts and Audit) (Application of the Companies Act 2006) Regulations 2008) applicable to LLPs subject to the small LLPs regime

The financial statements on pages 3 to 8 were approved by the members and authorised for issue on 09/09/2013 and are signed on their behalf by


SR Sharp
Designated member

Bloomfield Terrace LLP

Financial statements for the year ended 31 March 2013
UNAUDITED ACCOUNTING POLICIES

BASIS OF ACCOUNTING

The accounts have been prepared under the historical cost convention and in accordance with applicable United Kingdom accounting standards and the Statement of Recommended Practice "Accounting by Limited Liability Partnerships"

GOING CONCERN

The members have assessed the operations of the partnership and consider that the partnership can expect to have sufficient working capital to meet its liabilities as they fall due for a period of at least 12 months from the date of approval of these financial statements. In view of this the members consider it appropriate for the financial statements to be prepared on a going concern basis.

INVESTMENT PROPERTIES

Properties acquired with a view to their long term investment are identified as Investment Properties. In accordance with Statement of Standard Accounting Practice No 19 investment properties are re-valued annually on an open market value basis and the aggregate surplus or deficit is transferred to a revaluation reserve, and no depreciation or amortisation is provided in respect of freehold investment properties and leasehold investment properties with over 20 years to run.

This treatment, as regards certain of the company's investment properties, is a departure from the requirements of the Companies Act concerning depreciation of fixed assets. However, these properties are not held for consumption but for investment and the directors consider that systematic annual depreciation would be inappropriate. The accounting policy adopted is therefore necessary for the accounts to give a true and fair view. Depreciation or amortisation is only one of the many factors reflected in the annual valuation and the amount which might otherwise have been shown cannot be separately identified or quantified.

TURNOVER

Turnover represents rental income from investment properties. Rental income is recognised in accordance with the terms of the lease. Income from property sales is recognised on completion of a sale contract.

TAXATION

The taxation payable current or deferred on the partnership profits, losses and gains, is the personal liability of the members and is not therefore, accounted for in the partnership's financial statements.

MEMBERS REMUNERATION

The limited liability partnership divides profits according to the signed Members' Agreement, namely that after deducting the agreed entitlements of members charged as an expense the profits available for distribution are split between the members in the ratio of 62.5% to Mr Sharp and 37.5% to Mr Lewis.

Bloomfield Terrace LLP

UNAUDITED NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2013

1 TURNOVER

	2013 £	2012 £
Rental income from investment property	221,000	211,675
Proceeds from sale of property held as stock	-	3,100,000
	<u>221,000</u>	<u>3,311,675</u>

2 OTHER OPERATING INCOME

	2013 £	2012 £
Management charge	70,000	-
	<u>70,000</u>	<u>-</u>

3 INTEREST PAYABLE

	2013 £	2012 £
Bank loans	106,534	116,111
Related party interest	58,396	59,144
Finance charges	6,000	43,831
	<u>170,930</u>	<u>219,086</u>

4 MEMBERS' REMUNERATION

	2013	2012
Number of members	2	2
	<u>2</u>	<u>2</u>

The limited liability partnership divides profits according to the signed Members' Agreement, namely that after deducting the agreed entitlements of members charged as an expense the profits available for distribution are split between the members in the ratio of 62.5% to Mr Sharp and 37.5% to Mr Lewis

Bloomfield Terrace LLP

UNAUDITED NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2013

5 TANGIBLE FIXED ASSETS

	Investment property £
Valuation	
At 1 April 2012	5,200,000
Revaluation	800,000
At 31 March 2013	<u>6,000,000</u>

The investment property was valued by the members on an open market value basis as at 31 March 2013

The historical cost of the investment property at 31 March 2013 was £3,785,111 (2012 £3,783,111)

6 DEBTORS	2013 £	2012 £
Due within one year		
Prepayments and accrued income	99,445	35,445
	<u>99,445</u>	<u>35,445</u>
7 CREDITORS amounts falling due within one year	2013 £	2012 £
Bank loans and overdraft	-	2,140,000
Amounts owed to related parties	2,140,000	-
Accruals and deferred income	103,205	91,575
	<u>2,243,205</u>	<u>2,231,575</u>
8 CREDITORS amounts falling due in more than one year	2013 £	2012 £
Bank loans	3,000,000	3,000,000

The bank loan is secured by way of a charge over the company's investment property and a floating charge over all other assets. The loan bears interest at 2.5% per annum above the Bank of England base rate and is repayable in full in June 2016.

Bloomfield Terrace LLP

UNAUDITED NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2013

9 LOANS AND OTHER DEBT DUE TO MEMBERS

	Members' capital £	Other amounts £	Total £
1 April 2012 and 31 March 2013	1,000	160,000	161,000

In the event of a winding up the amounts due to Members will be repaid only after all other liabilities have been discharged

10 MEMBERS' OTHER INTERESTS

	Unallocated accumulated losses £	Revaluation reserve £	Total £
1 April 2012	(1,478,829)	1,416,889	(61,940)
Profit for the financial year available for division amongst members	71,372	800,000	871,372
31 March 2013	(1,407,457)	2,216,889	809,432

11 CONTROLLING PARTIES

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

12 RELATED PARTY TRANSACTIONS

At 31 March 2013 the LLP owed £1,440,625 (2012 £Nil) to the related party, Walnut Estates Limited. Walnut Estates Limited is a related party by virtue of common members/directors. Interest of £39,311 (2012 £40,282) was charged on this balance during the year.

At 31 March 2013 the LLP owed £699,375 (2012 £Nil) to the related party Bramham Estates Limited. Bramham Estates Limited is a related party by virtue of common control and common members/directors. Interest of £19,085 (2012 £18,862) has been charged on this balance during the year.

During the year the LLP raised a management charge to Walnut Estates Limited of £70,000 (2012 £Nil). This management charge was in respect of the services of members during the year and is included within prepayments and accrued income at 31 March 2013.

ACCOUNTANTS' REPORT TO THE DESIGNATED MEMBERS OF BLOOMFIELD TERRACE LLP ON THE UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2013

In order to assist you to fulfil your duties under the Limited Liability Partnerships Act 2000, the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008 and regulations thereunder ("the Acts"), we prepared for your approval the financial statements of Bloomfield LLP which comprise the Profit and Loss Account, the Balance Sheet, the Statement of Total Recognised Gains and Losses and the related notes as set out on pages 3 to 8 from the accounting records and information and explanations you have given to us

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at <http://www.icaew.com/en/members/regulations-standards-and-guidance>

This report is made solely to the Designated Members of Bloomfield LLP as a body, in accordance with the terms of our engagement letter dated 26 June 2013. Our work has been undertaken solely to prepare for your approval the accounts of Bloomfield LLP and state those matters that we have agreed to state to them in accordance with AAF 2/10 as detailed at [icaew.com/compilation](http://www.icaew.com/compilation). This report should not therefore be regarded as suitable to be used or relied on by any other party wishing to acquire any rights against Baker Tilly Tax and Accounting Limited for any purpose or in any context. Any party other than the Designated Members which obtains access to this report or a copy and chooses to rely on this report (or any part of it) will do so at its own risk. To the fullest extent permitted by law, Baker Tilly Tax and Accounting Limited will accept no responsibility or liability in respect of this report to any other party and shall not be liable for any loss, damage or expense of whatsoever nature which is caused by any person's reliance on representations in this report.

This report is released to the Designated Members on the basis that it shall not be copied, referred to or disclosed, in whole or in part (save as otherwise permitted by agreed written terms), without our prior written consent.

It is your duty to ensure that Bloomfield LLP has kept adequate accounting records and to prepare statutory accounts that give a true and fair view of the assets, liabilities, financial position and profit of Bloomfield LLP under the Acts. You consider that Bloomfield LLP is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Bloomfield LLP. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory accounts.

Baker Tilly Tax & Accounting Limited

BAKER TILLY TAX AND ACCOUNTING LIMITED

Chartered Accountants
3rd Floor, One London Square
Cross Lanes
Guildford
Surrey
GU1 1UN

9/9/13