

BLOOMFIELD TERRACE LLP
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED
31 MARCH 2016



BLOOMFIELD TERRACE LLP

DESIGNATED MEMBERS

Designated members

S R Sharp
H N Lewis

Registered office

168 Ember Lane
Esher
Surrey
KT10 8EJ

Accountants

RSM UK Tax and Accounting Limited
Third Floor
One London Square
Cross Lanes
Guildford
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GU1 1UN

BLOOMFIELD TERRACE LLP

DESIGNATED MEMBERS' REPORT

The members present their report and financial statements of Bloomfield Terrace LLP for the year ended 31 March 2016.

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 £6,500,000 (2015: £6,500,000).

In view of the above, the members consider the result 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 2015:

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,



.....
SR Sharp
Designated Member

9 September 2016

BLOOMFIELD TERRACE LLP
UNAUDITED PROFIT AND LOSS ACCOUNT
For the year ended 31 March 2016

	Notes	2016 £	2015 £
Turnover	1	133,733	154,363
Administrative expenses		(42,823)	(45,264)
Operating profit		<u>90,910</u>	<u>109,099</u>
Interest receivable		571	96
Interest payable	2	(159,030)	(158,214)
Loss for the financial year before members' remuneration and profit shares		<u>(67,549)</u>	<u>(49,019)</u>
Members' remuneration charged as an expense		-	-
Retained loss for the financial year available for discretionary division among members	9	<u>(67,549)</u>	<u>(49,019)</u>

STATEMENT OF TOTAL RECOGNISED GAINS AND LOSSES
For the year ended 31 March 2016

	Notes	2016 £	2015 £
Loss for the financial year	9	(67,549)	(49,019)
Surplus on revaluation of investment properties		-	500,000
Total recognised (losses)/gains for the year		<u>(67,549)</u>	<u>450,981</u>

BLOOMFIELD TERRACE LLP**UNAUDITED BALANCE SHEET (Company Registration Number: OC325561)****31 March 2016**

	Notes	2016 £	2015 £
Fixed assets			
Tangible assets	4	6,500,000	6,500,000
Current assets			
Debtors	5	49,804	25,377
Cash at bank and in hand		93,304	184,533
		143,108	209,910
Creditors: amounts falling due within one year	6	(5,307,649)	(2,306,902)
Net current liabilities		(5,164,541)	(2,096,992)
Total assets less current liabilities		1,335,459	4,403,008
Creditors: amounts falling due in more than one year	7	-	(3,000,000)
Net assets attributable to members		1,335,459	1,403,008
Represented by:			
Loans and other debts due to members			
Members' capital classified as a liability	8	1,000	1,000
Other amounts	8	160,000	160,000
		161,000	161,000
Members other interests			
Revaluation and other reserves	9	1,174,459	1,242,008
		1,335,459	1,403,008
Total members' interests			
Loans and other debts due to members	8	161,000	161,000
Unallocated accumulated losses	9	(1,542,430)	(1,474,881)
Revaluation reserve	9	2,716,889	2,716,889
		1,335,459	1,403,008

For the year ending 31 March 2016 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) relating to small limited liability partnerships.

The members acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 (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 limited liability partnerships subject to the small limited liability partnerships regime and the Financial Reporting Standard for Smaller Entities (effective January 2015).

The financial statements on pages 3 to 8 were approved by the members and authorised for issue on 9 September 2016 and are signed on their behalf by:


 SR Sharp
 Designated member

BLOOMFIELD TERRACE LLP

ACCOUNTING POLICIES

Unaudited financial statements for the year ended 31 March 2016

Basis of accounting

The accounts have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015) and the Statement of Recommended Practice (SORP); "Accounting by Limited Liability Partnerships" revised in 2014.

Going concern

Subsequent to the year end the Limited Liability Partnership has extended the repayment date of its bank loan borrowings to December 2018. Additionally the company has received confirmation from its related party, CVG Investments Limited, that it will not request repayment of the amount lent to the Limited Liability Partnership within 12 months from the date of approval of these financial statements unless the Limited Liability Partnership has sufficient working capital to be able to do so. The members therefore consider that, despite the net current liabilities position and the loss for the year, the Limited Liability 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. 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
NOTES TO THE UNAUDITED FINANCIAL STATEMENTS
For the year ended 31 March 2016

1. Turnover

	2016	2015
	£	£
Rental income from investment property	133,733	154,363

2. Interest payable

	2016	2015
	£	£
Bank loan interest	90,246	90,000
Related party interest	62,784	62,214
Finance charges	6,000	6,000
	<u>159,030</u>	<u>158,214</u>

3. Members' remuneration

	2016	2015
Number of members	2	2

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.

4. Tangible fixed assets

	Investment property £
Valuation: At 1 April 2015 and 31 March 2016	<u>6,500,000</u>

The investment property was valued by the members on an open market value basis as at 31 March 2016.

The historical cost of the investment property at 31 March 2016 was £3,785,111 (2015: £3,785,111).

5. Debtors

	2016	2015
	£	£
Due within one year:		
Amounts owed by related parties	30,000	-
Prepayments and accrued income	19,804	25,377
	<u>49,804</u>	<u>25,377</u>

BLOOMFIELD TERRACE LLP
NOTES TO THE UNAUDITED FINANCIAL STATEMENTS
For the year ended 31 March 2016

6. Creditors: amounts falling due within one year	2016	2015
	£	£
Bank loan (note 7)	3,000,000	-
Amounts owed to related parties	2,100,000	2,070,000
Accruals and deferred income	207,649	236,902
	<u>5,307,649</u>	<u>2,306,902</u>

7. Creditors: amounts falling due in more than one year	2016	2015
	£	£
Bank loan	-	3,000,000
	<u>-</u>	<u>3,000,000</u>

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 was repayable in full in June 2016. Subsequent to the year end the bank loan has been extended such that repayment is now not due until December 2018.

The members have provided personal guarantees in respect of the whole amount of the bank loan borrowings.

8. Loans and other debt due to members

	Members' capital	Other amounts	Total
	£	£	£
1 April 2015 and 31 March 2016	1,000	160,000	161,000
	<u>1,000</u>	<u>160,000</u>	<u>161,000</u>

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

9. Members' other interests

	Unallocated accumulated losses	Revaluation reserve	Total
	£	£	£
1 April 2015	(1,474,881)	2,716,889	1,242,008
Loss for the financial year available for division amongst members	(67,549)	-	(67,549)
31 March 2016	<u>(1,542,430)</u>	<u>2,716,889</u>	<u>1,174,459</u>

10. Controlling parties

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

BLOOMFIELD TERRACE LLP
NOTES TO THE UNAUDITED FINANCIAL STATEMENTS
For the year ended 31 March 2016

11. Related party transactions

At 31 March 2016 the LLP was owed £29,375 by the related party, Walnut Estates Limited (2015: £1,370,625 owed to Walnut Estates Limited). Walnut Estates Limited is a related party by virtue of common members/directors. Interest of £36,460 (2015: £32,094) was charged on amounts owed during the year.

At 31 March 2016 the LLP was owed £625 by the related party Bramham Estates Limited (2015: £699,375 owed to Bramham Estates Limited). Bramham Estates Limited is a related party by virtue of common control and common members/directors. Interest of £18,450 (2015: £16,321) was charged on amounts owed during the year.

At 31 March 2016 the LLP owed £nil (2015: £Nil) to Bramham Holdings Limited, a related party by virtue of common control and common members/directors. Interest of £nil (2015: £2,597) was charged on amounts owed during the year.

At 31 March 2016 the LLP owed £2,100,000 (2015: £Nil) to CVG Investments Limited, a related party by virtue of common control and common members/directors. Interest of £7,874 (2015: £11,202) was charged on amounts owed during the year.

ACCOUNTANTS' REPORT TO THE DESIGNATED MEMBERS OF BLOOMFIELD TERRACE LLP ON THE UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2016

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 Terrace LLP which comprise the Profit and Loss Account, the Balance Sheet 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 Terrace 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 Terrace LLP and state those matters that we have agreed to state to them in accordance with ICAEW Technical Release 07/16 AAF. 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 RSM UK 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, RSM UK 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.

It is your duty to ensure that Bloomfield Terrace 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 loss of Bloomfield Terrace LLP under the Acts. You consider that Bloomfield Terrace 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 Terrace 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 financial statements.

RSM UK Tax and Accounting Limited

RSM UK TAX AND ACCOUNTING LIMITED

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9 September 2016