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**CIP ORCHARD PARK L2 LLP**

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**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2023**

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**CIP ORCHARD PARK L2 LLP**

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**INFORMATION**

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**DESIGNATED MEMBERS** Hill Investment Partnerships Limited  
Cambridge City Council

**REGISTERED NUMBER** OC430052

**REGISTERED OFFICE** The Power House  
Gunpowder Mill  
Powdermill Lane  
Waltham Abbey  
Essex  
EN9 1BN

**INDEPENDENT  
AUDITORS** Peters Elworthy & Moore  
Chartered Accountants  
Salisbury House  
Station Road  
Cambridge  
CB1 2LA

**BANKERS** National Westminster Bank plc  
1 Princes Street  
London  
EC2R 8BP

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**CIP ORCHARD PARK L2 LLP**

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## **CIP ORCHARD PARK L2 LLP**

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### **MEMBERS' REPORT FOR THE YEAR ENDED 31 MARCH 2023**

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The members present their annual report together with the audited financial statements of CIP Orchard Park L2 LLP ("the LLP") for the year ended 31 March 2023.

#### **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.

#### **PRINCIPAL ACTIVITIES**

The principal activity of the LLP is the development of various forms of residential accommodation for private sale and the construction of affordable residential accommodation.

#### **DESIGNATED MEMBERS**

Hill Investment Partnerships Limited and Cambridge City Council were designated members of the LLP throughout the year.

#### **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 year ended 31 March 2023 are set out in the Reconciliation of Members' Interests.

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

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CIP ORCHARD PARK L2 LLP

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**MEMBERS' REPORT (CONTINUED)**  
**FOR THE YEAR ENDED 31 MARCH 2023**

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the balance of profits being distributed after the year, subject to the cash requirements of the business.

**DISCLOSURE OF INFORMATION TO AUDITORS**

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

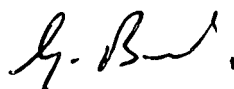
- so far as that member is aware, there is no relevant audit information of which the LLP's auditors are unaware, and
- that member has taken all the steps that ought to have been taken as a member in order to be aware of any relevant audit information and to establish that the LLP's auditors are aware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

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



**Neil Williams**  
**For and on behalf of**  
**Hill Investment Partnerships Limited**  
**Designated member**

Date: 24 Nov 2023



**Gerri Bird**  
**For and on behalf of**  
**Cambridge City Council**  
**Designated member**

Date: 24 Nov 2023

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## CIP ORCHARD PARK L2 LLP

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### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF CIP ORCHARD PARK L2 LLP

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#### OPINION

We have audited the financial statements of CIP Orchard Park L2 LLP (the 'LLP') for the year ended 31 March 2023, 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 2023 and of its result for the year 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.

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## **CIP ORCHARD PARK L2 LLP**

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### **INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF CIP ORCHARD PARK L2 LLP (CONTINUED)**

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#### **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.

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## CIP ORCHARD PARK L2 LLP

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### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF CIP ORCHARD PARK L2 LLP (CONTINUED)

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#### 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.

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 obtained an understanding of the legal and regulatory framework applicable to the entity and how the entity is complying with that framework;
- We identified which laws and regulations were significant in the context of the entity. The laws and regulations we considered in this context were Companies Act 2006 and taxation legislation. We assessed the required compliance with these laws and regulations as part of our audit procedures on the related financial statement items; and
- We considered provisions of other laws and regulations that do not have a direct effect on the financial statements but compliance with which might be fundamental to the LLP's ability to operate or to avoid material penalty. The laws and regulations we considered in this context were specific to the construction industry and included planning and health and safety regulations.

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, 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:

- Evaluated the assumptions and judgements used by management within significant accounting estimates and assessed whether these indicated evidence of management bias; and
- Performed audit work over the risk of management override of controls, including testing of journal entries and other adjustments for appropriateness, evaluating the business rationale of significant transactions outside the normal course of business, and reviewing accounting estimates for 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;
- Enquiring of management as to actual and potential litigation and claims; and
- Discussing with management actual and potential litigation and claims.

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.



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## CIP ORCHARD PARK L2 LLP

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### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF CIP ORCHARD PARK L2 LLP (CONTINUED)

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Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the directors 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.

Edward Napper (Senior Statutory Auditor)

for and on behalf of  
**Peters Elworthy & Moore**

Chartered Accountants  
Statutory Auditors

Salisbury House  
Station Road  
Cambridge  
CB1 2LA

Date: 11 December 2023

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CIP ORCHARD PARK L2 LLP

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STATEMENT OF COMPREHENSIVE INCOME  
FOR THE YEAR ENDED 31 MARCH 2023

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	2023 £000	2022 £000
Turnover	8,522	-
Cost of sales	(8,029)	-
	<hr/>	<hr/>
<b>GROSS PROFIT</b>	<b>493</b>	<b>-</b>
Administrative expenses	(4)	(3)
	<hr/>	<hr/>
<b>OPERATING PROFIT/(LOSS)</b>	<b>489</b>	<b>(3)</b>
	<hr/>	<hr/>
<b>PROFIT/(LOSS) FOR THE YEAR BEFORE MEMBERS' REMUNERATION AND PROFIT SHARES</b>	<b>489</b>	<b>(3)</b>
	<hr/>	<hr/>

There were no recognised gains and losses for 2023 or 2022 other than those included in the statement of comprehensive income.

The notes on pages 11 to 13 form part of these financial statements.

CIP ORCHARD PARK L2 LLP  
REGISTERED NUMBER: OC430052

**BALANCE SHEET  
AS AT 31 MARCH 2023**

	Note	2023 £000	2022 £000
<b>CURRENT ASSETS</b>			
Stocks	4	-	1,646
Debtors	5	746	258
Cash at bank and in hand		2,372	1,703
		<u>3,118</u>	<u>3,607</u>
Creditors: amounts falling due within one year	6	(2,637)	(564)
<b>NET CURRENT ASSETS</b>		<u>481</u>	<u>3,043</u>
<b>NET ASSETS</b>		<u><u>481</u></u>	<u><u>3,043</u></u>
<b>REPRESENTED BY:</b>			
<b>LOANS AND OTHER DEBTS DUE TO MEMBERS WITHIN ONE YEAR</b>			
Members' capital classified as a liability		481	(8)
Other amounts	7	-	3,051
		<u>481</u>	<u>3,043</u>
<b>TOTAL MEMBERS' INTERESTS</b>		<u><u>481</u></u>	<u><u>3,043</u></u>
Loans and other debts due to members	7	481	3,043
		<u>481</u>	<u>3,043</u>

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**CIP ORCHARD PARK L2 LLP**  
**REGISTERED NUMBER: OC430052**

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**BALANCE SHEET (CONTINUED)**  
**AS AT 31 MARCH 2023**

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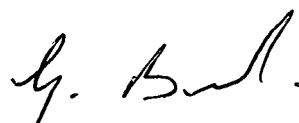
The financial statements have been prepared in accordance with the provisions applicable to entities subject to the small LLPs regime.

The financial statements were approved and authorised for issue by the members and were signed on their behalf by:



**Neil Williams**  
**For and on behalf of**  
**Hill Investment Partnerships Limited**  
**Designated member**

Date: 24. Nov 2023



**Gerri Bird**  
**For and on behalf of**  
**Cambridge City Council**  
**Designated member**

Date: 24 Nov 2023

The notes on pages 11 to 13 form part of these financial statements.

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**CIP ORCHARD PARK L2 LLP**

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**RECONCILIATION OF MEMBERS' INTERESTS  
FOR THE YEAR ENDED 31 MARCH 2023**

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	DEBT		
	Loans and other debts due to members less any amounts due from members in debtors		
	Members' capital (classified as debt) £000	Other amounts £000	Total £000
<b>BALANCE AT 1 APRIL 2021</b>	(5)	2,258	2,253
Loss for the year	(3)	-	(3)
Amounts introduced by members	-	790	790
Interest on capital	-	3	3
Amounts due to members	(8)	3,051	3,043
<b>BALANCE AT 31 MARCH 2022</b>	(8)	3,051	3,043
Profit for the year	489	-	489
Repayment of loan	-	(3,051)	(3,051)
Amounts due to members	481	-	481
<b>BALANCE AT 31 MARCH 2023</b>	481	-	481

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.

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## CIP ORCHARD PARK L2 LLP

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

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#### 1. GENERAL INFORMATION

The LLP is incorporated in England and Wales. The address of the registered office is given in the information on the second page of these financial statements.

The LLP's functional and presentational currency is GBP.

#### 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 Section 1A of 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 following principal accounting policies have been applied:

##### 2.2 STOCKS AND WORK IN PROGRESS

Stocks and work in progress are stated at the lower of cost and net realisable value. Cost includes all direct costs, interest charged to each project and attributable overheads.

At each balance sheet date, stocks are assessed for impairment. If stock is impaired, the carrying amount is reduced to its selling price less costs to complete and sell. The impairment loss is recognised immediately in the Statement of Comprehensive Income.

##### 2.3 REVENUE

Turnover on projects is recognised on legal completion of the sale of each individual unit within each development. A prudent estimate of the profit attributable to each unit is calculated based on an assessment of the overall profitability of each individual development.

Turnover on construction contracts is recognised according to the stage reached in the contract by reference to the value of the work completed. A prudent estimate of the profit attributable to work completed is recognised once the outcome of the contract can be assessed with reasonable certainty.

##### 2.4 DEBTORS

Short-term debtors are measured at transaction price, less any impairment.

##### 2.5 CREDITORS

Short-term creditors are measured at the transaction price.

#### 3. EMPLOYEES

The entity has no employees.

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CIP ORCHARD PARK L2 LLP

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023

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4. STOCKS

	2023 £000	2022 £000
Work in progress	-	1,646
	<u>-</u>	<u>1,646</u>

5. DEBTORS

	2023 £000	2022 £000
Trade debtors	-	257
Other debtors	746	1
	<u>746</u>	<u>258</u>

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023 £000	2022 £000
Amounts owed to related undertakings	-	561
Accruals and deferred income	2,637	3
	<u>2,637</u>	<u>564</u>

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CIP ORCHARD PARK L2 LLP

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023

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7. LOANS AND OTHER DEBTS DUE TO MEMBERS

	2023 £000	2022 £000
Members' capital treated as debt	481	(8)
Members loans	-	3,051
	<u>481</u>	<u>3,043</u>

Loans and other debts due to members may be further analysed as follows:

	2023 £000	2022 £000
Falling due within one year	481	3,043
	<u>481</u>	<u>3,043</u>

Members' loans include £Nil (2022 - £558,000, including interest of £3,000). This loan was secured by a charge over the undeveloped land of the LLP. The loan was repayable by instalments over the future development programme.

Loans and other debts due to members rank equally with debts due to ordinary creditors in the event of a winding up.