

---

**DELPH 1 LLP**

---

**ABBREVIATED ACCOUNTS**  
**FOR THE YEAR ENDED 31 MARCH 2016**



---

## DELPH 1 LLP

---

### INDEPENDENT AUDITORS' REPORT TO DELPH 1 LLP UNDER SECTION 449 OF THE COMPANIES ACT 2006

---

We have examined the abbreviated accounts set out on pages 4 to 8, together with the financial statements of Delph 1 LLP for the year ended 31 March 2016 prepared under section 396 of the Companies Act 2006, as applied by The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008.

This report is made solely to the LLP in accordance with section 449 of the Companies Act 2006, as applied by The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008. Our work has been undertaken so that we might state to the LLP those matters we are required to state to it in a special 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, for our work, for this report, or for the opinions we have formed.

#### RESPECTIVE RESPONSIBILITIES OF MEMBERS AND AUDITORS

The members are responsible for preparing the abbreviated accounts in accordance with section 444 of the Companies Act 2006, as applied by The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008. It is our responsibility to form an independent opinion as to whether the LLP is entitled to deliver abbreviated accounts to the Registrar of Companies and whether the abbreviated accounts have been properly prepared in accordance with the regulations made under that section and to report our opinion to you.

We conducted our work in accordance with Bulletin 2008/4 issued by the Auditing Practices Board. In accordance with that Bulletin we have carried out the procedures we consider necessary to confirm, by reference to the financial statements, that the LLP is entitled to deliver abbreviated accounts and that the abbreviated accounts are properly prepared.

#### OPINION ON FINANCIAL STATEMENTS

In our opinion the LLP is entitled to deliver abbreviated accounts prepared in accordance with section 444(3) of the Companies Act 2006, as applied by The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008, and the abbreviated accounts on pages 4 to 8 have been properly prepared in accordance with the regulations made under that section.

#### OTHER INFORMATION

On 20/10/16 we reported as auditors to the members of the LLP on the financial statements prepared under section 396 of the Companies Act 2006, as applied by The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008 and our audit report was as follows:

We have audited the financial statements of Delph 1 LLP for the year ended 31 March 2016, set out on pages 6 to 14. The financial reporting framework that has been applied in their preparation is applicable law and the Financial Reporting Standard for Smaller Entities (effective January 2015) (United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities).

This report is made solely to the LLP's members in accordance with the Companies Act 2006, as applied by Part 12 of The Limited Liability Partnerships (Accounts and Audit) (Application 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 for our audit work, for this report, or for the opinions we have formed.

#### RESPECTIVE RESPONSIBILITIES OF MEMBERS AND AUDITORS

As explained more fully in the Directors' Responsibilities Statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

---

## **DELPH 1 LLP**

---

### **INDEPENDENT AUDITORS' REPORT TO DELPH 1 LLP UNDER SECTION 449 OF THE COMPANIES ACT 2006**

---

#### **SCOPE OF THE AUDIT OF THE FINANCIAL STATEMENTS**

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the LLP's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the designated members; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Members' Report to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

#### **QUALIFIED OPINION ON FINANCIAL STATEMENTS - ACCOUNTING TREATMENT OF INVESTMENT PROPERTIES**

##### **BASIS FOR QUALIFIED OPINION ON FINANCIAL STATEMENTS**

The investment properties included within the financial statements are valued at cost. In our opinion, these investment properties should be included in the financial statements at their open market value in accordance with the requirements of the Financial Reporting Standard for Smaller Entities (effective April 2008), which overall would be more than cost. Were the properties to be revalued to their open market value, the impact on the financial statements would be an increase to the balance sheet by the market value uplift, and a corresponding increase to shareholders' funds, by carrying the uplift within a revaluation reserve.

We have been unable to obtain sufficient independent information to enable us to properly quantify the effects of this non-compliance on the financial statements.

##### **QUALIFIED OPINION ON FINANCIAL STATEMENTS**

In our opinion, except for the effects of the matter described in the Basis for Qualified Opinion paragraph, the financial statements:

- give a true and fair view of the state of the LLP's affairs as at 31 March 2016 and of its loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities; 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.

---

**DELPH 1 LLP**

---

**INDEPENDENT AUDITORS' REPORT TO DELPH 1 LLP  
UNDER SECTION 449 OF THE COMPANIES ACT 2006**

---

**OPINION ON OTHER MATTERS PRESCRIBED BY THE COMPANIES ACT 2006**

In our opinion the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements

**MATTERS ON WHICH WE ARE REQUIRED TO REPORT BY EXCEPTION**

We have nothing to report in respect of the following matters where 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.



Lee Brook FCA (Senior Statutory Auditor)

for and on behalf of

**Berg Kaprow Lewis LLP**

Chartered Accountants

Statutory Auditors

Date: 20/10/16

**DELPH 1 LLP**  
**REGISTERED NUMBER: OC312962**

**ABBREVIATED BALANCE SHEET**  
**AS AT 31 MARCH 2016**

	Note	£	2016 £	£	2015 £
<b>FIXED ASSETS</b>					
Tangible fixed assets	2		27,797		17,283
Investment property	3		7,761,048		9,235,748
			<u>7,788,845</u>		<u>9,253,031</u>
<b>CURRENT ASSETS</b>					
Debtors	4	192,359		130,671	
Cash at bank		959,955		260,771	
		<u>1,152,314</u>		<u>391,442</u>	
<b>CREDITORS:</b> amounts falling due within one year		<u>(166,676)</u>		<u>(161,039)</u>	
<b>NET CURRENT ASSETS</b>			<u>985,638</u>		<u>230,403</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>8,774,483</u>		<u>9,483,434</u>
<b>CREDITORS:</b> amounts falling due after more than one year	5		<u>(4,000,000)</u>		<u>(5,958,000)</u>
<b>NET ASSETS ATTRIBUTABLE TO MEMBERS</b>			<u><u>4,774,483</u></u>		<u><u>3,525,434</u></u>
<b>REPRESENTED BY:</b>					
<b>LOANS AND OTHER DEBTS DUE TO MEMBERS</b>					
Other amounts	6		4,775,689		3,522,434
<b>Members' other interests</b>					
Members' capital classified as equity		3,000		3,000	
Other reserves classified as equity		<u>(4,206)</u>		<u>-</u>	
			<u>(1,206)</u>		<u>3,000</u>
			<u><u>4,774,483</u></u>		<u><u>3,525,434</u></u>
<b>TOTAL MEMBERS' INTERESTS</b>					
Loans and other debts due to members			4,775,689		3,522,434
Members' other interests			<u>(1,206)</u>		<u>3,000</u>
			<u><u>4,774,483</u></u>		<u><u>3,525,434</u></u>

---

**DELPH 1 LLP**

---

**ABBREVIATED BALANCE SHEET (continued)  
AS AT 31 MARCH 2016**

---

The abbreviated accounts, which have been prepared in accordance with the special provisions relating to LLPs subject to the small LLPs regime within Part 15 of the Companies Act 2006, as applied by The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008, were approved and authorised for issue by the members and were signed on their behalf on 13/06/16



**P Crocker**  
Designated member

The notes on pages 6 to 8 form part of these financial statements.

---

## DELPH 1 LLP

---

### NOTES TO THE ABBREVIATED ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2016

---

#### 1. ACCOUNTING POLICIES

##### 1.1 BASIS OF PREPARATION OF FINANCIAL STATEMENTS

The full financial statements, from which these abbreviated accounts have been extracted, have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015) and the requirements of the Statement of Recommended Practice "Accounting by Limited Liability Partnerships".

##### 1.2 CASH FLOW

The financial statements do not include a Cash Flow Statement because the LLP, as a small reporting entity, is exempt from the requirement to prepare such a statement under the Financial Reporting Standard for Smaller Entities (effective January 2015).

##### 1.3 TURNOVER

Turnover comprises rent receivable on investment properties.

Revenue is recognised in the period to which the rental income relates.

##### 1.4 TANGIBLE FIXED ASSETS AND DEPRECIATION

Tangible fixed assets are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Fixtures & fittings	-	20% straight line
---------------------	---	-------------------

##### 1.5 INVESTMENT PROPERTIES

Investment properties are included in the Balance Sheet at historic cost.

This treatment is contrary to the requirements of the Financial Reporting Standard for Smaller Entities (effective April 2015), which requires investment properties to be stated at their open market value. In the opinion of the members, revaluation of the investment properties is not practicable.

Depreciation is not provided on investment properties, this is contrary to the requirements of Companies Act 2006, as applied by The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008, which states that fixed assets should be depreciated. In the opinion of the members, this departure from the Act is necessary in order to give a true and fair view of the financial position of the LLP and to comply with the requirement contained within SSAP 19 not to depreciate investment property.

---

DELPH 1 LLP

---

NOTES TO THE ABBREVIATED ACCOUNTS  
FOR THE YEAR ENDED 31 MARCH 2016

---

2. TANGIBLE FIXED ASSETS

	Other fixed assets £
<b>COST</b>	
At 1 April 2015	103,559
Additions	25,249
Disposals	(18,351)
At 31 March 2016	<u>110,457</u>
<b>DEPRECIATION</b>	
At 1 April 2015	86,276
Charge for the year	6,160
On disposals	(9,776)
At 31 March 2016	<u>82,660</u>
<b>NET BOOK VALUE</b>	
At 31 March 2016	<u>27,797</u>
At 31 March 2015	<u>17,283</u>



---

DELPH 1 LLP

---

NOTES TO THE ABBREVIATED ACCOUNTS  
FOR THE YEAR ENDED 31 MARCH 2016

---

3. INVESTMENT PROPERTY

	£
<b>COST</b>	
At 1 April 2015	9,235,748
Additions at cost	172,554
Disposals	(1,647,254)
At 31 March 2016	<u>7,761,048</u>

The properties have not been revalued to open market value.

The investment properties are stated at cost and not, as required by the Financial Reporting Standard for Smaller Entities (effective April 2008), at open market value. In the opinion of the members the portfolio of investment properties has a market value in excess of the amount at which it is included in the financial statements.

4. DEBTORS

Debtors include £64,840 (2015 - £10,749) falling due after more than one year.

5. CREDITORS:  
AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

The aggregate amount of secured liabilities at the year end totalled £4,000,000 (2015 - £5,958,000)

6. LOANS AND OTHER DEBTS DUE TO MEMBERS

	2016	2015
	£	£
Amounts due to members	<u>4,775,689</u>	<u>3,522,434</u>

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

7. CONTROLLING PARTY

The entity is controlled by P Crocker, a designated member of the LLP.