

UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017
FOR
CRITTALL ROAD LLP

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FOR THE YEAR ENDED 31 DECEMBER 2017

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CRITTALL ROAD LLP

GENERAL INFORMATION
FOR THE YEAR ENDED 31 DECEMBER 2017

DESIGNATED MEMBERS: DJA Developments Limited
Newell Properties Limited

REGISTERED OFFICE: Dickens House
Guithavon Street
Witham
Essex
CM8 1BJ

REGISTERED NUMBER: OC326973 (England and Wales)

ACCOUNTANTS: Baverstocks
Chartered Accountants
Dickens House
Guithavon Street
Witham
Essex
CM8 1BJ

CRITTALL ROAD LLP (REGISTERED NUMBER: OC326973)**ABRIDGED BALANCE SHEET**
31 DECEMBER 2017

	Notes	2017 £	£	2016 £	£
FIXED ASSETS					
Investment property	3		3,800,000		3,800,000
CURRENT ASSETS					
Cash at bank		110,055		108,354	
CREDITORS					
Amounts falling due within one year		<u>348,828</u>		<u>319,717</u>	
NET CURRENT LIABILITIES			<u>(238,773)</u>		<u>(211,363)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			3,561,227		3,588,637
CREDITORS					
Amounts falling due after more than one year	4		<u>914,740</u>		<u>1,215,667</u>
NET ASSETS ATTRIBUTABLE TO MEMBERS			<u>2,646,487</u>		<u>2,372,970</u>
LOANS AND OTHER DEBTS DUE TO MEMBERS					
	6		2,045,306		1,771,789
MEMBERS' OTHER INTERESTS					
Revaluation reserve	7		<u>601,181</u>		<u>601,181</u>
			<u>2,646,487</u>		<u>2,372,970</u>
TOTAL MEMBERS' INTERESTS					
Loans and other debts due to members	6		2,045,306		1,771,789
Members' other interests			<u>601,181</u>		<u>601,181</u>
			<u>2,646,487</u>		<u>2,372,970</u>

The LLP is entitled to exemption from audit under Section 477 of the Companies Act 2006 as applied to LLPs by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008 for the year ended 31 December 2017.

The members acknowledge their responsibilities for:

- ensuring that the LLP keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 as applied to LLPs by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008 and
- preparing financial statements which give a true and fair view of the state of affairs of the LLP as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 as applied to LLPs by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008 relating to financial statements, so far as applicable to the LLP.

The notes form part of these financial statements

ABRIDGED BALANCE SHEET - continued
31 DECEMBER 2017

The financial statements have been prepared and delivered in accordance with the provisions of Part 15 of the Companies Act 2006 as applied to LLPs by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008 relating to small LLPs.

All the members have consented to the preparation of an abridged Income Statement and an abridged Balance Sheet for the year ended 31 December 2017 in accordance with Section 444(2A) of the Companies Act 2006 as applied to LLPs by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008.

In accordance with Section 444 of the Companies Act 2006 as applied to LLPs by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008, the Income Statement has not been delivered.

The financial statements were approved by the members of the LLP on 13 September 2018 and were signed by:

Newell Properties Limited - Designated member

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017**

1. STATUTORY INFORMATION

Crittall Road LLP is registered in England and Wales. The LLP's registered number and registered office address can be found on the General Information page.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

These financial statements have been prepared in accordance with the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the requirements of the Statement of Recommended Practice, Accounting by Limited Liability Partnerships. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

Turnover

Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

3. INVESTMENT PROPERTY

FAIR VALUE

At 1 January 2017
and 31 December 2017

NET BOOK VALUE

At 31 December 2017
At 31 December 2016

Total
£

3,800,000

3,800,000

3,800,000

Fair value at 31 December 2017 is represented by:

	£
Valuation in 2007	540,000
Valuation in 2008	(174,919)
Valuation in 2009	199,150
Valuation in 2010	36,950
Cost	3,198,819
	<u>3,800,000</u>

If investment property had not been revalued it would have been included at the following historical cost:

	2017	2016
	£	£
Cost	<u>3,198,819</u>	<u>3,198,819</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2017

4. **CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN FIVE YEARS**

	2017 £	2016 £
Repayable by instalments		
Bank loans more 5 yr by instal	<u>-</u>	<u>232,884</u>

5. **SECURED DEBTS**

The following secured debts are included within creditors:

	2017 £	2016 £
Bank loans	<u>1,173,793</u>	<u>1,443,503</u>

The members have given a guarantee of £500,000 to secure the bank borrowings.

6. **LOANS AND OTHER DEBTS DUE TO MEMBERS**

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

7. **RESERVES**

	Revaluation reserve £
At 1 January 2017 and 31 December 2017	<u>601,181</u>

8. **RELATED PARTY DISCLOSURES**

Included within creditors at the balance sheet date is an amount of £1,080 due to one of the designated members.

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.