

Registered number: OC350376

LONDON LUTON HOTEL BPRA PROPERTY FUND LLP

REGISTERED IN ENGLAND AND WALES
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2019



LONDON LUTON HOTEL BPRA PROPERTY FUND LLP

INFORMATION

Designated Members

Downing Corporate Finance Limited
Downing Members Limited

LLP registered number

OC350376

Registered office

6th Floor
St Magnus House
3 Lower Thames Street
London
EC3R 6HD

Independent auditor

Mazars LLP
Chartered Accountants
Statutory Auditor
The Pinnacle
160 Midsummer Boulevard
Milton Keynes
MK9 1FF

Bankers

Natwest
1 St. Phillips Place
Birmingham
B3 2PT

Co-Operative Bank PLC
11th Floor
The Paza
100 Old Hall Street
Liverpool
L3 9QJ

LONDON LUTON HOTEL BPRA PROPERTY FUND LLP

CONTENTS

	Page
Members' Report	1 - 3
Independent Auditor's Report	4 - 6
Statement of Comprehensive Income	7
Balance Sheet	8 - 9
Reconciliation of Members' Interests	10
Notes to the Financial Statements	11 - 20

LONDON LUTON HOTEL BPRA PROPERTY FUND LLP

MEMBERS' REPORT FOR THE YEAR ENDED 5 APRIL 2019

The Members present their annual report together with the audited financial statements of London Luton Hotel BPRA Property Fund LLP ("the LLP") for the year ended 5 April 2019.

Principal activities

The principal activity of the LLP during the whole of the year was the rental of the property known as London Luton Hotel.

The address of the hotel is:
Airport Way
Luton
LU2 9LF

Designated Members

The following were Designated Members throughout the year, unless otherwise stated:

Downing Corporate Finance Limited
Downing Members Limited

Members' capital and interests

Policy with respect to members' capital

The initial Members' capital contribution was £7,200,000. If Downing LLP, acting as operator, determines that the LLP requires additional funds (in excess of the initial capital contribution) for the purposes of the business, it shall consider the most appropriate source of funding including the use of third party financing and/or additional funding provided by some or all of the Members.

The Members acknowledge that third party finance is required for the acquisition of the long leasehold interest over the property and refurbishment thereof.

Policy with respect to members' distributions

Following the sale of the property, the LLP shall, in priority of any distribution made to the Members, pay to Downing LLP a sales fee of an amount equal to 1.0% (plus VAT as applicable) of the proceeds realised from the sale of the property, before the deduction of sales costs, following which the balance of the sales proceeds, net of all expenses, will be distributed to the Members. Such fee shall be payable whether or not Downing LLP is then a Designated Member or operator of the LLP.

All distributions shall be made to Members pro rata to their respective capital contribution as at the date of such distribution, save as varied in accordance with the Members' agreement. The timing of distributions shall be made at the discretion of the operator.

Notwithstanding the above, no sums shall be distributed from the LLP which would result in the LLP being unable to meet its obligations to third parties (in the ordinary course) and pursuant to any facility agreement entered into from time to time or which would render the LLP insolvent.

LONDON LUTON HOTEL BPRA PROPERTY FUND LLP

**MEMBERS' REPORT (continued)
FOR THE YEAR ENDED 5 APRIL 2019**

Policy with respect to members' drawings and subscription and repayments of amounts subscribed or otherwise contributed by members

Members are not permitted to make drawings in anticipation of profits to be allocated to them. New Members are required to subscribe a minimum level of capital.

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 judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- 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.

Disclosure of information to auditor

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 auditor is 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 auditor is aware of that information.

Auditor

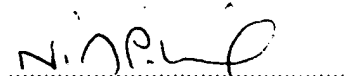
The auditor, Mazars LLP, has indicated its willingness to continue in office. The Designated Members will propose a motion re-appointing the auditor at a meeting of the Members.

LONDON LUTON HOTEL BPRA PROPERTY FUND LLP

MEMBERS' REPORT (continued)
FOR THE YEAR ENDED 5 APRIL 2019

Impact of Brexit

We have considered the potential impact of Brexit on the LLP and whilst there may be significant effects for the wider economy which could in turn affect the LLP's performance, we have not identified any specific risk that is material enough to require further disclosure here.



Downing Members Limited
Designated Member

Date: 18 December 2019

LONDON LUTON HOTEL BPRA PROPERTY FUND LLP

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF LONDON LUTON HOTEL BPRA PROPERTY FUND LLP

Opinion

We have audited the financial statements of London Luton Hotel BPRA Property Fund LLP (the 'LLP') for the year ended 5 April 2019 which comprise of the Statement of Comprehensive Income, the Balance Sheet, the Reconciliation of Members' Interests and notes to the financial statements, 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 FRS 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 05 April 2019 and of its profit 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.

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 Auditor's 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 UK, including the FRC'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.

The impact of uncertainties due to Britain exiting the European Union on our audit

The Members' view on the impact of Brexit is disclosed on page 3.

The terms on which the United Kingdom may withdraw from the European Union are not clear, and it is therefore not currently possible to evaluate all the potential implications to the LLP's trade, customers, suppliers and the wider economy.

We considered the impact of Brexit on the LLP as part of our audit procedures, applying a standard firm wide approach in response to the uncertainty associated with the LLP's future prospects and performance.

However, no audit should be expected to predict the unknowable factors or all possible implications for the LLP and this is particularly the case in relation to Brexit.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the Members' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the Members have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the LLP's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

LONDON LUTON HOTEL BPRA PROPERTY FUND LLP

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF LONDON LUTON HOTEL BPRA PROPERTY FUND LLP

Other information

The Members are responsible for the other information. The other information comprises the information included in the Members' report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, 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 audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. 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.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Members' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Members' Report have been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In light of the knowledge and understanding of the LLP and its environment obtained in the course of the audit, we have not identified material misstatements in the Members' Report.

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
- certain disclosures of Members' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.
- the Members were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption in preparing the Members' Report and from the requirement to prepare a Strategic Report.

LONDON LUTON HOTEL BPRA PROPERTY FUND LLP

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF LONDON LUTON HOTEL BPRA PROPERTY
FUND LLP

Responsibilities of Members

As explained more fully in the Members' responsibilities statement set out on page 2, 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 directors 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 directors intend to liquidate the LLP or to cease operations, or have no realistic alternative but to do so.

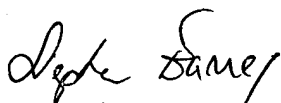
Auditor's responsibilities for the audit of the financial statements

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 auditor's 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.

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. This description forms part of our auditor's report.

Use of the audit 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. 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 auditor's 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 company's members as a body for our audit work, for this report, or for the opinions we have formed.



Stephen Eames (Senior statutory auditor)

for and on behalf of

Mazars LLP
Chartered Accountants and Statutory Auditor
The Pinnacle
160 Midsummer Boulevard

Milton Keynes
MK9 1FF

Date: 19 December 2009

LONDON LUTON HOTEL BPRA PROPERTY FUND LLP

**STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 5 APRIL 2019**

	Note	2019 £	Restated 2018 £
Turnover	4	1,378,855	1,322,038
Administrative expenses		(1,954,362)	(1,362,140)
Other operating income		1,111,521	524,410
		<hr/>	<hr/>
Operating profit	5	536,014	484,308
Interest payable and expenses	9	(183,410)	(253,851)
		<hr/>	<hr/>
Profit before tax		352,604	230,457
		<hr/>	<hr/>
Profit for the year before members' remuneration and profit shares available for discretionary division among members and total comprehensive income		352,604	230,457
		<hr/> <hr/>	<hr/> <hr/>

All activities relate to continuing operations.

There were no recognised gains and losses for 2019 or 2018 other than those included in the Statement of Comprehensive Income.

There was no other comprehensive income for 2019 (2018: £NIL).

The notes on pages 11 to 20 form part of these financial statements.

LONDON LUTON HOTEL BPRA PROPERTY FUND LLP
REGISTERED NUMBER: OC350376

BALANCE SHEET
AS AT 5 APRIL 2019

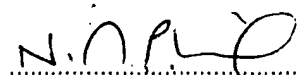
	Note	2019 £	Restated 2018 £
Fixed assets			
Investment property	10	15,084,838	15,145,664
Investments	11	1	1
		<u>15,084,839</u>	<u>15,145,665</u>
Current assets			
Debtors: amounts falling due within one year	12	892,399	575,101
Cash and cash equivalents	13	129,309	99,445
		<u>1,021,708</u>	<u>674,546</u>
Creditors: Amounts Falling Due Within One Year	14	(2,622,757)	(2,799,526)
Net current liabilities		<u>(1,601,049)</u>	<u>(2,124,980)</u>
Total assets less current liabilities		<u>13,483,790</u>	<u>13,020,685</u>
Creditors: amounts falling due after more than one year	15	(4,350,769)	(4,653,718)
		<u>9,133,021</u>	<u>8,366,967</u>
Provisions for liabilities			
Other provisions	16	(413,450)	-
		<u>(413,450)</u>	<u>-</u>
Net assets		<u><u>8,719,571</u></u>	<u><u>8,366,967</u></u>
Represented by:			
Members' other interests			
Members' capital classified as equity	7,200,000	7,200,000	
Other reserves classified as equity	1,519,571	1,166,967	
		<u>8,719,571</u>	<u>8,366,967</u>
		<u><u>8,719,571</u></u>	<u><u>8,366,967</u></u>
Total members' interests			
Members' other interests		<u>8,719,571</u>	<u>8,366,967</u>
		<u><u>8,719,571</u></u>	<u><u>8,366,967</u></u>

LONDON LUTON HOTEL BPRA PROPERTY FUND LLP
REGISTERED NUMBER: OC350376

BALANCE SHEET (CONTINUED)
AS AT 5 APRIL 2019

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:


Downing Members Limited
Designated Member

Date: 18 December 2019

The notes on pages 11 to 20 form part of these financial statements.

London Luton Hotel BPRA Property Fund LLP has no equity and, in accordance with the provisions contained within the Statement of Recommended Practice "Accounting by Limited Liability Partnerships", has not presented a Statement of Changes in Equity.

LONDON LUTON HOTEL BPRA PROPERTY FUND LLP

RECONCILIATION OF MEMBERS' INTERESTS
FOR THE YEAR ENDED 5 APRIL 2019

	EQUITY		
	Members' other interests		Total £
	Members' capital (classified as equity) £	Other reserves £	
Balance at 6 April 2017	7,200,000	936,510	8,136,510
Profit for the year available for discretionary division among members	-	230,457	230,457
Restated balance at 5 April 2018	7,200,000	1,166,967	8,366,967
Profit for the year available for discretionary division among members	-	352,604	352,604
Balance at 5 April 2019	7,200,000	1,519,571	8,719,571

The notes on pages 11 to 20 form part of these financial statements.

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.

LONDON LUTON HOTEL BPRA PROPERTY FUND LLP

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5 APRIL 2019

1. General information

London Luton Hotel BPRA Fund LLP ("the LLP") is a limited liability partnership, registered and incorporated in England and Wales. LLP registration number OC350376. The address of its registered office is 6th Floor St Magnus House, 3 Lower Thames Street, London, England, EC3R 6HD.

The principal activity of the LLP during the whole of the year was the rental of the property known as London Luton Hotel.

The address of the hotel is:
Airport Way
Luton
LU2 9LF

These financial statements are presented in Pounds Sterling (£), this being the currency of the primary economic environment in which the LLP operates.

Monetary amounts in these financial statements are rounded to the nearest £.

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 preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the LLP's accounting policies (see note 3).

The following principal accounting policies have been applied:

2.2 Going concern

The LLP meets its property and other commitments through a bank loan which has quarterly interest payments, which the LLP meets through the receipts of property rentals. The Designated Members, having reviewed forecasted future rentals of the business for at least 12 month from the date of approval of the accounts and given the loans in place are satisfied that the LLP has adequate resources to continue in business for the foreseeable future.

For this reason, the Designated Members believe that the LLP continues to be a going concern and that it is appropriate to prepare the accounts on the going concern basis.

2.3 Exemption from preparing consolidated financial statements

The LLP, and the Group headed by it, qualify as small as set out in section 383 of the Companies Act 2006 and the parent and Group are considered eligible for the exemption to prepare consolidated accounts.

2.4 Revenue

Revenue represents the amounts (excluding value added tax) of rentals receivable during the year.

LONDON LUTON HOTEL BPRA PROPERTY FUND LLP

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2019

2. Accounting policies (continued)

2.5 Tangible fixed assets

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

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

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the Statement of Comprehensive Income.

The depreciation expense is charged to administrative expenses within the Statement of Comprehensive Income.

2.6 Investment property

Following the early adoption of the triennial review amendments to FRS 102, the investment property is valued at cost less depreciation less impairment. Cost is the deemed cost taken from the fair value valuation at the date of transition, being 6th April 2017. Investment properties are depreciated straight line over 50 years with a residual value of 80%, which the directors consider to be appropriate.

2.7 Valuation of investments

Investments in subsidiaries are measured at cost less accumulated impairment.

2.8 Debtors

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

2.9 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

LONDON LUTON HOTEL BPRA PROPERTY FUND LLP

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2019

2. Accounting policies (continued)

2.10 Financial instruments

The LLP only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade debtors and creditors, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received. However, if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or financed at a rate of interest that is not a market rate or in the case of an out-right short-term loan not at market rate, the financial asset or liability is measured, initially, at the present value of the future cash flow discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost.

2.11 Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

2.12 Finance costs

Finance costs are charged to the Statement of Comprehensive Income over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

2.13 Borrowing costs

All borrowing costs are recognised in the Statement of Comprehensive Income in the year in which they are incurred.

2.14 Taxation

The taxation payable on the partnership profits is the personal liability of the Members, therefore neither the partnership taxation nor related deferred taxation are accounted for in the financial statements.

2.15 Members remuneration

A Member's share in the profit or loss for the year is accounted for as an allocation of profits or losses. Unallocated profits and losses are included within Other Reserves.

LONDON LUTON HOTEL BPRA PROPERTY FUND LLP

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5 APRIL 2019

2. Accounting policies (continued)

2.16 Members' participation rights

Members' participation rights are the rights of a Member against the LLP that arise under the Members' agreement (for example, in respect of amounts subscribed/contributed, remuneration and profits).

Members' participation rights in the earnings or assets of the LLP are analysed between those that give rise to, from the LLP's perspective, either a financial liability or equity, in accordance with Section 22 of FRS 102. Members' different participation rights should be analysed separately into liability and equity elements. Depending on the terms of the Members' agreement, Members' participation rights may give rise to equity or liabilities or both.

Amounts subscribed or otherwise contributed by Members, for example Members' capital, are classed as equity if the LLP has an unconditional right to refuse payment to Members. If the LLP does not have such an unconditional right, such amounts are classified as liabilities.

Where profits are automatically divided as they arise, so the LLP does not have an unconditional right to refuse payment, the amounts arising that are due to members are in the nature of liabilities. They are therefore treated as an expense in the Profit and Loss Account in the relevant year. To the extent that they remain unpaid at the period end, they are shown as liabilities in the Balance Sheet.

Conversely, where profits are divided only after a decision by the LLP or its representative, so that the LLP has an unconditional right to refuse payment, such profits are classed as an appropriation of equity rather than as an expense. They are therefore shown as a residual amount available for discretionary division among members in the Profit and Loss Account and are equity appropriations in the Balance Sheet.

Other amounts applied to Members, for example remuneration paid under an employment contract and interest on capital balances, are treated in the same way as all other divisions of profits, as described above, according to whether the LLP has, in each case, an unconditional right to refuse payment.

All amounts due to Members that are classified as liabilities are presented in the Balance Sheet within 'Loans and other debts due to members' and are charged to the Profit and Loss Account within 'Members' remuneration charged as an expense'. Amounts due to Members that are classified as equity are shown in the Balance Sheet within 'Members' other interests'.

2.17 Change in accounting policy

As a result of early adoption of the amendments to FRS 102 as a result of the triennial review published in December 2017, the investment property shown in the accounts of the parent company has been restated at the start of the comparative period to reflect the valuation on that being the deemed cost of the property. The property is then disclosed net of depreciation and impairment.

LONDON LUTON HOTEL BPRA PROPERTY FUND LLP

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2019

2. Accounting policies (continued)

2.18 Provisions for liabilities

Provisions are made where an event has taken place that gives the LLP a legal or constructive obligation that probably requires settlement by a transfer of economic benefit, and a reliable estimate can be made of the amount of the obligation.

Provisions are charged as an expense to the Statement of Comprehensive Income in the year that the LLP becomes aware of the obligation, and are measured at the best estimate at the Balance Sheet date of the expenditure required to settle the obligation, taking into account relevant risks and uncertainties.

When payments are eventually made, they are charged to the provision carried in the Balance Sheet.

3. Judgements in applying accounting policies and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported for assets and liabilities as at the Balance Sheet date and the amounts reported for revenues and expenses during the year. However, the nature of estimation means that actual outcomes could differ from those estimates. The key judgements and sources of estimation uncertainty are:

Investment property valuation

Investment property is carried at deemed cost less depreciation less any impairment following the election to adopt the amendments to FRS 102 as a result of the triennial review published in December 2017. The deemed cost arises from the market rate valuation received for the accounts for the year ending 6th April 2017. Management periodically reviews the appropriateness of the valuation and checks for any indication of impairment.

Provision for receivables

The LLP establishes a provision for receivables that are estimated not to be recoverable. When assessing recoverability the Members consider factors such as the ageing of the receivables and past experience of recoverability.

The LLP recognises provisions at the balance sheet date when there is an obligation as a result of a past event, it is probable that the LLP will be required to transfer economic benefits in settlement, and the amount of the obligation can be estimated reliably.

4. Turnover

	2019 £	2018 £
Turnover	1,378,855	1,322,038

All turnover arose within the United Kingdom.

LONDON LUTON HOTEL BPRA PROPERTY FUND LLP

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2019

5. Operating profit

The operating profit is stated after charging/(crediting):

	2019 £	2018 £
Depreciation of investment property	60,826	96,859

6. Auditor's remuneration

	2019 £	2018 £
Fees payable to the LLP's auditor and its associates for the audit of the LLP's annual financial statements	4,600	3,050

Fees payable to the LLP's auditor and its associates in respect of:

Non-audit services	775	750
	775	750

7. Employees

The LLP has no employees (2018: Nil).

8. Information in relation to members

The average number of Members during the year was 86 (2018 - 86).

No member was remunerated by the LLP in the current or prior year.

9. Interest payable and similar expenses

	2019 £	2018 £
Bank interest payable	150,331	144,105
Other loan interest payable	33,079	109,746
	183,410	253,851

LONDON LUTON HOTEL BPRA PROPERTY FUND LLP

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2019

10. Investment property

	Restated L/Term Leasehold Property £
Cost	
At 6 April 2018	15,206,490
At 5 April 2019	<u>15,206,490</u>
Depreciation	
At 6 April 2018	60,826
Charge for the year	60,826
At 5 April 2019	<u>121,652</u>
Net book value	
At 5 April 2019	<u>15,084,838</u>
At 5 April 2018	<u>15,145,664</u>

LONDON LUTON HOTEL BPRA PROPERTY FUND LLP

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2019**

11. Fixed asset investments

	Investments in subsidiary companies £
Cost	
At 6 April 2018	1
At 5 April 2019	<u>1</u>

12. Debtors

	2019 £	2018 £
Trade debtors	13,395	13,396
Amounts owed by group undertakings	584,004	550,000
Other debtors	295,000	11,705
	<u>892,399</u>	<u>575,101</u>

Amounts due by group undertakings are unsecured, interest free and repayable on demand.

13. Cash and cash equivalents

	2019 £	2018 £
Cash at bank and in hand	<u>129,309</u>	<u>99,445</u>

LONDON LUTON HOTEL BPRA PROPERTY FUND LLP

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2019**

14. Creditors: Amounts falling due within one year

	2019 £	2018 £
Bank loans	302,949	302,949
Other loans	2,274,741	2,408,929
Trade creditors	-	60,346
Other taxation and social security	18,452	-
Other creditors	2	2
Accruals and deferred income	26,613	27,300
	<u>2,622,757</u>	<u>2,799,526</u>

15. Creditors: Amounts falling due after more than one year

	2019 £	2018 £
Bank loans	4,350,769	4,653,718
	<u>4,350,769</u>	<u>4,653,718</u>

The bank loan is secured by a Legal Charge dated 26 August 2014 granting a legal charge over the freehold property, a fixed charge over all present and future assets of the business and an unlimited guarantee provided by the LLP's subsidiary Company.

16. Provisions

	Professional fees £
Charged to profit or loss	413,450
At 5 April 2019	<u><u>413,450</u></u>

The provision of £413,450 as at 5 April 2019 (2018: £Nil) relates to building refurbishment costs on the property

LONDON LUTON HOTEL BPRA PROPERTY FUND LLP

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2019

17. Related party transactions

The LLP has taken advantage of the exemption available in accordance with Section 33 of Financial Reporting Standard 102 not to disclose transactions entered into between two or more Members of the group on the grounds that the subsidiary is wholly owned.

During the year, the LLP recharged expenses to the following entities which had common Designated Members:

	2019 £	2018 £
Baron House BPRA LLP	24,219	16,322
Cumberland House BPRA Property Fund LLP	220,691	139,618
Fenkle Street BPRA Property Fund LLP	148,877	93,489
Harrogate Street BPRA LLP	8,290	5,176
Snow Hill BPRA LLP	149,256	93,243
Waterloo Street BPRA Property Fund LLP	142,916	92,301
West Bar BPRA LLP	122,272	75,262

18. Controlling party

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

19. Winding up

Upon the sale of the property and following satisfaction or discharge of all liabilities of the LLP in relation to the property, the LLP shall be wound up or dissolved.

In the event of any winding up or dissolution of the LLP (other than in circumstances of insolvency) the net assets of the LLP (or proceeds of the sale of such assets) shall be distributed to Members in the proportions of their capital contributions at the date of commencement of any such winding up or dissolution.