
LONDON LUTON HOTEL BPRA PROPERTY FUND LLP

REGISTERED IN ENGLAND AND WALES
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2018

THURSDAY



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COMPANIES HOUSE

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

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LONDON LUTON HOTEL BPRA PROPERTY FUND LLP

MEMBERS' REPORT FOR THE YEAR ENDED 5 APRIL 2018

The Members present their annual report together with the audited financial statements of London Luton Hotel BPRA Property Fund LLP ("the LLP") for the ended 5 April 2018.

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 2018

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:

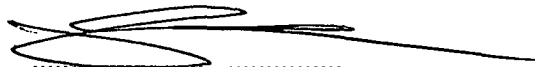
- so far as that Member is aware, there is no relevant audit information of which the LLP's auditor is unaware, and
- that Member has taken all the steps that ought to have been taken as a Member in order to be aware of any relevant audit information and to establish that the LLP's auditor is aware of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

LONDON LUTON HOTEL BPRA PROPERTY FUND LLP

**MEMBERS' REPORT (continued)
FOR THE YEAR ENDED 5 APRIL 2018**

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.



.....
Downing Members Limited
Designated Member

Date: 17/12/2018

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 2018 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 5 April 2018 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.

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.

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.

LONDON LUTON HOTEL BPRA PROPERTY FUND LLP

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

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.

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, and;
- 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.

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 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 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.

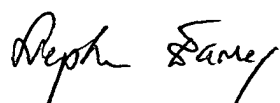
A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

LONDON LUTON HOTEL BPRA PROPERTY FUND LLP

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

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: 18 December 2018.

LONDON LUTON HOTEL BPRA PROPERTY FUND LLP

STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 5 APRIL 2018

	Note	2018 £	2017 £
Turnover	4	1,322,038	1,273,732
Administrative expenses		(1,301,314)	(1,019,216)
Other operating income		524,410	194,411
Operating profit	5	545,134	448,927
Interest payable and expenses	9	(253,851)	(245,643)
Profit before tax		291,283	203,284
Profit for the year before members' remuneration and profit shares available for discretionary division among members and total comprehensive income		291,283	203,284

All activities relate to continuing operations.

There were no recognised gains and losses for 2018 or 2017 other than those included in the Statement of Comprehensive Income.

There was no other comprehensive income for 2018 (2017: £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 2018

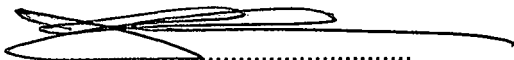
	Note	2018 £	2017 £
Fixed assets			
Tangible assets	10	-	36,033
Investments	11	1	1
Investment property	12	15,206,490	15,206,490
		<u>15,206,491</u>	<u>15,242,524</u>
Current assets			
Debtors: amounts falling due within one year	13	575,101	640,883
Cash and cash equivalents	14	99,445	21,359
		<u>674,546</u>	<u>662,242</u>
Creditors: Amounts Falling Due Within One Year	15	(2,799,526)	(327,407)
Net current (liabilities)/assets		<u>(2,124,980)</u>	<u>334,835</u>
Total assets less current liabilities		<u>13,081,511</u>	<u>15,577,359</u>
Creditors: amounts falling due after more than one year	16	(4,653,718)	(7,440,849)
		<u>8,427,793</u>	<u>8,136,510</u>
Net assets		<u><u>8,427,793</u></u>	<u><u>8,136,510</u></u>
Represented by:			
Members' other interests			
Members' capital classified as equity		7,200,000	7,200,000
Other reserves classified as equity		1,227,793	936,510
		<u>8,427,793</u>	<u>8,136,510</u>
		<u><u>8,427,793</u></u>	<u><u>8,136,510</u></u>
Total members' interests			
Members' other interests		<u>8,427,793</u>	<u>8,136,510</u>
		<u><u>8,427,793</u></u>	<u><u>8,136,510</u></u>

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:

LONDON LUTON HOTEL BPRA PROPERTY FUND LLP
REGISTERED NUMBER: OC350376

BALANCE SHEET (CONTINUED)
AS AT 5 APRIL 2018



.....
Downing Members Limited
Designated Member

Date: 17/2/2018

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 2018**

	EQUITY		
	Members' capital (classified as equity) £	Members' other interests Other reserves £	Total £
Balance at 6 April 2016	7,200,000	733,225	7,933,225
Profit for the year available for discretionary division among members	-	203,285	203,285
Members' interests after profit for the year	7,200,000	936,510	8,136,510
Balance at 5 April 2017	7,200,000	936,510	8,136,510
Profit for the year available for discretionary division among members	-	291,283	291,283
Members' interests after profit for the year	7,200,000	1,227,793	8,427,793
Balance at 5 April 2018	7,200,000	1,227,793	8,427,793

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 2018

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 2018

2. Accounting policies (continued)

2.5 Tangible fixed assets

Tangible fixed assets under the cost model, other than investment properties, 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
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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

Investment property is carried at fair value determined annually by its Designated Members and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in the Statement of Comprehensive Income.

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 2018

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.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the Statement of Comprehensive Income.

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate of the recoverable amount, which is an approximation of the amount that the LLP would receive for the asset if it were to be sold at the Balance Sheet date.

Financial assets and liabilities are offset and the net amount reported in the Balance Sheet when there is an enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

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.

LONDON LUTON HOTEL BPRA PROPERTY FUND LLP

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5 APRIL 2018

2. Accounting policies (continued)

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.

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'.

LONDON LUTON HOTEL BPRA PROPERTY FUND LLP

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2018**

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 fair value determined annually by its Designated Members and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the asset. 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.

4. Turnover

	2018 £	2017 £
Turnover	1,322,038	1,273,732

All turnover arose within the United Kingdom.

5. Operating profit

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

	2018 £	2017 £
Depreciation of tangible fixed assets	36,033	137,000

6. Auditors remuneration

	2018 £	2017 £
Fees payable to the LLP's auditor in respect of the audit of the LLP's annual financial statements	3,050	3,000
Fees payable to the LLP's auditor in respect of non-audit services	750	475

LONDON LUTON HOTEL BPRA PROPERTY FUND LLP

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2018**

7. Employees

The LLP has no employees (2017 - 0).

8. Information in relation to members

The average number of Members during the year was 86 (2017 - 86).

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

9. Interest payable and similar expenses

	2018 £	2017 £
Bank interest payable	144,105	120,463
Other loan interest payable	109,746	125,180
	<u>253,851</u>	<u>245,643</u>

10. Tangible fixed assets

	Fixtures & fittings £
Cost	
At 6 April 2017	310,033
At 5 April 2018	<u>310,033</u>
Depreciation	
At 6 April 2017	274,000
Charge for the year	36,033
At 5 April 2018	<u>310,033</u>
Net book value	
At 5 April 2018	<u>-</u>
At 5 April 2017	<u>36,033</u>

LONDON LUTON HOTEL BPRA PROPERTY FUND LLP

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2018**

11. Fixed asset investments

	Investments in subsidiary companies £
Cost or valuation	
At 6 April 2017	1
At 5 April 2018	<u>1</u>
Net book value	
At 5 April 2018	<u>1</u>
At 5 April 2017	<u>1</u>

Subsidiary undertakings

The following were subsidiary undertakings of the LLP:

Name	Class of shares	Holding
London Luton Hotel 2010 Limited	£0.01 Ordinary shares	100 %

The aggregate of the share capital and reserves as at 5 April 2018 and of the profit or loss for the year ended on that date for the subsidiary undertakings were as follows:

	Aggregate of share capital and reserves £	Profit/(loss) £
London Luton Hotel 2010 Limited	<u>(714,285)</u>	<u>1,912,939</u>

LONDON LUTON HOTEL BPRA PROPERTY FUND LLP

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2018**

12. Investment property

	Freehold investment property £
Valuation	
At 6 April 2017	15,206,490
At 5 April 2018	<u>15,206,490</u>

The 2018 valuations were made by the Designated Members, on an open market value for existing use basis.

If the investment properties had been accounted for under the historic cost accounting rules, the properties would have been measured as follows:

	2018 £	2017 £
Historic cost	15,330,490	15,330,490
Accumulated depreciation and impairments	(186,000)	(124,000)
	<u>15,144,490</u>	<u>15,206,490</u>

13. Debtors

	2018 £	2017 £
Trade debtors	13,396	2,608
Amounts owed by group undertakings	550,000	630,248
Other debtors	11,705	8,027
	<u>575,101</u>	<u>640,883</u>

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

14. Cash and cash equivalents

	2018 £	2017 £
Cash at bank and in hand	99,445	21,359
	<u>99,445</u>	<u>21,359</u>

LONDON LUTON HOTEL BPRA PROPERTY FUND LLP

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2018**

15. Creditors: Amounts falling due within one year

	2018	2017
	£	£
Bank loans	302,949	217,949
Other loans	2,408,929	-
Trade creditors	60,346	81,386
Other creditors	2	2
Accruals and deferred income	27,300	28,070
	<u>2,799,526</u>	<u>327,407</u>

The other loan is secured by a Legal Charge dated 25 March 2011 over the freehold property. The other loan is repayable on the earlier of the repayment of the bank loan, sale of property or eight years from drawdown. The other loan is repayable in full in March 2019, and as such, the other loan falls due within one year.

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

	2018	2017
	£	£
Bank loans	4,653,718	5,041,667
Other loans	-	2,399,183
	<u>4,653,718</u>	<u>7,440,850</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.

LONDON LUTON HOTEL BPRA PROPERTY FUND LLP

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5 APRIL 2018

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:

	2018 £	2017 £
Baron House BPRA LLP	16,322	5,237
Cumberland House BPRA Property Fund LLP	139,618	47,717
Fenkle Street BPRA Property Fund LLP	93,489	32,189
Harrogate Street BPRA LLP	5,176	1,793
Snow Hill BPRA LLP	93,243	31,640
Waterloo Street BPRA Property Fund LLP	92,301	30,296
West Bar BPRA LLP	75,262	25,920

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.