

Raynol Properties (Ipswich) LLP

FINANCIAL STATEMENTS

31 March 2019

PAGES FOR FILING WITH REGISTRAR



Registration No. OC 351318

Raynol Properties (Ipswich) LLP

DESIGNATED MEMBERS' RESPONSIBILITIES IN THE PREPARATION OF FINANCIAL STATEMENTS

The members are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulations.

Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008 (the 2008 Regulations) 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 the 2008 Regulations, 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 partnership and of the profit or loss of the partnership for that year.

In preparing those financial statements, the members are required to:

- a) Select suitable accounting policies and then apply them consistently;
- b) Make judgements and estimates that are reasonable and prudent;
- c) Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the partnership will continue in business.

Under the 2008 Regulations the members are responsible for keeping adequate accounting records that are sufficient to show and explain the partnership's transactions and disclose with reasonable accuracy at any time the financial position of the partnership and to enable them to ensure that the financial statements comply with the requirements of those Regulations. They are also responsible for safeguarding the assets of the partnership and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

These responsibilities are exercised by the designated members on behalf of the members.

Raynol Properties (Ipswich) LLP

STATEMENT OF FINANCIAL POSITION

at 31 March 2019

	Note	2019	2018
		£	£
FIXED ASSETS			
Tangible assets	2	1,176,000	1,764,000
CURRENT ASSETS			
Debtors	3	-	550
Cash at bank and in hand		73,726	82,320
		<u>73,726</u>	<u>82,870</u>
CREDITORS: Amounts falling due within one year	4	<u>(111,533)</u>	<u>(111,444)</u>
NET CURRENT LIABILITIES		<u>(37,807)</u>	<u>(28,574)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>1,138,193</u>	<u>1,735,426</u>
NET ASSETS ATTRIBUTABLE TO MEMBERS		<u>1,138,193</u>	<u>1,735,426</u>
Represented by:			
LOANS AND OTHER DEBTS DUE TO MEMBERS			
Members' capital classified as a liability		2,242,849	2,242,849
Loan and other debts due to members	5	138,072	147,305
		<u>2,380,921</u>	<u>2,390,154</u>
MEMBERS' OTHER INTERESTS			
Other reserves		(1,242,728)	(654,728)
		<u>1,138,193</u>	<u>1,735,426</u>

The members have elected not to include a copy of the Income Statement within the financial statements.

The financial statements have been prepared and delivered in accordance with the special provisions of the Companies Act 2006 (as applied by Limited Liability Partnerships (Accounts and Audit) (Application of the Companies Act 2006) Regulations 2008) applicable to Limited Liability Partnerships subject to the small Limited Liability Partnership's regime.

The financial statements were approved by the members and authorised for issue on 23 December 2019 and are signed on the members' behalf by:

P. Doona

Paul Doona
On behalf of Raynol Limited, Designated Member

Registration No. OC 351318

Raynol Properties (Ipswich) LLP
RECONCILIATION OF MEMBERS' INTERESTS
for the year ended 31 March 2019

	Other reserves £	Members' capital (classified as debt) £	Loans and other debts £	Total members' interests £
Balance at 31 March 2017	(507,728)	2,242,849	142,132	1,877,253
Members' remuneration charged as an expense, including employment and retirement benefit costs	-	-	115,173	115,173
Loss for the financial year available for discretionary division among members	(147,000)	-	-	(147,000)
Members' interests after profit/(loss) for the year	(654,728)	2,242,849	257,305	1,864,426
Other movements - Repayments	-	-	(110,000)	(110,000)
Balance at 31 March 2018	(654,728)	2,242,849	147,305	1,735,426
Members' remuneration charged as an expense, including employment and retirement benefit costs	-	-	110,767	110,767
Loss for the financial year available for discretionary division among members	(588,000)	-	-	(588,000)
Members' interests after profit/(loss) for the year	(1,242,728)	2,242,849	258,072	1,258,193
Other movements - Repayments	-	-	(120,000)	(120,000)
Balance at 31 March 2019	(1,242,728)	2,242,849	138,072	1,138,193

Members' interests rank equally with debts due to ordinary creditors in a winding up.

Raynol Properties (Ipswich) LLP

ACCOUNTING POLICIES

GENERAL INFORMATION

Raynol Properties (Ipswich) LLP is a Limited Liability Partnership domiciled and incorporated in England.

The address of the LLP's registered office and principal place of business is:

bet365 House
Media Way
Stoke-on-Trent
Staffordshire
ST1 5SZ

The LLP's principal activity is the acquisition and management of properties for investment.

BASIS OF ACCOUNTING

These financial statements have been prepared in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' ('FRS 102'), the requirements of the Companies Act 2006 as applicable to Limited Liability Partnerships subject to the small companies regime as applied to Limited Liability Partnerships, the recognition and measurement provisions of the Statement of Recommended Practice 'Accounting by Limited Liability Partnerships' (published January 2017), and under the historical cost convention, modified to include investment properties and certain financial instruments at fair value. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

NON-GOING CONCERN

The designated members having reviewed the strategy of the Limited Liability Partnership have decided to sell the investment property, following which it will become operationally dormant and effectively cease to trade. The timing of any sale continues to remain uncertain however the designated members have considered the appropriateness of a non-going concern basis and any impact this action would have on the assets and liabilities in the financial statements. The designated partners have concluded there are no material adjustments are required to be made to the financial statements.

INVESTMENT PROPERTIES

Investment properties (including properties held under an operating lease) are initially measured at cost and subsequently measured at fair value whilst a reliable measure of fair value is available without undue cost or effort. Changes in fair value are recognised in profit or loss.

The Companies Act 2006 requires all properties to be depreciated. However, this requirement conflicts with the generally accepted accounting principle set out in FRS 102. The members consider that, because investment properties are not held for consumption, but for their investment potential, to depreciate them would not give a true and fair view.

Investment properties are revalued annually by the designated members and every fifth year by independent Chartered Surveyors on an open market basis.

TURNOVER

Turnover represents rental income on assets leased under operating leases. This income is recognised on a straight-line basis over the lease term.

TAXATION

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

Raynol Properties (Ipswich) LLP

ACCOUNTING POLICIES

MEMBERS' REMUNERATION

Trading profits and losses of the limited liability partnership are divided between the members in the same proportions in which they share capital contributions.

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 or otherwise contributed remuneration and profits).

Members' participation rights in the earnings or assets of the LLP are analysed between those that are, from the LLP's perspective, either a financial liability or equity, in accordance with section 22 of FRS 102. A Member's participation rights including amounts subscribed or otherwise contributed by Members, for example Members' capital, are classed as liabilities unless the LLP has an unconditional right to refuse payment to Members, in which case they are classified as equity.

Profits, except for fair value gains and losses on capital assets, are automatically divided as they arise, so the LLP does not have an unconditional right to refuse payment and the amounts arising that are due to members are in the nature of liabilities. They are therefore treated as an expense and presented as Members' remuneration charged as an expense in arriving at the result for the relevant year. To the extent that they remain unpaid at the period end, they are shown as liabilities.

Fair value gains and losses arising on capital assets which are retained in a separate component of members' equity as other reserves, as capital profits are only distributable when realised on the disposal of a capital asset.

All amounts due to members that are classified as liabilities are presented within 'Loans and other debts due to members' and where such an amount relates to current year profits, they are recognised within 'Member's remuneration charged as an expense' in arriving at the relevant year's result. Amounts recoverable from Members are presented as debtors and shown as amounts due from Members within 'Members' interests'.

The members' participation rights that are classified as liabilities are repayable upon demand, or at short notice (e.g. upon termination of membership), and as such whilst they are financing transactions, the effect of discounting is considered immaterial and so they are not discounted to present value.

The LLP has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102, in full, to all of its financial instruments.

FINANCIAL INSTRUMENTS

Financial assets and financial liabilities are recognised when the LLP becomes a party to the contractual provisions of the instrument, and are offset only when the LLP currently has a legally enforceable right to set off the recognised amounts and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Financial assets

Debtors

Debtors which are receivable within one year are initially measured at the transaction price. Debtors are subsequently measured at amortised cost, being the transaction price less any amounts settled and any impairment losses.

A provision for impairment of debtors is established when there is objective evidence that the amounts due will not be collected according to the original terms of the contract. Impairment losses are recognised in the income statement for the excess of the carrying value of the debtor over the present value of the future cash flows discounted using the original effective interest rate. Subsequent reversals of an impairment loss that objectively relate to an event occurring after the impairment loss was recognised, are recognised immediately in the income statement.

Raynol Properties (Ipswich) LLP

ACCOUNTING POLICIES

FINANCIAL INSTRUMENTS (continued)

Liabilities and equity

Financial instruments are classified as liabilities and equity instruments according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the LLP after deducting all of its liabilities.

Equity instruments

Financial instruments classified as equity instruments are recorded at the fair value of the cash or other resources received or receivable, net of direct costs of issuing the equity instruments.

Creditors

Creditors payable within one year that do not constitute a financing transaction are initially measured at the transaction price and subsequently measured at amortised cost, being the transaction price less any amounts settled.

Where the arrangement with a trade creditor constitutes a financing transaction, the creditor is initially and subsequently measured at the present value of future payments discounted at a market rate of interest for a similar instrument.

Derecognition of financial assets and liabilities

A financial asset is derecognised only when the contractual rights to cash flows expire or are settled, or substantially all the risks and rewards of ownership are transferred to another party, or if some significant risks and rewards of ownership are retained but control of the asset has transferred to another party that is able to sell the asset in its entirety to an unrelated third party. A financial liability (or part thereof) is derecognised when the obligation specified in the contract is discharged, cancelled or expires.

OTHER RESERVES

Other reserves represent the fair value gain and losses on the investment properties held.

Raynol Properties (Ipswich) LLP

NOTES TO THE FINANCIAL STATEMENTS

for the year ended 31 March 2019

1	MEMBERS' REMUNERATION	2019	2018
		Number	Number
	Average number of members	2	2
		<hr/>	<hr/>
		2019	2018
		£	£
	Entitlement of profits D Coates CBE	102	106
	Entitlement to profit of the highest paid member	110,665	115,067
		<hr/>	<hr/>
		110,767	115,173
		<hr/>	<hr/>

2	TANGIBLE FIXED ASSETS	Investment property £
	<i>Valuation and net book value</i>	
	At beginning of the year	1,764,000
	Impairment of Investment Property	(588,000)
		<hr/>
	At end of the year	1,176,000
		<hr/>

On 31 March 2019 the investment property was revalued by Lowe & Elliott, Chartered Surveyors. The property was valued by the comparable method of valuation in accordance with the requirements of appropriate guidelines by The Royal Institution of Chartered Surveyors. This gave rise to a market value of the property for accounting purposes of £1,200,000. This has been reduced to account for selling expenses arising on any sale.

On 31 March 2018 the members valued the investment property held at £1,800,000, based on the members' knowledge of the market place and geographical region. This had also been reduced to account for selling expenses arising on any sale.

3	DEBTORS	2019	2018
		£	£
	<i>Amounts falling due within one year:</i>		
	Other debtors	-	550
		<hr/>	<hr/>

Raynol Properties (Ipswich) LLP

NOTES TO THE FINANCIAL STATEMENTS

for the year ended 31 March 2019

4	CREDITORS: Amounts falling due within one year	2019 £	2018 £
	Amounts due to connected undertakings	72,821	72,821
	Other taxation and social security costs	5,692	5,617
	Accruals and deferred income	33,020	33,006
		<u>111,533</u>	<u>111,444</u>

5	LOANS AND OTHER DEBT TO MEMBERS	2019 £	2018 £
	The following amounts fall due within one year:		
	Amounts owed to members in respect of profits	<u>138,072</u>	<u>147,305</u>

6 RELATED PARTY TRANSACTIONS

During the financial year the limited liability partnership had the following transactions with related parties as defined by Financial Reporting Standard 102 section 33:

Related party	Description of relationship	Description of transactions	2019		2018	
			Aggregate value for financial year	Net amount owed to/(by) Raynol Properties (Ipswich) LLP	Aggregate value for financial year	Net amount owed to/(by) Raynol Properties (Ipswich) LLP
			£	£	£	£
Denise Coates CBE	Member	Profit share	102	(696)	106	(594)
Raynol Limited	Under common control	Profit share Drawings Expenses	110,665 (120,000) (1,886)	(137,376)	115,067 (110,000) (1,886)	(146,711)
Limited Liability Partnerships	Under common control	Loan	-	(72,821)	-	(72,821)
				<u>(210,893)</u>		<u>(220,126)</u>

Raynol Properties (Ipswich) LLP

NOTES TO THE FINANCIAL STATEMENTS

for the year ended 31 March 2019

7 AUDIT REPORT

As the Income Statement has been omitted from the filing copy of the financial statements the following information in relation to the audit report on the statutory financial statements is provided in accordance with S444 (5B) of the Companies Act 2006:

- The audit report was unqualified, except for an emphasis of matter paragraph referring to the non-going concern and reference to the accounting policy noted on page 4;
- The senior statutory auditor was Anne Lakin; and
- The auditor was RSM UK Audit LLP.