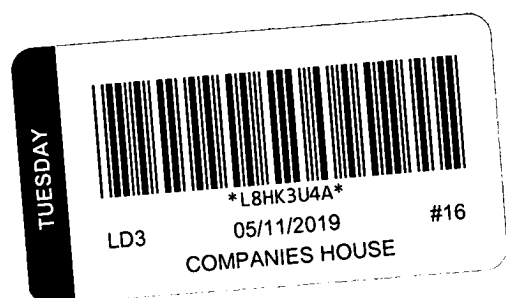


**Unaudited Financial Statements**  
**for the Period 1 April 2018 to 28 February 2019**  
**for**  
**1516 LONDON ROAD LLP**



**1516 LONDON ROAD LLP**

**General Information**  
**for the period 1 April 2018 to 28 February 2019**

**DESIGNATED MEMBERS:**

**Cogress London Road Limited Partnership**  
**Norbury UK Investments Limited**

**REGISTERED OFFICE:**

**8 St Thomas Street**  
**London**  
**United Kingdom**  
**SE1 9RR**

**REGISTERED NUMBER:**

**OC417824 (England and Wales)**

**ACCOUNTANTS:**

**Camerons Accountancy Consultants Limited**  
**Chartered Accountants**  
**9 Worton Park**  
**Cassington**  
**Witney**  
**Oxfordshire**  
**OX29 4SX**

**1516 LONDON ROAD LLP (REGISTERED NUMBER: OC417824)**

**Balance Sheet  
28 February 2019**

|  | Notes | 2019<br>£        | 2018<br>£        |
|--|-------|------------------|------------------|
| <b>ASSETS</b>                            |       |                  |                  |
| <b>CURRENT ASSETS</b>                    |       |                  |                  |
| Stocks                                   |       | 2,528,506        | 5,321,799        |
| Debtors                                  | 3     | 39,439           | 84,585           |
| Cash at bank                             |       | 184,407          | 10,071           |
|  |       | <u>2,752,352</u> | <u>5,416,455</u> |
| <b>CAPITAL, RESERVES AND LIABILITIES</b> |       |                  |                  |
| LOANS AND OTHER DEBTS DUE TO MEMBERS     | 4     | 50,000           | -                |
| <b>MEMBERS' OTHER INTERESTS</b>          |       |                  |                  |
| Capital accounts                         |       | 2,002,729        | 2,002,729        |
| <b>CREDITORS</b>                         | 5     | <u>699,623</u>   | <u>3,413,726</u> |
|  |       | <u>2,752,352</u> | <u>5,416,455</u> |
| <b>TOTAL MEMBERS' INTERESTS</b>          |       |                  |                  |
| Loans and other debts due to members     | 4     | 50,000           | -                |
| Members' other interests                 |       | <u>2,002,729</u> | <u>2,002,729</u> |
|  |       | <u>2,052,729</u> | <u>2,002,729</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 period ended 28 February 2019.

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

1516 LONDON ROAD LLP (REGISTERED NUMBER: OC417824)

Balance Sheet - continued  
28 February 2019

The financial statements have been prepared and delivered in accordance with the provisions applicable to LLPs subject to the small LLPs regime.

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 30.10.2019 and were signed by:



Norbury UK Investments Limited - Designated member

The notes form part of these financial statements

## 1516 LONDON ROAD LLP

### Notes to the Financial Statements for the period 1 April 2018 to 28 February 2019

#### 1. STATUTORY INFORMATION

1516 London 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.

The presentation currency of the financial statements is the Pound Sterling (£).

#### 2. ACCOUNTING POLICIES

##### Basis of preparing the financial statements

These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" 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.

##### Turnover

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

##### Work-in-progress

Work-in-progress is stated at the lower of cost and net realisable value, being the estimated selling price less costs to complete and sell the development properties. All costs of finance and other costs associated with the acquisition and development of the properties is included in work-in-progress.

Work in progress included the cost of acquisition of a development site situate at and known as Former Norbury Police Station, 1516 London Road SW16 4ES, land adjoining Norbury Police Station, London Road, London SW16 and Car Parking Spaces at Granville Garden Car Park, London SW16, and, the cost of all construction and finance costs to-date. There was a legal charge registered over the development property under HM Land Registry title numbers SGL742292 and SY34074.

#### 3. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

|               | 2019   | 2018   |
|---------------|--------|--------|
|               | £      | £      |
| Other debtors | 39,439 | 84,585 |

#### 4. LOANS AND OTHER DEBTS DUE TO MEMBERS

Loans and other debts due to members rank equally with debts due to unsecured creditors in the event of a winding up. There is no provision for specific legally enforceable protection afforded to creditors in such an event. There are no restrictions or limitations on the ability of the members to reduce the amount of 'Members' other interests'

#### 5. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

|                           | 2019    | 2018      |
|---------------------------|---------|-----------|
|                           | £       | £         |
| Bank loans and overdrafts | -       | 2,722,852 |
| Other creditors           | 699,623 | 690,874   |
|                           | 699,623 | 3,413,726 |

Notes to the Financial Statements - continued  
for the period 1 April 2018 to 28 February 2019

**6. SECURED DEBTS**

The following secured debts are included within creditors:

|            | 2019 | 2018      |
|------------|------|-----------|
|            | £    | £         |
| Bank loans | -    | 2,722,852 |

The bank loan was repaid during the year, upon sale of the developed property.

**7. RELATED PARTY DISCLOSURES**

During the year the company received a further loan of £8,650 from a related party. The amount outstanding at the period end was £694,524 (2018: £685,874 ). The loan is interest free, unsecured, repayable on demand and shown in other creditors due within one year.