

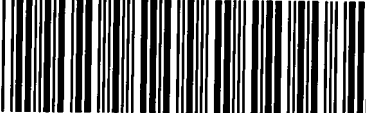
**St Andrews Property Investment Fund LLP**

**Report of the Members and**

**Unaudited Financial Statements**

**for the Year Ended 31 March 2014**

SA300241

SA	TUESDAY	
		<p>*S3KEKKFE* SCT 11/11/2014 #38 COMPANIES HOUSE</p>
		<p>*S3HRHLHS* SCT 04/10/2014 #395 COMPANIES HOUSE</p>

**St Andrews Property Investment Fund LLP**

**General Information  
for the Year Ended 31 March 2014**

<b>DESIGNATED MEMBERS:</b>	D N Kinnear K G Grainger Mrs A F Bankhead
<b>REGISTERED OFFICE:</b>	5th Floor Quartermile Two 2 Lister Square Edinburgh EH3 9GL
<b>REGISTERED NUMBER:</b>	SC300241
<b>ACCOUNTANTS:</b>	Ogilvie & Company 25 Rutland Square Edinburgh EH1 2BW
<b>SOLICITORS:</b>	Morton Fraser 5th Floor Quartermile Two 2 Lister Square Edinburgh EH3 9GL

## **St Andrews Property Investment Fund LLP**

### **Report of the Members for the Year Ended 31 March 2014**

The members present their report with the financial statements of the LLP for the year ended 31 March 2014.

#### **PRINCIPAL ACTIVITY**

The principal activity of the LLP in the year under review was that of residential property investment.

#### **EVENTS SINCE THE END OF THE YEAR**

Information relating to events since the end of the year is given in the notes to the financial statements.

#### **DESIGNATED MEMBERS**

The designated members during the year under review were:

D N Kinnear  
K G Grainger  
Mrs A F Bankhead

D M Thomson and A E R Bell, who were both designated members during the year, resigned on 13 February 2014.

#### **RESULTS FOR THE YEAR AND ALLOCATION TO MEMBERS**

The profit for the year before members' remuneration and profit shares was £91,600 (2013 - £121,189 profit).

#### **MEMBERS' INTERESTS**

Unless the designated members decide to make a distribution of profit prior to the termination of the Limited Liability Partnership, the members' drawing policy provides that profits will not be drawn by members until the termination of the Limited Liability Partnership.

A member's capital requirement is fixed at the amount which the member has agreed to contribute. Capital gains (and losses) to the extent not credited to a member's income account are credited (or debited) to a member's capital account and will be returned to the member after meeting all liabilities of the Limited Liability Partnership upon its winding up.

The Limited Liability Partnership may make a distribution of income or capital of an amount equal to any liability to income tax or capital gains tax arising in respect of any disposal by the Limited Liability Partnership.

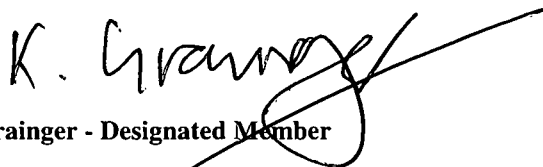
#### **STATEMENT OF MEMBERS' RESPONSIBILITIES**

Company law (as applied to limited liability partnership by regulation 3 of the Limited Liability Partnerships Regulations 2001) requires the members to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Limited Liability Partnership and of the profit or loss of the Limited Liability Partnership for that year. In preparing those financial statements, the members are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Limited Liability Partnership will continue in business.

The members are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the limited liability partnership and enable them to ensure that the financial statements comply with the Companies Act 1985 (as applied to limited liability partnership by regulation 3 of the Limited Liability Partnership Regulations 2001). They are also responsible for safeguarding the assets of the Limited Liability Partnership and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

#### **ON BEHALF OF THE MEMBERS:**



K G Grainger - Designated Member

22 September 2014

**St Andrews Property Investment Fund LLP**

**Profit and Loss Account  
for the Year Ended 31 March 2014**

	Notes	2014 £	2013 £
<b>TURNOVER</b>		<b>62,450</b>	<b>82,250</b>
Administrative expenses		<u>52,669</u>	<u>66,596</u>
<b>OPERATING PROFIT</b>	<b>2</b>	<b>9,781</b>	<b>15,654</b>
Profit/loss on disposal of fixed asset investments		<u>126,388</u>	<u>169,620</u>
		<b>136,169</b>	<b>185,274</b>
Interest payable and similar charges		<u>44,569</u>	<u>64,085</u>
<b>PROFIT FOR THE FINANCIAL YEAR BEFORE MEMBERS' REMUNERATION AND PROFIT SHARES</b>		<u><b>91,600</b></u>	<u><b>121,189</b></u>
<b>PROFIT FOR THE FINANCIAL YEAR BEFORE MEMBERS' REMUNERATION AND PROFIT SHARES</b>		<b>91,600</b>	<b>121,189</b>
Members' remuneration charged as an expense	<b>3</b>	<u>(2,250)</u>	<u>(3,000)</u>
<b>PROFIT FOR THE FINANCIAL YEAR AVAILABLE FOR DISCRETIONARY DIVISION AMONG MEMBERS</b>	<b>10</b>	<u><b>89,350</b></u>	<u><b>118,189</b></u>

The notes form part of these financial statements

**St Andrews Property Investment Fund LLP**

**Statement of Total Recognised Gains and Losses  
for the Year Ended 31 March 2014**

	<b>2014</b>	<b>2013</b>
	<b>£</b>	<b>£</b>
<b>PROFIT FOR THE FINANCIAL YEAR AVAILABLE FOR DISCRETIONARY DIVISION AMONG MEMBERS</b>		
	10	
Profit for year	<b>89,350</b>	118,189
On revaluation	<b><u>74,610</u></b>	<b><u>(25,000)</u></b>
<b>TOTAL RECOGNISED GAINS AND LOSSES RELATING TO THE YEAR</b>	<b><u>163,960</u></b>	<b><u>93,189</u></b>

The notes form part of these financial statements

**St Andrews Property Investment Fund LLP (Registered number: SC300241)**

**Balance Sheet  
31 March 2014**

	Notes	2014	2013
		£	£
<b>FIXED ASSETS</b>			
Tangible assets	4	747	965
Investment property	5	<u>900,000</u>	<u>1,555,000</u>
		900,747	1,555,965
<b>CURRENT ASSETS</b>			
Debtors	6	345,610	34,970
Cash at bank		<u>55,483</u>	<u>118,913</u>
		401,093	153,883
<b>CREDITORS</b>			
Amounts falling due within one year	7	<u>410,925</u>	<u>101,074</u>
<b>NET CURRENT (LIABILITIES)/ASSETS</b>		<u>(9,832)</u>	<u>52,809</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		890,915	1,608,774
<b>CREDITORS</b>			
Amounts falling due after more than one year	8	<u>329,274</u>	<u>1,065,046</u>
<b>NET ASSETS ATTRIBUTABLE TO MEMBERS</b>		<u>561,641</u>	<u>543,728</u>
<b>LOANS AND OTHER DEBTS DUE TO MEMBERS</b>		-	-
<b>MEMBERS' OTHER INTERESTS</b>			
Capital accounts	10	990,411	990,413
Revaluation reserve	10	171,139	242,574
Other reserves	10	<u>(599,909)</u>	<u>(689,259)</u>
		<u>561,641</u>	<u>543,728</u>
<b>TOTAL MEMBERS' INTERESTS</b>			
Members' other interests	10	<u>561,641</u>	<u>543,728</u>

The LLP is entitled to exemption from audit under Section 477 of the Companies Act 2006 as applied to LLPs by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008 for the year ended 31 March 2014.

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.

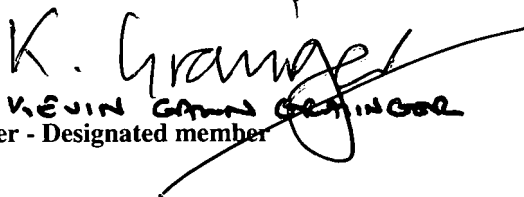
The notes form part of these financial statements

**St Andrews Property Investment Fund LLP (Registered number: SC300241)**

**Balance Sheet - continued  
31 March 2014**

The financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 as applied to LLPs by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008 relating to small LLPs and with the Financial Reporting Standard for Smaller Entities (effective April 2008).

The financial statements were approved by the members of the LLP on **22 September 2014** and were signed by:

  
K G Grainger - Designated member

The notes form part of these financial statements

# St Andrews Property Investment Fund LLP

## Notes to the Financial Statements for the Year Ended 31 March 2014

### 1. ACCOUNTING POLICIES

#### Accounting convention

The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008) and the requirements of the Statement of Recommended Practice, Accounting by Limited Liability Partnerships.

#### Turnover

Turnover represents net invoiced rental income, excluding value added tax.

#### Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Set up costs	- 7 years Straight Line
Fixtures and fittings	- 25% on cost

#### Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in market value is transferred to a revaluation reserve.

#### Going concern

The Members of the Limited Liability Partnership are bound by the Partnership Agreement which states that Members capital is only repayable on the termination of the Limited Liability Partnership and that therefore no capital will be drawn to the detriment of the business and its ability to trade. The Members are of the opinion that the going concern basis is appropriate as the venture is a long term investment which is secured by the capital introduced by its Members.

#### Members' capital

The Members' Agreement stipulates that members' capital is only repayable on the termination of the Limited Liability Partnership.

#### Members' remuneration

The Members' Agreement stipulates that unless the designated members decide to make a distribution of profit prior to the termination of the Limited Liability Partnership profits will not be drawn by members until the termination of the Limited Liability Partnership.

### 2. OPERATING PROFIT

The operating profit is stated after charging:

	2014	2013
	£	£
Depreciation - owned assets	509	1,185
Loss on disposal of fixed assets	<u>479</u>	<u>-</u>

### 3. INFORMATION IN RELATION TO MEMBERS

	2014	2013
	£	£
Members' remuneration charged as an expense		
Other payments	<u>2,250</u>	<u>3,000</u>



**St Andrews Property Investment Fund LLP**

**Notes to the Financial Statements - continued  
for the Year Ended 31 March 2014**

**4. TANGIBLE FIXED ASSETS**

	Set up costs £	Fixtures and fittings £	Totals £
<b>COST</b>			
At 1 April 2013	72,345	32,887	105,232
Additions	-	770	770
Disposals	<u>-</u>	<u>(24,230)</u>	<u>(24,230)</u>
At 31 March 2014	<u>72,345</u>	<u>9,427</u>	<u>81,772</u>
<b>DEPRECIATION</b>			
At 1 April 2013	72,345	31,922	104,267
Charge for year	-	509	509
Eliminated on disposal	<u>-</u>	<u>(23,751)</u>	<u>(23,751)</u>
At 31 March 2014	<u>72,345</u>	<u>8,680</u>	<u>81,025</u>
<b>NET BOOK VALUE</b>			
At 31 March 2014	<u>-</u>	<u>747</u>	<u>747</u>
At 31 March 2013	<u>-</u>	<u>965</u>	<u>965</u>

**5. INVESTMENT PROPERTY**

	Total £
<b>COST OR VALUATION</b>	
At 1 April 2013	1,555,000
Additions	390
Disposals	(730,000)
Revaluations	<u>74,610</u>
At 31 March 2014	<u>900,000</u>
<b>NET BOOK VALUE</b>	
At 31 March 2014	<u>900,000</u>
At 31 March 2013	<u>1,555,000</u>

The valuations of investment properties were made as at 31 March 2014 by a firm of independent valuers, J & E Shepherd, Chartered Surveyors, St Andrews on an open market with vacant possession basis.

The cost price of the properties is £728,860.

**6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2014 £	2013 £
Other debtors	<u>345,610</u>	<u>34,970</u>

**St Andrews Property Investment Fund LLP**

**Notes to the Financial Statements - continued  
for the Year Ended 31 March 2014**

**7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	<b>2014</b>	<b>2013</b>
	<b>£</b>	<b>£</b>
Bank loans and overdrafts	<b>307,517</b>	44,000
Other creditors	<b><u>103,408</u></b>	<u>57,074</u>
	<b><u>410,925</u></b>	<u>101,074</u>

**8. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	<b>2014</b>	<b>2013</b>
	<b>£</b>	<b>£</b>
Bank loans	<b>229,274</b>	895,046
Other creditors	<b><u>100,000</u></b>	<u>170,000</u>
	<b><u>329,274</u></b>	<u>1,065,046</u>

Amounts falling due in more than five years:

Repayable by instalments		
Bank loans more 5 yr by instal	<b><u>183,674</u></b>	<u>779,246</u>

Other creditors is comprised of a secured loan.

**9. SECURED DEBTS**

The following secured debts are included within creditors:

	<b>2014</b>	<b>2013</b>
	<b>£</b>	<b>£</b>
Bank loans	<b>536,791</b>	939,046
Other loan	<b><u>140,000</u></b>	<u>170,000</u>
	<b><u>676,791</u></b>	<u>1,109,046</u>

The loans are secured by a fixed and floating charge over the assets of the Limited Liability Partnership.

**St Andrews Property Investment Fund LLP**

**Notes to the Financial Statements - continued  
for the Year Ended 31 March 2014**

**10. MEMBERS' INTERESTS**

	<b>Members' other interests</b>				
	<b>Members' capital (classified as equity) £</b>	<b>Reserves (see note 11) £</b>	<b>Total £</b>	<b>Loans and other debts due to/(from) members £</b>	<b>Total £</b>
Balance at 1 April 2013	<b>990,413</b>	<b>(446,685)</b>	<b>543,728</b>	<b>-</b>	<b>543,728</b>
Members' remuneration charged as an expense, including employment and retirement benefit costs				<b>2,250</b>	<b>2,250</b>
Profit for the financial year available for discretionary division among members	<u>          </u>	<u><b>89,350</b></u>	<u><b>89,350</b></u>	<u>          </u>	<u><b>89,350</b></u>
Members' interests after profit for the year	<b>990,413</b>	<b>(357,335)</b>	<b>633,078</b>	<b>2,250</b>	<b>635,328</b>
Revaluation profit and disposal		<b>(146,045)</b>	<b>(146,045)</b>		<b>(146,045)</b>
Surplus arising on revaluation of investment property		<b>74,610</b>	<b>74,610</b>		<b>74,610</b>
Introduced by members	<b>44,250</b>		<b>44,250</b>		<b>44,250</b>
Repayments of capital	<b>(44,252)</b>		<b>(44,252)</b>		<b>(44,252)</b>
Drawings	<u>          </u>	<u>          </u>	<u>          </u>	<u><b>(2,250)</b></u>	<u><b>(2,250)</b></u>
Balance at 31 March 2014	<u><b>990,411</b></u>	<u><b>(428,770)</b></u>	<u><b>561,641</b></u>	<u><b>-</b></u>	<u><b>561,641</b></u>

The movement in members' interests merely reflects that the investment in the LLP previously owned by Clatto Ltd has now become an investment owned by Kevin and Michele Grainger personally. No new capital has been introduced, nor has any been withdrawn.

**11. RESERVES**

	<b>Revaluation reserve £</b>	<b>Other reserves £</b>	<b>Totals £</b>
At 1 April 2013	<b>242,574</b>	<b>(689,259)</b>	<b>(446,685)</b>
Unallocated profit	<b>-</b>	<b>89,350</b>	<b>89,350</b>
Revaluation profit and disposal	<b>(146,045)</b>	<b>-</b>	<b>(146,045)</b>
Surplus arising on revaluation of investment property	<u><b>74,610</b></u>	<u><b>-</b></u>	<u><b>74,610</b></u>
At 31 March 2014	<u><b>171,139</b></u>	<u><b>(599,909)</b></u>	<u><b>(428,770)</b></u>

## **St Andrews Property Investment Fund LLP**

### **Notes to the Financial Statements - continued for the Year Ended 31 March 2014**

#### **12. RELATED PARTY DISCLOSURES**

Adrian Bell, who was a designated member during the year, is also a member of Morton Fraser LLP. Legal fees of £1,080 were paid to Morton Fraser LLP during the year. The balance due to Morton Fraser LLP at 31 March 2014 was £nil (2013: £750).

Kevin Grainger, a designated member, is a 20% shareholder in Clatto Limited and exerts a controlling influence in that company. During the year the investment in the LLP owned by Clatto Ltd was transferred to Kevin Grainger and his wife Michele to be held personally. Property and Tenancy Management fees of £900 were paid to Clatto Ltd in the year. The balance due to Clatto Limited at 31 March 2014 was £nil (2013: £nil).

In addition to the above, Property and Tenancy Management fees of £7,050 were paid to Kevin Grainger in the year. The balance due to Kevin Grainger at 31 March 2014 was £nil (2013: £nil).

Included within other creditors (note 7) is a loan from Michael Grainger, a member, of £50,000 (2013: £35,000). Interest of £3,479 was paid to Michael Grainger on the loan during the year (2013: £846). The balance due to Michael Grainger at 31 March 2014 was £50,000 (2013: £50,000).

Included within other creditors (note 8) is a loan from Mrs A Bankhead, a designated member, of £140,000. Interest of £11,812 was paid to Mrs A Bankhead on the loan during the year (2013: £14,813). The balance due to Mrs A Bankhead at 31 March 2014 was £140,000 (2013: £140,000).

Fees were paid to designated members as follows:-

	2014	2013
Clatto Limited for Kevin Grainger	£nil	£1,500
David Thomson	£750	£1,500
Kevin Grainger	£1,500	£nil

The above transactions were carried out on normal commercial terms.

#### **13. POST BALANCE SHEET EVENTS**

Missives were concluded on 9 September 2014 for the sale of the property at 3b Hope Street, St Andrews for £465,000. This property is included in the accounts at a valuation of £500,000.

#### **14. ULTIMATE CONTROLLING PARTY**

The limited liability partnership is controlled by the members.

**Chartered Accountants' Report to the Members  
on the Unaudited Financial Statements of  
St Andrews Property Investment Fund LLP**

In order to assist you to fulfil your duties under the Companies Act 2006 as applied to LLPs by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008, we have prepared for your approval the financial statements of St Andrews Property Investment Fund LLP for the year ended 31 March 2014 which comprise the Profit and Loss Account, the Balance Sheet, the Statement of Total Recognised Gains and Losses and the related notes from the LLP's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at [icaew.com/membershandbook](http://icaew.com/membershandbook).

This report is made solely to the members of St Andrews Property Investment Fund LLP, as a body, in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of St Andrews Property Investment Fund LLP and state those matters that we have agreed to state to the members of St Andrews Property Investment Fund LLP, as a body, in this report in accordance with AAF 2/10 as detailed at [icaew.com/compilation](http://icaew.com/compilation). To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the LLP and its members, as a body, for our work or for this report.

It is your duty to ensure that St Andrews Property Investment Fund LLP has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of St Andrews Property Investment Fund LLP. You consider that St Andrews Property Investment Fund LLP is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of St Andrews Property Investment Fund LLP. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

**Ogilvie & Company  
25 Rutland Square  
Edinburgh  
EH1 2BW**

**29 September 2014**

**St Andrews Property Investment Fund LLP**

**Profit and Loss Account  
for the Year Ended 31 March 2014**

	2014		2013
	£	£	£
<b>Rents received</b>		<b>62,450</b>	<b>82,250</b>
<b>Expenditure</b>			
Rates and water	726		1,416
Insurance	2,459		2,805
Property running costs	8,448		8,387
Factoring fees	721		1,046
HMO Licences	500		-
Post and stationery	-		194
Sundry expenses	3		-
Property asset management	7,950		14,100
Surveyors fees	1,706		1,756
Compliance fees	1,934		3,000
Accountancy	1,980		3,840
Legal and professional fees	5,990		9,650
Entertainment	<u>44</u>		<u>-</u>
		<u><b>32,461</b></u>	<u><b>46,194</b></u>
		<b>29,989</b>	<b>36,056</b>
<b>Finance costs</b>			
Bank charges	723		720
Loan arrangement fee	18,497		18,497
Bank interest	-		10
Bank loan interest	29,277		48,416
Interest on loans from members	<u>15,292</u>		<u>15,659</u>
		<u><b>63,789</b></u>	<u><b>83,302</b></u>
		<b>(33,800)</b>	<b>(47,246)</b>
<b>Depreciation</b>			
Fixtures and fittings		<u><b>509</b></u>	<u><b>1,185</b></u>
		<b>(34,309)</b>	<b>(48,431)</b>
<b>Loss on disposal of fixed assets</b>			
Fixtures and fittings		<u><b>479</b></u>	<u><b>-</b></u>
		<b>(34,788)</b>	<b>(48,431)</b>
<b>Exceptional items</b>			
Profit/(loss) on disposal of fixed asset investments		<u><b>126,388</b></u>	<u><b>169,620</b></u>
		<b>91,600</b>	<b>121,189</b>

This page does not form part of the statutory financial statements

**St Andrews Property Investment Fund LLP**

**Profit and Loss Account  
for the Year Ended 31 March 2014**

	2014	2013
	£	£
Brought forward	91,600	121,189
Members' remuneration charged as an expense		
Other payments	<u>2,250</u>	<u>3,000</u>
<b>NET PROFIT</b>	<b><u>89,350</u></b>	<b><u>118,189</u></b>

This page does not form part of the statutory financial statements