

3BS (Scotland) LLP

**Report and accounts
for the year ended 30 November 2011**

Registered number SO301299 (Scotland)

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3BS (Scotland) LLP

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3BS (Scotland) LLP

Limited Liability Partnership information

Designated members	Executors of J Bankhead JM Bennett GP Brewster
Auditors	Henderson Loggie Chartered Accountants Royal Exchange Panmure Street Dundee DD1 1DZ
Bankers	The Royal Bank of Scotland 3 High Street Dundee DD1 9LY
Registered office	13 Albert Square Dundee DD1 1XA
LLP registered number	SO301299

3BS (Scotland) LLP

Members' report

The members present their report and accounts for the year ended 30 November 2011.

Principal activity

The principal activity of 3BS (Scotland) LLP is property rental.

Results

These accounts reflect the results for the year ended 30 November 2011 as shown on page 5.

Designated members

The designated members during the year and at the date of this report are shown on page 1.

It is with regret the members announce the death of John Bankhead on 31 October 2011.

The subscription and repayment of members' capital and members' drawings

The members subscribed equally the firm's capital and participate equally in the firm's profits and losses and share the risks.

Each member shall contribute further capital equally which the members determine as being required for the purposes of the LLP. Each member may draw on account of his share of profits such sums and as at such dates as the members may determine.

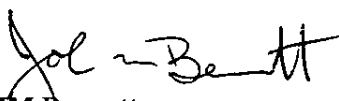
Auditors

We use our auditors to assist with the preparation of the accounts.

In the case of each of the persons who are designated members of the LLP at the date of when the report was approved:

- so far as they are aware, there is no relevant audit information (as defined in the Companies Act 2006) of which the LLP's auditors are unaware; and
- they have taken all the steps that they ought to have taken as a designated member to make themselves aware of any relevant audit information and to establish that the LLP's auditors are aware of that information.

Approved by the members and signed on their behalf by:


JM Bennett
Member

27 March 2012

3BS (Scotland) LLP

Statement of members' responsibilities

The members are responsible for preparing the annual report and accounts 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 2009) requires the members to prepare accounts for each financial year. Under that law the members have elected to prepare the accounts 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 2009) the members must not approve the accounts unless they are satisfied that they 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 partnerships for the period. In preparing these accounts the members are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- prepare the accounts 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 adequate accounting records that are sufficient to show and explain the limited liability partnership's transactions and disclose with reasonable accuracy at any time the financial position of the limited liability partnership and to enable them to ensure that the accounts comply with the Companies Act 2006 (as applied by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2009). 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.

3BS (Scotland) LLP

Independent auditor's report to the members of 3BS (Scotland) LLP

We have audited the accounts of the 3BS (Scotland) LLP for the year ended 30 November 2011 which comprise the profit and loss account, balance sheet and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

This report is made solely to the Limited Liability Partnership's members, as a body, in accordance with Section 495 of the Companies Act 2006 (as applied to the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2009). Our audit work has been undertaken so that we might state to the 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 3BS (Scotland) LLP and its members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of members and auditors

As explained more fully in the members' responsibilities statement set out on page 3, the members are responsible for the preparation of the accounts and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the accounts in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's (APB's) Ethical Standards for Auditors.

Basis of audit opinion

An audit involves obtaining evidence about the amounts and disclosures in the accounts sufficient to give reasonable assurance that the accounts are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the limited liability partnership's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the designated members; and the overall presentation of the accounts. In addition, we read all the financial and non-financial information in the members' report to identify material inconsistencies with the audited accounts. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on the accounts

In our opinion the accounts:

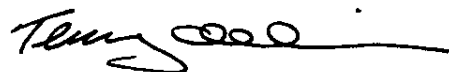
- give a true and fair view of the state of the limited liability partnership's affairs as at 30 November 2011 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006 as applied to limited liability partnerships by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2009.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where 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 accounts 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; or
- the members were not entitled to prepare accounts in accordance with the small limited liability partnership's regime.

We have undertaken the audit in accordance with the requirements of APB Ethical Standards for Auditors including "APB Ethical Standard - Provisions Available for Smaller Entities (Revised)", in the circumstances set out in note 1 to the accounts.



Terry Allison (Senior Statutory Auditor)

For and on behalf of

Henderson Loggie Statutory Auditors

Dundee

27 March 2012

3BS (Scotland) LLP

Profit and loss account for the year ended 30 November 2011

	Note	2011 £	2010 £
Turnover	1	172,060	252,400
Cost of sales		(48,794)	(17,912)
Gross profit		123,266	234,488
Administration costs		(1,870)	(1,830)
Operating profit	2	121,396	232,658
Interest receivable	3	145	188
Interest payable	4	(13,664)	(16,415)
Profit for the financial year before members' remuneration and profit share		107,877	216,431
Members' remuneration charged as an expense	5	(107,877)	(216,431)
Retained profit for the financial year available for discretionary division among members		-	-

There are no recognised gains and losses other than those passing through the profit and loss account.

There is no material difference between the results as disclosed in the profit and loss account and the results on an unmodified historic cost basis.

All operations are continuing.

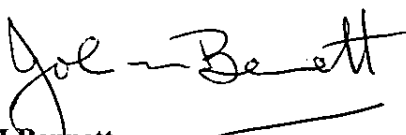
3BS (Scotland) LLP

Balance sheet at 30 November 2011

	Note	£	2011 £	£	2010 £
Fixed assets					
Investment properties	6		3,100,000		4,060,000
Current assets					
Debtors	7	-		2,210	
Cash at bank and in hand		98,667		250,802	
		<u>98,667</u>		<u>253,012</u>	
Creditors					
Amounts falling due within one year	8	(165,762)		(147,726)	
Net current (liabilities)/assets			<u>(67,095)</u>		<u>105,286</u>
Total assets less current liabilities			<u>3,032,905</u>		<u>4,165,286</u>
Creditors					
Amounts falling due outwith one year	8		(665,320)		(866,058)
Net assets attributable to members			<u><u>2,367,585</u></u>		<u><u>3,299,228</u></u>
Represented by:					
Loans and other debts due to members	9		837,105		729,228
Members others interest					
Members' capital classified as equity	9		1,240,775		1,240,775
Revaluation reserve	9		289,705		1,329,225
Total members' interests			<u><u>2,367,585</u></u>		<u><u>3,299,228</u></u>

These accounts have been prepared in accordance with the provisions applicable to limited liability partnerships subject to the small limited liability partnership's regime.

The accounts were approved by the members and authorised for issue on 27 March 2012 are signed on their behalf by:


JM Bennett
 Member

3BS (Scotland) LLP

Notes to the accounts

1 Accounting policies

Basis of preparation

The accounts have been prepared under the historical cost convention adjusted for the revaluation of certain tangible fixed assets and in accordance with the applicable accounting standards and the requirements of the second edition of the Statement of Recommended Practice - Accounting by Limited Liability Partnership (SORP) (revised 2010).

In common with many other LLPs of our size and nature, we use our auditors to assist with the preparation of the accounts.

Cash flow statement

The company is exempt from the requirement to prepare a cash flow statement under FRS1 on the grounds that it is a small LLP.

Members' interests

Amounts subscribed or otherwise contributed by members, for example members' capital, are classed as equity because the LLP has an unconditional right to refuse payment to members.

Non discretionary profit allocations are included in 'Members' remuneration charged as an expense' in the profit and loss account.

Investment properties

Investment properties are carried at open market value in accordance with Statement of Standard Accounting Practice 19, and no depreciation is charged on these assets. This does not comply with the Companies Act 2006. The members are of the opinion this treatment is required to give a true and fair view. The depreciation on these properties is not material.

Turnover

Turnover represents amounts receivable for rental income.

2 Operating profit

	2011 £	2010 £
Operating profit is stated after charging:		
Auditor's remuneration - audit	1,080	1,021

3BS (Scotland) LLP

Notes to the accounts (continued)

3	Interest receivable	2011	2010
		£	£
	Bank interest receivable	<u>145</u>	<u>188</u>
4	Interest payable		
	Bank loan interest	<u>13,664</u>	<u>16,415</u>
5	Members' shares of profits		
	Profits are shared among the members in accordance with agreed profit sharing arrangements and include interest on members' funds. Members are required to make their own provision for pensions from their profit shares.		
	Profits allocated to each member in the year amounted to £35,959 as profits are shared equally.		
		2011	2010
		Number	Number
	Average number of members	<u>3</u>	<u>3</u>
6	Investment properties		£
	Valuation		
	As at 30 November 2010		4,060,000
	Additions		79,520
	Revaluation		(1,039,520)
	As at 30 November 2011		<u><u>3,100,000</u></u>
	At 30 September 2011 the investment properties were revalued on an open market basis by J&E Shepherd, Chartered Surveyors, a partnership in which one of the partners is a member. The members consider the valuation to be appropriate.		
			£
	Details of revalued assets are given below		
	At 2011 open market value		<u><u>3,100,000</u></u>
	Historic cost of revalued assets		<u><u>2,810,295</u></u>

3BS (Scotland) LLP

Notes to the accounts (continued)

7	Debtors	2011 £	2010 £
	Trade debtors	-	2,210
8	Creditors		
	Amounts falling due within one year:		
	Bank term loan (secured)	155,167	143,096
	Accruals and deferred income	10,595	4,630
		<u>165,762</u>	<u>147,726</u>
	Amounts falling due after more than one year:		
	Bank term loan (secured)	<u>668,235</u>	<u>866,058</u>
	The bank loan is repayable as follows:		
	Due within 1 year	155,167	143,096
	1-2 years	165,095	152,252
	3-5 years	500,225	517,734
	5 years and over	-	196,072
		<u>820,487</u>	<u>1,009,154</u>
	Less due within one year	<u>155,167</u>	<u>143,096</u>
		<u>665,320</u>	<u>866,058</u>

The bank term loan is secured by a bond and floating charge over the LLP's properties.

The bank loan is repayable over 40 equal quarterly payments and bears interest at base rate plus 1%.

3BS (Scotland) LLP

Notes to the accounts (continued)

9 Members' interests

	Members' capital £	Members' other interests Revaluation reserve £	Total £	Loans and other debts due to members £	Total £
Members' interests at 30 November 2010	1,240,775	1,329,225	2,570,000	729,228	3,299,228
Members' remuneration charged as an expense	-	-	-	107,877	107,877
Decrease in revaluation of fixed assets	-	(1,039,520)	(1,039,520)	-	(1,039,520)
Members' interests at 30 November 2011	1,240,775	289,705	1,530,480	837,105	2,367,585

3BS (Scotland) LLP profits are divided amongst members based on the profit sharing ratio applying for the year. For the year ended 30 November 2011, profit sharing amongst members ratios were allocated prospectively and profits were divided equally among the members. As a result, undrawn profits were reflected in loans and other debts due to members at 30 November 2011.

Members' capital ranks after unsecured creditors, and loans and other debts due to members rank pari passu with unsecured creditors in the event of a winding up. The amount of capital each member is required to subscribe is determined by the members and under the LLP Agreement of 3BS (Scotland) LLP, a member can only withdraw capital when he or she ceases to be a member.

3BS (Scotland) LLP

Notes to the accounts (continued)

10 Related party transactions

3BS (Scotland) LLP charged rent on an arms length basis of £172,060 (*2010 - £252,400*) to J&E Shepherd, a partnership in which one of the members is a partner.

A property was leased to J&E Shepherd on a one year rent free basis.

Included in accruals is £6,331 (*2010 - £2,210 (debtor)*) due to J&E Shepherd.

11 Ultimate controlling party

In the opinion of the members there is no individual controlling party.