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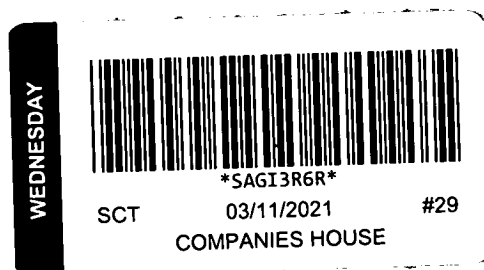
Registered Number: SO304401

Scotland

Eskdale Properties LLP

Report of the Members and Unaudited Financial Statements

For the year ended 31 December 2020



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Eskdale Properties LLP
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For the year ended 31 December 2020

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Eskdale Properties LLP
Statement of Financial Position
As at 31 December 2020

	Notes	2020 £	2019 £
Investment property	3	5,208,298 5,208,298	3,713,268 3,713,268
Current assets			
Trade and other receivables	4	119,389	1,790
Cash and cash equivalents		90,612	30,048
		210,001	31,838
Trade and other payables: amounts falling due within one year	5	(1,909,373)	(1,173,875)
Net current liabilities		(1,699,372)	(1,142,037)
Total assets less current liabilities		3,508,926	2,571,231
Trade and other payables: amounts falling due after more than one year	6	(2,503,305)	(1,601,529)
Net assets attributable to members		1,005,621	969,702
Represented by:			
Loans and other debts due to members	8	206,125	170,889
Members' other interests			
Members' capital		1,683	1,000
Revaluation reserve	7	797,813	797,813
		799,496	798,813
		1,005,621	969,702
Total members' interests			
Loans and other debts due to members	8	206,125	170,889
Members' other interests		799,496	798,813
		1,005,621	969,702

For the year ended 31 December 2020 the LLP was entitled to exemption from audit under section 477 of the Companies Act 2006 (as applied by The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008 relating to small LLPs.

The members acknowledge their responsibilities for:

- (a) 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
- (b) preparing financial statements which give a true and fair view of the state of affair of the LLP as at the end of each financial year and of its profit or loss for each 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 Liabilities Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008 relating to the financial statements, so far as applicable to the LLP

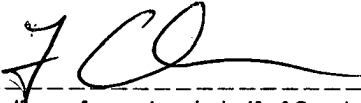
In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements are prepared in accordance with the provisions applicable to LLP's subject to the small LLP's regime.

Superseded

Eskdale Properties LLP
Statement of Financial Position Continued
For the year ended 31 December 2020

These financial statements were approved by the members on 19 October 2021 and signed on their behalf by:



F Colhoun for and on behalf of Surplus Property Solutions
Holdings Limited - Designated Member

Eskdale Properties LLP
Notes to the Financial Statements
For the year ended 31 December 2020

1. Accounting policies**Statutory Information**

Eskdale Properties LLP is a limited liability partnership, domiciled in Scotland, registration number SO304401.

Registered address:

1/1 15 North Claremont Street
 Glasgow
 G3 7NR

The presentation currency is £ sterling.

Basis of preparation

The report and financial statements for the year ended 31 December 2020 have been prepared under the historical cost convention and in accordance with the Section 1A of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Statement of Recommended Practice "Accounting by Limited Liability Partnerships".

Turnover

Turnover comprises the value of rental income (excluding VAT and similar taxes and trade discounts) of goods and services in the normal course of business.

Investment property

Investment property is carried at fair value determined annually by the members and derived from the current market rents and investment property yield for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided.

Finance and Borrowing 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.

All borrowing costs are recognised in the statement of comprehensive income in the year in which they are incurred.

2. Interest payable and similar charges

	2020	2019
	£	£
Interest payable on bank borrowing	87,734	83,555

Eskdale Properties LLP
Notes to the Financial Statements Continued
For the year ended 31 December 2020

3. Investment property

	Total £
Fair value	
At 01 January 2020	3,713,268
Additions	1,585,030
Disposals	(90,000)
At 31 December 2020	5,208,298
Net book value	
At 31 December 2020	5,208,298
At 31 December 2019	3,713,268

If the land and buildings had not been included at valuation they would have been included under the historical cost convention as follows:

	2020 £	2019 £
Cost and net book value	4,500,485 =====	2,915,455 =====

Certain valuations were carried out by Allied Surveyors and Shepherd Chartered Surveyors at various dates during the period ended 31 December 2014 on an open market basis. The value of the properties has been reviewed by the members and they consider that it remains appropriate at 31 December 2020.

4. Trade and other receivables

	2020 £	2019 £
Trade debtors	3,790	950
Prepayments & accrued income	1,937	840
Other debtors	113,662	-
	119,389	1,790

5. Trade and other payables: amounts falling due within one year

	2020 £	2019 £
Bank loans and overdraft	106,342	29,393
Trade creditors	6,822	1,487
Other creditors	1,796,209	1,142,995
	1,909,373	1,173,875

6. Trade and other payables: amounts falling due after more than one year

	2020 £	2019 £
Bank loans and overdraft	2,503,305	1,601,529
Analysis of creditors falling due after more than five years:		
Payable by instalments	2,362,998	1,471,310

Eskdale Properties LLP
Notes to the Financial Statements Continued
For the year ended 31 December 2020

7. Reserves

	Total
	£
Revaluation reserve at 01 January 2020	797,813
Revaluation reserve at 31 December 2019	797,813

The profit and loss account includes all current and prior years retained profits.

8. Loans and other debts due to members

	2020	2019
	£	£
Loans from members	170,889	128,763
Amounts due to members in respect of profits	35,236	42,126
	206,125	170,889

Included in other loans are amounts due to members of Eskdale Properties LLP as follows:

	2020	2019
	£	£
Surplus Property Solutions Holdings Limited	798,436	467,512
Richard Goldstein	333,310	196,847
Simon Milner	166,656	98,424
Robert Bailey	124,992	73,818
Martin Malley	124,992	73,818
Ann Braidwood	34,841	24,606
Phil Grady	41,664	24,606
Mark O'Hanlon	41,664	24,605
	=====	=====

These loans are interest free and unsecured but are entitled to a redemption premium subject to certain conditions being met and have been discounted in accordance with FRS102.

9. Average number of persons employed

During the year the average number of employees was 0

Eskdale Properties LLP
Notes to the Financial Statements Continued
For the year ended 31 December 2020

10. Related party transactions

Included in other creditors at the year end are amounts due to;

PVP Developments Ltd of £63,455 (2019: £12,013). PVP Developments Ltd is owned by Surplus Property Solutions Holdings Limited, an Eskdale Properties LLP member. During the year PVP Developments Ltd supplied goods and services to Eskdale Properties LLP totalling £13,791 (2019: £10,127) inclusive of value added tax.

Surplus Property Solutions Holdings Limited an Eskdale Properties LLP member of £0 (2019: £45,000).

L S Homes Limited a company under common control is an amount due from the entity of £0 (2019:£1,632)

Included in other debtors at the year end are amounts due to the members of Eskdale Properties LLP;

Ian Baxter Discretionary Trust an entity under common control is an amount due £54,287 (2019 £(4,689)).

IBDT Property Limited a company under common control is an amount due of £59,375.

All loans are unsecured, interest free and repayable on demand.