REGISTERED NUMBER: OC309521 (England and Wales)

UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 OCTOBER 2019

FOR

CLARE HILL (HUDDERSFIELD) LLP

CLARE HILL (HUDDERSFIELD) LLP (REGISTERED NUMBER: OC309521)

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FOR THE YEAR ENDED 31 OCTOBER 2019

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GENERAL INFORMATION
FOR THE YEAR ENDED 31 OCTOBER 2019

DESIGNATED MEMBERS:	Yorkshire Ventures Limited Executors of I R Pullan Deceased C R Jackson MBE
REGISTERED OFFICE:	Loftus Hill Ferrensby Knaresborough North Yorkshire HG5 9JT
REGISTERED NUMBER:	OC309521 (England and Wales)
ACCOUNTANTS:	Sedulo Leeds Limited St Pauls House 23 Park Square Leeds West Yorkshire LS1 2ND

BALANCE SHEET
31 OCTOBER 2019

	Notes	31.10.19 £	31.10.18 £
CURRENT ASSETS			
Stocks	4	3,044,138	3,044,138
Debtors	5	847,197	851,079
Cash at bank		14,906	11,699
		3,906,241	3,906,916
CREDITORS			
Amounts falling due within one year	6	61,030	61,705
NET CURRENT ASSETS		3,845,211	3,845,211
TOTAL ASSETS LESS CURRENT LIABILITIES		3,845,211	3,845,211
CREDITORS			
Amounts falling due after more than one year	7	1,575,000	1,575,000
NET ASSETS ATTRIBUTABLE TO MEMBERS		2,270,211	2,270,211
LOANS AND OTHER DEBTS DUE TO MEMBERS	9	2,240,211	2,240,211
MEMBERS' OTHER INTERESTS			
Capital accounts		30,000	30,000
		2,270,211	2,270,211
TOTAL MEMBERS' INTERESTS			
Loans and other debts due to members	9	2,240,211	2,240,211
Members' other interests		30,000	30,000
Amounts due from members	5	(683,856)	(680,106)
		1,586,355	1,590,105

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 October 2019.

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 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

continued...

BALANCE SHEET - continued
31 OCTOBER 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 and authorised for issue on 19 June 2020 and were signed by:

C R Jackson MBE - Designated member

1. STATUTORY INFORMATION

Clare Hill (Huddersfield) 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 principal activity of the LLP in the year under review was that of property construction and rental.

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.

Going Concern

In common with virtually every other business in the country, the Company has been experiencing the effects of the Coronavirus pandemic. Whilst the full impact of this exceptional situation on the Company cannot be assessed with complete certainty at the current time, the Directors believe they have taken all possible steps to protect the Company including accessing relevant Government assistance.

At the time of signing these accounts the Directors are of the opinion that the Company will remain viable for the foreseeable future and therefore these Financial Statements have been prepared on the Going Concern basis.

Stocks
Work in progress and stock is valued at the lower of cost and net realisable value. Cost consists of acquisition and development costs, including interest. Development costs include infrastructure costs and all direct costs of construction.

Taxation
The members are responsible for the payment of income tax on their respective share of profits during the period. No provision for taxation has therefore been made in these accounts.

Rents receivable
Rental income arising from operating leases on investment properties is accounted for on a straight line basis over the lease term.

3. EMPLOYEE INFORMATION

The average number of employees during the year was NIL (2018 - NIL).

4. STOCKS

	31.10.19	31.10.18
	£	£
Stock	3,044,138	3,044,138

Included in the value of stock and work in progress are capitalised interest charges of £356,670 (2018: £356,670).

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.10.19	31.10.18
	£	£
Other debtors	847,197	851,079

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6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.10.19	31.10.18
	£	£
Taxation and social security	4,903	4,903
Other creditors	56,127	56,802
	61,030	61,705

7. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31.10.19	31.10.18
	£	£
Bank loans	1,575,000	1,575,000

8. SECURED DEBTS

The following secured debts are included within creditors:

	31.10.19	31.10.18
	£	£
Bank loans	1,575,000	1,575,000

The bank loan is secured by a fixed and floating charge over the assets of the company, together with a joint and several guarantee of £500,000 provided by C R Jackson and the executors of I R Pullan, and a guarantee of £1,575,000 provided by Yorkshire Ventures Properties Limited.

9. LOANS AND OTHER DEBTS DUE TO MEMBERS

Loans and other debts due to members rank equally in relation to other creditors.

10. RELATED PARTY DISCLOSURES

During the year the LLP entered into the following transactions:

a) Yorkshire Ventures Limited, a member, was paid £NIL (2018 - £Nil) during the year. A balance of £2,240,211 was outstanding at 31 October 2019 (2018 - £2,240,211). This loan is not interest bearing with no set terms of repayment.

b) During the year Yorkshire Ventures Properties Limited, a wholly owned subsidiary of Yorkshire Ventures Limited paid a sum of £4,876 (2018: £8,384) to the LLP. This loan is not interest bearing with no set terms of repayment. A balance of £155,761 was outstanding from Yorkshire Ventures Properties Limited at 31 October 2019 (2018 - £160,637). A guarantee of £1,575,000 has also been provided in respect of the bank loan detailed in note 9 by Yorkshire Ventures Properties Limited.

11. POST BALANCE SHEET EVENTS

An offer has recently been received for the full property portfolio consisting of 22 properties. At the signing of the financial statements, negotiations were continuing and no contracts have been exchanged.

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.