Registered number: OC347721

EAST VIEW PROPERTY INVESTMENT LLP

UNAUDITED

ABBREVIATED ACCOUNTS

FOR THE YEAR ENDED 31 MARCH 2014

WEDNESDAY

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LD5 24/09/2014 #30

COMPANIES HOUSE

EAST VIEW PROPERTY INVESTMENT LLP
REGISTERED NUMBER: OC347721

ABBREVIATED BALANCE SHEET
AS AT 31 MARCH 2014

	Note	£	2014 £	£	2013 £
FIXED ASSETS					
Tangible assets	2		-		406
Investment property	3		**750,000**		750,000
			750,000		750,406
CURRENT ASSETS					
Debtors		**603**		3,074	
Cash at bank		**4,349**		1,394	
		4,952		4,468	
CREDITORS: amounts falling due within one year		**(576,179)**		(565,717)	
NET CURRENT LIABILITIES			**(571,227)**		(561,249)
NET ASSETS ATTRIBUTABLE TO MEMBERS			**178,773**		189,157
REPRESENTED BY:					
Loans and other debts due to members within one year					
Other amounts			**240,105**		234,811
Members' other interests					
Revaluation reserve		**46,699**		46,699	
Other reserves classified as equity		**(108,031)**		(92,353)	
			(61,332)		(45,654)
			178,773		189,157
TOTAL MEMBERS' INTERESTS					
Loans and other debts due to members			**240,105**		234,811
Members' other interests			**(61,332)**		(45,654)
			178,773		189,157

The Members consider that the LLP is entitled to exemption from the requirement to have an audit under the provisions of section 477 of the Companies Act 2006, as applied by The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008 ("the Act").

The Members acknowledge their responsibilities for complying with the requirements of the Companies Act 2006, as applied by The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008, with respect to accounting records and for preparing financial statements which give a true and fair view of the state of affairs of the LLP as at 31 March 2014 and of its loss for the Year in accordance with the requirements of sections 394 and 395 of the Act and which otherwise comply with the requirements of the Companies Act 2006, as applied 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.

ABBREVIATED BALANCE SHEET (continued)
AS AT 31 MARCH 2014

The abbreviated accounts, which have been prepared in accordance with the special provisions relating to LLPs subject to the small LLPs regime within Part 15 of the Companies Act 2006, as applied by The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008, were approved and authorised for issue by the Members and were signed on their behalf on 5 September 2014.

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Mr D Rosenberg
Designated Member

The notes on pages 3 to 4 form part of these financial statements.

NOTES TO THE ABBREVIATED ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2014

1. ACCOUNTING POLICIES

1.1 Basis of preparation of financial statements

The full financial statements, from which these abbreviated accounts have been extracted, have been prepared under the historical cost convention as modified by the revaluation of Investment properties, 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".

1.2 Turnover

Turnover represents rent receivable from investment properties.

1.3 Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Fixtures and fittings	-	25% Straight Line

1.4 Investment properties

Investment properties are included in the Balance sheet at their open market value in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008) and are not depreciated. This treatment is contrary to the Companies Act 2006, as applied by The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008, which states that fixed assets should be depreciated but is, in the opinion of the Members, necessary in order to give a true and fair view of the financial position of the LLP.

2. TANGIBLE FIXED ASSETS

	£
Cost	
At 1 April 2013 and 31 March 2014	**1,625**
Depreciation	
At 1 April 2013	**1,219**
Charge for the Year	**406**
At 31 March 2014	**1,625**
Net book value	
At 31 March 2014	**-**
At 31 March 2013	406

NOTES TO THE ABBREVIATED ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2014

3. INVESTMENT PROPERTY

	£
Valuation	
At 1 April 2013 and 31 March 2014	**750,000**

The 2014 valuations were made by D Rosenberg, on an open market value for existing use basis.

4. LOANS AND OTHER DEBTS DUE TO MEMBERS

	2014	2013
	£	£
Amounts due to members	**240,105**	234,811

Loans and other debts due to members rank equally with debts due to ordinary creditors in the event of a winding up.