

NOVA EAST CLIFF 59 LLP

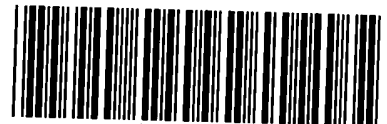
Unaudited Financial Statements – companies house filing

31 March 2017

STEWART & CO

Chartered accountant
Knoll House, Knoll Road
Camberley, Surrey
GU15 3SY

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COMPANIES HOUSE

NOVA EAST CLIFF 59 LLP

Financial Statements

Period from 20 May 2016 to 31 March 2017

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NOVA EAST CLIFF 59 LLP

Designated Members and Professional Advisers

Designated members

F M Garvey
T G Lewis

Registered office

41 Commercial Road
Poole
Dorset
BH14 0HU

Accountants

Stewart & Co
Chartered accountant
Knoll House, Knoll Road
Camberley, Surrey
GU15 3SY

NOVA EAST CLIFF 59 LLP

Members' Report

Period from 20 May 2016 to 31 March 2017

The members present their report and the unaudited financial statements of the LLP for the period ended 31 March 2017.

Principal activities

The principal activity of the company during the period was that of property investment.

Designated members

The designated members who served the LLP during the period were as follows:

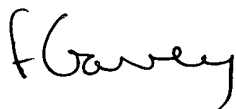
F M Garvey	(Appointed 20 May 2016)
T G Lewis	(Appointed 20 May 2016)

Policy regarding members' drawings and the subscription and repayment of amounts subscribed or otherwise contributed by members

Members are permitted to make drawings in anticipation of profits which will be allocated to them. The amount of such drawings is set at the beginning of each financial year, taking into account the anticipated cash needs of the LLP.

New members are required to subscribe a minimum level of capital and in subsequent years members are invited to subscribe for further capital, the amounts of which is determined by the performance and seniority of those members. On retirement, capital is repaid to members.

This report was approved by the members on 22 September 2017 and signed on behalf of the members by:



F M Garvey
Designated Member



T G Lewis
Designated Member

Registered office:
41 Commercial Road
Poole
Dorset
BH14 0HU

NOVA EAST CLIFF 59 LLP

Chartered Accountant's Report to the Members on the Preparation of the Unaudited Statutory Financial Statements of NOVA EAST CLIFF 59 LLP

Period from 20 May 2016 to 31 March 2017

In order to assist you to fulfil your duties under the Companies Act 2006 as applied to limited liability partnerships 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 NOVA EAST CLIFF 59 LLP for the period ended 31 March 2017, which comprise the statement of financial position, reconciliation of members' interests 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 www.icaew.com/en/membership/regulations-standards-and-guidance.

This report is made solely to the members of NOVA EAST CLIFF 59 LLP, as a body, in accordance with the terms of our engagement. Our work has been undertaken solely to prepare for your approval the financial statements of NOVA EAST CLIFF 59 LLP and state those matters that we have agreed to state to you, as a body, in this report in accordance with ICAEW Technical Release 07/16 AAF as detailed at www.icaew.com/compilation. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than NOVA EAST CLIFF 59 LLP and its members, as a body, for our work or for this report.

It is your duty to ensure that NOVA EAST CLIFF 59 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 NOVA EAST CLIFF 59 LLP. You consider that NOVA EAST CLIFF 59 LLP is exempt from the statutory audit requirement for the period.

We have not been instructed to carry out an audit or a review of the financial statements of NOVA EAST CLIFF 59 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.



STEWART & CO
Chartered accountant

Knoll House, Knoll Road
Camberley, Surrey
GU15 3SY

22 September 2017

NOVA EAST CLIFF 59 LLP

Statement of Financial Position

31 March 2017

	Note	31 Mar 17 £
Fixed assets		
Tangible assets	4	490,884
Current assets		
Debtors	5	8,778
Cash at bank and in hand		103,884
		<u>112,662</u>
Creditors: amounts falling due within one year	6	111,209
Net current liabilities		<u>(1,453)</u>
Total assets less current liabilities		<u>492,337</u>
Net assets		<u>492,337</u>
Represented by:		
Loans and other debts due to members		
Other amounts	7	500
Members' other interests		
Members' capital classified as equity		491,837
Other reserves		<u>—</u>
		<u>492,337</u>
Total members' interests		
Amounts due from members		(2,476)
Loans and other debts due to members	7	500
Members' other interests		491,837
		<u>489,861</u>

These financial statements have been prepared and delivered in accordance with the provisions applicable to LLPs subject to the small LLPs' regime and in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In accordance with section 444 of the Companies Act 2006 (as applied to LLPs), the statement of comprehensive income has not been delivered.

For the period ending 31 March 2017 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 complying with the requirements of the Act (as applied to LLPs) with respect to accounting records and the preparation of financial statements.

The statement of financial position
continues on the following page.

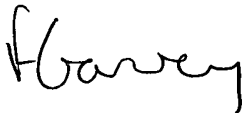
The notes on pages 7 to 11 form part of these financial statements.

NOVA EAST CLIFF 59 LLP

Statement of Financial Position *(continued)*

31 March 2017

These financial statements were approved by the members and authorised for issue on 22 September 2017, and are signed on their behalf by:



F M Garvey
Designated Member



T G Lewis
Designated Member

Registered number: OC411925

The notes on pages 7 to 11 form part of these financial statements.

NOVA EAST CLIFF 59 LLP

Reconciliation of Members' Interests

Period from 20 May 2016 to 31 March 2017

	Members' other interests			Loans and other debts due to members less any amounts due from members in debtors		Total members' interests
	Members' capital (classified as equity)	Other reserves	Total	Other amounts	Total	Total 31 Mar 17
	£	£	£	£	£	£
Amounts due to members				-	-	
Amounts due from members				-	-	
Balance at 20 May 2016	-	-	-	-	-	-
Profit for the financial period available for discretionary division among members		21,524	21,524			21,524
Members' interests after profit for the period	-	21,524	21,524	-	-	21,524
Other division of profits		(21,524)	(21,524)	21,524	21,524	-
Introduced by members	491,837		491,837	-	-	491,837
Drawings				(23,500)	(23,500)	(23,500)
Amounts due to members				500	500	
Amounts due from members				(2,476)	(2,476)	
Balance at 31 March 2017	491,837	-	491,837	(1,976)	(1,976)	489,861

The notes on pages 7 to 11 form part of these financial statements.

NOVA EAST CLIFF 59 LLP

Notes to the Financial Statements

Period from 20 May 2016 to 31 March 2017

1. General information

The LLP is registered in England and Wales.
The address of the registered office is 41 Commercial Road, Poole, Dorset, BH14 0HU.

2. Statement of compliance

These financial statements have been prepared in compliance with Section 1A of FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', and the requirements of the Statement of Recommended Practice 'Accounting by Limited Liability Partnerships' issued in January 2017 (SORP 2017).

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Investment properties

Investment property is initially recorded at cost, which includes purchase price and any directly attributable expenditure.

Investment property is revalued to its fair value at each reporting date and any changes in fair value are recognised in profit or loss.

If a reliable measure of fair value is no longer available without undue cost or effort for an item of investment property, it shall be transferred to tangible assets and treated as such until it is expected that fair value will be reliably measurable on an on-going basis.

No depreciation is provided in respect of the investment property. The Companies Act 2006 requires all properties to be depreciated. However, this requirement conflicts with the generally accepted accounting principle set out in FRS 102. The members consider that because the property is not held for consumption, but for its investment potential, to depreciate the property would not give a true and fair view, and that it is necessary to adopt FRS 102 in order to give a true and fair view. If this departure from the Act had not been made, the result for the financial period would have been reduced by depreciation. However, the amount of depreciation cannot reasonably be quantified because depreciation is only one of the many factors reflected in the annual valuation and the amount which might otherwise have been shown cannot be separately identified or quantified.

Debtors

Short term debtors are measured at transaction price, less any impairment.

Creditors

Financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

NOVA EAST CLIFF 59 LLP

Notes to the Financial Statements *(continued)*

Period from 20 May 2016 to 31 March 2017

Going concern

The members have a reasonable expectation that the LLP has adequate resources to continue in operational existence for the foreseeable future. The LLP therefore continues to adopt the going concern basis in preparing its financial statements.

Revenue recognition

Turnover represents the total value of sales made during the year and derives from the provision of services falling within the LLP's ordinary activities.

Members' participation rights

Members' participation rights are the rights of a member against the LLP that arise under the members' agreement (for example, in respect of amounts subscribed or otherwise contributed, remuneration and profits).

Members' participation rights in the earnings or assets of the LLP are analysed between those that are, from the LLP's perspective, either a financial liability or equity, in accordance with Section 22 of FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', and the requirements of the Statement of Recommended Practice 'Accounting by Limited Liability Partnerships'. A member's participation right results in a liability unless the right to any payment is discretionary on the part of the LLP.

Amounts subscribed or otherwise contributed by members, for example members' capital, are classed as equity if the LLP has an unconditional right to refuse payment to members. If the LLP does not have such an unconditional right, such amounts are classified as liabilities.

Where profits are automatically divided as they arise, so the LLP does not have an unconditional right to refuse payment, the amounts arising that are due to members are in the nature of liabilities. They are therefore treated as an expense in the statement of comprehensive income in the relevant year. To the extent that they remain unpaid at the year end, they are shown as liabilities in the statement of financial position.

Conversely, where profits are divided only after a decision by the LLP or its representative, so that the LLP has an unconditional right to refuse payment, such profits are classed as an appropriation of equity rather than as an expense. They are therefore shown as a residual amount available for discretionary division among members in the statement of comprehensive income and are equity appropriations in the statement of financial position.

Other amounts applied to members, for example remuneration paid under an employment contract and interest on capital balances, are treated in the same way as all other divisions of profits, as described above, according to whether the LLP has, in each case, an unconditional right to refuse payment.

All amounts due to members that are classified as liabilities are presented in the statement of financial position within 'Loans and other debts due to members' and are charged to the statement of comprehensive income within 'Members' remuneration charged as an expense'. Amounts due to members that are classified as equity are shown in the statement of financial position within 'Members' other interests'.

NOVA EAST CLIFF 59 LLP

Notes to the Financial Statements *(continued)*

Period from 20 May 2016 to 31 March 2017

3. Accounting policies *(continued)*

Operating leases

Lease income is recognised in profit or loss on a straight line basis over the lease term. The aggregate cost of lease incentives are recognised as a reduction to income over the lease term on a straight-line basis. Costs, including depreciation, incurred in earning the lease income are recognised as an expense. Any initial direct costs incurred in negotiating and arranging the operating lease are added to the carrying amount of the lease and recognised as an expense over the lease term on the same basis as the lease income.

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses.

Depreciation

No depreciation has been provided against freehold land and buildings.

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets.

For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the LLP are assigned to those units.

Financial instruments

A financial asset or a financial liability is recognised only when the LLP becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are subsequently measured at amortised cost.

Where investments in non-convertible preference shares and non-puttable ordinary shares or preference shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in profit or loss. All other such investments are subsequently measured at cost less impairment.

NOVA EAST CLIFF 59 LLP

Notes to the Financial Statements *(continued)*

Period from 20 May 2016 to 31 March 2017

3. Accounting policies *(continued)*

Financial instruments *(continued)*

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in profit or loss, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

4. Tangible assets

	Freehold property £
Cost	
Additions	490,884
At 31 March 2017	<u>490,884</u>
Depreciation	
At 20 May 2016 and 31 March 2017	<u>—</u>
Carrying amount	
At 31 March 2017	<u>490,884</u>

The carrying value of leasehold investment properties represents the gross amount for use in operating leases. The members consider the value of £490,884 to be fair and reasonable based on their assessment of current market conditions.

5. Debtors

	31 Mar 17 £
Other debtors	<u>8,778</u>

NOVA EAST CLIFF 59 LLP

Notes to the Financial Statements *(continued)*

Period from 20 May 2016 to 31 March 2017

6. Creditors: amounts falling due within one year

	31 Mar 17
	£
Other creditors	<u>111,209</u>

7. Loans and other debts due to members

	31 Mar 17
	£
Amounts owed to members in respect of profits	<u>500</u>

8. Operating leases

As lessor

The total future minimum lease payments receivable under non-cancellable operating leases are as follows:

	31 Mar 17
	£
Not later than 1 year	41,176
Later than 1 year and not later than 5 years	164,704
Later than 5 years	<u>180,389</u>
	<u>386,269</u>

The LLP own a 51.47% share of the leasehold of a property in Bournemouth which is leased to a third party. The current lease term is 10 years, and is due to expire in August 2026.

9. Related party transactions

During the year, the LLP purchased investment management charges from Lewis & Co (Investments and Pensions) Limited, a company owned and controlled by Mr T G Lewis, a designated member of the LLP, totalling £1,794. Nothing was owed to Lewis & Co (Investments and Pensions) Limited at the balance sheet date with respect to these transactions.

10. Controlling party

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

11. Entity information

The legal form of the entity is a Limited Liability Partnership, incorporated in England, and the registered office is located at: 41 Commercial Road, Poole, Dorset BH14 0HU.