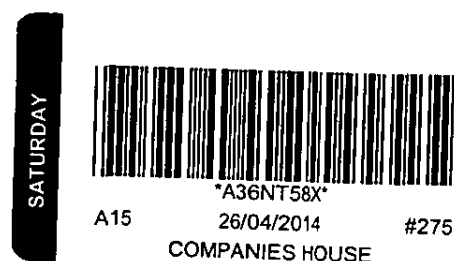


Limited Liability Partnership Registration No. OC354007 (England and Wales)

NORTH HARBOUR PROPERTIES LLP
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2013



Saffery Champness
CHARTERED ACCOUNTANTS

NORTH HARBOUR PROPERTIES LLP

LIMITED LIABILITY PARTNERSHIP INFORMATION

Designated members	Troika Developments Limited Forelle Estates Ltd Bayshill Properties Limited Loumin Estates Limited
Limited liability partnership number	OC354007
Registered office	Quay House 7 The Quay Poole Dorset BH15 1HA
Independent Auditors	Saffery Champness Midland House 2 Poole Road Bournemouth Dorset BH2 5QY
Business address	Quay House 7 The Quay Poole Dorset BH15 1HA

NORTH HARBOUR PROPERTIES LLP

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NORTH HARBOUR PROPERTIES LLP

MEMBERS' REPORT FOR THE YEAR ENDED 30 SEPTEMBER 2013

The members present their report and financial statements for the year ended 30 September 2013

Principal activities

The principal activity of the limited liability partnership continued to be that of property investment

Designated Members

The following designated members have held office since 1 October 2012

Troika Developments Limited
Forelle Estates Ltd
Bayshill Properties Limited
Loumin Estates Limited

Policy on members' drawings

The members' drawing policy allows each member to draw a proportion of their profit share, subject to the cash requirements of the business

A member's capital determines that member's share of profit and financing requirement of the Limited Liability Partnership. A member may subscribe or withdraw capital with the unanimous consent of the members of the Limited Liability Partnership.

Statement of members' responsibilities

The members are responsible for preparing the financial statements 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 2008) requires the members to prepare financial statements for each financial year. Under that law the members have elected to prepare the financial statements 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 2008) the members must not approve the financial statements 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 partnership for that year. In preparing those financial statements, the members are required to

- select suitable accounting policies and then apply them consistently,
- make judgements and estimates that are reasonable and prudent,
- prepare the financial statements 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 financial statements comply with the Companies Act 2006 (as applied by The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008). 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.

NORTH HARBOUR PROPERTIES LLP

MEMBERS' REPORT (continued) FOR THE YEAR ENDED 30 SEPTEMBER 2013

Statement of disclosure to auditor

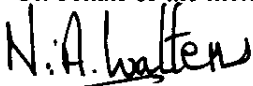
So far as the members are aware, there is no relevant audit information of which the limited liability partnership's auditors are unaware. Additionally, the members have taken all the necessary steps that they ought to have taken as members in order to make themselves aware of all relevant audit information and to establish that the limited liability partnership's auditors are aware of that information.

Auditors

A resolution proposing that Saffery Champness be reappointed as auditors of the limited liability partnership will be put at a General Meeting.

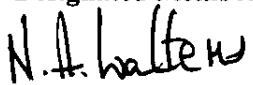
This report has been prepared in accordance with the special provisions of the Companies Act 2006 (as applied to limited liability partnerships by regulation 3 of the Limited Liability Partnerships Regulations 2008) relating to small limited liability partnerships.

On behalf of the members



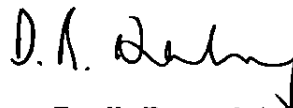
Troika Developments Limited

Designated Member



Baysmill Properties Limited

Designated Member



Forelle Estates Ltd

Designated Member



Loumin Estates Limited

Designated Member

11 April 2014

NORTH HARBOUR PROPERTIES LLP

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF NORTH HARBOUR PROPERTIES LLP

We have audited the financial statements of North Harbour Properties LLP for the year ended 30 September 2013 set out on pages 5 to 13. 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 Chapter 3 of Part 16 of the Companies Act 2006 as applied by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008. Our audit work has been undertaken so that we might state to the limited liability partnership's members those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the limited liability partnership and the limited liability partnership's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of the members and auditors

As explained more fully in the Members' Responsibilities Statement set out on pages 1 - 2, the members are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements 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 Ethical Standards for Auditors.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements 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 financial statements. In addition, we read all the financial and non-financial information in the Annual Report to identify material inconsistencies with the audited financial statements. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on financial statements

In our opinion the financial statements

- give a true and fair view of the state of the limited liability partnership's affairs as at 30 September 2013 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 2008.

NORTH HARBOUR PROPERTIES LLP

**INDEPENDENT AUDITORS' REPORT (continued)
TO THE MEMBERS OF NORTH HARBOUR PROPERTIES LLP**

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 financial statements 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 the financial statements in accordance with the small limited liability partnerships' regime

Charles Macey

Charles Macey (Senior Statutory Auditor)
for and on behalf of Saffery Champness

25 April 2014

Chartered Accountants
Statutory Auditors

Midland House
2 Poole Road
Bournemouth
Dorset
BH2 5QY

NORTH HARBOUR PROPERTIES LLP**PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 30 SEPTEMBER 2013**

		2013	2012
	Notes	£	£
Turnover		318,804	316,979
Cost of sales		(20,816)	(17,804)
Gross profit		297,988	299,175
Administrative expenses		(14,407)	(10,258)
Assignment of lease	2	247,700	-
Operating profit	2	531,281	288,917
Interest payable and similar charges		(62,477)	(73,213)
Profit on ordinary activities before taxation		468,804	215,704
Tax on profit on ordinary activities		-	-
Profit for the financial year before members' remuneration and profit shares		468,804	215,704
Members' remuneration charged as an expense - profit share	7	(468,804)	(215,704)
Retained profit for the financial year available for discretionary division among members		-	-

The profit and loss account has been prepared on the basis that all operations are continuing operations

The notes on pages 9 to 13 form part of these financial statements

NORTH HARBOUR PROPERTIES LLP

**STATEMENT OF TOTAL RECOGNISED GAINS AND LOSSES
FOR THE YEAR ENDED 30 SEPTEMBER 2013**

	2013	2012
	£	£
Profit for the financial period available for division among members	-	-
Unrealised deficit on revaluation of properties	-	(400,000)
Total recognised gains and losses relating to the year	-	(400,000)

NORTH HARBOUR PROPERTIES LLP

BALANCE SHEET

AS AT 30 SEPTEMBER 2013

	Notes	2013 £	2012 £
Fixed assets			
Tangible assets	3	4,000,000	4,000,000
Current assets			
Debtors	4	183,442	106,964
Cash at bank and in hand		218,792	87,111
		<u>402,234</u>	<u>194,075</u>
Creditors: amounts falling due within one year	5	<u>(216,421)</u>	<u>(217,066)</u>
Net current assets/(liabilities)		<u>185,813</u>	<u>(22,991)</u>
Total assets less current liabilities		<u>4,185,813</u>	<u>3,977,009</u>
Creditors: amounts falling due after more than one year	6	<u>(2,075,000)</u>	<u>(2,175,000)</u>
NET ASSETS ATTRIBUTABLE TO MEMBERS		<u><u>2,110,813</u></u>	<u><u>1,802,009</u></u>
REPRESENTED BY:			
Loans and other debts due to members			
Other amounts	7	<u>2,058,492</u>	<u>1,749,688</u>
		<u>2,058,492</u>	<u>1,749,688</u>
Members' other interests:			
Revaluation reserve	7	52,221	52,221
Members capital	7	<u>100</u>	<u>100</u>
		<u><u>2,110,813</u></u>	<u><u>1,802,009</u></u>
TOTAL MEMBERS' INTERESTS			
Loans and other debts due to members	7	<u>2,058,492</u>	<u>1,749,688</u>
Members' other interests	7	<u>52,321</u>	<u>52,321</u>
		<u><u>2,110,813</u></u>	<u><u>1,802,009</u></u>


These financial statements have been prepared in accordance with the provisions applicable to limited liability partnerships subject to the small limited liability partnerships' regime within Part 15 of the Companies Act 2006

The notes on pages 9 to 13 form part of these financial statements

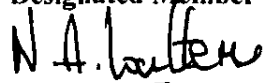
NORTH HARBOUR PROPERTIES LLP

BALANCE SHEET (continued)
AS AT 30 SEPTEMBER 2013

Approved by the Members and authorised for issue on 11 April 2014



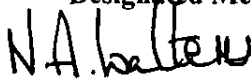
Troika Developments Limited
Designated Member



Bayshill Properties Limited
Designated Member



Forelle Estates Ltd
Designated Member



~~Loumin Estates Limited~~
Designated Member

Limited Liability Partnership Registration No. OC354007

NORTH HARBOUR PROPERTIES LLP

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2013

1 Accounting policies

1.1 Accounting convention

The financial statements are prepared under the historical cost convention modified to include the revaluation of freehold land and buildings

The financial statements have been prepared in accordance with the Statement of Recommended Practice, "Accounting by Limited Liability Partnerships", revised in 2010 and the Companies Act 2006.

1.2 Compliance with accounting standards

The financial statements are prepared in accordance with applicable United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) and the Limited Liability Partnership Statement of Recommended Practice, which have been applied consistently (except as otherwise stated)

1.3 Turnover

Turnover represents rents receivable from investment property net of VAT

1.4 Tangible fixed assets and depreciation

Tangible fixed assets include investment properties valued on an existing use open market value basis

Investment properties are included in the balance sheet at their open market value. Depreciation is provided only on those investment properties which are leasehold and where the unexpired lease term is less than 20 years

Although this accounting policy is in accordance with the applicable accounting standard, SSAP 19, Accounting for investment properties, it is a departure from the general requirement of the Companies Act 2006 (as applied by The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008) stating that all tangible assets must be depreciated

In the opinion of the members compliance with the standard is necessary for the financial statements to give a true and fair view. Depreciation or amortisation is only one of many factors reflected in the annual valuation and the amount of this which might otherwise have been charged cannot be separately identified or quantified

1.5 Taxation

The taxation payable on any profits is the personal liability of the members during the year. No retention is made from profits to fund payments of taxation on members' behalf

NORTH HARBOUR PROPERTIES LLP

NOTES TO THE FINANCIAL STATEMENTS (continued) FOR THE YEAR ENDED 30 SEPTEMBER 2013

2 Operating profit	2013 £	2012 £
Operating profit is stated after charging		
Auditors' remuneration	<u>2,950</u>	<u>2,950</u>
Assignment of lease:		
Income receivable	300,000	-
Legal fees in respect of lease assignment	<u>(52,300)</u>	
	<u>247,700</u>	<u>-</u>

3 Tangible fixed assets

	Investment properties £
Cost or valuation	
At 1 October 2012 & at 30 September 2013	<u>4,000,000</u>
Net book value	
At 30 September 2013	<u>4,000,000</u>
At 30 September 2012	<u>4,000,000</u>

On a historical cost basis the property would have been included at an original cost of £3,947,779 (2012 £3,947,779).

Appraisals of the investment properties were made during the year by the members on an open market basis. No depreciation is provided in respect of the property.

4 Debtors	2013 £	2012 £
Trade debtors	71,263	92,653
Other debtors	<u>112,179</u>	<u>14,311</u>
	<u>183,442</u>	<u>106,964</u>

NORTH HARBOUR PROPERTIES LLP**NOTES TO THE FINANCIAL STATEMENTS (continued)
FOR THE YEAR ENDED 30 SEPTEMBER 2013**

5	Creditors: amounts falling due within one year	2013	2012
		£	£
	Bank loans and overdrafts	100,000	100,000
	Deferred income	74,375	74,375
	Taxation and social security	20,694	15,255
	Other creditors	21,352	27,436
		<u>216,421</u>	<u>217,066</u>
6	Creditors: amounts falling due after more than one year	2013	2012
		£	£
	Bank loans	<u>2,075,000</u>	<u>2,175,000</u>
	 Analysis of loans		
	Wholly repayable within five years	2,175,000	2,275,000
	Included in current liabilities	<u>(100,000)</u>	<u>(100,000)</u>
		<u>2,075,000</u>	<u>2,175,000</u>
	 Loan maturity analysis		
	In more than one year but not more than two years	100,000	100,000
	In more than two years but not more than five years	<u>1,975,000</u>	<u>2,075,000</u>

The bank loan is secured against the investment property held

NORTH HARBOUR PROPERTIES LLP

NOTES TO THE FINANCIAL STATEMENTS (continued) FOR THE YEAR ENDED 30 SEPTEMBER 2013

7 Members' interests

	Members' other interests		Loans and other debts due to members		Total	2012
	Members' capital (classified as equity)	Revaluation reserve	Total			
	£	£	£	£	£	£
Members' interests at 1 October 2012	100	52,221	52,321	1,749,688	1,802,009	2,086,305
Members' remuneration charged as an expense - profit share	-	-	-	468,804	468,804	215,704
Members' interests after profit for the year	100	52,221	52,321	2,218,492	2,270,813	2,302,009
Deficit arising on revaluation of fixed assets	-	-	-	-	-	(400,000)
Drawings	-	-	-	(160,000)	(160,000)	(100,000)
Members' interests at 30 September 2013	100	52,221	52,321	2,058,492	2,110,813	1,802,009
Amounts due to members				2,058,492		

8 Loans and other debts due to members

	2013 £	2012 £
Loans from members	1,500,000	1,500,000
Amounts owed to members in respect of cumulative undrawn profits	458,492	249,688
	<u>2,058,492</u>	<u>1,749,688</u>

£1,500,000 (2012 £1,500,000) of the loans from members is secured against the investment property held. The loans all fall due for repayment after more than one year.

In the event of a winding up the amounts (other than that disclosed above) included in "Loans and other debts due to members" will rank equally with unsecured creditors.

NORTH HARBOUR PROPERTIES LLP

NOTES TO THE FINANCIAL STATEMENTS (continued) FOR THE YEAR ENDED 30 SEPTEMBER 2013

9	Information in relation to members	2013	2012
		£	£

Members' remuneration charged as an expense

Automatic division of profits

<u>468,804</u>	<u>215,704</u>
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2013	2012
Number	Number

The average number of members during the year was

<u>4</u>	<u>4</u>
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2013	2012
£	£

The average profit per member during the year was

<u>117,201</u>	<u>53,926</u>
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Profits and losses are divided among the members automatically once it has been determined for the year as detailed under the members agreement. These are allocated in accordance with the established profit sharing arrangements.

10 Control

The Limited Liability Partnership is jointly controlled by its members.

11 Related party transactions

As at 30 September 2013 the following loans were outstanding to members representing funding previously introduced:

Troika Developments Limited £375,000 (2012: £375,000)

Forelle Estates Limited £375,000 (2012: £375,000)

Bayshill Properties Limited £375,000 (2012: £375,000)

Loumin Estates Limited £375,000 (2012: £375,000)