

**REGISTERED NUMBER: OC390037 (England and Wales)**

**REPORT OF THE MEMBERS AND  
UNAUDITED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023  
FOR  
D JENSEN INVESTMENT PROPERTIES LLP**

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FOR THE YEAR ENDED 31 MARCH 2023**

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**D JENSEN INVESTMENT PROPERTIES LLP**

**GENERAL INFORMATION  
FOR THE YEAR ENDED 31 MARCH 2023**

**DESIGNATED MEMBERS:**

D A Jensen  
F L Buxton

**REGISTERED OFFICE:**

28 Wilton Road  
Bexhill on Sea  
East Sussex  
TN40 1EZ

**REGISTERED NUMBER:**

OC390037 (England and Wales)

**ACCOUNTANTS:**

Ashdown Hurrey  
Chartered Accountants & Business Advisers  
28 Wilton Road  
Bexhill on Sea  
East Sussex  
TN40 1EZ

**D JENSEN INVESTMENT PROPERTIES LLP (REGISTERED NUMBER: OC390037)**

**REPORT OF THE MEMBERS  
FOR THE YEAR ENDED 31 MARCH 2023**

The members present their report with the financial statements of the LLP for the year ended 31 March 2023.

**PRINCIPAL ACTIVITY**

The principal activity of the LLP in the year under review was that of rental of properties.

**DESIGNATED MEMBERS**

The designated members during the year under review were:

D A Jensen  
F L Buxton

**RESULTS FOR THE YEAR AND ALLOCATION TO MEMBERS**

The profit for the year before members' remuneration and profit shares was £50,883 (2022 - £118,076 profit).

**MEMBERS' INTERESTS**

The policies regarding the allocation of profits to members, drawings and the subscription and repayment of members' capital are disclosed in the accounting policies, note 1 of the financial statements.

The members' interests are disclosed in the notes to the financial statements.

**ON BEHALF OF THE MEMBERS:**

D A Jensen - Designated member

19 December 2023

**D JENSEN INVESTMENT PROPERTIES LLP (REGISTERED NUMBER: OC390037)****INCOME STATEMENT  
FOR THE YEAR ENDED 31 MARCH 2023**

	Notes	31.3.23 £	31.3.22 £
<b>TURNOVER</b>		271,713	265,233
Administrative expenses		<u>(134,437)</u>	<u>(83,060)</u>
		137,276	182,173
Other operating income		<u>-</u>	<u>208</u>
<b>OPERATING PROFIT</b>	4	<u>137,276</u>	<u>182,381</u>
Interest receivable and similar income		<u>1,292</u>	<u>5</u>
		138,568	182,386
Interest payable and similar expenses		<u>(87,685)</u>	<u>(64,310)</u>
<b>PROFIT FOR THE FINANCIAL YEAR BEFORE MEMBERS' REMUNERATION AND PROFIT SHARES AVAILABLE FOR DISCRETIONARY DIVISION AMONG MEMBERS</b>		<u>50,883</u>	<u>118,076</u>

The notes form part of these financial statements

**D JENSEN INVESTMENT PROPERTIES LLP (REGISTERED NUMBER: OC390037)****BALANCE SHEET  
31 MARCH 2023**

	Notes	31.3.23		31.3.22	
		£	£	£	£
<b>FIXED ASSETS</b>					
Tangible assets	5		67,707		63,742
Investment property	6		<u>7,641,000</u>		<u>7,331,000</u>
			<u>7,708,707</u>		<u>7,394,742</u>
<b>CURRENT ASSETS</b>					
Debtors	7	42,972		458,853	
Cash at bank		<u>24,299</u>		<u>22,733</u>	
		67,271		481,586	
<b>CREDITORS</b>					
Amounts falling due within one year	8	<u>158,051</u>		<u>145,648</u>	
<b>NET CURRENT (LIABILITIES)/ASSETS</b>			<u>(90,780)</u>		<u>335,938</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			7,617,927		7,730,680
<b>CREDITORS</b>					
Amounts falling due after more than one year	9		<u>2,495,131</u>		<u>2,606,751</u>
<b>NET ASSETS ATTRIBUTABLE TO MEMBERS</b>			<u>5,122,796</u>		<u>5,123,929</u>
<b>LOANS AND OTHER DEBTS DUE TO MEMBERS</b>			-		-
<b>MEMBERS' OTHER INTERESTS</b>					
Capital accounts			<u>5,122,796</u>		<u>5,123,929</u>
			<u>5,122,796</u>		<u>5,123,929</u>
<b>TOTAL MEMBERS' INTERESTS</b>			<u>5,122,796</u>		<u>5,123,929</u>
Members' other interests			<u>5,122,796</u>		<u>5,123,929</u>

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 March 2023.

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.

**D JENSEN INVESTMENT PROPERTIES LLP (REGISTERED NUMBER: OC390037)**

**BALANCE SHEET - continued**  
**31 MARCH 2023**

The financial statements have been prepared in accordance with the provisions applicable to LLPs subject to the small LLPs regime.

The financial statements were approved by the members of the LLP and authorised for issue on 19 December 2023 and were signed by:

D A Jensen - Designated member

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023**

**1. STATUTORY INFORMATION**

D Jensen Investment Properties LLP is registered in England and Wales. The LLP's registered number and registered office address can be found on the General Information page.

**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 as modified by the revaluation of certain assets.

**Turnover**

Turnover represents rental income received, excluding value added tax. Turnover is recognised when the company receives the right to consideration.

**Tangible fixed assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life or, if held under a finance lease, over the lease term, whichever is the shorter.

Plant and machinery etc - 25% on reducing balance and 10% on reducing balance

**Investment property**

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

**Hire purchase and leasing commitments**

Assets obtained under hire purchase contracts or finance leases are capitalised in the balance sheet. Those held under hire purchase contracts are depreciated over their estimated useful lives. Those held under finance leases are depreciated over their estimated useful lives or the lease term, whichever is the shorter.

The interest element of these obligations is charged to profit or loss over the relevant period. The capital element of the future payments is treated as a liability.

**Capital subscriptions and repayments**

The capital requirements of the partnership are determined from time to time by the Designated Members. The amount of capital subscribed by each member is linked to the earnings allocated to that member. Interest is paid at the discretion of the designated members.

**Allocation of profits and drawings**

The allocation of profits to those who were members during the year is made by unanimous vote of the Designated Members.

During the year members draw sums as agreed by the Designated Members, taking into account the partnership's cash requirements for operating and investing activities.

**3. EMPLOYEE INFORMATION**

The average number of employees during the year was NIL (2022 - NIL).

**4. OPERATING PROFIT**

The operating profit is stated after charging:

	31.3.23	31.3.22
	£	£
Depreciation - owned assets	<u>2,000</u>	<u>-</u>



**D JENSEN INVESTMENT PROPERTIES LLP (REGISTERED NUMBER: OC390037)****NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2023****5. TANGIBLE FIXED ASSETS**

	Plant and machinery etc £
<b>COST</b>	
At 1 April 2022	84,990
Additions	<u>21,900</u>
At 31 March 2023	<u>106,890</u>
<b>DEPRECIATION</b>	
At 1 April 2022	21,248
Charge for year	<u>17,935</u>
At 31 March 2023	<u>39,183</u>
<b>NET BOOK VALUE</b>	
At 31 March 2023	<u>67,707</u>
At 31 March 2022	<u>63,742</u>

Fixed assets, included in the above, which are held under hire purchase contracts are as follows:

	Plant and machinery etc £
<b>COST</b>	
At 1 April 2022 and 31 March 2023	<u>84,990</u>
<b>DEPRECIATION</b>	
At 1 April 2022	21,248
Charge for year	<u>15,935</u>
At 31 March 2023	<u>37,183</u>
<b>NET BOOK VALUE</b>	
At 31 March 2023	<u>47,807</u>
At 31 March 2022	<u>63,742</u>

**6. INVESTMENT PROPERTY**

	Total £
<b>FAIR VALUE</b>	
At 1 April 2022	7,331,000
Additions	3,750
Revaluations	<u>306,250</u>
At 31 March 2023	<u>7,641,000</u>
<b>NET BOOK VALUE</b>	
At 31 March 2023	<u>7,641,000</u>
At 31 March 2022	<u>7,331,000</u>

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2023**

**6. INVESTMENT PROPERTY - continued**

Fair value at 31 March 2023 is represented by:

	£
Valuation in 2019	802,325
Valuation in 2021	145,000
Valuation in 2022	766,132
Valuation in 2023	306,250
Cost	<u>5,621,293</u>
	<u>7,641,000</u>

If investment property had not been revalued it would have been included at the following historical cost:

	31.3.23 £	31.3.22 £
Cost	<u>5,621,293</u>	<u>5,617,543</u>

Investment property was valued on an open market basis on 31 March 2023 by the director .

**7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	31.3.23 £	31.3.22 £
Trade debtors	34,195	28,697
Other debtors	<u>8,777</u>	<u>430,156</u>
	<u>42,972</u>	<u>458,853</u>

**8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	31.3.23 £	31.3.22 £
Bank loans and overdrafts	6,480	6,600
Hire purchase contracts	4,336	1,842
Other creditors	<u>147,235</u>	<u>137,206</u>
	<u>158,051</u>	<u>145,648</u>

**9. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	31.3.23 £	31.3.22 £
Bank loans	2,453,319	2,560,603
Hire purchase contracts	<u>41,812</u>	<u>46,148</u>
	<u>2,495,131</u>	<u>2,606,751</u>

Amounts falling due in more than five years:

Repayable otherwise than by instalments		
Bank loans more 5 yrs non-inst	<u>2,419,985</u>	<u>2,521,833</u>
Repayable by instalments		
Bank loans more 5 yr by instal	<u>7,414</u>	<u>12,370</u>

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2023**

**10. SECURED DEBTS**

The following secured debts are included within creditors:

	31.3.23	31.3.22
	£	£
Bank loans	<u>2,459,799</u>	<u>2,567,203</u>

The mortgages are secured on the properties.

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