



PSP Southend LLP
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Alan Richards
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11 February 2022

Dear Alan

PSP Southend LLP: Statutory Accounts 2020/21

Good to see you at yesterday's board meeting of the PSP Southend LLP.

Further to recent correspondence in advance of the Shareholder Board scheduled for 23 February 2022, please find enclosed a copy of the statutory accounts for the LLP for financial year 2020/21. The audit for these accounts was completed during December 2021 and the accounts were filed on time with Companies House.

The statutory accounts for 2020/21 reflect the following activity within the LLP:

- i) Completion of the Friars scheme. This saw just under £750,000 of income recognised in connection with the final plot sales for the project. This was offset by cost of sales amounting to £434,000, producing gross profit of just over £315,000 in the year. This was attributable to the Council per the Development Agreements in place.

This needs to be read in the context of an accounting provision for the project having previously been booked during 2019/20 for c.£650,000. This was due to the fact that as at 31 March 2020, the costs incurred exceeded the agreed proceeds so the value of the stock was written down to equal the value of the agreed proceeds.

- ii) Write-off of some abortive costs on projects including Ilfracombe Avenue (earlier iteration of scheme) and Avro Road, amounting in total to some £51,000. These costs are shared jointly by the Council and PSP Facilitating Limited as designated members in the entity.

Company reg: OC370692

Registered office: PSP Southend LLP, Synergy House, 114-118 Southampton Road, London, WC1B 5AA



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The LLP is in a strong overall financial position because of its successful trading activity to date.

Distributable profit carried forward into financial year 2021/22 totalled some £1.015 million which is backed by cash generated by that prior activity, and which is available for reinvestment or distribution as agreed by the Board of the LLP.

Of this amount, the majority is available to the Council with just over £100,000 available to PSP Facilitating Limited.

I trust this suffices for your purposes, but obviously I am very happy to discuss at any time to assist you in preparing your report.

Yours sincerely,

A handwritten signature in black ink that reads "Mark Ewing".

Mark Ewing
Chief Finance Officer