

Registration number: 02873163

York House W1 Limited

Annual Report and Financial Statements

for the Year Ended 31 March 2020



York House W1 Limited

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York House W1 Limited

Strategic Report for the Year Ended 31 March 2020

The directors present their Strategic Report for the year ended 31 March 2020.

Business review and principal activities

York House W1 Limited ("the company") is a wholly owned subsidiary of The British Land Company PLC and operates as a constituent of The British Land Company PLC group of companies ("the group").

The company's principal activity is property investment in the United Kingdom (UK).

As shown in the company's Profit and Loss Account on page 8, the company's turnover of £7,224,665 has increased £529,801 compared with turnover of £6,694,864 in the prior year. Turnover has increased due to a full years rent on a new lease agreement signed January 2019. Loss on ordinary activities before taxation is £3,130,173 compared to a profit on ordinary activities before taxation of £1,855,607 in the prior year, principally as a result of a greater revaluation deficit recognised in the current year.

Dividends of £nil (2019: £nil) were paid in the year.

The revaluation of investment properties in the year was a deficit of £6,770,155 (2019: deficit of £1,552,186).

The Balance Sheet on page 10 shows that the company's financial position at the year end has, in net assets terms, decreased compared with the prior year.

The value of investment properties held as at 31 March 2020 has decreased by 3.3% from 31 March 2019 as shown in note 10 to the company's Balance Sheet. Details of how investment properties are valued can be found in note 10 to the company's balance sheet. The movement is determined by the prevailing market conditions at the balance sheet date.

The company is a subsidiary of The British Land Company PLC. The company's strategy is the same as the group's strategy - to deliver an above average annualised total return to shareholders, which is achieved by creating attractive environments in the right places focused around the people who work, shop and live in them.

The Board of the group uses total return, to monitor the performance of the group. This is a measure of growth in total equity per share, adding back any current year dividend.

Any expected future developments of the company are determined by the strategy of the group.

For more information also see The British Land Company PLC group annual report.

The performance of the group, which includes the company, is discussed in the group's annual report which does not form part of this report.

Principal risks and uncertainties

This company is part of a large property investment group. As such, the fundamental underlying risks for this company are those of the property group as discussed below.

York House W1 Limited**Strategic Report for the Year Ended 31 March 2020 (continued)**

The company generates returns to shareholders through long-term investment decisions requiring the evaluation of opportunities arising in the following areas:

- demand for space from occupiers against available supply;
- identification and execution of investment and development strategies which are value enhancing;
- availability of financing or refinancing at an acceptable cost;
- economic cycles, including their impact on tenant covenant quality, interest rates, inflation and property values;
- legislative changes, including planning consents and taxation;
- engagement of development contractors with strong covenants;
- key staff changes; and
- environmental and health and safety policies.

These opportunities also represent risks, the most significant being change to the value of the property portfolio. This risk has high visibility to directors and is considered and managed on a continuous basis. Directors use their knowledge and experience to knowingly accept a measured degree of market risk.

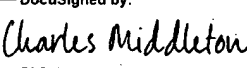
The company's preference for prime assets and their secure long term contracted rental income, primarily with upward only rent review clauses, presents lower risks than many other property portfolios.

The financial and political risks for the company are managed in accordance with the group financial risk management policy, as disclosed in the consolidated group financial statements. The general risk environment in which the group operates has remained heightened over the course of the year, this is largely due to the continued level of uncertainty associated with the impact of the UK's exit from the EU during the year, the continued deterioration in the UK retail market and weaker investment markets.

The company has no third party debt and no associated third party interest rate exposure.

The outbreak of Covid-19, declared by the World Health Organization as a "Global Pandemic" on 11 March 2020, creates an unprecedented degree of uncertainty over both the severity of the above risks and the effectiveness of the above mitigating actions. The decline in economic activity resulting from the pandemic reduces the degree of certainty around the valuation of investment properties at year end. The valuations across all asset classes are therefore reported on the basis of "material valuation uncertainty" as per VPS 3 and VPGA 10 of the RICS Red Book Global. The external valuers have confirmed, the inclusion of the "material valuation uncertainty" declaration does not mean that valuations cannot be relied upon and rather, the phrase is used in order to be clear and transparent with all parties. See further details in note 10 of the financial statements.

17.12.2020 | 11:37 GMT
Approved by the Board on and signed on its behalf by:

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Charles Middleton

York House W1 Limited

Directors' Report for the Year Ended 31 March 2020

The directors present their report and the audited financial statements for the year ended 31 March 2020.

Directors of the company

The directors, who held office during the year, and up to the date of signing the financial statements, were as follows:

S M Barzycki

N M Webb

J C McNuff

P S Macey

C J Middleton

Directors' responsibilities statement

The directors acknowledge their responsibilities for preparing the Annual Report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have prepared the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising FRS 101 "Reduced Disclosure Framework", and applicable law). Under company law the directors 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 company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and apply them consistently;
- state whether applicable United Kingdom Accounting Standards, comprising FRS 101, have been followed, subject to any material departures disclosed and explained in the financial statements;
- make judgements and accounting estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006.

The directors are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Environmental matters

Across the group, The British Land Company PLC recognises the importance of its environmental responsibilities, monitors its impact on the environment and designs and implements policies to reduce any damage that might be caused by the group's activities. The company operates in accordance with group policies. The group's full sustainability report is available online at:

www.britishland.com/sustainability/reporting/latest-reporting

York House W1 Limited

Directors' Report for the Year Ended 31 March 2020 (continued)

Going concern

The Balance Sheet shows that the company has net current liabilities in excess of the principal creditor which is the ultimate parent company. The ultimate parent company has agreed to support this subsidiary for at least 12 months from the date of signing these financial statements. The going concern of the company is therefore dependent on the going concern of the Group. The Directors feel that the Group is well placed to manage its business risks successfully despite the current economic climate as detailed in pages 102 and 152 of the annual report. As a consequence of this the directors feel that the company is well placed to managed its business risks successfully despite the current economic climate and the uncertainty resulting from the outbreak of Covid-19. Accordingly, they believe the going concern basis is an appropriate one.

Subsequent Events

Details of significant events since the Balance Sheet date, if any, are contained in note 17.

Disclosure of information to the auditors

Each director has taken steps that they ought to have taken as a director in order to make themselves aware of any relevant audit information and to establish that the company's auditors are aware of that information. The directors confirm that there is no relevant information that they know of and of which they know the auditors are unaware.

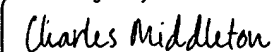
Reappointment of independent auditors

The auditors, PricewaterhouseCoopers LLP, have indicated their willingness to continue in office and a resolution concerning their re-appointment will be proposed at the next Board Meeting.

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Approved by the Board on and signed on its behalf by:

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Charles Middleton

Independent auditors' report to the members of York House W1 Limited

Report on the audit of the financial statements

Opinion

In our opinion, York House W1 Limited's financial statements:

- give a true and fair view of the state of the company's affairs as at 31 March 2020 and of its loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising FRS 101 "Reduced Disclosure Framework", and applicable law); and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements, included within the Annual Report and Financial Statements (the "Annual Report"), which comprise: the Balance Sheet as at 31 March 2020; the Profit and Loss Account, the Statement of Comprehensive Income, the Statement of Changes in Equity for the year then ended; and the notes to the financial statements, which include a description of the significant accounting policies.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities under ISAs (UK) are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We remained independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, which includes the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

Emphasis of matter - Significant estimation uncertainty in relation to the valuation of investment property

In forming our opinion on the financial statements, which is not modified, we have considered the adequacy of the disclosures made in notes 3 (Significant accounting judgements and key sources of estimation uncertainty) and 10 (Investment properties) to the financial statements. These notes explain that there is significant estimation uncertainty in relation to the valuation of investment properties of £182,401,847 included in the balance sheet as at 31 March 2020. The third party valuers engaged by management have included a material valuation uncertainty clause in their report. This clause highlights that less certainty, and consequently a higher degree of caution, should be attached to the valuation as a result of the COVID-19 pandemic.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

However, because not all future events or conditions can be predicted, this statement is not a guarantee as to the company's ability to continue as a going concern.

Reporting on other information

The other information comprises all of the information in the Annual Report other than the financial statements and our auditors' report thereon. The directors are responsible for the other information. Our opinion on the financial statements does not cover the other information and, accordingly, we do not express an audit opinion or, except to the extent otherwise explicitly stated in this report, any form of assurance thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If we identify an apparent material inconsistency or material misstatement, we are required to perform procedures to conclude whether there is a material misstatement of the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that

Independent auditors' report to the members of York House W1 Limited (continued)

there is a material misstatement of this other information, we are required to report that fact. We have nothing to report based on these responsibilities.

With respect to the Strategic Report and Directors' Report, we also considered whether the disclosures required by the UK Companies Act 2006 have been included.

Based on the responsibilities described above and our work undertaken in the course of the audit, ISAs (UK) require us also to report certain opinions and matters as described below.

Strategic Report and Directors' Report

In our opinion, based on the work undertaken in the course of the audit, the information given in the Strategic Report and Directors' Report for the year ended 31 March 2020 is consistent with the financial statements and has been prepared in accordance with applicable legal requirements.

In light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we did not identify any material misstatements in the Strategic Report and Directors' Report.

Responsibilities for the financial statements and the audit

Responsibilities of the directors for the financial statements

As explained more fully in the Directors' responsibilities statement set out on page 3, the directors are responsible for the preparation of the financial statements in accordance with the applicable framework and for being satisfied that they give a true and fair view. The directors are also responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditors' responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the FRC's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditors' report.

Use of this report

This report, including the opinions, has been prepared for and only for the company's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

Independent auditors' report to the members of York House W1 Limited (continued)

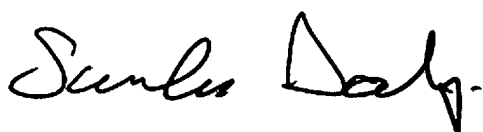
Other required reporting

Companies Act 2006 exception reporting

Under the Companies Act 2006 we are required to report to you if, in our opinion:

- we have not received all the information and explanations we require for our audit; or
- adequate accounting records have not been kept by the company, or returns adequate for our audit have not been received from branches not visited by us; or
- certain disclosures of directors' remuneration specified by law are not made; or
- the financial statements are not in agreement with the accounting records and returns.

We have no exceptions to report arising from this responsibility.



Sandra Dowling (Senior Statutory Auditor)
for and on behalf of PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
London
17 December 2020

York House W1 Limited**Profit and Loss Account for the Year Ended 31 March 2020**

			(Restated)
	Note	2020 £	2019 £
Turnover	4	7,224,665	6,694,864
Cost of sales		<u>(2,285,700)</u>	<u>(2,165,705)</u>
Gross profit		4,938,965	4,529,159
Administrative expenses		<u>(1,153,712)</u>	<u>(906,187)</u>
Operating profit		3,785,253	3,622,972
Revaluation of investment properties	10	<u>(6,770,155)</u>	<u>(1,552,186)</u>
(Loss)/profit on ordinary activities before interest and taxation		(2,984,902)	2,070,786
Interest payable and similar expenses	5	<u>(145,271)</u>	<u>(215,179)</u>
(Loss)/profit on ordinary activities before taxation		(3,130,173)	1,855,607
Taxation	8	<u>431,681</u>	<u>70,833</u>
(Loss)/profit for the year		<u>(2,698,492)</u>	<u>1,926,440</u>

Turnover and results were derived from continuing operations within the United Kingdom.

The notes on pages 12 to 21 form an integral part of these financial statements.

York House W1 Limited

Statement of Comprehensive Income for the Year Ended 31 March 2020

	2020 £	(Restated) 2019 £
(Loss)/profit for the year	<u>(2,698,492)</u>	<u>1,926,440</u>
Total comprehensive (expense)/income for the year	<u><u>(2,698,492)</u></u>	<u><u>1,926,440</u></u>

The notes on pages 12 to 21 form an integral part of these financial statements.

York House W1 Limited

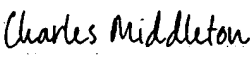
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Balance Sheet as at 31 March 2020

			(Restated)
	Note	31 March 2020 £	31 March 2019 £
Fixed assets			
Tangible assets	9	-	428,498
Investment properties	10	<u>182,401,847</u>	<u>188,601,882</u>
		<u>182,401,847</u>	<u>189,030,380</u>
Current assets			
Debtors due within one year	11	<u>403,546</u>	<u>306,366</u>
		403,546	306,366
Creditors due within one year	12	<u>(3,994,999)</u>	<u>(7,396,144)</u>
Net current liabilities		<u>(3,591,453)</u>	<u>(7,089,778)</u>
Total assets less current liabilities		178,810,394	181,940,602
Creditors due after more than one year		(601,846)	(601,881)
Deferred tax liabilities	8	<u>(71,117)</u>	<u>(502,798)</u>
Net assets		<u>178,137,431</u>	<u>180,835,923</u>
Capital and reserves			
Share capital	14	45,341,200	45,341,200
Profit and loss account		<u>132,796,231</u>	<u>135,494,723</u>
Total shareholders' funds		<u>178,137,431</u>	<u>180,835,923</u>

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Approved by the Board on and signed on its behalf by:

DocuSigned by:

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 Charles Middleton

The notes on pages 12 to 21 form an integral part of these financial statements.

York House W1 Limited**Statement of Changes in Equity for the Year Ended 31 March 2020**

	Share capital £	Profit and loss account £	Total £
Balance at 1 April 2018 (Restated)	45,341,200	133,568,283	178,909,483
Profit for the year	-	1,926,440	1,926,440
Total comprehensive income for the year	-	1,926,440	1,926,440
Balance at 31 March 2019 (Restated)	<u>45,341,200</u>	<u>135,494,723</u>	<u>180,835,923</u>
 Balance at 1 April 2019	 45,341,200	 135,494,723	 180,835,923
Loss for the year	-	(2,698,492)	(2,698,492)
Total comprehensive expense for the year	-	(2,698,492)	(2,698,492)
Balance at 31 March 2020	<u>45,341,200</u>	<u>132,796,231</u>	<u>178,137,431</u>

The notes on pages 12 to 21 form an integral part of these financial statements.

York House W1 Limited

Notes to the Financial Statements for the Year Ended 31 March 2020

1 General information

The company is a private company limited by share capital, incorporated and domiciled in England, United Kingdom.

The address of its registered office is:

York House
45 Seymour Street
London
W1H 7LX

2 Accounting policies

Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Basis of preparation

These financial statements were prepared in accordance with Financial Reporting Standard 101 Reduced Disclosure Framework ("FRS 101").

In preparing these financial statements, the company applies the recognition, measurement and disclosure requirements of International Financial Reporting Standards as adopted by the EU ("Adopted IFRSs"), but makes amendments where necessary in order to comply with Companies Act 2006 and has set out below where advantage of the FRS 101 disclosure exemptions has been taken.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of investments properties. Historical cost is generally based on the fair value of the consideration given in exchange for the assets.

Summary of disclosure exemptions

The company has taken advantage of the following disclosure exemptions under FRS 101:

- (a) The requirements of IAS 1 to provide a Balance Sheet at the beginning of the year in the event of a prior year adjustment;
- (b) The requirements of IAS 1 to provide a Statement of Cash flows for the year;
- (c) The requirements of IAS 1 to provide a statement of compliance with IFRS;
- (d) The requirements of IAS 1 to disclose information on the management of capital;
- (e) The requirements of paragraphs 30 and 31 of IAS 8 Accounting Policies, Changes in Accounting Estimates and Errors to disclose new IFRS's that have been issued but are not yet effective;
- (f) The requirements in IAS 24 Related Party Disclosures to disclose related party transactions entered into between two or more members of a group, provided that any subsidiary which is a party to the transaction is wholly owned by such a member;
- (g) The requirements of paragraph 17 of IAS 24 Related Party Disclosures to disclose key management personnel compensation;
- (h) The requirements of IFRS 7 to disclose financial instruments; and
- (i) The requirements of paragraphs 91-99 of IFRS 13 Fair Value Measurement to disclose information of fair value valuation techniques and inputs.

York House W1 Limited

**Notes to the Financial Statements for the Year Ended 31 March 2020
(continued)**

2 Accounting policies (continued)

Disclosure exemptions for subsidiaries are permitted where the relevant disclosure requirements are met in the consolidated financial statements. Where required, equivalent disclosures are given in the group financial statements of The British Land Company PLC. The group financial statements of The British Land Company PLC are available to the public and can be obtained as set out in note 18.

Adoption status of relevant new financial reporting standards and interpretations

During the year the company adopted the following standards:

IFRS 16 – Leases

The new standard results in lessees bringing almost all operating leases on balance sheet as the distinction between operating and finance leases is removed. The accounting for lessors has not significantly changed. The Company does not hold any material leases as lessee therefore adoption of IFRS 16 has not had a material impact on the financial statements of the Company.

Apart from the changes in the standards highlighted above, no other standards, interpretations and amendments effective for the first time from 1 April 2019 have had a material effect on the financial statements.

Going concern

The Balance Sheet shows that the company has net current liabilities in excess of the principal creditor which is the ultimate parent company. The ultimate parent company has agreed to support this subsidiary for at least 12 months from the date of signing these financial statements. The going concern of the company is therefore dependent on the going concern of the Group. The Directors feel that the Group is well placed to manage its business risks successfully despite the current economic climate as detailed in pages 102 and 152 of the annual report.

As a consequence of this the directors feel that the company is well placed to managed its business risks successfully despite the current economic climate and the uncertainty resulting from the outbreak of Covid-19. Accordingly, they believe the going concern basis is an appropriate one.

Turnover

Rental income from investment property

Rental income is recognised on an accruals basis. A rent adjustment based on open market estimated rental value is recognised from the rent review date in relation to unsettled rent reviews. Where a rent-free period is included in a lease, the rental income foregone is allocated evenly over the period from the date of lease commencement to the earliest termination date.

Rental income from fixed and minimum guaranteed rent reviews is recognised on a straight-line basis over the shorter of the entire lease term or the period to the first break option. Where such rental income is recognised ahead of the related cash flow, an adjustment is made to ensure that the carrying value of the related property including the accrued rent does not exceed the external valuation. Initial direct costs incurred in negotiating and arranging a new lease are amortised on a straight-line basis over the period from the date of lease commencement to the earliest termination date.

Where a lease incentive payment, including surrender premia paid, does not enhance the value of a property, it is amortised on a straight-line basis over the period from the date of lease commencement to the earliest termination date. Upon receipt of a surrender premium for the early determination of a lease, the profit, net of dilapidations and non-recoverable outgoings relating to the lease concerned, is immediately reflected in income.

Service charge income is recognised on an accruals basis in line with the service being provided.

York House W1 Limited

**Notes to the Financial Statements for the Year Ended 31 March 2020
(continued)**

2 Accounting policies (continued)

Taxation

Current tax is based on taxable profit for the year and is calculated using tax rates that have been enacted or substantively enacted. Taxable profit differs from net profit as reported in the Profit and Loss Account because it excludes items of income or expense that are not taxable (or tax deductible).

Deferred tax is provided on items that may become taxable at a later date, on the difference between the balance sheet value and tax base value, on an undiscounted basis.

Tangible assets

Property, plant and equipment is stated in the statement of financial position at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

The cost of property, plant and equipment includes directly attributable incremental costs incurred in their acquisition and installation.

Depreciation

Depreciation is charged so as to write off the cost of assets, other than land and properties under construction over their estimated useful lives, as follows:

Asset class

Flexible workspace fitout

Depreciation method and rate

Straight line - 8 years

Investment properties

Investment properties are measured initially at cost, including transaction costs. Subsequently to initial recognition, investment properties are stated at fair value, which reflects market conditions at the reporting date. Any surplus or deficit arising on revaluing investment properties is recognised in the Profit and Loss Account as a fair value movement.

Where properties held for investment are appropriated to trading stock, they are transferred at market value. If properties held for trading are appropriated to investment, they are transferred at book value.

Debtors

Trade and other debtors are initially recognised at fair value and subsequently measured at amortised cost and discounted as appropriate. The Company calculates the expected credit loss for debtors based on lifetime expected credit losses under the IFRS 9 simplified approach.

Creditors

Trade and other creditors are initially recognised at fair value and subsequently measured at amortised cost and discounted as appropriate.

Head leases

Where an investment property is held under a head lease, the head lease is initially recognised as an asset, being the sum of the premium paid on acquisition plus the present value of minimum ground rent payments. The corresponding rent liability to the head leaseholder is included in the balance sheet as a finance lease obligation. As ground rents are paid both the head lease asset and liability unwinds, with residual amounts being classified to revaluation of investment property and interest on finance lease obligations respectively.

York House W1 Limited**Notes to the Financial Statements for the Year Ended 31 March 2020
(continued)****3 Significant accounting judgements and key sources of estimation uncertainty**

The key source of estimation uncertainty relates to the valuation of the property portfolio where an external valuation is obtained. In accounting for net rental income, the group is required to judge the recoverability of any income accrued and provides against the credit risk on these amounts. The potential for management to make judgements or estimates relating to those items which would have a significant impact on the financial statements is considered, by the nature of the group's business, to be limited.

The third party valuers for properties recognised at 31 March 2020 include a material valuation uncertainty clause in their reports. The clause highlights significant estimation uncertainty regarding the valuation of investment property due to the Covid-19 pandemic.

The valuations as at the current balance sheet date should therefore be treated with additional caution.

4 Turnover

The analysis of the company's turnover for the year from continuing operations is as follows:

	2020 £	2019 £
Rental income from investment property	5,318,567	4,946,885
Service charge income	1,906,098	1,747,979
	<u>7,224,665</u>	<u>6,694,864</u>

5 Interest payable and similar expenses

	2020 £	2019 £
Interest on obligations under finance leases	52,966	52,968
Interest payable on amounts owed to group companies	92,305	162,211
	<u>145,271</u>	<u>215,179</u>

6 Auditors' remuneration

A notional charge of £2,832 (2019: £1,870) is deemed payable to PricewaterhouseCoopers LLP in respect of the audit of the financial statements for the year ended 31 March 2020. Actual amounts payable to PricewaterhouseCoopers LLP are paid at group level by The British Land Company PLC.

No non-audit fees (2019: £nil) were paid to PricewaterhouseCoopers LLP.

York House W1 Limited**Notes to the Financial Statements for the Year Ended 31 March 2020
(continued)****7 Staff costs**

No director (2019: nil) received any remuneration for services to the company in either year. The remuneration of the directors was borne by another company, for which no apportionment or recharges were made. The value of this service was negligible.

Average number of employees, excluding directors, of the company during the year was nil (2019: nil).

8 Taxation

	(Restated)	
	2020	2019
	£	£
Current taxation		
UK corporation tax	-	-
Deferred taxation		
Arising from origination and reversal of temporary differences	(431,681)	(70,833)
Tax credit in the profit and loss account	(431,681)	(70,833)
Tax reconciliation		
Profit on ordinary activities	(3,130,173)	1,855,607
Tax on profit on ordinary activities at UK corporation tax rate of 19% (2019 : 19%)	(594,733)	352,565
Effects of:		
REIT exempt income and gains	(768,285)	(716,659)
Capital allowances	(35,783)	(33,880)
Increase/decrease in fair value of property and investments	1,286,330	294,915
Deferred tax movement	(431,681)	(69,000)
Income not taxable/Expenses not allowable	5,012	5,005
Group relief	107,459	98,054
Prior period adjustment	-	(1,833)
Total tax charge/(credit)	(431,681)	(70,833)

On 17 March 2020 legislation was substantially enacted confirming that the tax rate would not be reduced from 1 April 2020 but would remain at 19%. Where relevant this has been reflected in the deferred tax calculation.

York House W1 Limited**Notes to the Financial Statements for the Year Ended 31 March 2020
(continued)****8 Taxation (continued)****Deferred tax liabilities**

Deferred tax movement during the year:

	At 1 April 2019 £	Recognised in income £	At 31 March 2020 £
Revaluation of property	502,798	(431,681)	71,117

Deferred tax movement during the prior year:

	(Restated) At 1 April 2018 £	(Restated) Recognised in income £	(Restated) At 31 March 2019 £
Revaluation of property	573,631	(70,833)	502,798

The deferred tax liability arises upon revaluation of an investment property held by the company. The revaluation of the investment property represents a current year profit and loss impact on which there will be a future tax payable once the property is sold at a future date yet to be determined. This gives rise to a movement on deferred tax in the current year. The investment property in question is occupied by employees of the ultimate holding company.

The prior period has been restated to reflect a change in the deferred tax calculation. The calculation was previously based on the historic cost of the building but should have used the market value of the property as at 31 March 2007.

9 Tangible assets

	Flexible workspace fitout £	Total £
Cost or valuation		
At 1 April 2019	428,498	428,498
Additions	-	-
Transfers	(428,498)	(428,498)
At 31 March 2020	-	-
At 1 April 2018	-	-
Additions	428,498	428,498
At 31 March 2019	428,498	428,498
Depreciation		

York House W1 Limited**Notes to the Financial Statements for the Year Ended 31 March 2020
(continued)****9 Tangible assets (continued)**

	Flexible workspace fitout £	Total £
At 1 April 2019	-	-
Charge for the year	-	-
At 31 March 2020	-	-
At 1 April 2018	-	-
Charge for the year	-	-
At 31 March 2019	-	-
Carrying amount		
At 31 March 2020	-	-
At 31 March 2019	428,498	428,498

10 Investment properties

	£
Fair value	
1 April 2019	188,601,881
Lease incentive movements	(97,166)
Additions	667,287
Revaluation	(6,770,155)
31 March 2020	182,401,847
Fair value	
1 April 2018	189,601,913
Lease incentive movements	(97,244)
Additions	649,399
Revaluation	(1,552,186)
31 March 2019	188,601,882
Analysis of cost and valuation	
31 March 2020	
Cost	81,290,618
Valuation	101,111,229
Net book value	182,401,847

York House W1 Limited**Notes to the Financial Statements for the Year Ended 31 March 2020
(continued)****10 Investment properties (continued)**

	£
31 March 2019	
Cost	80,720,497
Valuation	<u>107,881,385</u>
Net book value	<u><u>188,601,882</u></u>

At 31 March 2020 the book value of freehold investment properties owned by the company was £182,401,847 (2019: £188,601,882).

Investment properties are valued by adopting the "investment method" of valuation. This approach involves applying capitalisation yields to current and estimated future rental streams net of income voids arising from vacancies or rent-free periods and associated running costs. These capitalisation yields and rental values are based on comparable property and leasing transactions in the market, using the valuers' professional judgement and market observation. Other factors taken into account in the valuations include the tenure of the property, tenancy details and ground and structural conditions.

Properties were valued to fair value at 31 March 2020 by Cushman & Wakefield LLP, independent valuers not connected with the company, in accordance with the RICS Valuation - Professional Standards 2014, Ninth Edition, published by The Royal Institution of Chartered Surveyors.

The outbreak of Covid-19, declared by the World Health Organization as a "Global Pandemic" on 11 March 2020, has impacted global financial markets. Travel restrictions have been implemented by many countries. Market activity is being impacted in many sectors. As at the valuation date, the external valuers consider that they can attach less weight to previous market evidence for comparison purposes, to inform opinions of value. The current response to Covid-19 means that external valuers are faced with an unprecedented set of circumstances on which to base a judgement. The valuations across all asset classes are therefore reported on the basis of "material valuation uncertainty" as per VPS 3 and VPGA 10 of the RICS Red Book Global. Consequently, less certainty - and a higher degree of caution - should be attached to the valuations provided than would normally be the case. The external valuers have confirmed, the inclusion of the "material valuation uncertainty" declaration does not mean that valuations cannot be relied upon. Rather, the phrase is used in order to be clear and transparent with all parties, in a professional manner that - in the current extraordinary circumstances - less certainty can be attached to valuations than would otherwise be the case.

The impact of changes in unobservable inputs (Level 3) on the fair value of the Group's property portfolio can be found on page 168 of the British Land Company PLC's Annual Report.

The company leases out all of its investment properties under operating leases. The future aggregate minimum rentals receivable under non-cancellable operating leases are as follows:

	31 March 2020 £	31 March 2019 £
Leases less than one year	4,520,223	5,380,105
Leases between one and five years	5,723,657	12,633,660
Leases greater than five years	<u>2,475,564</u>	<u>13,365,564</u>
	<u><u>12,719,444</u></u>	<u><u>31,379,329</u></u>

York House W1 Limited**Notes to the Financial Statements for the Year Ended 31 March 2020
(continued)****11 Debtors due within one year**

	31 March 2020 £	31 March 2019 £
Trade debtors	414,230	266,553
Provision for impairment of trade debtors	(10,684)	(4,733)
Net trade debtors	403,546	261,820
Prepayments	-	44,546
	403,546	306,366

12 Creditors due within one year

	31 March 2020 £	31 March 2019 £
Trade creditors	295,156	147,876
Accrued expenses	1,235,403	1,660,026
Amounts due to related parties	2,244,148	5,358,491
Social security and other taxes	219,456	229,751
Other creditors	836	-
	3,994,999	7,396,144

Amounts due to related parties relate to amounts owed to group companies which are repayable on demand. Interest is charged on these balances in accordance with the group policy on intercompany loan accounts.

13 Creditors due after more than one year

	31 March 2020 £	31 March 2019 £
Annual commitments under non-cancellable finance leases		
Finance leases which expire:		
Within one year	38	35
Between two and five years	186	171
Due after five years	601,622	601,675
	601,846	601,881

York House W1 Limited**Notes to the Financial Statements for the Year Ended 31 March 2020
(continued)****13 Creditors due after more than one year (continued)**

Gross value of future minimum lease payments	4,558,000	4,611,000
Present value of future minimum lease payments	601,809	601,846

This lease obligation relates to an agreement to lease the building at York House, Great Cumberland Place on a 112 year head lease. The lease period runs from 1994 to 2106.

14 Share capital**Allotted, called up and fully paid shares**

	No.	31 March 2020 £	No.	31 March 2019 £
Ordinary shares of £1 each	45,341,200	45,341,200	45,341,200	45,341,200

15 Capital commitments

The total amount contracted for but not provided in the financial statements was £29,189 (2019: £29,189)

16 Contingent liabilities

The company is jointly and severally liable with the ultimate holding company and fellow subsidiaries for all monies falling due under the group VAT registration.

17 Subsequent events

Post year end the company's ownership changed to BL West End Offices 3 Limited.

Properties valued at £182,401,847 for the year ended 31 March 2020 have subsequently been revalued to £178,361,847 as at 30 September 2020, representing a percentage reduction of 2% in valuation since the year end. There is no material uncertainty clause attached to the September valuation.

18 Parent and ultimate parent undertaking

The immediate parent company is BL Office (Non-City) Holding Company Limited.

The British Land Company PLC is the smallest and largest group for which group financial statements are available and which include the company. The ultimate holding company and controlling party is The British Land Company PLC. Group financial statements for this company are available on request from British Land, York House, 45 Seymour Street, London, W1H 7LX.