

Belgrave House Investment Limited

Registered number: 03872192

Annual report

For the year ended 31 December 2018



BELGRAVE HOUSE INVESTMENT LIMITED

COMPANY INFORMATION

Directors	D R Wright S R Hope
Registered number	03872192
Registered office	70 Grosvenor Street London W1K 3JP
Independent auditor	Deloitte LLP Statutory Auditor 1 New St Square London EC4A 3HQ

BELGRAVE HOUSE INVESTMENT LIMITED

CONTENTS

	Page
Directors' report	1 - 2
Directors' responsibilities statement	3
Independent auditor's report	4 - 6
Statement of comprehensive income	7
Statement of financial position	8
Statement of changes in equity	9
Notes to the financial statements	10 - 15

BELGRAVE HOUSE INVESTMENT LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2018

The directors present their annual report and the audited financial statements for the year ended 31 December 2018.

The directors have taken the small companies' exemption in preparing the Directors' Report, and from the requirement to prepare a Strategic Report.

Principal activity

The principal activity of the company during the year was indirect property investment. The directors do not anticipate any significant change in the activity of the company and its profitability.

Results and dividends

The profit for the year, after taxation, amounted to £22,016 (2017 - £1,848).

No dividend was declared during the year (2017: £nil).

Directors

The directors who served during the year and up to the date of this report, except as follows, were:

R R Davis (resigned 30 April 2019)
D R Wright
S R Hope (appointed 30 April 2019)

Directors' indemnity

The company's Articles of Association provide, subject to the provisions of UK legislation, an indemnity for directors and officers of the company in respect of liabilities they may incur in the discharge of their duties or in the exercise of their powers, including any liabilities relating to the defence of any proceedings brought against them which relate to anything done or omitted, or alleged to have been done or omitted, by them as officers or employees of the company.

Appropriate directors' and officers' liability insurance cover is in place in respect of all company's directors.

Going concern

The directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future and that there are no material uncertainties that lead to significant doubt upon the company's ability to continue as a going concern. Thus the directors have continued to adopt the going concern basis of accounting in preparing these financial statements.

Provision of information to auditor

Each of the persons who are directors at the time when this directors' report is approved has confirmed that:

- so far as the director is aware, there is no relevant audit information of which the Company's auditor is unaware, and
- the director has taken all the steps that ought to have been taken as a director in order to be aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

BELGRAVE HOUSE INVESTMENT LIMITED

**DIRECTORS' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2018**

Post balance sheet events

There have been no significant events affecting the Company since the year end.

The impact of uncertainties due to Britain exiting the European Union

Currently there is both economic and political uncertainty as the outcome of Brexit is not yet known. The Company invests in property in London however the London office market has remained buoyant throughout the Brexit process and the impact of Brexit is therefore not expected to be material.

Auditor

The auditor, Deloitte LLP, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

Small companies note

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the board and signed on its behalf.

L Sorrell

L Sorrell
Company secretary

Date: *23rd September 2019.*

BELGRAVE HOUSE INVESTMENT LIMITED

**DIRECTORS' RESPONSIBILITIES STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 2018**

The directors are responsible for preparing the directors' 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 elected to prepare the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'. 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 for the Company's financial statements and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- 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 to enable them to ensure that the financial statements comply with the Companies Act 2006. They 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.

BELGRAVE HOUSE INVESTMENT LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF BELGRAVE HOUSE INVESTMENT LIMITED

Opinion

In our opinion, the financial statements of Belgrave House Investment Limited ('the company'):

- give a true and fair view of the state of the Company's affairs as at 31 December 2018 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including Financial reporting Standard 102 Section 1A "The Financial Reporting Standard applicable to in the UK and Republic of Ireland"; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements which comprise:

- the income statement;
- the statement of comprehensive income;
- the balance sheet;
- the statement of changes in equity;
- the statement of accounting policies; and
- the related notes 1 to 14.

The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 Section 1A "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report.

We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the Financial Reporting Council's (the 'FRC's') Ethical Standard and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We are required by ISA's (UK) to report in respect of the following matters 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.

We have nothing to report in respect of these matters.

BELGRAVE HOUSE INVESTMENT LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF BELGRAVE HOUSE INVESTMENT LIMITED

Other information

The directors are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion 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 such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in respect of these matters.

Responsibilities of Directors

As explained more fully in the directors' responsibilities statement set out on page 2, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors 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 intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

Auditor's 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 auditor's 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 Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Report on other legal and regulatory requirements**Opinions on other matters prescribed by the Companies Act 2006**

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' Report have 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 have not identified material misstatements in the Directors' Report.

BELGRAVE HOUSE INVESTMENT LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF BELGRAVE HOUSE INVESTMENT LIMITED

Matters on which we are required to report by exception

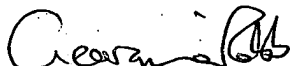
Under the Companies Act 2006 we are required to report in respect of the following matters if, in our opinion:

- 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
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the directors' report and from the requirement to prepare a strategic report.

We have nothing to report in these matters

Use of our report

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's 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 company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.


Georgina Robb, FCA (Senior statutory auditor)
For and on behalf of Deloitte LLP
Statutory Auditor
London
United Kingdom

Date: 24 Sept 2019

BELGRAVE HOUSE INVESTMENT LIMITED

**STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 DECEMBER 2018**

	Note	2018 £	2017 £
Administrative expenses		(105)	(105)
Operating loss		<u>(105)</u>	<u>(105)</u>
Income from fixed assets investments		21,673	14,671
Interest receivable and similar income		10,135	-
Interest payable and expenses	6	<u>-</u>	<u>(10,135)</u>
Profit before tax		31,703	4,431
Tax on profit	7	<u>(9,687)</u>	<u>(2,583)</u>
Profit for the financial year		<u>22,016</u>	<u>1,848</u>
Other comprehensive income		-	-
Total comprehensive income for the year		<u>22,016</u>	<u>1,848</u>

The statement of comprehensive income has been prepared on the basis that all operations are continuing operations.

The notes on pages 10 to 15 form part of these financial statements.

BELGRAVE HOUSE INVESTMENT LIMITED
REGISTERED NUMBER: 03872192

STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2018

	Note	2018 £	2017 £
Fixed assets			
Investments	8	303,120	312,195
		<u>303,120</u>	<u>312,195</u>
Current assets			
Debtors: amounts falling due within one year	9	100	1,461
Cash and cash equivalents	10	88,128	73,889
		<u>88,228</u>	<u>75,350</u>
Creditors: amounts falling due within one year	11	(153,483)	(171,696)
Net current liabilities		<u>(65,255)</u>	<u>(96,346)</u>
Total assets less current liabilities		<u>237,865</u>	<u>215,849</u>
Net assets		<u>237,865</u>	<u>215,849</u>
Capital and reserves			
Called up share capital	12	167,100	167,100
Profit and loss account		70,765	48,749
Total equity		<u>237,865</u>	<u>215,849</u>

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

The financial statements were approved and authorised for issue by the board and were signed on its behalf by:



S R Hope
Director

Date: 23-9-19

The notes on pages 10 to 15 form part of these financial statements.

BELGRAVE HOUSE INVESTMENT LIMITED

**STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 DECEMBER 2018**

	Called up share capital	Profit and loss account	Total equity
	£	£	£
At 1 January 2017	167,100	46,901	214,001
Comprehensive income for the year			
Profit for the year	-	1,848	1,848
Other comprehensive income for the year	-	-	-
Total comprehensive income for the year	-	1,848	1,848
At 1 January 2018	167,100	48,749	215,849
Comprehensive income for the year			
Profit for the year	-	22,016	22,016
Other comprehensive income for the year	-	-	-
Total comprehensive income for the year	-	22,016	22,016
At 31 December 2018	167,100	70,765	237,865

The notes on pages 10 to 15 form part of these financial statements.

BELGRAVE HOUSE INVESTMENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2018

1. Accounting policies

1.1 General information

Belgrave House Investment Limited is a private company limited by shares incorporated in England and Wales. The registered address of the company is 70 Grosvenor Street, London, W1K 3JP.

The principal activity of the company during the year was indirect property investment. The directors do not anticipate any significant change in the activity of the company and its profitability.

These financial statements have been presented in Pound Sterling as this is the currency of the primary economic environment in which the company operates and is rounded to the nearest pound.

1.2 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the company's accounting policies (see note 2).

The following principal accounting policies have been applied:

1.3 Going concern

The directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future and that there are no material uncertainties that lead to significant doubt upon the company's ability to continue as a going concern. Thus the directors have continued to adopt the going concern basis of accounting in preparing these financial statements.

1.4 Valuation of investments

Investments in unlisted Company shares, whose market value can be reliably determined, are remeasured to market value at each balance sheet date. Gains and losses on remeasurement are recognised in the statement of comprehensive income for the period. Where market value cannot be reliably determined, such investments are stated at historic cost less impairment.

1.5 Debtors

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

1.6 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2018**

1. Accounting policies (continued)

1.7 Financial instruments

The Company only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares

Debt instruments, like loans and other accounts receivable and payable, are initially measured at present value of the future payments and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade payables or receivables, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration, expected to be paid or received. However if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or financed at a rate of interest that is not a market rate or in case of an outright short-term loan not at market rate, the financial asset or liability is measured, initially and subsequently, at the present value of the future payment discounted at a market rate of interest for a similar debt instrument.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the statement of comprehensive income.

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate of the recoverable amount, which is an approximation of the amount that the Company would receive for the asset if it were to be sold at the reporting date.

Financial assets and liabilities are offset and the net amount reported in the statement of financial position when there is an enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

1.8 Creditors

Short term creditors are measured at the transaction price. Other 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.

1.9 Finance costs

Finance costs are charged to the statement of comprehensive income over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

BELGRAVE HOUSE INVESTMENT LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2018**

1. Accounting policies (continued)**1.10 Interest income**

Interest income is recognised in the income statement using the effective interest method.

1.11 Taxation

Tax is recognised in the income statement, except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the Company operates and generates income.

2. Judgements in applying accounting policies and key sources of estimation uncertainty

The critical judgements that the directors have made in the process of applying the company's accounting policies in the statutory financial statements have no material effect.

Key sources of estimation uncertainty

In the opinion of the directors there are no key sources of estimation uncertainty (i.e. carrying values that could materially change next period due to estimation uncertainty).

3. Auditor's remuneration

Fees payable to the company's auditor for the audit of the company's annual financial statement for the year totalled £350 (2017: £350).

4. Employees

The key management personnel comprise the directors of the company only.

The average monthly number of employees, including the directors, during the year was 2 (2017:3).

5. Interest receivable

	2018 £	2017 £
Interest receivable from group companies	10,135	-
	<u>10,135</u>	<u>-</u>

BELGRAVE HOUSE INVESTMENT LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2018**

6. Interest payable and similar charges

	2018 £	2017 £
Loans from group undertakings	-	10,135
	<u>-</u>	<u>10,135</u>

7. Taxation on profit on ordinary activities

	2018 £	2017 £
Corporation tax		
Current tax on profits for the year	4,941	2,583
Adjustments in respect of previous periods	4,746	-
	<u>9,687</u>	<u>2,583</u>
Total current tax	<u>9,687</u>	<u>2,583</u>
Taxation on profit on ordinary activities	<u>9,687</u>	<u>2,583</u>

Factors affecting tax charge for the year

The tax assessed for the year is lower than (2017 - lower than) the standard rate of corporation tax in the UK of 19% (2017 - 19.25%). The differences are explained below:

	2018 £	2017 £
Profit on ordinary activities before tax	<u>31,703</u>	<u>4,431</u>
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 19% (2017 - 19.25%)	6,024	853
Effects of:		
Adjustments in respect of prior periods	4,746	-
Other items attracting no tax or liability	(1,083)	1,730
Total tax charge for the year	<u>9,687</u>	<u>2,583</u>

Factors that may affect future tax charges

A reduction in the UK corporation tax rate to 17% from 1 April 2020, was substantively enacted on 6 September 2016.

BELGRAVE HOUSE INVESTMENT LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2018**

8. Investments

	Unlisted investments £
Valuation	
At 1 January 2018	312,195
Revaluations	(9,075)
At 31 December 2018	<u>303,120</u>
Net book value	
At 31 December 2018	<u>303,120</u>
At 31 December 2017	<u>312,195</u>

The company holds a 0.24% stake in Belgrave House Unit Trust.

The trade investment is measured at its fair value with changes in fair value recognised in the income statement.

Due to the nature of the investments, there is deemed limited market and credit risk.

9. Debtors

	2018 £	2017 £
Amounts owed by group undertakings	100	100
Tax recoverable	-	1,361
	<u>100</u>	<u>1,461</u>

The amounts owed by group undertakings are interest free and payable on demand.

10. Cash and cash equivalents

	2018 £	2017 £
Cash at bank and in hand	88,128	73,889
	<u>88,128</u>	<u>73,889</u>

BELGRAVE HOUSE INVESTMENT LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2018**

11. Creditors: Amounts falling due within one year

	2018 £	2017 £
Amounts owed to group undertakings	153,383	161,461
Other creditors	100	100
Accruals and deferred income	-	10,135
	<u>153,483</u>	<u>171,696</u>

The amounts owed to group undertakings are interest free and repayable on demand.

12. Called up share capital

	2018 £	2017 £
Allotted, called up and fully paid		
167,100 (2017: 167,100) ordinary shares of £1.00 each	<u>167,100</u>	<u>167,100</u>

13. Related party transactions

The company is a wholly owned member of Grosvenor London Office Fund, and as such has taken advantage of the exemption permitted by FRS 102 section 33 related party disclosure, not to provide disclosures of transactions entered into with other wholly owned members of the group.

At the year end £151,762 (2017: £149,705) was owed to Grosvenor London Office Fund, the parent undertaking. This amount is included in creditors.

At the year end £1,621 (2017: £11,756) was owed to Belgrave House Office Fund, a fellow subsidiary undertaking. This amount is included in creditors.

14. Post balance sheet events

There have been no significant events affecting the company since the year end.

15. Controlling party

The company's immediate and ultimate parent undertaking and controlling entity is Grosvenor London Office Fund, a limited partnership registered in England and Wales acting by its general partner, Grosvenor Management Limited.

Grosvenor London Office Fund is the parent undertaking of the smallest and largest group which consolidates the financial information of the company. Copies of its consolidated accounts are available to the public and may be obtained from the registered office of Belgrave House Investment Limited at 70 Grosvenor Street, London, W1K 3JP.