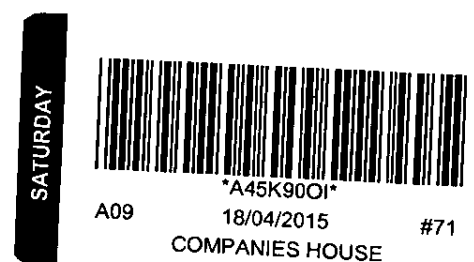
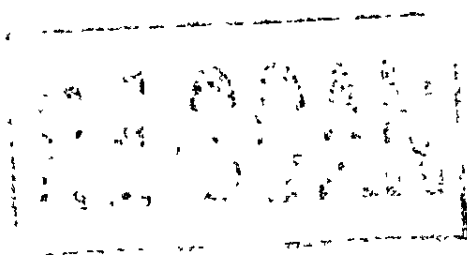


Registered number
05483274

Wellington Place General Partner Limited
Annual Report and Financial Statements
for the year ended
31 December 2014



Wellington Place General Partner Limited
Directors' report

The directors present their report and financial statements for the year ended 31 December 2014. The directors' report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

Principal activity

The company's principal activity is to manage the operations and safeguard the assets of Wellington Place Limited Partnership (the "Limited Partnership"). The directors foresee no material change in the scope or nature of the company's activity.

Going concern

The directors have acknowledged the latest guidance on going concern and as explained in the accounting policies note on page 6, the financial statements have been prepared on a going concern basis.

Dividends

The directors do not recommend the payment of a dividend (2013: £nil).

Directors

The following persons served as directors during the period and to the date of signing:

Mr RA De Blaby (resigned 1 April 2014)
Mr CRA Darroch
Mr JA Dipple
Mrs C Milne (appointed 30 January 2015)
Mrs R Page
Mr JHC Walsh (resigned 29 September 2014)

The company secretary is Hermes Secretariat Limited.

Disclosure of information to auditor

Each person who was a director at the time this report was approved confirms 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 he/she ought to have taken as a director in order to make himself/herself aware of any relevant audit information and to establish that the company's auditor is aware of that information.

This confirmation is given and should be interpreted in accordance with the provision of Section 418 of the Companies Act 2006.

Deloitte LLP, registered auditor, having consented to act, has been appointed as auditor of the company to hold office until the directors determine otherwise.

This report was approved by the Board of Directors on 27 March 2015, authorised for issue and signed on its behalf by:



R Page
Director

Wellington Place General Partner Limited
Directors' responsibilities statement

The directors are responsible for preparing the annual report and 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 United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards 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 year.

In preparing these financial statements, the directors are required to

- select suitable accounting policies and then apply them consistently,
- make judgements and 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. 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.

Wellington Place General Partner Limited

Independent auditor's report to the members of Wellington Place General Partner Limited

We have audited the financial statements of Wellington Place General Partner Limited for the year ended 31 December 2014 which comprise the profit and loss account, balance sheet and the related notes 1 to 9. 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 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.

Respective responsibilities of directors and auditor

As explained more fully in the directors' responsibilities statement, the directors 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 (APB'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 company's circumstances and have been consistently applied and adequately disclosed, the reasonableness of significant accounting estimates made by the directors, 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 and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. 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 company's affairs as at 31 December 2014 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.

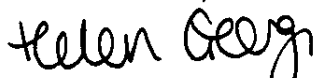
Opinion on other matters prescribed by the Companies Act 2006

In our opinion the information given in the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements.

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 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
- 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 exemption from preparing a strategic report or in preparing a directors' report.



Helen George ACA (Senior Statutory auditor)

for and on behalf of Deloitte LLP

Chartered Accountants and Statutory Auditor

London, United Kingdom

27 March 2015

Wellington Place General Partner Limited
Profit and loss account
for the year ended 31 December 2014

	Note	2014 £	2013 £
Income from associated undertaking		128	163
Profit on ordinary activities before taxation		<u>128</u>	<u>163</u>
Tax on profit on ordinary activities	3	(39)	(31)
Profit for the financial year		<u>89</u>	<u>132</u>

All results are derived from United Kingdom continuing operations

The company has no other recognised gains or losses in the current or preceding years, and therefore no separate statement of total recognised gains and losses has been presented

There is no difference between the reported results and the results stated on a historical cost basis

The notes on pages 6 to 8 form part of these financial statements

Wellington Place General Partner Limited
Balance sheet
as at 31 December 2014

	Notes	2014 £	2013 £
Fixed assets			
Investments	4	<u>10,002</u>	<u>10,002</u>
Current assets			
Debtors amounts falling due within one year	5	11,092	11,001
Creditors amounts falling due within one year	6	(10,033)	(10,031)
Net current assets		<u>1,059</u>	<u>970</u>
Net assets		<u>11,061</u>	<u>10,972</u>
Capital and reserves			
Called up share capital	7,8	10,000	10,000
Profit and loss account	8	1,061	972
Shareholder's funds		<u>11,061</u>	<u>10,972</u>

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime

The notes on pages 6 to 8 form part of these financial statements

The financial statements of Wellington Place General Partner Limited (registered number 05483274) were approved by the Board of Directors and authorised for issue on 27 March 2015. They were signed on its behalf by



R Page
Director

Wellington Place General Partner Limited
Notes to the financial statements
for the year ended 31 December 2014

1 Accounting policies

The principal accounting policies are summarised below. They have all been applied consistently throughout the current and preceding year.

Basis of preparation

The financial statements have been prepared in accordance with the special provisions applicable to companies subject to the small companies regime and under the historical cost convention.

The company is exempt from the requirement to prepare group accounts under Section 398 of the Companies Act 2006 on the grounds that it heads a small group. The financial statements therefore present information about the company as an individual undertaking and not as a group.

Going concern

The company manages the operations and safeguards the assets of Wellington Place Limited Partnership. It does not trade and its only source of income is from its investment in an associated undertaking.

The directors, having made all the necessary enquiries, do not anticipate any changes in the company's activities or circumstances in the foreseeable future. The directors have concluded, based on these assumptions, that it is appropriate to prepare the accounts on a going concern basis.

Investments

Investments in subsidiary and associated undertakings are held at cost less provision for impairment.

Income from associated undertakings

Income represents the company's distribution income from an associated undertaking.

Taxation

UK corporation tax is provided at amounts expected to be paid (or recovered) using the tax rates and laws that have been enacted or substantially enacted by the balance sheet date.

Related party transactions

In accordance with Financial Reporting Standard (FRS) 8, Related Party Transactions, the company is exempt from the requirement to disclose related party transactions on the grounds that it is a wholly owned subsidiary undertaking.

2 Administrative expenses

The directors received no remuneration from the company. The directors were remunerated through another group company and the proportion allocated to this company is £nil (2013: £nil). The company did not employ any other persons as it is administered under an Asset Management Agreement with MEPC Limited. Audit fees are paid by Wellington Place Limited Partnership.

3 Tax on profit on ordinary activities

Analysis of charge in the year	2014 £	2013 £
<i>Current tax</i>		
UK corporation tax at 20% (2013: 20%)	37	36
Adjustments in respect of prior years	2	(5)
	<u>39</u>	<u>31</u>

Wellington Place General Partner Limited
Notes to the financial statements
for the year ended 31 December 2014

3 Tax on profit on ordinary activities (continued)

Reconciliation of current tax charge	2014	2013
	£	£
Profit on ordinary activities before taxation	<u>128</u>	<u>163</u>
Profit on ordinary activities multiplied by the small companies rate of corporation tax of 20% (2013 20%)	26	33
Effects of		
Expenses not deductible for tax purposes	37	6
Income not taxable for tax purposes	(26)	(3)
Adjustments in respect of prior years	<u>2</u>	<u>(5)</u>
Current tax charge for the year	<u>39</u>	<u>31</u>

4 Investments

	Subsidiary undertakings	Associated undertaking	Total 2014	Total 2013
	£	£	£	£
As at 1 January and 31 December	<u>2</u>	<u>10,000</u>	<u>10,002</u>	<u>10,002</u>

The company has investments in the following subsidiary and associated undertakings

Subsidiary undertakings	Country of incorporation	Principal activity	Holding	%
Wellington Place Nominee 1 Limited	England & Wales	Dormant	£1 share	100%
Wellington Place Nominee 2 Limited	England & Wales	Dormant	£1 share	100%
Associated undertaking	Country of incorporation	Principal activity	Holding	%
Wellington Place Limited Partnership	England & Wales	Investment property	10,000	17.86%

5 Debtors amounts falling due within one year

	2014	2013
	£	£
Amounts owed by group undertakings	1,092	1,001
Called up share capital not paid	<u>10,000</u>	<u>10,000</u>
	<u>11,092</u>	<u>11,001</u>

Wellington Place General Partner Limited
Notes to the financial statements
for the year ended 31 December 2014

6 Creditors amounts falling due within one year

	2014 £	2013 £
Corporation tax	33	31
Amounts owed to group undertakings	10,000	10,000
	<u>10,033</u>	<u>10,031</u>

7 Called up share capital

	2014 £	2013 £
Authorised, allotted and called up 10,000 ordinary shares of £1 each	<u>10,000</u>	<u>10,000</u>

8 Capital and reserves

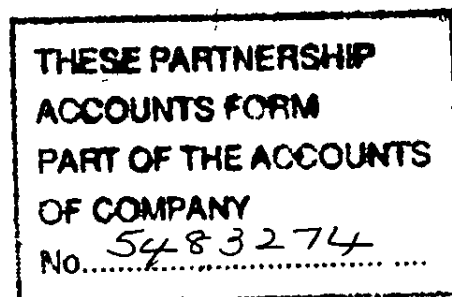
	Called up share capital £	Profit & loss account £	Total 2014 £	Total 2013 £
As at 1 January	10,000	972	10,972	10,840
Profit for the financial year	-	89	89	132
As at 31 December	<u>10,000</u>	<u>1,061</u>	<u>11,061</u>	<u>10,972</u>

9 Controlling party

The directors regard the BT Pension Scheme as the company's immediate and ultimate parent controlling entity. It is also the parent of the smallest and largest group of which Wellington Place General Partner Limited is a member and for which consolidated accounts are drawn up. The consolidated accounts of this group are available from, BT Pension Scheme, 1 Portsoken Street, London E1 8HZ.

Registered number
LP01572

Wellington Place Limited Partnership
Annual Report and Financial Statements
for the year ended
31 December 2014



Wellington Place Limited Partnership
General Partner's report

The General Partner presents its annual report and audited financial statements for the year ended 31 December 2014

Wellington Place Limited Partnership (the 'Partnership') is regulated by a Partnership Deed dated 4 July 2005

The Partnership began on 4 July 2005 and will continue until the happening of any of the following events (a) the General Partner ceasing to act as General Partner in accordance with clause 6.9 or 12.1 of the Partnership Deed without the appointment of a replacement General Partner, (b) the Partnership ceasing to have any interest in the properties or in any limited partnership or unit trust which owns the properties and the General Partner determining, acting reasonably and after consultation with the Limited Partners, that there are unlikely to be suitable investment opportunities for the Partnership in accordance with the Investment Policy within the following six months, (c) notice served by the General Partner on the Limited Partners following any change in the law or its interpretation as a result of which, in the reasonable opinion of the General Partner, the continuation of the Partnership becomes unlawful, impractical or inadvisable

Principal activity

The Partnership's principal activity during the year continued to be property investment. The General Partner does not foresee any material changes in the scope or nature of the Partnership's activity for the forthcoming year.

The Partnership's properties were valued by chartered surveyors, Knight Frank LLP, as independent external valuers on the basis of open market value as defined in the RICS Appraisal and Valuation Manual issued by the Royal Institution of Chartered Surveyors.

Results

The results for the year are set out in the attached profit and loss account. The Partnership's turnover has increased marginally in the year to £3,764,731 (2013: £3,761,211). The profit for the financial year was £2,425,630 (2013: £3,040,316).

Distributions

Distributions of £2,183,067 (2013: £2,736,285) have been declared in the year.

Going concern

The General Partner has a reasonable expectation that the Partnership has adequate resources to continue in operational existence for the foreseeable future. Accordingly, the financial statements have been prepared on a going concern basis. Further details regarding the adoption of the going concern basis can be found in note 1 of the financial statements.

Auditor

So far as the General Partner is aware, there is no relevant audit information of which the Partnership's auditor is unaware, and the General Partner has taken all the steps that it ought to have taken as a general partner in order to make itself aware of any relevant audit information and to establish that the Partnership's auditor is aware of that information.

This confirmation is given and should be interpreted in accordance with the provision of Section 418 of the Companies Act 2006.

Deloitte LLP, registered auditor, having consented to act, has been appointed as auditor of the Partnership to hold office until the General Partner determines otherwise.

This General Partner's report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption as applicable to limited partnerships.

Approved by the General Partner on 27 March 2015 and signed on its behalf by

R Page
Director, Wellington Place General Partner Limited

Wellington Place Limited Partnership
General Partner's responsibilities statement

The General Partner is responsible for preparing the annual report and the financial statements in accordance with applicable law and regulations and the Partnership Deed

Company law requires the General Partner to prepare financial statements for each financial year. Under that law the General Partner has elected to prepare the financial statements for the partnership in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the General Partner must not approve the financial statements unless it is satisfied that they give a true and fair view of the state of affairs of the Partnership and of the profit or loss of the Partnership for that year.

In preparing these financial statements the General Partner is required to

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

The General Partner is responsible for keeping adequate accounting records that are sufficient to show and explain the Partnership's transactions and disclose with reasonable accuracy at any time the financial position of the Partnership and enable it to ensure that the financial statements comply with the Companies Act 2006 as applicable to qualifying partnerships. The General Partner is also responsible for safeguarding the assets of the Partnership and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Wellington Place Limited Partnership

Independent auditor's report to the partners of Wellington Place Limited Partnership

We have audited the financial statements of Wellington Place Limited Partnership for the year ended 31 December 2014 which comprise the profit and loss account, the statement of total recognised gains and losses, the statement of historical cost profits and losses, the balance sheet, and the related notes 1 to 11. 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 qualifying partnership's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006 as applied to qualifying partnerships by The Partnerships (Accounts) Regulations 2008. Our audit work has been undertaken so that we might state to the qualifying partnership'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 qualifying partnership and the qualifying partnership's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of General Partner and auditor

As explained more fully in the General Partner's Responsibilities Statement, the General Partner is 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 qualifying partnership's circumstances and have been consistently applied and adequately disclosed, the reasonableness of significant accounting estimates made by the General Partner, 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 and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on financial statements

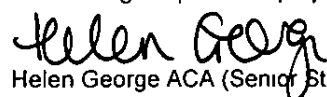
In our opinion the financial statements

- give a true and fair view of the state of the qualifying Partnership's affairs as at 31 December 2014 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 qualifying partnerships.

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 qualifying 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
- certain disclosures of the General Partner's remuneration specified by law are not made, or
- we have not received all the information and explanations we require for our audit, or
- the General Partner was not entitled to take advantage of the small companies exemption from preparing a strategic report or in preparing a General Partner's report.



Helen George ACA (Senior Statutory auditor)

for and on behalf of Deloitte LLP

Chartered Accountants and Statutory Auditor

London, United Kingdom

27 March 2015

Wellington Place Limited Partnership
Profit and loss account
for the year ended 31 December 2014

	Notes	2014 £	2013 £
Turnover	2	3,764,731	3,761,211
Cost of sales		<u>(721,195)</u>	<u>(438,376)</u>
Gross profit		3,043,536	3,322,835
Administrative expenses	3	<u>(342,826)</u>	<u>(316,596)</u>
Operating profit		2,700,710	3,006,239
Loss on disposal of investment property	4	(286,909)	-
Finance charges (net)	5	11,829	34,077
Profit for the financial year		<u>2,425,630</u>	<u>3,040,316</u>

Statement of total recognised gains and losses

		2014 £	2013 £
Profit for the financial year		2,425,630	3,040,316
Unrealised surplus / (deficit) on revaluation of investment properties	6,9	11,908,687	(1,639,073)
Total recognised gains relating to the year		<u>14,334,317</u>	<u>1,401,243</u>

Statement of historical cost profits and losses

		2014 £	2013 £
Profit for the financial year		2,425,630	3,040,316
Realisation of property revaluation gains	9	14,353,601	-
Historical cost profits for the year		<u>16,779,231</u>	<u>3,040,316</u>

All results are derived from United Kingdom continuing operations

The notes on pages 6 to 9 form part of these financial statements

Wellington Place Limited Partnership
Balance sheet
as at 31 December 2014

	Notes	2014 £	2013 £
Fixed assets			
Investment and development properties	6	<u>54,426,548</u>	<u>64,102,625</u>
Current assets			
Debtors amounts falling due within one year	7	30,772,185	1,026,169
Debtors amounts falling due after more than one year	7	-	13,520
Cash at bank and in hand		<u>3,373,525</u>	<u>5,499,514</u>
		<u>34,145,710</u>	<u>6,539,203</u>
Creditors, amounts falling due within one year	8	(2,578,275)	(3,199,095)
Net current assets		<u>31,567,435</u>	<u>3,340,108</u>
Net assets attributable to partners		<u>85,993,983</u>	<u>67,442,733</u>
Partners' accounts			
Partners' capital account	9	56,000	56,000
Partnership advance	9	14,520,432	8,120,432
Revaluation reserve	9	38,615,953	41,060,867
Profit and loss account reserve	9	32,801,598	18,205,434
		<u>85,993,983</u>	<u>67,442,733</u>

The notes on pages 6 to 9 form part of these financial statements

The financial statements of Wellington Place Limited Partnership (registered number LP01572) were approved by the General Partner and authorised for issue on 27 March 2015. They were signed on its behalf by



R Page
 Director, Wellington Place General Partner Limited

Wellington Place Limited Partnership
Notes to the financial statements
for the year ended 31 December 2014

1 Accounting policies

The principal accounting policies are summarised below. They have all been applied consistently throughout the current and preceding year.

Basis of preparation

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of certain fixed assets, and in accordance with applicable United Kingdom accounting standards. The financial statements have been prepared under Regulation 4 of the Partnerships (Accounts) Regulations 2008.

Going concern

The principal activity of the Partnership is property investment. The Partnership's turnover has increased marginally in 2014 and there has been a marked improvement in capital value. The UK economy has seen further recovery in 2014 and is forecast to continue to strengthen. The outlook for the commercial real estate sector in 2015 is favourable with improved occupier and investor demand anticipated.

The General Partner's forecasts and projections, taking into account possible changes in trading performance, show that the Partnership has adequate resources to continue in operational existence for the foreseeable future. In preparing these forecasts, the General Partner has taken into account the following key business risks and uncertainties:

- Market risks on demand and supply,
- Yield shift movements,
- Possible failure of tenants and reductions in net rental income, and
- Increased capital expenditure required to maintain the assets.

Having taken into account the risks and uncertainties that exist within the business, the General Partner has concluded that the Partnership has adequate financial resources to continue in operational existence for the foreseeable future. Accordingly, it is appropriate to continue to adopt the going concern basis in preparing these financial statements.

Investment and development properties

In accordance with Statement of Standard Accounting Practice 19, Accounting for Investment Properties: i) investment properties are revalued on a quarterly basis and the aggregate surplus or deficit is transferred to a revaluation reserve, except that a deficit, which is expected to be permanent and which is in excess of any previously recognised surplus over cost relating to the same property, or the reversal of such a deficit, is charged (or credited) to the profit and loss account, and ii) no depreciation or amortisation is provided in respect of freehold investment properties or leasehold investment properties with over 20 years to expiry. This treatment may be a departure from the requirements of the Companies Act concerning depreciation of fixed assets. However, these properties are not held for consumption but for investment and the General Partner considers that systematic depreciation or amortisation would be inappropriate. The accounting policy adopted is therefore necessary for the financial statements to give a true and fair view. Depreciation or amortisation is only one of the many factors reflected in the valuation and the amount which might otherwise have been shown cannot be separately identified or quantified.

Taxation

The Partnership is not a taxable entity. Any liabilities arising from the results of the Partnership are dealt with in the financial statements of the Partners.

Wellington Place Limited Partnership
Notes to the financial statements
for the year ended 31 December 2014

1 Accounting policies (continued)

Rental income

Rental income is recognised in the profit and loss account on a straight line basis over the lease term, net of discounts and VAT. In accordance with Urgent Issues Task Force (UITF) Abstract 28 (Operating Lease Incentives), all incentives given for lessees to enter into leases (such as contributions to fitting out costs) are treated as revenue costs and rental income is accounted for from the commencement of a lease rather than from the expiry of any rent free periods. The costs of all incentives, including rent free periods, are offset against the total rent due (effectively a transfer from investment properties to debtors on the balance sheet) and allocated to the profit and loss account on a straight line basis over the period from the rent commencement date (or rent free date if sooner) to the date of the next rent review (or lease end date if sooner).

Cash flow statement

Under Financial Reporting Standard (FRS 1), Cash Flow Statements (revised 1996), the Partnership is exempt from the requirement to prepare a cash flow statement on the grounds that it is a subsidiary undertaking included in financial statements which are publicly available (note 11).

2 Turnover

The Partnership's turnover consists solely of income generated in the United Kingdom.

3 Administrative expenses

The Partnership did not employ any persons as it is administered under an Asset Management Agreement with MEPC Limited. Included within administrative expenses are audit fees of £20,500 (2013 £17,032), including £4,000 (2013 £2,919) for the audit of Wellington Place General Partner Limited. There are no non-audit fees payable to the auditors (2013 £nil).

4 Loss on disposal of investment properties

	2014 £	2013 £
Loss on disposal of investment property	(286,909)	-

The loss on disposal relates to Site 1 (note 6).

5 Finance charges (net)

	2014 £	2013 £
Interest receivable and similar income		
Other interest receivable	12,464	46,870
Interest payable and similar charges		
Other interest payable	(635)	(12,793)
	11,829	34,077

Wellington Place Limited Partnership
Notes to the financial statements
for the year ended 31 December 2014

6 Investment and development properties

	2014	2013
	£	£
As at 1 January	64,102,625	60,135,357
Capital expenditure	5,126,380	5,606,341
Disposals	(26,711,144)	-
Revaluation movement	11,908,687	(1,639,073)
As at 31 December	<u>54,426,548</u>	<u>64,102,625</u>

Investments and development properties, which are all freehold, were valued at 31 December 2014 on the basis of open market value as defined in the Royal Institute of Chartered Surveyors Appraisal and Valuation Manual, by chartered surveyors Knight Frank LLP as external valuers. The valuation was £54,450,000 (2013 £64,300,000). The book value of investment and development properties totalling £54,426,548 (2013 £64,102,625) is stated after reclassifying £23,452 (2013 £197,375) of lease incentive costs under debtors rent and sundry receivables in accordance with UITF 28.

The historical cost of properties at 31 December 2014 was £15,810,595 (2013 £23,041,758).

On 10 November 2014 the partnership sold Site 1 to Hermes Wellington Place Limited Partnership at market value of £27,092,135. On the same date a revaluation surplus of £14,353,601 was realised in the profit and loss account reserve.

As at 31 December 2014 the partnership had capital commitments of £nil (2013 £2,800,000) for works which were contracted but not provided for.

7 Debtors

	2014	2013
	£	£
Amounts falling due within one year		
Rent and sundry receivables	94,678	228,149
Amounts owed by group undertakings	29,717,561	-
Other debtors	959,946	798,020
	<u>30,772,185</u>	<u>1,026,169</u>
Amounts falling due after more than one year		
Rent and sundry receivables	-	13,520
	<u>30,772,185</u>	<u>1,039,689</u>

8 Creditors amounts falling due within one year

	2014	2013
	£	£
Trade creditors	-	1,429
Amounts owed to group undertakings	408,977	880,323
Other taxation and social security costs	75,247	13,766
Other creditors	142	19,623
Accruals and deferred income	2,093,909	2,283,954
	<u>2,578,275</u>	<u>3,199,095</u>

Wellington Place Limited Partnership
Notes to the financial statements
for the year ended 31 December 2014

9 Partners' accounts

	Wellington Place General Partner Limited £	Hestia Trust £	Wellington Place Unit Trust £	Total 2014 £	Total 2013 £
Partners' capital account					
As at 1 January	10,000	10,000	36,000	56,000	56,000
Buy out of Hestia Trust	-	(10,000)	10,000	-	-
As at 31 December	10,000	-	46,000	56,000	56,000
Partnership advance					
As at 1 January	-	-	8,120,432	8,120,432	6,020,432
Partnership advance	-	-	6,400,000	6,400,000	2,100,000
As at 31 December	-	-	14,520,432	14,520,432	8,120,432
Revaluation reserve					
As at 1 January	3,792	3,792	41,053,283	41,060,867	42,699,940
Revaluation surplus/(deficit)	697	395	11,907,595	11,908,687	(1,639,073)
Buyout of Hestia Trust	-	(4,187)	4,187	-	-
Transfer on disposal	(823)	-	(14,352,778)	(14,353,601)	-
As at 31 December	3,666	-	38,612,287	38,615,953	41,060,867
Profit and loss account reserve					
As at 1 January	991	991	18,203,452	18,205,434	17,901,403
Profit for the financial year	142	84	2,425,404	2,425,630	3,040,316
Distributions	(128)	(72)	(2,182,867)	(2,183,067)	(2,736,285)
Buyout of Hestia Trust	-	(1,003)	1,003	-	-
Transfer on disposal	823	-	14,352,778	14,353,601	-
As at 31 December	1,828	-	32,799,770	32,801,598	18,205,434
As at 1 January	14,783	14,783	67,413,167	67,442,733	66,677,775
As at 31 December	15,494	-	85,978,489	85,993,983	67,442,733

On 24th September 2014 the Wellington Place Unit Trust bought the Hestia Trust's minority stake at market value of £15,190. On the same date Wellington Place Unit Trust made a partnership advance of £6,400,000.

10 Related party transactions

During the year the Partnership was charged fees of £359,394 (2013 £418,289) by MEPC Limited, a fellow subsidiary entity. Outstanding amounts of £61,256 (2013 £72,338) in respect of these fees are included in note 8 under Amounts owed to group undertakings.

11 Ultimate controlling party

The ultimate parent company and the smallest and largest group in which the results of the Partnership are consolidated is that headed by the BT Pension Scheme. The consolidated financial statements of this group are available from Lloyds Chambers, Portoken Street, London, E1 8HZ.