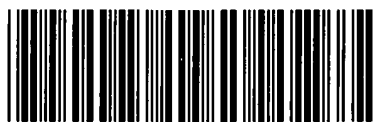

LCR St Pancras Chambers Limited

Report and Accounts

31 March 2017

Registered number 5777113

THURSDAY



L6CJKUDM

LD7

10/08/2017

#42

COMPANIES HOUSE

LCR ST PANCRAS CHAMBERS LIMITED

REGISTERED NUMBER 5777113

1

Director & Secretary

Directors

D Joy

P Hawthorne

Secretary

P Hawthorne

Registered Office

4th Floor, One Kemble Street

London

WC2B 4AN

Director's Report

The director presents their report together with the unaudited accounts of the Company, for the year ended 31 March 2017.

Principal activity and business review

The Company was established by London & Continental Railways Limited ('LCR'), in order to hold its property interest in St Pancras Chambers.

The Company did not trade during the period and is not expected to carry on any activities in the short term. Any administrative costs are currently borne by the parent undertaking.

Directors and their Interests

The director who served during the period was:

P Hawthorne

The director does not have any interest in the shares of the Company.

Auditors

The Company was dormant throughout the period within the meaning of section 1169(1) of the Companies Act 2006, and accordingly these accounts are not subject to audit.

By order of the board

A handwritten signature in black ink, appearing to be 'P Hawthorne', written over a horizontal line.

P Hawthorne
Secretary
August 2017

Statement of Director's responsibilities in respect of the Director's Report and the financial statements

The director is responsible for preparing the Director's Report and the financial statements in accordance with applicable law and regulations.

Company law requires their director to prepare financial statements for each financial year. Under that law, he has elected to prepare the financial statements in accordance with UK Accounting Standards.

The financial statements are required by law to 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 director is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable 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 Company will continue in business.

The director is responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the company and enable him to ensure that its financial statements comply with the Companies Act 2006. He has general responsibility for taking such steps as are reasonably open to him to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

LCR ST PANCRAS CHAMBERS LIMITED

REGISTERED NUMBER 5777113

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Balance Sheet

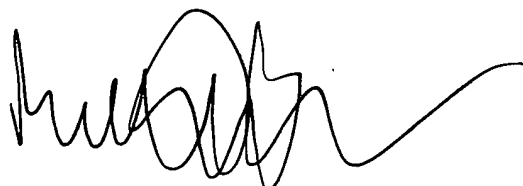
As at 31 March 2017

	Note	31 March 2017 £	31 March 2016 £
CURRENT ASSETS			
Debtors	2	100	100
CAPITAL AND RESERVES			
Called up share capital	3	100	100

For the period ended 31 March 2017, the Company was entitled to exemption under section 480(1) (b) of the Companies Act 2006. No members have required the Company to obtain an audit of its accounts for the year in question in accordance with section 476(1).

The director acknowledges his responsibility for: (i) ensuring the Company keeps accounting records which comply with section 386; and (ii) preparing accounts which give a true and fair view of the state of affairs of the Company as at the end of its financial year, and of its profit and loss for the financial year in accordance with sections 393 - 396, and which otherwise comply with the requirements of the Companies Act relating to accounts, so far as applicable to the Company.

Approved by the board on August 2017.



P Hawthorne
Director

Notes to the Accounts**31 March 2017****1. Accounting Policies***Accounting convention*

The accounts are prepared in accordance with applicable accounting standards and under the historical cost accounting rules.

2. Debtors

	31 March 2017 £	31 March 2016 £
Amount owed by parent undertaking	100	100
	<u>100</u>	<u>100</u>

3. Capital and Reserves

	Authorised 2017 & 2016 No.	Issued, called up and fully paid 2017 & 2016 £
Ordinary shares of £1 each	100	100

4. Parent undertaking

The Company's immediate parent undertaking at 31 March 2017 was London & Continental Railways Limited, a company registered in England and Wales and the Company's ultimate parent undertaking was the Secretary of State for Transport.

5. Lease Obligations

The Company has a 999 year lease ownership of St Pancras Chambers and entered into a Development Agreement for the refurbishment and extension of the building.

Pursuant to the St Pancras Chambers Development Agreement (dated 18 August 2006 as varied 3 April 2010), LCR St Pancras Chambers Limited granted a 250 year lease of St Pancras Chambers to St Pancras Chambers Investments Limited on 9 March 2011. The lease is at a peppercorn rental with potential overage. The development project has been completed and the hotel element of the scheme, the St Pancras Renaissance Hotel, opened in May 2011.

LCR St Pancras Chambers Limited has entered into an Agency Agreement to enable HS1 Limited to directly manage a number of aspects of the lease including the service charge arrangements.