

Registration number: 10563072

BL Lancaster Investments Ltd

Unaudited Financial Statements
for the Year Ended 31 March 2021



BL Lancaster Investments Ltd

(Registration number: 10563072)

Balance Sheet as at 31 March 2021

	Note	31 March 2021 £	31 March 2020 £
Fixed assets			
Investments	2	<u>6,636</u>	<u>6,636</u>
		<u>6,636</u>	<u>6,636</u>
Creditors due within one year	3	<u>(205,582)</u>	<u>(205,582)</u>
Net current liabilities		<u>(205,582)</u>	<u>(205,582)</u>
Net liabilities		<u>(198,946)</u>	<u>(198,946)</u>
Capital and reserves			
Share capital	4	1	1
Profit and loss account		<u>(198,947)</u>	<u>(198,947)</u>
Total shareholders' deficit		<u>(198,946)</u>	<u>(198,946)</u>

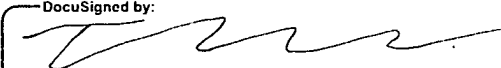
For the financial year ending 31 March 2021 the company was entitled to exemption from audit under section 480 of the Companies Act 2006 relating to dormant companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476 of the Companies Act 2006; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

Approved by the Board on 11/10/2021 and signed on its behalf by:

DocuSigned by:

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 Jonathan McNuff.

Director

The notes on pages 2 to 4 form an integral part of these financial statements.

BL Lancaster Investments Ltd

Notes to the Unaudited Financial Statements for the Year Ended 31 March 2021

1 Accounting policies

Basis of preparation

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

The financial statements are prepared in accordance with international accounting standards in conformity with the requirements of the Companies Act 2006. Instances in which advantage of the FRS 101 disclosure exemptions have been taken are set out below.

The financial statements have been prepared under the historical cost convention. Historical cost is generally based on the fair value of the consideration given in exchange for the assets.

These financial statements are separate financial statements. The company is exempt from the preparation of consolidated financial statements in accordance with Companies Act 2006 Section 400, because it is included in the group financial statements of The British Land Company PLC.

Profit and loss

No profit and loss account has been presented as the company has had no significant accounting transactions, as defined by Companies Act 2006, during the accounting period.

Going concern

The Balance Sheet shows that the company has net current liabilities and net liabilities. The principal creditor is the ultimate parent company and the terms of the borrowing include the right of the subsidiary to request that the amount of the loan equal to any deficit be eliminated by converting the loan into share capital.

As a consequence of this the directors feel that the company can continue to trade for the foreseeable future and is well placed to manage its business risks successfully in the current economic climate. Accordingly, they believe the going concern basis is an appropriate one.

Investments

Fixed asset investments are stated at the lower of cost and the underlying net asset value of the investments.

Creditors

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

BL Lancaster Investments Ltd**Notes to the Unaudited Financial Statements for the Year Ended 31 March 2021
(continued)****2 Investments**

	Shares in subsidiaries £	Total £
Underlying net asset value of investment		
1 April 2020	<u>6,636</u>	<u>6,636</u>
31 March 2021	<u>6,636</u>	<u>6,636</u>
Underlying net asset value of investment		
1 April 2019	<u>6,636</u>	<u>6,636</u>
31 March 2020	<u>6,636</u>	<u>6,636</u>
Provision for underlying net asset change		
1 April 2020	<u>(199,045)</u>	<u>(199,045)</u>
31 March 2021	<u>(199,045)</u>	<u>(199,045)</u>
Provision for underlying net asset change		
1 April 2019	<u>(199,045)</u>	<u>(199,045)</u>
31 March 2020	<u>(199,045)</u>	<u>(199,045)</u>
At cost		
31 March 2021	<u>205,681</u>	<u>205,681</u>
31 March 2020	<u>205,681</u>	<u>205,681</u>

Details of the subsidiaries as at 31 March 2021 are as follows:

Subsidiary	Principal activity	Interest	Country
Lancaster General Partner Limited	Investment holding	100%	United Kingdom
BL Lancaster Limited Partnership	Investment holding	100%	United Kingdom

All investments based in the United Kingdom have a registered address of York House, 45 Seymour Street, London, W1H 7LX.

BL Lancaster Investments Ltd**Notes to the Unaudited Financial Statements for the Year Ended 31 March 2021
(continued)****3 Creditors due within one year**

	31 March 2021 £	31 March 2020 £
Amounts due to related parties	<u>205,582</u>	<u>205,582</u>
	<u>205,582</u>	<u>205,582</u>

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.

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

	No.	31 March 2021 £	No.	31 March 2020 £
Ordinary shares of £0.10 each	<u>10</u>	<u>1</u>	<u>10</u>	<u>1</u>

5 Parent and ultimate parent undertaking

The immediate parent company is BL Retail 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.