

**London Leasehold Investments LLP**

**ANNUAL REPORT AND FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2020**



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**LONDON LEASEHOLD INVESTMENTS LLP**

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## **LONDON LEASEHOLD INVESTMENTS LLP**

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### **MEMBERS' REPORT FOR THE YEAR ENDED 31 MARCH 2020**

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#### **INTRODUCTION**

The members present their Annual Report on the affairs of London Leasehold Investments LLP ('the LLP') together with the financial statements and independent auditor's report for the year ended 31 March 2020. The LLP is incorporated as a Limited Liability Partnership under the Limited Liability Partnerships Act 2000.

The members have prepared the financial statements in accordance with the small limited liability partnerships regime.

#### **PRINCIPAL ACTIVITIES**

The principal activity of the LLP during the period was property investment in the United Kingdom.

The members do not anticipate any significant change in the activity of the LLP.

The LLP is in a net asset position of £15,966,307 (2019: £15,251,344) and net current asset position of £1,386,307 (2019: £706,344), and has a profit of £35,001 (2019: £250,213 loss) as at 31 March 2020.

#### **GOING CONCERN**

After making enquiries, including reviewing the cash flow forecasts of the LLP, the members have a reasonable expectation that the LLP has adequate resources for the foreseeable future and for a minimum period of 12 months from the date of signing the financial statements. Accordingly they continue to adopt the going concern basis in preparing the LLP's financial statements.

The outbreak of the COVID-19 virus continues to give rise to material economic and financial uncertainties. The LLP is continuing to monitor developments of the COVID-19 virus and the associated near-term uncertainty on the global economy outlook to understand the potential impact for the underlying property businesses and its tenants. The Members have considered the going concern assumption for the LLP in light of these developments and considered the possible impact of COVID-19, for example on income and availability of funding, in determining the possible impact on the LLP's cash flow forecasts for the period ending 31 March 2021. On the basis of the LLP's continued forecast liquidity, the Members still consider it appropriate to prepare the accounts on a going concern basis.

The results of the LLP for the year are shown in the Income Statement. The profit for the year was £35,001 (2019: £250,213 loss).

The LLP is incorporated in the United Kingdom and its registered office is 70 Grosvenor Street, London W1K 3JP.

#### **DESIGNATED MEMBERS**

The designated members who served the LLP during the year were as follows:

M R Preston  
Grosvenor Estate Belgravia

#### **MEMBERS' CAPITAL AND INTERESTS**

Details of changes in members' capital in the year ended 31 March 2020 are set out in the financial statements.

The profits are shared amongst the members in accordance with agreed profit sharing arrangements.

The repayment of members' capital is continually assessed by the members with reference to the on-going

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**LONDON LEASEHOLD INVESTMENTS LLP**

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**MEMBERS' REPORT (continued)  
FOR THE YEAR ENDED 31 MARCH 2020**

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capital requirements of the partnership.

**PRINCIPAL RISKS AND UNCERTAINTIES**

The LLP saw no discernible impact on operations arising from the UK's exit from the European Union (the "EU") on 31 January 2020. During 2020, the LLP, will review the potential for operational or financial impacts arising from the negotiation of the future trading arrangement between the UK and the EU. Business commitments will be managed through the year dependent on the developing views of the likely outcome of the negotiations. Any related increase or decrease in profitability in the next 12 months is not expected to impact the long term strategy of the LLP.

**FUTURE DEVELOPMENTS**

No significant changes in the LLP's strategy or operations are planned.

**POST BALANCE SHEET EVENTS**

There have been no significant events affecting the LLP since 31 March 2020.

**DISCLOSURE OF INFORMATION TO AUDITORS**

Each of the persons who are members at the time when this Members' Report is approved has confirmed that:

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

**AUDITOR**

Deloitte LLP, has indicated its willingness to be reappointed for another term and is deemed to be reappointed accordingly.

This report was approved by the members on 30 June 2020 and signed on their behalf by:

*Roger Blundell*

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R F Blundell  
**Designated member**

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**LONDON LEASEHOLD INVESTMENTS LLP**

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**MEMBERS' RESPONSIBILITIES STATEMENT  
FOR THE YEAR ENDED 31 MARCH 2020**

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The members are responsible for preparing the annual report and the financial statements in accordance with applicable law and regulations.

Company law, (as applied by The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008), requires the members to prepare financial statements for each financial year. Under that law the members 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, as applied to LLPs, the members 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 LLP and of the profit or loss of the LLP for that period.

In preparing these financial statements, the members are required to:

- select suitable accounting policies for the LLP's financial statements and then apply them consistently;
- make judgments 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 entity will continue in business.

The members are responsible for keeping adequate accounting records that are sufficient to show and explain the LLP's transactions and disclose with reasonable accuracy at any time the financial position of the LLP and to enable them to ensure that the financial statements comply with the Limited Liability Partnerships (Accounts and Audit) (Application of the Companies Act 2006) Regulations 2008. They are also responsible for safeguarding the assets of the LLP and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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**LONDON LEASEHOLD INVESTMENTS LLP**

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**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF LONDON LEASEHOLD INVESTMENTS LLP**

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**OPINION**

In our opinion the financial statements of London Leasehold Investments LLP (the 'LLP'):

- give a true and fair view of the state of the LLP's affairs as at 31 March 2020 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 "The Financial Reporting Standard applicable in the UK and Republic of Ireland"; and
- have been prepared in accordance with the requirements of the Companies Act 2006 as applied to limited liability partnerships.

We have audited the financial statements of London Leasehold Investments LLP which comprise:

- the income statement;
- the balance sheet;
- the statement of changes in members' interests; and
- the related notes 1 to 15.

The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 "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 LLP in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council'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.

**EMPHASIS OF MATTER - MATERIAL UNCERTAINTY RELATED TO INVESTMENT PROPERTY VALUATION**

We draw attention to notes 2 and 8, which describes the effects of the uncertainties created by the coronavirus (Covid-19) pandemic on the valuation of the LLP's investment property portfolio. As noted by LLP's external valuers, the outbreak has caused extensive disruptions to businesses and economic activities and the uncertainties created have increased the estimation uncertainty over the fair value of the investment property portfolio at the balance sheet date. Our opinion is not modified in respect of this matter.

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**LONDON LEASEHOLD INVESTMENTS LLP**

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**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF LONDON LEASEHOLD INVESTMENTS LLP  
(CONTINUED)**

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**CONCLUSIONS RELATING TO GOING CONCERN**

We are required by ISAs (UK) to report in respect of the following matters where:

- the members' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the members have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the LLP'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.

**OTHER INFORMATION**

The members 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 information and 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 MEMBERS**

As explained more fully in the Members' Responsibilities Statement on page , the members 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 members 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 members are responsible for assessing the LLP'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 members either intend to liquidate the LLP 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 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](http://www.frc.org.uk/auditorsresponsibilities). The description forms part of our Auditor's Report.

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**LONDON LEASEHOLD INVESTMENTS LLP**

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**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF LONDON LEASEHOLD INVESTMENTS LLP  
(CONTINUED)**

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**REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS**

**MATTERS ON WHICH WE ARE REQUIRED TO REPORT BY EXCEPTION**

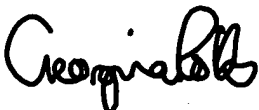
Under the Companies Act 2006 as applied to limited liability partnerships we are required to report in respect of the following matters if, in our opinion:

- 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
- we have not received all the information and explanations we require for our audit; or
- the members were not entitled to prepare the financial statements in accordance with the small companies regime.

We have nothing to report in respect of these matters.

**USE OF OUR REPORT**

This report is made solely to the limited liability partnership's members, as a body, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006, as applied to limited liability partnerships by The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008 as applied to LLPs. Our audit work has been undertaken so that we might state to the limited liability 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 limited liability partnership and the limited liability partnership'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

30 June 2020



# LONDON LEASEHOLD INVESTMENTS LLP

## INCOME STATEMENT FOR THE YEAR ENDED 31 MARCH 2020

	Note	2020 £	2019 £
Turnover	3	828,489	816,429
Cost of sales		(143,375)	9,445
<b>Gross profit</b>		<b>685,114</b>	<b>825,874</b>
Administrative expenses		(5,089)	(4,712)
Gain/ (loss) on revaluation of investment property	8	35,000	(250,000)
<b>Operating profit</b>	4	<b>715,025</b>	<b>571,162</b>
Members' remuneration charged as an expense	6	(679,962)	(821,299)
Interest payable and expenses		(62)	(76)
Profit/(loss) for the year before members' remuneration and profit shares		35,001	(250,213)
<b>Profit/(loss) for the financial year available for discretionary division among members</b>		<b>35,001</b>	<b>(250,213)</b>

There were no recognised gains and losses or items of other comprehensive income for 2020 or 2019 other than those included in the income statement, and as a result, no statement of comprehensive income has been presented.

The notes pages 10 to 19 form part of these financial statements.

All activities in the current and prior year are derived from continuing operations.

**LONDON LEASEHOLD INVESTMENTS LLP**  
**REGISTERED NUMBER: OC391067**

**BALANCE SHEET**  
**AS AT 31 MARCH 2020**

	Note	2020 £	2019 £
<b>Fixed assets</b>			
Investment property	8	14,580,000	14,545,000
		<u>14,580,000</u>	<u>14,545,000</u>
<b>Current assets</b>			
Debtors: amounts falling due within one year	9	230,344	184,589
Cash at bank and in hand	10	1,433,425	825,328
		<u>1,663,769</u>	<u>1,009,917</u>
Creditors: amounts falling due within one year	11	(277,462)	(303,573)
<b>Net current assets</b>		<u>1,386,307</u>	<u>706,344</u>
<b>Total assets less current liabilities</b>		<u>15,966,307</u>	<u>15,251,344</u>
<b>Net assets</b>		<u><u>15,966,307</u></u>	<u><u>15,251,344</u></u>
<b>Represented by:</b>			
<b>Total members' interests</b>			
Members' capital classified as a liability		20,731,594	20,051,632
Members' capital classified as equity		100	100
Members' other interests		(4,765,387)	(4,800,388)
		<u><u>15,966,307</u></u>	<u><u>15,251,344</u></u>

The LLP's financial statements have been prepared in accordance with the provisions applicable subject to the small limited liability partnerships regime.

The financial statements were approved and authorised for issue by the members and were signed on their behalf on 30 June 2020.

*Roger Blundell*

.....  
**R F Blundell**  
for Grosvenor Estate Belgravia

The notes on pages 10 to 19 form part of these financial statements.

**LONDON LEASEHOLD INVESTMENTS LLP**

**STATEMENT OF CHANGES IN MEMBERS' INTEREST  
FOR THE YEAR ENDED 31 MARCH 2020**

	Members capital classified as equity £	Members' capital classified as a liability £	Members' other interests £	Total members' interests £
<b>At 1 April 2018</b>	<b>100</b>	<b>19,230,333</b>	<b>(4,550,175)</b>	<b>14,680,258</b>
Loss for year for discretionary division among members	-	-	(250,213)	(250,213)
Amounts repaid to members	-	821,299	-	821,299
<b>At 1 April 2019</b>	<b>100</b>	<b>20,051,632</b>	<b>(4,800,388)</b>	<b>15,251,344</b>
Profit for year for discretionary division among members	-	-	35,001	35,001
Amounts repaid to members	-	679,962	-	679,962
<b>At 31 March 2020</b>	<b>100</b>	<b>20,731,594</b>	<b>(4,765,387)</b>	<b>15,966,307</b>

The notes on pages 10 to 19 form part of these financial statements.

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**LONDON LEASEHOLD INVESTMENTS LLP**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2020**

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**1. ACCOUNTING POLICIES**

**1.1 BASIS OF PREPARATION OF FINANCIAL STATEMENTS**

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

The LLP is incorporated in the United Kingdom under the Limited Liability Partnerships Act 2000.

The financial statements have been prepared under the historical costs convention and in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland" issued by the Financial Reporting Council and the requirements of the Statement of Recommended Practice Accounting by Limited Liability Partnerships (issued June 2017).

The LLP meets the definition of a qualifying entity under FRS 102 and has therefore taken advantage of disclosure exemptions available to it in respect of its separate financial statements. The LLP is consolidated in the financial statements of Grosvenor Limited, which may be obtained at 70 Grosvenor Street, London, W1K 3JP. Exemptions have been taken in these separate financial statements in relation to the presentation of a cash flow statement and financial statements.

The functional currency of the LLP is considered to be Sterling because that is the currency of the primary economic environment in which the LLP operates.

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 entity's accounting policies (see note 2).

The following principal accounting policies have been applied.

**1.2 GOING CONCERN**

After making enquiries, including reviewing the cash flow forecasts of the LLP, the members have a reasonable expectation that the LLP has adequate resources for the foreseeable future and for a minimum period of 12 months from the date of signing the financial statements. Accordingly they continue to adopt the going concern basis in preparing the LLP's financial statements.

The outbreak of the COVID-19 virus continues to give rise to material economic and financial uncertainties. The LLP is continuing to monitor developments of the COVID-19 virus and the associated near-term uncertainty on the global economy outlook to understand the potential impact for the underlying property businesses and its tenants. The Members have considered the going concern assumption for the LLP in light of these developments and considered the possible impact of COVID-19, for example on income and availability of funding, in determining the possible impact on the LLP's cash flow forecasts for the period ending 31 March 2021. On the basis of the LLP's continued forecast liquidity, the Members still consider it appropriate to prepare the accounts on a going concern basis.

**1.3 DIVISIBLE PROFIT AND MEMBERS' REMUNERATION**

Non-discretionary distributions to members are treated as members' remuneration and are charged as an expense to the income statement in arriving at profit available for discretionary division among members.

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**LONDON LEASEHOLD INVESTMENTS LLP**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2020**

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**1. ACCOUNTING POLICIES (CONTINUED)**

**1.4 TURNOVER**

In accordance with FRS 102, revenue is recognised to the extent that it is probable that the economic benefits will flow to the LLP and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

The turnover shown in the Income Statement represents proceeds received from rental income, excluding VAT.

Rental income from operating leases is recognised on a straight-line basis over the lease term, even if the payments are not received on such a basis. The cost of operating lease incentives are similarly spread, in accordance with FRS102, on a straight-line basis over the lease term.

**1.5 INVESTMENT PROPERTY**

Investment property is carried at fair value determined by the members using the employees who are RICS qualified and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any differences in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in the Income Statement.

Profit and losses on the disposal of investment properties are recognised on completion and are calculated by reference to book value and are included in the Income Statement.

**1.6 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.

**1.7 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.

**1.8 FINANCIAL INSTRUMENTS**

The LLP only enters into basic financial instrument 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 ordinary shares.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade debtors and creditors, 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 in case of an out-right short-term loan that is not at market rate, the financial asset or liability is measured, initially at the present value of future cash flows discounted at a market rate of interest for

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**LONDON LEASEHOLD INVESTMENTS LLP**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2020**

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**1. ACCOUNTING POLICIES (CONTINUED)**

**1.8 FINANCIAL INSTRUMENTS (continued)**

a similar debt instrument and subsequently at amortised cost, unless it qualifies as a loan from a director in the case of a small company, or a public benefit entity concessionary loan.

Investments in non-derivative instruments that are equity to the issuer are measured:

- at fair value with changes recognised in the Income Statement if the shares are publicly traded or their fair value can otherwise be measured reliably;
- at cost less impairment for all other investments.

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 Income Statement.

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 LLP would receive for the asset if it were to be sold at the balance sheet date.

Financial assets and liabilities are offset and the net amount reported in the Balance Sheet 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.

**1.9 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.

**1.10 FINANCE COSTS**

Finance costs are charged to the Income Statement 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.

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<b>LONDON LEASEHOLD INVESTMENTS LLP</b>
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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2020**

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**1. ACCOUNTING POLICIES (CONTINUED)**

**1.11 OPERATING LEASES: THE COMPANY AS LESSOR**

Rental income from operating leases is credited to the Income Statement on a straight-line basis over the term of the relevant lease.

Amounts paid and payable as an incentive to sign an operating lease are recognised as a reduction to income on a straight line basis over the length of the lease.

Premiums received and book values derecognised on the sale of operating leases are deferred to the Balance Sheet and released to the Income Statement on a straight-line basis over the length of the lease.

The LLP has taken advantage of the optional exemption available on transition to FRS102 which allows lease incentives on leases entered into before the date of transition to the standard (1 January 2015) to continue to be charged over the period to the first market rent review rather than their term of the lease.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2020**

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**2. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY**

In the application of the LLP's accounting policies, which are described in note 1, the members are required to make judgements (other than those involving estimations) that have a significant impact on the amounts recognised and to make estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may be different from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods

**2.1 Critical accounting judgements in applying the accounting policies**

The following are critical judgements, apart from those involving estimations (which are dealt with separately below) that the members have made in the process of applying the LLP's accounting policies and that have the most significant effect on the amounts recognised in financial statements.

*(i) Leases*

The accounting treatment for a lease is determined by its classification as either an operating lease or a finance lease. Lease classification requires judgement in determining whether substantially all of the risks and benefits associated with ownership have been transferred between the lessor and lessee.

When operating lease premiums are received in exchange for the grant of a long leasehold interest that is classified as an operating lease, the related profit is recognised over the term of the lease. Many of the transactions giving rise to deferred lease premiums took place a number of years ago before the requirement to spread profit recognition; the Group applies judgement to estimate certain of the lease premium deferrals and associated deferred tax assets.

**2.2 Key source of estimation uncertainty**

The key source of estimation uncertainty at the reporting period that may have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, is discussed below:

*ii) Property Valuations*

Due to the size of the investment property portfolio held on the balance sheet at market value small changes to the estimates used to derive the market values can have a significant impact on the valuations and therefore a significant impact on the results and financial position of the LLP. This includes the value of property yields and the estimated future rental income assumed in the valuations.

As deferred tax is provided on investment properties by reference to the tax that would be due on the ultimate sale of the properties, changes to the estimates used to derive the market values would also have an impact on the deferred tax provided.

The outbreak of coronavirus (COVID-19) has caused extensive disruptions to businesses and economic activities and this has increased the estimation uncertainty over the fair value of the investment property portfolio at the balance sheet date. As a result, material uncertainty clauses are now being included in external March 2020 external valuation reports. The impact of COVID-19 has been reflected within the investment property valuations as at 31 March 2020 reflecting in a downwards impact to the valuations.

The LLP saw no discernible impact on operations arising from the UK's exit from the European Union (the



## LONDON LEASEHOLD INVESTMENTS LLP

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020

"EU") on 31 January 2020. During 2020, the LLP, will review the potential for operational or financial impacts arising from the negotiation of the future trading arrangement between the UK and the EU. Business commitments will be managed through the year dependent on the developing views of the likely outcome of the negotiations. Any related increase or decrease in profitability in the next 12 months is not expected to impact the long term strategy of the LLP.

#### 3. TURNOVER

The turnover and profit/(loss) after members' remuneration are attributable to the one principal activity of the LLP and arise entirely in the United Kingdom.

#### 4. OPERATING PROFIT

The operating profit is stated after charging:

	2020 £	2019 £
Fees payable to the LLP's auditor and its associates for the audit of the company's annual accounts	5,089	4,712

No fees were payable to Deloitte LLP and its associates for non-audit services to the LLP during the current or preceding year.

#### 5. PARTICULARS OF EMPLOYEES

No fees or other emoluments were paid to the members of the LLP during either the current or preceding year in respect of their services to the LLP.

There were no employees of the LLP for the current or preceding year.

#### 6. MEMBERS' REMUNERATION CHARGED AS AN EXPENSE

	2020 £	2019 £
Members' remuneration charged as an expense	679,962	821,299
	679,962	821,299

#### 7. TAXATION

There is no taxation charge in the profit and loss account of the LLP as tax due on the profits will be borne by the owners of the ultimate beneficial interest of the LLP.

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**LONDON LEASEHOLD INVESTMENTS LLP**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2020**

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**8. INVESTMENT PROPERTY**

	Long term leasehold investment property £
<b>VALUATION</b>	
At 1 April 2019	14,545,000
Surplus on revaluation	35,000
<b>AT 31 MARCH 2020</b>	<b>14,580,000</b>

Investment properties are valued as at 31 December 2019 by external valuers and then revalued as at 31 March 2020 by the directors using employees who are RICS qualified.

Investment properties have been valued using the investment method which involves applying a yield to rental income streams. Inputs include yield, current rent, ERV or on a market comparable basis of value per square foot derived and adjusted from actual market transactions.

Valuation reports are based on both information provided by the LLP e.g. current rents and lease terms which is derived from the LLP's financial and property management systems and is subject to the LLP's overall control environment, and assumptions applied by the valuers e.g. ERVs and yields. These assumptions are based on market observation and the valuers professional judgement.

The outbreak of coronavirus (COVID-19) has caused extensive disruption to businesses and economic activities and this has increased the estimation uncertainty over the fair value of the investment property portfolio at the reporting date. Material uncertainty clauses are now being included in all external March 2020 valuation reports to reflect this ongoing uncertainty. The impact of COVID-19 has been reflected within the investment property valuations as at 31 March 2020, reflecting a downwards impact to the valuations.

The historical cost of the investment properties is not available and therefore it is not possible to disclose historical costs or to prepare a note of historical profit and losses.

The amounts recognised in profit or loss for the year for rental income from investment property is £828,489 (2019: £816,429) and direct operating expenses (including repairs and maintenance) arising from investment property that generated rental income during the period are £143,375 (2019: £145,400). There were no direct operating expenses that did not generate rental income during the period.

At 31 March 2020, there were no contractual obligations in place to purchase, construct or develop investment property or for repairs, maintenance or enhancements (2019: none).

At 31 March 2020, the LLP had investment properties with a fair value of £nil under offer from third parties (2019: £nil).

**LONDON LEASEHOLD INVESTMENTS LLP**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2020**

**9. DEBTORS: Amounts falling due within one year**

	2020 £	2019 £
Trade debtors	198,387	153,022
Prepayments and accrued income	31,957	31,567
	<u>230,344</u>	<u>184,589</u>

**10. CASH AT BANK AND IN HAND**

	2020 £	2019 £
Cash at bank and in hand	1,433,425	825,328
	<u>1,433,425</u>	<u>825,328</u>

In the totals above, there is £13,317 (2019: £13,267) of restricted cash held on behalf of third parties which includes funds held in relation to tenant deposits.

**11. CREDITORS: Amounts falling due within one year**

	2020 £	2019 £
Taxation and social security	47,612	72,640
Other creditors	13,317	13,280
Accruals and deferred income	216,533	217,653
	<u>277,462</u>	<u>303,573</u>

# LONDON LEASEHOLD INVESTMENTS LLP

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020

### 12. COMMITMENTS UNDER OPERATING LEASES: THE LLP AS LESSEE

The amount of lease rental charged to the income statement during the year comprised:

	2020 £	2019 £
Land and buildings	829,074	796,490
	<u>829,074</u>	<u>796,490</u>

Non-cancellable operating lease rentals are payable as follows:

	2020 £	2019 £
Less than 1 year	829,074	796,490
Between 2 and 5 years	3,316,296	3,185,960
More than 5 years	8,918,172	9,384,756
	<u>13,063,542</u>	<u>13,367,206</u>

### 13. MEMBERS' CAPITAL CLASSIFIED AS EQUITY

	2020 £	2019 £
Members' capital classified as equity	100	100
	<u>100</u>	<u>100</u>

### 14. RELATED PARTY TRANSACTIONS

At 31 March 2020, £20,731,595 (2019: £20,051,632) was owed to Grosvenor Estate Belgravia in respect of loans to London Leasehold Investments LLP. Grosvenor Estate Belgravia is a member of the 2nd Duke of Westminster's Will Trust. The movement represents the net loans issued during the period.

At 31 March 2020, £679,963 (2019: £821,299) was owed to the members in respect of distribution of profits for the period.

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**LONDON LEASEHOLD INVESTMENTS LLP**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2020**

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**15. CONTROLLING PARTY**

The LLP's ultimate parent undertaking is the 2nd Duke of Westminster's Will Trust. The ultimate controlling entity heads the largest and smallest group including the LLP for which consolidated financial statements are prepared. The accounts of this entity are not publicly available.