
London Leasehold Investments LLP

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2019



LONDON LEASEHOLD INVESTMENTS LLP

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LONDON LEASEHOLD INVESTMENTS LLP

MEMBERS' REPORT FOR THE YEAR ENDED 31 MARCH 2019

The members present their Annual Report together with the audited financial statements of London Leasehold Investments LLP ("the LLP") for the ended 31 March 2019. The LLP is incorporated as a Limited Liability Partnership under the Limited Liability Partnerships Act 2000. The members have taken advantage of the small limited liability partnerships regime when preparing these financial statements.

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.

As at 31 March 2019, the LLP had net assets of £15,251,556 (2018: £14,680,258).

GOING CONCERN

After making enquiries 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 results of the LLP for the year are shown in the Income Statement. The loss for the year was £250,001 (2018 profit: £562,409).

The balance sheet shows that the members' net assets increased from £14,680,258 to £15,251,556 during the year.

The Registered Office of London Leasehold Investments LLP 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 2019 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 capital requirements of the LLP.

PRINCIPAL RISKS AND UNCERTAINTIES

Currently there is both economic and political uncertainty as the outcome of Brexit is not yet known. The LLP's profitability is largely linked to the performance of the London property market which could be negatively impacted by the eventual outcome, reducing the value of the Company's investment property over the next few years. Any decrease in the profitability of the LLP in the next 12 months is not expected to impact the long term strategy of the LLP.

FUTURE DEVELOPMENTS

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

LONDON LEASEHOLD INVESTMENTS LLP

**MEMBERS' REPORT (continued)
FOR THE YEAR ENDED 31 MARCH 2019**

DISCLOSURE OF INFORMATION TO THE AUDITOR

Each of the persons who is a member 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 auditor is 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 auditor is aware of that information.

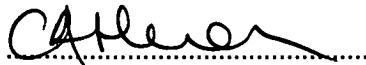
POST BALANCE SHEET EVENTS

There have been no significant events affecting the LLP since 31 March 2019.

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 12 June 2019 and signed on their behalf by:



C A Henderson
For Grosvenor Estate Belgravia

LONDON LEASEHOLD INVESTMENTS LLP

**MEMBERS' RESPONSIBILITIES STATEMENT
FOR THE YEAR ENDED 31 MARCH 2019**

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;
- 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 disclose with reasonable accuracy at any time the financial position of the LLP and enable them to ensure that the financial statements comply with the Companies Act 2006, as applicable to limited liability partnerships. 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.

LONDON LEASEHOLD INVESTMENTS LLP

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

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 limited liability partnership's affairs as at 31 March 2019 and of its loss 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 which comprise:

- the income statement;
- the balance sheet;
- the statement of changes in members' interests; and
- the related notes 1 to 16.

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.

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

LONDON LEASEHOLD INVESTMENTS LLP

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

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 3, 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. The description forms part of our Auditor's Report.

LONDON LEASEHOLD INVESTMENTS LLP

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

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 limited liability partnerships 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 member 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

12 June 2019

LONDON LEASEHOLD INVESTMENTS LLP

**INCOME STATEMENT
FOR THE YEAR ENDED 31 MARCH 2019**

	Note	2019 £	2018 £
Turnover	3	816,429	782,351
Cost of sales	4	9,445	(171,443)
Gross profit		825,874	610,908
Administrative expenses		(4,712)	(4,375)
(Loss)/gain on revaluation of investment property	9	(250,000)	563,270
Operating profit	5	571,162	1,169,803
Members' remuneration charged as an expense	7	(821,299)	(607,377)
Interest payable and expenses		(76)	(17)
(Loss)/profit for the year before members' remuneration and profit shares		(250,213)	562,409
(Loss)/profit for the financial year available for discretionary division among members		(250,213)	562,409

There were no recognised income and expenses for 2019 or 2018 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 18 form part of these financial statements.

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

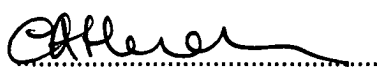
LONDON LEASEHOLD INVESTMENTS LLP
REGISTERED NUMBER: OC391067

BALANCE SHEET
AS AT 31 MARCH 2019

	Note	2019 £	2018 £
Investment property	9	14,545,000	14,795,000
		<u>14,545,000</u>	<u>14,795,000</u>
Current assets			
Debtors: amounts falling due within one year	10	184,589	75,412
Cash at bank and in hand	11	825,328	78,207
		<u>1,009,917</u>	<u>153,619</u>
Creditors: amounts falling due within one year	12	(303,573)	(268,361)
Net current assets/(liabilities)		<u>706,344</u>	<u>(114,742)</u>
Total assets less current liabilities		<u>15,251,344</u>	<u>14,680,258</u>
Net assets		<u><u>15,251,344</u></u>	<u><u>14,680,258</u></u>
Represented by:			
Total members' interests			
Members' capital classified as a liability		(20,051,632)	(19,230,333)
Members' capital classified as equity	14	(100)	(100)
Members' other interests		4,800,388	4,550,175
		<u>(15,251,344)</u>	<u>(14,680,258)</u>

The financial statements have been prepared in accordance with the provisions applicable to entities 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 12 June 2019.



Grosvenor Estate Belgravia
for Grosvenor Estate Belgravia

The notes on pages 10 to 18 form part of these financial statements.

LONDON LEASEHOLD INVESTMENTS LLP

**STATEMENT OF CHANGES IN MEMBERS' INTEREST
FOR THE YEAR ENDED 31 MARCH 2019**

	Members capital classified as equity £	Members' capital classified as a liability £	Members' other interests £	Total members' interests £
At 1 April 2017	100	19,751,971	(5,112,584)	14,639,487
Profit for year for discretionary division among members	-	-	562,409	562,409
Loans received from members	-	(521,638)	-	(521,638)
At 1 April 2018	100	19,230,333	(4,550,175)	14,680,258
Loss for year for discretionary division among members	-	-	(250,213)	(250,213)
Amounts repaid to members	-	821,299	-	821,299
At 31 March 2019	100	20,051,632	(4,800,388)	15,251,344

The notes on pages 10 to 18 form part of these financial statements.

LONDON LEASEHOLD INVESTMENTS LLP

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019

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 cost convention and in accordance with Financial Reporting Standard 102 (FRS 102), the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland issued by the Financial Reporting Council and the requirements of the Statement of Recommended Practice Accounting by Limited Liability Partnerships (issued July 2014).

The preparation of the 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

The members have reasonable expectation that the LLP has adequate resources available to it for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing the LLP's accounts.

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.

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 directors 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 difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in the Income Statement.

LONDON LEASEHOLD INVESTMENTS LLP

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2019**

1. ACCOUNTING POLICIES (CONTINUED)

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 instruments transactions that result in the recognition of financial assets and liabilities like trade and other accounts receivable and payable, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

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.

Financial assets

The LLP classifies all of its non cash financial assets as loans and receivables.

Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. They arise principally through the provision of goods and services to customers (e.g. trade receivables), but also incorporate other types of contractual monetary asset. They are initially recognised at fair value plus transaction costs that are directly attributable to their acquisition or issue, and are subsequently carried at amortised cost using the effective interest rate method, less provision for impairment.

Impairment provisions are recognised when there is objective evidence (such as significant financial difficulties on the part of the counterparty or default or significant delay in payment) that the LLP will be unable to collect all of the amounts due under the terms receivable, the amount of such a provision being the difference between the net carrying amount and the present value of the future expected cash flows associated with the impaired receivable. For trade receivables, which are reported net, such provisions are recorded in a separate allowance account with the loss being recognised within administrative expenses in the Income Statement. On confirmation that the trade receivable will not be collected, the gross carrying value of the asset is written off against the associated provision.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2019**

1. ACCOUNTING POLICIES (CONTINUED)

Financial liabilities

The LLP classifies all of its financial liabilities as liabilities at amortised cost.

At amortised cost

Financial liabilities at amortised cost including bank borrowings are initially recognised at fair value net of any transaction costs directly attributable to the issue of the instrument. Such interest bearing liabilities are subsequently measured at amortised cost using the effective interest rate method, which ensures that any interest expense over the period to repayment is at a constant rate on the balance of the liability carried into the Balance Sheet.

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.

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.

LONDON LEASEHOLD INVESTMENTS LLP

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2019**

2. JUDGEMENTS IN APPLYING ACCOUNTING POLICIES

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

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:

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.

3. TURNOVER

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

4. COST OF SALES

The credit cost of sales is due to an insurance credit received for Semley Place Car Park of £126,696. It has been classified within cost of sales to offset the original cost.

5. OPERATING PROFIT

The operating profit is stated after charging:

	2019 £	2018 £
Fees payable to the LLP's auditor and its associates for the audit of the LLP's annual accounts	4,712	4,300

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

LONDON LEASEHOLD INVESTMENTS LLP

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2019**

6. 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.

7. MEMBERS' REMUNERATION CHARGED AS AN EXPENSE

	2019 £	2018 £
Members' remuneration	821,299	607,377
	<u>821,299</u>	<u>607,377</u>

8. 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.

LONDON LEASEHOLD INVESTMENTS LLP

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2019**

9. INVESTMENT PROPERTY

	Long term leasehold investment property £
VALUATION	
At 1 April 2018	14,795,000
Loss on revaluation of investment property	(250,000)
AT 31 MARCH 2019	14,545,000

Investment properties were revalued at 31 March 2019 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 company e.g. current rents and lease terms which is derived from the company's financial and property management systems and is subject to the company'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 amounts recognised in profit or loss for the year for rental income from investment property is £816,429 (2018: £782,351) and direct operating expenses (including repairs and maintenance) arising from investment property that generated rental income during the period are £145,400 (2018: £171,443). There were no direct operating expenses that did not generate rental income during the period.

At 31 March 2019, there were no contractual obligations in place to purchase, construct or develop investment property or for repairs, maintenance or enhancements. (2018: none)

At 31 March 2019, the LLP had investment properties with a fair value of £nil under offer from third parties (2018: £nil).

LONDON LEASEHOLD INVESTMENTS LLP

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2019**

10. DEBTORS: Amounts falling due within one year

	2019 £	2018 £
Trade debtors	153,021	39,906
Prepayments and accrued income	31,568	35,506
	<u>184,589</u>	<u>75,412</u>

11. CASH AT BANK AND IN HAND

	2019 £	2018 £
Cash at bank and in hand	825,328	78,207
	<u>825,328</u>	<u>78,207</u>

In the totals above, there is £13,267 (2018: £13,242) of restricted cash held on behalf of third parties which includes funds held in relation to tenant deposits.

12. CREDITORS: Amounts falling due within one year

	2019 £	2018 £
Taxation and social security	72,640	46,647
Other creditors	13,280	13,243
Accruals and deferred income	217,653	208,471
	<u>303,573</u>	<u>268,361</u>

LONDON LEASEHOLD INVESTMENTS LLP

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2019**

13. COMMITMENTS UNDER OPERATING LEASES: THE LLP AS LESSEE

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

	2019 £	2018 £
Land and buildings	796,490	780,490
	<u>796,490</u>	<u>780,490</u>

Non-cancellable operating lease rentals are payable as follows:

	2019 £	2018 £
Less than 1 year	796,490	780,490
Between 2 and 5 years	3,185,960	3,121,960
More than 5 years	9,384,756	9,970,691
	<u>13,367,206</u>	<u>13,873,141</u>

14. MEMBERS' CAPITAL CLASSIFIED AS EQUITY

	2019 £	2018 £
Members' capital classified as equity	100	100
	<u>100</u>	<u>100</u>

15. RELATED PARTY TRANSACTIONS

At 31 March 2019, £20,051,632 (2018: £19,230,333) 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 2019, £821,299 (2018: £607,377) was owed to the members in respect of distribution of profits for the period.

LONDON LEASEHOLD INVESTMENTS LLP

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2019**

16. 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.