

BBC Property Development Limited

Director's Report and Financial Statements

Year ended 31 March 2017

Registered number 04243136

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Director's report

The director presents his annual report and the financial statements for the year ended 31 March 2017.

Principal activities

The principal activity of BBC Property Development Limited ('the Company') during the period was the holding of investments in a joint venture to redevelop the Broadcasting House site.

Results and dividends

The Company made neither a profit nor a loss during the year (2016: £nil). The director does not recommend the payment of a dividend (2016: £nil).

Political contributions

The Company did not make any political donations in the year (2016: £nil).

Strategic report

The Company is exempt by virtue of its size from the requirement to prepare a strategic report.

Financial instruments

The Company's financial risk management operations are managed by BBC Group Treasury. All treasury activity is routinely reported and is subject to review by management.

Going concern

The director has a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. Thus they continue to adopt the going concern basis in preparing the annual financial statements. Further details regarding the adoption of the going concern basis can be found in the statement of accounting policies in the financial statements.

Director

The director who held office during the year and at the date of this report, unless otherwise stated, was:

Tim Cavanagh (appointed 11 August 2016)

By order of the Board



Tim Cavanagh
Director

7 SEPTEMBER 2017

Registered Address

Room BC2 A5
Broadcast Centre
201 Wood Lane
London
W12 7TP

BBC Property Development Limited
Registered number: 04243136
31 March 2017

Statement of director's responsibilities

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

Company law requires the director to prepare financial statements for each financial year. Under that law they have elected to prepare the financial statements in accordance with UK Accounting Standards and applicable law (UK Generally Accepted Accounting Practice), including Financial Reporting Standard 101 Reduced Disclosure Framework (FRS 101).

Under company law the director must not approve the financial statements unless he is 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 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 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 Company will continue in business.

The director is 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. The director has 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.

Profit and loss account

for the year ended 31 March 2017

During the financial year and the preceding financial year the Company received no income and incurred no expenditure. Consequently, during those years, the Company made neither a profit nor a loss.

There are no recognised gains or losses and therefore no separate statement of recognised gains and losses is presented.

Balance Sheet

as at 31 March 2017

	Note	2017 £	2016 £
Fixed assets			
Investments in joint ventures	5	13,502,186	10
Current assets			
Debtors due within one year	6	51	51
Total assets		13,502,237	61
Creditors: amounts falling due within one year			
Trade and other payables	7	(13,502,186)	(10)
Net current assets		(13,502,135)	41
Net Assets		51	51
Capital and reserves			
Called up share capital	8	51	51
Total shareholders' funds		51	51

The notes on pages 7 to 9 form part of the financial statements.

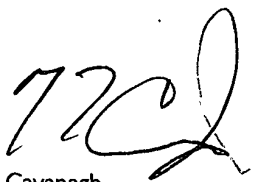
For the year ended 31 March 2017 the Company was entitled to exception from audit under section 477 of the Companies Act 2006 relating to small companies.

Director's 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.
- The director acknowledges his responsibilities for complying with the requirement of the Act with respect to accounting records and the preparation of accounts.

The financial statements of BBC Property Development Limited, registered number 04243136, were approved by the director on

7 SEPTEMBER 2017.



Tim Cavanagh
Director

Statement of changes in equity

for the year ended 31 March 2017

	2017	2016
	£	£
Shareholders' funds at the start and end of the year	51	51

Notes to the financial statements

For the year ended 31 March 2017

1 Authorisation of financial statements and statement of compliance with FRS 101

The financial statements of the Company for the year ended 31 March 2017 were authorised for issue by the director on **7 SEPTEMBER** 2017. BBC Property Development Limited is incorporated and domiciled in England and Wales.

These financial statements were prepared in accordance with Financial Reporting Standard 101 Reduced Disclosure Framework (FRS 101) and in accordance with applicable accounting standards.

The Company's financial statements are presented in Sterling and all values are rounded to the nearest pound except where otherwise indicated.

The Company has taken advantage of the exemption under s400 of the Companies Act 2006 not to prepare group accounts as it is a wholly owned subsidiary of the British Broadcasting Corporation (BBC). The group accounts of the BBC are available to the public and can be obtained as set out in note 10.

The principal accounting policies adopted by the Company are set out in note 2.

2 Accounting policies

The following accounting policies have been consistently applied in dealing with items which are considered material in relation to the Company's financial statements.

Basis of accounting

The financial statements have been prepared in accordance with applicable accounting standards, and under the historical cost accounting rules.

The Company meets the definition of a qualifying entity under FRS 100 (Financial Reporting Standard 100) issued by the Financial Reporting Council. The Company has applied the requirements of IFRS 1.6-33 and related appendices. These financial statements were prepared in accordance with FRS 101 (Financial Reporting Standard 101) 'Reduced Disclosure Framework' as issued by the Financial Reporting Council, for all periods presented.

As permitted by FRS 101, the Company has taken advantage of the following disclosure exemptions under FRS 101:

- IFRS 2 Share based payments
- IFRS 3 Business combinations
- IFRS 5 Non-current assets held for sale and discontinued operations
- IFRS 7 Financial instruments
- IFRS 13 Fair value measurement
- IAS 1 Presentation of financial statements
- IAS 7 Statement of cashflows
- IAS 8 Accounting policies, changes in accounting estimates and errors
- IAS 24 Related party disclosures
- IAS 36 Impairment of assets

Going concern

Although the Company is not immune from the effects of the current economic environment, the director believes the business is well placed to manage the risks effectively, and has adequate resources to continue in operation for the foreseeable future. As a result the going concern basis has been adopted in the preparation of the financial statements.

Notes to the financial statements (continued)

For the year ended 31 March 2017

2 Accounting policies (continued)

Financial instruments

Financial assets and liabilities are recognised on the balance sheet when the Company becomes party to the contractual provisions of the instrument. Financial assets are derecognised from the balance sheet when the Company's contractual rights to the cash flows expire or there has been a substantial transfer of the risks and rewards of the financial asset. Financial liabilities are derecognised from the Company's balance sheet when the obligation specified in the contract is discharged, cancelled or expires. At each balance sheet date, the Company assesses whether there is any objective evidence that any financial asset is impaired.

3 Judgements and key sources of estimation uncertainty

The preparation of financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported for assets and liabilities as at the balance sheet date and the amounts reported for revenues and expenses during the year. However, the nature of estimation means that actual outcomes could differ from those estimates.

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

The following judgements (apart from those involving estimates) have had the most significant effect on amounts recognised in the financial statements.

Impairment of investments in joint ventures

Determining whether the Company's investments in joint ventures have been impaired required estimations of the investments' value in use. The value in use calculations require the entity to estimate the future cash flows expected to arise from the investments and suitable discount rates in order to calculate present value. The carrying amount of investments in joint ventures at the balance sheet date was £13,502,186 with no impairment loss recognised in 2016 or 2017.

4 Employees and director's remuneration

The Company has no employees. Administrative services are provided by the British Broadcasting Corporation.

The Company did not make any payments in respect of salary and bonuses and did not provide any benefits to its director or make any payments in respect of pension contributions to the BBC Pension Scheme during this or the

The director is employed under service contracts with the British Broadcasting Corporation.

5 Investments in joint ventures

	2017	2016
	£	£
Investment in Daunus Limited	13,502,186	10

Daunus Limited (company no. 04785746) is incorporated in England and Wales and is the entity that redeveloped Broadcasting House. The Company holds a 20% share of the issued share capital (preferential in nature) of that company, due to mature in 2033.

Notes to the financial statements (continued)

For the year ended 31 March 2017

6 Debtors: due within one year

	2017 £	2016 £
Called up share capital not paid	51	51
Total debtors	51	51

7 Creditors: amounts falling due within one year

	2017 £	2016 £
Amounts owed to joint venture	13,502,186	10
Total creditors	13,502,186	10

8 Called up share capital

	2017 £	2016 £
Allotted, called up and fully paid: 51 ordinary shares of £1 each	51	51

9 Related party transactions

The Company is a 100% owned subsidiary of the British Broadcasting Corporation (BBC). As a result, the Company has taken advantage of the exemption set out in IAS 24, "Related Party Disclosures", and has not disclosed transactions between the Company and the BBC or its subsidiaries.

10 Ultimate controlling party

The Company's immediate parent undertaking and ultimate parent undertaking is the BBC which is incorporated in the United Kingdom by Royal Charter. The largest group in which the results of the Company are consolidated is that headed by the BBC. Copies of the financial statements of the BBC may be obtained from www.bbc.co.uk/annualreport.