

**THE LONDON ARTS PROPERTY LIMITED**

**REGISTRATION NUMBER: 4718223**

**REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 JULY 2013**

**Auditor  
KPMG LLP**

**15 Canada Square, London, E14 5GL**

**THE LONDON ARTS PROPERTY LIMITED**

**FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 JULY 2013**

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# THE LONDON ARTS PROPERTY LIMITED

## OFFICERS AND ADVISERS

- Chairman:** Stephen Reid
- Company Secretary:** Stephen Marshall
- Directors:** Martin James  
Graham Simner (resigned effective 1 December 2012)  
Jamie Bill
- Registered Office:** 272 High Holborn  
London  
WC1V 7EY
- Auditors:** KPMG LLP  
Chartered Accountants  
15 Canada Square  
London  
E14 5GL
- Bankers:** Lloyds Banking Group Plc  
39 Threadneedle Street  
London  
EC2R 8AU
- Insurers:** UMAL, UM Association (Special Risks) Limited and UM Services Limited  
Hasilwood House  
60 Bishopsgate  
London  
EC2N 4AW

# THE LONDON ARTS PROPERTY LIMITED

## DIRECTORS' REPORT

The directors present their annual report and audited financial statements for the year ended 31 July 2013.

### **STATEMENT OF DIRECTORS' RESPONSIBILITIES IN RESPECT OF THE DIRECTORS' REPORT AND THE FINANCIAL STATEMENTS**

The directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors 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).

Under company law the directors 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 company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments 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;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are 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. They have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

The directors are responsible for the maintenance and integrity of the corporate and financial information included on the company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

### **Disclosure of information to auditors**

The directors who held office at the date of approval of this directors' report confirm that, so far as they are each aware, there is no relevant audit information of which the company's auditors are unaware; and each director has taken all the steps that they ought to have taken as a director to make themselves aware of any relevant audit information and to establish that the company's auditors are aware of that information.

### **Principal Activity**

The principal activity of the company during the year has been property rental. The company also exploits under-utilised space at Chelsea College to generate revenues through an events business trading under the name 45 Millbank. The Lime Grove property was transferred to the University of the Arts London on 30 April 2013 and the property rental activity discontinued from that date.

**THE LONDON ARTS PROPERTY LIMITED**  
**DIRECTORS' REPORT (CONTINUED)**

**Business Review**

The company's results for the year are as set out on page 5 of these financial statements.

**Dividend**

The directors do not recommend payment of a dividend.

**External Auditors**

Pursuant to Section 487 of the Companies Act 2006, the auditors will be deemed to be reappointed and KPMG LLP will therefore continue in office.

By order of the Board

A handwritten signature in blue ink, appearing to read 'S Marshall', with a horizontal line extending to the right.

Stephen Marshall  
Company Secretary

272 High Holborn,  
London,  
WC1V 7EY

## **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF LONDON ARTS PROPERTY LIMITED**

We have audited the financial statements of London Arts Property Limited for the year ended 31 July 2013 set out on pages 5 to 10. The financial reporting framework that has been applied in their preparation is applicable law and UK Accounting Standards (UK Generally Accepted Accounting Practice).

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditors' 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 company and the company's members, as a body, for our audit work, for this report, or for the opinions we have formed.

### **Respective responsibilities of directors and auditors**

As explained more fully in the Directors' Responsibilities Statement set out on page 2, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit, and express an opinion on, the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's (APB's) Ethical Standards for Auditors.

### **Scope of the audit of the financial statements**

A description of the scope of an audit of financial statements is provided on the Financial Reporting Council's web-site at [www.frc.org.uk/auditscopeukprivate](http://www.frc.org.uk/auditscopeukprivate).

### **Opinion on financial statements**

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 July 2013 and of its profit for the year then ended;
- have been properly prepared in accordance with UK Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

### **Opinion on other matters prescribed by the Companies Act 2006**

In our opinion the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

### **Matters on which we are required to report by exception**

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you 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
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

**Chris Wilson (Senior Statutory Auditor)**  
**for and on behalf of KPMG LLP, Statutory Auditor**  
Chartered Accountants  
15 Canada Square, London, E14 5GL

27 November 2013

**THE LONDON ARTS PROPERTY LIMITED**

**PROFIT AND LOSS ACCOUNT  
FOR THE YEAR ENDED 31 JULY 2013**

	Note	Year Ended 31 July 2013 £000	Year Ended 31 July 2012 £000
Turnover	1 (b)		
Continuing activities		164	
Discontinued activities		1,087	
		1,251	1,631
Cost of sales	3	(893)	(1,151)
		358	480
Gross profit			
Administration expenses	3	(171)	(147)
Operating profit on ordinary activities			
Continuing activities		(41)	
Discontinued activities		228	
		187	333
Interest receivable		4	4
Profit on disposal of assets		330	-
		521	337
Profit on ordinary activities			
Payment under deed of covenant		(206)	(148)
		315	189
Profit before taxation			
Taxation	4	-	-
Profit for the financial year		315	189
 <b>STATEMENT OF MOVEMENT ON RESERVES</b>			
Retained profit brought forward		646	457
Profit for the financial year		315	189
		961	646

There were no other gains or losses recognised in the year other than those reported in the profit and loss account set out above. The Lime Grove property was transferred to the University of the Arts London on 30 April 2013 and the property rental activity discontinued from that date.

**THE LONDON ARTS PROPERTY LIMITED**  
**REGISTRATION NUMBER: 4718223**

**BALANCE SHEET**  
**AS AT 31 JULY 2013**

	Note	£000	2013 £000	£000	2012 £000
<b>FIXED ASSETS</b>					
Tangible assets	6		-		15,970
<b>CURRENT ASSETS</b>					
Debtors	7	16		11	
Cash at bank and in hand		1,172		1,326	
		<u>1,188</u>		<u>1,337</u>	
<b>CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR</b>	8	(227)		(16,661)	
		<u>          </u>		<u>          </u>	
<b>NET CURRENT LIABILITIES</b>			961		(15,324)
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>961</u>		<u>646</u>
			<u>          </u>		<u>          </u>
<b>NET ASSETS</b>			961		646
			<u>          </u>		<u>          </u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital	9		-		-
Profit and loss account			961		646
			<u>961</u>		<u>646</u>
<b>SHAREHOLDERS FUNDS - EQUITY</b>			961		646
			<u>          </u>		<u>          </u>

These financial statements were approved by the Board of Directors on 12 November 2013 and signed on its behalf by:



D.M. James

Director



**THE LONDON ARTS PROPERTY LIMITED**  
**NOTES FORMING PART OF THE FINANCIAL STATEMENTS**

**1. ACCOUNTING POLICIES**

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

**(a) Basis of Preparation**

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

The Company is exempt by virtue of s401 of the Companies Act 2006 from the requirement to prepare group financial statements. These financial statements present information about the Company as an individual undertaking and not about its group.

Under FRS 1 the Company is exempt from the requirement to prepare a cash flow statement on the grounds that a parent undertaking includes the Company in its own published consolidated financial statements.

As the Company is a wholly owned subsidiary of University of the Arts London, the Company has taken advantage of the exemption contained in FRS 8 and has therefore not disclosed transactions or balances with entities which form part of the group (or investees of the group qualifying as related parties). The consolidated financial statements of University of the Arts London, within which this Company is included, can be obtained from University of the Arts London, 272 High Holborn, London, WC1V 7EY.

On the basis of their assessment of the company's financial position and resources, the directors believe that the company is well placed to manage its business risks. Therefore the company's directors have 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.

**(b) Turnover**

Turnover mainly relates to rental income which is recognised on a receivable basis. Turnover for the year is shown net of recoverable value added tax and trade discounts and is derived wholly from the company's activities in the United Kingdom.

**(c) Tangible Fixed Assets**

**Land and buildings**

Freehold land is not depreciated. Where property held is listed it is deemed to have an infinite useful economic life. All buildings held by London Arts Property Limited fall into this category and as such no depreciation charges are incurred.

**(d) Taxation**

The charge for taxation is based on the result for the year.

**THE LONDON ARTS PROPERTY LIMITED**  
**NOTES FORMING PART OF THE FINANCIAL STATEMENTS**

**2. RESULT FOR THE YEAR**

The result for the year is stated after charging:

	Year Ended 31 July 2013 £000	Year Ended 31 July 2012 £000
Auditors' remuneration for audit work	2	2
Auditors' remuneration for other services	5	5
	<u>          </u>	<u>          </u>

**3. CONTINUING AND DISCONTINUED ACTIVITIES**

			Year Ended 31 July 2013 £000	Year Ended 31 July 2012 £000
	Continuing	Discontinued		
Cost of Sales	118	775	893	1,151
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Administrative Expenses	87	84	171	147
Payment under deed of covenant	-	206	206	148
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
	87	290	377	295
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>

**4. TAXATION – ANALYSIS OF CHARGE DURING THE YEAR**

	31 July 2013 £000	31 July 2012 £000
<b>Current Tax Reconciliation</b>		
Profit on ordinary activities before taxation and deed of covenant	521	337
Current UK Corporation Tax at 23.6% (2012: 25.3%)	<u>123</u>	<u>85</u>
<b>Effects of:</b>		
Depreciation for the year less than capital allowances	-	(48)
Capital items expensed	1	1
Deed of Covenant Payment made during the year	(46)	(38)
Fixed asset profit on disposal	(78)	-
Total UK Corporation Tax charge	<u>          </u>	<u>          </u>

Included in profit on ordinary activities is £330,000 relating to disposal of assets to holding company.

**THE LONDON ARTS PROPERTY LIMITED**  
**NOTES FORMING PART OF THE FINANCIAL STATEMENTS**

**5. DIRECTORS' REMUNERATION**

The directors received no remuneration from the company during the year.

**6. TANGIBLE FIXED ASSETS**

<b>Land and Buildings</b>	<b>Freehold £000</b>
Cost: As at 31 July 2012	15,970
Additions	-
Disposals	(15,970)
	<hr/>
As at 31 July 2013	-
	<hr/>
Net book value:	
As at 31 July 2012	15,970
	<hr/>
As at 31 July 2013	-
	<hr/>

**7. DEBTORS**

	<b>31 July 2013 £000</b>	<b>31 July 2012 £000</b>
Taxation	2	4
Sundry debtors	-	1
Prepayments and accrued income	3	3
Trade debtors	11	3
	<hr/>	<hr/>
	16	11
	<hr/>	<hr/>

**8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	<b>31 July 2013 £000</b>	<b>31 July 2012 £000</b>
Taxation	-	-
Trade creditors and accruals	18	93
Amount owed to group undertakings	204	16,561
Other creditors	5	7
	<hr/>	<hr/>
	227	16,661
	<hr/>	<hr/>

**THE LONDON ARTS PROPERTY LIMITED**  
**NOTES FORMING PART OF THE FINANCIAL STATEMENTS**

**9. SHARE CAPITAL**

	<b>31 July 2013</b>	<b>31 July 2012</b>
	<b>£</b>	<b>£</b>
Authorised:		
1,000 ordinary shares of £1 each	1,000	1,000
	<hr/>	<hr/>
Share capital allotted, called up and fully paid: ordinary shares of £1 each	1	1
	<hr/>	<hr/>

**10. RECONCILIATION OF MOVEMENTS IN SHAREHOLDERS' FUNDS**

	<b>31 July 2013</b>	<b>31 July 2012</b>
	<b>£000</b>	<b>£000</b>
Opening shareholders' funds	646	457
Result for the financial year	315	189
	<hr/>	<hr/>
Closing shareholders' funds	961	646
	<hr/>	<hr/>

**11. ULTIMATE HOLDING COMPANY**

The ultimate holding company is University of the Arts London. Copies of the financial statements of University of the Arts London may be obtained from University of the Arts London, 272 High Holborn, London, WC1V 7EY.

**12. RELATED PARTY TRANSACTIONS**

No transactions were identified which should be disclosed under Financial Reporting Standard 8, Related Party Disclosures.