Old Hall Street Properties Limited
(registered number: 02765478)

Annual Report and financial statements
for the year ended 30 June 2019

Report of the directors for the year ended 30 June 2019
(registered number: 02765478)

The directors present their Annual report and the audited financial statements of the company for the year ended 30 June 2019. The Report of the directors has been prepared in accordance with the special provisions relating to small companies under section 415A of the Companies Act 2006. Accordingly, a strategic report has not been prepared.

Principal activities

The principal activity of the company is the management of a portfolio of leased properties and the sub-lease of those properties to both group and third party tenants.

Business review

The profit before taxation for the year was £1.5m (2018: loss £0.8m). The profit after taxation of £0.8m (2018: loss £1.0m) has been transferred to reserves. This is due to lowering of the onerous lease provision.

A key performance indicator is the net asset position of the company. The value of the net assets at 30 June 2019 was £121.4m (2018: £120.6m). The financial position of the company is set out in the Balance sheet on page 9. The directors do not recommend the payment of a dividend (2018: £nil).

Principal risks and uncertainties

The company's principal risks relate to the recoverable value of the company's intra-group debts. The amounts in the balance sheet are assessed by the directors for their recoverability and presented net of any allowances

The risk arising from the terms on which the United Kingdom may withdraw from the European Union is not clear, and it is difficult to evaluate all of the potential implications on the company's trade, customers, suppliers and the wider economy

Directors Indemnities

The parent company, Shop Direct Holdings Limited, has made qualifying third party indemnity provisions for the benefit of its directors which were made during the year and remain in force at the date of this report.

Going concern

In determining whether the company's accounts can be prepared on a going concern basis, the directors considered the company's business activities together with factors likely to affect its future development, performance and its financial position including cash flows, liquidity position and borrowing facilities and the principal risks and uncertainties relating to its business activities.

The company's forecasts and projections, after sensitivities to take account of all reasonably foreseeable changes in trading performance, show that the company will have sufficient headroom within its current facilities. After making appropriate enquiries the directors have a reasonable expectation that the company has adequate resources to continue in operation for the foreseeable future. Accordingly, they continue to adopt the going concern basis in the preparation of the Annual report and financial statements.

Old Hall Street Properties Limited

Report of the directors for the year ended 30 June 2019 (continued)
(registered number: 02765478)

Directors

The directors that held office during the year and up to the date of the signing of the financial statements were as follows:

C D Hall
R J Hall
S Heycock
P L Peters
M Seal resigned 7 June 2019

Elective resolutions

The company has passed elective resolutions to dispense with the holding of general meetings and for the laying of the annual report and financial statements before the company in general meetings, until such time as the elections are revoked.

Statement to disclose information to the auditor

Each of the persons who are a director at the date of approval of this report confirms that:

- so far as the director is aware, there is no relevant audit information of which the company's auditor is unaware; and
- the director has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the company's auditor is aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of s418 of the Companies Act 2006.

Auditor

Deloitte LLP has indicated their willingness to continue in office, pursuant to section 487(2) of the Companies Act 2006.

By order of the board

S Heycock
Director
20 December 2019

Report of the directors for the year ended 30 June 2019 (continued)
(registered number: 02765478)

Statement of directors' responsibilities

The directors are responsible for preparing the Annual 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 the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law), including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland". 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:

a) select suitable accounting policies and then apply them consistently;
b) make judgements and accounting estimates that are reasonable and prudent; and
c) 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 are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

INDEPENDENT AUDITOR'S REPORT TO THE DIRECTORS OF OLD HALL STREET PROPERTIES LIMITED

Report on the audit of the financial statements

Opinion

In our opinion the financial statements of Old Hall Street Properties Limited (the 'company'):

- give a true and fair view of the state of the company's affairs as at 30 June 2019 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice 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.

We have audited the financial statements which comprise:

- the statement of comprehensive income;
- the balance sheet;
- the statement of changes in equity;
- the statement of accounting policies; and
- the related notes 1 - 14

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 company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the Financial Reporting Council's (the 'FRC'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 directors' use of the going concern basis of accounting in preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company'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.

INDEPENDENT AUDITOR'S REPORT TO THE DIRECTORS OF OLD HALL STREET PROPERTIES LIMITED (continued)

Other Information

The directors 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 other information and, except to the extent otherwise explicitly stated in our report, 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 directors

As explained more fully in the Statement of directors' responsibilities, the directors 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 directors 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 directors are responsible for assessing the company'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 directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditor's 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 FRC's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Report on other legal and regulatory requirements

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the directors has been prepared in accordance with applicable legal requirements.

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified any material misstatements in the Report of the directors'.

INDEPENDENT AUDITOR'S REPORT TO THE DIRECTORS OF OLD HALL STREET PROPERTIES LIMITED (continued)

Matters on which we are required to report by exception

Under the Companies Act 2006 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
- 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; or
- the directors were not entitled to take advantage of the small companies' exemption in preparing the Report of the directors' and from the requirement to prepare a strategic report.

We have nothing to report in respect of these matters.

Use of our report

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 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 company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Rachel Argyle

Rachel Argyle (Senior Statutory Auditor)
For and on behalf of Deloitte LLP
Statutory Auditor
Manchester, United Kingdom
20 December 2019

Statement of comprehensive income for the year ended 30 June 2019

	Notes	2019 £'000	2018 £'000
Turnover		**886**	886
Cost of sales		**(1,055)**	(1,413)
Gross loss		**(169)**	(527)
Administrative expenses		**(90)**	(248)
Operating loss		**(259)**	(775)
Profit on disposal of fixed assets		**40**	-
Other finance income/(costs)	*9*	**1,753**	(38)
Profit/(loss) before taxation	*2*	**1,534**	(813)
Taxation	*3*	**(754)**	(221)
Profit/(loss) for the financial year		**780**	(1,034)
Profit/(loss) and total comprehensive income/(expense) for the financial year		**780**	(1,034)

The operating loss for the financial year arises from the company's continuing operations.

The notes on pages 11 to 22 are an integral part of these financial statements.

Old Hall Street Properties Limited

Balance sheet as at 30 June 2019
(registered number: 02765478)

	Notes	2019 £'000	2018 £'000
Fixed assets			
Property, Plant & Equipment	4	202	629
Intangible assets	5	61	28
		263	657
Current assets			
Inventories	6	1,303	1,208
Debtors: amounts falling due within one year	7	129,716	133,169
		131,019	134,377
Creditors: amounts falling due within one year	8	(447)	(530)
Net current assets		130,572	133,847
Total assets less current liabilities		130,835	134,504
Provisions for liabilities	9	(9,422)	(13,871)
Net assets		121,413	120,633
Capital and reserves			
Called-up share capital	11	211,148	211,148
Revaluation reserve		100	379
Retained earnings		(89,835)	(90,894)
Total shareholders' funds		121,413	120,633

The notes on pages 11 to 22 are an integral part of these financial statements.

The financial statements on pages 8 to 10 were approved by the board of directors on 20 December 2019 and signed on its behalf by:

S Heycock
Director

Statement of changes in equity as at 30 June 2019

	Called up Share capital £'000	Revaluation Reserve £'000	Retained Earnings £'000	Total equity £'000
At 1 July 2017	211,148	379	(89,860)	121,667
Loss for the financial year and total comprehensive loss	-	-	(1,034)	(1,034)
At 30 June 2018	**211,148**	**379**	**(90,894)**	**120,633**
Profit realised on disposal of fixed assets	-	(279)	279	-
Profit for the financial year and total comprehensive income	-	-	**780**	**780**
At 30 June 2019	**211,148**	**100**	**(89,835)**	**121,413**

Notes to the financial statements for the year ended 30 June 2019

Statement of accounting policies

General information

Old Hall Street Properties Limited ("the company") is a property management company. The company is a private company limited by shares, registered in England and Wales, United Kingdom. The company's registered office is 2nd Floor, 14 St George Street, London W1S 1FE.

The functional and presentational currency of the company is considered to be pound sterling because that is the currency of the primary economic environment in which the company operates.

Statement of compliance

The individual financial statements of Old Hall Street Properties Limited have been prepared in compliance with United Kingdom Accounting Standards, including Financial Reporting Standard 102, "The Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland" ("FRS 102"), as issued by the Financial Reporting Council and the Companies Act 2006.

Basis of accounting

The financial statements are prepared on the going concern basis given the financial support of its parent company, Shop Direct Holdings Limited, under the historical cost convention modified to include the revaluation of certain fixed assets and in accordance with the Companies Act 2006 and United Kingdom applicable accounting standards, which have been applied on a consistent basis with the previous year. The principal accounting policies are set out below.

The accounts are drawn up to the Saturday nearest to 30 June, or to 30 June where this falls on a Saturday.

Going concern

In determining whether the company's accounts can be prepared on a going concern basis, the directors considered the company's business activities together with factors likely to affect its future development, performance and its financial position including cash flows, liquidity position and borrowing facilities and the principal risks and uncertainties relating to its business activities. These are set out within the Report of the directors.

After making appropriate enquiries the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis in the preparation of the annual report and accounts.

Exemptions for qualifying entities under FRS 102

The company meets the definition of a qualifying entity under FRS 102 and has therefore taken advantage of the disclosure exemptions available to it in respect of its separate financial statements. These being a reconciliation of the number of shares outstanding at the beginning and end of the year, a statement of cash flows, key management personnel compensation and certain financial instrument disclosures on the basis that equivalent disclosures are included in the consolidated financial statements of the group in which the company is consolidated, being Trenport Property Holdings Limited.

Notes to the financial statements for the year ended 30 June 2019 (continued)

Statement of accounting policies (continued)

Turnover – rental income

Turnover, which excludes value added tax, comprises the company's income from those properties in its portfolio. Turnover is recognised for rental income on a straight line basis over the lease term. All turnover is generated from within the United Kingdom and from one class of business.

Leases

Rentals paid under operating leases are charged to income on a straight line basis over the term of the lease even where payments are not made on such a basis.

Intangible assets

Computer software is stated at cost less accumulated amortisation and accumulated impairment losses. Software is amortised over its estimated useful life, of between three and five years, on a straight line basis. Amortisation is recorded within administration expenses.

Where factors, such as technological advancement or changes in market price, indicate that residual value or useful life have changed, the residual value, useful life or amortisation rate are amended prospectively to reflect the new circumstance.

Tangible fixed assets and depreciation

Property, plant and equipment are measured at cost, or at fair value when it can be measured reliably. Depreciation is provided to write down the cost of tangible fixed assets to their estimated residual values by equal annual instalments over their estimated useful working lives as follows:

Property, plant & equipment	10-33% per annum

Land is not depreciated. Residual value is calculated on prices prevailing at the date of acquisition.

Revaluation of properties

Individual freehold and leasehold properties, other than investment properties, are revalued to fair value every five years and the surplus or deficit on book value being transferred to the revaluation reserve, except that a deficit which is in excess of any previously recognised surplus over depreciated cost relating to the same property, or the reversal of such a deficit, is charged or credited to the Statement of comprehensive income.

Inventories

Land held for development and construction work in progress are valued at the lower of cost and net realisable value. Cost includes appropriate directly attributable overheads. Inventory values are reviewed regularly to check for potential impairments, and these are expensed to Profit and Loss when identified. The carrying value of the inventory at year end is £1,303k (2018 £1,208k).

Notes to the financial statements for the year ended 30 June 2019 (continued)

Statement of accounting policies (continued)

Taxation

Current tax is provided at amounts expected to be paid (or recovered) using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.
Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events have occurred at that date that will result in an obligation to pay more, or a right to pay less or to receive more, tax, with the following exception:

- deferred tax assets are recognised only to the extent that the directors consider that it is more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Deferred tax is measured on an undiscounted basis at the tax rates that are expected to apply in the periods in which timing differences reverse, based on tax rates and laws enacted or substantively enacted at the balance sheet.

Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date that are expected to apply to the reversal of the timing difference.

Deferred tax relating to non-depreciable property, plant and equipment measured using the revaluation model and investment property is measured using the tax rates and allowances that apply to the sale of the asset. In other cases, the measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

Where items recognised in other comprehensive income or equity are chargeable to or deductible for tax purposes, the resulting current or deferred tax expense or income is presented in the same component of comprehensive income or equity as the transaction or other event that resulted in the tax expense or income.

Current tax assets and liabilities are offset only when there is a legally enforceable right to set off the amounts and the company intends either to settle on a net basis or to realise the asset and settle the liability simultaneously.

Deferred tax assets and liabilities are offset only if: a) the company has a legally enforceable right to set off current tax assets against current tax liabilities; and b) the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same taxation authority on either the same taxable entity or different taxable entities which intend either to settle current tax liabilities and assets on a net basis, or to realise the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

Provisions

Provisions are recognised when the company has a present obligation (legal or constructive) as a result of a past event, it is probable that the company will be required to settle that obligation and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the balance sheet date, taking into account the risks and uncertainties surrounding the obligation. When some of the economic benefits required to settle a provision are expected to be recovered from a third party, the provision is reduced by this amount.

Provisions are discounted when the impact of doing so is material.

Notes to the financial statements for the year ended 30 June 2019 (continued)

Statement of accounting policies (continued)

Financial instruments

The company has chosen to adopt Sections 11 and 12 of FRS 102 in respect of financial instruments.

a) Financial assets

Basic financial assets are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest.

Such assets are subsequently carried at amortised cost using the effective interest method. At the end of each reporting period financial assets measured at amortised cost are assessed for objective evidence of impairment. If an asset is impaired the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in profit or loss.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been had the impairment not previously been recognised. The impairment reversal is recognised in profit or loss.

Financial assets are derecognised when (a) the contractual rights to the cash flows from the asset expire or are settled, or (b) substantially all the risks and rewards of the ownership of the asset are transferred to another party or (c) despite having retained some significant risks and rewards of ownership, control of the asset has been transferred to another party who has the practical ability to unilaterally sell the asset to an unrelated third party without imposing additional restrictions.

b) Financial liabilities

Basic financial liabilities are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the debt is measured at the present value of the future receipts discounted at a market rate of interest.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method. Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade payables are recognised initially at transaction price and subsequently measured at measured cost using the effective interest method.

Financial liabilities are derecognised when the liability is extinguished, that is when the contractual obligation is discharged, cancelled or expires.

Notes to the financial statements for the year ended 30 June 2019 (continued)

Statement of accounting policies (continued)

Critical accounting judgements and estimation uncertainty

In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amounts 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 differ 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.

Critical judgements in applying the company's accounting policies
The directors do not consider there to be any critical accounting judgements that must be applied.

Key sources of estimation uncertainty
The company makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying value of assets and liabilities within the next financial year are addressed below:

Provisions
Provisions are recognised when the company has a present obligation (legal or constructive) as a result of a past event. The current provision of £9.4m (2018: £13.9m) is the net position for the onerous leases for the period up to 2040. The assumptions made are therefore highly subjective and subject to a large degree of uncertainty. See note 9.

Valuation of inventory
At any point in time, the company holds significant levels of inventory, including work in progress. Land development is complex with long lead times until a site is ready for sale. Assessments are made over the valuation of the land, either by professional qualified external valuers, or by the parent company's own internal qualified staff to ensure the inventory is correctly stated at the lower of cost and net realisable value. The value of the inventory balance is £1,303k (2018: £1,208k).

1. Employees and directors

The company has no employees other than the directors (2018: same).

The directors received total remuneration of £752k (2018: £710k) during the year, but it is not practicable to allocate this between their services as director of this company and services to the rest of the Trenport Property Holdings Limited group (2018: same).

Notes to the financial statements for the year ended 30 June 2019 (continued)

2. Profit/(Loss) before taxation

Operating profit is stated after charging/(crediting):

	2019 £'000	2018 £'000
Audit of the financial statements	**3**	3
Depreciation	**2**	2
Amortisation of computer software	**28**	93
Operating lease rentals – other	**1,055**	1,413
(Release)/addition of onerous lease provision (see note 9)	**(3,476)**	76
Unwinding of discount on onerous lease provision	**1,723**	(38)
Profit on disposal of fixed assets	**(40)**	-

There were no non-audit fees payable to the auditor in the current or prior year.

3. Taxation

	2019 £'000	2018 £'000
Current taxation:		
Total current tax	**-**	-
Deferred taxation:		
Origination and reversal of timing differences	**(754)**	(221)
Tax on loss	**(754)**	(221)

Notes to the financial statements for the year ended 30 June 2019 (continued)

3. Taxation (continued)

The current tax credit assessed for the year is different to the standard rate of corporation tax in the UK at 19.0% (2018: 19.0%). The differences are explained below:

	2019	2018
	£'000	£'000
Profit/(Loss) before tax	**1,534**	(813)
Profit/(Loss) multiplied by the standard rate of corporation tax in the UK of 19.0% (2018: 19.0%)	**292**	(154)
Effects of:		
Non-taxable items	**(7)**	-
Transfer pricing adjustment	**976**	936
Expenses not deductible for tax purposes	**152**	97
Chargeable gains	**87**	-
Origination and reversal of timing differences	**(89)**	(469)
Group relief losses surrendered for nil consideration	**(657)**	(631)
Current tax charge for the year	**(754)**	(221)

During the year beginning 1 July 2018, the net reversal of deferred tax assets is expected to increase the corporation tax charge for the year by £420,000. The amount of £70,000 is attributable the reversal in the short-term timing difference between capital allowances and depreciation. The balance of £350,000 is due to the planned utilisation of the onerous-lease provision

The main rate of corporation reduced to 19% with effect from 1 April 2017, the Government has announced that it intends to reduce the rate of corporation tax to 17% with effect from 1 April 2020. The 17% main rate of corporation tax was set by the Finance Act 2017 which received Royal Assent on 15 September 2017. This rate has therefore been used to measure deferred tax assets and balances as at 30 June 2019.

Notes to the financial statements for the year ended 30 June 2019 (continued)

4. Tangible assets

	Freehold land £'000	Property, plant and equipment £'000	Total £'000
Cost			
At 1 July 2018	525	164	689
Disposals	(425)	-	(425)
At 30 June 2019	100	164	264
Depreciation			
At 1 July 2018	-	(60)	(60)
Charged in the year	-	(2)	(2)
At 30 June 2019	-	(62)	(62)
Net book value			
At 30 June 2019	100	102	202
At 30 June 2018	525	104	629

The company's land was valued at 30 June 2016 on an open market value basis by a RICS qualified external valuer. The valuation has been updated by the directors as at 30 June 2019. The valuation was performed in accordance with Red Book principles. Revaluations are carried out by internal RICS qualified valuers at least every year and by RICS qualified external valuers at least every five years. The valuations have been revalued internally as at 30 June 2019.

If the land had not been revalued the carrying amount would be £nil (£146,000)

5. Intangible assets

	Computer software £'000
Cost	
At 1 July 2018	288
Additions	61
	349
Amortisation	
At 1 July 2018	260
Charge for year	28
At 30 June 2019	288
Net book value	
At 30 June 2019	61
At 30 June 2018	28

Notes to the financial statements for the year ended 30 June 2019 (continued)

6. Inventories

	2019 £'000	2018 £'000
Land held for development	**1,303**	1,208

7. Debtors: amounts falling due within one year

	2019 £'000	2018 £'000
Amounts owed by group undertakings	**127,000**	129,750
Prepayments and accrued income	**206**	338
Trade and other debtors	**440**	257
Deferred tax asset (note 10)	**2,070**	2,824
	129,716	133,169

Amounts owed by group undertakings are unsecured, interest free and repayable on demand.

The deferred tax asset is related to the onerous lease provision and is partially for expenditure falling after one year

8. Creditors: amounts falling due within one year

	2019 £'000	2018 £'000
Amounts owed to group undertakings	**73**	149
Trade and other creditors	**160**	92
Accruals and deferred income	**214**	289
	447	530

Amounts owed to group undertakings are unsecured, interest free and repayable on demand.

Notes to the financial statements for the year ended 30 June 2019 (continued)

9. Provisions for liabilities

	At 1 July 2018 £'000	Utilised in the year £'000	Released in the year £'000	Discounting of provision £'000	At 30 June 2019 £'000
Onerous lease provisions	13,871	(2,696)	(3,476)	1,723	9,422

The onerous lease provision is for surplus properties that are not fully sub-let and where a continuing liability arises. The amount recognised is the discounted figure for is the anticipated net expenditure for these leases. The rents payable and other outgoings are anticipated to utilised over the period to June 2040. The primary uncertainty is the potential income streams from third party tenants, the directors review these provisions at year end to ensure they are valued appropriately. The leases will have no residual value upon expiry.

Provisions are discounted where the impact of doing so is material. The P&L movement is the total of the discounting and release within the year.

10. Deferred taxation

The total potential asset for deferred taxation is as follows:

	2019 £'000	2018 £'000
Decelerated capital allowances	**556**	555
Short term timing differences	**1,724**	2,269
Potential deferred tax asset	**2,070**	2,824
Deferred taxation		
Opening deferred tax asset	**2,824**	3,045
Current year movement	**(754)**	(221)
Deferred tax asset not recognised	**-**	-
Deferred tax asset recognised (note 7)	**2,070**	2,824

The deferred tax asset is mostly related to the provisions recognised by the Company, which are expected to be fully utilised by June 2040.

Notes to the financial statements for the year ended 30 June 2019 (continued)

11. Called-up share capital

	2019 £'000	2018 £'000
Authorised:		
300,000,000 (2018: 300,000,000) ordinary shares of £1 each	**300,000**	300,000
Allotted, issued and fully paid:		
211,147,620 (2018: 211,147,622) ordinary shares of £1 each	**211,148**	211,148

12. Operating leases

The total of future minimum lease payments payable under the entity's non-cancellable operating lease for each of the following periods is as follows:

	2019 £'000	2018 £'000
Land and Buildings:		
Not later than one year	**2,337**	2,509
Later than one year and not later than five	**6,712**	8,268
Later than five years	**19,530**	20,311
	28,579	31,088

The total of future minimum income receivable under the entity's non-cancellable operating leases with tenants for each of the following periods is as follows:

	2019 £'000	2018 £'000
Land and Buildings:		
Not later than one year	**1,615**	1,874
Later than one year and not later than five	**3,868**	3,389
Later than five years	**1,746**	-
	7,229	5,263

Notes to the financial statements for the year ended 30 June 2019 (continued)

13. Related party transactions

At 30 June 2019 the company's voting rights were controlled by its immediate holding company Trenport Property Holdings Limited, and the company has taken advantage of the exemption contained in FRS 102 para.33.1A and has therefore not disclosed transactions with entities which form part of the Shop Direct Holdings Limited group or are disclosed in the group financial statements.

During the current and previous financial year, the company held the following balances with related parties:

	2019 £'000	2018 £'000
Trade and other debtors		
Shop Direct Home Shopping	**1**	-
Yodel Delivery Network Limited	**55**	-
	56	-

The companies listed above are all ultimately controlled by the Sir David Barclay and Sir Fredrick Barclay Family Settlements

14. Ultimate controlling party

The immediate holding company and smallest group into which the results of the company are consolidated is Trenport Property Holdings Limited, a company registered in England and Wales.

The largest publicly available group into which the results of the company are consolidated is the financial statements of Shop Direct Holdings Limited, a company registered in England and Wales, which the directors regard as being ultimately controlled by the Sir David Barclay and Sir Fredrick Barclay Family Settlements. The financial statements of Shop Direct Holdings Limited and Trenport Property Holdings Limited can be obtained by writing to 2nd Floor, 14 St George Street, London W1S 1FE, which is also the registered address of these entities.