

Scottish Widows Property Management Limited

Annual report and financial statements for the year ended 31 December 2019

Registered office

15 Dalkeith Road
Edinburgh
EH16 5BU

Registered number

SC113080

Current directors

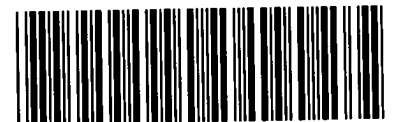
S W Lowther
J E Rowlands

Company Secretary

K J McKay

Member of Lloyds Banking Group plc

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Directors' report

For the year ended 31 December 2019

The directors present their report and the audited financial statements of Scottish Widows Property Management Limited ("the Company") for the year ended 31 December 2019.

General information

The Company is a private company limited by shares, incorporated in the United Kingdom, registered in Scotland and domiciled in Scotland (registered number: SC113080).

The Company ceased trading after the disposal of the remaining land during 2014. The only income from the year was from investing cash in a liquidity fund. Net assets have increased due to the income from the liquidity fund.

Financial risk management

The management of the business and the execution of the Company's strategy are subject to a number of risks. The financial risk management objectives and policies of the Company and the exposure to credit risk and financial soundness risk are set out in note 14.

Key performance indicators ("KPIs")

Given that the Company is no longer trading, the Company's directors are of the opinion that analysis using KPIs is not necessary for an understanding of the development, performance or position of the business.

The Company forms part of the Insurance division of the Lloyds Banking Group (the "Group" or "LBG"). The development, performance and position of this division are discussed in Lloyds Banking Group plc's financial statements, which do not form part of this report.

Future outlook

There is the intention to have the Company wound up as part of the Group's project to reduce the number of legal entities within the Group.

Following the UK's exit from the EU, significant negotiation is now required on the terms of the future trade agreement. As a result, the possibility of a limited or no deal at the end of the transition period remains and could manifest in prolonged business uncertainty across the UK, including the financial services sector. The Company is part of the wider Lloyds Banking Group, and, it is at that level that consideration of the many potential implications this may have has been undertaken. However, limited impact is anticipated for the Company, due to the minimal assets and operations within the Company as at 31 December 2019 and the intention to liquidate the Company as soon as possible.

There are risks arising from the outbreak of Coronavirus which has occurred since the balance sheet date. In view of its evolving nature, the Directors are unable to estimate its financial effect, however no significant impact is expected due to the reasons stated above.

Dividends

No dividends were paid or proposed during the year ended 31 December 2019 (2018: £nil).

Going concern

As there is the intention to liquidate the Company as soon as is possible, the financial statements have been prepared on a basis other than going concern.

Directors

The current directors of the Company are shown on the front cover.

The following changes have taken place between the beginning of the reporting period and the approval of the Annual report and financial statements:

J E Rowlands	(appointed 9 July 2019)
I H Price	(resigned 9 July 2019)

Directors' report (continued)

For the year ended 31 December 2019

Directors' indemnities

Lloyds Banking Group plc has granted to the Directors of the Company, a deed of indemnity through deed poll which constituted 'qualifying third party indemnity provisions' for the purposes of the Companies Act 2006. The deed was in force during the whole of the financial year and at the date of approval of the financial statements or from the date of appointment in respect of the director who joined the board of the Company during the financial year. Directors no longer in office but who served on the Board of the Company at any time in the financial year had the benefit of this deed of indemnity during that period of service. The indemnity remains in force for the duration of a Director's period of office. The deed indemnifies the Directors to the maximum extent permitted by law. The Deed for existing Directors is available for inspection at the registered office of Lloyds Banking Group plc. In addition, the Group has in place appropriate Directors and Officers Liability Insurance cover which was in place throughout the financial year.

Statement of directors' responsibilities

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 the directors have prepared the company's financial statements in accordance with International Financial Reporting Standards (IFRSs) as adopted by the European Union. 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 judgements and accounting estimates that are reasonable and prudent;
- state whether applicable IFRSs as adopted by the European Union 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 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 auditors and disclosure of information to auditors

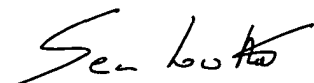
In accordance with Section 418 of the Companies Act 2006, in the case of each director in office at the date the report is approved:

- so far as the director is aware, there is no relevant audit information of which the Company's auditors are unaware; and
- they have taken all the steps that they ought to have taken as a director in order to make themselves aware of any relevant audit information and to establish that the Company's auditors are aware of that information.

PricewaterhouseCoopers LLP are deemed to be re-appointed as auditors under section 487(2) of the Companies Act 2006.

This report has been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006.

Approved by the board of directors and signed on its behalf by:



S W Lowther
Director

13 July 2020

Statement of comprehensive income

For the year ended 31 December 2019

	Note	2019 £	2018 £
Investment income	3	1	-
Finance costs	4	-	(1)
Profit/(loss) before tax		1	(1)
Taxation	8	-	28
Profit for the year, being total comprehensive income		1	27

The accompanying notes to the financial statements are an integral part of these financial statements.

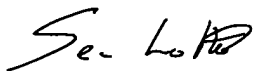
Balance sheet

As at 31 December 2019

	Note	2019 £	2018 £
ASSETS			
Cash and cash equivalents	10	130	129
Trade and other receivables	11	2	2
Current tax asset		28	28
Total assets		160	159
LIABILITIES			
Trade and other payables	12	24	24
Total liabilities		24	24
EQUITY			
Share capital	13	100	100
Retained earnings		36	35
Total equity		136	135
Total equity and liabilities		160	159

The accompanying notes to the financial statements are an integral part of these financial statements.

The financial statements were approved by the board of directors and were signed on its behalf by:



S W Lowther
Director

13 July 2020

Statement of changes in equity

For the year ended 31 December 2019

	Share capital £	Retained earnings £	Total equity £
At 1 January 2018	100	8	108
Profit for the year being total comprehensive income	-	27	27
At 31 December 2018	100	35	135
Profit for the year being total comprehensive income	-	1	1
At 31 December 2019	100	36	136

The accompanying notes to the financial statements are an integral part of these financial statements.

Cash flow statement

For the year ended 31 December 2019

	2019 £	2018 £
Cash flows generated from operating activities		
Profit/(loss) before tax	1	(1)
Adjustments for:		
- Investment income	(1)	-
Changes in operating assets and liabilities:		
- Repayment of Amounts due from group undertakings	-	123
Cash generated from operations	-	122
Taxation received	-	-
Net cash generated from operating activities	-	122
Cash flows generated from investing activities		
Investment income	1	-
Net cash generated from investing activities	1	-
Change in Cash and cash equivalents	1	122
Cash and cash equivalents at beginning of year	129	7
Cash and cash equivalents at end of year	130	129

The accompanying notes to the financial statements are an integral part of these financial statements.

Notes to the financial statements

For the year ended 31 December 2019

1. Accounting policies

1.1 Basis of preparation

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied in both years presented, unless otherwise stated.

These financial statements have been prepared in accordance with applicable IFRSs as adopted by the European Union and the Companies Act 2006 applicable to companies reporting under IFRSs. IFRSs comprise accounting standards prefixed IFRS issued by the International Accounting Standards Board ("IASB") and those prefixed IAS issued by the IASB's predecessor body, as well as interpretations issued by the IFRS Interpretations Committee ("IFRS IC") and its predecessor body.

There have been no new IFRS pronouncement relevant to the Company adopted in these financial statements.

Details of those pronouncements which will be relevant to the Company but which were not effective at 31 December 2019 and which have not been applied in preparing these financial statements are given in note 18. No standards have been early adopted.

The Directors expect to liquidate the Company as soon as possible. Consequently, the accounts are not prepared on a going concern basis but instead on a non-going concern basis. Since all the assets and liabilities are measured at their recoverable value, no adjustments were necessary to the valuation of net assets which are included in these financial statements. The comparative financial information is prepared on the same basis as the current year financial information. Sufficient funds are available to support the business activities until liquidation occurs, including liquidation costs.

1.2 Income recognition

Investment income

Investment income for all interest bearing financial instruments is recognised in the Statement of comprehensive income as it accrues.

1.3 Finance costs

Bank charges are recognised in the Statement of comprehensive income in the year as they accrue, within Finance costs.

1.4 Financial assets and liabilities

Management determines the classification of its financial assets and financial liabilities at initial recognition. Financial assets comprise Cash and cash equivalents and Amounts due from group undertakings. Financial liabilities comprise Amounts due to group undertakings.

Financial assets and liabilities are recognised when the Company becomes a party to the contractual provisions of the instrument.

Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or where the Company has transferred substantially all of the risks and rewards of ownership. Financial liabilities are derecognised only when the obligation specified in the contract is discharged, cancelled or expires.

Cash and cash equivalents is stated at fair value through profit and loss. In order to ensure that a fair value is recognised for cash invested in a liquidity fund, an external valuation is received. All other financial assets and liabilities are stated at amortised cost.

1.5 Cash and cash equivalents

Cash and cash equivalents includes short-term highly liquid investments with original maturities of three months or less (excluding such investments as otherwise meet this definition but which are held for investment purpose rather than for the purpose of meeting short-term cash commitments). Holdings in liquidity funds are measured at fair value through profit or loss, with income received recognised in investment income.

The fair value of holdings in liquidity funds is determined as the last published price applicable to the vehicle at the reporting date. Holdings in liquidity funds are categorised as level 1 in the fair value hierarchy. These assets are valued using quoted prices in active markets for identical assets to those being valued. An active market is one in which similar arm's length transactions in the instrument occur with both sufficient frequency and volume to provide pricing information on an on-going basis.

Notes to the financial statements (continued)

For the year ended 31 December 2019

1. Accounting policies (continued)

1.6 Taxation

Tax expense comprises current tax. Current tax is charged or credited in the Statement of comprehensive income except to the extent that the tax arises from a transaction or event which is recognised, in the same or a different period, outside the Statement of comprehensive income (either in other comprehensive income, directly in equity, or through a business combination), in which case the tax appears in the same statement as the transaction that gave rise to it.

Current tax is the amount of corporate income taxes expected to be payable or recoverable based on the profit for the period as adjusted for items that are not taxable or not deductible, and is calculated using tax rates and laws that were enacted or substantively enacted at the balance sheet date.

Current tax includes amounts provided in respect of uncertain tax positions when management expects that, upon examination of the uncertainty by Her Majesty's Revenue and Customs ("HMRC") or another tax authority, it is more likely than not that an economic outflow will occur. Provisions reflect management's best estimate of the ultimate liability based on their interpretation of tax law, precedent and guidance, informed by external tax advice as necessary. Changes in facts and circumstances underlying these provisions are reassessed at each balance sheet date, and the provisions are re-measured as required to reflect current information.

1.7 Share capital

Shares are classified as equity when there is no obligation to transfer cash or other assets. Incremental costs directly attributable to the issue of equity instruments are shown in equity as a deduction from the proceeds, net of tax.

2. Critical accounting estimates and judgements in applying accounting policies

The preparation of financial statements in conformity with generally accepted accounting principles requires the use of estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Although those estimates are based on management's best knowledge of the amount, event or actions, actual results ultimately may differ from those estimates.

In the course of preparing these financial statements, there are no critical judgements nor have any critical accounting estimates been made in the process of applying the Company's accounting policies.

3. Investment income

	2019	2018
	£	£
Investment income from Aberdeen Liquidity Fund (Lux)	1	-

4. Finance costs

Finance costs consists of bank charges. The balance at bank was £nil at both 31 December 2019 and 31 December 2018, and therefore no bank charges were incurred in 2019 (2018: £1).

5. Auditors' remuneration

Fees payable to the Company's auditors for the audit of the financial statements of £3,500 (2018: £3,500) have been borne by a fellow group company and are not recharged to the Company.

Notes to the financial statements (continued)

For the year ended 31 December 2019

6. Staff costs

The Company did not have any direct employees during the year (2018: none). All staff providing services to the Company are employed by other undertakings within the Group.

7. Directors' emoluments

No director received any fees or emoluments from the Company during the year (2018: £nil). The directors are employed by other companies within the Group and consider that their services to the Company are incidental to their other responsibilities within the Group (see also note 15).

8. Taxation

	2019 £	2018 £
a) Analysis of credit for the year		
UK corporation tax:		
- Current tax on taxable profit for the year	-	-
- Adjustments in respect of prior years	-	(28)
<hr/>		
Current tax credit	-	(28)

Corporation tax is calculated at a rate of 19.00% (2018: 19.00%) of the taxable profit/(loss) for the year.

b) Factors affecting the tax credit for the year

A reconciliation of the charge/(credit) that would result from applying the standard UK corporation tax rate to the profit/(loss) before tax to the actual tax charge/(credit) for the year is given below:

	2019 £	2018 £
Profit/(loss) before tax	1	(1)
Tax charge/(credit) thereon at UK corporation tax rate of 19.00% (2018: 19.00%)	-	-
Factors affecting the charge/(credit):		
- Adjustments in respect of prior years	-	(28)
<hr/>		
Tax credit on profit/(loss) on ordinary activities	-	(28)
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Effective rate	19.00%	2800.00%

Notes to the financial statements (continued)

For the year ended 31 December 2019

9. Dividends

No dividends were paid during the current nor prior years.

10. Cash and cash equivalents

Cash and cash equivalents for the purposes of the Cash flow statement include the following:

	2019 £	2018 £
Investments in a liquidity fund	130	129

Investments held through liquidity funds are used to optimise returns on surplus funds held by the Company.

11. Trade and other receivables

	2019 £	2018 £
Amounts due from group undertakings (see note 15)	2	2

Amounts due from group undertakings is unsecured, non-interest bearing and repayable on demand.

12. Trade and other payables

	2019 £	2018 £
Amounts due to group undertakings (see note 15)	24	24

Amounts due to group undertakings is unsecured, non-interest bearing and repayable on demand.

13. Share capital

	2019 £	2018 £
Allotted, issued and fully paid 100 ordinary shares of £1 each	100	100

Notes to the financial statements (continued)

For the year ended 31 December 2019

14. Financial risk management

This note summarises the risks associated with the activities of the Company and the way in which these are managed.

14.1 Governance framework

The Company is part of the Insurance Division of the Group, which has established a risk management function with responsibility for implementing the risk management framework within the Company.

This enterprise-wide risk management framework for the identification, assessment, measurement and management of risk covers the full spectrum of risks that the Company is exposed to, with risks categorised according to an approved risk language. This covers the principal risks faced by the Company, including the exposures to credit, market, interest rate, regulatory, liquidity and capital risks. The performance of the Company and the strategic management of the business depend on its ability to manage these risks.

Responsibility for setting and managing risk appetite and risk policy resides with the Board. Risks are managed in line with the Group and Insurance division risk policies. The Board has delegated certain risk matters to the Insurance Risk Oversight Committee ("ROC") with operational implementation assigned to the Insurance and Wealth Risk Committee ("IWRC").

The risk management approach aims to ensure effective independent checking or "oversight" of key decisions by operating a "three lines of defence" model. The first line of defence is line management, who have direct accountability for risk decisions. The Risk function provides oversight and challenge and is the second line of defence. Internal Audit, the third line of defence, provide independent assurance to the Insurance Audit Committee, Insurance Board and the Company Board that risks are recognised, monitored and managed within acceptable parameters.

Policy owners, identified from appropriate areas of the Group, are responsible for drafting risk policies, for ensuring that they remain up-to-date and for facilitating any changes. Policies are subject to at least an annual review. Limits are prescribed within which those responsible for the day to day management of each Group company can take decisions. Line management are required to follow prescribed reporting procedures to the bodies responsible for monitoring compliance with policy and controlling the risks.

14.2 Risk appetite

Risk appetite is the amount and type of risk that the Board prefers, accepts or wishes to avoid and is aligned to Group strategy. The Board has defined a framework for the management of risk and approved a set of risk appetite statements that cover financial risks (credit, market, interest rate, liquidity and capital), operational risks, people, conduct risks, regulatory & legal risks, model risk and governance risks. The risk appetite statements set limits for exposures to the key risks faced by the business. Risk appetite is reviewed at least annually by the Board. Executive owned Tier 2 and Tier 3 limits sit beneath Board owned risk appetite (Tier 1) and are managed and governed within the insurance business.

Experience against Risk Appetite is reported monthly (by exception) to each meeting of IWRC and ROC. Copies are also supplied regularly to the Group's regulators as part of the close and continuous relationship. Reporting focuses on ensuring, and demonstrating to the Board, and their delegate the ROC that the Group is run in line with approved risk appetite. Any breaches of risk appetite require clear plans and timescales for resolution.

14.3 Financial risks

The Company is exposed to a range of financial risks through its financial assets and financial liabilities. The most important components of this financial risk are credit risk and financial soundness risk.

Descriptions of how the various classes of financial instruments are measured, as well as how income and expenses are recognised, can be found under note 1.

Cash and cash equivalents comprises investments in a liquidity fund and are carried at fair value through profit and loss, and are valued at level 1.

Notes to the financial statements (continued)

For the year ended 31 December 2019

14. Financial risk management (continued)

14.3 Financial risks (continued)

Credit risk

Credit risk is the risk that counterparties with whom we have contracted, fail to meet their financial obligations, resulting in loss to the Company.

Credit risk is managed in line with the Insurance Credit Risk Policy and the wider LBG Credit Risk Policy which set out the principles of the credit control framework.

Credit risk to the Company arises primarily from exposure to financial assets at fair value through profit or loss. Cash and cash equivalents consists of holdings in the Aberdeen Liquidity Fund (Lux), which is rated AAA by S&P Global Rating's. Amounts due from group undertakings consists of amounts due from Scottish Widows Limited, which is rated A by Standard & Poor's. Given their credit rating, management does not expect any counterparty to fail to meet its obligations.

14.4 Financial soundness risk

Financial soundness risk covers the risk of financial failure, reputational loss or loss of earnings and/or value arising from a lack of liquidity, funding or capital and/or the inappropriate recording, reporting or disclosure of financial, taxation and regulatory information.

Financial reporting, tax and disclosure risk

The Company is exposed to the risk that policies and procedures are not sufficient to maintain adequate books and records to support statutory, regulatory and tax reporting and to prevent and detect financial reporting fraud.

The Group has developed procedures to ensure that compliance with both current and potential future requirements are understood and that policies are aligned to its risk appetite. The Group maintains a system of internal controls, consistently applied, providing reasonable assurance that transactions are recorded and undertaken in accordance with delegated authorities that permit the preparation and disclosure of financial statements and tax returns in accordance with IFRSs and statutory requirements.

The Group undertakes a programme of work designed to support an annual assessment of the effectiveness of internal controls over financial reporting, to identify tax liabilities and to assess emerging legislation and regulation.

Liquidity risk

Liquidity risk is defined as the risk that the Company has insufficient financial resources to meet its commitments as they fall due, or can only secure them at excessive cost. Liquidity risk may result from either the inability to sell financial assets quickly at their fair values; or from the inability to generate cash inflows as anticipated.

Liquidity risk is managed in line with the Insurance Liquidity Risk Policy and the wider LBG Funding and Liquidity Policy.

Capital risk

Capital risk is defined as the risk that the Group has a sub-optimal quantity or quality of capital or that capital is inefficiently deployed across the Company.

Within the Insurance Division, capital risk is actively monitored by the Insurance and Wealth Asset and Liability Committee ("IWALCO").

The Company's objectives when managing capital are:

- to have sufficient capital to safeguard the Company's ability to continue as a going concern so that it can continue to provide returns for the shareholder and benefits for other stakeholders; and
- when capital is needed, to require an adequate return to the shareholder by pricing contracts according to the level of risk associated with the business written.

The Company's capital comprises all components of equity, movements in which are set out in the Statement of changes in equity.

Notes to the financial statements (continued)

For the year ended 31 December 2019

14. Financial risk management (continued)

14.5 Non-financial risks

The Company faces a variety of non-financial risks through its operations and service provision. The primary non-financial risk categories are: Conduct risk, Governance risk, Operational risk, Change risk, Cyber and information security risk, Data management risk, IT systems risk and People risk.

The Company manages these risks by following the embedded Risk Management Framework, which uses methodologies and systems consistent with those implemented across the Group.

14.6 Fair values of financial assets and liabilities

The directors consider that there are no significant differences between the carrying amounts in the Balance sheet and the fair value.

15. Related party transactions

The Company is controlled by the Insurance Division of the Group. A number of transactions are entered into with related parties in the normal course of business. A summary of the outstanding balances at the year end and the related income and expenses for the year is set out below.

	2019 £	2018 £
Amounts due from group undertakings		
Scottish Widows Limited (see note 11)	2	2
Amounts due to group undertakings		
Scottish Widows Limited (see note 12)	24	24
Bank charges		
Bank of Scotland plc (see note 4)	-	1

Transactions in the year are those reflected through the Statement of comprehensive income.

Key management personnel

Key management personnel are those persons having authority and responsibility for planning and controlling the activities of the Company. Accordingly, key management comprises the directors of the Company, the directors of the Insurance Division and the members of the LBG board. There were no transactions between the Company and key management personnel during the current or preceding year. Key management personnel are employed by other companies within the Group and consider that their services to the Company are incidental to their activities within the Group.

16. Contingent liabilities and capital commitments

There were no contingent liabilities or contracted capital commitments at the balance sheet date (2018: £nil).

17. Post balance sheet events

There are no post balance sheet events requiring disclosure in these financial statements.

Notes to the financial statements (continued)

For the year ended 31 December 2019

18. Future developments

The following pronouncement will be relevant to the Company but were not effective at 31 December 2019 and have not been applied in preparing these financial statements.

Pronouncement	Nature of change	Effective date
Minor amendments to other accounting standards	The IASB has issued a number of minor amendments to IFRSs (including IAS 1 Presentation of Financial Statements).	Annual periods beginning on or after 1 January 2020

The full impact of this pronouncement is being assessed by the Company. However, the initial view is that this is not expected to cause any material adjustments to the reported numbers in the financial statements.

19. Ultimate parent undertaking and controlling party

The immediate parent company is Scottish Widows Limited, a company registered in the United Kingdom.

The parent undertaking which is the parent undertaking of the smallest group to consolidate these financial statements is Scottish Widows Limited. Copies of the consolidated annual report and accounts of Scottish Widows Limited may be obtained from Insurance Secretariat, 69 Morrison Street, Edinburgh EH3 8YF.

The ultimate parent undertaking and controlling party is Lloyds Banking Group plc, which is the parent undertaking of the largest group to consolidate these financial statements. Copies of the consolidated annual report and accounts of Lloyds Banking Group plc may be obtained from Lloyds Banking Group's head office at 25 Gresham Street, London EC2V 7HN or downloaded via www.lloydsbankinggroup.com.

Independent Auditors' report to the member of Scottish Widows Property Management Limited

Report on the audit of the financial statements

Opinion

In our opinion, Scottish Widows Property Management Limited's financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2019 and of its profit and cash flows for the year then ended;
- have been properly prepared in accordance with International Financial Reporting Standards (IFRSs) as adopted by the European Union; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements, included within the Annual report and financial statements for the year ended 31 December 2019 (the "Annual Report"), which comprise: the balance sheet as at 31 December 2019; the statement of comprehensive income, the cash flow statement, and the statement of changes in equity for the year then ended; and the notes to the financial statements, which include a description of the significant accounting policies.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities under ISAs (UK) are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We remained independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, which includes the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

Emphasis of matter - financial statements prepared on a basis other than going concern

In forming our opinion on the financial statements, which is not modified, we draw attention to note 1.1 to the financial statements which describes the directors' reasons why the financial statements have been prepared on a basis other than going concern.

Reporting on other information

The other information comprises all of the information in the Annual Report other than the financial statements and our auditors' report thereon. The directors are responsible for the other information. Our opinion on the financial statements does not cover the other information and, accordingly, we do not express an audit opinion or, except to the extent otherwise explicitly stated in this report, any form of assurance 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 an apparent material inconsistency or material misstatement, we are required to perform procedures to conclude whether there is a material misstatement of 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 based on these responsibilities.

With respect to the Directors' Report, we also considered whether the disclosures required by the UK Companies Act 2006 have been included.

Based on the responsibilities described above and our work undertaken in the course of the audit, ISAs (UK) require us also to report certain opinions and matters as described below.

Directors' report

In our opinion, based on the work undertaken in the course of the audit, the information given in the Directors' Report for the year ended 31 December 2019 is consistent with the financial statements and has been prepared in accordance with applicable legal requirements.

In light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we did not identify any material misstatements in the Directors' Report.

Independent Auditors' report to the member of Scottish Widows Property Management Limited (continued)

Responsibilities for the financial statements and the audit

Responsibilities of the directors for the financial statements

As explained more fully in the Statement of directors' responsibilities set out on page 2, the directors are responsible for the preparation of the financial statements in accordance with the applicable framework and for being satisfied that they give a true and fair view. The directors are also responsible for such internal control as they 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.

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 auditors' 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 auditors' report.

Use of this report

This report, including the opinions, has been prepared for and only for the company's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

Other required reporting

Companies Act 2006 exception reporting

Under the Companies Act 2006 we are required to report to you if, in our opinion:

- we have not received all the information and explanations we require for our audit; or
- adequate accounting records have not been kept by the Company, or returns adequate for our audit have not been received from branches not visited by us; or
- certain disclosures of directors' remuneration specified by law are not made; or
- the financial statements are not in agreement with the accounting records and returns.

We have no exceptions to report arising from this responsibility.

Entitlement to exemptions

Under the Companies Act 2006 we are required to report to you if, in our opinion, the directors were not entitled to take advantage of the small companies exemption from preparing a strategic report. We have no exceptions to report arising from this responsibility.



Neil Riches
for and on behalf of PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
Bristol

14 July 2020