

Notes to the Financial Statements

1 Basis of preparation

The interim accounts are not statutory accounts, but are prepared on the basis of the accounting policies set out in the Group's financial statements for the year ended 31 March 2004, consistently applied in all material respects.

The figures for the year ended 31 March 2004 have been extracted from the statutory accounts, which have been filed with the Registrar of Companies. The auditors' report on those accounts was unqualified and did not contain any statement under section 237 (2) or (3) of the Companies Act 1985.

Restatement of comparative figures for the six months ended 30 September 2003

Financial Reporting Standard 20 'Share-based Payment' and Urgent Issues Task Force Abstract 38 'Accounting for ESOP Trusts' were adopted in preparing the financial statements of the Group for the year ended 31 March 2004. No restatement of the comparative figures for the period ended 30 September 2003 is necessary as the effect is not considered material.

Comparative figures have been restated following the adoption of Financial Reporting Standard 17 (FRS 17) 'Retirement Benefits', which requires that the net assets (liabilities) of the Group's defined benefit pension scheme be recognised in the balance sheet. FRS 17 was adopted in preparing the financial statements of the Group for the year ended 31 March 2004. The comparative figures for the period ended 30 September 2003 have been restated as follows:

	Profit and Loss Account			Balance Sheet	
	Other finance costs £m	Taxation £m	Profit after taxation £m	Pension liability £m	Shareholders' funds £m
Period ended 30 September 2003					
As previously stated		(11.5)	75.6		4,195.2
Adoption of FRS 17	(0.2)	0.1	(0.1)	(6.1)	(6.1)
As restated	(0.2)	(11.4)	75.5	(6.1)	4,189.1

2 Net interest payable

Year ended 31 March 2004 £m		2004 £m	2003 Restated £m
	British Land Group		
52.2	Payable on: bank loans and overdrafts	29.3	24.0
263.7	other loans	130.2	126.6
315.9		159.5	150.6
(13.3)	Deduct: development cost element	(2.5)	(5.9)
302.6		157.0	144.7
(6.7)	Receivable on: deposits and securities	(2.7)	(3.2)
(6.6)	loans to joint ventures	(0.3)	(4.5)
	Other finance (income) costs:		
(1.7)	Expected return on pension scheme assets	(1.3)	(0.8)
2.0	Interest on pension scheme liabilities	1.2	1.0
289.6	Total British Land Group	153.9	137.2
	Share of joint ventures		
6.6	Interest payable on shareholder loans	0.3	4.5
40.0	Other interest payable (net)	17.5	22.2
46.6	Total share of joint ventures (note 8)	17.8	26.7
336.2	Net interest payable	171.7	163.9

3 Disposal of fixed assets

Year ended 31 March 2004 £m		2004 £m	2003 £m
25.5	British Land Group	1.7	12.5
7.4	Share of joint ventures (note 8)	3.0	3.4
32.9		4.7	15.9

4 Taxation

Year ended 31 March 2004 £m			2004 £m	2003 Restated £m
(0.4)	British Land Group:	Corporation tax	5.7	6.5
5.7		Deferred tax	5.0	0.1
8.0	Share of joint ventures (note 8):	Corporation tax	4.1	4.5
1.2		Deferred tax	(0.8)	0.3
14.5			14.0	11.4

Contingent tax

The unprovided tax, in relation to equity shareholders' funds of £5,265.0 million, which would arise on the disposal of British Land Group properties, investments in joint ventures and other investments, at valuation, after available loss relief, but without recourse to tax structuring is in the region of £660 million (31 March 2004: £570 million; 30 September 2003: £440 million).

Adjusted net assets are £5,461.5 million and are stated after adding back the FRS 19 provision of £113.6 million and the surplus on development and trading properties of £82.9 million. The unprovided tax, in relation to adjusted net assets, which would arise on the disposal of British Land Group properties, other investments, and share of properties held in joint ventures, at valuation, after available loss relief, but without recourse to tax structuring is in the region of £770 million (31 March 2004: £680 million; 30 September 2003: £560 million).

5 Interim dividend

The interim dividend of 4.8 pence will be paid on 18 February 2005 to shareholders on the register at the close of business on 21 January 2005. The current period charge of £27.4 million includes a £2.5 million final dividend payment for the year ended 31 March 2004, following conversion of the 6% Irredeemable Convertible Bonds.

The company offers shareholders the option to participate in a Dividend Reinvestment Plan. This enables shareholders to reinvest their cash dividends automatically in the company's shares. Details of the plan are available on the Investors section of the British Land website at www.britishland.com or by calling Lloyds TSB Registrars' DRIP helpline on 0870 2413018.

For plan participants the key dates for the interim dividend are:

28 January 2005	Last date for DRIP applications (new applicants only)
18 February 2005	Payment date/dividend reinvestment date
3 March 2005	New share certificates/CREST statements posted
4 March 2005	CREST member accounts credited

6 Basic and diluted earnings per share

Basic and diluted earnings per share are calculated on the profit on ordinary activities after taxation and on the weighted average number of shares in issue during the period as shown below:

Year ended 31 March 2004				2004		2003	
Weighted average number of shares m	Profit after taxation £m			Weighted average number of shares m	Profit after taxation £m	Weighted average number of shares m	Profit after taxation Restated £m
488.1	171.5	Earnings per share	Basic	500.3	66.1	488.6	75.5
519.0	179.3		Diluted	519.3	66.1	518.9	78.6
488.1	180.6	Adjusted earnings per share	Basic	500.3	66.8	488.6	77.0
519.0	188.4		Diluted	519.3	66.8	518.9	80.1

Adjusted earnings per share are calculated by excluding £0.7 million (31 March 2004: £9.1 million; 30 September 2003: £1.5 million) which is the capital allowance effect of FRS 19.

The basic weighted average number of shares has changed as a result of the conversion on or before 30 July 2004 of the 6% Irredeemable Convertible Bonds.

7 Investment, development and trading properties

	Freehold £m	Long leasehold £m	Short leasehold £m	Total £m
Investment and development properties				
Valuation and cost 1 April 2004	8,857.0	386.5	7.7	9,251.2
Additions	87.5	44.7		132.2
Disposals	(16.3)			(16.3)
Reallocation	(21.9)	22.0	(0.1)	
Exchange fluctuations	1.1			1.1
Revaluations	314.2	10.2	1.1	325.5
Valuation and cost 30 September 2004	9,221.6	463.4	8.7	9,693.7
Trading properties				
At lower of cost and net realisable value 30 September 2004	27.1	8.4	0.5	36.0
External valuation surplus on development and trading properties				80.2
Adjustment for UITF 28 – lease incentive debtors				34.5
Total Group property portfolio valuation				9,844.4

Investment, development and trading properties were valued by external valuers on the basis of open market value in accordance with the Appraisal and Valuation Manual published by The Royal Institution of Chartered Surveyors:

	£m
United Kingdom:	
ATIS REAL Weatheralls	9,547.1
FPD Savills	246.5
Republic of Ireland:	
Jones Lang LaSalle	49.8
Netherlands:	
CB Richard Ellis B.V.	1.0
Total Group property portfolio valuation	9,844.4

	£m
Total external valuation surplus on development and trading properties	
British Land Group	80.2
Share of joint ventures	2.7
	82.9

Properties valued at £6,513.3 million (31 March 2004: £6,672.8 million; 30 September 2003: £5,772.8 million) were subject to a security interest and other properties of non-recourse companies amounted to £40.4 million (31 March 2004: £84.3 million; 30 September 2003: £nil).

31 March 2004 £m		2004 £m	2003 £m
Total property valuations including share of joint ventures			
British Land Group:			
9,251.2	Investment and development properties	9,693.7	8,140.7
41.6	Trading properties	36.0	43.7
92.7	External valuation surplus on development and trading properties	80.2	63.7
27.6	Adjustment for UITF 28 – lease incentive debtors	34.5	30.6
9,413.1		9,844.4	8,278.7
Share of joint ventures:			
1,221.8	Properties	1,216.6	1,364.9
2.3	External valuation surplus on development and trading properties	2.7	2.0
2.2	Adjustment for UITF 28 – lease incentive debtors	2.2	3.5
1,226.3		1,221.5	1,370.4
10,639.4	Total property portfolio valuation	11,065.9	9,649.1

8 Joint Ventures

British Land's share of profits of joint ventures

Year ended 31 March 2004 £m		2004 £m	2003 £m
78.9	Gross rental income	35.9	44.0
72.7	Net rental income	33.2	41.6
(2.3)	Profit (loss) on property trading	1.8	(0.9)
(2.9)	Other expenditure	(1.2)	(1.6)
67.5	Operating profit	33.8	39.1
7.4	Disposal of fixed assets	3.0	3.4
74.9	Profit on ordinary activities before interest	36.8	42.5
(40.0)	Net interest payable to third parties	(17.5)	(22.2)
(6.6)	Interest payable to British Land	(0.3)	(4.5)
(46.6)	Net interest payable (note 2)	(17.8)	(26.7)
28.3	Profit on ordinary activities before taxation	19.0	15.8
(9.2)	Taxation	(3.3)	(4.8)
19.1	Profit on ordinary activities after taxation	15.7	11.0

The amounts relating to captions shown in bold are recognised at the relevant point in the Consolidated Profit and Loss Account.

The movement for the period:

	Equity £m	Loans £m	Total £m
At 1 April 2004	586.6	71.6	658.2
Additions		3.0	3.0
Share of profit after taxation attributable to joint ventures	15.7		15.7
Dividends received from joint ventures	(6.8)		(6.8)
Revaluations	86.3		86.3
At 30 September 2004	681.8	74.6	756.4

Summary of British Land's share in joint ventures

Joint Venture	Partner	Operating profits £m	Gross assets £m	Gross liabilities £m	Net investment £m
BL Fraser Limited	House of Fraser PLC	3.1	131.7	(74.9)	56.8
Tesco BL Holdings Limited	Tesco plc	5.7	228.5	(112.9)	115.6
BLT Properties Limited	Tesco plc	3.6	148.7	(96.3)	52.4
The Tesco British Land Property Partnership	Tesco plc	1.7	75.2	(53.6)	21.6
BL Davidson Limited*	Manny Davidson, his family and family trusts	8.0	295.2	(146.6)	148.6
BL West	WestLB, WestImmo and Provinzial	4.7	97.2	(57.4)	39.8
The Scottish Retail Property Limited Partnership	Land Securities Group PLC	6.6	280.0	(9.6)	270.4
Other joint ventures		0.4	64.4	(13.2)	51.2
Total		33.8	1,320.9	(564.5)	756.4

* The Group's share of negative goodwill is included in gross liabilities and as at 30 September 2004 was £18.3 million (31 March 2004: £19.2 million; 30 September 2003: £19.6 million).

The Group's share of joint venture external net debt is £435.1 million (31 March 2004: £529.8 million; 30 September 2003: £634.7 million).

The Group's share of the market value of joint venture debt and derivatives as at 30 September 2004 was £10.8 million more than the Group's share of the book value (31 March 2004: £14.9 million; 30 September 2003: £30.2 million).

The Group's share of joint venture properties as at 30 September 2004 was £1,216.6 million (31 March 2004: £1,221.8 million; 30 September 2003: £1,364.9 million).

The Group's share of joint venture contingent tax is included in note 4.

9 Net debt

31 March 2004 £m		Footnote	2004 £m	2003 £m
Secured on the assets of the Group				
97.8	6.5055% Secured Notes 2038	1.1	97.8	97.7
59.2	5.920% Secured Notes 2035	1.2	59.2	59.2
19.7	7.743% Secured Notes 2025	1.3	19.7	19.7
1.9	5.66% 135 Bishopsgate Securitisation 2018	1.4	1.9	1.9
7.1	8.49% 135 Bishopsgate Securitisation 2018	1.4	7.1	7.1
246.7	8 ⁷ / ₈ % First Mortgage Debenture Bonds 2035		246.7	246.7
197.3	9 ³ / ₈ % First Mortgage Debenture Stock 2028		197.3	197.2
12.6	10 ¹ / ₂ % First Mortgage Debenture Stock 2019/24		12.6	12.6
20.4	11 ³ / ₈ % First Mortgage Debenture Stock 2019/24		20.4	20.4
206.0	6 ³ / ₄ % First Mortgage Debenture Bonds 2020	1.5	205.9	
103.5	6 ³ / ₄ % First Mortgage Debenture Bonds 2011	1.5	103.2	
45.0	Bank loan	1.6	44.9	
1,017.2			1,016.7	662.5
Unsecured				
573.4	Class A1 5.260% Unsecured Notes 2035	1.2	573.5	573.5
99.1	Class B 5.793% Unsecured Notes 2035	1.2	99.1	99.1
83.8	Class C Fixed Rate Unsecured Notes 2035	1.2	84.3	83.9
73.4	Class C2 6.4515% Unsecured Notes 2032	1.1	73.5	73.4
220.2	Class B 6.0875% Unsecured Notes 2031	1.1	220.3	220.1
146.8	Class A3 5.7125% Unsecured Notes 2031	1.1	146.8	146.7
283.4	Class A2 5.67% Unsecured Notes 2029	1.1	281.1	285.6
212.3	Class A2 (C) 6.457% Unsecured Notes 2025	1.3	212.3	157.1
205.8	Class B2 6.998% Unsecured Notes 2025	1.3	205.8	205.7
20.5	Class B3 7.243% Unsecured Notes 2025	1.3	20.5	20.5
319.1	Class A1 Fixed Rate Unsecured Notes 2024	1.1	321.5	318.9
22.3	5.66% 135 Bishopsgate Securitisation 2018	1.4	21.7	22.8
88.4	8.49% 135 Bishopsgate Securitisation 2018	1.4	86.7	90.0
84.3	Class A1 6.389% Unsecured Notes 2016	1.3	82.2	59.5
85.9	Class B1 7.017% Unsecured Notes 2016	1.3	82.9	88.8
147.4	Class C1 6.7446% Unsecured Notes 2014	1.1	140.3	154.5
44.6	Class A2 5.555% Unsecured Notes 2013	1.2	42.2	47.0
2,710.7			2,694.7	2,647.1
97.4	6.30% Senior US Dollar Notes 2015	2	97.4	
1.7	10 ¹ / ₄ % Bonds 2012		1.7	1.7
97.8	7.35% Senior US Dollar Notes 2007	2	97.8	97.8
0.7	Guaranteed Floating Rate Unsecured Loan Notes 2005		0.5	0.7
966.0	Bank loans and overdrafts		1,155.9	907.6
3,874.3			4,048.0	3,654.9
Convertible Bonds				
149.0	6% Subordinated Irredeemable Convertible Bonds	3		146.9
5,040.5	Gross debt		5,064.7	4,464.3
(173.7)	Cash and deposits	4	(128.3)	(119.8)
4,866.8	Net debt		4,936.4	4,344.5

1 These borrowings are obligations of ringfenced, special purpose companies, with no recourse to other companies or assets in the Group.

1,288.1	1.1 Broadgate (Funding) PLC		1,281.3	1,296.9
860.1	1.2 MSC (Funding) PLC		858.3	862.7
628.5	1.3 BLSSP (Funding) PLC		623.4	551.3
119.7	1.4 135 Bishopsgate Financing Ltd		117.4	121.8
309.5	1.5 BL Universal PLC		309.1	
45.0	1.6 BLU Nybil Ltd		44.9	

2 These borrowings have been hedged into Sterling from the date of issue.

3 All the outstanding 6% Subordinated Irredeemable Convertible Bonds were converted into ordinary shares on or before 30 July 2004.

4 Cash and deposits not subject to a security interest amount to £42.3 million (31 March 2004: £82.5 million; 30 September 2003: £29.4 million).

9 Net debt (continued)**Maturity analysis of net debt**

31 March 2004 £m			2004 £m	2003 £m
485.2	Repayable:	within one year and on demand	152.8	220.8
345.1	between:	one and two years	382.3	480.2
488.6		two and five years	1,032.9	526.1
572.6		five and ten years	539.1	404.2
556.6		ten and fifteen years	558.6	442.9
710.5		fifteen and twenty years	753.1	484.7
791.2		twenty and twenty five years	756.1	780.7
635.0		twenty five and thirty years	583.1	671.1
306.7		thirty and thirty five years	306.7	306.7
149.0	Irredeemable			146.9
5,040.5	Gross debt		5,064.7	4,464.3
(96.2)	Cash		(61.7)	(33.1)
(77.5)	Term deposits		(66.6)	(86.7)
(173.7)	Cash and deposits		(128.3)	(119.8)
4,866.8	Net debt		4,936.4	4,344.5

Maturity of committed undrawn borrowing facilities

31 March 2004 £m			2004 £m	2003 £m
45.0	Expiring:	within one year	32.3	56.7
150.0	between:	one and two years	20.4	20.0
165.0		two and three years	25.0	170.0
		three and four years	286.0	150.0
604.9		four and five years	672.1	355.0
964.9	Total		1,035.8	751.7

Balance Sheet adjustments

In accordance with Financial Reporting Standard 4 'Capital Instruments', debt issue costs, less premiums received, have been deducted from the principal amount of debt in arriving at Balance Sheet values, as detailed below:

31 March 2004 £m			2004 £m	2003 £m
37.8	Securitised debt		34.0	45.2
9.8	Debentures		9.6	6.1
0.5	US Dollar Notes		0.5	
1.0	Convertible Bonds			3.1
49.1			44.1	54.4

In accordance with Financial Reporting Standard 7 'Fair Values in Acquisition Accounting', on a corporate acquisition, debt is recorded in the Balance Sheet at fair value. At 30 September 2004, the balance of the fair value adjustment arising on the Group's acquisition of the remaining 50% interest in BL Universal PLC was £12.7 million (31 March 2004: £13.3 million; 30 September 2003: £nil). This has the effect of increasing the carrying value of the Group's secured debt in the Balance Sheet.

Interest rate profile – including effect of derivatives

31 March 2004 £m			2004 £m	2003 £m
3,985.7	Fixed rate		4,043.9	3,497.3
100.0	Capped rate		100.0	100.0
781.1	Variable rate (net of cash)		792.5	747.2
4,866.8	Net debt		4,936.4	4,344.5

9 Net debt (continued)**Comparison of market values and book values at 30 September 2004**

	Market Value £m	Book Value £m	Difference £m
Fixed rate debt:			
Securitised debt	3,073.5	2,880.4	193.1
Debentures and unsecured bonds	1,177.2	983.0	194.2
Bank and other floating rate debt	1,201.3	1,201.3	
Cash and deposits	(128.3)	(128.3)	
	5,323.7	4,936.4	387.3
Derivatives:			
unrecognised gains	(8.7)		(8.7)
unrecognised losses	48.9		48.9
	40.2		40.2
Total	5,363.9	4,936.4	427.5

The differences are shown before any tax relief.

10 Other investments

	£m
At 1 April 2004	17.2
Additions	97.4
Disposals	(0.5)
Revaluations	(0.2)
At 30 September 2004	113.9

11 Debtors

31 March 2004 £m		2004 £m	2003 £m
37.3	Trade debtors	41.0	43.6
0.3	Amounts owed by joint ventures		1.5
30.2	Prepayments and accrued income	39.8	35.1
67.8		80.8	80.2

Included in prepayments and accrued income is an amount of £34.5 million (31 March 2004: £27.6 million; 30 September 2003: £30.6 million), relating to lease incentives which are amortised over the period to the next open market rent review.

12 Creditors due within one year

31 March 2004 £m		2004 £m	2003 £m
38.5	Debentures and loans*	40.6	34.9
7.3	Overdrafts*	0.1	7.8
439.4	Bank loans*	112.1	178.1
65.2	Trade creditors	53.3	54.0
28.2	Amounts owed to joint ventures	38.5	10.9
36.7	Corporation tax	35.4	44.0
7.7	Other taxation and social security	6.3	1.1
197.7	Accruals and deferred income	201.3	174.7
49.2	Proposed dividend	24.9	21.6
869.9		512.5	527.1

* See maturity analysis of net debt (note 9)

13 Creditors due after one year

31 March 2004 £m		2004 £m	2003 £m
3,842.0	Debentures and loans*	3,823.3	3,374.9
564.3	Bank loans *	1,088.6	721.7
4,406.3		4,911.9	4,096.6

* See maturity analysis of net debt (note 9)

14 Provisions for liabilities and charges

31 March 2004 £m		2004 £m	2003 £m
101.1	Deferred tax	106.1	92.9

The deferred tax liability relates primarily to capital allowances claimed on plant and machinery within investment properties. When a property is sold and the agreed disposal value for this plant and machinery is less than original cost, there is a release of the surplus part of the provision. The entire amount of the capital allowance provision would be expected to be released on sale.

15 Notes to the cash flow statement**Reconciliation of operating profit to net cash inflow from operating activities**

Year ended 31 March 2004 £m		2004 £m	2003 £m
421.8	Operating profit	213.3	195.8
(0.2)	Dividends received		(0.1)
(0.9)	Depreciation and release of negative goodwill	0.1	0.3
(3.3)	Adjustment for share options, share awards and pension funding	3.7	
4.6	Decrease in trading properties	5.6	2.5
15.1	(Increase) decrease in debtors	(11.7)	5.4
(55.7)	Increase (decrease) in creditors	11.4	2.5
381.4	Net cash inflow from operating activities	222.4	206.4

Analysis of Group net debt

	1 April 2004 £m	Cash flow £m	Non cash movements £m	30 September 2004 £m	30 September 2003 £m
Cash at bank	(96.2)	34.5		(61.7)	(33.1)
Overdraft	7.3	(7.2)		0.1	7.8
Net cash per cash flow statement	(88.9)	27.3		(61.6)	(25.3)
Term debt	4,884.2	175.4	5.0	5,064.6	4,309.6
Convertible Bonds	149.0		(149.0)		146.9
Term deposits	(77.5)	10.9		(66.6)	(86.7)
Group net debt	4,866.8	213.6	(144.0)	4,936.4	4,344.5

15 Notes to the cash flow statement (continued)**Reconciliation of net cash flow to movement in Group net debt**

Year ended 31 March 2004 £m		2004 £m	2003 £m
4,361.4	Brought forward	4,866.8	4,361.4
	Movement in net debt in the period:		
(47.0)	Decrease (increase) in cash	27.3	16.6
134.6	Cash inflow (outflow) from movement in debt	175.4	(40.4)
11.9	Cash inflow from term deposits	10.9	2.7
99.5	Changes resulting from cash flows	213.6	(21.1)
405.9	Non cash movements	(144.0)	4.2
505.4		69.6	(16.9)
4,866.8	Carried forward	4,936.4	4,344.5

16 Net Asset Value per share

	Shares m	Adjusted Net Assets £m	Net Assets £m
Net Asset Value (undiluted)			
Shareholders' funds as shown on Balance Sheet	518.2	5,265.0	5,265.0
FRS 19 capital allowance effects:			
British Land Group		106.4	
Share of joint ventures		7.2	
		113.6	
Total external valuation surplus on development and trading properties (note 7)		82.9	82.9
Net assets attributable to ordinary shares		5,461.5	5,347.9
At 30 September 2004		1054p	1032p
At 31 March 2004		999p	976p
At 30 September 2003 – As restated		893p	873p
Fully diluted Net Asset Value			
Net assets attributable to ordinary shares	518.2	5,461.5	5,347.9
Adjust to fully diluted on exercise of Share options	4.8	23.2	23.2
Net assets attributable to fully diluted ordinary shares	523.0	5,484.7	5,371.1
At 30 September 2004		1049p	1027p
At 31 March 2004		966p	944p
At 30 September 2003 – as restated		869p	849p

The adjusted NAV includes the surplus before tax of the external valuation over the book value of both development and trading properties and after adding back the FRS 19 deferred tax capital allowance provision (as described in note 14) which is not expected to arise.

17 Reserves

	Share premium £m	Capital redemption reserve £m	Other reserves £m	Revaluation reserve £m	Profit and loss account £m	Total £m
At 1 April 2004	1,109.3	8.1	(6.1)	2,615.2	820.9	4,547.4
Share issues	142.1					142.1
Retained profit for the period					38.7	38.7
Realisation of prior year revaluations				2.5	(2.5)	
Current period revaluation				411.6		411.6
Exchange movements on net investments			(4.3)		4.0	(0.3)
Purchase of ESOP shares					(7.6)	(7.6)
Adjustment for share and share option awards					3.6	3.6
At 30 September 2004	1,251.4	8.1	(10.4)	3,029.3	857.1	5,135.5

18 Contingent liabilities

Contingent liabilities of the Parent for guarantees to third parties amounted to £nil (31 March 2004: £nil; 30 September 2003: £12.0 million).

TPP Investments Limited, a wholly owned ringfenced special purpose subsidiary, is a partner in The Tesco British Land Property Partnership and, in that capacity, has entered into a secured bank loan under which its liability is limited to £43.6 million (31 March 2004: £43.6 million; 30 September 2003: £nil) and recourse is only to the partnership assets.

19 Pension Asset

31 March 2004 £m		2004 £m	2003 £m
0.1	Surplus (deficit) in scheme	0.1	(8.8)
	Related deferred tax asset		2.7
0.1	Net pension asset (liability)	0.1	(6.1)