

Registered number: 178109

**THOMAS RIVERS LIMITED**

**UNAUDITED**

**DIRECTORS' REPORT AND FINANCIAL STATEMENTS**

**FOR THE PERIOD ENDED 31 MARCH 2023**

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COMPANIES HOUSE

**THOMAS RIVERS LIMITED**

**COMPANY INFORMATION**

**Directors**

N M Leslau (resigned 6 July 2022)  
P M Brown (resigned 6 July 2022)  
T J Evans (resigned 6 July 2022)  
S L Gumm (resigned 6 July 2022)  
F J Brooks (appointed 6 July 2022)  
S Lee (appointed 6 July 2022)  
J K L White (appointed 6 July 2022)

**Company secretary**

LDC Nominee Secretary Limited  
Apex Listed Companies Services (UK) Limited (resigned 6 March 2023)  
Sandra Louise Gumm (resigned 6 July 2022)

**Registered number**

178109

**Registered office**

8th Floor 100 Bishopsgate  
London  
EC2N 4AG

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**THOMAS RIVERS LIMITED**

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**THOMAS RIVERS LIMITED**

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**DIRECTORS' REPORT  
FOR THE PERIOD ENDED 31 MARCH 2023**

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The directors present their report and the financial statements for the 15 month period ended 31 March 2023. Comparative figures reflect the year ended 31 December 2021.

**Business review**

The principal activity of the Company is investment in a potential property development site.

The Company owns a c. 9 acre parcel of land in Sawbridgeworth, Hertfordshire that adjoins a hospital owned as an investment property by a fellow group company. The land is undeveloped, in the metropolitan green belt, and is subject to an overage agreement under which the Company is required to pay a third party 50% of any increase in the value of the land were it to benefit from a revised planning consent. This cost is, however, indemnified by the tenant of the adjoining hospital under the terms of its lease, providing the land is transferred to the fellow group company and incorporated into that lease at nil rent. The land is therefore held at nil value and nil liability.

The Company has remained dormant throughout the year and is expected to remain dormant for the foreseeable future.

**Directors**

The directors who served during the period and to the date of this report were:

N M Leslau (resigned 6 July 2022)  
P M Brown (resigned 6 July 2022)  
T J Evans (resigned 6 July 2022)  
S L Gumm (resigned 6 July 2022)  
F J Brooks (appointed 6 July 2022)  
S Lee (appointed 6 July 2022)  
J K L White (appointed 6 July 2022)

**Small companies note**

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the board on 31 July 2023 and signed on its behalf.

DocuSigned by:  
*Freddie Brooks*  
942ED78908024F3...

**F J Brooks**  
Director

<b>THOMAS RIVERS LIMITED</b>
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**DIRECTORS' RESPONSIBILITIES STATEMENT  
FOR THE PERIOD ENDED 31 MARCH 2023**

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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 elected to prepare the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 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:

- select suitable accounting policies for the Company's financial statements and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent; 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 to 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.

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**THOMAS RIVERS LIMITED**

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**PROFIT AND LOSS ACCOUNT  
FOR THE PERIOD ENDED 31 MARCH 2023**

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The Company has not traded during the period or the preceding financial year. During these periods, the Company received no income and incurred no expenditure and therefore made neither profit or loss.

**THOMAS RIVERS LIMITED**  
**REGISTERED NUMBER: 178109**

**BALANCE SHEET**  
**AS AT 31 MARCH 2023**

	Note	31 March 2023 £	31 December 2021 £
<b>Current assets</b>			
Debtors		0.4	0.4
		<u>0.4</u>	<u>0.4</u>
<b>Total assets less current liabilities</b>		<u>0.4</u>	<u>0.4</u>
<b>Net assets</b>		<u><u>0.4</u></u>	<u><u>0.4</u></u>
<b>Capital and reserves</b>			
Called up share capital	3	0.4	0.4
		<u>0.4</u>	<u>0.4</u>

For the period ended 31 March 2023 the Company was entitled to exemption from audit under section 480 of the Companies Act 2006.

Members have not required the Company to obtain an audit for the period in question in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 31 July 2023.

DocuSigned by:  
  
 842ED78908024F3...  
**F J Brooks**  
 Director

The notes on page 6 form part of these financial statements.

<b>THOMAS RIVERS LIMITED</b>
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**STATEMENT OF CHANGES IN EQUITY  
FOR THE PERIOD ENDED 31 MARCH 2023**

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	Called up share capital	Total equity
	£	£
At 1 January 2022	0.4	0.4
Total comprehensive income for the period	-	-
Total transactions with owners	-	-
At 31 March 2023	0.4	0.4

The notes on page 6 form part of these financial statements.

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**STATEMENT OF CHANGES IN EQUITY  
FOR THE PERIOD ENDED 31 DECEMBER 2021**

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	Called up share capital	Total equity
	£	£
At 1 January 2021	0.4	0.4
Total comprehensive income for the period	-	-
Total transactions with owners	-	-
At 31 December 2021	0.4	0.4

The notes on page 6 form part of these financial statements.



<b>THOMAS RIVERS LIMITED</b>
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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD ENDED 31 MARCH 2023**

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**1. General information**

The Company is a private company limited by shares, incorporated in England, and the registered office is 8th Floor 100 Bishopsgate, London, United Kingdom, EC2N 4AG. The nature of the Company's principal activity is set out in the directors' report.

Balances in the financial statements are presented in Pounds Sterling, which is the functional currency of the Company.

**2. Accounting policies****2.1 Basis of preparation of financial statements**

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

**3. Share capital**

	31 March 2023 £	31 December 2021 £
<b>Allotted, called up and fully paid</b>		
1 (2021 - 1) ordinary share of £0.40	<u>0.4</u>	<u>0.4</u>

**4. Related party transactions**

The Company has taken advantage of the exemption available to wholly owned subsidiary undertakings not to disclose any transactions with entities that are included in the consolidated financial statements of LXI REIT PLC.

**5. Controlling party**

The Company's immediate parent undertaking is SIR Healthcare 2 Limited and the ultimate parent undertaking is LXI REIT PLC (previously Secure Income REIT PLC). The consolidated financial statements of LXI REIT PLC are available to the public and may be obtained by writing to the Company Secretary, 8th Floor 100 Bishopsgate, London, United Kingdom, EC2N 4AG.