

**Financial Statements for the Year Ended 25 March 2023**

**for**

**THAMES LAND (REDHILL) LIMITED**

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for the year ended 25 March 2023**

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**THAMES LAND (REDHILL) LIMITED**

**Company Information  
for the year ended 25 March 2023**

**DIRECTORS:**

C J Guilbert  
M L Jefferies

**REGISTERED OFFICE:**

9 Worton Park  
Cassington  
Oxfordshire  
OX29 4SX

**REGISTERED NUMBER:**

02666720 (England and Wales)

**AUDITORS:**

Camerons Accountancy Consultants Limited  
Statutory Auditor  
Chartered Accountants  
9 Worton Park  
Cassington  
Witney  
Oxfordshire  
OX29 4SX

**THAMES LAND (REDHILL) LIMITED (REGISTERED NUMBER: 02666720)**

**Balance Sheet  
25 March 2023**

	Notes	2023 £	£	2022 £	£
<b>FIXED ASSETS</b>					
Investment property	4		2,395,000		4,000,000
<b>CURRENT ASSETS</b>					
Debtors	5	164,305		210,545	
Cash at bank		<u>655,990</u>		<u>508,160</u>	
		820,295		718,705	
<b>CREDITORS</b>					
Amounts falling due within one year	6	<u>72,997</u>		<u>74,295</u>	
<b>NET CURRENT ASSETS</b>			<u>747,298</u>		<u>644,410</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			3,142,298		4,644,410
<b>PROVISIONS FOR LIABILITIES</b>			<u>18,504</u>		<u>323,454</u>
<b>NET ASSETS</b>			<u><u>3,123,794</u></u>		<u><u>4,320,956</u></u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital	7		1,000		1,000
Fair value reserve	8		78,883		1,378,933
Retained earnings			<u>3,043,911</u>		<u>2,941,023</u>
<b>SHAREHOLDERS' FUNDS</b>			<u><u>3,123,794</u></u>		<u><u>4,320,956</u></u>

The financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the Board of Directors and authorised for issue on 5 December 2023 and were signed on its behalf by:

C J Guilbert - Director

**Notes to the Financial Statements  
for the year ended 25 March 2023**

**1. STATUTORY INFORMATION**

Thames Land (Redhill) Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

**2. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

The financial statements have been prepared on a going concern basis as, in the opinion of the directors, the company has arranged financial facilities which are adequate for its requirements.

**Related party exemption**

The company has taken advantage of exemption, under the terms of Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', not to disclose related party transactions with wholly owned subsidiaries within the group.

**Turnover**

The turnover shown in the profit and loss account represents rents and services charges receivable during the year.

**Investment property**

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

The aggregate unrealised gain or loss is transferred from retained earnings to fair value reserve, net of deferred tax.

**Taxation**

Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

**Deferred tax**

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

**3. EMPLOYEES AND DIRECTORS**

The average number of employees during the year was NIL (2022 - NIL).

Notes to the Financial Statements - continued  
for the year ended 25 March 2023

4. INVESTMENT PROPERTY

	Total £
<b>FAIR VALUE</b>	
At 26 March 2022	4,000,000
Revaluations	(1,605,000)
At 25 March 2023	<u>2,395,000</u>
<b>NET BOOK VALUE</b>	
At 25 March 2023	<u>2,395,000</u>
At 25 March 2022	<u>4,000,000</u>

Freehold land and properties are valued at £2,395,000 on an open market value basis as at 25th March 2023. This value has been provided by a professional surveyor. The historical cost of the properties is £2,297,613 (£2,297,613 in 2022).

Fair value at 25 March 2023 is represented by:

	£
Valuation in 2005	1,024,995
Valuation in 2006	2,200,000
Valuation in 2011	(622,608)
Valuation in 2014	(400,000)
Valuation in 2015	500,000
Valuation in 2020	(1,000,000)
Valuation in 2023	(1,605,000)
Cost	<u>2,297,613</u>
	<u>2,395,000</u>

If Investment property had not been revalued it would have been included at the following historical cost:

	2023 £	2022 £
Cost	<u>2,297,613</u>	<u>2,297,613</u>

Investment property was valued on an open market basis on 17 June 2022 by Crump Winter (Chartered Surveyors) .

5. DEBTORS

	2023 £	2022 £
Amounts falling due within one year:		
Trade debtors	43,281	91,596
Amounts owed by group undertakings	167,502	165,502
Other debtors	900	825
	<u>211,683</u>	<u>257,923</u>
Amounts falling due after more than one year:		
Trade debtors	<u>(47,378)</u>	<u>(47,378)</u>
Aggregate amounts	<u>164,305</u>	<u>210,545</u>

Notes to the Financial Statements - continued  
for the year ended 25 March 2023

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Trade creditors	(16,918)	(14,520)
Taxation and social security	22,852	21,752
Other creditors	67,063	67,063
	<u>72,997</u>	<u>74,295</u>

7. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:			2023	2022
Number:	Class:	Nominal value:	£	£
1,000	Ordinary	1	<u>1,000</u>	<u>1,000</u>

8. RESERVES

	Fair value reserve
	£
At 26 March 2022	1,378,933
Fair value movement	<u>(1,300,050)</u>
At 25 March 2023	<u>78,883</u>

9. DISCLOSURE UNDER SECTION 444(5B) OF THE COMPANIES ACT 2006

The Report of the Auditors was unqualified.

Adam Woolford (Senior Statutory Auditor)  
for and on behalf of Camerons Accountancy Consultants Limited

10. FRC ETHICAL STANDARD - PROVISIONS AVAILABLE FOR SMALL ENTITIES

In common with many other businesses of our size and nature we use our auditors to prepare and submit returns to the tax authorities and assist with the preparation of the financial statements.

11. ULTIMATE CONTROLLING PARTY

Thames Land Limited registered in the UK is regarded by the Director's as being the Company's parent company

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.