



RICHMOND

LONDON, 31 JANUARY 2024

FINANCIAL RESULTS TO 30 APRIL 2023

INTRODUCTION

London Richmond is a real estate investment company focusing on buying, selling and letting residential properties in London. Our directors have been successfully investing in the London property market for 26 years since 1998, transforming discounted properties into luxury homes and generating substantial profits.

FINANCIAL RESULTS TO 30 APRIL 2023

London Richmond is pleased to announce its financial results to 30 April 2023.

- Operating Profit increased by 18% from £2.0m to £2.3m
- Operating Profit outperformed expected profit by 15% (£2.3m vs £1.8m)
- Profit after Tax increased by 28% from £1.6m to £2.0m
- Total Assets increased by 84% from £5.5m to £10.2m
- Net Assets increased by 131% from £1.6m to £3.7m
- Shareholders' Funds increased by 131% from £1.6m to £3.7m

The results represent an excellent financial year for London Richmond with the company expanding rapidly, well ahead of its financial forecasts and market expectations.

MARKET UPDATE

The London property market remains strong particularly in the 7 preferred areas London Richmond invests in. These areas are Notting Hill, Chelsea, Kensington, Battersea, Chiswick, Wimbledon and Richmond. During the last 3 months of 2023, mortgage rates continued to fall and according to Halifax, house prices in the UK rose in October, November and December for a combined increase of 2.9% during the quarter.

In January 2024, shop price inflation reduced to 2.9% from 4.3% in December and core inflation remained at 4.0% - far below the peak of 11.1% in October 2022. With inflation set to move back towards the Bank of England's target rate of 2% in 2024, interest rates will be cut in 2024 causing a substantial boost to the property market.

FORECAST FOR 2024

London Richmond expects its business to continue to grow rapidly in 2024. We are finding many excellent opportunities in the market and with our unique ability to transact very quickly we are in a great position to take advantage of these opportunities. We thank all of our investors for assisting our company and putting us in this advantageous position and we continue to look forward to a long and prosperous relationship with everyone who has invested with us. For further information about our company, please contact us on 0207 183 2150 or email info@londonrichmond.co.uk.

Registered number: 12570866

**LONDON RICHMOND LIMITED
STRATEGIC REPORT, DIRECTORS' REPORT AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 APRIL 2023**

London Richmond Limited
Directors' Report and Unaudited Financial Statements
For The Year Ended 30 April 2023

Contents

	Page
Company Information	1
Strategic Report	2
Directors' Report	3
Accountant's Report	4
Profit and Loss Account	5
Statement of Comprehensive Income	6
Balance Sheet	7–8
Statement of Changes in Equity	9
Statement of Cash Flows	10
Notes to the Statement of Cash Flows	11
Notes to the Financial Statements	12–16

**London Richmond Limited
Company Information
For The Year Ended 30 April 2023**

Directors	Mr Andrew Thompson Mr Yadwinder Gill
Secretary	SGH Company Secretaries Ltd
Company Number	12570866
Registered Office	6th Floor 60 Gracechurch Street London EC3V 0HR
Accountants	Tax Assist Accountants Chancery Station House 31-33 High Holborn London WC1V 6AX

London Richmond Limited Strategic Report For The Year Ended 30 April 2023

The directors present their strategic report for the year ended 30 April 2023.

Principal Activity

The principal activity of the company continued to be that of property trading and investment.

Review of the Business

In the year to 30 April 2023 the company continued to look for residential property investments in London. The market for residential property investments in London remains competitive but there were still a substantial number of opportunities available for the company to invest into.

Operating profit for the year increased by 18% to £2.3M and profit after tax for the year increased by 28% to £2.0M.

The company considers its key performance indicator to be the increase in the value of its total assets during the financial year. The total assets of the company increased by 84% to £10.2M during the financial year. This included a net revaluation increase of £2.5M.

Principal Risks and Uncertainties

Principal risks

The company's exposure to price risk, credit risk, liquidity risk and cash flow risk is not material for the assessment of assets, liabilities and the financial statements, as a whole.

The company's property valuations at the year-end give consideration to both the current state of the market in London and the expected rental yields. These are susceptible to market forces and therefore liable to affect the net asset value of the company.

The directors' policy on hedging is to hedge all financial risks where it is feasible and cost effective to do so. There were no hedging activities carried out in the year.

Uncertainties

UK Interest rates increased from 0.75% to 4.25% during the financial year which places pressure on the London property market. However the market is resilient and we do not expect this increase to cause a reduction in the company's asset valuations.

London Richmond Limited
Company No. 12570866
Directors' Report For The Year Ended 30 April 2023

The directors present their report and the financial statements for the year ended 30 April 2023.

Directors

The directors who held office during the year were as follows:

Mr Andrew Thompson

Mr Yadwinder Gill

Statement of Directors' Responsibilities

The directors are responsible for preparing the Strategic Report, 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 United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). 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 the financial statements the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- 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.

The directors are responsible for the maintenance and integrity of the corporate and financial information included on the company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Small Company Rules

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

On behalf of the board

Andrew Thompson

Mr Andrew Thompson

Director

25/01/2024

**London Richmond Limited
Accountant's Report
For The Year Ended 30 April 2023**

Chartered Accountant's report to the directors on the preparation of the unaudited statutory accounts of London Richmond Limited For The Year Ended 30 April 2023

In order to assist you to fulfil your duties under the Companies Act 2006, I have prepared for your approval the accounts of London Richmond Limited For The Year Ended 30 April 2023 which comprise the Profit and Loss Account, the Balance Sheet and the related notes from the company's accounting records and from information and explanations you have given to us.

As a practising member of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at <http://www.icaew.com/en/membership/regulations-standards-and-guidance>.

This report is made solely to the directors of London Richmond Limited, as a body, in accordance with the terms of our engagement letter. Our work has been undertaken solely to prepare for your approval the accounts of London Richmond Limited and state those matters that we have agreed to state to the directors of London Richmond Limited, as a body, in this report in accordance with ICAEW Technical Release 07/16 AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than London Richmond Limited and its directors, as a body, for our work or for this report.

It is your duty to ensure that London Richmond Limited has kept adequate accounting records and to prepare statutory accounts that give a true and fair view of the assets, liabilities, financial position and profit or loss of London Richmond Limited. You consider that London Richmond Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit of the accounts of London Richmond Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the financial statements.

Signed



JAMIE HALL ACA
MANAGING PARTNER

25/01/2024

Tax Assist Accountants
Chancery Station House
31-33 High Holborn
London
WC1V 6AX

London Richmond Limited
Profit and Loss Account
For The Year Ended 30 April 2023

	Notes	2023 £	2022 £
TURNOVER		381,479	229,059
Cost of sales		(262,011)	(112,567)
GROSS PROFIT		119,468	116,492
Administrative expenses		(291,159)	(23,532)
Other operating income		2,521,012	1,896,044
OPERATING PROFIT		2,349,321	1,989,004
Income from Shares in group undertakings		93,060	-
Interest payable and similar charges	5	(146,263)	(13,088)
PROFIT BEFORE TAXATION		2,296,118	1,975,916
Tax on Profit		(254,820)	(375,424)
PROFIT AFTER TAXATION BEING PROFIT FOR THE FINANCIAL YEAR		2,041,298	1,600,492

The notes on pages 11 to 16 form part of these financial statements.

London Richmond Limited
Statement of Comprehensive Income
For The Year Ended 30 April 2023

	2023	2022
	£	£
PROFIT FOR THE FINANCIAL YEAR	2,041,298	1,600,492
OTHER COMPREHENSIVE INCOME FOR THE YEAR	-	-
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	<u>2,041,298</u>	<u>1,600,492</u>

London Richmond Limited
Balance Sheet
As At 30 April 2023

	Notes	2023		2022	
		£	£	£	£
FIXED ASSETS					
Tangible Assets	6		21,802		-
Investment Properties	7		4,350,000		3,000,000
Investments	8		3,664,371		2,250,000
			8,036,173		5,250,000
CURRENT ASSETS					
Debtors	9	1,787,472		167,764	
Cash at bank and in hand		329,822		111,613	
			2,117,294		279,377
Creditors: Amounts Falling Due Within One Year	10	(3,090)		(16,277)	
			2,114,204		263,100
NET CURRENT ASSETS (LIABILITIES)					
			10,150,377		5,513,100
TOTAL ASSETS LESS CURRENT LIABILITIES					
Creditors: Amounts Falling Due After More Than One Year	11		(5,773,983)		(3,543,757)
PROVISIONS FOR LIABILITIES					
Deferred Taxation	12		(628,001)		(360,248)
NET ASSETS					
			3,748,393		1,609,095
CAPITAL AND RESERVES					
Called up share capital	13		99,000		1,000
Profit and Loss Account			3,649,393		1,608,095
			3,748,393		1,609,095
SHAREHOLDERS' FUNDS					
			3,748,393		1,609,095

**London Richmond Limited
Balance Sheet (continued)
As At 30 April 2023**

For the year ending 30 April 2023 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

On behalf of the board

Andrew Thompson

Mr Andrew Thompson

Director

25/01/2024

The notes on pages 11 to 16 form part of these financial statements.

London Richmond Limited
Statement of Changes in Equity
For The Year Ended 30 April 2023

	Share Capital	Profit and Loss Account	Total
	£	£	£
As at 1 May 2021	1,000	40,103	41,103
Profit for the year and total comprehensive income	-	1,600,492	1,600,492
Dividends paid	-	(32,500)	(32,500)
As at 30 April 2022 and 1 May 2022	1,000	1,608,095	1,609,095
Profit for the year and total comprehensive income	-	2,041,298	2,041,298
Arising on shares issued during the period	98,000	-	98,000
As at 30 April 2023	99,000	3,649,393	3,748,393

London Richmond Limited
Statement of Cash Flows
For The Year Ended 30 April 2023

	Notes	2023 £	2022 £
Cash flows from operating activities			
Net cash generated from operations	1	2,953,919	5,415,558
Interest paid		(146,263)	(13,088)
Tax refunded/(paid)		12,933	(9,407)
Net cash generated from operating activities		<u>2,820,589</u>	<u>5,393,063</u>
Cash flows from investing activities			
Purchase of tangible assets		(1,379,069)	(3,000,000)
Purchase of other fixed asset investments		(1,414,371)	(2,250,000)
Dividends received		93,060	-
Net cash used in investing activities		<u>(2,700,380)</u>	<u>(5,250,000)</u>
Cash flows from financing activities			
Proceeds from issue of share capital		98,000	-
Equity dividends paid		-	(32,500)
Amount introduced by directors		-	1,000
Net cash generated from/(used in) financing activities		<u>98,000</u>	<u>(31,500)</u>
Increase in cash and cash equivalents		218,209	111,563
Cash and cash equivalents at beginning of year	2	<u>111,613</u>	<u>50</u>
Cash and cash equivalents at end of year	2	<u><u>329,822</u></u>	<u><u>111,613</u></u>

London Richmond Limited
Notes to the Statement of Cash Flows
For The Year Ended 30 April 2023

1. Reconciliation of profit for the financial year to cash generated from operations

	2023	2022
	£	£
Profit for the financial year	2,041,298	1,600,492
<i>Adjustments for:</i>		
Tax on profit	254,820	375,425
Interest expense	146,263	13,088
Income from shares in group undertakings	(93,060)	-
Depreciation of tangible assets	7,267	-
Profit on revaluation of fixed assets	2,521,012	1,896,044
Net fair value losses recognised in profit or loss	(2,521,012)	(1,896,044)
<i>Movements in working capital:</i>		
Increase in trade and other debtors	(1,619,708)	(117,764)
Increase in trade and other creditors	2,217,039	3,544,317
Net cash generated from operations	<u>2,953,919</u>	<u>5,415,558</u>

2. Cash and cash equivalents

Cash and cash equivalents, as stated in the Statement of Cash Flows, relates to the following items in the Balance Sheet:

	2023	2022
	£	£
Cash at bank and in hand	<u>329,822</u>	<u>111,613</u>

3. Analysis of changes in net funds

	As at 1 May 2022	Cash flows	As at 30 April 2023
	£	£	£
Cash at bank and in hand	<u>111,613</u>	<u>218,209</u>	<u>329,822</u>

London Richmond Limited
Notes to the Financial Statements
For The Year Ended 30 April 2023

1. General Information

London Richmond Limited is a private company, limited by shares, incorporated in England & Wales, registered number 12570866. The registered office is 6th Floor 60 Gracechurch Street, London, EC3V 0HR.

2. Accounting Policies

2.1. Basis of Preparation of Financial Statements

The financial statements have been prepared under the historical cost convention and in accordance with Financial Reporting Standard 102 section 1A Small Entities "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006.

2.2. Going Concern Disclosure

As disclosed in the accounting policies, the directors have reviewed the current financial position of the Company.

The Company's business activities, together with the factors likely to affect its future development, performance and financial position are set out in the Strategic report. This describes the financial position of the Company, its cash flows and liquidity position; and its exposure to credit risk and liquidity risk.

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

2.3. Turnover

Turnover is measured at the fair value of the consideration received or receivable, net of discounts and value added taxes. Turnover includes revenue earned from the rendering of services. Turnover is reduced for estimated customer returns, rebates and other similar allowances.

Rendering of services

Turnover from the rendering of services is recognised by reference to the stage of completion of the contract. The stage of completion of a contract is measured by comparing the costs incurred for work performed to date to the total estimated contract costs. Turnover is only recognised to the extent of recoverable expenses when the outcome of a contract cannot be estimated reliably.

2.4. Tangible Fixed Assets and Depreciation

Tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. Depreciation is provided at rates calculated to write off the cost of the fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Fixtures & Fittings	Reducing balance method @ 25%
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2.5. Investment Properties

All investment properties are carried at fair value determined annually and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided for. Changes in fair value are recognised in the profit and loss account.

2.6. Investments

2.7. Cash and Cash Equivalents

Cash and cash equivalents are basic financial assets and include cash in hand and deposits held at call with banks, other short-term highly liquid investments that mature in no more than three months from the date of acquisition and are readily convertible to a known amount of cash with insignificant risk of change in value, and bank overdrafts.

2.8. Foreign Currencies

Monetary assets and liabilities in foreign currencies are translated into sterling at the rates of exchange ruling at the balance sheet date. Transactions in foreign currencies are translated into sterling at the rate ruling on the date of the transaction. Exchange differences are taken into account in arriving at the operating profit.

London Richmond Limited
Notes to the Financial Statements (continued)
For The Year Ended 30 April 2023

2.9. Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit as reported in the statement of comprehensive income because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax is recognised on timing differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable timing differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible timing differences can be utilised. The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period. Deferred tax liabilities are presented within provisions for liabilities and deferred tax assets within debtors. The measurement of deferred tax liabilities and assets reflect 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.

Current or deferred tax for the year is recognised in profit or loss, except when they related to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax is also recognised in other comprehensive income or directly in equity respectively.

3. Average Number of Employees

Average number of employees, including directors, during the year was: 2 (2022: 2)

4. Interest Receivable and Similar Income

	2023	2022
	£	£
Dividends from shares in subsidiaries	93,060	-
	<u>93,060</u>	<u>-</u>

5. Interest Payable and Similar Charges

	2023	2022
	£	£
Other finance charges	146,263	13,088
	<u>146,263</u>	<u>13,088</u>

6. Tangible Assets

	Fixtures & Fittings
	£
Cost	
As at 1 May 2022	-
Additions	29,069
As at 30 April 2023	<u>29,069</u>

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London Richmond Limited
Notes to the Financial Statements (continued)
For The Year Ended 30 April 2023

Depreciation		
As at 1 May 2022		-
Provided during the period		7,267
As at 30 April 2023		<u>7,267</u>
Net Book Value		
As at 30 April 2023		<u>21,802</u>
As at 1 May 2022		<u>-</u>
7. Investment Property		
		2023
		£
Fair Value		
As at 1 May 2022		3,000,000
Additions		1,350,000
As at 30 April 2023		<u>4,350,000</u>
8. Investments		
		Other
		£
Cost		
As at 1 May 2022		2,250,000
Additions		1,414,371
As at 30 April 2023		<u>3,664,371</u>
Provision		
As at 1 May 2022		-
As at 30 April 2023		<u>-</u>
Net Book Value		
As at 30 April 2023		<u>3,664,371</u>
As at 1 May 2022		<u>2,250,000</u>
9. Debtors		
	2023	2022
	£	£
Due within one year		
Trade debtors	-	23,481
	<u>-</u>	<u>23,481</u>
Due after more than one year		
Deferred Costs	734,933	144,283
Amounts owed by subsidiaries	240,197	-
Amounts owed by joint-ventures	634,177	-
Amounts owed by associates	178,165	-
	<u>1,787,472</u>	<u>144,283</u>
	<u>1,787,472</u>	<u>167,764</u>

London Richmond Limited
Notes to the Financial Statements (continued)
For The Year Ended 30 April 2023

10. Creditors: Amounts Falling Due Within One Year

	2023	2022
	£	£
Trade creditors	-	1
Corporation tax	-	15,176
Other creditors	1,990	-
Accruals and deferred income	1,100	1,100
	<u>3,090</u>	<u>16,277</u>

11. Creditors: Amounts Falling Due After More Than One Year

	2023	2022
	£	£
Amounts owed to participating interests	938,474	785,000
Other creditors	4,835,509	2,758,757
	<u>5,773,983</u>	<u>3,543,757</u>

12. Deferred Taxation

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.

	2023	2022
	£	£
Other timing differences	628,001	360,248

13. Share Capital

	2023	2022
	£	£
Allotted, called up and fully paid		
99,000 Ordinary Shares of £1.000 each	99,000	1,000
Shares issued during the period:		£
98,000 Ordinary Shares of £1.000 each		98,000

14. Dividends

	2023	2022
	£	£
On equity shares:		
Interim dividend paid	-	32,500
	<u>-</u>	<u>32,500</u>

15. Reserves

The total reserves in year amounts to £3,649,393 (2022: 1,608,095). An amount of £3,789,054 (2022: 1,535,795) relating to unrealised gains arising from investment revaluations is included within the profit and loss reserve in accordance with the requirements of FRS 102. This element of the profit and loss reserve relating to the unrealised gain is not distributable. The total value of distributable reserves included within the profit and loss reserve amounted to (£1,396,661) (2022: £72,300).

London Richmond Limited
Notes to the Financial Statements (continued)
For The Year Ended 30 April 2023

16. Related Party Disclosures

The company has taken advantage of exemption, under 33.1A of the Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", not to disclose transactions with wholly owned subsidiaries within the group.