

**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2019**  
**FOR**  
**RESIDENTIAL LAND MANAGEMENT LIMITED**

**CONTENTS OF THE FINANCIAL STATEMENTS**  
**for the year ended 31 December 2019**

	<b>Page</b>
<b>Company Information</b>	<b>1</b>
<b>Abridged Statement of Financial Position</b>	<b>2</b>
<b>Notes to the Financial Statements</b>	<b>3</b>

**RESIDENTIAL LAND MANAGEMENT LIMITED**

**COMPANY INFORMATION**  
**for the year ended 31 December 2019**

**DIRECTORS:**

Mr B W Ritchie  
Mr J S D A Rust

**REGISTERED OFFICE:**

19-20 Bourne Court  
Southend Road  
Woodford Green  
Essex  
IG8 8HD

**REGISTERED NUMBER:**

06018752 (England and Wales)

**SENIOR STATUTORY AUDITOR:**

Mr Adam Howard Moody FCCA

**AUDITORS:**

Raffingers LLP, Statutory Auditor  
Chartered Certified Accountants  
19-20 Bourne Court  
Southend Road  
Woodford Green  
Essex  
IG8 8HD

**ABRIDGED STATEMENT OF FINANCIAL POSITION**

**31 December 2019**

	2019 £	2018 £
<b>CURRENT ASSETS</b>		
Debtors	12,830,489	10,032,596
Cash at bank	<u>52,312</u>	<u>491,071</u>
	12,882,801	10,523,667
<b>CREDITORS</b>		
Amounts falling due within one year	<u>2,136,430</u>	<u>2,032,609</u>
<b>NET CURRENT ASSETS</b>	<u>10,746,371</u>	<u>8,491,058</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>	<u>10,746,371</u>	<u>8,491,058</u>
<b>CAPITAL AND RESERVES</b>		
Called up share capital	1	1
Retained earnings	<u>10,746,370</u>	<u>8,491,057</u>
<b>SHAREHOLDERS' FUNDS</b>	<u>10,746,371</u>	<u>8,491,058</u>

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

All the members have consented to the preparation of an abridged Income Statement and an abridged Statement of Financial Position for the year ended 31 December 2019 in accordance with Section 444(2A) of the Companies Act 2006.

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 9 December 2021 and were signed on its behalf by:

Mr J S D A Rust - Director

**NOTES TO THE FINANCIAL STATEMENTS**  
**for the year ended 31 December 2019**

**1. STATUTORY INFORMATION**

Residential Land Management 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.

The presentation currency of the financial statements is the Pound Sterling (£).

**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.

**Turnover**

Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

**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 statement of financial position date.

**Deferred tax**

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the statement of financial position 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.

**Short term debtors and creditors**

Short term debtors and creditors with no stated interest rate are recorded at transaction price. Any losses arising from impairment are recognised in the profit and loss account.

**3. EMPLOYEES AND DIRECTORS**

The average number of employees during the year was NIL (2018 - NIL).

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

The Report of the Auditors was unqualified.

Mr Adam Howard Moody FCCA (Senior Statutory Auditor)  
for and on behalf of Raffingers LLP, Statutory Auditor

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**for the year ended 31 December 2019**

**5. RELATED PARTY DISCLOSURES**

The company has taken advantage of exemption, under the terms of Financial Reporting Standard 1A '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.

During the year, rent and services of £638,618 (2018 - £766,342) were paid to Saxonchart Limited, a company in which Residential Land Holdings Limited owns 50% of the issued share capital. Additionally, fees and costs of £88,621 (2018 - £83,117) were charged to Saxonchart Limited. At the balance sheet date, the company owed £39,313 to Saxonchart Limited (2018 - £204,005).

During the year, fees totalling £7,084 (2018 - £13,219) were charged to Prime London Residential Limited, a company in which Residential Land Holdings Limited is a shareholder.

**6. 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.

**7. ULTIMATE CONTROLLING PARTY**

The company was controlled throughout the current and previous years by Mr B W Ritchie, a director, by virtue of his ownership of the entire issued share capital of the parent company, Residential Land Holdings Limited.

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.