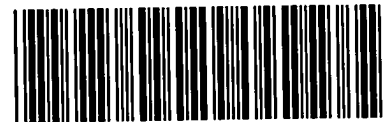


REGISTERED NUMBER: 00559645 (England and Wales)

**AUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MAY 2022
FOR
JOANNA HOUSE (HOLDINGS) LIMITED**

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JOANNA HOUSE (HOLDINGS) LIMITED (REGISTERED NUMBER: 00559645)

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FOR THE YEAR ENDED 31 MAY 2022**

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JOANNA HOUSE (HOLDINGS) LIMITED

**COMPANY INFORMATION
FOR THE YEAR ENDED 31 MAY 2022**

DIRECTORS:

P J French
A M Munday
R H McCullough

SECRETARY:

A M Munday

REGISTERED OFFICE:

Suite 2
West Hill House
West Hill
Epsom
Surrey
KT19 8JD

REGISTERED NUMBER:

00559645 (England and Wales)

AUDITORS:

Hartley Fowler LLP
Statutory Auditors
Chartered Accountants
4th Floor Tuition House
27-37 St George's Road
Wimbledon
London
SW19 4EU

JOANNA HOUSE (HOLDINGS) LIMITED (REGISTERED NUMBER: 00559645)**BALANCE SHEET
31 MAY 2022**

		2022	2021
	Notes	£	£
FIXED ASSETS			
Tangible assets	5	-	-
Investment property	6	-	646,200
		<u>-</u>	<u>646,200</u>
CURRENT ASSETS			
Debtors	7	1,264,655	630,206
CREDITORS			
Amounts falling due within one year	8	<u>720</u>	<u>11,751</u>
NET CURRENT ASSETS		<u>1,263,935</u>	<u>618,455</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>1,263,935</u>	<u>1,264,655</u>
PROVISIONS FOR LIABILITIES	9	<u>-</u>	<u>92,629</u>
NET ASSETS		<u><u>1,263,935</u></u>	<u><u>1,172,026</u></u>
CAPITAL AND RESERVES			
Called up share capital	10	200	200
Fair value reserve	11	-	474,828
Retained earnings	11	<u>1,263,735</u>	<u>696,998</u>
SHAREHOLDERS' FUNDS		<u><u>1,263,935</u></u>	<u><u>1,172,026</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 Statement of Comprehensive Income has not been delivered.

The financial statements were approved by the Board of Directors and authorised for issue on 18 May 2023 and were signed on its behalf by:


A M Munday - Director

The notes form part of these financial statements

JOANNA HOUSE (HOLDINGS) LIMITED (REGISTERED NUMBER: 00559645)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MAY 2022**

1. STATUTORY INFORMATION

Joanna House (Holdings) 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. STATEMENT OF COMPLIANCE

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.

3. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements have been prepared under the historical cost convention.

The financial statements are prepared in accordance with applicable United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), which have been applied consistently.

Significant judgements and estimates

Accounting policies which have a significant bearing on the reported financial position and results of the company may require subjective or complex judgements.

The principal on-going area of judgement is the investment property valuation where the director's opinion of fair value based on experience, yield analysis and comparison with similar properties has been obtained at each reporting date.

Deferred tax is directly and indirectly impacted by the estimation uncertainty arising within the investment property valuation through the timing difference that exists between the valuation and the tax base cost of the properties and if relevant, the March 1982 property valuation is also utilised in arriving at the tax base cost for certain of the investment properties.

Turnover

Turnover represents rents receivable and other income net of VAT.

Revenue is recognised with reference to time as the period of rental progresses so that the amount of revenue reflects the actual right to consideration by reference to the period of rental covered. Rent not billed is included in debtors and payments on account, rent received in excess of the relevant amount of revenue is deferred to future periods to which it relates and included in deferred income within creditors.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Plant and machinery - 25% on cost

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 gain or loss arising on the disposal of investment properties is determined as the difference between the net sales proceeds and the carrying value of the asset at the beginning of the period and is recognised in the Statement of comprehensive income.

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MAY 2022**

3. ACCOUNTING POLICIES - continued

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.

Financial instruments

Debtors and creditors with no stated interest rate and receivables or payables within one year are recorded at transaction price. Any losses arising from impairment are recognised in the profit and loss account in other administrative expenses.

Share capital

Ordinary shares are classified as equity.

Impairment

Assets not measured at fair value are reviewed for any indication that the asset may be impaired at each balance sheet date. If such indication exists, the recoverable amount of the asset, or the asset's cash generating unit, is estimated and compared to the carrying amount. Where the carrying amount exceeds its recoverable amount, an impairment loss is recognised in profit or loss unless the asset is carried at a revalued amount where the impairment loss is a revaluation decrease.

4. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 3 (2021 - 3).

JOANNA HOUSE (HOLDINGS) LIMITED (REGISTERED NUMBER: 00559645)**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MAY 2022****5. TANGIBLE FIXED ASSETS**

	Plant and machinery £
COST	
At 1 June 2021	3,300
Disposals	(3,300)
At 31 May 2022	-
DEPRECIATION	
At 1 June 2021	3,300
Eliminated on disposal	(3,300)
At 31 May 2022	-
NET BOOK VALUE	
At 31 May 2022	-
At 31 May 2021	-

6. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 June 2021	646,200
Disposals	(646,200)
At 31 May 2022	-
NET BOOK VALUE	
At 31 May 2022	-
At 31 May 2021	646,200

On 1 June 2021 the company disposed of all the investment properties for £646,200 to another company under common control.

The historic cost of the investment properties disposed of was £78,743

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022 £	2021 £
Amounts owed by group undertakings	1,264,655	630,168
Other debtors	-	38
	<u>1,264,655</u>	<u>630,206</u>

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022 £	2021 £
Taxation and social security	-	1,399
Other creditors	720	10,352
	<u>720</u>	<u>11,751</u>

JOANNA HOUSE (HOLDINGS) LIMITED (REGISTERED NUMBER: 00559645)**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MAY 2022****9. PROVISIONS FOR LIABILITIES**

	2022 £	2021 £
Deferred tax	-	92,629
		Deferred tax £
Balance at 1 June 2021		92,629
Credit to Income Statement during year		(92,629)
Balance at 31 May 2022		-

10. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:			2022 £	2021 £
Number:	Class:	Nominal value:		
100	Ordinary	£1	100	100
100	Deferred	£1	100	100
			200	200

11. RESERVES

	Retained earnings £	Fair value reserve £	Totals £
At 1 June 2021	696,998	474,828	1,171,826
Profit for the year	91,909	-	91,909
Fair value adjustment	474,828	(474,828)	-
At 31 May 2022	1,263,735	-	1,263,735

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

The Report of the Auditors was unqualified.

Jonathan Askew (Senior Statutory Auditor)
for and on behalf of Hartley Fowler LLP

JOANNA HOUSE (HOLDINGS) LIMITED (REGISTERED NUMBER: 00559645)

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MAY 2022**

13. RELATED PARTY DISCLOSURES

On 1 June 2021 the company disposed of all the investment properties for £646,200 to another company under common control.

During the year the company paid management charges of £nil (2021 - £7,305) Phoenix Treasury Management Limited, a company under common control, for services rendered.

Included in debtors due in less than one year is an amount of £974,655 (2021 - £340,168) due from Phoenix Treasury Management Limited. No interest is receivable on the balance.

Included in debtors due in less than one year is an amount of £30,000 (2021 - £30,000) due from Tinsel Strip (Overseas) Limited. No interest is receivable on the balance.

Included in debtors due in less than one year is an amount of £115,000 (2021 - £115,000) due from Willowgate Investment Co. Limited. No interest is receivable on the balance.

Included in debtors due in less than one year is an amount of £145,000 (2021 - £145,000) due from Davies General Builders (Estates) Limited. No interest is receivable on the balance.

14. ULTIMATE CONTROLLING PARTY

At the balance sheet date, the company was a 99% controlled subsidiary of The Street Family Group of Companies (Holdings) Limited, a company registered in England and Wales. This has not changed from the previous year. The ultimate parent company remains The Street Family Group of Companies Limited.