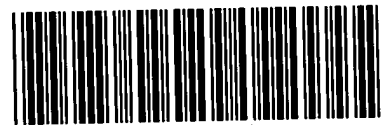


REGISTERED NUMBER: 00729995 (England and Wales)

**AUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MAY 2022
FOR
INNER TOWN HOMES LIMITED**

TUESDAY



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INNER TOWN HOMES LIMITED (REGISTERED NUMBER: 00729995)

**CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MAY 2022**

	Page
Company Information	1
Balance Sheet	2
Notes to the Financial Statements	3

INNER TOWN HOMES 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:

00729995 (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


INNER TOWN HOMES LIMITED (REGISTERED NUMBER: 00729995)**BALANCE SHEET
31 MAY 2022**

	Notes	2022 £	2021 £
FIXED ASSETS			
Tangible assets	5	860	-
Investment property	6	11,383,800	6,663,000
		<u>11,384,660</u>	<u>6,663,000</u>
CURRENT ASSETS			
Debtors	7	52	1,209,212
CREDITORS			
Amounts falling due within one year	8	3,807,736	39,788
NET CURRENT (LIABILITIES)/ASSETS		<u>(3,807,684)</u>	<u>1,169,424</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		7,576,976	7,832,424
PROVISIONS FOR LIABILITIES	9	877,732	534,026
NET ASSETS		<u>6,699,244</u>	<u>7,298,398</u>
CAPITAL AND RESERVES			
Called up share capital	10	200	200
Fair value reserve	11	4,045,639	4,834,345
Retained earnings	11	2,653,405	2,463,853
SHAREHOLDERS' FUNDS		<u>6,699,244</u>	<u>7,298,398</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

INNER TOWN HOMES LIMITED (REGISTERED NUMBER: 00729995)

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

1. STATUTORY INFORMATION

Inner Town Homes 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 as modified by the revaluation of certain assets.

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 etc - 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.

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.

INNER TOWN HOMES LIMITED (REGISTERED NUMBER: 00729995)

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

3. ACCOUNTING POLICIES - continued

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).

5. TANGIBLE FIXED ASSETS

	Plant and machinery etc £
COST	
At 1 June 2021	21,891
Additions	860
	<hr/>
At 31 May 2022	22,751
	<hr/>
DEPRECIATION	
At 1 June 2021 and 31 May 2022	21,891
	<hr/>
NET BOOK VALUE	
At 31 May 2022	860
	<hr/> <hr/>

INNER TOWN HOMES LIMITED (REGISTERED NUMBER: 00729995)**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MAY 2022****6. INVESTMENT PROPERTY**

	Total £
FAIR VALUE	
At 1 June 2021	6,663,000
Additions	5,165,800
Revaluations	(445,000)
	<u>11,383,800</u>
At 31 May 2022	<u>11,383,800</u>
NET BOOK VALUE	
At 31 May 2022	<u>11,383,800</u>
At 31 May 2021	<u>6,663,000</u>
Fair value at 31 May 2022 is represented by:	
	£
Valuation in 2011	3,847,500
Valuation in 2012	271,600
Valuation in 2013	460,000
Valuation in 2014	930,000
Valuation in 2015	951,300
Valuation in 2017	363,194
Valuation in 2018	36,006
Valuation in 2021	(196,600)
Valuation in 2022	4,720,800
	<u>11,383,800</u>

If investment properties had not been revalued they would have been included at the following historical cost:

	2022 £	2021 £
Cost	<u>6,460,429</u>	<u>1,294,629</u>

Investment properties were valued to fair value on 31 May 2022 by the directors.

On 1 June 2021 the company acquired investment properties for £5,165,800 from another company under common control.

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022 £	2021 £
Amounts owed by group undertakings	-	1,209,212
Other debtors	52	-
	<u>52</u>	<u>1,209,212</u>

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022 £	2021 £
Amounts owed to group undertakings	3,734,427	-
Taxation and social security	44,386	30,048
Other creditors	28,923	9,740
	<u>3,807,736</u>	<u>39,788</u>

INNER TOWN HOMES LIMITED (REGISTERED NUMBER: 00729995)**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MAY 2022****9. PROVISIONS FOR LIABILITIES**

	2022 £	2021 £
Deferred tax	<u>877,732</u>	<u>534,026</u>
		Deferred tax £
Balance at 1 June 2021		534,026
Provided during year		<u>343,706</u>
Balance at 31 May 2022		<u>877,732</u>

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
			<u>200</u>	<u>200</u>

11. RESERVES

	Retained earnings £	Fair value reserve £	Totals £
At 1 June 2021	2,463,853	4,834,345	7,298,198
Deficit for the year	(599,154)	-	(599,154)
Fair value adjustment	788,706	(788,706)	-
At 31 May 2022	<u>2,653,405</u>	<u>4,045,639</u>	<u>6,699,044</u>

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

13. RELATED PARTY DISCLOSURES

On 1 June 2021 the company acquired investment properties for £5,165,800 from another company under common control.

During the year the company paid management charges of £59,106 (2021: £35,710) to Renatus Property Management.

Included in creditors due within one year is an amount of £3,734,427 (2021 debtor : £1,209,212) due to Renatus Property Management Limited, a company under common control. No interest is payable on the balance.

INNER TOWN HOMES LIMITED (REGISTERED NUMBER: 00729995)

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

14. ULTIMATE CONTROLLING PARTY

At the balance sheet date, the company was a wholly controlled subsidiary of The Street Family Group of Companies (Holdings) Limited, a company registered in England and Wales. The ultimate parent company is The Street Family Group of Companies Limited, a company incorporated in Jersey which is controlled by a discretionary trust.