

REGISTERED NUMBER: 08255687 (England and Wales)

ABBREVIATED AUDITED ACCOUNTS
FOR THE YEAR ENDED 31 MAY 2015
FOR
STREET FAMILY GROUP OF COMPANIES
(HOLDINGS) LIMITED

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**STREET FAMILY GROUP OF COMPANIES
(HOLDINGS) LIMITED (REGISTERED NUMBER: 08255687)**

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FOR THE YEAR ENDED 31 MAY 2015**

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**STREET FAMILY GROUP OF COMPANIES
(HOLDINGS) LIMITED**

**COMPANY INFORMATION
FOR THE YEAR ENDED 31 MAY 2015**

DIRECTORS:

P J French
A M Munday
J T Hudaly

SECRETARY:

P J French

REGISTERED OFFICE:

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

REGISTERED NUMBER:

08255687 (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

**REPORT OF THE INDEPENDENT AUDITORS TO
STREET FAMILY GROUP OF COMPANIES
(HOLDINGS) LIMITED
UNDER SECTION 449 OF THE COMPANIES ACT 2006**

We have examined the abbreviated accounts set out on pages three to six, together with the full financial statements of Street Family Group Of Companies (Holdings) Limited for the year ended 31 May 2015 prepared under Section 396 of the Companies Act 2006.

This report is made solely to the company, in accordance with Section 449 of the Companies Act 2006. Our work has been undertaken so that we might state to the company those matters we are required to state to it in a special auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company, for our work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditors


The directors are responsible for preparing the abbreviated accounts in accordance with Section 444 of the Companies Act 2006. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts to the Registrar of Companies and whether the abbreviated accounts have been properly prepared in accordance with the Regulations made under that Section and to report our opinion to you.

Basis of opinion

We conducted our work in accordance with Bulletin 2008/4 issued by the Auditing Practices Board. In accordance with that Bulletin we have carried out the procedures we consider necessary to confirm, by reference to the financial statements, that the company is entitled to deliver abbreviated accounts and that the abbreviated accounts to be delivered are properly prepared.

Opinion

In our opinion the company is entitled to deliver abbreviated accounts prepared in accordance with Section 444(3) of the Companies Act 2006, and the abbreviated accounts have been properly prepared in accordance with the Regulations made under that Section.



Jonathan Askew (Senior Statutory Auditor)
for and on behalf of Hartley Fowler LLP
Statutory Auditors
Chartered Accountants
4th Floor Tuition House
27/37 St George's Road
Wimbledon
London
SW19 4EU

24 February 2016

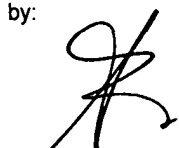
**STREET FAMILY GROUP OF COMPANIES
(HOLDINGS) LIMITED (REGISTERED NUMBER: 08255687)**

**ABBREVIATED BALANCE SHEET
31 MAY 2015**

| | Notes | 2015 £ | 2014 £ |
|--|-------|------------|------------|
| FIXED ASSETS | | | |
| Investments | 2 | 47,513,003 | 47,513,003 |
| CURRENT ASSETS | | | |
| Debtors | 3 | 17,831,226 | 17,501,243 |
| CREDITORS | | | |
| Amounts falling due within one year | | 334,783 | 2,400 |
| NET CURRENT ASSETS | | 17,496,443 | 17,498,843 |
| TOTAL ASSETS LESS CURRENT LIABILITIES | | 65,009,446 | 65,011,846 |
| CAPITAL AND RESERVES | | | |
| Called up share capital | 4 | 47,500,002 | 47,500,002 |
| Profit and loss account | | 17,509,444 | 17,511,844 |
| SHAREHOLDERS' FUNDS | | 65,009,446 | 65,011,846 |

The abbreviated accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

The financial statements were approved by the Board of Directors on 24 February 2016 and were signed on its behalf by:



A M Munday - Director

The notes form part of these abbreviated accounts

**STREET FAMILY GROUP OF COMPANIES
(HOLDINGS) LIMITED (REGISTERED NUMBER: 08255687)**

**NOTES TO THE ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 31 MAY 2015**

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

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

Accounting convention

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

Preparation of consolidated financial statements

The financial statements contain information about Street Family Group Of Companies (Holdings) Limited as an individual company and do not contain consolidated financial information as the parent of a group. The company has taken the option under Section 398 of the Companies Act 2006 not to prepare consolidated financial statements.

Deferred tax

Deferred tax is provided in full in respect of taxation deferred by timing differences between the treatment of certain items for taxation and accounting purposes. The deferred tax balance has not been discounted.

Deferred tax is not provided on timing differences arising from the revaluation of fixed assets in the financial statements.

Other income

Dividends are recognised as income when the company's right to receive payments has been established.

Investments

Investments in group undertakings are shown at cost less any provision for permanent diminution in value.

2. FIXED ASSET INVESTMENTS

| | Investments other than loans £ |
|-----------------------------------|--|
| COST | |
| At 1 June 2014 and 31 May 2015 | 47,513,003 |
| NET BOOK VALUE | |
| At 31 May 2015 | 47,513,003 |
| At 31 May 2014 | 47,513,003 |

**STREET FAMILY GROUP OF COMPANIES
(HOLDINGS) LIMITED (REGISTERED NUMBER: 08255687)**

**NOTES TO THE ABBREVIATED ACCOUNTS - continued
FOR THE YEAR ENDED 31 MAY 2015**

2. FIXED ASSET INVESTMENTS - continued

The company's investments at the balance sheet date in the share capital of companies include the following:

For all of the companies listed below the country of incorporation is the United Kingdom and the nature of their business is investment in freehold property. The share capital held comprises Ordinary ("Ord") and Deferred ("Def") shares, their aggregate capital and reserves ("Capital") and profit for the year ("Profit") is shown below.

| | Ord % | Def % | 2015 | | 2014 | |
|--------------------------------------|----------|----------|--------------|-------------|--------------|-------------|
| | held | held | £ Capital | £ Profit | £ Capital | £ Profit |
| Angeleon (Holdings) Ltd | 100 | 100 | (490,841) | - | (490,841) | (60,534) |
| Carshalton (Properties) Ltd | 99.9 | 99.9 | 21,302 | - | 21,302 | 2,073 |
| Davies General Builders Ltd | 100 | 100 | 2,340,091 | 53,277 | 2,190,908 | 53,635 |
| Dringeen (Holdings) Ltd | 99 | 99 | 156,915 | 6,122 | 115,593 | 6,235 |
| Erskine (Properties) Ltd | 99 | 99 | 2,662 | - | 2,662 | - |
| Established Estates (Sevenoaks) Ltd | 51 | 51 | 222,661 | 4,926 | 215,335 | 1,449 |
| Established Estates (Twickenham) Ltd | 90 | - | 11,637 | - | 11,637 | 6,500 |
| Inner Town Homes Ltd | 100 | 100 | 6,940,544 | 114,249 | 5,889,395 | 84,152 |
| Joanna House (Holdings) Ltd | 99 | 99 | 1,115,349 | (11,808) | 916,157 | 641 |
| John Street & Company(Surrey) Ltd | 99.9 | 99.9 | 1,200,573 | 8,977 | 1,191,596 | 12,370 |
| Lewisham Model Market Ltd | 99.9 | 99.9 | 622,090 | 6,937 | 525,153 | 415,525 |
| Old Lodge (Holdings) Ltd | 50 | - | 395,397 | 4,970 | 380,327 | 5,347 |
| Phoenix Treasury Management Ltd | 100 | - | (4,680) | 1,218 | (5,898) | (5,998) |
| Renatus Property Management Ltd | 100 | - | (10,646) | (433) | (10,213) | (10,313) |
| Shore Street (Investments) Ltd | 99 | 99 | 1,078,200 | (63,550) | 1,103,161 | 258,497 |
| St. Phillips Garden Properties Ltd | 99 | 99 | 7,212,521 | - | 7,212,521 | 942,600 |
| Stile Hall Properties Ltd | 99 | 99 | 12,121,471 | - | 12,121,471 | 1,961,100 |
| Stokebridge Ltd | 100 | 100 | (53,095) | 28,937 | (32,032) | (3,806) |
| Street County (Agencies) Ltd | 50 | 50 | 73,499 | - | 73,499 | - |
| Street County (Investments) Ltd | 50 | 50 | 371,467 | (2,924) | 354,451 | (1,406) |
| Street County (Securities) Ltd | 100 | 100 | (6,805) | 97 | (9,402) | (8,635) |
| Street County (Stockholders) Ltd | 100 | 100 | 393,359 | 53,017 | 325,542 | 55,043 |
| Street County (Estates) Ltd | 99 | 99 | 155,615 | (1,995) | 157,410 | 242,153 |
| Street Property (Holdings) Ltd | 100 | 100 | 8,079,260 | 494,465 | 797,537 | 566,412 |
| Strathurst Ltd | 99 | 99 | 2,422,006 | - | 2,422,006 | 199,600 |
| Tinsel Strip Ltd | 100 | 100 | 306,438 | 1,714 | 254,724 | (2,647) |
| Welcome to England Ltd | 100 | 100 | 4,796,389 | 121,516 | 4,244,773 | 101,149 |
| Willowgate Investment Co.Ltd | 100 | 100 | 797,098 | 11,586 | 769,512 | 524,200 |

3. DEBTORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

The aggregate total of debtors falling due after more than one year is £0 (2014 - £17,501,243).

4. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

| Number: | Class: | Nominal value: | 2015 £ | 2014 £ |
|------------|----------|-------------------|------------|------------|
| 47,500,002 | Ordinary | £1 | 47,500,002 | 47,500,002 |

47,500,000 Ordinary shares of £1 each were allotted and fully paid at par during the previous year.

5. DIRECTORS' ADVANCES, CREDITS AND GUARANTEES

Acquisitions of the minority interests in the company's subsidiary companies from J Hudaly, a director, £nil (2014 £13,001).

**STREET FAMILY GROUP OF COMPANIES
(HOLDINGS) LIMITED (REGISTERED NUMBER: 08255687)**

**NOTES TO THE ABBREVIATED ACCOUNTS - continued
FOR THE YEAR ENDED 31 MAY 2015**

6. ULTIMATE CONTROLLING PARTY

The immediate and ultimate parent company is The Street Family Group of Companies Limited, a company incorporated in Jersey controlled by a discretionary trust.