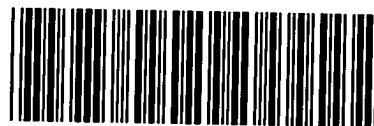


**REGISTERED NUMBER: 00359129 (England and Wales)**

**AUDITED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MAY 2022  
FOR  
LEWISHAM MODEL MARKET LIMITED**

TUESDAY



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COMPANIES HOUSE

**LEWISHAM MODEL MARKET LIMITED (REGISTERED NUMBER: 00359129)**

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

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**LEWISHAM MODEL MARKET LIMITED**

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

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**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:**

00359129 (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

**LEWISHAM MODEL MARKET LIMITED (REGISTERED NUMBER: 00359129)****BALANCE SHEET  
31 MAY 2022**

|  |       | 2022    | 2021     |
|--|-------|---------|----------|
|  | Notes | £       | £        |
| <b>FIXED ASSETS</b>                          |       |         |          |
| Investment property                          | 5     | -       | 850,000  |
| <b>CURRENT ASSETS</b>                        |       |         |          |
| Debtors                                      | 6     | 955,536 | 110,268  |
| <b>CREDITORS</b>                             |       |         |          |
| Amounts falling due within one year          | 7     | 123,346 | 127,358  |
| <b>NET CURRENT ASSETS/(LIABILITIES)</b>      |       | 832,190 | (17,090) |
| <b>TOTAL ASSETS LESS CURRENT LIABILITIES</b> |       | 832,190 | 832,910  |
| <b>PROVISIONS FOR LIABILITIES</b>            | 8     | -       | 150,900  |
| <b>NET ASSETS</b>                            |       | 832,190 | 682,010  |
| <b>CAPITAL AND RESERVES</b>                  |       |         |          |
| Called up share capital                      | 9     | 2,000   | 2,000    |
| Fair value reserve                           | 10    | -       | 624,483  |
| Retained earnings                            | 10    | 830,190 | 55,527   |
| <b>SHAREHOLDERS' FUNDS</b>                   |       | 832,190 | 682,010  |

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

**LEWISHAM MODEL MARKET LIMITED (REGISTERED NUMBER: 00359129)**

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

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**1. STATUTORY INFORMATION**

Lewisham Model Market 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 principle 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.

**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.

**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.

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

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**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. INVESTMENT PROPERTY**

|                       | Total<br>£ |
|-----------------------|------------|
| <b>FAIR VALUE</b>     |            |
| At 1 June 2021        | 850,000    |
| Disposals             | (850,000)  |
|                       | <hr/>      |
| At 31 May 2022        | -          |
|                       | <hr/>      |
| <b>NET BOOK VALUE</b> |            |
| At 31 May 2022        | -          |
|                       | <hr/>      |
| At 31 May 2021        | 850,000    |
|                       | <hr/>      |

On 1 June 2021 the company disposed of all the investment properties for £850,000 to another company under common control.

The historic cost of the investment properties disposed of was £70,381.

**6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

|                                    | 2022<br>£ | 2021<br>£ |
|------------------------------------|-----------|-----------|
| Amounts owed by group undertakings | 955,536   | 110,268   |
|                                    | <hr/>     | <hr/>     |

**LEWISHAM MODEL MARKET LIMITED (REGISTERED NUMBER: 00359129)****NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MAY 2022****7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

|                                    | 2022<br>£      | 2021<br>£      |
|------------------------------------|----------------|----------------|
| Amounts owed to group undertakings | 122,626        | 122,626        |
| Taxation and social security       | -              | 2,412          |
| Other creditors                    | 720            | 2,320          |
|                                    | <u>123,346</u> | <u>127,358</u> |

**8. PROVISIONS FOR LIABILITIES**

|  | 2022<br>£ | 2021<br>£         |
|--|-----------|-------------------|
| Deferred tax                           | -         | 150,900           |
|  |           | Deferred tax<br>£ |
| Balance at 1 June 2021                 |           | 150,900           |
| Credit to Income Statement during year |           | (150,900)         |
| Balance at 31 May 2022                 |           | -                 |

**9. CALLED UP SHARE CAPITAL**

| Allotted, issued and fully paid: |          |                | 2022<br>£    | 2021<br>£    |
|----------------------------------|----------|----------------|--------------|--------------|
| Number:                          | Class:   | Nominal value: |              |              |
| 1,000                            | Ordinary | £1             | 1,000        | 1,000        |
| 1,000                            | Deferred | £1             | 1,000        | 1,000        |
|                                  |          |                | <u>2,000</u> | <u>2,000</u> |

**10. RESERVES**

|                       | Retained earnings<br>£ | Fair value reserve<br>£ | Totals<br>£    |
|-----------------------|------------------------|-------------------------|----------------|
| At 1 June 2021        | 55,527                 | 624,483                 | 680,010        |
| Profit for the year   | 150,180                | -                       | 150,180        |
| Fair value adjustment | 624,483                | (624,483)               | -              |
| At 31 May 2022        | <u>830,190</u>         | <u>-</u>                | <u>830,190</u> |

**11. 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

**LEWISHAM MODEL MARKET LIMITED (REGISTERED NUMBER: 00359129)**

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

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**12. RELATED PARTY DISCLOSURES**

On 1 June 2021 the company disposed of all the investment properties for £850,000 to another company under common control.

During the year the company paid management charges of £nil to Phoenix Treasury Management Limited (2021 - £4,348) a company under common control, for services rendered.

Included in debtors is an amount of £895,536 (2021 - £50,268) 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 £60,000 (2021 - £60,000) from Davies General Builders (Estates) Limited. No interest is receivable on the balance.

Included in other creditors is an amount of £122,626 (2021 - £122,626) due to The Symons Family Group of Companies Limited. No interest is payable on the balance.

**13. ULTIMATE CONTROLLING PARTY**

At the balance sheet date, the company was a 99.90% 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.