

Registration number: 05656171

Howden Joinery Properties Limited

Annual Report and Financial Statements

for the Period from 25 December 2022 to 30 December 2023

Howden Joinery Properties Limited

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Howden Joinery Properties Limited

Strategic Report for the Period from 25 December 2022 to 30 December 2023

The directors present their strategic report for the period from 25 December 2022 to 30 December 2023.

The Company's principal activity is described in the Directors' Report, which is located immediately below this Strategic Report. The Company's financial Key Performance Indicators are as shown in the Profit and Loss Account and Balance Sheet. We do not consider there to be any non-financial Key Performance Indicators relevant to the Company, other than those listed in the Group annual report, as detailed in the paragraph immediately below.

The Group manages its operations on a Group basis and therefore prepares a consolidated group annual report and accounts, including a consolidated strategic report. Pursuant to Section 414(A) (4) of the Companies Act 2006 (Strategic Report and Directors' Report) Regulations 2013, which provides that a group strategic report may give greater emphasis to the matters that are significant to the undertakings included in the consolidation when taken as a whole, the following information in relation to the Company can be found in the Group annual report on the pages listed:

- Fair review of the business (pgs 2 - 35)
- Description of the principal risks and uncertainties facing the Group and its subsidiary undertakings (pgs 36 - 41)
- Financial and non-financial KPIs (pgs 28 - 29)
- Future developments (pgs 18, 24, 33)
- Information about environmental matters, social, community and human rights issues (pgs 42-68)
- Description of culture, purpose, market, business model and strategy (pgs 8-15)
- Information in relation to Group employees, including gender statistics, employee involvement and Group policy on the employment of disabled persons (pgs 98 - 107, 145)

This report is available as part of the Group's Annual Report which is available at <http://www.howdenjoinerygroupplc.com/> and which does not form part of this report.

Howden Joinery Properties Limited

Strategic Report for the Period from 25 December 2022 to 30 December 2023

Section 172 statement

Section 172 of the Companies Act 2006 requires a director of a company to act in the way he or she considers, in good faith, would most likely promote the success of the company for the benefit of its members as a whole. In doing this section 172 requires a director to have regard, amongst other matters, to the:

- likely consequences of any decisions in the long-term;
- interests of the company's employees;
- need to foster the company's business relationships with suppliers, customers and others;
- impact of the company's operations on the community and environment;
- desirability of the company maintaining a reputation for high standards of business conduct, and
- need to act fairly as between members of the company.

In discharging their section 172 duties the directors of the Company have regard to the factors set out above. They also have regard to other factors which they consider relevant to the decision being made. The directors acknowledge that every decision they make will not necessarily result in a positive outcome for all of the Company's stakeholders. By considering the Company's purpose, vision and values together with its strategic priorities and having a process in place for decision-making, the directors do, however, aim to make sure that their decisions are consistent and predictable.

As is normal for large companies, the directors delegate authority for day-to-day management of the Company to executives engaged in setting, approving and overseeing execution of the business strategy and related policies of the Group. How the Group's key stakeholders have been identified and interests taken into consideration, in accordance with the directors' section 172 duties of the Companies Act 2006 and the 2018 UK Corporate Governance Code, is noted in detail in Howden Joinery Group Plc's Annual Report and Accounts for the year ended 30 December 2023

(www.howdenjoinerygroupplc.com/investors/financial-reports/annual-reports). As the Company forms part of the Group, the framework adopted by the ultimate parent has been disseminated and applied by the subsidiary Company.

Approved by the board on 29 April 2024 and signed on its behalf by:



Forbes McNaughton
Company secretary

Howden Joinery Properties Limited

Directors' Report for the Period from 25 December 2022 to 30 December 2023

The directors present their annual report and the audited financial statements for the period from 25 December 2022 to 30 December 2023.

Principal activity and employee information

The principal activity of the company is to manage properties occupied by other Group companies.

The Company had no employees and no staff costs during the current or prior period.

Directors' of the Company

The directors, who held office during the period, were as follows:

Andrew Witts (ceased 31 October 2023)

James McManus (ceased 29 September 2023)

Paul Hayes

Theresa Keating

Stuart Livingstone (appointed 1 September 2023)

Going concern

After making enquiries and taking into consideration the profitability and financial position of the Company, the directors have formed a judgement, at the time of approving the financial statements, that there is a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future.

This judgement is based on a written commitment of financial support from its ultimate parent company, Howden Joinery Group Plc. In assessing the quality of the commitment of support from its ultimate parent company, the directors noted the parent company's assessment of the Howden Joinery Group's going concern in its 2023 Annual Report and Accounts, dated 28 February 2024, which includes a description of how the parent company has concluded that it was appropriate for the consolidated Group results to be prepared on a going concern basis.

The directors continue to adopt the going concern basis in preparing the financial statements.

Disclosure of information to the auditor

Each Director has taken steps that they ought to have taken as a Director in order to make themselves aware of any relevant audit information and to establish that the Company's auditor is aware of that information. The Directors confirm that there is no relevant information that they know of and of which they know the auditor is unaware.

Engagement with suppliers, customers and other relationships

The Company has limited direct dealings with external business partners as these activities are undertaken at Group level. Details of the Howden Joinery Group's business relationships at Group level are set out in the Annual Report and Accounts for Howden Joinery Group Plc for the year ended 30 December 2023 (www.howdenjoinerygroupplc.com/investors/financial-reports/annual-reports).

Approved by the Board on 29 April 2024 and signed on its behalf by:



Forbes McNaughton
Company secretary

Howden Joinery Properties Limited

Statement of Directors' Responsibilities

The directors are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law), including FRS 101 'Reduced Disclosure Framework'. Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and apply them consistently;
 - make judgements and accounting estimates that are reasonable and prudent;
 - state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
 - assess the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and
- use the going concern basis of accounting unless they either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error, and have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the Company and to prevent and detect fraud and other irregularities.

Howden Joinery Properties Limited

Independent Auditor's Report to the Members of Howden Joinery Properties Limited

Opinion

We have audited the financial statements of Howden Joinery Properties Limited (the 'Company') for the period from 25 December 2022 to 30 December 2023, which comprise the Profit and Loss Account, Statement of Comprehensive Income, Balance Sheet, Statement of Changes in Equity, and related notes, including the accounting policies in note 2.

In our opinion the financial statements:

- give a true and fair view of the state of the Company's affairs as at 30 December 2023 and of its profit for the period then ended;
- have been properly prepared in accordance with UK Accounting Standards, including Financial Reporting Standard 101 "Reduced Disclosure Framework"; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities are described below. We have fulfilled our ethical responsibilities under, and are independent of the Company in accordance with UK ethical requirements including the FRC Ethical Standard. We believe that the audit evidence we have obtained is a sufficient and appropriate basis for our opinion.

Going concern

The directors have prepared the financial statements on the going concern basis as they do not intend to liquidate the Company or to cease its operations, and as they have concluded that the Company's financial position means that this is realistic. They have also concluded that there are no material uncertainties that could have cast significant doubt over its ability to continue as a going concern for at least a year from the date of approval of the financial statements ("the going concern period").

In our evaluation of the directors' conclusions, we considered the inherent risks to the Company's business model and analysed how those risks might affect the Company's financial resources or ability to continue operations over the going concern period.

Our conclusions based on this work:

- we consider that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate;
- we have not identified, and concur with the directors' assessment that there is not, a material uncertainty related to events or conditions that, individually or collectively, may cast significant doubt on the Company's ability to continue as a going concern for the going concern period.

However, as we cannot predict all future events or conditions and as subsequent events may result in outcomes that are inconsistent with judgements that were reasonable at the time they were made, the above conclusions are not a guarantee that the Company will continue in operation.

Howden Joinery Properties Limited

Independent Auditor's Report to the Members of Howden Joinery Properties Limited

Fraud and breaches of laws and regulations – ability to detect

Identifying and responding to risks of material misstatement due to fraud

To identify risks of material misstatement due to fraud (“fraud risks”) we assessed events or conditions that could indicate an incentive or pressure to commit fraud or provide an opportunity to commit fraud. Our risk assessment procedures included:

- Enquiring of directors, the audit committee, internal audit and inspection of policy documentation as to the Company’s high-level policies and procedures to prevent and detect fraud, including the internal audit function, and the Company’s channel for “whistleblowing”, as well as whether they have knowledge of any actual, suspected or alleged fraud.
- Reading Board, audit committee and remuneration committee minutes.
- Using analytical procedures to identify any unusual or unexpected relationships.

We communicated identified fraud risks throughout the audit team and remained alert to any indications of fraud throughout the audit.

As required by auditing standards, we perform procedures to address the risk of management override of controls, in particular the risk that management may be in a position to make inappropriate accounting entries. On this audit we do not believe there is a fraud risk related to revenue recognition because of the nature, lack of complexity and limited opportunity and ability of management to manipulate the results to a material degree despite the potential for incentive to do so.

We did not identify any additional fraud risks.

We also performed procedures including:

- Identifying journal entries and other adjustments to test based on risk criteria and comparing the identified entries to supporting documentation. These included those posted by users outside of their expected business area and those posted to unusual accounts.
- Assessing whether the judgements made in making accounting estimates are indicative of a potential bias.

Howden Joinery Properties Limited

Independent Auditor's Report to the Members of Howden Joinery Properties Limited

Identifying and responding to risks of material misstatement related to compliance with laws and regulations

We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our general commercial and sector experience, and through discussion with the directors (as required by auditing standards), the policies and procedures regarding compliance with laws and regulations.

The Company is subject to laws and regulations that directly affect the financial statements including financial reporting legislation (including related companies legislation), distributable profits legislation, and taxation legislation and we assessed the extent of compliance with these laws and regulations as part of our procedures on the related financial statement items.

Whilst the Company is subject to many other laws and regulations, we did not identify any others where the consequences of non-compliance alone could have a material effect on amounts or disclosures in the financial statements

Auditing standards limit the required audit procedures to identify non-compliance with these laws and regulations to enquiry of the directors and other management and inspection of regulatory and legal correspondence, if any. Therefore, if a breach of operational regulations is not disclosed to us or evident from relevant correspondence, an audit will not detect that breach.

Context of the ability of the audit to detect fraud or breaches of law or regulation.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it.

In addition, as with any audit, there remained a higher risk of non-detection of fraud, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. Our audit procedures are designed to detect material misstatement. We are not responsible for preventing non-compliance or fraud and cannot be expected to detect non-compliance with all laws and regulations.

Strategic report and directors' report

The directors are responsible for the strategic report and the directors' report. Our opinion on the financial statements does not cover those reports and we do not express an audit opinion thereon.

Our responsibility is to read the strategic report and the directors' report and, in doing so, consider whether, based on our financial statements audit work, the information therein is materially misstated or inconsistent with the financial statements or our audit knowledge. Based solely on that work:

- we have not identified material misstatements in the strategic report and the directors' report;
- in our opinion the information given in those reports for the financial year is consistent with the financial statements; and
- in our opinion those reports have been prepared in accordance with the Companies Act 2006.

Howden Joinery Properties Limited

Independent Auditor's Report to the Members of Howden Joinery Properties Limited

Matters on which we are required to report by exception

Under the Companies Act 2006 we are required to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

We have nothing to report in respect of these matters.

Directors' responsibilities

As explained more fully in the Statement of Directors' Responsibilities, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view; such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error; assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and using the going concern basis of accounting unless they either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue our opinion in an auditor's report. Reasonable assurance is a high level of assurance, but does not guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

A fuller description of our responsibilities is provided on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities.

The purpose of our audit work and to whom we owe our responsibilities

This report is made solely to the Company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the Company's members those matters we are required to state to them in an auditor's 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 and the Company's members, as a body, for our audit work, for this report, or for the opinions we have formed.



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Robert Brent (Senior Statutory Auditor)
For and on behalf of KPMG LLP, Statutory Auditor
15 Canada Square
London
E14 5GL
United Kingdom
30 April 2024

Howden Joinery Properties Limited

Profit and Loss Account for the Period from 25 December 2022 to 30 December 2023

	Note	2023 £ 000	2022 £ 000
Turnover	4	76,699	71,243
Cost of sales		<u>(65,139)</u>	<u>(60,502)</u>
Gross profit		11,560	10,741
Administrative expenses		(1,490)	(1,923)
Release of intercompany debt impairment		<u>1,755</u>	<u>-</u>
Operating profit	5	11,825	8,818
Interest payable and similar expenses	6	<u>(9,116)</u>	<u>(6,858)</u>
Profit before tax		2,709	1,960
Tax on profit	8	<u>(98)</u>	<u>(1,057)</u>
Profit for the period		<u><u>2,611</u></u>	<u><u>903</u></u>

The above results were derived from continuing operations.

Howden Joinery Properties Limited

Statement of Comprehensive Income for the Period from 25 December 2022 to 30 December 2023

	2023 £ 000	2022 £ 000
Profit for the period	<u>2,611</u>	<u>903</u>
Total comprehensive income for the period	<u><u>2,611</u></u>	<u><u>903</u></u>

Howden Joinery Properties Limited
(Registration number: 05656171)
Balance Sheet as at 30 December 2023

	Note	30 December 2023 £ 000	24 December 2022 £ 000
Fixed assets			
Tangible assets	9	53,205	45,849
Right of use assets	10	<u>366,616</u>	<u>344,646</u>
		<u>419,821</u>	<u>390,495</u>
Current assets			
Debtors	11	8,238	97,829
Deferred tax asset	8	<u>3,483</u>	<u>3,471</u>
		11,721	101,300
Creditors: Amounts falling due within one year	12	<u>(123,259)</u>	<u>(203,271)</u>
Net current liabilities		<u>(111,538)</u>	<u>(101,971)</u>
Total assets less current liabilities		308,283	288,524
Creditors: Amounts falling due after more than one year	13	<u>(320,034)</u>	<u>(302,885)</u>
Net liabilities		<u>(11,751)</u>	<u>(14,361)</u>
Capital and reserves			
Retained earnings		<u>(11,751)</u>	<u>(14,361)</u>
Shareholders' deficit		<u>(11,751)</u>	<u>(14,361)</u>

Approved by the board on 29 April 2024 and signed on its behalf by:



 Paul Hayes
 Director

Howden Joinery Properties Limited

Statement of Changes in Equity for the Period from 25 December 2022 to 30 December 2023

	Share capital £ 000	Retained earnings £ 000	Total £ 000
At 24 December 2022	-	(14,362)	(14,362)
Total comprehensive income	-	2,611	2,611
At 30 December 2023	-	(11,751)	(11,751)
	Share capital £ 000	Retained earnings £ 000	Total £ 000
At 26 December 2021	-	(15,264)	(15,264)
Total comprehensive income	-	903	903
At 24 December 2022	-	(14,361)	(14,361)

Howden Joinery Properties Limited

Notes to the Financial Statements for the Period from 25 December 2022 to 30 December 2023

1 General information

The company is a private company limited by share capital, incorporated and domiciled in England.

The address of its registered office is:

105 Wigmore Street

London

W1U 1QY

England

These financial statements were authorised for issue by the board on 29 April 2024.

2 Accounting policies

Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the periods presented, unless otherwise stated.

Basis of preparation

These financial statements were prepared in accordance with Financial Reporting Standard 101 Reduced Disclosure Framework. They are prepared on the historical cost basis.

Summary of disclosure exemptions

In these financial statements, the company has taken advantage of the disclosure exemptions available under FRS 101 in relation to share-based payment, business combinations, non-current assets held for sale, financial instruments, fair value measurements, capital management, revenue from contracts with customers, presentation of comparative period reconciliations for share capital, tangible fixed assets, intangible assets and investment property, presentation of a cash-flow statement, the effects of new standards not yet effective, impairment of assets and disclosures in respect of the compensation of key management personnel and of transactions with a management entity that provides key management personnel services to the company.

Going concern

The financial statements have been prepared on a going concern basis. No material uncertainties were identified. Further information about the process and basis of the going concern assessment can be found in the "Going concern" section of the Directors' Report, which details how the assessment of going concern relates to continued support from the ultimate parent company and how the Directors have assessed the quality of the commitment of that support.

Changes in accounting policy

None of the standards, interpretations and amendments effective for the first time from 25 December 2022 have had a material effect on the financial statements.

Howden Joinery Properties Limited

Notes to the Financial Statements for the Period from 25 December 2022 to 30 December 2023

2 Accounting policies (continued)

Revenue recognition

Recognition

The Company earns revenue from the provision of services relating to managing properties occupied by other Group companies. This revenue is recognised in the accounting period when the services are rendered at an amount that reflects the consideration to which the entity expects to be entitled in exchange for fulfilling its performance obligations to customers.

The principles in IFRS are applied to revenue recognition criteria using the following 5 step model:

1. Identify the contracts with the customer
2. Identify the performance obligations in the contract
3. Determine the transaction price
4. Allocate the transaction price to the performance obligations in the contract
5. Recognise revenue when or as the entity satisfies its performance obligations

Revenue is measured at the fair value of the consideration received or receivable for goods and services provided to customers outside the Company, excluding sales taxes and discounts.

Finance income and costs policy

Interest income is recognised in the income statement as it accrues, using the effective interest method.

Tax

The tax expense for the period comprises current and deferred tax. Tax is recognised in profit or loss, except that a change attributable to an item of income or expense recognised as other comprehensive income or in equity is also recognised directly in other comprehensive income or equity.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the company operates and generates taxable income.

Deferred income tax is recognised on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements and on unused tax losses or tax credits in the company. Deferred income tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

The carrying amount of deferred tax assets are reviewed at each reporting date and a valuation allowance is set up against deferred tax assets so that the net carrying amount equals the highest amount that is more likely than not to be recovered based on current or future taxable profit.

Tangible assets

Property, plant and equipment is stated in the statement of financial position at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

The cost of property, plant and equipment includes directly attributable incremental costs incurred in their acquisition and installation.

Depreciation

Depreciation is charged on a straight line basis so as to write off the cost of assets, other than land and properties under construction over their estimated useful lives, as follows:

Howden Joinery Properties Limited

Notes to the Financial Statements for the Period from 25 December 2022 to 30 December 2023

2 Accounting policies (continued)

Asset class	Depreciation method and rate
Plant, machinery and vehicles	3 - 20 years
Leasehold property	the period of the lease, or the individual asset's life if shorter
Fixtures and fittings	2 - 15 years

Trade receivables

Trade receivables are amounts due from customers for merchandise sold or services performed in the ordinary course of business. If collection is expected in one year or less (or in the normal operating cycle of the business if longer), they are classified as current assets. If not, they are presented as non-current assets.

Trade receivables are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade receivables is established when there is objective evidence that the company will not be able to collect all amounts due according to the original terms of the receivables.

Amounts payable and receivable to and from fellow Group subsidiaries

Howden Joinery Group plc has ultimate control of 100% of both this Company and a number of other wholly-owned subsidiaries (together, called "the Howden Joinery Group"). Debtors and creditors between this Company, Howden Joinery Group plc and any other Howden Joinery Group company do not bear interest and are repayable on demand.

Trade payables

Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if payment is due within one year or less (or in the normal operating cycle of the business if longer). If not, they are presented as non-current liabilities.

Trade payables are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

Financial instruments

Initial recognition

Financial assets and financial liabilities comprise all assets and liabilities reflected in the balance sheet, although excluding Tangible assets, investment properties, intangible assets, deferred tax assets, prepayments, deferred tax liabilities and employee benefits plan.

The company recognises financial assets and financial liabilities in the statement of financial position when, and only when, the company becomes party to the contractual provisions of the financial instrument.

Financial assets and liabilities are initially recognised at fair value and subsequently measured at amortised cost.

Share capital

Ordinary shares are classified as equity. Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.

Howden Joinery Properties Limited

Notes to the Financial Statements for the Period from 25 December 2022 to 30 December 2023

2 Accounting policies (continued)

Leases

Definition

A lease is a contract, or a part of a contract, that conveys the right to use an asset or a physically distinct part of an asset ("the underlying asset") for a period of time in exchange for consideration. Further, the contract must convey the right to the company to control the asset or a physically distinct portion thereof. A contract is deemed to convey the right to control the underlying asset if, throughout the period of use, the company has the right to:

- Obtain substantially all the economic benefits from the use of the underlying asset, and;
- Direct the use of the underlying asset (e.g. direct how and for what purpose the asset is used).

Initial recognition and measurement

The company initially recognises a lease liability for the obligation to make lease payments and a right-of-use asset for the right to use the underlying asset for the lease term.

The lease liability is measured at the present value of the lease payments to be made over the lease term. The lease payments include fixed payments, purchase options at exercise price (where payment is reasonably certain), expected amount of residual value guarantees, termination option penalties (where payment is considered reasonably certain) and variable lease payments that depend on an index or rate.

The right-of-use asset is initially measured at the amount of the lease liability, adjusted for lease prepayments, lease incentives received, the company's initial direct costs (e.g., commissions) and an estimate of restoration, removal and dismantling costs.

Subsequent measurement

After the commencement date, the company measures the lease liability by:

- (a) Increasing the carrying amount to reflect interest on the lease liability;
- (b) Reducing the carrying amount to reflect the lease payments made; and
- (c) Re-measuring the carrying amount to reflect any reassessment or lease modifications or to reflect revised substance fixed lease payments or on the occurrence of other specific events.

Interest on the lease liability in each period during the lease term is the amount that produces a constant periodic rate of interest on the remaining balance of the lease liability. Interest charges are [presented separately as non-operating /included in finance cost] in the income statement, unless the costs are included in the carrying amount of another asset applying other applicable standards. Variable lease payments not included in the measurement of the lease liability, are included in operating expenses in the period in which the event or condition that triggers them arises.

The related right-of-use asset is accounted for using the Cost model in IAS 16 and depreciated and charged in accordance with the depreciation requirements of IAS 16 Property, Plant and Equipment as disclosed in the accounting policy for Property, Plant and Equipment. Adjustments are made to the carrying value of the right of use asset where the lease liability is re-measured in accordance with the above. Right of use assets are tested for impairment in accordance with IAS 36 Impairment of assets as disclosed in the accounting policy in impairment.

Howden Joinery Properties Limited

Notes to the Financial Statements for the Period from 25 December 2022 to 30 December 2023

2 Accounting policies (continued)

Lease modifications

If a lease is modified, the modified contract is evaluated to determine whether it is or contains a lease. If a lease continues to exist, the lease modification will result in either a separate lease or a change in the accounting for the existing lease.

The modification is accounted for as a separate lease if both:

- (a) The modification increases the scope of the lease by adding the right to use one or more underlying assets; and
- (b) The consideration for the lease increases by an amount commensurate with the stand-alone price for the increase in scope and any appropriate adjustments to that stand-alone price to reflect the circumstances of the particular contract.

If both of these conditions are met, the lease modification results in two separate leases, the unmodified original lease and a separate lease. The company then accounts for these in line with the accounting policy for new leases.

If either of the conditions are not met, the modified lease is not accounted for as a separate lease and the consideration is allocated to the contract and the lease liability is re-measured using the lease term of the modified lease and the discount rate as determined at the effective date of the modification.

For a modification that fully or partially decreases the scope of the lease (e.g., reduces the square footage of leased space), IFRS 16 requires a lessee to decrease the carrying amount of the right-of-use asset to reflect partial or full termination of the lease. Any difference between those adjustments is recognised in profit or loss at the effective date of the modification.

For all other lease modifications which are not accounted for as a separate lease, IFRS 16 requires the lessee to recognise the amount of the re-measurement of the lease liability as an adjustment to the corresponding right-of-use asset without affecting profit or loss.

Short term and low value leases

The company has made an accounting policy election, by class of underlying asset, not to recognise lease assets and lease liabilities for leases with a lease term of 12 months or less (i.e., short-term leases).

Lease payments on short term leases are accounted for on a straight line bases over the term of the lease or other systematic basis if considered more appropriate. Short term lease payments are included in operating expenses in the income statements.

The company recognises low value leases as leases.

Sub leases

If an underlying asset is re-leased by the company to a third party and the company retains the primary obligation under the original lease, the transaction is deemed to be a sublease. The company continues to account for the original lease (the head lease) as a lessee and accounts for the sublease as a lessor (intermediate lessor). When the head lease is a short term lease, the sublease is classified as an operating lease. Otherwise, the sublease is classified using the classification criteria applicable to Lessor Accounting in IFRS 16 by reference to the right-of-use asset in the head lease (and not the underlying asset of the head lease).

After classification lessor accounting is applied to the sublease.

3 Critical accounting judgements and key sources of estimation uncertainty

There are no critical accounting judgements or key sources of estimation uncertainty which impact the application of policies and amounts reported in these financial statements.

Howden Joinery Properties Limited

Notes to the Financial Statements for the Period from 25 December 2022 to 30 December 2023

4 Turnover

The company's turnover for the period all derives from the UK and from continuing operations and is analysed as follows:

	2023 £ 000	2022 £ 000
Sale of goods	-	848
Rendering of services	76,632	70,089
Other revenue	67	306
	<u>76,699</u>	<u>71,243</u>

5 Operating profit

Arrived at after charging/(crediting)

	2023 £ 000	2022 £ 000
Depreciation expense	4,234	3,440
Expense of variable lease payments not included in lease liabilities	1,807	2,654
Expense on short term leases (over one month)	600	997
	<u>600</u>	<u>997</u>

6 Interest payable and similar charges

	2023 £ 000	2022 £ 000
Interest on bank overdrafts and borrowings	4	3
Interest expense on leases - Property	9,112	6,855
	<u>9,116</u>	<u>6,858</u>

7 Auditor's remuneration

This Company's audit fees in the current and prior period have been paid by a fellow wholly-owned subsidiary of this Company's ultimate parent.

Howden Joinery Properties Limited

Notes to the Financial Statements for the Period from 25 December 2022 to 30 December 2023

8 Income tax

Tax charged/(credited) in the profit and loss account

	2023	2022
	£ 000	£ 000
Current taxation		
UK corporation tax	694	733
UK corporation tax adjustment to prior periods	<u>(584)</u>	<u>38</u>
	<u>110</u>	<u>771</u>
Deferred taxation		
Arising from origination and reversal of temporary differences	224	318
Arising from changes in tax rates and laws	-	(19)
Arising from previously unrecognised tax loss, tax credit or temporary difference of prior periods	<u>(236)</u>	<u>(13)</u>
Total deferred taxation	<u>(12)</u>	<u>286</u>
Tax expense in the profit and loss account	<u><u>98</u></u>	<u><u>1,057</u></u>

The tax on profit before tax for the period is lower than the standard rate of corporation tax in the UK (2022 - higher than the standard rate of corporation tax in the UK) of 23.5% (2022 - 19%).

The differences are reconciled below:

	2023	2022
	£ 000	£ 000
Profit before tax	<u>2,709</u>	<u>1,960</u>
Corporation tax at standard rate	637	372
(Decrease)/increase in current tax from adjustment for prior periods	(820)	26
Increase from effect of expenses not deductible in determining taxable profit (tax loss)	305	685
Deferred tax credit relating to changes in tax rates or laws	-	(19)
Other tax effects for reconciliation between accounting profit and tax income	<u>(24)</u>	<u>(7)</u>
Total tax charge	<u><u>98</u></u>	<u><u>1,057</u></u>

Howden Joinery Properties Limited

Notes to the Financial Statements for the Period from 25 December 2022 to 30 December 2023

8 Income tax (continued)

Deferred tax

Deferred tax movement during the period:

	At 25 December 2022	Recognised in income	At 30 December 2023
	£ 000	£ 000	£ 000
Leases	2,827	(795)	2,032
Accelerated tax depreciation	644	807	1,451
Provisions	-	-	-
Net tax assets/(liabilities)	3,471	12	3,483

Deferred tax movement during the prior period:

	At 26 December 2021	Recognised in income	At 24 December 2022
	£ 000	£ 000	£ 000
Leases	3,210	(383)	2,827
Accelerated tax depreciation	529	114	644
Provisions	18	(18)	-
Net tax assets/(liabilities)	3,757	(287)	3,471

Howden Joinery Properties Limited

Notes to the Financial Statements for the Period from 25 December 2022 to 30 December 2023

9 Property, plant and equipment

	Land and buildings £ 000	Assets under construction £ 000	Total £ 000
Cost or valuation			
At 25 December 2022	69,866	212	70,078
Additions	11,499	93	11,592
Disposals	(196)	-	(196)
Transfers	119	(119)	-
At 30 December 2023	<u>81,288</u>	<u>186</u>	<u>81,474</u>
Depreciation			
At 25 December 2022	24,230	-	24,230
Charge for the period	4,233	-	4,233
Eliminated on disposal	(194)	-	(194)
At 30 December 2023	<u>28,269</u>	<u>-</u>	<u>28,269</u>
Carrying amount			
At 30 December 2023	<u>53,019</u>	<u>186</u>	<u>53,205</u>
At 24 December 2022	<u>45,637</u>	<u>212</u>	<u>45,849</u>

Included within the net book value of land and buildings above is £7,950,647 (2022 - £8,015,491) in respect of freehold land and buildings and £45,068,537 (2022 - £37,621,430) in respect of short leasehold land and buildings.

10 Right of use assets

	Property £ 000	Total £ 000
2023		
Additions	77,442	77,442
Depreciation charge for the period	55,513	55,513
Carrying amount at year end	<u>366,616</u>	<u>366,616</u>
2022		
Additions	84,334	84,334
Depreciation charge for the period	51,525	51,525
Carrying amount at year end	<u>344,645</u>	<u>344,645</u>

Howden Joinery Properties Limited

Notes to the Financial Statements for the Period from 25 December 2022 to 30 December 2023

11 Trade and other debtors

	30 December	24 December
	2023	2022
	£ 000	£ 000
Trade debtors	98	(38)
Receivables from fellow Group subsidiaries	-	77,169
Prepayments	990	16,229
Other debtors	7,150	4,469
	<u>8,238</u>	<u>97,829</u>

12 Creditors: amounts falling due within one year

	30 December	24 December
	2023	2022
	£ 000	£ 000
Trade creditors	1,652	1,309
Accrued expenses	398	503
Amounts due to fellow Group subsidiaries	66,200	138,030
Income tax liability	668	707
Current portion of long term lease liabilities	54,341	62,722
	<u>123,259</u>	<u>203,271</u>

13 Leases

	30 December	24 December
	2023	2022
	£ 000	£ 000
Current portion of long term lease liabilities	54,341	62,722
Long term lease liabilities	320,034	302,885
	<u>320,034</u>	<u>302,885</u>

Howden Joinery Properties Limited

Notes to the Financial Statements for the Period from 25 December 2022 to 30 December 2023

13 Leases (continued)

Lease liabilities maturity analysis

A maturity analysis of lease liabilities based on undiscounted gross cash flow is reported in the table below:

	30 December 2023 £ 000	24 December 2022 £ 000
Less than one year	64,120	61,790
One to five years	206,210	186,730
Over five years	157,792	145,723
Total lease liabilities (undiscounted)	<u>428,122</u>	<u>394,243</u>

Total cash outflows related to leases

Total cash outflows related to leases are presented in the table below:

	30 December 2023 £ 000	24 December 2022 £ 000
Payments		
Capital repayment of lease liabilities	67,444	39,397
Interest	9,112	6,636
Total cash outflow	<u>76,556</u>	<u>46,033</u>

14 Share capital

The Company's share capital at the current and prior period end consisted of 1 £1 ordinary share.

15 Parent and ultimate parent undertaking

The company's immediate parent is Howden Joinery Limited. The ultimate parent is Howden Joinery Group Plc.

The most senior parent entity producing publicly available financial statements is Howden Joinery Group Plc. These financial statements are available upon request from <http://www.howdenjoinerygroupplc.com/investors/financial-reporting/reports/index.asp>

The ultimate controlling party is Howden Joinery Group Plc.