Company registration number: 2849708

30 FAIRHAZEL GARDENS MANAGEMENT LIMITED

UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

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30 FAIRHAZEL GARDENS MANAGEMENT LIMITED

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30 FAIRHAZEL GARDENS MANAGEMENT LIMITED

Directors and other information

Directors	M Smalyk A Aziz M Kleyner R Carroll A Kessler
Company number	2849708
Registered office	112 Morden Road London SW19 3BP

30 FAIRHAZEL GARDENS MANAGEMENT LIMITED

REPORT OF THE DIRECTORS
YEAR ENDED 31 DECEMBER 2025

The directors present their report and the unaudited financial statements of the company for the year ended 31st December 2025.

PRINCIPLE ACTIVITY

The principle activity of the company is the maintenance of 30 Fairhazel Gardens and the recovery of the costs thereof from the tenants.

The Directors and shareholders during the year, Ayesha Agha, Reid Carroll, Mark Kleyner, David Lipsitz and Margarita Smalyk have contributed to the management of the company.

DIRECTORS, SHAREHOLDERS AND THEIR INTERESTS

The Directors and Shareholders in office in the year and their interests in the company at the balance sheet date and at the beginning of the year were as follows:

	Ordinary Shares 31 December 2025
M Smalyk	25
M Kleyner	25
A Aziz	25
R. Carroll and A. Kessler	25
D Lipsitz – Representative Director for shareholder RDL Properties Ltd	0

	Ordinary Shares 1 January 2025
M Smalyk	25
M Kleyner	25
A Aziz	25
D Lipsitz – Representative Director for shareholder RDL Properties Ltd	25

On 17 September 2026 Mr. Reid Carroll and Mrs Anna Kessler were appointed as Directors. On 17 September 2026 Mr. David Lipsitz resigned as a Director.

On 13 June 2025, RDL Properties Ltd's shares and interests in the company were transferred jointly to Mr. Reid Carroll and Ms Anna Kessler.

SMALL COMPANY PROVISIONS

The report has been prepared in accordance with the provisions applicable to companies entitled to the small companies' exemption.

This report was approved by the board of directors on 17 September 2026 and signed on behalf of the board by:

Mrs Ayesha. Aziz

Director

30 FAIRHAZEL GARDENS MANAGEMENT LIMITED

STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 DECEMBER 2025

	Note	2025 £	2024 £
Turnover		9,287	5,000
Cost of sales		-	-
Administrative expenses		(9,287)	(5,000)
Operating profit		-	-
Taxation on profit		-	-
Profit for the financial year and comprehensive income.		-	-

All the activities of the company are from continuing operations.

The notes on pages 6 to 8 form part of these financial statements.

30 FAIRHAZEL GARDENS MANAGEMENT LIMITED

STATEMENT OF FINANCIAL POSITION
31 DECEMBER 2025

	Notes	£	2025 £	£	2024 £
Fixed assets					
Tangible assets	4		2,800		2,800
Current assets					
Cash at bank and in hand		17,669		15,196	
Creditors: Amounts falling due within one year					
Other creditors	5	(20,369)		(17,896)	
Net current liabilities			(2,700)		(2,700)
			100		100
Share capital			100		100
Profit and loss account			-		-
Shareholders Funds			100		100

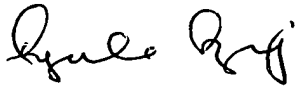
For the year ending 31 December 2025 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Director's responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

These financial statements were approved by the board of directors and authorised for issue on 17 September 2026 and are signed on behalf of the board by:

A Aziz  Director

Company registration number: 2849708

The notes on pages 6 to 8 form part of these financial statements.

30 FAIRHAZEL GARDENS MANAGEMENT LIMITED

STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 DECEMBER 2025

	Called up share capital	Profit and loss	Total
	£	£	£
At 1 January 2024	100		100
Profit for the year		-	-
Total comprehensive income for the year	-	-	-
At 31 December 2024 and 1 January 2025	100	-	100
Profit for the year		-	-
Total comprehensive income for the year	-	-	-
At 31 December 2025	100	-	100

The notes on pages 6 to 8 form part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2025

1. General information

The company is a private company limited by shares, registered in UK. The address of the registered office is 112 Morden Road, London, SW19 3BP.

2. Statement of compliance

These financial statements have been prepared in compliance with the provisions of FRS 102, Section 1A, 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.
The financial statements are prepared in sterling, which is the functional currency of the entity.

Turnover

Turnover is measured at the fair value of the consideration received or receivable for goods supplied and services rendered, net of discounts and VAT.
Revenue from the sale of goods is recognised when the significant risk and rewards of ownership have transferred to the buyer (usually on despatch of the goods); the amount of revenue can be measured reliably; it is probable that the associated economic benefits will flow to the entity; and the costs incurred or to be incurred in respect of the transactions can be measured reliably.

Taxation

There is no corporation tax as the company is exempt from the corporation tax because it is a mutual trading company under s101 Corporation Tax Act 2009 (CTA 2009).

Tangible assets

Tangible assets are initially recorded at cost, and are subsequently stated at cost less any accumulated depreciation and impairment losses.
Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.
An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other comprehensive income and accumulated in capital and reserves, except to the extent it reverses a revaluation decrease of the same asset previously recognised in profit or loss. A decrease in the carrying amount of an asset as a result of revaluation is recognised in other comprehensive income to the extent of any previously recognised revaluation increase accumulated in capital and reserves in respect of that asset. Where a revaluation decrease exceeds the accumulated revaluation gains accumulated in capital and reserves in respect of that asset, the excess shall be recognised in profit or loss.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:
If there is an indication that there has been a significant change in depreciation rate, useful life or residual value of tangible assets, the depreciation is revised prospectively to reflect the new estimates.

Impairment

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.
When it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that are largely independent of the cash inflows from other assets or groups of assets.

Financial instruments

A financial asset or a financial liability is recognised only when the company becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are subsequently measured at amortised cost.

Where investments in non-convertible preference shares and non-puttable ordinary shares or preference shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in profit or loss.

All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in profit or loss, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets or either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

4. Tangible assets

	Freehold property £	Total £
Cost		
As at 1 January 2025 and 31 December 2025	2,800	2,800
Depreciation		
As at 1 January 2025 and 31 December 2025	-	-
Carrying amount		
As at 31 December 2025	2,800	2,800
As at 31 December 2024	2,800	2,800

5. Directors, shareholder, advances, credits and guaranteed

The company was formed with the sole intention of holding the freehold interest in 30 Fairhazel Gardens. The leases, purchased on the incorporation of the company are held by the directors and run for duration of 125 years.

	Balance brought forward	Advances / (credits) to the director/ leaseholder	Total
	£	£	£
2025			
M Smalyk	6,571	759	7,330
M Kleyner	3,613	(37)	3,576
A Aziz	3,670	(37)	3,633
D Lipsitz	4,042	(4,042)	0
R Carroll and A Kessler		5,830	5,830
Total	17,896	2,473	20,369
2024			
M Smalyk	6,164	407	6,571
M Kleyner	3,093	520	3,613
A Aziz	3,349	321	3,670
D Lipsitz	3,332	710	4,042
Total	15,938	1,958	17,896