Registered number: 10569310

FORM PROPERTY MANAGEMENT LIMITED
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

Form Property Management Limited
Contents

	Page
Statement of Financial Position	1
Notes to the Financial Statements	2—5

Form Property Management Limited
Statement of Financial Position
As At 31 December 2025

Registered number: 10569310

	Notes	2025		2024	
		£	£	£	£
FIXED ASSETS					
Tangible Assets	4		38,880		22,375
			38,880		22,375
CURRENT ASSETS					
Debtors	5	2,350,957		1,964,101	
Cash at bank and in hand		215,556		402,619	
		2,566,513		2,366,720	
Creditors: Amounts Falling Due Within One Year	6	(305,668)		(343,634)	
NET CURRENT ASSETS (LIABILITIES)			2,260,845		2,023,086
TOTAL ASSETS LESS CURRENT LIABILITIES			2,299,725		2,045,461
NET ASSETS			2,299,725		2,045,461
CAPITAL AND RESERVES					
Called up share capital	7		100		100
Income Statement			2,299,625		2,045,361
SHAREHOLDERS' FUNDS			2,299,725		2,045,461

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.

The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The company has taken advantage of section 444(1) of the Companies Act 2006 and opted not to deliver to the registrar a copy of the company's Income Statement.

On behalf of the board

Mr Suresh Gorasia

Director
16 September 2026

The notes on pages 2 to 5 form part of these financial statements.

1. General Information

Form Property Management Limited is a private company, limited by shares, incorporated in England & Wales, registered number 10569310 . The registered office is C/O Allied London, Suite 1, Bonded Warehouse, 18 Lower Byrom Street, Manchester, Greater Manchester, M3 4AP.

2. Accounting Policies

2.1. Basis of Preparation of Financial Statements

The financial statements have been prepared under the historical cost convention and in accordance with the provisions of Financial Reporting Standard 102 section 1A small entities, the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland and the Companies Act 2006.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest pound.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the company's accounting policies (see note 2.3).

2.2. Going Concern Disclosure

The directors have assessed the financial performance and note that as at 31 December 2025 the company had net assets of £2,299,725 (2024: £2,045,461) and made a profit after taxation for the financial year of £254,264 (2024: £449,788).

Management has undertaken a thorough going concern review which has included forecasts from 12 months from signing date of the financial statements to ensure the company will continue to be able to meet its liabilities for the next year from the signing date of the accounts. The forecasts included some sensitivity on the income obtained, with expenditure being managed accordingly to maintain sufficient reserves. Furthermore, the company had a cash balance of £215,556 as at 31 December 2025.

Therefore, the board considers that the company will be able to continue to trade as a going concern and meet its liabilities as they fall due.

2.3. Significant judgements and estimations

In preparing these financial statements, the directors consider that there are no significant judgements in applying the accounting policies. Nor are there any key sources of uncertainty.

2.4. Turnover

Turnover comprises the invoiced value of goods and services supplied by the company, net of Value Added Tax and trade discounts.

2.5. Tangible Fixed Assets and Depreciation

Tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. Depreciation is provided at rates calculated to write off the cost of the fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Motor Vehicles	25% Reducing Balance
Fixtures & Fittings	50% Straight Line
Computer Equipment	25% Straight Line

2.6. Financial Instruments

Financial assets
Financial assets, other than investments and derivatives, are initially measured at transaction price (including transaction costs) and subsequently held at cost, less any impairment.

Financial liabilities and equity
Financial liabilities and equity are classified according to the substance of the financial instrument's contractual obligations, rather than the financial instrument's legal form. Financial liabilities, excluding convertible debt and derivatives, are initially measured at transaction price (including transaction costs) and subsequently held at amortised cost.

2.7. Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit as reported in the statement of comprehensive income because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

Deferred Taxation

Deferred balances are recognised in respect of all timing differences that have originated but not reversed by the statement of financial position date, except:

• The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits;
• Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met; and
• Where timing differences relate to interests in subsidiaries, associates, branches and joint ventures and the group can control their reversal and such reversal is not considered probable in the foreseeable future.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax.

Deferred income tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

2.8. Pensions

The company operates a defined pension contribution scheme. Contributions are charged to the income statement as they become payable in accordance with the rules of the scheme.

2.9. Dividends

Equity dividends are recognised when they become legally payable. Final equity dividends are recognised when approved by the shareholders at an annual general meeting. Dividends on shares recognised as liabilities are recognised as expenses and classified within interest payable.

3. Average Number of Employees

Average number of employees, including directors, during the year was: 45 (2024: 42)

4. Tangible Assets

	Motor Vehicles	Fixtures & Fittings	Computer Equipment	Total
	£	£	£	£
Cost				
As at 1 January 2025	35,000	630	48,245	83,875
Additions	19,850	-	10,620	30,470
Disposals	-	(630)	(20,244)	(20,874)
As at 31 December 2025	54,850	-	38,621	93,471
Depreciation				
As at 1 January 2025	27,199	630	33,671	61,500
Provided during the period	5,259	-	8,706	13,965
Disposals	-	(630)	(20,244)	(20,874)
As at 31 December 2025	32,458	-	22,133	54,591
Net Book Value				
As at 31 December 2025	22,392	-	16,488	38,880
As at 1 January 2025	7,801	-	14,574	22,375

5. **Debtors**

	2025	2024
	£	£
Due within one year		
Trade debtors	195,025	373,789
Prepayments and accrued income	263,963	96,683
Other debtors	91,945	1,938
Amounts owed by related parties	1,800,024	1,491,691
	2,350,957	1,964,101

Amounts due from related parties are repayable on demand and not interest bearing.

6. **Creditors: Amounts Falling Due Within One Year**

	2025	2024
	£	£
Trade creditors	70,765	21,870
Corporation tax	84,899	150,326
VAT	73,696	117,965
Other creditors	11,974	9,372
Accruals and deferred income	64,334	44,101
	305,668	343,634

7. **Share Capital**

	2025	2024
	£	£
Allotted, Called up and fully paid	100	100

8. **Financial Instruments**

The Company considers that the fair value of cash and cash equivalents, loans, trade and other receivables, and trade and other payables are not materially different to their carrying value. There are no financial instruments held at fair value through profit and loss.

9. **Dividends**

	2025	2024
	£	£
On equity shares:		
Final dividend paid	-	229,167

During the year, the directors of the company did not recommend the payment of a dividend (2024: £2,291.67 per share).

10. Related Party Transactions

The company has taken advantage of the exemption allowed by Financial Reporting Standard 102, "Related party disclosures" Section 33.1A not to disclose details of related party transactions with entities that are 100% owned members of the same group. There are no other related party transactions other than as disclosed.

All Plus Management Two Limited
All Plus Management Two Limited and Form Property Management Limited share common directors. The company is owed £25 (2024: £25) from All Plus Management Two Limited.

Panorama Capital Limited
Panorama Capital Limited and Form Property Management Limited share common directors. The company is owed £1,516,666 (2024: £1,208,333) from Panorama Capital Limited.

Versa Holdco (Investment) Limited
Versa Holdco (Investments) Limited and Form Property Management Limited share common directors. The company is owed £283,333 (2024: £283,333) from Versa Holdco (Investments) Limited.

11. Ultimate Controlling Party

The directors consider the ultimate controlling party to be M Ingall, who is also a director of the company.

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.