

COMPANY REGISTRATION NUMBER: 03642679

St James Park (Long Ditton) Estate Company Limited
Unaudited Financial Statements
31 December 2025

MILLER DAVIES LLP
Chartered Accountants
A3 Broomsleigh Business Park
Worsley Bridge Road
London
SE26 5BN

St James Park (Long Ditton) Estate Company Limited

Financial Statements

Year ended 31 December 2025

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St James Park (Long Ditton) Estate Company Limited

Directors' Report

Year ended 31 December 2025

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

Principal activities

The principal activity of the company during the year continued to be the supervision of the management of the development at St James Park, Long Ditton, Surrey, in trust for the lessees.

Directors

The directors who served the company during the year were as follows:

D W Ball
L Black
F M Canning
J B Farmer
A C Harvey
A J Holder
A W Keen
S R Moss
R W Smith
J U Purewal

(Resigned 26 June 2025)

Small company provisions

This 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 20 April 2026 and signed on behalf of the board by:



R W Smith
Director

Registered office:
15 Penrhyn Road
Kingston Upon Thames
Surrey
KT1 2BZ

St James Park (Long Ditton) Estate Company Limited

Chartered Accountants Report to the Board of Directors on the Preparation of the Unaudited Statutory Financial Statements of St James Park (Long Ditton) Estate Company Limited

Year ended 31 December 2025

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of St James Park (Long Ditton) Estate Company Limited for the year ended 31 December 2025, which comprise the profit and loss account, balance sheet and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at www.icaew.com/en/membership/regulations-standards-and-guidance.

This report is made solely to the Board of Directors of St James Park (Long Ditton) Estate Company Limited, as a body, in accordance with the terms of our engagement letter dated 8 April 2025. Our work has been undertaken solely to prepare for your approval the financial statements of St James Park (Long Ditton) Estate Company Limited and state those matters that we have agreed to state to you, as a body, in this report in accordance with ICAEW Technical Release 07/16 AAF as detailed at www.icaew.com/compilation. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than St James Park (Long Ditton) Estate Company Limited and its Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that St James Park (Long Ditton) Estate Company Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of St James Park (Long Ditton) Estate Company Limited. You consider that St James Park (Long Ditton) Estate Company Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of St James Park (Long Ditton) Estate Company Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

Miller Davies LLP
Chartered Accountants

A3 Broomsleigh Business Park
Worsley Bridge Road
London
SE26 5BN

20 April 2026

St James Park (Long Ditton) Estate Company Limited

Profit and Loss Account

Year ended 31 December 2025

| | Note | 2025 £ | 2024 £ |
|---|----------|----------------|-----------------|
| Turnover | | 292,219 | 256,099 |
| Cost of sales | | 14,384 | 12,190 |
| Gross profit | | <u>277,835</u> | <u>243,909</u> |
| Administrative expenses | | 282,393 | 255,429 |
| Operating loss | | <u>(4,558)</u> | <u>(11,520)</u> |
| Other interest receivable and similar income | | 4,558 | 11,520 |
| Profit before taxation | 4 | <u>—</u> | <u>—</u> |
| Tax on profit | | — | — |
| Result for the financial year and total comprehensive income | | <u>—</u> | <u>—</u> |
| Retained earnings at the start of the year | | — | — |

All the activities of the company are from continuing operations.

The notes on pages 5 to 8 form part of these financial statements.

St James Park (Long Ditton) Estate Company Limited

Balance Sheet

31 December 2025

| | Note | 2025 £ | 2024 £ |
|---|------|----------------|----------------|
| Fixed assets | | | |
| Tangible assets | 5 | – | 811 |
| Current assets | | | |
| Debtors | 6 | 11,346 | 5,554 |
| Cash at bank and in hand | | 369,764 | 309,570 |
| | | <u>381,110</u> | <u>315,124</u> |
| Creditors: amounts falling due within one year | 7 | 60,912 | 85,419 |
| Net current assets | | <u>320,198</u> | <u>229,705</u> |
| Total assets less current liabilities | | 320,198 | 230,516 |
| Provision for major works | | | |
| Other provisions | 8 | 317,018 | 227,336 |
| Net assets | | <u>3,180</u> | <u>3,180</u> |
| Capital and reserves | | | |
| Called up share capital | | 3,180 | 3,180 |
| Shareholders funds | | <u>3,180</u> | <u>3,180</u> |

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with Section 1A of FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

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.

Directors' 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 were approved by the board of directors and authorised for issue on 20 April 2026, and are signed on behalf of the board by:



R W Smith
Director

Company registration number: 03642679

The notes on pages 5 to 8 form part of these financial statements.

St James Park (Long Ditton) Estate Company Limited

Notes to the Financial Statements

Year ended 31 December 2025

1. General information

The company is a private company limited by shares, registered in England and Wales. The address of the registered office is 15 Penrhyn Road, Kingston Upon Thames, Surrey, KT1 2BZ.

2. Statement of compliance

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

Revenue recognition

Turnover is measured at the fair value of the consideration received or receivable for goods supplied and services rendered, net of discounts and Value Added Tax.

Revenue from the sale of goods is recognised when the significant risks 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.

Tangible assets

Tangible assets are initially recorded at cost, and 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 equity, 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 equity in respect of that asset. Where a revaluation decrease exceeds the accumulated revaluation gains accumulated in equity 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:

Garden equipment - 10% straight line

St James Park (Long Ditton) Estate Company Limited

Notes to the Financial Statements *(continued)*

Year ended 31 December 2025

3. Accounting policies *(continued)*

Impairment of fixed assets

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.

For the purposes of impairment testing, 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 largely independent of the cash inflows from other assets or groups of assets.

For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the company are assigned to those units.

Provisions

Provisions are recognised when the entity has an obligation at the reporting date as a result of a past event, it is probable that the entity will be required to transfer economic benefits in settlement and the amount of the obligation can be estimated reliably. Provisions are recognised as a liability in the balance sheet and the amount of the provision as an expense.

Provisions are initially measured at the best estimate of the amount required to settle the obligation at the reporting date and subsequently reviewed at each reporting date and adjusted to reflect the current best estimate of the amount that would be required to settle the obligation. Any adjustments to the amounts previously recognised are recognised in profit or loss unless the provision was originally recognised as part of the cost of an asset. When a provision is measured at the present value of the amount expected to be required to settle the obligation, the unwinding of the discount is recognised as a finance cost in profit or loss in the period it arises.

Financial instruments

A financial asset or a financial liability is recognised only when the entity 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.

4. Profit before taxation

Profit before taxation is stated after charging:

| | 2025 | 2024 |
|---------------------------------|------|------|
| | £ | £ |
| Depreciation of tangible assets | 811 | 879 |

St James Park (Long Ditton) Estate Company Limited

Notes to the Financial Statements *(continued)*

Year ended 31 December 2025

5. Tangible assets

| | Garden equipment £ |
|--|--------------------------|
| Cost | |
| At 1 January 2025 and 31 December 2025 | 8,791 |
| Depreciation | |
| At 1 January 2025 | 7,980 |
| Charge for the year | 811 |
| At 31 December 2025 | 8,791 |
| Carrying amount | |
| At 31 December 2025 | – |
| At 31 December 2024 | 811 |

6. Debtors

| | 2025 £ | 2024 £ |
|---------------|---------------|--------------|
| Trade debtors | 11,346 | 5,053 |
| Other debtors | – | 501 |
| | <u>11,346</u> | <u>5,554</u> |

7. Creditors: amounts falling due within one year

| | 2025 £ | 2024 £ |
|------------------------------|---------------|---------------|
| Payments received on account | 45,810 | 74,155 |
| Trade creditors | 13,602 | – |
| Accruals and deferred income | 1,500 | 11,264 |
| | <u>60,912</u> | <u>85,419</u> |

8. Provision for major works

| | General estate £ | Electronic gate £ | Landscape/Pla nting £ | Total £ |
|----------------------------|---------------------|----------------------|-----------------------------|----------------|
| At 1 January 2025 | 143,334 | 24,857 | 59,145 | 227,336 |
| Additions | 70,000 | – | 19,682 | 89,682 |
| At 31 December 2025 | <u>213,334</u> | <u>24,857</u> | <u>78,827</u> | <u>317,018</u> |

St James Park (Long Ditton) Estate Company Limited

Notes to the Financial Statements *(continued)*

Year ended 31 December 2025

9. Financial instruments

The carrying amount for each category of financial instrument is as follows:

| | 2025 | 2024 |
|--|-------------------|-------------------|
| | £ | £ |
| Financial assets measured at fair value through profit or loss | | |
| Financial assets measured at fair value through profit or loss | 381,110 | 314,518 |
| | <u> </u> | <u> </u> |
| Financial liabilities measured at fair value through profit or loss | | |
| Financial liabilities measured at fair value through profit or loss | 64,092 | 88,598 |
| | <u> </u> | <u> </u> |

St James Park (Long Ditton) Estate Company Limited

Management Information

Year ended 31 December 2025

The following pages do not form part of the financial statements.

St James Park (Long Ditton) Estate Company Limited

Detailed Profit and Loss Account

Year ended 31 December 2025

| | 2025 | 2024 |
|--|----------------|----------------|
| | £ | £ |
| Turnover | | |
| Service charges received | 292,219 | 277,117 |
| Service charge shortfall | — | (21,018) |
| | <u>292,219</u> | <u>256,099</u> |
| | | |
| Cost of sales | | |
| Concierge expenses | 14,384 | 12,190 |
| | <u>14,384</u> | <u>12,190</u> |
| | | |
| Gross profit | 277,835 | 243,909 |
| | | |
| Overheads | | |
| Administrative expenses | 282,393 | 255,429 |
| | <u>282,393</u> | <u>255,429</u> |
| | | |
| Operating loss | (4,558) | (11,520) |
| | | |
| Other interest receivable and similar income | 4,558 | 11,520 |
| | <u>4,558</u> | <u>11,520</u> |
| | | |
| Profit before taxation | — | — |
| | <u>—</u> | <u>—</u> |

St James Park (Long Ditton) Estate Company Limited

Notes to the Detailed Profit and Loss Account

Year ended 31 December 2025

| | 2025 | 2024 |
|---|----------------|----------------|
| | £ | £ |
| Establishment expenses | | |
| Rent rates and water | 2,361 | 1,032 |
| Light and heat | 5,533 | 6,569 |
| Insurance | 1,583 | 1,749 |
| Maintenance of landscaped areas | 110,026 | 91,373 |
| General maintenance | 33,789 | 12,898 |
| Gate and barrier maintenance | 3,576 | 1,120 |
| Cleaning costs | 199 | 137 |
| Refuse collection | 1,828 | 2,364 |
| Transfer to landscaping reserve fund | 19,682 | 30,000 |
| Transfer to major works reserve fund | 70,000 | 80,000 |
| Transfer to electronic gate reserve fund | – | 1,000 |
| | <u>248,577</u> | <u>228,242</u> |
| General expenses | | |
| Telephone | 72 | – |
| Sundry expenses | 4,747 | 5,526 |
| Computer related expenses | 158 | – |
| Management charges payable | 26,528 | 19,800 |
| Accountancy fees | 1,500 | 934 |
| Depreciation of tangible assets | 811 | 879 |
| | <u>33,816</u> | <u>27,139</u> |
| Financial costs | | |
| Bank charges | – | 48 |
| | <u>282,393</u> | <u>255,429</u> |
| Other interest receivable and similar income | | |
| Interest on cash and cash equivalents | <u>4,558</u> | <u>11,520</u> |