

Advance Mortgage Funding Limited

Financial Statements for the year ended 31 December 2022



Advance Mortgage Funding Limited
Year Ended 31 December 2022
Company Information

Directors

J P Round
T Smith
D J Beever
J Lowe

Secretary

S B FitzGerald

Auditors

Ernst & Young LLP
2 St Peter's Square
Manchester
M2 3DF

Bankers

Barclays Bank PLC
Leicester
Leicestershire
LE87 2BB

Registered Office

Newcastle House
Albany Court
Newcastle Business Park
Newcastle upon Tyne
Tyne & Wear NE4 7YB

Advance Mortgage Funding Limited
Year Ended 31 December 2022
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Advance Mortgage Funding Limited
Year Ended 31 December 2022
Strategic Report

The directors present the strategic report and financial statements for the year ended 31 December 2022.

Principal activity and review of the business

The principal activities of the Company in the year under review were that of providing services to financial advisers in the mortgage, protection and general insurance markets and will continue to be so for the foreseeable future.

The Company is regulated by the Financial Conduct Authority (FCA) and has responsibility for a network of Appointed Representatives (ARs). The Company also provides services to other mortgage and insurance intermediaries who are directly authorised by the FCA. The business is responsible for the mortgage and insurance advice given to its customers by its ARs and maintains a substantial compliance infrastructure to ensure suitable outcomes for its customers.

The Company's key financial and other performance indicators during the year were as follows:

	2022	2021	% Change
Revenue (£000's)	10,811	9,806	10%
Profit Before Tax (£000's)	4,772	4,212	13%
Margin (%)	44%	43%	1%
Gross Receipts (£000's)	94,569	84,755	12%
No. of Advisers	655	601	9%

Gross receipts in the table above reflect gross receipts before payments to intermediaries.

The number of advisers increased by 54 during 2022 an increase of 9% (2021: 24%). The Revenue and Gross Receipts increased largely in line with the number of advisers.

Operating profit margin has increased by 1% to 44% (2021: 43%). Operating profit remained at similar levels despite the 10% increase in the revenue and absorbing a number of inflationary cost increases throughout 2022.

Net assets have increased by £1,799,647 in 2022, this is after a dividend of £2,000,000. Despite this the company's cash and cash equivalents increased by £5,959,825 due to good working capital control and the use of First Complete Limited as a payment processing unit for the PRIMIS Mortgage Network.

Principal risk and uncertainties

The principal risk and uncertainties facing the Company are as follows:

- The Company's turnover and profitability could be adversely affected by the following external factors: the general economic position across the UK and the Eurozone, the housing market, Government schemes & initiatives, customer behaviour, provider behaviour, broker behaviour and competition from other firms.
- Ensuring ongoing compliance within the current regulatory and legislative frameworks and meeting future changes.
- The Company's results could also be affected by the following internal factors: failure to recruit or retain key staff, failure of information systems; failure to comply with relevant legislation.

**Advance Mortgage Funding Limited
Year Ended 31 December 2022
Strategic Report**

Statement by the directors in performance of their Statutory duties in accordance with the s172 (1) Companies Act 2006

As directors we have taken decisions to promote the long-term success of the Company for the benefit of its members, examples of this include continuing to move towards singular platforms for technology solutions for the benefit of our AR's and the end consumers.

In doing so, we have considered the interests of the company's employees, the need to foster business relationships with suppliers, customers and others and the impact of the company's operations on the community and environment. We also considered how any conflicts could be balanced, including conflicts between the long-term and short-term good of the company and the interests of different stakeholder groups.

To ensure that the requirements of s172 Companies Act 2006 are met, the interests of our stakeholder groups are considered through a combination of the following:

- Specific agenda points and papers presented at each board meeting.
- Regular communication with staff on various topics such as operational matters or health & safety.
- Regular engagement with our external stakeholders, including, but not limited to, suppliers and customers.

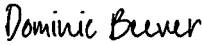
Consideration of the impact of the Company's operations on the community and the environment, and how this can be improved.

In addition, the directors of the Company operate the Company in line with the objectives of the ultimate parent, LSL Property Services plc, including with regard to stakeholder engagement. Further details of how the directors have had regard to the matters set out in section 172(1) (a) to (f) of the Companies Act 2006 and a detailed directors' statement required under section 414CZA of that Act, are available in the consolidated financial statements of LSL Property Services plc.

Future developments

The business will continue to develop and grow its panel of lenders and providers. It will also continue to develop countercyclical income streams and to assess opportunities along the value chain which will strengthen the ability of the business to trade successfully through market downturns. The business will continue to manage its cost base appropriately whilst investing in its network services.

On behalf of the board

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Dominic Beever

Director

14 December 2023

Advance Mortgage Funding Limited
Year Ended 31 December 2022
Directors Report

The directors present their report and financial statements for the year ended 31 December 2022.

Dividends

A £2,000,000 dividend was paid in the year. (2021: £2,608,462).

Going Concern

The net asset position of the company as at 31 December 2022 is £12,566,000 (2021: £10,766,000). The company has made a profit and has net current assets of £9,617,000 (2021: £7,010,000). The Company participates in the Group's centralised treasury management and so shares cash pooling arrangements with its fellow subsidiaries which allows regular cash sweeps as a result of Group cash management. LSL Property Services Plc is a listed entity in the UK. In determining whether the financial statements can be prepared on a going concern basis, the Directors have considered the Company's business activities together with the principal risk and uncertainty factors which are likely to affect its future performance and financial position. The key risks that the Company faces are described in the Strategic Report and mainly relate to the current UK market environment, competition, and external factors such as the geopolitical uncertainties adding to existing inflationary cost pressures.

The directors have tested the going concern ability of the company for a period to 31 December 2024. Forecasts prepared to 31 December 2024 demonstrate that the Company is forecast to trade profitably and generate cash, taking into account the risks explained above. These forecasts have been constructed on a base case scenario and further on downside scenarios with conservative assumptions including the worst possible trading outcomes and reverse stress testing. The continuing support of LSL Property Services Plc and the cash-pooling arrangement is also a factor in the going concern review. Consequently, the Company has obtained a letter of support from the parent company confirming that it will provide financial support to the Company for a period to 31 December 2024 to assist in meeting its liabilities to the extent that the money is not otherwise available to the company to meet such liabilities. The Directors have assessed the level of financial support available, taking into account the Company's financial plan and cash flow forecast for the period to 31 December 2024 and are satisfied such support is available.

Directors

The directors who served the Company during the year and subsequently were:

J P Round
T Smith
D J Beever (Appointed 30 April 2023)
J Lowe (Appointed 1 November 2022)
R Coulson (Resigned 28 February 2023)
R Raichura (Resigned 31 January 2022)
R M Smith (Resigned 9 March 2023)
S Whittle (Resigned 30 April 2023)

Political donations

There were no political donations made during the year (2021: £nil).

Research and Development

No costs incurred were associated with research and development during the year (2021: £nil).

Advance Mortgage Funding Limited
Year Ended 31 December 2022
Directors Report

Branches Operating Outside of UK

The company has operated no branches outside of the UK for the current or prior year.

Future developments are shown above within the strategic report.

Financial instruments

Liquidity risk

The Treasury Department in the ultimate parent company manages the liquidity risk in the group, in which they monitor the cash flow position of the company to prevent shortage of funds to meet liabilities when they fall due.

Credit risk

There are no significant concentrations of credit risk within the company. It is the Company policy to obtain appropriate details of new Authorised Representatives before entering into contracts. The company is exposed to a credit risk in respect to making some payments prior to receiving the revenue. The majority of payments are made after receipt of the associated funds from the providers.

Independent auditors

Pursuant to the Company's articles of association, the Company will propose the reappointment of Ernst & Young LLP as the Company's auditors at its Annual General Meeting in accordance with s. 485 of the Companies Act 2006

Statement of Directors Responsibilities

The directors are responsible for preparing the Annual Report and the financial statements in accordance with applicable United Kingdom 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). 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 then 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.
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.


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 also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities. The directors are responsible for the maintenance and integrity of the corporate and financial information included on the company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Advance Mortgage Funding Limited
Year Ended 31 December 2022
Directors Report

Disclosure of information to the auditors

So far as each person who was a director at the date of approving the report is aware, there is no relevant audit information needed by the auditor in connection with preparing its report, of which the auditor is unaware. Having made enquiries of fellow directors and the Company's auditor, each director has taken all the steps that he is obliged to take as a director in order to make himself aware of any relevant audit information and to establish that the auditor is aware of that information.

On behalf of the board

DocuSigned by:

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Dominic Beever

Director

14 December 2023

Advance Mortgage Funding Limited
Year Ended 31 December 2022
Independent Audit Report the Member of Advance Mortgage Funding Limited

Opinion

We have audited the financial statements of Advance Mortgage Funding Limited (the 'Company') for the year ended 31 December 2022 which comprise the Statement of Comprehensive Income, the Balance Sheet, the Statement of Changes in Equity and the related notes 1 to 21, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards including FRS 101 "Reduced Disclosure Framework" (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the Company's affairs as at 31 December 2022 and of its profit for the year then ended.
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; 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 under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Company's ability to continue as a going concern for a period to 31 December 2024.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report. However, because not all future events or conditions can be predicted, this statement is not a guarantee as to the Company's ability to continue as a going concern.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the annual report.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in this report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements, or our knowledge obtained in the course of the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of the other information, we are required to report that fact.

Advance Mortgage Funding Limited
Year Ended 31 December 2022
Independent Audit Report the Member of Advance Mortgage Funding Limited

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the strategic report and the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the strategic report and directors' report have been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the Company and its environment obtained in the course of the audit, we have not identified material misstatements in the strategic report or directors' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us 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.

Responsibilities of directors

As explained more fully in the statement of directors' responsibilities set out on page 6, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for 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 the directors either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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 an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a 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 the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Advance Mortgage Funding Limited

Year Ended 31 December 2022

Independent Audit Report the Member of Advance Mortgage Funding Limited

Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect irregularities, including fraud. The risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below. However, the primary responsibility for the prevention and detection of fraud rests with both those charged with governance of the entity and management.

- We obtained an understanding of the legal and regulatory frameworks that are applicable to Advance Mortgage Funding Limited and determined that the most significant are United Kingdom Generally Accepted Accounting Practice, the Companies Act 2006 and UK tax legislation.
- We understood how the Company is complying with those frameworks by making enquiries of management to understand how the Company maintains and communicated its policies and procedures in these areas. We corroborated the results of our enquiries through reading the board minutes and other correspondence, making enquiries of management to identify if there are matters where there is a risk of breach of such frameworks that could have a material impact on the Company.
- We assessed the susceptibility of the Company's financial statements to material misstatement, including how fraud might occur by considering the risk of management override. We considered the controls the Company has established to address the risks identified by the directors or that otherwise seek to prevent, deter, or detect fraud; and how management monitors these controls. Where this risk was considered to be higher, we performed audit procedures to address each identified fraud risk.
- Based on this understanding we designed our audit procedures to identify noncompliance with such laws and regulations. Our procedures involved making enquiries of management and those charged with governance for their awareness of any known instances of noncompliance or suspected noncompliance with laws and regulations, reviewing key policies and correspondence exchanged with regulators. We designed audit procedures to address the risk of fraud in key areas of estimation and revenue recognition and performed journal entry testing by specific risk criteria, with a focus on manual journals and journals indicating large or unusual transactions based on our understanding of the Company's business.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

Advance Mortgage Funding Limited

Year Ended 31 December 2022

Independent Audit Report the Member of Advance Mortgage Funding Limited

Use of our report

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.

DocuSigned by:

Ernst & Young LLP

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Richard Vessey (Senior Statutory Auditor)

for and on behalf of Ernst & Young LLP, Statutory Auditor

Manchester

Date 15 December 2023

Advance Mortgage Funding Limited**Year Ended 31 December 2022****Statement of Comprehensive Income for the Year Ended 31 December 2022**

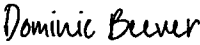
	Note	2022 £000	2021 £000
Revenue	3	10,811	9,806
Administrative Expenses		(6,039)	(5,594)
Operating Profit	4	<u>4,772</u>	<u>4,212</u>
Finance income		2	-
Profit before tax		<u>4,774</u>	<u>4,212</u>
Tax	7	(936)	(806)
Profit for the year		<u>3,838</u>	<u>3,406</u>

The statement of comprehensive income has been prepared on the basis that all operations are continuing operations.

Advance Mortgage Funding Limited
Year Ended 31 December 2022
Balance Sheet at 31 December 2022

		2022	Restated (1)
	Note	£000	2021
			£000
Non-current assets			
Intangible assets	8	-	2
Property, plant and equipment	9	5	31
Deferred tax asset	7	35	43
Trade and other receivables	10	3,652	3,942
		<u>3,692</u>	<u>4,018</u>
Current assets			
Trade and other receivables	10	1,281	1,500
Cash and cash equivalents		16,864	10,904
		<u>18,145</u>	<u>12,404</u>
Total assets		<u>21,837</u>	<u>16,422</u>
Current liabilities			
Trade and other payables	11	8,978	5,394
		<u>8,978</u>	<u>5,394</u>
Non-current liabilities			
Trade and other payables	11	293	246
Lease Liability	16	-	16
		<u>293</u>	<u>262</u>
Total Liabilities		<u>9,271</u>	<u>5,656</u>
Net Assets		<u>12,566</u>	<u>10,766</u>
Shareholder's Equity			
Share capital	14	6,391	6,391
Share Based Payment Reserve	15	42	80
Retained earnings		6,133	4,295
Total shareholder's equity		<u>12,566</u>	<u>10,766</u>

(1) See note 21 on page 31 for further detail on the restatement of the comparative amounts for the prior period.

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Dominic Beever

Director

14 December 2023

Advance Mortgage Funding Limited**Year Ended 31 December 2022****Statement of Changes in Equity for the Year Ended 31 December 2022**

	Share Capital	Share based payment reserve	Retained earnings	Total shareholders' equity
	£000	£000	£000	£000
At 1 January 2021	6,391	83	3,497	9,971
Comprehensive income for the year	-	-	3,406	3,406
Share-based payment transactions	-	(3)	-	(3)
Dividends Paid	-	-	(2,608)	(2,608)
Total at 31 December 2021	6,391	80	4,295	10,766
Comprehensive income for the year	-	-	3,838	3,838
Share-based payment transactions	-	(38)	-	(38)
Total comprehensive income for the year	-	(38)	3,838	3,800
Dividend Paid	-	-	(2,000)	(2,000)
At 31 December 2022	6,391	42	6,133	12,566

Advance Mortgage Funding Limited

Year Ended 31 December 2022

Disclosure notes to the Financial Statements as at 31 December 2022

1. Corporate information

The financial statements of Advance Mortgage Funding Limited for the year ended 31 December 2022 were authorised for issue by the board of directors on 14 December 2023 and the balance sheet was signed on the board's behalf by Dominic Beever. Advance Mortgage Funding Limited is a private limited company incorporated in England.

These financial statements were prepared in accordance with Financial Reporting Standard 101 Reduced Disclosure Framework (FRS 101) and in accordance with applicable accounting standards. The financial statements are prepared under the historical cost convention.

The Company's financial statements are presented in Sterling, which is also the Company's functional currency, and all values are rounded to the nearest thousand (£'000) except when otherwise indicated.

2. Accounting policies

The Company has prepared primary statements in accordance with Financial Reporting Standard 101, 'Reduced Disclosure Framework' (FRS 101). The Company's ultimate parent undertaking and controlling party is LSL Property Services plc, a Company registered in England. Its group financial statements are available on application to the Group Company Secretary, LSL Property Services plc, Newcastle House, Albany Court, Newcastle Business Park, Newcastle upon Tyne, NE4 7YB. No other group financial statements include the results of the Company. The accounting policies which follow set out those policies which apply in preparing the financial statements for the year ended 31 December 2022.

The Company has taken advantage of the following disclosure exemptions under FRS 101:

- (a) the requirements of paragraphs 45(b) and 46-52 of IFRS 2 Share based Payment, because: the share-based payment arrangement concerns the instruments of another group entity.
- (b) The requirements of paragraph 62, B64(d), B64(e), B64(g), B64(h), B64(j) to B64(m), B64(n)(ii), B64(o)(ii), B64(p), B64(q)(ii), B66 and B67 of IFRS3 Business Combinations
- (c) The requirements of IFRS 7 Financial Instruments: Disclosures.
- (d) The requirements of paragraphs 91-99 of IFRS13 Fair Value Measurement.
- (e) the requirement in paragraph 38 of IAS 1 'Presentation of Financial Statements' to present comparative information in respect of:
 - (i) paragraph 79(a)(iv) of IAS 1;
 - (ii) paragraph 73(e) of IAS 16 Property, Plant and Equipment.
 - (iii) paragraph 118(e) of IAS 38 Intangible Assets.
- (f) the requirements of paragraphs 10(d), 10(f), 16, 38A to 38D and 134-136 of IAS 1 Presentation of Financial Statements.
- (g) the requirements of IAS 7 Statement of Cash Flows.

Advance Mortgage Funding Limited**Year Ended 31 December 2022****Disclosure notes to the Financial Statements as at 31 December 2022**

2. Accounting policies (Continued)

- (h) the requirements of paragraph 17 of IAS 24 Related Party Disclosures.
- (i) the requirements of paragraphs 30 and 31 of IAS 8 Accounting Policies, Changes in Accounting Estimates and Errors.
- (j) the requirement of IAS 24 Related party Disclosures to disclose related party transactions entered into between two or more members of a group, provided that any subsidiary which is a party to the transaction is wholly owned by such a member; and
- (k) the requirements of paragraph 134(d)-134(f) and 135(c)-135(e) of IAS 36 Impairment of Assets.
- (l) The requirements of the second sentence of paragraph 110 and paragraphs 113(a), 114, 115, 118, 119(a) to (c), 120 to 127 and 129 of IFRS 15 Revenue from Contracts with Customers.
- (m) The requirement of paragraph 52, the second sentence of paragraph 89, and paragraphs 90, 91 and 93 of IFRS 16 leases.

Going Concern

The net asset position of the company as at 31 December 2022 is £12,566,000 (2021: £10,766,000). The company has made a profit and has net current assets of £9,617,000 (2021: £7,010,000). The Company participates in the Group's centralised treasury management and so shares cash pooling arrangements with its fellow subsidiaries which allows regular cash sweeps as a result of Group cash management. LSL Property Services Plc is a listed entity in the UK. In determining whether the financial statements can be prepared on a going concern basis, the Directors have considered the Company's business activities together with the principal risk and uncertainty factors which are likely to affect its future performance and financial position. The key risks that the Company faces are described in the Strategic Report and mainly relate to the current UK market environment, competition, and external factors such as the geopolitical uncertainties adding to existing inflationary cost pressures.

The directors have tested the going concern ability of the company for a period to 31 December 2024. Forecasts prepared to 31 December 2024 demonstrate that the Company is forecast to trade profitably and generate cash, taking into account the risks explained above. These forecasts have been constructed on a base case scenario and further on downside scenarios with conservative assumptions including the worst possible trading outcomes and reverse stress testing. The continuing support of LSL Property Services Plc and the cash-pooling arrangement is also a factor in the going concern review. Consequently, the Company has obtained a letter of support from the parent company confirming that it will provide financial support to the Company for a period to 31 December 2024 to assist in meeting its liabilities to the extent that the money is not otherwise available to the company to meet such liabilities. The Directors have assessed the level of financial support available, taking into account the Company's financial plan and cash flow forecast for the period to 31 December 2024 and are satisfied such support is available.

Advance Mortgage Funding Limited**Year Ended 31 December 2022****Disclosure notes to the Financial Statements as at 31 December 2022**

2. Accounting policies (Continued)**Financial instruments**

Financial assets and financial liabilities are recognised in the Company's Balance Sheet when the Company becomes a party to the contractual provisions of the instrument. When financial assets are recognised initially, they are measured at fair value, being the transaction price plus, in the case of financial assets not at fair value through profit or loss, directly attributable transaction costs. Financial assets are derecognised when the Company no longer has the rights to cash flows, the risks and rewards of ownership or control of the asset. Financial liabilities are derecognised when the obligation under the liability is discharged, cancelled or expires. All regular way purchases and sales of financial assets are recognised on the trade date, being the date that the Company commits to purchase or sell the asset. The subsequent measurement of financial assets depends on their classification.

Goodwill

Goodwill represents the excess of the cost of a business combination over the total acquisition date fair value of the identifiable assets, liabilities and contingent liabilities acquired.

The UK Companies Act requires goodwill to be reduced by provisions for depreciation on a systematic basis over a period chosen by the directors, its useful economic life. However, under IFRS 3 Business Combinations, goodwill is not amortised. Consequently, the company does not amortise goodwill, but reviews it for impairment on an annual basis or whenever there are indicators of impairment. The company is therefore invoking a 'true and fair view override' to overcome the prohibition on the non-amortisation of goodwill in the Companies Act. Had the company amortised goodwill a period of 15 years would have been chosen as the useful life for goodwill.

A test of impairment was performed on goodwill to determine the recoverable amount of the CGU. This was based upon a value in use calculation using cash flow projections based on financial budgets approved by the board covering a 3-year period. The discount rate applied to cash flow projections was 14.2% (2021: 12.2%). Cash flows beyond the three-year plan are extrapolated using a 2.0% growth rate (2021: 2.0%). Management are satisfied that the outcome of the impairment test demonstrates that no provision for impairment was necessary.

Intangible assets

Intangible assets include software development costs and purchased software that in the opinion of the directors meets the definition of an intangible asset. Amortisation is charged to the Income Statement on a straight-line basis over the estimated useful lives of intangible assets. Intangible assets are amortised from the day they are available for use. The estimated useful lives are as follows:

Purchased software	–	20% on cost
Developed software	–	3 - 5 years straight line

Advance Mortgage Funding Limited
Year Ended 31 December 2022
Disclosure notes to the Financial Statements as at 31 December 2022

2. Accounting policies (Continued)

Property, plant and equipment

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life or, if held under a finance lease, over the lease term, whichever is the shorter.

Computer equipment	–	3 years straight line
Office furniture and equipment	–	5 years straight line

Cash

Cash in the balance sheet comprises cash at bank and in hand.

Investments

Fixed asset investments are shown at cost less provision for impairment.

Trade receivables

Trade receivables do not carry any interest and are stated at their original invoiced value as reduced by appropriate allowances for estimated irrecoverable amounts.

Under IFRS 9 the chosen method of recognising the expected credit loss across the company is the simplified approach allowing a provision matrix to be used. This is based on the expected life of trade receivables and historic default rates. The carrying amount of the receivable is reduced through use of an allowance account. Impaired debts are de-recognised when they are assessed as uncollectable.

Trade payables

Trade payables do not carry any interest and are stated at their original invoice value.

Impairment of assets

The Company assesses at each reporting date whether there is an indication that an asset may be impaired. If any such indication exists, or when annual impairment testing for an asset is required, the Company makes an estimate of the asset's recoverable amount in order to determine the extent of the impairment loss. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash flows (cash generating units).

An asset's recoverable amount is the higher of an assets or cash-generating unit's fair value less costs to sell and its value in use and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. Where the carrying amount of an asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

Impairment losses on continuing operations are recognised in the profit and loss account in those expense categories consistent with the function of the impaired asset.

For assets where an impairment loss subsequently reverses, the carrying amount of the asset or cash generating unit is increased to the revised estimate of its recoverable amount, not to exceed the carrying amount that would have been determined, net of depreciation, had no impairment losses been recognised for the asset or cash generating unit in prior years. A reversal of impairment loss is recognised immediately in the profit and loss account.

Advance Mortgage Funding Limited
Year Ended 31 December 2022
Disclosure notes to the Financial Statements as at 31 December 2022

2. Accounting policies (Continued)

Research and development

Research costs are expensed as incurred. Development expenditure on an individual project is recognised as an intangible asset when the Company can demonstrate the technical feasibility of completing the intangible asset so that it will be available for use or sale, its intention to complete and its ability to use or sell the asset, how the asset will generate future economic benefits, the availability of resources to complete the asset and the ability to measure reliably the expenditure during development.

Following initial recognition of the development expenditure as an asset, the cost model is applied requiring the asset to be carried at cost less any accumulated amortisation and accumulated impairment losses. Amortisation of the asset begins when development is complete, and the asset is available for use. It is amortised evenly over the period of expected future benefit. During the period of development, the asset is tested for impairment annually.

Leases

Leases are defined as a contract which gives the right to use an asset for a period of time in exchange for consideration. The Company recognises three classes of leases on this basis:

- Property leases
- Motor Vehicle leases

Property Leases and Motor Vehicle leases have been recognised on the balance sheet, in financial liabilities, by recognising the future cash-flows of the lease obligation, discounted using the incremental borrowing rate of the Company, adjusted for factors such as swap rates available and the credit risk of the entity entering into the lease.

Corresponding Right of Use assets have been recognised in the balance sheet under property, plant and equipment and have been measured as being equal to the discounted lease liability plus any lease payments made at or before the inception of the lease and initial direct costs, less any lease incentives received.

For sub-leases where the Company is an intermediate lessor, the Company has assessed whether the sub-lease is an operating lease or finance lease in respect to the right of use asset generated by the head lease. It has performed this assessment on a lease-by-lease basis. The Company has both finance leases and operating leases based on this assessment, and a sub-lease asset has been recognised in financial assets at transition for finance leases.

Revenue recognition

Revenue is recognised under IFRS 15. This standard is based on a single model that distinguishes between promises to a customer that is satisfied at a point in time and those that are satisfied over time.

Revenue from mortgage procurement fees is recognised at point in time by reference to the completion date of the mortgage on the housing transaction. Revenue from the policy sales is recognised at point in time by reference to the date that the policy is accepted by the insurer. Revenue from other income is recognised at a point in time by reference to the completion date of the transaction.

Advance Mortgage Funding Limited
Year Ended 31 December 2022
Disclosure notes to the Financial Statements as at 31 December 2022

2. Accounting policies (Continued)

Pensions

The Company operates a defined contribution pension scheme for employees. The assets of the scheme are invested and managed independently of the finances of the Company. The pension cost charge represents contributions payable in the year. The contributions are recognised in the income statement in the period in which they become payable.

Income taxes

Current tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities, based on tax rates and laws that are enacted or substantively enacted by the balance sheet date. The Management Team periodically evaluates positions taken in the tax returns with respect to the situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

Deferred income tax is recognised on all temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements, with the following exceptions:

- where the temporary difference arises from the initial recognition of goodwill or of an asset or liability in a transaction that is not a business combination that at the time of the transaction affects neither accounting nor taxable profit or loss.
- in respect of taxable temporary differences associated with investments in subsidiaries, where the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future; and
- deferred income tax assets are recognised only to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, carried forward tax credits or tax losses can be utilised.

Deferred income tax assets and liabilities are measured on an undiscounted basis at the tax rates that are expected to apply when the related asset is realised or liability is settled, based on tax rates and laws enacted or substantively enacted at the balance sheet date.

The carrying amount of deferred income tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are reassessed at each reporting period and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred income tax assets and liabilities are offset, only if a legally enforceable right exists to set off current tax assets against current tax liabilities, the deferred income taxes relate to the same taxation authority and that authority permits the Company to make a single net payment. Income tax is charged or credited directly to other comprehensive income or equity, if it relates to items that are charged or credited in the current or prior periods to other comprehensive income or equity respectively. Otherwise, income tax is recognised in the income statement.

Advance Mortgage Funding Limited
Year Ended 31 December 2022
Disclosure notes to the Financial Statements as at 31 December 2022

2. Accounting policies (Continued)

Share-based payments

The equity share option programme allows employees to acquire shares of the ultimate holding company. The fair value of the option granted is recognised as an employee expense with a corresponding increase in equity. The fair value is measured at grant date and spread over the period during which the employees become unconditionally entitled to the options. The fair value of the options granted is measured using the Black-Scholes model, taking into account the terms and conditions upon which the options were granted. Non-market vesting conditions are taken into account by adjusting the number of equity instruments expected to vest at each balance sheet date so that, ultimately, the cumulative amount recognised over the vesting period is based on the number of options that eventually vests. No expense is recognised for awards that do not ultimately vest, except for equity settled transactions where vesting is conditional upon a market or non-vesting condition, which is treated as vesting irrespective of whether or not the market or non-market vested condition, is satisfied, provided that all other performance and/or service conditions are satisfied.

Provisions

A provision is recognised in the balance sheet when the company has a present legal or constructive obligation as a result of a past event, and it is probable that an outflow of economic benefits will be required to settle the obligation.

If the effect is material, provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and, when appropriate, the risks specific to the liability.

Under certain circumstances, the policy providers can clawback all or a proportion of commission previously paid as a result of early cancellation by policy holders. Under such circumstances, the Company is required to repay that element of commission attributable to the cancellation.

Judgements and key sources of estimation uncertainty

The preparation of financial statements in conformity with FRS 101 requires the use of certain critical accounting estimates and judgements. It also requires management to exercise judgement in the process of applying the Company's accounting policies.

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

In particular, information about significant areas of estimation uncertainty and critical judgements in applying accounting policies that have the most significant effect on the amount recognised in the financial statements are described in the following note on lapse provision.

Leases

The Company determines the lease term as the non-cancellable term of the lease, together with any periods covered by an option to extend the lease if it is reasonably certain to be exercised, or any periods covered by an option to terminate the lease, if it is reasonably certain not to be exercised.

Where the implicit rate of interest relating to a lease is not readily available, the Company has used an incremental borrowing rate representative of the incremental borrowing rate of interest that the entity within the LSL Company that entered into the lease would have to pay to borrow over a similar term, with a similar security. The rate applied to each lease was determined taking into account the risk-free rate, adjusted for factors such as the swap rates available to the Company and the credit risk of the entity entered into the lease.

Advance Mortgage Funding Limited**Year Ended 31 December 2022****Disclosure notes to the Financial Statements as at 31 December 2022**

2. Accounting policies (Continued)**Lapse provision**

Significant judgement is required when accruing for potential clawbacks. Under certain circumstances, the policy providers can clawback all or a proportion of commission previously paid as a result of early cancellation by policy holders. Under such circumstances, the Company is required to repay that element of commission attributable to the cancellation. In the opinion of the directors, this obligation is considered to be a legal obligation, and as such, is provided for in full within trade and other payables, based on the anticipated clawback likely to occur. The amount is calculated by using historical lapses as a proportion of sales in that period and then applying that proportion rate against live policies to form an estimate.

Accrued income cut off

Accrued income relating to policies or mortgages with an inception or completion date in the financial year is included if commission has not been received at the year end. Estimates are applied to the basis of calculation of this accrued income which is based on historic post year end revenue as a proportion of the subsequent year's revenue.

Agent versus principal

As recognised by IFRS 15, assessing whether the company is acting as a principal, or an agent requires judgement which can significantly affect the timing and amount of revenue recognised. The company has determined that it is acting as an agent of the customer and only recognises the company's share of commission as revenue.

3. Revenue

The operations and main revenue streams are those described in the latest annual financial statements.

Disaggregation of Revenue

Set out below is the disaggregation of the Company's revenue from contracts with customers:

	2022	2021
	£000	£000
Timing of Revenue Recognition		
Services Transferred at a point in time	9,866	8,339
Services transferred over time	945	1,467
	<u>10,811</u>	<u>9,806</u>

The total revenue of the company for the year has been derived from its principal activity wholly undertaken in the United Kingdom.

Advance Mortgage Funding Limited
Year Ended 31 December 2022
Disclosure notes to the Financial Statements as at 31 December 2022

4. Operating Profit

	2022	2021
	£000	£000
Operating profit is stated after charging:		
Auditor's Remuneration	30	25
Depreciation – Owned Assets	5	12
Depreciation – Leased Assets	13	22
Amortisation of intangibles	2	5

5. Employees

Number of employees

The average monthly number of employees (including directors) during the year was:

2022	2021
No.	No.
-	16

Staff costs including director's remuneration, were as follows:

	2022	2021
	£000	£000
Wages and salaries	3,622	3,140
Social security costs	59	92
Other pension costs (see note 12)	15	21
Costs of share option scheme	(38)	(2)
Total	3,658	3,251

Advance Mortgage Funding Limited has no employees and all related staff costs above were recharged from First Complete Limited in 2022 (see note 18).

Advance Mortgage Funding Limited
Year Ended 31 December 2022
Disclosure notes to the Financial Statements as at 31 December 2022

6. Directors' remuneration

The directors of the Company were paid by the ultimate holding company, LSL Property Services Plc, a fellow subsidiary and First Complete Limited.

The directors received total remuneration for the year of £1,213,655 (2021: £2,349,813), including pension costs of £22,934 (2021: £21,417). The directors do not believe that it is practicable to apportion this amount between their services as directors of the Company and the services as directors of the holding and fellow subsidiary companies.

The Company operates money purchase pension schemes for the directors in office. Director's contributions are matched by the company up to a maximum of 5% of pensionable earnings.

The number of directors who were members of the money purchase pension schemes during the financial year totalled 6 (2021: 5).

The number of directors who exercised share options during the year was 3 (2021: 3).

The remuneration of the highest paid director amounted to £340,996 excluding pension costs (2021: £1,114,437). Company contributions to money purchase pension schemes for that director amounted to £11,388 (2021: £1,265).

7. Taxation

Tax charge in the income statement:

The tax charge is made up as follows:

	2022 £000	2021 £000
Current tax:		
UK corporation tax payable	923	807
Adjustments in respect of prior periods	2	3
Total current tax	<u>925</u>	<u>810</u>
Deferred tax:		
Origination and reversal of temporary differences	8	-
Impact of changes in tax rates	3	(10)
Adjustments in respect of prior periods	-	6
Total deferred tax	<u>11</u>	<u>(4)</u>
Tax expense in statement of comprehensive income	<u>936</u>	<u>806</u>

There are no unrecognised deferred tax assets in the current or preceding period.

The tax expense in the statement of comprehensive income for the year is higher than the standard rate of corporation tax in the UK of 19% (2021: 19%). The differences are explained below:

	2022 £000	2021 £000
Accounting profit before income tax	4,774	4,212
Tax calculated at standard rate of corporation tax of 19% (2020: 19%)	907	800
Expenses not deductible for tax purposes	2	1
Transfer pricing	20	9
Adjustments to previous periods	2	10
Share scheme movements	2	(3)
Changes in tax laws and rates	3	(11)
Tax expense in statement of comprehensive income	<u>936</u>	<u>806</u>

Advance Mortgage Funding Limited
Year Ended 31 December 2022
Disclosure notes to the Financial Statements as at 31 December 2022

7. Taxation (Continued)

Change in corporation tax rates

The standard rate of UK is 19% and this took effect from 1st April 2017.

On 4 March 2021 the UK Government announced an intention to increase the rate of corporation tax to 25% with effect from 1 April 2023. This was substantively enacted on 24 May 2021 and therefore the deferred tax balances have been restated to reflect a rate of 25%.

Deferred Tax

	2022	2021
	£000	£000
Deferred tax balance is made up as follows:		
Depreciation charged in advance of capital	27	31
Short-term timing differences	8	12
Deferred tax asset	<u>35</u>	<u>43</u>
 Deferred tax balance sheet movement;		
At 1 January 2022 – (Debtor) / Creditor	(49)	
<i>Deferred tax charge / (credit)</i>		
in profit and loss account	12	
Recognised on business combinations		
Amount debited to statement of total recognised gains and losses	2	
At 31 December 2022 – (Debtor) / Creditor	<u>35</u>	

There are no unrecognised deferred tax assets in the current or preceding period. A deferred tax asset has been recognised on the basis that the Company is expected to make suitable taxable profits in the foreseeable future against which it can be utilised.

8. Intangible Assets

	Developed Software	Purchased Software	Total
	£000	£000	£000
Cost:			
At 1 January 2022	268	483	751
Additions	-	-	-
Cost at 31 December 2022	<u>268</u>	<u>483</u>	<u>751</u>
 Accumulated amortisation and impairment:			
At 1 January 2022	266	483	749
Amortisation charge for year	2	-	2
At 31 December 2022	<u>268</u>	<u>483</u>	<u>751</u>
 Net Book Value:			
At 31 December 2022	<u>-</u>	<u>-</u>	<u>-</u>
 At 31 December 2021	2	-	2

Advance Mortgage Funding Limited**Year Ended 31 December 2022****Disclosure notes to the Financial Statements as at 31 December 2022****9. Plant, property and equipment**

	Office Equipment £000	Computer Equipment £000	Buildings, fixtures and fittings £000	Right of Use Asset £000	Total £000
Cost:					
At 1 January 2022	573	1,863	663	71	3,170
Additions	-	-	-	-	-
Disposal	-	-	-	(29)	(29)
Cost at 31 December 2022	573	1,863	663	42	3,141
Accumulated amortisation					
At 1 January 2022	573	1,856	663	47	3,139
Depreciation charge for year	-	5	-	13	18
Eliminated on disposal				(21)	(21)
At 31 December 2022	573	1,861	663	39	3,136
Net Book Value: At 31 December 2022	-	2	-	3	5
At 31 December 2021	-	7	-	24	31

Advance Mortgage Funding Limited
Year Ended 31 December 2022
Disclosure notes to the Financial Statements as at 31 December 2022

10. Trade and Other Receivables

	2022	Restated (1) 2021
	£000	£000
Due within one year		
Trade receivables	428	823
Less provision for impairment of debtors	(179)	(260)
Net trade receivables	249	563
Amounts owed by Parent and fellow subsidiary undertakings	273	454
Prepayments and accrued income	759	483
	<u>1,281</u>	<u>1,500</u>
Due after one year		
Amounts owed by Parent and fellow subsidiary undertakings	<u>3,652</u>	<u>3,942</u>

(1) See note 21 on page 31 for further detail on the restatement of the comparative amounts for the prior period.

As at 31st December, an analysis of trade receivables by credit risk rating grades is as follows:

	Total	Not Aged	<30 days	30-60 days	60-90 days	90-120 days	> 120 days
	£'000	£'000	£'000	£'000	£'000	£'000	£'000
2022	428	171	65	19	3	-	170
2021	823	432	61	57	16	136	121

11. Trade and other payables

	2022	2021
	£000	£000
Current		
Trade payables	-	3
Amounts owed to Parent and fellow subsidiary undertakings (see note 18)	4,048	555
Lease liability	4	10
Corporation tax	1,731	1,606
Accruals and deferred Income	2,779	2,679
Other Payables	125	161
Lapse Provision	<u>291</u>	<u>380</u>
	<u>8,978</u>	<u>5,394</u>
Non-Current		
Lapse Provision	<u>293</u>	<u>246</u>

Amounts owed to fellow subsidiary undertakings are interest free and repayable on demand.

12. Pension and other post-retirement benefit commitments

Defined contribution

The Company operates defined contribution pension schemes for all its directors and certain employees. The assets of the schemes are held separately from those of the Company in independently administered funds.

Advance Mortgage Funding Limited**Year Ended 31 December 2022****Disclosure notes to the Financial Statements as at 31 December 2022****12. Pension and other post-retirement benefit commitments (continued)**

The Company's contributions for 'old' members of the existing defined contribution section (those members who have always been in this scheme) throughout 2006, were 5% of pensionable salaries where members contribute and the cost of the death-in-service benefits. The Company's contributions for 'new' members of the defined contribution stakeholder scheme (those members who were part of the Aviva scheme until the Company left the Aviva group in 2004) were 10% of pensionable salaries until the end of July 2007 where members contribute and the cost of the death-in-service benefits. From August 2007 the Company's contributions for these 'new' members of the defined contribution stakeholder scheme reverted to 5% of pensionable salaries where members contribute, and the cost of the death-in-service benefits. Total amount recognised as an expense for both the defined contribution scheme and the defined contribution stakeholder scheme were £nil (2021: £20,519).

13. Provisions for Liabilities

	Lapse Provision 000's	Total Provisions 000's
At 1 January 2022	626	626
Current	380	380
Non-current	246	246
Arising during the year	(42)	(42)
At 31 December 2022	584	584
Analysed as:		
Current	291	291
Non-current	293	293

Under certain circumstances, the policy providers can clawback all or a proportion of commission previously paid as a result of early cancellation by policy holders. Under such circumstances, the company is required to repay that element of commission attributable to the cancellation. In the opinion of the directors, this obligation is considered to be a constructive obligation, and as such, is provided for in full, based on the anticipated clawback likely to occur.

14. Share Capital

	2022 £	2021 £
Authorised		
1,000 ordinary shares of £1 each	1,000	1,000
6,390,595 preference shares of £1 each	6,390,595	6,390,595
	6,391,595	6,391,595
Allotted, called up and fully paid		
312 class 'A' ordinary shares of £1 each	312	312
8 class 'B' ordinary shares of £1 each	8	8
6,390,595 preference shares of £1 each	6,390,595	6,390,595
	6,390,915	6,390,915

If the issued share capital of the ordinary A shares is more than 50% of the total issued ordinary share capital the A shares automatically have at least 75% of the voting capable of being cast on the resolution concerned. The non-cumulative preference shares are redeemable at par value on notice of the issuer.

Advance Mortgage Funding Limited**Year Ended 31 December 2022****Disclosure notes to the Financial Statements as at 31 December 2022****15. Reserves****Share based payment reserve**

The share-based payment reserve is used to record the value of equity-settled share-based payment provided to the employees, as part of their remuneration.

Fair value reserve

The Fair value reserve is used to record the changes in the fair value of financial assets.

16. Leases

At the year end, the Company has the following in regards to leases in the balance sheet:

Right of Use Assets:	£'000 2022	£'000 2021
1st January 2022	25	86
Additions	-	15
Disposals	(8)	(1)
Depreciation	(13)	(75)
31st December 2022	4	25

These are included in the carrying amounts of PPE on the face of the balance sheet and have been included in Note 11 (Fixed assets note).

Lease Liabilities:	2022 £'000 Total	2021 £'000 Total
1st January 2022	26	38
Additions	-	15
Interest expense	1	2
Disposals	(8)	(2)
Repayment of lease liabilities (including interest)	(15)	(27)
31st December 2022	4	26

Maturity of these lease liabilities is analysed as follows:

	£'000 2022	£'000 2021
Current lease liabilities	4	10
Non-current lease liabilities	-	16
Total lease liability	4	26

	2022	2021
<i>Depreciation of right of use assets:</i>		
Vehicles	13	26
<i>Interest expense related to lease liabilities</i>	1	2
Charge to profit before taxation	14	28

Advance Mortgage Funding Limited**Year Ended 31 December 2022****Disclosure notes to the Financial Statements as at 31 December 2022****17. Contingent Liabilities**

The Company is party to a bank overdraft and revolving credit facility totalling £90m (2021: £90m) which are secured by cross guarantees from this company and a number of the Company's fellow subsidiaries and the Company's parent company. As at 31 December 2022, the amount drawn under these facilities was nil (2021: £nil) and there was a £nil overdraft (2021: £nil). The Group's loan facility was amended during February 2023 with a new credit limit of £60 million.

18. Related Party Transactions

During the year the Company entered into transactions, in the ordinary course of business, with other related parties. Transactions entered into, and trading balances outstanding at 31 December with other related parties, are as follows:

		Sales to related parties	Purchases from related parties	Amount owed by related parties	Amounts owed to related parties
First Complete Limited	2022	238	5,350	-	3,842
	2021	-	3,690	-	365
Linear Mortgage Network Limited	2022	3,815	-	237	-
	2021	2,464	-	18	-
Personal Touch Financial Services Limited	2022	-	129	-	203
	2021	-	29	-	74
Personal Touch Administration Services Limited	2022	-	183	760	-
	2021	-	231	943	-
First 2 Protect Limited	2022	387	-	36	-
	2021	435	-	36	-
LSL Property Services Plc	2022	-	107	2,893	-
	2021	-	31	2,999	-
Your Move.co.uk Limited	2022	-	120	-	-
	2021	-	181	-	24
E-Surd Limited	2022	-	27	-	2
	2021	-	40	-	25
Pivotal Growth limited	2022	2,436	-	-	3
	2021	-	-	-	-

Advance Mortgage Funding Limited**Year Ended 31 December 2022****Disclosure notes to the Financial Statements as at 31 December 2022**

19. Immediate and Ultimate Parent Undertaking

The Company's immediate parent undertaking is Lending Solutions Holdings Limited, a Company registered in England. The Company's ultimate parent undertaking and controlling party is LSL Property Services plc, a Company registered in England. Its group financial statements are available on application to the Group Company Secretary, LSL Property Services plc, Newcastle House, Albany Court, Newcastle Business Park, Newcastle upon Tyne, NE4 7YB. No other group financial statements include the results of the Company.

20. Post Balance Sheet Events

There are no material or significant post balance sheet events to report.

21. Restatement of prior year financial statements

In December 2021 all intercompany debtors were recognised within current assets on the balance sheet. Under IFRS 1, £3,942,000 of this balance should have been classified as non-current.

The following table summarises the impact of the restatement on the previously reported financial statements for the year ended 31 December 2021;

	Previously Reported 2021 000's	Adjustment 2021 000's	Restated 2021 000's
Balance Sheet			
Non-Current Assets £000's	76	3,942	4,018
Current Assets £000's	16,346	(3,942)	12,404