

**Elan Homes Limited**

**Annual report and financial statements**

**Registered number 03215914**

**Period Ended 1 January 2023**



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## Strategic report

### Principal Activity

The company's principal activity is new build house building in the core areas of operation being the North West and North Wales. The key activities undertaken to deliver a business growth strategy include:

- Selecting the right land for the business to acquire
- Managing the planning process to deliver schemes suitable to the local area including affordable requirements
- Constructing the right product to match the needs of our customers
- Developing effective working relationships with suppliers and subcontractors
- Delivering an excellent customer experience through the sales process and in after sales service
- Cash generation to strengthen liquidity and position it for growth opportunities when market conditions improve

### Development of the business

During the period the company recorded a turnover of £39.9m (52 weeks 2 January 2022: £26.3m) and an operating profit of £5.3m (52 weeks 2 January 2022: £2.8m). The company's profit for the period was £4.0m (52 weeks 2 January 2022: £2.0m) and the net assets as at 1 January 2023 were £21.5m (2 January 2022: £17.5m).

On 31 March 2023 and as part of a Group wide reorganisation of its house building activities, the company transferred its existing trade, assets and known liabilities to Elan Homes Holdings Limited, its parent company. Following this transaction the company has ceased to trade.

### Key Performance Indicators

The 7 key performance indicators for the company for the 52 weeks ended 1 January 2023 were:

- Units sales – 130 legal completions (52 weeks to 2 January 2022: 90)
- Help to Buy completions – 13 (52 weeks to 2 January 2022: 35)
- Average price – the average price was £307,000 (52 weeks to 2 January 2022: £292,000)
- Gross profit margin – the gross margin was 23.4 % (52 weeks to 2 January 2022: 21.2%)
- Operating margin – the operating margin was 13.4% (52 weeks to 2 January 2022: 10.7%)
- Land bank (plots owned or controlled with a detailed or an outline planning consent) – the company had 421 plots in its land bank as at 1 January 2023 (2 January 2022: 439)
- NHBC Pride in the job awards – none received (52 weeks to 2 January 2022: 1)

### Our marketplace

There remains to be an undersupply of new build homes in the UK combined with a strong demand.

Market conditions over the last financial year have had an adverse effect on the industry including the disruption caused by the announcements, reversals and some reinstatements made in the mini Budget and the Autumn Budget following two change in the leadership of the ruling political party.

Rising levels of utility prices, inflation, base rates and new mortgages as well as the removal of a number of previously available mortgage products have had an adverse impact on the ability of customers to commit to moving home despite aspirations to do so. In addition it has resulted in the continued slowing down in the rate of house price growth.

Availability of materials and labour has continued to have a major impact on the ability of the business to achieve build programmes and complete on sales in accordance with expected dates. Lead times have continued to increase along with prices being charged by suppliers and subcontractors. We are starting to see some relaxation in this area since the start of 2023 but availability of materials and subcontractors remains an issue at this point in time.

## Strategic Report (Continued)

### Financial Risk and Strategy

The Company's activities expose it to a number of financial risks including cash flow risk, credit risk and liquidity risk.

#### *Cash flow risk*

Active management of working capital is the key control used by management to manage cash flow risk.

#### *Credit risk*

The Company has no significant concentration of credit risk. As explained in the accounting policies, turnover from the sale of residential properties is recognised on completion for each individual home sold, at which point sale proceeds are received in cash.

#### *Liquidity risk*

The Company is part of a Group headed by Elan Homes Holdings Limited which has a syndicated revolving credit facility of £50m with Barclays Bank plc and Lloyds Bank plc of which £38m was undrawn as at 1 January 2023. The revolving credit facility runs to 20 April 2026. As such, the directors consider that the Company has sufficient liquid resources to meet its operational requirements.

### Other Risks and Uncertainties

The other principal risks and uncertainties facing the group are:

- Movements in the UK house prices which are determined by the UK economy and economic conditions including employment levels, interest rates and consumer confidence.
- Affordability of mortgages combined with high employment levels and low interest rates assist the housing market.
- Mortgage availability where the combined confidence in the UK housing market and the continuation of Help to Buy gives lenders the ability to offer a range of competitive products to buyers and a more sustainable mortgage market. Elan works closely with both customers and IFA's during the sales process to ensure a smooth transaction.
- Demand for new build homes which within our core trading areas remains strong.
- Supply where the ability of the Group to deliver build complete is affected by the availability of suitable land opportunities, willing sellers as well as the efficiency of the planning system in the areas that we operate in will affect volumes.
- Availability and price of labour and materials which remains a constraint to growth in the sector where pressures vary depending upon location, certain trades as well as supply of specific products including bricks and blocks. Delays in the delivery of materials, availability of subcontractors as well as upward pressure on material prices has increased during the 52 weeks ended 1 January 2023 but for now continues to be manageable as long as selling price inflation remains in the market place.
- The retention of staff and the ability to attract high calibre employees in order to deliver our strategy.
- Exit from the European Union which continues to be monitored but the level of imports remain minimal.

### Section 172 statement

The Company understands the importance for the business at all levels, including the Board of Directors, to engage with its shareholders and stakeholders to gain a better understanding of what areas they are concerned about and how our decisions have impacted them.

## Strategic Report (Continued)

### Section 172 statement (continued)

In accordance with the duties detailed in section 172 of the Companies Act 2006, a director must act in the way he considers, in good faith, would be most likely to promote the success of the Company for the benefit of the members as a whole, and in doing so have regard (amongst other matters) to:

*a) The likely consequences of any decision in the long term*

Elan Homes is headed by an effective Board of Directors bringing a wide range of commercial, housebuilding and financial experience and is collectively responsible for leadership and the long term success of the business. The Company's strategy is designed to have a long-term beneficial impact on the Company and contribute to its success and deliver quality homes. The Company continues to operate in a prudent manner in line with market conditions.

*b) The interests of the Company's employees*

Our employees are a key resource to the success of our business. Employees are remunerated in line with performance and the roles that they undertake within the business. They are supported in pursuing opportunities for personal development and career progression at Elan including the availability of external training. The Apprentice Levy is used where available in respect of NVQ courses undertaken. We provide employees with regular updates via briefings, e-mails and openly invite opinions, questions as well as ideas on how to improve the business with feedback sought at regular intervals.

*c) The need to foster the Company's business relationships with contractors, suppliers, customers and others*

Our contractors and suppliers facilitate the delivery of completed homes for our customers. We seek to ensure that we engage with all of our contractors and suppliers in a partnership manner and follow best practice with regards to:

- Operating tender processes and agreement of variation to programme of works;
- An open and transparent commercial basis of operation with terms and conditions in place;
- Paying to terms and on agreed invoices and agreed certificates; and
- Codes of conduct on how our contractors are to adhere to Health and Safety including Risk Assessments, social distancing, anti-bribery and anti-modern slavery laws.

We are committed to developing and maintaining good customer relations in order to enhance customer satisfaction through the entire process of purchasing a home. This includes the use of a post completion survey carried out by a 3<sup>rd</sup> party to enable us to make improvements in the way that we interact with customers as well as improve the product we deliver.

*d) The impact of the Company's operations on the community and the environment*

Our aim is to enhance the locations and communities in which we develop by delivering public open spaces and amenities. We aim to minimise our impact on the environment including robust policies to address issues around ecology, use of energy efficient designs and in order to achieve compliance with building regulations.

*e) The desirability of the Company maintaining a reputation for high standards and business conduct*

We strive to behave responsibly and to ensure that management operates the business in a responsible manner with good governance in order to assist the delivery of our strategic plan. The intention is to nurture our reputation through the construction and delivery of quality value for money homes.

*f) The need to act fairly between members*

Our intention is to behave responsibly towards our shareholders and treat them fairly and equally. A meeting is held with all shareholders at least once a year to update them with the Company's results and strategic plan.

Other major stakeholder groups include insurers, bankers, advisors, auditors, regulators, contractors, suppliers, NHBC and HMRC. With all of these stakeholder groups, the directors maintain regular and open lines of communication to ensure all parties are kept informed and to build strong working relationships.

## **Strategic Report** *(Continued)*

### **Energy and Carbon Reporting**

The Company is applying the subsidiary exemption from the requirements of SI 08/410 Large and Medium-sized Companies and Group (Accounts and Reports) Regulations 2008, Schedule 7, Part 7A.

### **Future Outlook**

On 31 March 2023 and as part of a Group wide reorganisation of its house building activities, the company transferred its existing trade, assets and known liabilities to Elan Homes Holdings Limited, its parent company. Following this transaction the company has ceased to trade.

Forecasts for the Group have been updated to take into account assumptions regarding the potential future impact on the UK economy of a rise in unemployment, lower levels of spending power and a reduction in consumer confidence which could affect price and volumes.

We remain understandably cautious but the Group has a clear plan with a strong and experienced management team with a proven track record of working through challenges faced in the new build UK housing market focussing on cash management and cost control.

By order of the board



**J Kendrick**  
*Director*  
2 May 2023

2<sup>nd</sup> Floor, Colmore Court,  
9 Colmore Row,  
Birmingham, B3 2BJ

## **Directors' report**

### **Proposed dividend**

The directors do not recommend the payment of a dividend during the 52 weeks ended 1 January 2022 but did declare and pay an interim dividend of £18,500,000 on 9 March 2023 in respect of the 52 weeks ending 31 December 2023.

### **Directors**

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

A Bravington

P Halliwell

J Kendrick

R Rafferty

D Summers

All of the directors benefit from qualifying third party indemnity provisions in place during the financial period and at the date of this report.

### **Employee matters**

The Company is committed to employment policies which follow best practice and are based on equal opportunities for all employees, irrespective of gender, religion or belief, age, racial or ethnic origin, sexual orientation or disability.

Applications for employment by disabled persons are always fully considered, bearing in mind the aptitudes of the applicant concerned. In the event of members of staff becoming disabled, every effort is made to ensure that their employment within the Company continues and that the appropriate training is arranged. It is the policy of the Company that the training, career development and promotion of disabled persons should, as far as possible, be identical to that of other employees.

### **Political contributions**

The Company made no political donations or incurred any political expenditure during the period.

### **Disclosure of information to auditor**

The directors who held office at the date of approval of this directors' report confirm that, so far as they are each aware, there is no relevant audit information of which the company's auditor is unaware; and each director has taken all the steps that he ought to have taken as a director to make himself aware of any relevant audit information and to establish that the company's auditor is aware of that information.

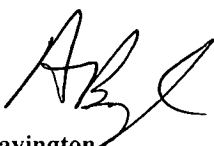
### **Other information**

An indication of likely future developments in the business and particulars of significant events which have occurred since the end of the financial period have been included in the Strategic Report on page 1.

### **Auditor**

Pursuant to Section 487 of the Companies Act 2006, the auditor will be deemed to be reappointed and MHA Moore and Smalley will therefore continue in office.

By order of the board.



**A Bravington**  
*Secretary*  
2 May 2023

2<sup>nd</sup> Floor, Colmore Court,  
9 Colmore Row,  
Birmingham, B3 2BJ

## **STATEMENT OF DIRECTORS' RESPONSIBILITIES IN RESPECT OF THE STRATEGIC REPORT, THE DIRECTORS' REPORT AND THE FINANCIAL STATEMENTS**

The directors are responsible for preparing the Strategic Report, the Directors' Report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial period. Under that law they have elected to prepare the financial statements in accordance with UK accounting standards and applicable law (UK Generally Accepted Accounting Practice), including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland*.

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 estimates that are reasonable and prudent;
- assess the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and
- use the going concern basis of accounting unless they either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

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



# **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF ELAN HOMES LIMITED**

## **Opinion**

We have audited the financial statements of Elan Homes Limited (the 'company') for the period ended 1 January 2023 which comprise the Profit and Loss Account and Other Comprehensive Income, the Balance Sheet, the Statement of Changes in Equity and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 1 January 2023 and of its profit for the period 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.

## **Emphasis of matter**

We draw attention to note 1.2 to the financial statements which explains that all trade, assets and known liabilities of the company were transferred to the immediate parent company on 31 March 2023, and therefore the directors do not consider it appropriate to adopt the going concern basis of accounting in preparing the financial statements. Accordingly, the financial statements have been prepared on a basis other than that of going concern as described in note 1.2.

Our opinion is not modified in this respect of the matter.

## **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 our 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 this other information, we are required to report that fact.

We have nothing to report in this regard.

# **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF ELAN HOMES LIMITED *(continued)***

## **Opinions on other matters prescribed by the Companies Act 2006**

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

- the information given in the strategic report and the directors' report for the financial period for which the financial statements are prepared is consistent with the financial statements; and
- the strategic report and the 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 and the directors' report.

We have nothing to report in respect of the following matters where 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 directors' responsibilities statement, 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.

# **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF ELAN HOMES LIMITED *(continued)***

## **Auditor's responsibilities for the audit of the financial statements (continued)**

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The specific procedures for this engagement and the extent to which these are capable of detecting irregularities, including fraud, are detailed below:

- Enquiries with management about any known or suspected instances of non-compliance with laws and regulations;
- Enquiries with management about any known or suspected instances of fraud;
- Auditing the risk of management override of controls, including through the examination of journal entries and other adjustments for appropriateness, including with regard to performance related remuneration;
- Auditing the risk of fraud in revenue, including through the testing of income cut off at the period end and through sales transaction testing to provide comfort that revenue is completely stated in the financial statements
- Review of purchase existence and that development costs have been allocated to the correct site;
- Challenging assumptions and judgements made by management in their accounting estimates; and
- Review of legal and professional expenditure and of board minutes throughout the period and since the balance sheet date, to identify any evidence of ongoing litigation or enquiries.

Because of the field in which the company operates we identified that employment law, health and safety legislation and compliance with the UK Companies Act are the areas most likely to have a material impact on the financial statements.

Owing to the inherent limitations of an audit, there is an unavoidable risk that some material misstatements in the financial statements may not be detected, even though the audit is properly planned and performed in accordance with the ISAs (UK). For instance, the further removed non-compliance is from the events and transactions reflected in the financial statements, the less likely the auditor is to become aware of it or to recognise the non-compliance.

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

### **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.



**Joe Sullivan (Senior Statutory Auditor)**  
**For and on behalf of MHA Moore and Smalley**  
**Chartered Accountants**  
**Statutory Auditor**

Richard House  
9 Winckley Square  
Preston  
PR1 3HP

2/15/2023

**Profit and Loss Account**  
for the 52 weeks to 1 January 2023

	Note	52 weeks to 1 January 2023 £000	52 weeks to 2 January 2022 £000
<b>Turnover</b>	2	<b>39,917</b>	26,319
Cost of Sales		<b>(30,577)</b>	(20,885)
		<hr/>	<hr/>
<b>Gross Profit</b>		<b>9,340</b>	5,434
Sales overheads		<b>(652)</b>	(521)
Administrative expenses		<b>(3,351)</b>	(2,087)
		<hr/>	<hr/>
<b>Operating profit</b>	3-5	<b>5,337</b>	2,826
Interest receivable	6	<b>1</b>	-
Interest payable and similar charges	7	<b>(457)</b>	(310)
		<hr/>	<hr/>
<b>Profit on ordinary activities before taxation</b>		<b>4,881</b>	2,516
Tax on profit on ordinary activities	8	<b>(871)</b>	(480)
		<hr/>	<hr/>
<b>Profit for the period</b>		<b>4,010</b>	2,036
		<hr/>	<hr/>

**Other Comprehensive Income**  
for the 52 weeks to 1 January 2023

	Note	52 weeks to 1 January 2023 £000	52 weeks to 2 January 2022 £000
<b>Profit for the period</b>		<b>4,010</b>	2,036
<b>Other comprehensive income for the period, net of income tax</b>		<b>-</b>	-
		<hr/>	<hr/>
<b>Total comprehensive income for the period</b>		<b>4,010</b>	2,036
		<hr/>	<hr/>

The notes on pages 13 to 24 form part of these financial statements.

## Balance Sheet

at 1 January 2023

	Note	1 January 2023 £000	2 January 2022 £000
<b>Current Assets:</b>			
Stocks	9	46,469	42,384
Debtors: amounts falling due within one year	10	2,342	550
Debtors: amounts falling due after one year	10	162	155
Cash at bank and in hand	11	891	1,000
		<hr/>	<hr/>
		49,864	44,089
 <b>Creditors: Amounts falling due within one year</b>	12	 (28,113)	 (26,170)
		<hr/>	<hr/>
<b>Total assets less current liabilities</b>		<b>21,751</b>	<b>17,919</b>
 <b>Creditors: Amounts falling due after one year</b>	13	 (290)	 (468)
		<hr/>	<hr/>
<b>Net Assets</b>		<b>21,461</b>	<b>17,451</b>
		<hr/> <hr/>	<hr/> <hr/>
 <b>Capital and Reserves</b>			
Called up share capital	16	1,000	1,000
Profit and loss account		20,461	16,451
		<hr/>	<hr/>
<b>Shareholder's funds</b>		<b>21,461</b>	<b>17,451</b>
		<hr/> <hr/>	<hr/> <hr/>

These financial statements were approved by the board of directors on 2 May 2023 and were signed on its behalf by:



**J Kendrick**  
*Director*



**A Bravington**  
*Director*

Company registered number: 3215914

The notes on pages 13 to 24 form part of these financial statements.

## Statement of Changes in Equity

	Called up share capital £000	Profit and Loss Account £000	Total Equity £000
<b>Balance at 3 January 2021</b>	1,000	14,415	15,415
<b>Total comprehensive income for the period</b>			
Profit or loss	-	2,036	2,036
Other comprehensive income	-	-	-
	<hr/>	<hr/>	<hr/>
Total comprehensive income for the period	-	2,036	2,036
	<hr/>	<hr/>	<hr/>
<b>Transactions with owners, recorded directly in equity</b>			
Total contributions by and distributions to owners	-	-	-
	<hr/>	<hr/>	<hr/>
<b>Balance at 2 January 2022</b>	1,000	16,451	17,451
<b>Total comprehensive income for the period</b>			
Profit or loss	-	4,010	4,010
Other comprehensive income	-	-	-
	<hr/>	<hr/>	<hr/>
Total comprehensive income for the period	-	4,010	4,010
	<hr/>	<hr/>	<hr/>
<b>Transactions with owners, recorded directly in equity</b>			
Total contributions by and distributions to owners	-	-	-
	<hr/>	<hr/>	<hr/>
<b>Balance at 1 January 2023</b>	<b>1,000</b>	<b>20,461</b>	<b>21,461</b>
	<hr/>	<hr/>	<hr/>

The notes on pages 13 to 24 form part of these financial statements.

## Notes

*(forming part of the financial statements)*

### 1 Accounting policies

Elan Homes Limited (the “Company”) is a company limited by shares and incorporated and domiciled in the UK. The registered address is 2<sup>nd</sup> Floor, Colmore Court, 9 Colmore Row, Birmingham, B3 2BJ and the principal place of business is considered to be Oak House, Lloyd Drive, Ellesmere Port, CH65 9HQ.

These financial statements were prepared in accordance with Financial Reporting Standard 102 *The Financial Reporting Standard* applicable in the UK and Republic of Ireland (“FRS 102”). The presentation currency of these financial statements is sterling. All amounts in the financial statements have been rounded to the nearest £1,000.

The Company’s intermediate parent undertaking, Elan Homes Holdings Limited, and its ultimate parent undertaking, Boparan Private Office Limited, includes the Company in their consolidated financial statements. The consolidated financial statements of Elan Homes Holdings Limited and Boparan Private Office Limited are prepared in accordance with FRS102 and are available to the public and may be obtained from 2<sup>nd</sup> Floor, Colmore Court, 9 Colmore Row, Birmingham, B3 2BJ.

In these financial statements, the company is considered to be a qualifying entity (for the purposes of this FRS) and has applied the exemptions available under FRS 102 in respect of the following disclosures:

- Reconciliation of the number of shares outstanding from the beginning to end of the period;
- Cash Flow Statement and related notes; and
- Key Management Personnel compensation.

As the consolidated financial statements of the ultimate parent undertaking include the equivalent disclosures, the Company has also taken the exemptions under FRS 102 available in respect of the disclosures required by FRS 102.11 *Basic Financial Instruments* and FRS 102.12 *Other Financial Instrument Issues* in respect of financial instruments not falling within the fair value accounting rules of Paragraph 36(4) of Schedule 1.

The Company proposes to continue to adopt the reduced disclosure framework of FRS 102 in its next financial statements.

The accounting policies set out below have, unless otherwise stated, been applied consistently to all periods presented in these financial statements.

#### 1.1 Measurement convention

The financial statements are prepared on the historical cost basis.

#### 1.2 Going concern

The business activities of the Company, together with the factors likely to affect its future development, performance and position are set out in the Strategic Report on page 1.

On 31 March 2023 and as part of a Group wide reorganisation of its house building activities, the company transferred its existing trade, assets and known liabilities to Elan Homes Holdings Limited, its parent company. At the time of approving these financial statements, the company is deemed to have sufficient funds available to pay all of its liabilities as they fall due for payment. As a result, the directors have prepared the financial statements on a basis other than that of a going concern. The recognition and measurement requirements of FRS102 have continued to be applied, the decision to prepare the financial statements on a basis other than that of going concern having no material impact compared with if they had been prepared on a going concern basis.

No adjustments were necessary to the amounts at which assets and liabilities are included in these financial statements in respect of the above event.

#### 1.3 Classification of financial instruments issued by the Company

In accordance with FRS 102.22, financial instruments issued by the Company are treated as equity only to the extent that they meet the following two conditions:

- (a) they include no contractual obligations upon the company to deliver cash or other financial assets or to exchange financial assets or financial liabilities with another party under conditions that are potentially unfavourable to the company; and

## **Notes (continued)**

### **1 Accounting policies (continued)**

#### **1.3 Classification of financial instruments issued by the Company (continued)**

- (b) where the instrument will or may be settled in the company's own equity instruments, it is either a non-derivative that includes no obligation to deliver a variable number of the company's own equity instruments or is a derivative that will be settled by the company's exchanging a fixed amount of cash or other financial assets for a fixed number of its own equity instruments.

To the extent that this definition is not met, the proceeds of issue are classified as a financial liability. Where the instrument so classified takes the legal form of the company's own shares, the amounts presented in these financial statements for called up share capital and share premium account exclude amounts in relation to those shares. Where a financial instrument that contains both equity and financial liability components exists these components are separated and accounted for individually under the above policy. Transaction costs are allocated between the debt component and the equity component on the basis of their relative fair values.

#### **1.4 Basic financial instruments**

##### *Trade and other debtors / creditors*

Trade and other debtors are recognised initially at transaction price less attributable transaction costs. Trade and other creditors are recognised initially at transaction price plus attributable transaction costs. Subsequent to initial recognition they are measured at amortised cost using the effective interest method, less any impairment losses in the case of trade debtors. If the arrangement constitutes a financing transaction, for example if payment is deferred beyond normal business terms, then it is measured at the present value of future payments discounted at a market rate of interest for a similar debt instrument.

##### *Interest-bearing borrowings classified as basic financial instruments*

Interest-bearing borrowings are recognised initially at the present value of future payments discounted at a market rate of interest. Subsequent to initial recognition, interest-bearing borrowings are stated at amortised cost using the effective interest method, less any impairment losses.

##### *Cash and cash equivalents*

Cash and cash equivalents comprise cash balances and call deposits. Bank overdrafts that are repayable on demand and form an integral part of the Group's cash management are included as a component of cash and cash equivalents for the purpose only of the cash flow statement.

#### **1.5 Stocks**

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost, in relation to work in progress and showhomes comprises direct materials and, where applicable direct labour costs and those overheads, not including any general administrative overheads that have been incurred in bringing the stocks to their present location and condition. Net realisable value represents the estimated selling price less all estimated costs of completion and overheads.

Land held for development, including land in the course of development until legal completion of the sale of the asset, is initially recorded at cost. Regular reviews are carried out to identify any impairment in the value of land by comparing the total estimated selling prices less estimated selling expenses against the book costs of the land plus estimated costs to complete. A provision is made for any irrecoverable amounts.

Options purchased in respect of land are capitalised initially at cost and amortised over the life of each option. Regular reviews are carried out for impairment in the value of these options and provisions are made accordingly to reflect loss in value. The impairment reviews consider the period elapsed since the date of purchase of the option given that the option contract has not been exercised at the review date. Further, the impairment reviews consider the remaining life of the option, taking account of any concerns over whether the remaining time available will allow a successful exercise of the option. The carrying cost of the option at the date of exercise is included within the cost of land purchased as a result of the option exercise.

Part exchange properties are recorded at the lower of the fair value of the property and net realisable value. The fair value of part exchange properties is equal to the amount assessed by external valuers on the date of purchase. Net realisable value represents the estimated selling price less all estimated costs of completion and overheads.



## **Notes (continued)**

### **1 Accounting policies (continued)**

#### **1.6 Turnover**

Turnover represents amounts derived from the sale and rental of residential properties. Turnover excludes value added tax.

Residential property and land sale turnover is measured at the fair value of consideration received or receivable net of sales incentives. Turnover is recognised in the profit and loss account at a point in time when the performance obligation, being the transfer of completed dwelling to a customer, has been satisfied. This is when legal title is transferred. Sales incentives are substantially cash in nature and are recognised as a reduction in residential property turnover by the costs to the Company of providing the sales incentives.

The purchase and subsequent sale of part exchange properties is an activity undertaken in order to achieve the sale of a new build residential property. The sale of the new build residential property is recognised, as above, at the fair value of the part exchange property plus the cash received or receivable. The fair value of the part exchange property is equal to the amount assessed by external valuers. The onward sale of a part exchange property is recognised at the fair value consideration received or receivable. As it is not considered a principal activity of the Company the income and expenses associated with this are recognised in cost of sales. Income is recognised in the profit and loss account at a point in time when the performance obligations have been satisfied. This is when legal title is transferred.

#### **1.7 Taxation**

Tax on the profit or loss for the period comprises current and deferred tax. Tax is recognised in the profit and loss account except to the extent that it relates to items recognised directly in equity or other comprehensive income, in which case it is recognised directly in equity or other comprehensive income.

Current tax is the expected tax payable or receivable on the taxable income or loss for the period, using tax rates enacted or substantively enacted at the balance sheet date, and any adjustment to tax payable in respect of previous years.

Full provision is made for deferred tax assets and liabilities arising from all timing differences between the recognition of gains and losses in the financial statements and recognition in the tax computation. Deferred taxation is not provided on timing differences arising from the revaluation of fixed assets in the financial statements. A net deferred tax asset is recognised only if it can be regarded as more likely than not that there will be suitable taxable profits from which the future renewal of the underlying timing differences can be deducted. Deferred tax assets and liabilities are calculated at the tax rates expected to be effective at the time the timing differences are expected to reverse. Deferred tax assets and liabilities are not discounted.

#### **1.8 Government Grants**

Government Grants are included within accruals and deferred income in the balance sheet and credited to other operating income in the profit and loss account over the expected useful lives of the assets to which they relate or in periods in which the related costs are incurred.

#### **1.9 Provisions**

Where the company enters into financial guarantee contracts to guarantee the indebtedness of other companies within its group, the company considers these to be insurance arrangements and accounts for them as such. In this respect, the company treats the guarantee as a contingent liability until such time as it becomes probable that the company will be required to make a payment under the guarantee.

#### **1.10 Employee benefits**

##### *Defined contribution plans and other long term employee benefits*

A defined contribution plan is a post-employment benefit plan under which the company pays fixed contributions into a separate entity and will have no legal or constructive obligation to pay further amounts. Obligations for contributions to defined contribution pension plans are recognised as an expense in the profit and loss account in the periods during which services are rendered by employees.

## Notes (continued)

### 1 Accounting policies (continued)

#### 1.11 Accounting estimates and judgements

Management consider the following to be major sources of estimation that have been made in these financial statements:

##### *Valuation of work in progress and land held for development*

Inventories are carried at the lower of cost and net realisable value. Net realisable value represents the estimated selling price (in the ordinary course of business) less all estimated costs of completion and direct overheads. Valuations of site work in progress are carried out at regular intervals and estimates of the cost to complete a site and estimates of anticipated revenues are required to enable a development profit to be determined. Management are required to employ judgement in estimating the profitability of a site and in assessing any impairment provisions which may be required.

For the 52 weeks ended 1 January 2023 and the 52 weeks ended 2 January 2022, a full review of inventories has been performed and write downs have been made where cost exceed net realisable value. Estimated selling prices have been reviewed on a site by site basis and have been amended based on local management and the Board's assessment of current market conditions. For the 52 weeks ended 1 January 2023 and the 52 weeks ended 2 January 2022 no impairments have resulted from the review.

##### *Cost of sales recognition*

Cost of sales is recognised for completed house sales as an allocation of the latest whole site margin which is an output of the site valuation. These valuations, which are updated at frequent intervals during the lifespan of the site, use actual and forecast selling prices, land costs and construction costs and are sensitive to future movements in both the estimated cost to complete and expected selling prices. Forecast selling prices are inherently uncertain due to changes in market conditions. This is a key estimate made in the financial statements.

To determine the amount of cost of sales that the Company is able to recognise on its sites in the year, the Company needs to allocate site wide costs between all plots, including those sold in previous periods, in the current year, and those to be sold in future periods. It is also necessary to estimate the costs to complete on such sites. In making these assessments certain estimates are made. In addition the Company makes estimates in relation to future sales prices on the site. The Company has a number of internal controls to assess and review the reasonableness of estimates made.

##### *Judgements*

In the course of preparing the financial statements, no major judgements have been made in the process of applying the Company's accounting policies, other than those involving estimation, as set out above, that have had a significant effect on the amounts recognised in the financial statements.

### 2 Turnover

	52 weeks to 1 January 2023 £000	52 weeks to 2 January 2022 £000
<b>By activity</b>		
Sale of residential properties	39,817	26,309
Sale of land and property assets	100	10
	<hr/>	<hr/>
	39,917	26,319
	<hr/>	<hr/>
<b>By geographical market</b>		
United Kingdom	39,917	26,319
	<hr/>	<hr/>

## Notes (continued)

### 3 Expenses and auditor's remuneration

	52 weeks to 1 January 2023 £000	52 weeks to 2 January 2022 £000
<i>Auditor's remuneration:</i>		
Audit of these financial statements	20	13
	<u>20</u>	<u>13</u>

### 4 Staff numbers and costs

The average number of persons employed by the company (including directors) during the period, analysed by category, was as follows:

	52 weeks to 1 January 2023 No.	52 weeks to 2 January 2022 No.
Directors	5	5
Administration	25	16
Sales	6	4
Construction	22	13
	<u>58</u>	<u>38</u>

The aggregate payroll costs of these persons were as follows:

	52 weeks to 1 January 2023 £000	52 weeks to 2 January 2022 £000
Wages and salaries	2,941	1,970
Social security costs	347	210
Contributions to defined contribution plans	131	82
	<u>3,419</u>	<u>2,262</u>

## Notes (continued)

### 5 Directors' remuneration

	52 weeks to 1 January 2023 £000	52 weeks to 2 January 2022 £000
Directors' remuneration	431	279
Company contributions to money purchase pensions plans	20	13
	<u>          </u>	<u>          </u>

The aggregate of remuneration and amounts receivable under long term incentive schemes of the highest paid director in the 52 weeks to 1 January 2023 was £156,000 (*52 weeks to 2 January 2022: £98,000*) and company pensions contributions of £7,000 (*52 weeks to 2 January 2022: £nil*) were made to a money purchase scheme on his behalf.

	52 weeks to 1 January 2023 No.	52 weeks to 2 January 2022 No.
Retirement benefits are accruing to the following number of directors under:		
Money purchase schemes	3	3
	<u>          </u>	<u>          </u>

### 6 Interest receivable

	52 weeks to 1 January 2023 £000	52 weeks to 2 January 2022 £000
Total other interest payable and similar charges	1	-
	<u>          </u>	<u>          </u>

### 7 Interest payable

	52 weeks to 1 January 2023 £000	52 weeks to 2 January 2022 £000
Interest payable on bank loans and overdrafts	457	310
	<u>          </u>	<u>          </u>

## Notes (continued)

### 8 Taxation

Total tax expense recognised in the profit and loss account, other comprehensive income and equity

	52 weeks to 1 January 2023		52 weeks to 2 January 2022	
	£000	£000	£000	£000
<b>Current tax</b>				
Current tax on income for the period		898		524
Adjustments in respect of prior periods		(20)		15
		<hr/>		<hr/>
Total current tax		878		539
<b>Deferred tax</b> (see note 14)				
Origination and reversal of timing differences	32		(59)	
Change in tax rate	(39)		-	
	<hr/>		<hr/>	
Total deferred tax		(7)		(59)
		<hr/>		<hr/>
Total tax		871		480
		<hr/>		<hr/>

	52 weeks to 1 January 2023			52 weeks to 2 January 2022		
	£000	£000	£000	£000	£000	£000
	Current tax	Deferred tax	Total tax	Current tax	Deferred tax	Total tax
Recognised in Profit and loss account	878	(7)	871	539	(59)	480
Recognised in other comprehensive income	-	-	-	-	-	-
Recognised directly in equity	-	-	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total tax	878	(7)	871	539	(59)	480
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>

Analysis of current tax recognised in profit and loss

	52 weeks to 1 January 2023	52 weeks to 2 January 2022
	£000	£000
UK corporation tax	878	539
	<hr/>	<hr/>
Total current tax recognised in profit and loss	878	539
	<hr/>	<hr/>

## Notes (continued)

### 8 Taxation (continued)

#### Reconciliation of effective tax rate

	52 weeks to 1 January 2023 £000	52 weeks to 2 January 2022 £000
Profit for the period	4,010	2,036
Total tax expense	871	480
	<hr/>	<hr/>
Profit excluding taxation	4,881	2,516
	<hr/>	<hr/>
Tax using the UK corporation tax rate of 19% (52 weeks to 2 January 2022: 19%)	927	478
Expenses not deductible for tax purposes	(18)	63
Group relief received without payment	(11)	(17)
Timing differences not recognised in the computation	(7)	(59)
Adjustments in respect of a prior period	(20)	15
	<hr/>	<hr/>
Total tax expense included in profit or loss	871	480
	<hr/>	<hr/>

#### Factors affecting the tax charge in future years

The UK corporation tax standard rate for the period is 19% (52 weeks ended 2 January 2022: 19%). A UK corporation tax rate of 25% (effective 1 April 2023) was substantively enacted on 3 March 2021 increasing the future tax rate accordingly. The deferred tax asset as at 1 January 2023 has been calculated at 25% (2 January 2022: 19%).

### 9 Stocks

	1 January 2023 £000	2 January 2022 £000
Work in progress	46,469	42,253
Part exchange properties	-	-
Options	-	131
	<hr/>	<hr/>
	46,469	42,384
	<hr/>	<hr/>

Stocks of £30,724,000 were expensed in the 52 weeks ended 1 January 2023 (52 weeks ended 2 January 2022: £21,193,000).

Certain assets included in work in progress are pledged as security for the Group's bank borrowings. Further details of the Group's banking arrangements are included in note 18.

## Notes (continued)

### 10 Debtors

	1 January 2023 £000	2 January 2022 £000
Amounts owed by related parties (see note 20)	-	40
Other debtors	1,926	305
Corporation tax	25	-
Deferred tax asset (see note 14)	162	155
Prepayments	391	205
	<hr/> 2,504	<hr/> 705
	<hr/> <hr/>	<hr/> <hr/>
Debtors: amounts falling due within one year	2,342	550
Debtors: amounts falling due after one year	162	155
	<hr/> 2,504	<hr/> 705
	<hr/> <hr/>	<hr/> <hr/>

### 11 Cash and cash equivalents / bank overdrafts

	1 January 2023 £000	2 January 2022 £000
Cash at bank and in hand	891	1,000
	<hr/>	<hr/>

### 12 Creditors: amounts falling due within one year

	1 January 2023 £000	2 January 2022 £000
Payments received on account	293	481
Trade creditors	1,602	2,028
Amounts owed to group undertakings	17,351	11,536
Deferred consideration on land purchases (see note 18)	-	5,000
Taxation and social security	246	245
Corporation tax	-	249
Accruals and deferred income	8,621	6,631
	<hr/> 28,113	<hr/> 26,170
	<hr/> <hr/>	<hr/> <hr/>

## Notes (continued)

### 13 Creditors: amounts falling due after one year

	1 January 2023 £000	2 January 2022 £000
Accruals and deferred income	290	468
	<u>          </u>	<u>          </u>

### 14 Deferred tax assets and liabilities

	1 January 2023 £000	2 January 2022 £000
<b>Assets</b>		
Accelerated capital allowances	(21)	(15)
Other timing differences	(141)	(140)
	<u>          </u>	<u>          </u>
	(162)	(155)
	<u>          </u>	<u>          </u>
<b>Liabilities</b>		
Fixed asset timing differences	-	-
	<u>          </u>	<u>          </u>
<b>Net deferred tax (assets) / liabilities</b>	(162)	(155)
	<u>          </u>	<u>          </u>

### 15 Employee benefits

The Company operates a number of defined contribution pension plans. The total expense relating to these plans in the 52 weeks ended 1 January 2023 was £131,000 (52 weeks to 2 January 2022: £82,000).

### 16 Capital and reserves

#### Share capital

	1 January 2023 £000	2 January 2022 £000
<b>Allotted, called up and fully paid</b>		
1,000,000 ordinary shares of £1 each	1,000	1,000
	<u>          </u>	<u>          </u>
Shares classified as liabilities	-	-
Shares classified in shareholders' funds	1,000	1,000
	<u>          </u>	<u>          </u>
	1,000	1,000
	<u>          </u>	<u>          </u>

The holders of ordinary shares are entitled to receive dividends as declared from time to time and are entitled to one vote per share at meetings of the Company.

#### Dividends

On 9 March 2023 an interim dividend of £18,500,000 was declared and paid in respect of the 52 weeks ended 31 December 2023.



## Notes (continued)

### 17 Operating leases

Non-cancellable operating lease rentals are payable as follows:

	1 January 2023 £000	2 January 2022 £000
Less than one year	216	130
Between one and five years	233	178
	<u>449</u>	<u>308</u>

During the 52 weeks ended 1 January 2023, £348,000 was recognised as an expense in the profit and loss account in respect of operating leases (52 weeks to 2 January 2022: £296,000).

### 18 Contingent Liabilities

The company has entered into a cross guarantee and debenture covering some but not all, of the bank borrowings of other companies in the Group amounting to £12,000,000 (2 January 2022: £5,000,000). Elan Homes Limited considers this cross guarantee to be an insurance arrangement.

As at 2 January 2022 the company had provided a legal charge in respect of deferred consideration of £5,000,000 on a land purchase. This was paid in the 52 weeks to 1 January 2023 and as a result the charge has been removed. There are no commitments in respect of deferred land payments as at 1 January 2023.

### 19 Financial instruments

#### Carrying amount of financial instruments

The carrying value of amounts of the financial assets and liabilities include:

	1 January 2023 £000	2 January 2022 £000
<i>Liabilities measured at amortised cost</i>		
Trade creditors	(1,602)	(2,028)

### 20 Related Parties

Amber REI Holdings Limited is related to the company by a common director and common ultimate ownership. During the 52 weeks ended 1 January 2023 the company has recharged costs of £177,685 (52 weeks to 2 January 2022: £197,407) to Amber REI Holdings Limited. A balance of £nil was due to the company from Amber REI Holdings Limited as at 1 January 2023 (2 January 2022: £39,781). Amber REI Holdings Limited became a fellow subsidiary company with effect from 5 December 2022.

### 21 Post Balance Sheet Events

On 28 February 2023 the company declared and paid an interim dividend of £18,500,000 in respect of the 52 weeks ending 31 December 2023.

On 31 March 2023 and as part of a Group wide reorganisation of its house building activities, the company transferred its existing trade, assets and known liabilities to Elan Homes Holdings Limited, its parent company. Following this transaction the company has ceased to trade.

**Notes** *(continued)*

**22 Ultimate Parent Company and Ultimate Controlling Parties**

The ultimate parent undertaking is Boparan Private Office Limited, a company incorporated and domiciled in the UK. A copy of the consolidated financial statements for Boparan Private Office Limited can be obtained from 2<sup>nd</sup> Floor, Colmore Court, 9 Colmore Row, Birmingham, B3 2BJ.

The ultimate controlling parties are RS Boparan and BK Boparan.