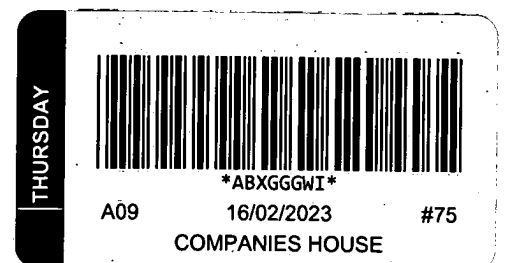


Avant Estates Limited

**Annual report and financial statements for the period
ended 7 July 2022**

Company number: 04113703



Avant Estates Limited

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Avant Estates Limited

Directors and advisors

Directors

Jeffrey Fairburn (Appointed 14 March 2022)
Alan Hopwood (Appointed 28 March 2022)
Richard Stenhouse (Appointed 11 March 2022)
Giles Sharp (Resigned 3 June 2022)
Mark Mitchell (Resigned 30 April 2022)
Scott Varley

Company secretary

Joanne Massey (Resigned 30 November 2021)
Rachel Cowper (Appointed 30 November 2021)

Registered office

Avant House
6-9 Tallys End
Barlborough
Chesterfield
S43 4WP

Avant Estates Limited

Directors' Report for the period ended 7 July 2022

In this report the "Company" means Avant Estates Limited and the "Group" means Avant Homes Group Limited and its subsidiaries.

The directors present their annual report together with the unaudited financial statements of the Company for the period ended 7 July 2022.

This report has been prepared in accordance with the special provisions relating to small companies within part 15 of the Companies Act 2006. The ultimate parent undertaking of Avant Estates Limited is Avant Homes Group Limited, whose financial statements are publically available from Companies House.

The Company is a private limited company and is incorporated and domiciled in the United Kingdom. The address of its registered office is Avant house, 6-9 Tallys End, Barlborough, Chesterfield S43 4WP.

Results, dividends and future developments

The Company is not expected to trade in the foreseeable future and has been dormant since 31 December 2015.

No interim or final dividends were paid in the period ended 7 July 2022 (year ended 30 April 2021: £nil).

Going concern

The Company ceased to trade on 31 December 2015 and has been a dormant company since this date. Accordingly the going concern basis of accounting is not appropriate and the financial statements have been prepared on a basis other than going concern.

Principal risks and uncertainties

The use of financial instruments, including financial risk management objectives and policies, exposure to price risk, credit risk, liquidity risk and cash flow interest rate risk are disclosed in note 3 to the consolidated financial statements of Avant Homes Group Limited, which are publically available from Companies House.

Directors

The directors who, unless otherwise stated, served throughout the period ended 7 July 2022 and up to the date of signing the financial statements were as follows:

Jeffrey Fairburn (Appointed 14 March 2022)
Alan Hopwood (Appointed 28 March 2022)
Richard Stenhouse (Appointed 11 March 2022)
Giles Sharp (Resigned 3 June 2022)
Mark Mitchell (Resigned 30 April 2022)
Scott Varley

Basis of preparation

Following the introduction of a new financial reporting framework in the United Kingdom for periods beginning on or after 1 January 2015, the Directors elected to adopt Financial Reporting Standard 101 ('FRS 101'), which replaced 'old' United Kingdom Generally Accepted Accounting Practice. The Director's consider it appropriate to continue to adopt FRS 101.

Avant Estates Limited

Directors Report for the period ended 7 July 2022 (continued)

Statement of directors' responsibilities

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

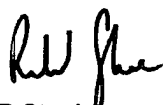
Company law requires the directors to prepare financial statements for each financial year/period. Under that law the directors have elected to prepare the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 101 *Reduced Disclosure Framework* (FRS 101).

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 result 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 United Kingdom Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business. As explained in the Directors' Report, the directors do not believe that it is appropriate to prepare these financial statements on a going concern basis due to the transfer of trade and assets to Avant Homes (England) Limited.

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.

On behalf of the Board



R Stenhouse
Director

21 December 2022

Avant Estates Limited

Avant House
6-9 Tallys End
Barlborough
Chesterfield
S43 4WP

Avant Estates Limited

Income statement for the period ended 7 July 2022

	Period ended 7 July 2022	Year ended 30 April 2021
	£	£
Revenue	-	-
Cost of sales	-	-
Gross (loss) / profit	-	-
Selling and administrative expenses	-	-
Other income	-	-
Operating loss	-	-
Finance costs	-	-
Loss before income tax	-	-
Income tax credit	-	-
Loss for the period	-	-

The Company ceased its trading activity on 31 December 2015 following the transfer of trade and assets to Avant Homes (England) Limited at that date.

There were no other comprehensive income or losses in either financial year.

The accompanying notes form an integral part of these financial statements.

Avant Estates Limited

Balance Sheet as at 7 July 2022

	Note	7 July 2022 £	30 April 2021 £
ASSETS			
Current assets			
Trade and other receivables	4	1	1
		1	1
Net current assets and net assets		1	1
EQUITY			
Equity attributable to owner of the parent			
Called up share capital	5	1	1
Retained earnings		-	-
Total equity		1	1

The accompanying notes form an integral part of these financial statements.


For the period ended 7 July 2022, the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

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

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

The financial statements on pages 4 to 9 were authorised for issue by the board of directors on 21 December 2022 and were signed on its behalf by:



R Stenhouse
Director

Avant Estates Limited
Company number: 04113703
Avant House
6-9 Tallys End
Barlborough
Chesterfield
S43 4WP

Avant Estates Limited

Statement of Changes in Equity as at 7 July 2022

	Share capital £	Accumulated losses £	Total £
Opening balance sheet as at 4 May 2019 and 2 May 2020 and closing balance sheet as at 30 April 2021 and 7 July 2022	1	-	1

The accompanying notes form an integral part of these financial statements.

Avant Estates Limited

Notes to the financial statements for the period ended 7 July 2022

1. General information

Avant Estates Limited ('the Company') is principally engaged in that of property investment and development.

The Company is a private limited company and is incorporated and domiciled in the United Kingdom. The address of its registered office is Avant House, 6-9 Tallys End, Barlborough, Chesterfield S43 4WP.

2. Summary of significant accounting policies

The principal accounting policies applied in the presentation of these financial statements are set out below. These policies have been consistently applied to all the periods presented, unless otherwise stated.

2.1 Basis of preparation

The Company has prepared financial statements in accordance with Financial Reporting Standard 101, 'Reduced Disclosure Framework' (FRS 101).

The financial statements have been prepared under the historical cost convention and in accordance with the Companies Act 2006. The preparation of the financial statements in conformity with FRS 101 requires the use of certain critical accounting estimates. It also requires management to exercise its judgment in the process of applying the company's accounting policies.

The following exemptions from the requirements of International Financial Reporting Standards (IFRS) have been applied in the preparation of these financial statements, in accordance with FRS 101:

- IFRS 7, '*Financial Instruments: Disclosures*';
- Paragraphs 91 to 99 of IFRS 13, '*Fair value measurement*' (disclosure of valuation techniques and inputs used for fair value measurement of assets and liabilities);
- Paragraph 38 of IAS 1, '*Presentation of financial statements*' comparative information requirements in respect of paragraph 79(a)(iv) of IAS 1, '*Presentation of financial statements*';
- The following paragraphs of IAS 1, '*Presentation of financial statements*':
 - (i) 10(d) (statement of cash flows);
 - (ii) 16 (statement of compliance with all IFRS);
 - (iii) 38A (requirement for minimum of two primary statements, including cash flow statements);
 - (iv) 38B-D (additional comparative information);
 - (vii) 111 (cash flow statement information);
 - (viii) 134 – 136 (capital management disclosures);
- IAS 7, '*Statement of cash flows*';
- Paragraph 30 and 31 of IAS 8 '*Accounting policies, changes in accounting estimates and errors*' (requirement for the disclosure of information when an entity has not applied a new IFRS that has been issued but is not yet effective);
- Paragraphs 17 and 18A of IAS 24, '*Related party disclosures*' (key management compensation); and
- The requirements in IAS 24, '*Related party disclosures*' to disclose related party transactions entered into between two or more members of a group.

The company proposes to continue to adopt the reduced disclosure framework of FRS101 in its next financial statements.

2.2 Going concern

In previous years, the financial statements have been prepared on a going concern basis. However, as stated in the Directors' Report, the company ceased trading following the transfer of trade and assets to Avant Homes (England) Limited on 31 December 2015. Accordingly the financial statements for the period ended 7 July 2022 have been prepared on a basis other than going concern. In applying this basis of preparation no adjustments were necessary to the amounts at which the remaining net assets are included in the financial statements.

2.3 Functional and presentational currency

Items included in the financial statements of the company are measured using the currency of the primary economic environment in which the company operates ('the functional currency'). The financial statements are presented in 'Pounds Sterling' (£) which is also the company's functional currency.

Notes to the financial statements for the period ended 7 July 2022 (continued)

2. Summary of significant accounting policies (continued)

2.4 Trade and other receivables

Trade and other receivables are amounts due to the business from contractual agreements with customers, suppliers or other group undertakings. If collection is expected in one year or less, they are classified as current assets. If not, they are presented as non-current assets.

Trade and other receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment.

2.5 Share capital

Ordinary shares are classified as equity.

2.6 Critical accounting estimates and judgements

The Company makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. There are no significant estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amount of assets and liabilities within the next financial year.

3 Directors emoluments

Certain of the directors are executives of the immediate parent company, Avant Homes (England) Limited, the intermediate parent undertaking Avant Homes Limited, the intermediate parent undertaking Avant Homes Group Limited or all three. It is not practical to allocate their total remuneration between their services as executives of the Company and their services as directors of the other Group companies. Details of the directors' remuneration can be found in the financial statements of the immediate and intermediate parent companies.

4 Trade and other receivables

	7 July 2022 £	30 April 2021 £
Amounts owed by Group undertakings	1	1
	1	1

All amounts owed by Group undertakings are interest free, unsecured and are repayable on demand.

5 Called up share capital

	7 July 2022 £	30 April 2021 £
Allotted, called up and fully paid:		
1 (year ended 30 April 2021: 1) ordinary share of £1	1	1

Avant Estates Limited

Notes to the financial statements for the period ended 7 July 2022 (continued)

6 Related parties

The Company is a wholly owned subsidiary of Avant Homes (England) Limited. Avant Homes Group Limited, an intermediate parent undertaking, is the largest and smallest group to which the company belongs and has prepared consolidated financial statements for the period ended 7 July 2022. The Company has relied on the exemptions contained within FRS 101 in respect of the disclosure of related party transactions in accordance with IAS 24.

There are no other related party transactions that require disclosure in these financial statements.

7 Ultimate parent undertaking

The Company is a wholly owned subsidiary of Avant Homes Limited.

During the period, on 19th April 2021 the Company had a change in ultimate parent. The Directors consider the ultimate parent undertaking to Elliot Investment Management, a global fund manager. The Directors do not consider there to be any ultimate controlling party. The Directors do not consider there to be any ultimate controlling party. Avant Homes Group Limited (Avant House, 6 & 9 Tallys End, Barlborough, Chesterfield S43 4WP) was the largest and smallest group of which the Company was a member, and for which consolidated financial statements are prepared. Copies of the financial statements of Avant Homes Group Limited are available from Companies House, Crown Way, Maindy, Cardiff CF14 3UZ.