



**Blackpool Coastal  
Housing**

# **Report and Financial Statements**

**For the year ended 31<sup>st</sup> March 2025**

**INSPIRING PEOPLE TO BUILD SUSTAINABLE COMMUNITIES**

**Company Registration Number: 05868852**

# Blackpool Coastal Housing Limited

## Company Limited by Guarantee

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# Blackpool Coastal Housing Limited

## Company Limited by Guarantee

### OFFICERS AND PROFESSIONAL ADVISERS

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#### DIRECTORS

Cllr Neal Brookes (Chair)

Cllr Jim Hobson

Cllr Julie Sloman

Cllr Diane Mitchell

Neil Herring

Andrei Szatkowski

Marie Thompson

Tracey Johnson

Claire Stone

Karl Tupling

Resigned 19 June 2024

Appointed 20 June 2024

Resigned 11 February 2025

Appointed 28 October 2024

Appointed 28 October 2024

#### SECRETARY

Mark Towers

Deborah Earnshaw

Annette Kerr

Resigned 18 October 2024

Appointed 18 October 2024 / Resigned 18 December 2024

Appointed 16 May 2025

#### SENIOR MANAGEMENT TEAM

Vikki Piper

Stephen Dunstan

Maggie Cornall

Chief Operating Officer

Director of Resources

Director of Operations

**REGISTERED OFFICE**

Coastal House  
17-19 Abingdon Street  
Blackpool  
Lancashire  
FY1 1DG

**AUDITOR**

Xeinadin Audit Limited  
Sidings House  
Sidings Court  
Lakeside  
Doncaster  
DN4 5NU

**BANKERS**

Barclays Bank  
3 Hardman Street  
Manchester  
M3 3HF

**SOLICITORS**

Legal and Democratic Services  
Blackpool Council  
Town Hall  
Blackpool  
FY1 1NB

**ACTUARY**

Mercer  
Mercury Court  
Tithebarn  
Liverpool  
L2 2QH

# Blackpool Coastal Housing Limited

## Company Limited by Guarantee

### STRATEGIC REPORT

#### INCORPORATION

Blackpool Coastal Housing Limited ("BCH") was incorporated on 6 July 2006 and commenced operations on 15 January 2007 as a result of entering into a fifteen year management agreement between Blackpool Council and the Company.

#### CONSTITUTION

The Company is incorporated as a private company limited by guarantee under the Companies Act 2006. As such it has no share capital and is effectively owned by its sole member, Blackpool Council.

#### BUSINESS REVIEW AND RESULTS FOR THE PERIOD

The year ended 31 March 2025 was the eighteenth full year of operation for the Company and the financial result was a surplus of £9,000 (pre adjustment for International Accounting Standard (IAS) 19) (2024: £11,000 loss). The Company's revenue for the year was £17,388,000 with a pre-tax surplus of £347,000 (2024: £112,000 surplus). The adjusted surplus from £9,000 to £347,000 is as a result of the adjustments required by the recognition of the pension scheme accounted for under IAS 19. Included within these results is revenue of £458,000 relating to the Art Council's Creative People and Places programme and expenditure of £498,000. The difference of £40,000 represents the Company's match funding contribution.

Excluding the IAS 19 adjustments a surplus of £9,000 would have been reported. The reconciliation between these figures is set out below reversing the IAS 19 adjustments currently shown as a surplus within the income statement.

	Yr ended 31 March 2025 £ '000	Yr ended 31 March 2024 £ '000
Surplus for the period under IAS 19 (revised)	347	112
Current service cost	1,070	1,078
Administration Expenses	40	37
Curtailments/settlements	-	-
Operating charge under IAS 19	1,110	1,115
Actual employer pension contributions	(969)	(902)
Net interest cost	(479)	(336)
IAS 19 adjustment in the period	(338)	(123)
(Loss) / Surplus for the period excluding IAS 19 (revised)	9	(11)

# Blackpool Coastal Housing Limited

## Company Limited by Guarantee

### STRATEGIC REPORT

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#### VISION AND PRIORITIES

##### *Vision*

Our vision is 'Inspiring People to Build Sustainable Communities'.

##### *Priorities*

As a wholly owned company of the Council we continue to support delivery of the Council's two key objectives:

- Maximising growth and opportunity across Blackpool, and
- Creating stronger communities and increasing resilience

##### *Our Priority Areas Looking Ahead*

Maintaining quality in our core services:

- Review how we use performance management data to improve service delivery and set realistic targets that reflect our strategic approach to doing the right thing at the right time.
- Make sure we understand our data and what is in our control, and what is not so that we can prioritise activity towards things that are in our control.
- Exploring alternatives to external accreditation to make sure we really know ourselves, and reassessing how we reflect industry best practice, taking into account the diminished number of ALMO's
- Fully understand the needs of our tenants and ensure our services are accessible, especially to those with protected characteristics (e.g ; tenant profiling, reception access)
- We will develop our relationship with our partners to improve how we maintain the shared spaces BCH operates within. This will include the management of our green spaces, waste collection and recycling
- Collaborate with the Council's public protection team on a joined-up approach to areas of commonality (e.g. neighbourhoods, ASB and property access)
- Explore the feasibility of undertaking a review of the tenancy agreement in conjunction with the Council.
- Continue to review and improve our approach to tackling ASB at an early stage through our new "Neighbourhoods" approach.
- Further embed and expand our furnished tenancy offer

Moving to the next level in managing the Councils assets:

- Delivering a continued programme of capital investment designed to keep all our property at Decent Homes Standard or above.
- We will work with the Council to review Council Homes Investment Plan to align our work with the wider housing market investment programme while seeking to grow the social housing stock where we have the opportunity.
- Work with the Council to bring forward policies and practice that will protect and strengthen the HRA so that we able to continue investing in our properties and our tenants
- Conduct a further 2,000 stock condition surveys.
- Deliver wave 3 of SHDF to improve the EPC ratings of 96 homes.
- Continue to improve our sheltered housing offer with the addition of a further 25 fully accessible units being developed on Whitegate Drive

- We will use the annual Tenant Satisfaction Measures and our own internal information to give us insight on performance at a neighbourhood level. This will help us shape and develop ideas for more localised service improvements.
- Explore how we can make best use of existing and new stock to meet the needs of our residents
- Continue to work positively and collaboratively across all areas of the organisation to improved performance within voids and repairs.

#### Increasing resilience:

- Seek to work with our community partners to maximise the use of our community centres to help alleviate the cost-of-living crisis all our communities face.
- Continue to work with our partners in health to jointly invest in tackling poor health by creating opportunities for people to engage in physical activity, and by focusing on prevention and resilience and maximising the access to good quality, stable and affordable housing.
- Review our portfolio of temporary accommodation to ensure that it is fit for the future
- Review the full spectrum of our "housing plus" services to ensure that there is sufficient capacity and the services are both delivering on the Council's objectives, and complementing our core housing services.
- Review the provision of tenancy related support within BCH and the wider town to understand any gaps.

#### Making an impact on the wider housing market:

- Continue to address the problem of steel framed properties in the Haweside area as part of a wider neighbourhood renewal plan.
- Fully explore the opportunities for greater efficiency and impact on the wider housing market through the delivery of shared services with Blackpool Housing Company.
- Support the Council's regeneration programme in whichever way we can, including the provision of people related support to support with the engagement activity, and potential disruption
- Similarly, use the skill and expertise of our MPT team to support the Council's new five year selective licensing programme through the provision of attached housing related support.

#### EQUALITY & DIVERSITY STATEMENT

BCH is committed to providing services that meet the needs of all sections of the community housed by Blackpool Council, living near properties managed by BCH, or seeking access to housing services or information about housing services in the Blackpool area.

We value and celebrate the richness of cultures, backgrounds and traditions of the town's population. BCH is also committed to developing a workforce and a Board that reflects the community it serves. We seek to be an employer that values and develops the skills and abilities of people from different backgrounds.

As a provider of housing services to local people we recognise our important role in improving the quality of life for everyone in Blackpool, the need to be accountable to tenants, leaseholders and the Council and to deliver all services with equality and fairness. We work in partnership with Blackpool Council contributing towards their equality and diversity agenda and other relevant strategies.

BCH will not tolerate discrimination against anyone because of their race, religion or belief, culture, nationality, ethnic background, colour, physical or mental disability, mental health, gender, sexuality, age, literacy, caring responsibility, income level or marital status.

# Blackpool Coastal Housing Limited

## Company Limited by Guarantee STRATEGIC REPORT

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The company retains a service level agreement with the Council's Equalities Unit. As well as ad hoc support and advice this enables attendance at their Corporate Equalities Group to share best practice and agree approaches to shared equalities issues.

### PERFORMANCE REVIEW 2024/25

Our business priorities are decided by our Board. Their decisions on our goals are reviewed at an annual strategy meeting. What we know about our customers' needs and wants, our contract with Blackpool Council, and the wider local and national policy environment are all considered in reaching the decision as to what our goals should be. Tenant Satisfaction Measures provide further information on customer perception to inform this.

The Board of BCH is ultimately responsible for the performance of the organisation and regularly monitors and reviews performance against the objectives and targets. Monitoring by the Board complements the arrangements agreed with the Council as set out in the Management Agreement.

### KEY PERFORMANCE INDICATORS

Using a balanced scorecard approach, BCH measures performance at organisational, directorate and service levels. Just over half of our targets in the Performance Scorecard were met or exceeded, where this was not the case explanations were provided to the Board on a quarterly basis. The Housing Performance Scorecard has been reviewed in conjunction with the Board to reflect the requirements in the recent White Paper, new legislation, council need and in conjunction with our sister company the Blackpool Housing Company.

Rental income collection remains a key priority, not because the service is performing poorly but because of the impacts of the cost of living crisis on rent paid. Rent collection performance in the year under review was very strong in the circumstances, coming in at 100.62% against target of 99.60%. Going forward pressure from benefit changes will remain, but the team is in a good place to respond to these.

The turnaround of void properties also has a significant impact on total rent collected. The number of properties held void has reduced as processes have improved, average re-let time was 82.96 days against a target of 90. Driving this down further will be a priority in the coming year.

Day to day repairs performance remains strong. Performance during the year under review continued to be upper quartile in peer benchmarking. Repairs satisfaction was 83.23% compared to a target of 83% and the upper quartile TSM result of 79.60% (Housemark figures).

Staffing sickness levels across the organisation were also significantly better than expectations, with an annual result of 7.04 days per full-time employee against a target of 10 days and the upper quartile Housemark figure of 8 days.

Areas for further improvement in our KPIs include ASB customer satisfaction and getting gas safety inspections from the 2024/5 result of 99.84% to 100%.

### SERVICES PROVIDED

BCH is responsible for administering all landlord housing services, including the Building Maintenance Direct Workforce, which delivers the Day to Day and Void Housing Repairs Services. BCH is also responsible for determining and implementing cyclical and planned maintenance programmes.

Supported Housing Services are provided for vulnerable tenants, particularly older people and homeless people, including a Sheltered Housing Service and an Emergency Housing Service. Recent changes have seen an increasing role supporting the Council with care leaver provision and looked after children in care. Contracting agreements are in place to allow BCH to manage Blackpool Council's Traveller Site.

The Care and Repair Service, the Council's Home Improvement Agency, remains with BCH following a transfer from the Council. BCH also continues to be the accountable body for some of the funding of the Left Coast consortium under the Arts Council's Creative People and Places programme. This is being used to increase participation in, and consumption of, the arts in traditionally hard to reach groups. The Council's Property Services function continues to be combined with the Repairs team, delivering economies of scale and undertaking projects on behalf of the Council.

Stability and quality of housing is seen as a fundamental element underpinning the resilience of local communities as well as providing the base for aspiration and ambition. BCH has added new services to help secure and stabilise tenancies by providing employment support to those furthest from the labour market, increasing access to supported housing and hostel accommodation for care leavers and hosting support services for ex-offenders and substance misusers.

The company continues to widen and deepen collaboration with our sister company, the Blackpool Housing Company; going forward we look to increase the efficiency and effectiveness of delivery of Blackpool Council's housing ambition. Following the recent announcement of £90m of Levelling Up funding for Blackpool BHC will focus on the regeneration agenda, whilst Blackpool Coastal Housing will undertake more housing management and maintenance functions across the private rented as well as social Council housing stock.

The functions delegated to BCH can be summarised as:

- Income collection
- Management of the Housing Revenue Account
- Tenant information and consultation on matters which are the responsibility of BCH
- Tenant participation, including involvement in monitoring and review of service standards
- Anti-Social Behaviour management
- Enforcement of tenancy conditions
- Leaseholder management
- Stock investment decisions
- Responsive repairs
- Planned and cyclical maintenance
- Managing lettings, voids and under occupation
- Tenancy sign up and allocation
- Estate management; and
- Sheltered Housing service and Hostels

The functions retained by the Council include:

- Overall housing strategy and enabling
- Determining policies on lettings, anti-social behaviour and rents (in consultation with BCH)
- Homelessness, general housing advice; and
- Administration of the Housing Register

#### PRINCIPAL RISKS AND UNCERTAINTIES

The directors have fully considered all major known risks and uncertainties, which may affect the Company in the foreseeable future.

The Company's primary source of income is from Blackpool Council, under a Management Agreement. The initial fifteen-year agreement expired on 31 March 2021; an extension of five years has been agreed. The Management Fee is funded from the Council's ring-fenced Housing Revenue Account (HRA) and is negotiated annually in advance. The implementation of Self-Financing for Council Housing in April 2012, and abolition of the HRA subsidy system, has increased financial certainty and improved

# Blackpool Coastal Housing Limited

## Company Limited by Guarantee

### STRATEGIC REPORT

strategic planning for the Council and the Company. Forecast increases in the cost of living may impact on the ability of some tenants to pay their rent, this situation will be actively monitored.

Details of financial risk management policies can be found in note 2 to the financial statements.

#### GOING CONCERN

For the year ended 31 March 2025, the Company is reporting net assets of £13,443,000 on the statement of financial position due to the requirement to account for actuarial gains/losses reported through the pension valuation (IAS 19). This would be £757,000 excluding the pension scheme asset. This does not, in itself, impact on the cash flows of the Company or on its ability to attract funding and therefore does not impact on the going concern concept.

The Company's primary revenue-generating contract with Blackpool Council is due to expire on 31 March 2026, and negotiations for renewal have yet to commence. This contract represents approximately 95% of the Company's total revenue. The expiration without replacement could result in a significant decline in revenue and cash flow.

The Council has however, agreed to continue meet all the company's external liabilities.

By order of the Board



Cllr Neal Brookes  
Chair

15<sup>th</sup> July 2025

# Blackpool Coastal Housing Limited

## Company Limited by Guarantee

### DIRECTORS' REPORT

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The directors submit their report and financial statements of Blackpool Coastal Housing Limited for the year ended 31 March 2025.

#### PRINCIPAL ACTIVITIES

The Company's principal business activities are to manage, maintain and improve the social rented housing stock of Blackpool Council.

#### RESULTS AND DIVIDENDS

The surplus for the year, after taxation, amounted to £347,000. Further detail can be found in the Strategic Report. The directors have not recommended a dividend as there is no share capital.

#### DIRECTORS

The directors who served during the year are shown on Page 1. Non-Executive directors served throughout the period and subsequently, except where indicated. There are no statutory Executive directors. Third party indemnity insurance was in place for the Directors during the period. The directors have no interests in the Company.

#### STRATEGIC REPORT

Review of the business, key performance indicators, future developments and principal risks and uncertainties are all included in the Strategic Report.

#### STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS

The Directors who were in office on the date of approval of these statements have confirmed, as far as they are aware, that there is no relevant audit information of which the auditor is unaware. Each of the directors has confirmed that they have taken all the steps that they ought to have taken as Directors in order to make themselves aware of any relevant audit information and to establish that it has been communicated to the auditor.

By order of the Board



Cllr Neal Brookes  
Chair

15<sup>th</sup> July 2025

## Blackpool Coastal Housing Limited

### Company Limited by Guarantee

#### DIRECTORS' RESPONSIBILITIES IN RESPECT OF THE FINANCIAL STATEMENTS

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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 year. Under that law the directors have elected to prepare the financial statements of the company in accordance with UK-adopted International Financial Reporting Standards ("IFRS").

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 the financial statements, the directors are required to:

- a. select suitable accounting policies and then apply them consistently;
- b. make judgements and accounting estimates that are reasonable and prudent;
- c. state whether they have been prepared in accordance with IFRS as adopted by the UK;
- d. 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 Blackpool Coastal Housing Limited website.

Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

# Blackpool Coastal Housing Limited

## Company Limited by Guarantee

### INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF BLACKPOOL COASTAL HOUSING LIMITED for the year to 31 March 2025

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#### Opinion

We have audited the financial statements of Blackpool Coastal Housing Limited (the 'company') for the year ended 31 March 2025 which comprise the statement of total comprehensive income, statement of changes in equity, statement of financial position, the statement of cash flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and International Financial Reporting Standards (IFRSs) as adopted by the UK.

In our opinion, the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 March 2025 and of its results for the year then ended;
- have been properly prepared in accordance with IFRSs as adopted by the UK; 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.

#### Material uncertainty relating to going concern

We draw attention to the Going Concern note on page 18 to these Financial Statements, which indicates that the Company's principal contract, contributing significantly to revenue, will expire on 31 March 2026, and its renewal is uncertain. These conditions indicate that a material uncertainty exists that may cast significant doubt on the Company's ability to continue as a going concern. Our opinion is not modified in respect of this matter.

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.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

#### 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 there is 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.

# Blackpool Coastal Housing Limited

## Company Limited by Guarantee

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF BLACKPOOL  
COASTAL HOUSING LIMITED  
for the year to 31 March 2025

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### 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 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 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 directors' responsibilities statement set out on page 11, 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.

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 extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Based on our understanding of the Company, we identified that the principal risks of non-compliance with laws and regulations and we considered the extent to which non-compliance might have a material effect on the financial statements.

# Blackpool Coastal Housing Limited

## Company Limited by Guarantee

### INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF BLACKPOOL COASTAL HOUSING LIMITED for the year to 31 March 2025

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As part of this assessment we considered both quantitative and qualitative factors. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements, such as the Companies Act 2006 and IFRS.

We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements which included the risk of management override of controls. We determined that the principal risks were related to posting inappropriate journal entries, omitting, advancing or delaying recognition of events and transactions that have occurred during or after the reporting period, and potential management bias in the determination of accounting estimates or judgements to manipulate results.

Audit procedures performed by the engagement team include:

- Enquiring of and obtaining written representation from management in relation to known or suspected instances of non-compliance with laws and regulations and fraud;
- Evaluation of management's controls designed to prevent and detect irregularities;
- Review of board meeting minutes and meetings of those charged with governance;
- Identifying and, where relevant, testing journal entries posted by senior management or with unusual combinations;
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations;
- Incorporating elements of unpredictability into the nature, timing and/or extent of audit procedures performed.

There are inherent limitations in the audit procedures described above and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we would become aware of it. Also, 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 misrepresentation, or through collusion.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: <http://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.

Kelvin Fitton BA FCA (Senior Statutory Auditor)  
For an on behalf of Xeinadin Audit Limited  
Statutory Auditors  
Sidings House, Sidings Court  
Lakeside, Doncaster  
DN4 5NU

Date

## Blackpool Coastal Housing Limited

### Company Limited by Guarantee

#### STATEMENT OF TOTAL COMPREHENSIVE INCOME for the year to 31 March 2025

	Notes	2025 £'000	2024 £'000
REVENUE	3	17,388	15,781
Operating costs	4	<u>(17,520)</u>	<u>(16,004)</u>
LOSS FROM OPERATIONS	4	(132)	(223)
Net Finance income	5	479	335
SURPLUS BEFORE TAXATION		<u>347</u>	<u>112</u>
Income tax expense	7	-	-
SURPLUS FOR THE YEAR	14	<u>347</u>	<u>112</u>
OTHER COMPREHENSIVE INCOME, NET OF TAX			
Actuarial gain on defined benefit obligations	17	<u>3,060</u>	<u>2,638</u>
TOTAL COMPREHENSIVE INCOME FOR THE YEAR		<u>3,407</u>	<u>2,750</u>

The surplus for the year arises from the Company's continuing operations.

The surplus for the year and total comprehensive income is entirely attributable to its sole member (note 19).

# Blackpool Coastal Housing Limited

## Company Limited by Guarantee

### STATEMENT OF CHANGES IN EQUITY

For the year to 31 March 2025

	Pension reserve £'000	Retained Earnings £'000	Total £'000
BALANCE AT 1 APRIL 2023	6,527	759	7,286
(Loss) / surplus for the year	123	(11)	112
Other comprehensive income, net of tax:			
Actuarial gain on defined benefit obligations	2,638	-	2,638
<b>TOTAL COMPREHENSIVE INCOME / (EXPENSE) FOR THE YEAR</b>	<b>2,761</b>	<b>(11)</b>	<b>2,750</b>
BALANCE AT 31 March 2024	9,288	748	10,036
(Loss) / surplus for the year	338	9	347
Other comprehensive income, net of tax:			
Actuarial gain on defined benefit obligations	4,744	-	4,744
<b>TOTAL COMPREHENSIVE EXPENSE FOR THE YEAR</b>	<b>5,082</b>	<b>9</b>	<b>5,091</b>
BALANCE AT 31 March 2025	14,370	757	15,127

# Blackpool Coastal Housing Limited

## Company Limited by Guarantee

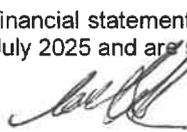
### STATEMENT OF FINANCIAL POSITION

31 March 2025

Company Registration No:05868852

	Notes	2025 £'000	2024 £'000
<b>ASSETS</b>			
<b>NON CURRENT ASSETS</b>			
Property, plant and equipment	9	0	13
Right of use assets	9	29	33
		<u>29</u>	<u>46</u>
<b>CURRENT ASSETS</b>			
Inventories	10	11	12
Trade and other receivables	11	1,375	1,883
Cash and cash equivalents	8	2,025	1,506
		<u>3,411</u>	<u>3,401</u>
<b>NON CURRENT ASSETS</b>			
Retirement benefit	17	12,686	9,288
		<u>12,686</u>	<u>9,288</u>
<b>TOTAL ASSETS</b>		<u>16,126</u>	<u>12,735</u>
<b>CURRENT LIABILITIES</b>			
Trade and other payables	12	(2,602)	(2,666)
Leases	16	(29)	(33)
<b>NON CURRENT LIABILITIES</b>			
Provisions	18	(52)	-
		<u>(52)</u>	<u>-</u>
<b>TOTAL LIABILITIES</b>		<u>(2,683)</u>	<u>(2,699)</u>
<b>NET ASSETS / (LIABILITIES)</b>		<u>13,443</u>	<u>10,036</u>
<b>EQUITY</b>			
Retained Earnings		757	748
Pension Reserve	14	12,686	9,288
		<u>13,443</u>	<u>10,036</u>
<b>TOTAL EQUITY</b>	14	<u>13,443</u>	<u>10,036</u>

The financial statements on pages 14 to 36 were approved by the Board and authorised for issue on 15<sup>th</sup> July 2025 and are signed on its behalf by:



Cllr Neal Brookes  
Chair

# Blackpool Coastal Housing Limited

## Company Limited by Guarantee

### STATEMENT OF CASH FLOWS for the year to 31 March 2025

	<i>Notes</i>	2025 £'000	2024 £'000
<b>OPERATING ACTIVITIES</b>			
Cash used in operations	15	552	(114)
<b>INVESTING ACTIVITIES</b>			
Assets recognised under adoption of IFRS 16		(29)	-
Disposal of property, plant and equipment			
<b>FINANCING ACTIVITIES</b>			
Lease liabilities recognised on adoption of IFRS 16		29	-
Lease liabilities paid in year		(33)	(33)
<b>NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS</b>		<b>519</b>	<b>(147)</b>
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR</b>		<b>1,506</b>	<b>1,653</b>
<b>CASH AND CASH EQUIVALENTS AT END OF YEAR</b>		<b>2,025</b>	<b>1,506</b>

# Blackpool Coastal Housing Limited

## Company Limited by Guarantee

### SIGNIFICANT ACCOUNTING POLICIES

for the year to 31 March 2025

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#### BASIS OF ACCOUNTING

The financial statements have been prepared under the historical cost convention and in accordance with accounting standards. The accounts are prepared in GBP £'000's and the company is domiciled in the UK.

These financial statements are prepared in accordance with International Financial Reporting Standards ("IFRS") as adopted by the UK. Some of the IFRS recognition, measurement, presentation and disclosure requirements and accounting policy choices differ from UK GAAP.

#### FORM OF ACCOUNTS

In view of the nature of the Company's activities, the headings in the Companies Act 2006 Part 15 are prescribed to be inappropriate, and a summary income and expenditure account is presented in place of the prescribed profit and loss account. The directors have taken advantage of paragraph 396 of Part 15 to the Companies Act 2006 which allows the preparation of accounts to be adapted to reflect the special nature of the Company's activities.

#### GOING CONCERN

The Company's activities, together with the factors likely to affect its future development and position, are set out in the Strategic Report. The Company's primary revenue-generating contract with Blackpool Council is due to expire on 31 March 2026, and negotiations for renewal have yet to commence. This contract represents approximately 95% of the Company's total revenue. The expiration without replacement could result in a significant decline in revenue and cash flow. As such material uncertainty exists that may cast significant doubt to continue as a going concern. However, the company continues to be supported by Blackpool Council and any external creditors will continue to be satisfied.

#### REVENUE RECOGNITION

Revenue represents fees for general property management and the redistributed Arts Council funding and it is stated net of value added tax. All income is recognised at the point of service delivery. The Management Fee from Blackpool Council is received monthly in arrears.

#### PROPERTY, PLANT AND EQUIPMENT

All fixed assets are initially recorded at cost.

#### DEPRECIATION

Depreciation is calculated so as to write off the cost of an asset, less its estimated residual value, over the useful economic life of that asset as follows:

Vehicles, Plant and Equipment	Straight line over 3-5 years
Computer and IT Equipment (including digital TV equipment)	Straight line over 3-10 years

#### IMPAIRMENT OF PROPERTY, PLANT AND EQUIPMENT

At each reporting date the Company reviews the carrying amounts of its property, plant and equipment to determine whether there is any indication that those assets have suffered an impairment loss.

If any such indication exists the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where the asset does not generate cash flows that are independent from other assets, the Company estimates the recoverable amount of the cash-generating unit to which the asset belongs. Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a

#### IMPAIRMENT OF PROPERTY, PLANT AND EQUIPMENT (continued)

pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset (or cash-generating unit) for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised as an expense immediately, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Where an impairment loss subsequently reverses, the carrying amount of the asset (cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (cash-generating unit) in prior years. A reversal of an impairment loss is recognised in the income statement immediately, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

#### RIGHT OF USE ASSETS AND LEASE LIABILITIES

The company leases various buildings and plant and equipment.

Until the 2019 financial year, leases of buildings, plant and equipment were classified as either finance leases or operating leases. From 1 April 2019, leases are recognised as a right-of-use asset and a corresponding liability at the date at which the leased asset is available for use by the company.

Assets and liabilities arising from a lease are initially measured on a present value basis. Lease liabilities include the net present value of the following lease payments:

- Fixed payments (including in-substance fixed payments), less any lease incentives receivables;
- Variable lease payments that are based on an index or a rate, initially measured using the index or rate as at the commencement date;
- Amounts expected to be payable by the company under residual value guarantees;
- The exercise price of a purchase option if the company is reasonably certain to exercise that option; and
- Payments of penalties for terminating the lease, if the lease term reflects the company exercising that option.

Lease payments to be made under reasonably certain extension options are also included in the measurement of the liability.

The lease payments are discounted using the interest rate implicit in the lease. If that rate cannot be readily determined, which is generally the case for leases in the company, the lessee's incremental borrowing rate is used, being the rate that the individual lessee would have to pay to borrow the funds necessary to obtain an asset of similar value to the right-of-use asset in a similar economic environment with similar terms, security and conditions.

Lease payments are allocated between principal and finance cost. The finance cost is charged to profit or loss over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period.

Right-of-use assets are measured at cost comprising the following:

- The amount of the initial measurement of lease liability;
- Any lease payments made at or before the commencement date less any lease incentives received;
- Any initial direct costs; and
- Restoration costs.

# Blackpool Coastal Housing Limited

## Company Limited by Guarantee

### SIGNIFICANT ACCOUNTING POLICIES

for the year to 31 March 2025

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Right-of-use assets are generally depreciated over the shorter of the asset's useful life and the lease term on a straight-line basis. If the company is reasonably certain to exercise a purchase option, the right-of-use asset is depreciated over the underlying asset's useful life. While the company revalue its land and buildings that are presented within property, plant and machinery, it has chosen not to do so for the right-of-use buildings held by the company.

Payments associated with short-term leases of equipment and vehicles and all leases of low-value assets are recognised on a straight-line basis as an expense in profit or loss. Short-term leases are leases with a lease term of 12 months or less. Low-value assets comprise of office equipment.

Information about critical accounting estimates and judgements in the application of lease accounting is disclosed in note 1.

The company has changed its accounting policy for leases where the company is the lessee. Prior to this change, leases in which a significant portion of the risks and rewards of ownership were not transferred to the company as lessee were classified as operating leases. Payments made under operating leases (net of any incentives received from the lessor) were charged to profit or loss on a straight-line basis over the period of the lease.

#### Lease accounting

The lease payments are discounted using the interest rate implicit in the lease. The company used incremental borrowing rates specific to each lease and the rates range between 1.08%-4% translating to an average rate of 2.5%.

#### INVENTORIES

Inventory is stated at the lower of cost or net realisable value. Cost is calculated using the first in, first out (FIFO) method. Net realisable value represents the estimated selling price less all estimated costs to completion and selling costs to be incurred.

#### PENSIONS

IAS 19 (revised), applicable for accounting periods commencing on or after 1<sup>st</sup> January 2013, has been adopted.

For defined benefit retirement plans, the cost of providing benefits is determined using the projected unit credit method, with actuarial valuations being carried out at each year end.

Actuarial gains and losses arising are recognised directly in other comprehensive income in the period in which they arise. Past service costs are recognised as an expense at the earlier date when the plan amendments or curtailments occur and when the entity recognises related restructuring costs or termination benefits. The net interest cost is charged to the Statement of Total Comprehensive Income.

An asset or liability is recognised equal to the present value of the defined benefit obligation. Any defined benefit surplus is restricted to the 'asset ceiling' defined as the present value of any economic benefits available in the form of refunds or reductions in future contributions to the plan. The interest on the effect of any asset ceiling is recognised in income and expenditure and is determined by multiplying the effect of the asset ceiling by the discount rate as determined at the start of the period. The difference between this amount and the total change in the effect of the asset ceiling is recognised in other comprehensive income.

The rate used to discount the benefit obligations is based on market yields for high quality corporate bonds with terms and currencies consistent with those of the benefit obligations. Gains and losses on curtailments/settlements are recognised when the curtailment/settlement occurs.

# Blackpool Coastal Housing Limited

## Company Limited by Guarantee

### SIGNIFICANT ACCOUNTING POLICIES

for the year to 31 March 2025

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#### TAXATION

HM Revenue and Customs have confirmed that the Company is exempt from corporation tax on its activities with Blackpool Council.

#### PROVISIONS

Provisions for environmental restoration, restructuring costs and legal claims are recognised when: the company has a present legal or constructive obligation as a result of past events; it is probable that an outflow of resources will be required to settle the obligation; and the amount has been reliably estimated. Restructuring provisions comprise lease termination penalties and employee termination payments. Provisions are not recognised for future operating losses. Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as interest expense.

#### FINANCIAL INSTRUMENTS

Financial assets and financial liabilities are recognised when the Company has become a party to the contractual provisions of the instrument.

##### **Financial assets**

###### *Trade receivables*

Trade receivables are classified as loans and receivables and are initially recognised at fair value. They are subsequently measured at their amortised cost using the effective interest method less any provision for impairment. A provision for impairment is made where there is objective evidence, (including customers with financial difficulties or in default on payments), that amounts will not be recovered in accordance with the original terms of the agreement. A provision for impairment is established when the carrying value of the receivable exceeds the present value of the future cash flows discounted using the original effective interest rate. The carrying value of the receivable is reduced through the use of an allowance account and any impairment loss is recognised in the income statement.

###### *Cash and cash equivalents/liquid resources*

Cash and cash equivalents comprise cash at bank and in hand and other short-term deposits held by the Company with maturities of less than three months.

##### **Financial liabilities**

Financial liabilities are classified according to the substance of the contractual arrangements entered into.

###### *Trade payables*

Trade payables are initially recognised at fair value and subsequently at amortised cost using the effective interest method.

# Blackpool Coastal Housing Limited

## Company Limited by Guarantee

### SIGNIFICANT ACCOUNTING POLICIES

for the year to 31 March 2025

#### INTERPRETATIONS AND STANDARDS EFFECTIVE IN THE CURRENT PERIOD

All new standards, amendments to standards or interpretations that became effective for the first time were adopted by the Company.

The IASB and IFRIC have issued the following standards and interpretations with effective dates as noted below:

Standard	Effective Date (for annual periods beginning on or after)
<b>Amendment to IAS 1 – Non current liabilities with covenants and classification of liabilities as current or non current</b> These clarify how conditions with which an entity must comply within twelve months after the reporting period affect the classification of a liability. The amendments also aim to improve information an entity provides related to liabilities subject to these conditions.	01/01/2024
<b>Amendment to IAS 16 – Lease liability in a sale and leaseback</b> Adding subsequent measurement requirements for sale and leaseback transactions.	01/01/2024
<b>Amendment to IAS 7 and IFRS 7 – Supplier finance arrangements</b> Amends IAS 7 Statement of Cash Flows to require an entity to provide additional disclosures about its supplier finance arrangements. The amendments also add supplier finance arrangements as an example within the liquidity risk disclosure requirements of IFRS 7 Financial Instruments: Disclosures.	01/01/2024
<b>Amendments to IAS 21 – Lack of exchangeability</b> To require an entity to apply a consistent approach to assessing whether a currency is exchangeable into another currency and, when it is not, to determining the exchange rate to use and the disclosures to provide.	01/01/2025

There are no amendments to accounting standards or IFRIC interpretations that are effective for the year ended 31 March 2025 that have had a material impact on the company's financial statements.

## 1 CRITICAL ACCOUNTING ESTIMATES AND AREAS OF JUDGEMENT

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.

### *Critical accounting estimates and assumptions*

The Company makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year relate to the Company's pension scheme.

The pension liability is calculated using a number of complex judgements and assumptions including the rate of consumer price index (CPI), rate of increase in salaries, changes in retirement ages, mortality rates and expected return of pension scheme assets. The sensitivity of the overall pension liability to changes in the weighted principal assumptions is detailed in note 17.

Under the going concern concept it is assumed that BCH will continue to operate for the foreseeable future and that there is neither the intention, nor the need, to liquidate the Company or cease trading.

## 2 FINANCIAL RISK MANAGEMENT

The Company's Board is responsible for reviewing the risk register and for risk management within the Company, including financial risks. The Board receive biannual reports on this matter to ensure that the risk mitigation procedures are compliant with Company policy and that any new risks are appropriately managed. Risks are also reviewed on a regular basis at department level and the key risks identified are kept under review by the Senior Management Team.

### **Liquidity risk and credit risk**

Management's objective is to meet its liabilities as they fall due whilst maintaining sufficient headroom to enable the Board to react to unexpected changes in market conditions. The Company is largely dependent on its largest customer, the Council, which represents 92.8% (2024: 92.9%) of its turnover in order to maintain the necessary cash headroom to operate effectively.

The Management Fee from the Council is receivable monthly in arrears by BCH. BCH is exposed to liquidity and credit risk principally in the event that the Council were to experience cash flow difficulties in paying BCH its management charge monthly or in returning the funds that BCH has deposited with it.

The Company maintains cash deposits with a UK bank. All BCH's cash and cash equivalents are held in a Council maintained bank account, separate from other Council funds.

Credit risk predominantly arises from trade receivables, principally the Council (86.5%). The likelihood that the Council will default on their debts is considered low risk.

### **Maturity analysis**

The table below analyses the Company's financial liabilities on a contractual gross undiscounted cash flow basis into maturity groupings based on amounts outstanding at the reporting date up to the contractual maturity date.

# Blackpool Coastal Housing Limited

## Company Limited by Guarantee

### NOTES TO THE FINANCIAL STATEMENTS

for the year to 31 March 2025

#### 2 FINANCIAL RISK MANAGEMENT (continued)

<b>Liabilities – 2025</b>	Within 6 months £'000	6 months - 1 year £'000	1 to 5 years £'000	Over 5 years £'000	Total £'000
Trade and other payables	1,166	-	-	-	1,166
(excluding deferred income and other taxes and social security)	1,166	-	-	-	1,166

The table below analyses the Company's financial assets held for managing liquidity risk which are considered to be readily saleable or are expected to generate cash inflows to meet cash outflows on financial liabilities.

<b>Assets – 2025</b>	Within 6 months £'000	6 months - 1 year £'000	1 to 5 years £'000	Over 5 years £'000	Total £'000
Cash at bank and on hand	2,025	-	-	-	2,025
Trade and other receivables	1,375	-	-	-	1,375
	3,400	-	-	-	3,400

<b>Liabilities – 2024</b>	Within 6 months £'000	6 months - 1 year £'000	1 to 5 years £'000	Over 5 years £'000	Total £'000
Trade and other payables	1,172	-	-	-	1,172
(excluding deferred income and other taxes and social security)	1,172	-	-	-	1,172

<b>Assets - 2024</b>	Within 6 months £'000	6 months - 1 year £'000	1 to 5 years £'000	Over 5 years £'000	Total £'000
Cash at bank and on hand	1,506	-	-	-	1,506
Trade and other receivables	1,883	-	-	-	1,883
	3,389	-	-	-	3,389

The Company would normally expect that sufficient cash is generated in the operating cycle to meet the contractual cash flows as disclosed above through effective cash management.

# Blackpool Coastal Housing Limited

## Company Limited by Guarantee

### NOTES TO THE FINANCIAL STATEMENTS for the year to 31 March 2025

#### FINANCIAL RISK MANAGEMENT (continued)

The table below shows the Company's financial assets and liabilities split by those bearing fixed and floating rates and those that are non-interest bearing:

	Fixed rate	Floating rate	Non-interest bearing	Total
	£'000	£'000	£'000	£'000
<b>Assets – 2025</b>				
Cash and cash equivalents	-	-	2,025	2,025
Trade and other receivables	-	-	1,375	1,375
	-	-	3,400	3,400

	Fixed rate	Floating rate	Non-interest bearing	Total
	£'000	£'000	£'000	£'000
<b>Liabilities – 2025</b>				
Trade and other payables (excluding deferred income and other social security)	-	-	1,166	1,166
	-	-	1,166	1,166

	Fixed rate	Floating rate	Non-interest bearing	Total
	£'000	£'000	£'000	£'000
<b>Assets – 2024</b>				
Cash and cash equivalents	-	-	1,506	1,506
Trade and other receivables	-	-	1,883	1,883
	-	-	3,389	3,389

	Fixed rate	Floating rate	Non-interest bearing	Total
	£'000	£'000	£'000	£'000
<b>Liabilities – 2024</b>				
Trade and other payables (excluding deferred income and other social security)	-	-	1,172	1,172
	-	-	1,172	1,172

#### Credit Risk

The Company's maximum exposure to credit risk, gross of any collateral held, relating to its financial assets is equivalent to their carrying value as disclosed below. All financial assets have a fair value which is equal to their carrying value.

	2025	2024
	£'000	£'000
<i>Maximum exposure to credit risk</i>		
Trade and other receivables -		
Blackpool Council	1,331	1,629
Blackpool Housing Company Ltd	2	28
Other	42	226
	1,375	1,883

# Blackpool Coastal Housing Limited

## Company Limited by Guarantee

### NOTES TO THE FINANCIAL STATEMENTS

for the year to 31 March 2025

#### 3 REVENUE

Sales were made wholly within the United Kingdom and derived from the Company's principal activity of housing management as detailed;

	2025 £'000	2024 £'000
HRA Management fee from Blackpool Council	13,901	12,577
Care & Repair Management fee from Blackpool Council	733	636
Other Blackpool Council Income	1,984	1,428
Blackpool Housing Company Ltd	4	59
Arts Council Funding	347	339
Arts Council Project Other Funding	111	108
Revoelution Project	233	107
More Positive Together Project Funding	5	477
Other	70	50
	<u>17,388</u>	<u>15,781</u>

#### 4 LOSS FROM OPERATIONS

2025 £'000	2024 £'000
---------------	---------------

Loss from operations is stated after charging:

Depreciation of property plant and equipment	46	46
Auditor's fees:		
On audit services	11	11
Rentals under operating leases	140	111

The following table analyses the nature of expenses:

	2025 £'000	2024 £'000
Staff costs (see note 6)	9,166	8,507
Depreciation and impairments (see note 9)	46	46
Repairs & Maintenance	3,710	3,488
Other expenses	4,598	3,963
Total expenditure allocated to operating costs	<u>17,520</u>	<u>16,004</u>

#### 5 FINANCE INCOME AND COSTS

2025 £'000	2024 £'000
---------------	---------------

Return on pension assets	(1,995)	(1,781)
Interest on pension liabilities	1,516	1,445
Interest payable on finance leases	-	1
	<u>(479)</u>	<u>(335)</u>

# Blackpool Coastal Housing Limited

## Company Limited by Guarantee

### NOTES TO THE FINANCIAL STATEMENTS for the year to 31 March 2025

6	STAFF COSTS	2025 No.	2024 No.
	The average monthly number of persons employed by the Company during the period was:	198	198
	Senior Management Team	3	3
	Support services	23	22
	Property services	57	57
	Care & repair	12	10
	Housing services (including Supported Housing)	97	90
	Arts Council Project	6	6
	More Positive Together Project	15	15
		<u>213</u>	<u>203</u>
		2025 £'000	2024 £'000
	Wages and salaries	7,116	6,618
	Social security costs	703	654
	Other pension costs	1,110	1,115
	Modernisation and redundancy costs	1	-
		<u>8,930</u>	<u>8,387</u>
	Agency staff	<u>236</u>	<u>120</u>
		<u>9,166</u>	<u>8,507</u>

Remuneration to the Non-Executive Directors and Senior Management Team are detailed in note 18.

	2025 £'000	2024 £'000
Non-Executive Directors' emoluments		
Remuneration for qualifying services	24	25
	<u>24</u>	<u>25</u>

#### 7 INCOME TAX EXPENSE

The Company is a wholly owned subsidiary of Blackpool Council and its income is derived from services provided to the Council. HM Revenue and Customs has confirmed that transactions between ALMOs and their Councils do not amount to trading and, accordingly, any surplus or deficit arising thereon is outside the scope of corporation tax. There is no corporation tax liability arising on the Arts Council project activities.

# Blackpool Coastal Housing Limited

## Company Limited by Guarantee

### NOTES TO THE FINANCIAL STATEMENTS

for the year to 31 March 2025

#### 8 FINANCIAL INSTRUMENTS

##### 2025

##### Current financial assets

Trade and other receivables  
Cash and cash equivalents

Loans and  
receivables

£'000

1,375

2,025

Total

£'000

1,375

2,025

Total

3,400

3,400

##### 2025

##### Current financial liabilities

Trade and other payables  
(excluding deferred income and other social security)

Other financial  
liabilities

£'000

1,166

1,166

Total

£'000

1,166

1,166

Total

1,166

1,166

##### 2024

##### Current financial assets

Trade and other receivables  
Cash and cash equivalents

Loans and  
receivables

£'000

1,883

1,506

Total

£'000

1,883

1,506

Total

3,389

3,389

##### 2024

##### Current financial liabilities

Trade and other payables  
(excluding deferred income and other social security)

Other financial  
liabilities

£'000

1,172

1,172

Total

£'000

1,172

1,172

Total

1,172

1,172

# Blackpool Coastal Housing Limited

## Company Limited by Guarantee

### NOTES TO THE FINANCIAL STATEMENTS for the year to 31 March 2025

#### 9 PROPERTY, PLANT & EQUIPMENT

	Property £'000	Computer and IT equipment £'000	Vehicles, Plant and Equipment £'000	Total £'000
<b>Cost:</b>				
At 1 April 2023	-	308	148	456
Additions	-	-	-	-
Disposals	-	-	-	-
At 31 March 2024	-	308	148	456
Additions	-	-	29	29
Disposals	-	(13)	(66)	(79)
At 31 March 2025	-	295	111	406
<b>Accumulated depreciation and any recognised impairment losses:</b>				
At 1 April 2023	-	282	82	364
Charged in the year	-	13	33	46
Disposals	-	-	-	-
At 31 March 2024	-	295	115	410
Charged in the year	-	13	33	46
Disposals	-	(13)	(66)	(79)
At 31 March 2025	-	295	82	377
<b>Net book value:</b>				
At 31 March 2025	-	-	29	29
At 31 March 2024	-	13	33	46
At 1 April 2023	-	26	66	62

Depreciation expense of £46,000 (2024: £46,000) has been charged to operating costs. As at 31 March 2025 the net carrying amount of assets held under finance leases included in property and plant and machinery is £29,000 (2024: £33,000).

## Blackpool Coastal Housing Limited

### Company Limited by Guarantee

#### NOTES TO THE FINANCIAL STATEMENTS

for the year to 31 March 2025

10	INVENTORIES	2025 £'000	2024 £'000
	Raw materials and consumables	11	12
		<u>11</u>	<u>12</u>

Raw materials set out above are carried at cost.

11	TRADE AND OTHER RECEIVABLES	2025 £'000	2024 £'000
	Trade receivables – Blackpool Council	1,331	1,629
	Blackpool Housing Company Ltd	2	28
	Other receivables	42	226
		<u>1,375</u>	<u>1,883</u>

The following table provides analysis of trade and other receivables that were past due at 31 March, but not impaired. The Company believes that the balances are ultimately recoverable based on a review of past payment history.

	2025 £'000	2024 £'000
Over 3 months (but less than 12 months)	20	10
Over 12 months	-	1
	<u>20</u>	<u>11</u>

Payment terms are 30 days from the date of Invoice. No impairment losses have been recognised in the current or preceding years.

12	TRADE AND OTHER PAYABLES	2025 £'000	2024 £'000
	Trade and other payables are as follows:		
	Blackpool Council	861	1,225
	Other amounts payable relating to invoiced amounts	477	277
	Other accruals	512	510
	Other deferred income	346	352
	Other tax and social security	406	302
		<u>2,602</u>	<u>2,666</u>

Trade and other payables principally comprise amounts outstanding for trade purchases and ongoing costs. The average credit period taken for trade purchases is 22 days (2024: 18 days).

The directors consider that the carrying amount of trade payables approximates to their fair value.

# Blackpool Coastal Housing Limited

## Company Limited by Guarantee

### NOTES TO THE FINANCIAL STATEMENTS for the year to 31 March 2025

#### 13 COMPANY LIMITED BY GUARANTEE

The Company is limited by guarantee, incorporated and domiciled in the United Kingdom, and is governed by its memorandum and articles of association. The guarantor is its sole member, Blackpool Council (see note 18) and is listed in the Company's Register of Members. The liabilities in respect of the guarantee are set out in the memorandum of association and are limited to £1 per member of the Company.

14 RESERVES	2025 £'000	2024 £'000
Retained earnings at 1 April	10,036	7,286
Surplus / (Loss) for the year	347	112
Actuarial gain (note 17)	4,744	2,638
	<u>15,127</u>	<u>10,036</u>
	2025 £'000	2024 £'000
Analysed as:		
Retained Earnings reserve (excluding pension scheme)	757	748
Pension scheme surplus	14,370	9,288
	<u>15,127</u>	<u>10,036</u>
	2025 £'000	2024 £'000
15 CASH FLOWS		
Reconciliation of loss from operations to net cash outflow used in operating activities		
Surplus / (Loss) before taxation	347	112
Depreciation – owned assets	13	13
Depreciation – right of use assets	33	33
Pension contributions paid in period (note 17)	(969)	(902)
Pension contributions charged in the period (note 17)	631	779
Decrease / (Increase) in inventories	1	(1)
Decrease / (Increase) in trade and other receivables	508	(719)
Increase / (Decrease) in trade and other payables	(64)	571
Increase / (Decrease) in provisions	52	-
	<u>552</u>	<u>(114)</u>

# Blackpool Coastal Housing Limited

## Company Limited by Guarantee

### NOTES TO THE FINANCIAL STATEMENTS

for the year to 31 March 2025

#### 15 CASH FLOWS (continued)

##### CASH AND CASH EQUIVALENTS

Cash and cash equivalents represent:

	2025 £'000	2024 £'000
Cash at bank	2,025	1,506
	<u>2,025</u>	<u>1,506</u>

#### 16 IFRS 16 LEASES

The company has lease contracts for its premises and vehicles used in operations. The amounts recognised in the financial statements in relation to the leases are as follows:

##### (i) Amounts Recognised in the Statement of Financial Position

The balance sheet shows the following amounts relating to Leases :-

	31 March 2025 £000	1 April 2024 £000
<b>Right of use assets</b>		
Property	-	-
Vehicles, plant and equipment	29	33
	<u>29</u>	<u>33</u>
<b>Lease liabilities</b>		
Current	29	33
	<u>29</u>	<u>33</u>

#### 17 RETIREMENT BENEFIT OBLIGATIONS

##### Defined benefit plan

The Company is an admitted member of the Lancashire County Pension Scheme, a local government funded defined benefit scheme. The most recent actuarial valuations of plan assets and the present value of the defined benefit obligation were carried out at 31 March 2025. The present values of the defined benefit obligation, the related current service cost and past service cost were measured using the projected unit method.

Key assumptions used:	2025 %	2024 %
Discount rate	5.9	4.9
Expected rate of salary increases	4.1	4.1
Future pension increases	2.7	2.7

# Blackpool Coastal Housing Limited

## Company Limited by Guarantee

### NOTES TO THE FINANCIAL STATEMENTS for the year to 31 March 2025

#### 17 RETIREMENT BENEFIT OBLIGATIONS (continued)

Mortality rate assumptions are based on publicly available data in the UK. The average life expectancy for a pensioner retiring at 65 on the reporting date is:

	2025 Years	2024 Years
Male	86.1	86.1
Female	88.6	88.5

The average life expectancy for a pensioner retiring at 65, aged 45 at the reporting date:

Male	87.3	87.4
Female	90.4	90.3

The sensitivity of the overall pension liability to changes in the weighted principal assumptions is:

	Change in assumption	Overall impact on liability
Discount rate	Increase by 0.5%	Decrease by £2,164,000
Salary growth rate	Increase by 0.25%	Increase by £300,000
Rate of mortality	1 year addition to life expectancy	Increase by £541,000

Amounts recognised in the Income Statement in respect of these defined benefit schemes are as follows:

	2025 £'000	2024 £'000
Current service cost	1,070	1,078
Net interest cost	(479)	(336)
Administration Expenses	40	37
Effect of curtailments or settlements	-	-
	<u>631</u>	<u>779</u>

Of the charge for the year, £1,110,000 (2024: £1,115,000) has been included in operating expenses, and (£479,000) (2024: (£336,000)) in finance costs, within the Income Statement.

Actuarial gains and losses are reported as "other comprehensive income". The gain recognised in 2025 was £3,060,000, compared to a gain in 2024 of £2,638,000, and the cumulative gain is £22,318,000 (2024: £19,258,000).

The actual return on scheme assets was £1,367,000 (2024: £3,079,000).

At 31 March 2025 the company defined benefit pension obligations has a surplus whereby the fair value of the plan assets exceeds the present value of the defined benefit obligations. In accordance with IAS19 – Employee Benefits, the recognition of a defined benefit asset is limited to the asset ceiling, being the present value of the economic benefits available to the company in the form of reduction in future contributions.

Based on this assessment as at 31 March 2025, the amounts included in the Statement of Financial Position arising from the Company's obligation in respect of defined benefit retirement schemes is as follows:

# Blackpool Coastal Housing Limited

## Company Limited by Guarantee

### NOTES TO THE FINANCIAL STATEMENTS

for the year to 31 March 2025

#### 17 RETIREMENT BENEFIT OBLIGATIONS (continued)

	2025 £'000	2024 £'000
Fair value of scheme assets	42,281	40,492
Present value of defined benefit obligations	(27,911)	(31,204)
Gross surplus	14,370	9,288
Adjustment for asset ceiling	(1,684)	-
Net defined benefit asset recognised in the Balance Sheet	12,686	9,288

All of the defined benefit plan obligations relate to funded schemes

Analysis for reporting purposes:

	2025 £'000	2024 £'000
Non-current assets	42,281	40,492
Non-current liabilities	(27,911)	(31,204)
	14,370	9,288

Movements in the present value of defined benefit obligations in the current period were as follows:

	2025 £'000	2024 £'000
At 1 April	31,204	30,238
Current service cost	1,070	1,078
Interest cost	1,516	1,445
Actuarial gains	(5,372)	(1,340)
Contributions by plan participants	435	409
Benefits paid	(942)	(626)
Curtailments/settlements	-	-
At 31 March	27,911	31,204

Movements in the fair value of scheme assets in the current period were as follows:

	2025 £'000	2024 £'000
At 1 April	40,492	36,765
Expected return on scheme assets	1,995	1,781
Actuarial gains	(628)	1,298
Administration expenses	(40)	(37)
Employer contributions	969	902
Employee contributions	435	409
Benefits paid	(942)	(626)
At 31 March	42,281	40,492

The analysis of the scheme assets and the expected rate of return at the reporting date were as follows:

# Blackpool Coastal Housing Limited

## Company Limited by Guarantee

### NOTES TO THE FINANCIAL STATEMENTS for the year to 31 March 2025

#### 17 RETIREMENT BENEFIT OBLIGATIONS (continued)

	Fair value of assets £'000	
	2025	2024
Equities	43	41
Government bonds	-	-
Property	507	526
Cash	634	729
Other	41,097	39,196
	<u>42,281</u>	<u>40,492</u>

#### 18 PROVISIONS

	2025 £'000	2024 £'000
Public Liability Claims		
1 April	-	-
In year provision	52	-
	<u>52</u>	<u>-</u>
At 31 March	<u>52</u>	<u>-</u>

There are currently six ongoing Public Liability claims against BCH relating to claims/incidents since 1<sup>st</sup> April 2024, with individual claim values of under £25,000. These are currently going through the legal process and it is advised that the total maximum financial liability is £52,000. A provision for this amount has been made in year. All claims/incidents prior to 1<sup>st</sup> April 2024 and any claims in excess of £25,000 after 1<sup>st</sup> April 2024 are externally insured, therefore no provision

#### 19 RELATED PARTY TRANSACTIONS

BCH's parent and ultimate parent is Blackpool Council. BCH is an Arm's Length Management Organisation of Blackpool Council, established to run the management and maintenance function of the Council's homes and other related buildings (chiefly hostels, community centres and garages). Blackpool Council has given an unlimited guarantee to the company dated 23 April 2015.

During the year BCH supplied services to Blackpool Council totalling £16,618,000 (2024: £14,641,000) and purchased goods and services from the Council totalling £2,070,000 (2024: £2,170,000). At 31 March 2025, included in Trade and Other Receivables (note 11) is a total amount due from Blackpool Council of £1,331,000 (2024: £1,629,000) and included in Trade and Other Payables (note 12) is a total amount due to the Council of £861,000 (2024: £1,225,000). The net balance owed from Blackpool Council is £470,000 (2024: Owed from Blackpool Council £404,000).

During the year goods and services totalling £3,000 (2024: £59,000) were provided to Blackpool Housing Company Limited ("BHC"), a wholly owned subsidiary of Blackpool Council. During the year goods and services totalling £400 (2024: £nil) were purchased from BHC. At 31 March, £2,000 (2024: £28,000) was owed from BHC.

Goods and services totalling £nil (2024: £6,000) were purchased from Blackpool Transport Services Limited ("BTS"), a wholly owned subsidiary of Blackpool Council. At 31 March 2025,

# Blackpool Coastal Housing Limited

## Company Limited by Guarantee

### NOTES TO THE FINANCIAL STATEMENTS

for the year to 31 March 2025

£nil (2024: £nil) was owed to BTS. Goods and services totalling £2,000 (2024: £4,000) were purchased from Blackpool Waste Services Limited (Enveco), a wholly owned subsidiary of Blackpool Council. At 31 March 2025, £48 (2024: £2,000) was owed to Enveco. Grant funding of £740 (2024: £720) was awarded to Jobs, Friends and Houses Limited ("JFH"), a wholly owned subsidiary of Blackpool Council.

The amounts outstanding are unsecured, carry or bear no interest and will be settled in cash. No guarantees have been given or received. No provisions have been made for doubtful debts in respect of the amounts owed by related parties.

#### Remuneration of key management personnel

The remuneration of the Senior Management Team of the Company, including employer's National Insurance, is set out below in aggregate.

	2025 £'000	2024 £'000
Short-term employee benefits	308	295
Post-employment benefits	34	31
	<u>342</u>	<u>326</u>

Remuneration of Non-Executive Directors totalled £24,000 (2024: £25,000) as disclosed in note 6.