

REGISTERED NUMBER: RS008279
REGISTERED PROVIDER OF SOCIAL HOUSING NUMBER: 5106

LUMEN HOUSING LIMITED
REPORT OF THE BOARD MEMBERS AND
FINANCIAL STATEMENTS
FOR THE PERIOD
13 DECEMBER 2019 TO 31 MARCH 2021

LUMEN HOUSING LIMITED

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FOR THE PERIOD 13 DECEMBER 2019 TO 31 MARCH 2021**

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LUMEN HOUSING LIMITED
COMPANY INFORMATION
FOR THE PERIOD 13 DECEMBER 2019 TO 31 MARCH 2021

BOARD MEMBERS:	R Bell OBE JP S A Finegan Councillor G Campbell A Upton T Bell S Walsh I Sillars
SECRETARY:	M A Towers
REGISTERED OFFICE:	Number One Bickerstaff Square Talbot Road Blackpool FY1 3AH
REGISTERED NUMBER:	RS008279
AUDITORS:	Smith Craven Chartered Accountants Statutory Auditors Sidings House Sidings Court Lakeside Doncaster South Yorkshire DN4 5NU

LUMEN HOUSING LIMITED
REPORT OF THE BOARD MEMBERS
FOR THE PERIOD 13 DECEMBER 2019 TO 31 MARCH 2021

The board present their report with the audited financial statements of the company for the period 13 December 2019 to 31 March 2021.

LEGAL & ADMINISTRATIVE DETAILS

STATUS

Lumen Housing Limited was registered as a housing co-operative in England, under the Co-operative and Community Benefit Societies Act 2014 on 13 December 2019, registered number RS008279 and commenced trading on 1 October 2020. It is registered with the Regulator of Social Housing as a Registered Housing Provider, registered number 5106.

BOARD MEMBERS

The members of the board who have held office during the period from 13 December 2019 to the date of this report are as follows:

R Bell OBE JP - appointed 13 December 2019
S A Finegan - appointed 13 December 2019
Councillor L Williams - appointed 13 December 2019 - resigned 22 June 2020
Councillor G Campbell - appointed 23 June 2020
A Upton - appointed 13 October 2020
T Bell - appointed 13 October 2020
S Walsh - appointed 13 October 2020
I Sillars - appointed 13 October 2020

All the members of the board who are eligible offer themselves for election at the forthcoming first Annual General Meeting.

NATURE OF OPERATIONS AND PRINCIPAL ACTIVITIES

The registered society rents and maintains accommodation for general needs and social housing.

VALUE FOR MONEY

In line with the Regulator of Social Housing and the Financial Regulations and Standard Orders the registered society seeks to achieve value for money on all expenditure. Lumen Housing Limited, as a newly created registered provider, will be preparing a value for money strategy during its first full year of operations and will report its findings within the reports for the year ended 31 March 2022.

ASSESSMENT OF COMPLIANCE WITH THE GOVERNANCE AND FINANCIAL VIABILITY STANDARD

The board has reviewed the Governance and Financial Viability Standard published by the Homes & Communities Agency. We confirm that we comply with the standard.

CODE OF GOVERNANCE

The board has reviewed the code of governance for housing co-operatives issued jointly by the Confederation of Co-operative Housing and the National Housing Federation and confirms that the registered society is in compliance with it.

STATEMENT OF THE BOARD MEMBERS' RESPONSIBILITIES

The board are responsible for preparing the Report of the Board and the financial statements in accordance with applicable law and regulations.

The Co-operative and Community Benefit Societies Act 2014 requires the board members to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the registered society and of the income and expenditure of the registered society for that period. In preparing these financial statements, the members of the board are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the registered society will continue in business.

LUMEN HOUSING LIMITED

**REPORT OF THE BOARD MEMBERS
FOR THE PERIOD 13 DECEMBER 2019 TO 31 MARCH 2021**

The board is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the registered society and to enable it to ensure that the financial statements comply with the Co-operative and Community Benefit Societies Act 2014. It has general responsibility for taking reasonable steps to safeguard the assets of the registered society and to prevent and detect fraud and other irregularities.

AUDITORS

The auditors, Smith Craven, will be proposed for re-appointment at the forthcoming Annual General Meeting.

ON BEHALF OF THE BOARD MEMBERS:



.....
R Bell OBE JP - Chair

Date: 30th June 2021

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF LUMEN HOUSING LIMITED

Opinion

We have audited the financial statements of Lumen Housing Limited (the 'registered society') for the period 13 December 2019 to 31 March 2021 which comprise Income Statement and Balance Sheet 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 Financial Reporting Standard 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 registered society's affairs as at 31 March 2021 and of its loss 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 Co-operative and Community Benefit Societies Act 2014.

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 registered society 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 the provisions available for small entities, in the circumstances set out in note 2 to the financial statements and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the registered society's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the board members 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 board members 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.

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 Report of the Board Members for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Board Members has been prepared in accordance with applicable legal requirements.

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF LUMEN HOUSING LIMITED

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Co-operative and Community Benefit Act 2014 requires us to report to you if, in our opinion:

- the registered society has not kept proper books of account, and not maintained a satisfactory system of control over its transactions, in accordance with the requirements of the legislation; or
- the revenue account, any other accounts to which our report relates, and the balance sheet are not in agreement with the registered society's books of account; or
- we have not obtained all the information and explanations necessary for the purposes our audit.

Responsibilities of Board Members

As explained more fully in the board member's responsibilities statement set out on page 2, the board members 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 it determines 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 board members are responsible for assessing the registered society'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 board either intends to liquidate the registered society or to cease operations, or has no realistic alternative but to do so.

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF LUMEN HOUSING LIMITED

Auditors' 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.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Auditors. 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 is detailed below:

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

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 FRS 102.

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;
- Enquiring of entity staff in tax and compliance functions to identify any instances of non-compliance with laws and regulations;
- 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;
- Assessing and evaluating the business rationale of significant transactions outside the normal course of business;
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations;
- Review of correspondence with regulators in so far as they are related to the financial statements;
- 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. Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF
LUMEN HOUSING LIMITED**

Use of our report

This report is made solely to the registered society's members, as a body, in accordance with section 87 of the Co-operative and Community Benefit Societies Act 2014. Our audit work has been undertaken so that we might state to the registered society'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 registered society and the registered society's members as a body, for our audit work, for this report, or for the opinions we have formed.



Smith Craven Chartered Accountants
Statutory Auditors
Sidings House
Sidings Court
Lakeside
Doncaster
South Yorkshire
DN4 5NU

Date: 30/6/21

LUMEN HOUSING LIMITED
INCOME STATEMENT
FOR THE PERIOD 13 DECEMBER 2019 TO 31 MARCH 2021

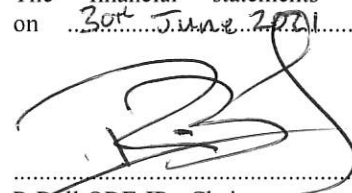
	Notes	£
TURNOVER		9,972
Cost of sales		<u>6,107</u>
GROSS PROFIT		3,865
Administrative expenses		<u>64,794</u>
OPERATING LOSS	4	(60,929)
Interest payable and similar expenses		<u>6,893</u>
LOSS BEFORE TAXATION		(67,822)
Tax on loss		<u>-</u>
LOSS FOR THE FINANCIAL PERIOD		<u>(67,822)</u>

The notes form part of these financial statements

BALANCE SHEET
31 MARCH 2021

	Notes	£	£
FIXED ASSETS			
Tangible assets	9		1,265,446
CURRENT ASSETS			
Debtors	10	1,339	
Cash at bank		<u>50,413</u>	
		51,752	
CREDITORS			
Amounts falling due within one year	11	<u>1,385,020</u>	
NET CURRENT LIABILITIES			<u>(1,333,268)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u><u>(67,822)</u></u>
RESERVES			
Retained earnings			<u>(67,822)</u>
			<u><u>(67,822)</u></u>

The financial statements were approved by the Board members and authorised for issue on 30th June 2021 and were signed on its behalf by:


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R Bell OBE JP - Chair

LUMEN HOUSING LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD 13 DECEMBER 2019 TO 31 MARCH 2021

1. STATUTORY INFORMATION

Lumen Housing Limited is a registered society and private registered provider of social housing in the United Kingdom. The company's registered number and registered office address can be found on the Company Information page.

Lumen Housing Limited constitutes a public benefit entity as defined by FRS 102.

The company's principal place of business is 348-350 Lytham Road, Blackpool, FY4 1EW.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities", the Statement of Recommended Practice for Social Housing Providers 2014, and with the Accounting Direction for private registered providers of social housing in England 2015. The financial statements are also prepared under the requirements of the Cooperating and Community Benefit Societies Act 2014. The financial statements have been prepared on a going concern basis under the historical cost convention.

The financial statements are presented in sterling which is the functional currency of the company, rounded to the nearest £1.

Going concern

The accounts have been prepared on the going concern basis, despite the company reporting net liabilities of £67,822 at 31 March 2021. The Board Members consider the basis of preparation to be appropriate based on the continuing financial support of its ultimate controlling party, Blackpool Council, and other principal creditors.

Turnover

Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

LUMEN HOUSING LIMITED

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE PERIOD 13 DECEMBER 2019 TO 31 MARCH 2021

2. ACCOUNTING POLICIES - continued

Tangible fixed assets

Tangible fixed assets (including social housing properties) are stated at cost less accumulated depreciation. Cost includes costs directly attributable to making the asset capable of operating as intended such as the cost of acquiring land and buildings, legal fees and development costs.

Depreciation is reviewed annually and is provided on all tangible fixed assets, at rates calculated to write off the cost, less estimated residual value, of each asset on a systematic basis over its expected life as follows:

Land Value	Indefinite	
Housing properties- wall structure	80 years	Straight line
Housing properties- other components		
Kitchens	15 years	Straight line
Bathrooms	15 years	Straight line
Communal Improvements	18 years	Straight line
Electrics	30 years	Straight line
Heating System	30 years	Straight line
Boilers (Domestic)	15 years	Straight line
Pitched Roof	80 years	Straight line
Roofline	30 years	Straight line
Windows	40 years	Straight line
External Doors	40 years	Straight line
CCTV & Door Entry	15 years	Straight line
External Curtilage	20 years	Straight line

Taxation

Taxation for the period comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the period end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

3. EMPLOYEES

The average number of employees during the period was NIL.

LUMEN HOUSING LIMITED

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE PERIOD 13 DECEMBER 2019 TO 31 MARCH 2021**

4. OPERATING LOSS

The operating loss is stated after charging:

	£
Depreciation - owned assets	4,989
Auditors' remuneration	<u>3,215</u>

5. SOCIAL HOUSING TURNOVER AND COSTS

	2021
	£
Rents receivable excluding service charges	<u>9,972</u>
Total turnover	9,972
Social housing activity expenditure	<u>(59,647)</u>
Operating deficit from social housing activities	<u>(55,782)</u>
Net deficit from social housing activities	<u>(55,782)</u>

6. FINANCIAL ASSISTANCE AND OTHER GRANTS RECEIVABLE

The total accumulated amount of financial assistance and other grants received or receivable at the date of the statement of financial position, based upon properties owned at that date, was as follows:

	2021
	£
Held against the cost of the properties	<u>220,000</u>
	<u>220,000</u>

7. ACCOMMODATION OWNED

	Number of units at 31 March 2021
Units in development	3
Units first let post year end	2
Units let at social rent	<u>11</u>
	<u>16</u>

8. PAYMENTS TO MEMBERS, KEY MANAGEMENT PERSONNEL AND OFFICERS

There were no fees, remuneration or expenses paid to members, key management personnel or officers in the period.

LUMEN HOUSING LIMITED

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE PERIOD 13 DECEMBER 2019 TO 31 MARCH 2021**

9. TANGIBLE FIXED ASSETS

	Land and buildings £
COST	
Additions	<u>1,270,435</u>
At 31 March 2021	<u>1,270,435</u>
DEPRECIATION	
Charge for period	<u>4,989</u>
At 31 March 2021	<u>4,989</u>
NET BOOK VALUE	
At 31 March 2021	<u><u>1,265,446</u></u>

10. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	£
Trade debtors	805
Other debtors	<u>534</u>
	<u><u>1,339</u></u>

11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	£
Trade creditors	316
Amounts owed to group undertakings	1,381,488
Other creditors	<u>3,216</u>
	<u><u>1,385,020</u></u>

12. RELATED PARTY DISCLOSURES

The registered society has received a loan from its sole member and parent company Blackpool Housing Company Limited. The amounts due to Blackpool Housing Company Limited at the year end date was £1,381,488 and interest charged on the loan was £6,893. £51,193 has been recharged from Blackpool Housing Company Limited to the registered society on an apportionment basis.

13. ULTIMATE CONTROLLING PARTY

The ultimate parent and controlling entity is Blackpool Council.

Blackpool Council heads the largest group for which the results of Lumen Housing Limited are consolidated. Copies of its financial statements are available to the public from the Chief Financial Officer at Number One, Bickerstaffe Square, Talbot Road, Blackpool, Lancashire, FY1 3AH.

LUMEN HOUSING LIMITED

**TRADING AND PROFIT AND LOSS ACCOUNT
FOR THE PERIOD 13 DECEMBER 2019 TO 31 MARCH 2021**

	£	£
Turnover		
Rents received		9,972
Cost of sales		
Purchases		<u>6,107</u>
GROSS PROFIT		3,865
Expenditure		
Management committees' salaries	14,827	
Post and stationery	769	
Advertising	6,011	
Repairs and renewals	415	
IT expenses	588	
Management Charges	24,528	
Professional fees	2,824	
Legal fees	6,470	
Auditors' remuneration	<u>3,215</u>	
		<u>59,647</u>
		(55,782)
Finance costs		
Bank charges	158	
Loan	<u>6,893</u>	
		<u>7,051</u>
		(62,833)
Depreciation		
Freehold property		<u>4,989</u>
NET LOSS		<u><u>(67,822)</u></u>

This page does not form part of the statutory financial statements