

# Annual Financial Report 2020-2021

**Graeme Clark** CPFA  
Strategic Director



## Contents

	<b>Page Numbers</b>
<b>Narrative Report to the Statement of Accounts</b>	1-10
<b>Statement of Accounts</b>	
<b>Statement of Responsibilities for the Statement of Accounts</b>	11
<b>Financial Statements</b>	
Group Comprehensive Income and Expenditure Statement (CIES)	13-14
Group Movement in Reserves Statement (MiRS)	15-16
Group Balance Sheet (BS)	17
Group Cash-Flow Statement (CFS)	18
<b>Notes to the Financial Statements</b>	
Statement of Main Accounting Policies	20-38
Accounting Standards that have been issued but have not yet been adopted	38
Notes 3 to 38 to the Financial Statements	39-79
<b>Supplementary Financial Statements</b>	
Housing Revenue Account (HRA)	
Income and Expenditure Statement	81
Movement on the Housing Revenue Account Statement	82
Notes to the Housing Revenue Account	83-88
The Collection Fund	89
Notes to The Collection Fund Accounts	90-91
Waverley Borough Council as Trustee of Shottermill Recreation Ground Trust	93-94
Waverley Borough Council as Trustee of Ewart Bequest	95-96
<b>Glossary of Terms and Abbreviations</b>	97-101
<b>Annual Governance Statement</b>	102
<b>Audit Opinion</b>	to follow

# Waverley Borough Council – General Information

**Council Offices:** Council Offices, The Burys, Godalming, Surrey, GU7 1HR

**Telephone:** 01483 523333

**Website:** [www.waverley.gov.uk](http://www.waverley.gov.uk)

## Councillors as at 31 March 2021

Waverley Borough Council has 57 elected Councillors.

Leader	Cllr J Ward
Deputy Leader	Cllr P Follows

The Council is led by an Executive which, since the election on 2 May 2019, comprises the Leader of the Council and nine other Councillors to create a multi-party Executive. The Executive's responsibilities are divided into portfolios with each Member leading on a specific group of policy issues.

## Portfolio Holders as at 31 March 2021

Business Transformation and IT	Cllr P Clark
Operational and Enforcement Services	Cllr N Palmer
Health, Wellbeing and Culture	Cllr M Martin
Environment and Sustainability	Cllr S Williams
Housing and Community Safety	Cllr A-M Rosoman
Planning Policy, Services and Brightwells	Cllr A MacLeod
Finance, Assets and Commercial	Cllr M Merryweather
Economic Development, Parks and Leisure	Cllr L Townsend

## Management Board as at 31 March 2021

Chief Executive	Tom Horwood
Strategic Director and Section 151 Officer	Graeme Clark
Strategic Director	Annie Righton

## External Auditors

Paul Cuttle  
Grant Thornton UK LLP  
110 Bishopsgate  
London  
EC2N 4AY

# Narrative Report to the Statement of Accounts 2020-21

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## *Waverley the Place*

Waverley Borough is situated in South West Surrey and is a large rural borough characterised by beautiful countryside, distinctive towns and villages. Waverley is shaped by four distinct settlements; Godalming, Farnham, Haslemere and Cranleigh which bring high streets with character, protected green areas and a diverse business community. Waverley Borough Council (the Council) provides over 110 services to residents and visitors. In May 2019 Waverley held local elections and became 'no-overall control' with a multi-party collaborative Executive.

In accordance with the Council's commitment to openness, this Narrative Report to the Statement of Accounts presents an overview of the Council's finances for the financial year 1 April 2020 to 31 March 2021. It also shows how the Council has performed and identifies the challenges faced and aims to help readers understand the most significant issues reported in the accounts and how they relate to the Council's overall business.

To achieve its objectives the Council employs approximately 430 staff in full-time and part-time positions, including apprentices, in a wide variety of roles. The Council recognises the importance of investing in the development of its employees through staff development and training programmes to enable the delivery of a quality service.

The financial statements presented are those of the Council and its group entities, comprising Shottermill Recreation Ground Trust and the Ewart Bequest, reflecting the stewardship responsibility the Council has over these charitable funds. The Council is sole trustee for the Shottermill Recreation Ground Trust and the Ewart Bequest. The Shottermill Recreation Ground Trust owns the Haslemere Leisure Centre. The Ewart Bequest owns a small number of dwellings in Farnham that the Council manages and maintains.

## *Purpose/Services*

As a local authority the Council's purpose is to deliver a wide range of services to the local community. It also provides and maintains some 4,850 Council houses.

Financial Headlines – the Council:

- Collected £115m of Council Tax of which £10m was kept by the Council to spend on services.
- Collected £15m of Business Rates from business rate payers, most of which was paid to the Government.
- Holds £529m in assets (including Council Dwellings) which generate income to help deliver services.
- Received no core Government grant in 2020/2021.
- Received £5.3m Covid-19 related Government grant in 2020/2021 to support the delivery of services throughout the pandemic.
- Ended the year within budget overall on General Fund and Housing Revenue Account (HRA)
- Spent £14m building or purchasing new Council-owned affordable rented homes for Waverley residents over the last three years.

## *Strategic objectives and Corporate Strategy*

The Council provides its services under its overarching Corporate Strategy. The Corporate Strategy 2020-2025 was adopted by the Council in October 2020. The Corporate Strategy provides the Council with direction, priorities and key objectives. Objectives are delivered through annual service

# Narrative Report to the Statement of Accounts 2020-21

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plans which are agreed with Members and monitored and reported regularly. The full Corporate Strategy 2020-2025 can be found on the Council's website [www.waverley.gov.uk](http://www.waverley.gov.uk).

Key relationships with other parties for effective service delivery:

- Town and Parish councils
- Surrey County Council
- Community Organisations under Service Level Agreements
- Contractor partners, including waste collection, street cleaning, grounds maintenance, housing and the operation of the Council's leisure centres

## *Achievements in 2020/2021*

- Adopted the Corporate Strategy 2020-2025.
- Rapidly reorganised and prioritised services that support the vulnerable and the local economy in the face of the Covid-19 pandemic.
- Delivered the overall budget for 2020/2021 on target, with overspends in a couple of areas offset by surpluses in others.
- Agreed a budget for 2021/2022 with a clear strategy for addressing the medium term budget shortfall including the impact of Covid-19 on the Council's finances.
- Strengthened the Council's Risk Management framework through councillor training.
- Bedded-in several major contracts for key front line services.
- Added 37 new dwellings to the Council's affordable housing stock. In addition the Council continues to work on a number of developments that will result in further new properties being available to tenants in the future.

## *Challenges facing the Council*

### *Financial Pressures*

- Impact of Covid-19 on 2021/2022 budget and the Medium Term Financial Plan (MTFP) – see specific statements later in the Narrative report.
- Reducing Government Funding – see figure 1.
- Uncertainty about future funding coming from the Government's Fair Funding Review and business rates proposals.
- Inflation in 2020/2021 has impacted on pay, contractor and procurement costs with increases projected in 2021/2022.

### *Other*

- Demographic changes and the budget pressures of adult social care demands being felt by Surrey County Council and filtering down to Borough Councils.
- Government legislation on homelessness.
- Staff recruitment and retention in key professional roles.
- Local high house prices and demand for affordable housing.

## *Impact of Covid-19 Pandemic*

### *Provision of Services*

The outbreak of the Covid-19 pandemic has had a significant impact on the Council and its finances. In response to the outbreak the Council adopted the objective of arranging its resources to support the immediate health, wellbeing and safety of local residents, particularly the vulnerable. Aspects of the Council's business that did not directly contribute to the objective were suspended or scaled down where possible. Furlough was not possible as staff were either working on normal essential services or were redeployed to address Covid-19-related priority functions. The Council set up a

## Narrative Report to the Statement of Accounts 2020-21

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Covid-19 response group to identify critical impacts on residents, businesses and council operations and determine actions to take to minimise these. The group also aimed to effectively communicate the actions that were taken to councillors, residents, contractor and appropriate agencies. This work linked with that of the Local Resilience Forum at a Surrey Level.

### *The Council's staff*

The Council's workforce was diverted to focus on key priority services and to resource the delivery of the roll out of the Government's initiatives to support business through business rate reliefs and grants. New initiatives were adopted to support those most vulnerable in the community in the form of telephone support and connection with localised befriending and help services, which included shopping and prescription collection for the shielding and vulnerable.

Since March 2020 approximately 10% of staff have attended the office with all others working remotely. Additional IT investment improved operating speed for the high volume of remote workers and new remote meeting technology enabled a speedy return to near business as usual. Staff views have been continuously reviewed during the period and adjustments made to working practices as a result. There has been no significant increase in sickness levels during this period.

### *Reserves, financial performance and financial position*

The impact of Covid-19 on the Council's financial position, reserves and financial performance are significant in 2020/2021. Substantial losses in income across a number of service areas such as car park income, planning fees, leisure centres have necessitated an unplanned draw on reserves in 2020/2021 although part of the impact was met from government grant. A contingency budget was presented for scrutiny and approval in August 2020 which showed a £6.6m budget deficit arising from the impact of Covid-19 on income and costs. Approximately half of this deficit was to be addressed with budget measures and half from drawing on reserves.

The Council's MTFP was reassessed in December 2020 and February 2021 in light of the known and anticipated financial impact of Covid-19. A separate work stream and associated governance processes were established under the overarching Recovery, Change and Transformation programme. Given the significant uncertainty being experienced, robust budget monitoring has been undertaken to ensure further corrective action is taken quickly if necessary.

The Council already had a transformation programme under way to deliver efficiencies and savings through a number of work streams and projects. A number of these initiatives will be accelerated or given greater priority to help mitigate the impact on the Council's finances.

The Council's Capital Programme for 2020/2021 was reviewed to ensure that only those schemes that are essential are progressed. The Capital financing strategy will be reviewed as part of the MTFP update in 2021.

The Housing Revenue Account has been impacted in 2020/2021, mainly in terms of longer void periods and delayed rent payments. However, a plan was agreed which restored the budget and balances to projected levels by the end of the 2020/2021 financial year.

### *Cash Flow management*

The main areas impacted by Covid-19 were council tax and business rate collection and income from fees and charges, such as car parks. The overall cash flow in quarter 1 of 2020/2021 was managed without taking drastic action as the Government has deferred some major payments and officers have retained sufficient liquidity in treasury activity but the position deteriorated in quarter 2 and

## Narrative Report to the Statement of Accounts 2020-21

beyond as the impact of Covid-19 on the Council's income and our residents' finances became more severe.

### *Risks and Opportunities to Waverley*

Given the overall success of Waverley working under these challenging conditions, there are opportunities to lock-in the good practices, sound leadership and creative problem solving that staff have demonstrated. There are clearly risks to Waverley's finances and the significant use of reserves will impact on financial resilience in the future, particularly given the £7m budget shortfall already projected in the MTFP.

### *Governance*

In April 2020 it was clear that the impact on the Council's business of Covid-19 would be long lasting, so the emergency response team started a process to review governance and decision making. Remote meetings were facilitated and a revised structure was approved for planning meetings. During the 2020/2021 year, the full range of democratic meetings were held successfully with all participants joining remotely and the meetings being broadcast publicly.

### *Covid-19 support*

Earlier in this statement, I have described the activity and approach that the Council has taken to respond to the impact of Covid-19 on the organisation and Waverley's community. I have summarised below details of how Waverley has responded in terms of financial support including the administration of the various grants and reliefs administered on behalf of central government. This includes both principal and agent transactions to give a fuller picture of the local authority's activity, than reported in the accounting statements.

Grant	Agency - To pay out on behalf of govt £'000	Principal - Utilised by Council £'000	Total Grant £'000
MHCLG - Business Support Grants	(1,921)	(1,623)	(3,544)
BEIS – Local Restrictions Grants & Additional Restriction Grants	(16,350)	(4,112)	(20,463)
NHS - Test & Trace Scheme	(60)	(100)	(160)
Council Tax Support Scheme		(615)	(615)
Covid-19 Local Authority Support Grant		(1,527)	(1,527)
Sales, Fees & Charges Compensation Scheme		(2,822)	(2,822)
National Leisure Recovery Fund		(237)	(237)
Contain Outbreak Grant		(508)	(508)
Clinically Extremely Vulnerable		(210)	(210)
Surge Enforcement		(41)	(41)
NSAP homelessness grant		(15)	(15)
Rough Sleepers		(13)	(13)
Emergency Assistance grant for food and essential supplies		(56)	(56)
Reopening Highstreets Safely Fund		(111)	(111)
Covid-19 Response supplemental service		(79)	(79)

# Narrative Report to the Statement of Accounts 2020-21

## Annual Governance Statement

The Annual Governance Statement (AGS), which is detailed at page 102, documents the Council’s approach to governance and ensures there are robust rules, systems and information available for managing and delivering services to the local community. The AGS also identifies any issues arising in the year and details actions taken to address them. There have been no significant changes in governance arrangements during the year.

The Council’s Audit Committee provides oversight of the arrangements for financial governance as well as the management of risk. The Audit Committee considers any emerging governance matters at each of its meetings.

## Financial Performance

The Council has a good track record of sound financial management as endorsed annually by its external auditors.

The Council has a number of short-, medium- and long-term plans to direct resources into service delivery and outcomes that fulfil its strategic and operational objectives for meeting the needs of the community.

These plans comprise:

Capital Strategy	Brings together the Council’s detailed policies, procedures and plans relating to cash investments and property assets.
Medium Term Financial Plan	Sets out the pressures and opportunities over the next four years and strategy to address the forecast funding shortfall to ensure there will be sufficient resources for service delivery.
Annual revenue budget	To allocate resources to provide services during the year.
Capital programme and projects	Delivery of projects for longer term benefits including income generation. The Council has a three-year rolling capital programme.

The key resources on which the Council depends are:

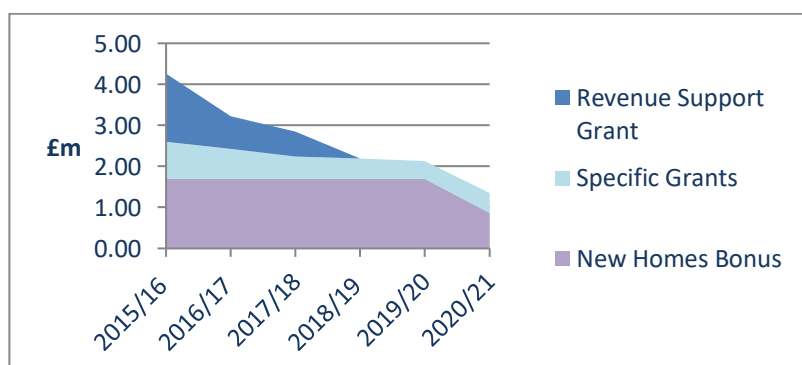
### Financial Resources

- Local taxation
- Income raised from fees & charges and property rents
- Grants

### Non-Financial Resources

- Skilled and experienced staff
- Partnerships with other organisations
- Information sharing

Figure 1. Total Government revenue funding:

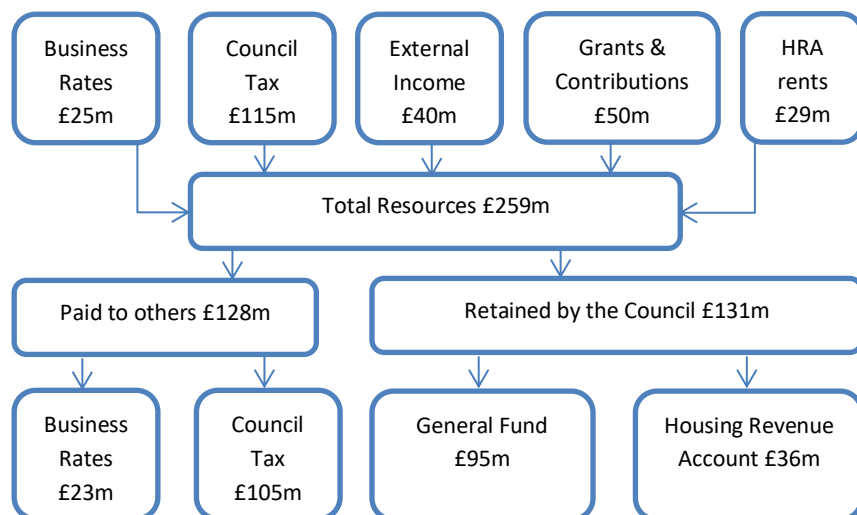




# Narrative Report to the Statement of Accounts 2020-21

## Cash flow

Figure 2. The Council's incoming resources and where they go:



## Revenue expenditure for year

Through sound financial management and budgetary control during 2020/2021 the Council has again maintained service delivery without cuts. The outturn position for 2020/2021 was reported to the O&S committees and the Executive in June 2021 [Outturn Report](#)

In 2020/2021 Council spending on General Fund Services reported an overall saving against approved budget of £673,000 (5%) against an approved net budget of £13.2 million, of which £494,000 has been approved for carry forward to 2021/2022 leaving a net underspend of £178,000 in 2020/2021. The main contributors to this are:

- Impact of Leisure Centre less than forecast due to government grant support
- Additional Government Covid-19 grant support
- Investment Property income better than expected plus use of void reserve
- Staff savings through deferred recruitment

The finances for the Council's council houses are maintained in a ring-fenced account called the Housing Revenue Account (HRA). The HRA has an agreed 30-year Business Plan. Revenue spend for the year was within budget.

The cost of providing services is detailed in the Comprehensive Income and Expenditure Statement at page 13 and shown in table 1. Below:

Table 1.	Gross Expenditure	Gross Income	Net Expenditure
	£'000	£'000	£'000
<b>General Fund</b>			
Policy and Governance	4,188	(462)	3,726
Planning & Economic Development	5,076	(2,082)	2,994
Business Transformation	(2,052)	(139)	(2,191)
Finance and Property	25,277	(23,187)	2,090
Commercial Services	8,933	(3,292)	5,641

# Narrative Report to the Statement of Accounts 2020-21

Environmental Services	13,941	(8,056)	5,885
Housing Delivery & Communities	2,464	(1,683)	781
<b>Housing Revenue Account</b>	17,042	(29,690)	(12,648)
<b>Subsidiaries (Trusts)</b>	(1,392)	(86)	(1,478)
<b>Net Cost of Services</b>	<b>73,477</b>	<b>(68,677)</b>	<b>4,800</b>

## Capital Spend

Spend on the Council's assets totalled some £15.4 million:

<b>Table 2.</b>	<b>Actual</b>
	£'000
House Renovation Grants mainly for disabled people	426
Information Technology to support customer services	147
Recreation, Countryside and Leisure facilities	127
Other minor capital expenditure	198
Car Park Improvements	676
Investment Property	7,714
New Affordable Homes	2,851
Improving Council Homes	3,217
<b>Total Capital Spend</b>	<b>15,356</b>

## Risks and Opportunities

The Council has a risk management strategy in place to identify and evaluate risk. This strategy is subject to regular review and updating. Through understanding risk, the Council is able to support better decision making and identify opportunities, as well as threats, in relation to future service provision.

In 2020/2021 the Council updated its Strategic Risk Register to reflect the adoption of the Corporate Strategy 2020-2025 and climate change emergency resolution. The Strategic Risk Register underpins the achievement of the objectives within the Corporate Strategy. It shows the high-level risks that could prevent the Council from achieving its corporate aims and objectives and includes mitigation against these risks as well as a risk rating and impact assessment.

The key themes, being the most significant to the Council in achieving its Corporate Strategy objectives are:

- On-going impact of Covid-19 pandemic, including the economic implications
- Finance – Medium Term Financial Plan and addressing the projected budget gap
- Deliver housing options for people in need of affordable housing
- Achieving sustainable housing needs for the future
- A sense of responsibility for our environment, promoting biodiversity and protecting our planet
- Responsible planning and supporting place-shaping and local engagement in planning policy
- Promoting the use of environmentally sustainable transport options, including reducing the need to travel and supporting the use of electric vehicles
- Promoting a business-friendly culture that supports local businesses and helps those wanting to locate to the borough
- Delivering a Property Investment Strategy that supports the local economy, while providing additional income to the Council

# Narrative Report to the Statement of Accounts 2020-21

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- Ensuring the council operates in an open, democratic manner where all residents feel valued and able to contribute

## *Financial Statements*

This Narrative Report accompanies the Statement of Accounts. The Statement of Accounts sets out the Council's income and expenditure for the year and its financial position at 31 March 2021. The Statement of Accounts, which comprises statements and disclosure notes, has been prepared in accordance with the Code of Practice on Local Authority Accounting in the United Kingdom issued by the Chartered Institute of Public Finance and Accountancy (CIPFA), and complies with International Financial Reporting Standards (IFRS).

The statement of accounts is subject to external audit scrutiny and opinion. This Narrative Report and the Annual Governance Statement, whilst outside the scope of this certification, are considered by the external auditors to confirm in their opinion they are materially consistent with their knowledge of the Council.

### **The Core Financial Statements are:**

The **Comprehensive Income and Expenditure Statement** (page 13) which records all the Council's income and expenditure for the year based on the organisational structure under which it operates and manages its services. The top half of the statement provides an analysis by service area. The bottom half of the statement deals with corporate transactions and funding.

The **Movement in Reserves Statement** (page 15) shows movement in the year on the different reserves held by the Council, analysed into 'usable' reserves, those that can be applied to fund expenditure, invest in capital projects or service improvements and 'unusable' reserves which reflect the value of the Council's non-current assets (Property, Plant and Equipment, Investment Property, Heritage Assets and Intangible Assets) and are not available to be spent.

Usable reserves are maintained at prudent levels and are subject to any statutory limitations on their use. The Council's Financial Strategy and HRA Business Plan set out approved minimum levels of working balances at £3.2million for the General Fund and £2million for the Housing Revenue Account.

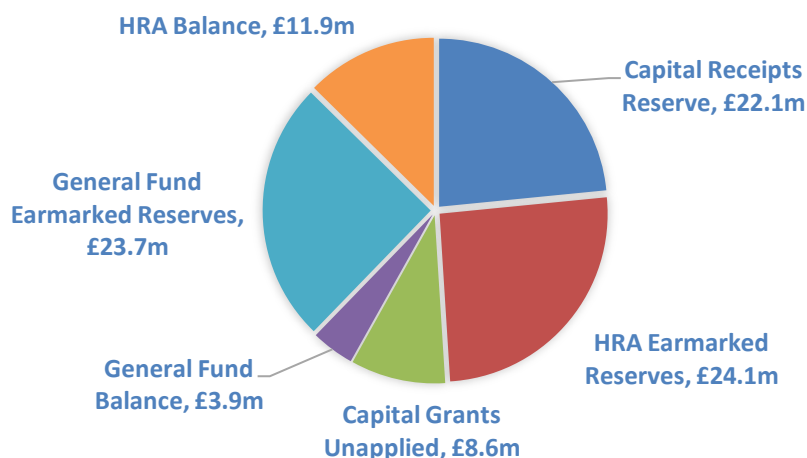
The **Balance Sheet** (page 17) shows the value, as at the balance sheet date, of the Council's assets, liabilities, cash balances and reserves.

The Council has usable reserves of £94.3million as at 31 March 2021 which are summarised in figure 3. below.

Exceptionally during 2020/2021, the Council received specific government grant to offset business reliefs awarded because of lockdown. This grant, although received in 2020/2021, will not be discharged to the Collection Fund until 2021/2022 and therefore appears below as part of the earmarked reserves as at 31 March 2021. The increase in the earmarked reserves does not reflect additional spending power for 2021/2022.

# Narrative Report to the Statement of Accounts 2020-21

**Figure 3. Usable Reserves**



The **Cash Flow Statement** (page 18) shows the changes in actual cash and cash equivalents during the year and whether that change is due to operating activities, new investment, or financing activities (such as the repayment of borrowing).

The **Housing Revenue Account** (page 81) details the expenditure, funded from rents, on the Council's statutory landlord function as a provider of social housing under the Local Government and Housing Act 1989.

The **Collection Fund** (page 89) summarises the collection of Council Tax and Business Rates and the redistribution to preceptors, the Government, and the Council's General Fund.

## ***Measuring Performance in 2020/2021***

The Council measures and monitors performance in a number of ways:

- ❖ At a **strategic** level the Council sets out its objectives in the Corporate Strategy and measures performance against these objectives.
- ❖ At a **service level** the three yearly rolling Service Plans are prepared, with an annual review process in the Autumn, setting out the service specific actions that underpin the delivery of the Corporate Strategy goals. Progress on Service Plans actions is reported to service specific Overview & Scrutiny Committees. The current plans cover the period from 2020-2023 and at the end of the first year (March 2021) 93% of actions were either successfully completed or were on track to be delivered by their target date, 4% were off track but corrective actions were being taken and 3% of actions were cancelled, deferred, or transferred for delivery in the following two years.
- ❖ At an **operational** level the Council uses a set of key performance indicators to monitor performance in services such as housing, environment, planning and leisure. The final performance figures for 2020/2021 were reported to the Overview and Scrutiny Committees and the Executive in May. [Performance Report 20-21](#)
- ❖ At an **individual** level the Council operates a system of personal performance reviews which set objectives and assess performance against objectives.
- ❖ Management of cash flow is monitored during the year with a target of achieving an average daily cash balance of less than £25,000.

# Narrative Report to the Statement of Accounts 2020-21

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## *Looking ahead – addressing the financial challenges*

As Chief Financial Officer I consider that, under the circumstances, the Council is well placed to face the challenges ahead given the Council's approved financial plan and its track record responding to budget pressures. Despite the substantial financial and operational challenges faced by the Council since March 2020 due to Covid-19, officers have worked closely with councillors to understand the issues and agree sensible, deliverable mitigation measures.

In the light of continued financial pressure from government cuts and the impact of new legislation the Council must adapt to the challenges and changes ahead. The Council has developed plans which include focusing on strengthening resilience in operations and policies including financial and staffing resilience. Policies such as the Property Investment Strategy and non-dependency on New Homes Bonus will put the Council in a stronger position to withstand the financial challenges it faces in the future.

The medium- and long-term strategies and plans to address any future funding shortfalls include:

- Cost savings from better procurement
- Cost savings from collaboration with Guildford Borough Council, with a combined Chief Executive and Senior Management Team approved in July 2021
- More commercial approach and new income opportunities
- Business transformation and customer service improvement
- Property income
- Council tax increases

The Council's aim is to continue to provide high quality services and replace diminishing traditional resources with alternative sources of income whilst also reducing its cost base.

To use its resources to maximum effect the Council will continue to:

- Strengthen its approach to risk management while also recognising this may bring opportunities to try new ventures and ways of working.
- Spend appropriately to keep its assets fit to maintain service delivery.
- Consider different or innovative ways of delivering services including partnership working where appropriate.
- Improve performance and project management.
- Review all services and their budgets to identify areas of further efficiency and value.



**Graeme Clark, Strategic Director and S151 Officer**

**Dated: 30 July 2021**

# Statement of Responsibilities for the Statement of Accounts

## *The Council's responsibilities*

The Council is required to:

- make arrangements for the proper administration of its financial affairs and to ensure that one of its officers has the responsibility for the administration of those affairs. In this Council, that officer is the Strategic Director (Chief Finance Officer and Section 151 Officer);
- manage its affairs to secure economic, efficient and effective use of resources and safeguard its assets; and
- approve the Statement of Accounts.

## *The Chief Finance Officer's responsibilities*

The Strategic Director (Chief Finance Officer and Section 151 Officer) is responsible for the preparation of the Council's Statement of Accounts in accordance with proper practices as set out in the CIPFA (Chartered Institute of Public Finance and Accountancy) *Code of Practice on Local Authority Accounting in the United Kingdom* (the Code).

In preparing this Statement of Accounts the Chief Finance Officer has:

- selected suitable accounting policies and applied them consistently
- made judgements and estimates that were reasonable and prudent
- complied with the Code

The Chief Finance Officer has also:

- kept proper accounting records which are up to date
- taken reasonable steps for the prevention and detection of fraud and other irregularities

We certify that the Statement of Accounts gives a true and fair view of Waverley Borough Council's financial position at 31 March 2021 and of its income and expenditure for the year then ended.



Graeme Clark  
Strategic Director & Section 151 Officer

Dated: 29 November 2021

Councillor Peter Marriott  
Audit Committee (Chairman)

Dated:

## **Financial Statements**

Group Comprehensive Income and Expenditure Statement

Group Movement in Reserves Statement

Group Balance Sheet

Group Cash-Flow Statement

## Group Comprehensive Income and Expenditure Statement (CIES)

This statement shows the accounting cost in the year of providing services in accordance with generally accepted accounting practices, rather than the amount to be funded from taxation or rents. Local Authorities raise taxation and rents to cover expenditure in accordance with statutory requirements, this may be different from the accounting cost. The taxation position is shown in both the Expenditure and Funding Analysis and the Movement in Reserves Statement.

2019/2020			2020/2021			
Gross Expenditure £'000	Gross Income £'000	Net Expenditure £'000		Gross Expenditure £'000	Gross Income £'000	Net Expenditure £'000
<b>Continuing Operations</b>						
<b>General Fund</b>						
5,095	(923)	4,172	Policy and Governance	4,188	(462)	3,726
5,555	(2,151)	3,404	Planning and Economic Development	5,076	(2,082)	2,994
1,720	(644)	1,076	Business Transformation	(2,052)	(139)	(2,191)
26,562	(24,733)	1,829	Finance and Property	25,277	(23,187)	2,090
10,273	(5,421)	4,852	Commercial Services	8,933	(3,292)	5,641
9,796	(7,637)	2,159	Environmental Services	13,941	(8,056)	5,885
2,431	(1,532)	899	Housing Delivery and Communities	2,464	(1,683)	781
20,668	(29,474)	(8,806)	<b>Housing Revenue Account (p81)</b>	17,042	(29,690)	(12,648)
274	(110)	164	Subsidiaries (Trusts)	(1,392)	(86)	(1,478)
<b>82,374</b>	<b>(72,625)</b>	<b>9,749</b>	<b>Net Cost of Services</b>	<b>73,477</b>	<b>(68,677)</b>	<b>4,800</b>
<b>Other Operating Expenditure</b>						
		3,267	Precepts of Parish/Town Councils			3,530
		888	Contribution of Housing Capital Receipts to Government Pool			759
		(3,328)	(Gain)/Loss on disposal of non-current assets			1,693
<b>Financing and Investment Income and Expenditure</b>						
		5,521	Interest payable and similar charges			5,439
		1,643	Pension Interest Cost & Expected Return on Pension Assets (note 36)			1,512
		(905)	Interest and Investment Income			(660)
		(221)	Investment Properties (note 16)			(3,558)
		193	Impairment Losses (Financial Assets)			29
<b>Taxation and Non-Specific Grant Income &amp; Expenditure</b>						
		(13,216)	Council Tax income			(13,856)
		(2,221)	Business Rates income and expenditure (note 10)			(2,043)
		(1,462)	Non-ringfenced Government grants (note 11)			(5,567)
		(2,855)	Capital grants and contributions			(3,054)
		<b>(2,947)</b>	<b>(Surplus)/Deficit on Provision of Services</b>			<b>(10,976)</b>
		(13,833)	(Surplus)/Deficit on revaluation of non-current assets (p62)			(19,243)
		(5,260)	Remeasurement on Pension Fund Assets & Liabilities (p64)			12,515
		<b>(19,093)</b>	<b>Other Comprehensive Income and Expenditure</b>			<b>(6,728)</b>
		<b>(22,040)</b>	<b>Total Comprehensive Income and Expenditure</b>			<b>(17,704)</b>



## Reconciliation of the Single Entity Surplus for the Year to the Group Surplus

This reconciliation statement summarises the difference between the outturn on the Group Comprehensive Income and Expenditure Statement and the Single Entity (Surplus) or Deficit.

The role of this reconciliation is to show how the various group entities have contributed to the overall (Surplus)/Deficit on the Group Comprehensive Income and Expenditure Statement.

<b>2019/2020</b>		<b>2020/2021</b>
<b>£'000</b>		<b>£'000</b>
<b>9,749</b>	<b>Group Net Cost of Services</b>	<b>4,800</b>
	<b>Less Subsidiary transactions:</b>	
	Net cost of Services	
(174)	Shottermill Recreation Ground	1,461
10	Ewart Bequest	17
<b>9,585</b>	<b>Single Entity Net Cost of Services</b>	<b>6,278</b>
(12,696)	<b>Group Other Income and Expenditure</b>	(15,776)
	<b>Less Subsidiary transactions:</b>	
2	Shottermill Recreation Ground	2
15	Ewart Bequest	16
<b>(12,679)</b>	<b>Single Entity Other Income and Expenditure</b>	<b>(15,758)</b>
<b>(3,094)</b>	<b>(Surplus)/Deficit for the year on the Single Entity Comprehensive Income and Expenditure Statement</b>	<b>(9,480)</b>
(2,947)	<b>(Surplus)/Deficit on Provision of Services - Group</b> (page 13)	(10,976)
(147)	Less Subsidiary transactions (identified above)	1,496
<b>(3,094)</b>	<b>(Surplus)/Deficit for the year on the Single Entity Comprehensive Income and Expenditure Statement</b>	<b>(9,480)</b>

## Group Movement in Reserves Statement 2020/2021

This Statement shows the movement in the year on the different reserves held by the Council, analysed into 'usable' reserves (i.e. those that can be used to fund expenditure or reduce local taxation) and other 'unusable' reserves. The statement shows how the movements in year of the Council's reserves are broken down between gains and losses incurred in accordance with generally accepted accounting practices and the statutory adjustments required to return to the amounts chargeable to council tax and rents for the year. The Net (Increase)/Decrease line shows the statutory General Fund Balance and Housing Revenue Account Balance movements in the year following those adjustments.

	<b>Usable Reserves</b>				<b>Total Usable Reserves</b> See note 24	<b>Total Unusable Reserves</b> See note 25	<b>Total Authority Reserves</b>	<b>Trust Reserves</b>	<b>Total Group Reserves</b>
	General Fund Balances	Housing Revenue Account Balances	Capital Receipts Reserve	Capital Grants Unapplied Account					
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Balance at 31 March 2020	(14,728)	(32,000)	(23,781)	(5,791)	(76,300)	(291,321)	(367,621)	(13,516)	(381,137)
<b>Movement in reserves during 2020/2021</b>									
Total Comprehensive Income and Expenditure	(5,474)	(4,006)	0	0	(9,480)	(4,850)	(14,330)	(3,374)	(17,704)
Adjustments between accounting basis and funding basis under regulations (note 8)	(5,398)	(24)	1,631	(2,762)	(6,553)	6,553	0		0
<b>(Increase)/Decrease in 2020/2021</b>	<b>(10,872)</b>	<b>(4,030)</b>	<b>1,631</b>	<b>(2,762)</b>	<b>(16,033)</b>	<b>1,703</b>	<b>(14,330)</b>	<b>(3,374)</b>	<b>(17,704)</b>
<b>Balance at 31 March 2021 (carried forward)</b>	<b>(25,600)</b>	<b>(36,030)</b>	<b>(22,150)</b>	<b>(8,553)</b>	<b>(92,333)</b>	<b>(289,618)</b>	<b>(381,951)</b>	<b>(16,890)</b>	<b>(398,841)</b>

## Group Movement in Reserves Statement 2019/2020 - comparative information

	General Fund Balances	<b>Usable Reserves</b> Housing Revenue Account Balances	Capital Receipts Reserve	Capital Grants Unapplied Account	<b>Total Usable Reserves</b>	<b>Total Unusable Reserves</b> See note 25	<b>Total Authority Reserves</b>	<b>Trust Reserves</b>	<b>Total Group Reserves</b>
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Balance at 31 March 2019	(13,437)	(30,528)	(25,268)	(2,948)	(72,181)	(275,118)	(347,299)	(11,798)	(359,097)
<b>Movement in reserves during 2019/2020</b>									
Total Comprehensive Income and Expenditure	582	(3,676)	0	0	(3,094)	(17,228)	(20,322)	(1,718)	(22,040)
Adjustments between accounting basis and funding basis under regulations (note 8)	(1,873)	2,204	1,487	(2,843)	(1,025)	1,025	0	0	0
<b>(Increase)/Decrease in 2019/2020</b>	<b>(1,291)</b>	<b>(1,472)</b>	<b>1,487</b>	<b>(2,843)</b>	<b>(4,119)</b>	<b>(16,203)</b>	<b>(20,322)</b>	<b>(1,718)</b>	<b>(22,040)</b>
<b>Balance at 31 March 2020 (carried forward)</b>	<b>(14,728)</b>	<b>(32,000)</b>	<b>(23,781)</b>	<b>(5,791)</b>	<b>(76,300)</b>	<b>(291,321)</b>	<b>(367,621)</b>	<b>(13,516)</b>	<b>(381,137)</b>

## Group Balance Sheet as at 31 March 2021

The Balance Sheet shows the value as at the 31 March of the assets and liabilities of the Council. The net assets (assets less liabilities) of the Council are matched by the reserves held by the Council. Reserves are reported in two categories. The first category is usable reserves, ie those reserves that the Council may use to provide services, subject to the need to maintain a prudent level of reserves and to any statutory limitations on their use. The second category is those that the Council is not able to use to provide services. This category of reserves is called unusable reserves (see note 25).

31 March 2020		31 March 2021			
Group £'000		Note	Single Entity £'000	Subsidiaries £'000	Group £'000
	<b>Property, Plant and Equipment</b>	12			
429,816	Council Dwellings		465,249		465,249
90,368	Other Land and Buildings		60,244	15,199	75,443
2,585	Vehicles, Plant and Equipment		2,123	57	2,180
571	Infrastructure Assets		617		617
218	Community Assets		218		218
5,235	Assets Under Construction		590		590
528,793			529,041	15,256	544,297
25,984	<b>Investment Property</b>	16	37,675		37,675
1,277	<b>Heritage Assets</b>		1,144		1,144
293	<b>Intangible Assets</b>		306		306
17,180	Long Term Investments	17	15,044		15,044
573,527	<b>Total Long-Term Assets</b>		583,210	15,256	598,466
	<b>Current Assets</b>				
46,162	Short Term Investments	17	46,202		46,202
9	Inventories		7		7
9,758	Short Term Debtors	21	20,127	0	20,127
14,767	Cash and Cash Equivalents	22	22,185	1,642	23,827
70,696	<b>Total Current Assets</b>		88,521	1,642	90,163
644,223	<b>Total Assets</b>		671,731	16,898	688,629
	<b>Current Liabilities</b>				
(4,375)	Short Term Borrowing	17	(5,055)		(5,055)
(17,653)	Short Term Creditors	23	(30,967)	(8)	(30,975)
(1,507)	Provisions	17&37	(1,888)		(1,888)
	Cash and Cash Equivalents	22	(3,443)		(3,443)
(23,535)	<b>Total Current Liabilities</b>		(41,353)	(8)	(41,361)
	<b>Long-Term Liabilities</b>				
(171,314)	Long-term Borrowing	17	(166,330)		(166,330)
(66,232)	Pensions Liability	36	(79,999)		(79,999)
(2,005)	Capital Grants Receipts in Advance		(2,098)		(2,098)
(239,551)	<b>Total Long-Term Liabilities</b>		(248,427)	0	(248,427)
<b>381,137</b>	<b>Net Assets</b>		<b>381,951</b>	<b>16,890</b>	<b>398,841</b>
	<b>Financed by:</b>				
(77,903)	Usable Reserves	24	(92,333)	(1,634)	(93,967)
(303,234)	Unusable Reserves	25	(289,618)	(15,256)	(304,874)
<b>(381,137)</b>	<b>Total Reserves</b>		<b>(381,951)</b>	<b>(16,890)</b>	<b>(398,841)</b>

## Group Cash-Flow Statement

The Cash-Flow statement shows the changes in cash and cash equivalents of the Council during the reporting period. The statement shows how the Council generates and uses cash and cash equivalents by classifying cash flows as operating, investing or financing activities. The amount of net cash flows arising from operating activities is a key indicator of the extent to which the operations of the Council are funded by way of taxation, grant income or from recipients of services provided by the Council. Investing activities represent the extent to which cash outflows have been made for resources which are intended to contribute to the Council's future service delivery. Cash-flows arising from financing activities are useful in predicting claims on future cash-flows by providers of capital (i.e. borrowing) to the Council.

### 2019/2020

£'000		Single Entity £'000	2020/2021 Group Activities £'000	Group Total £'000
	Note			
<b>(2,947)</b>	<b>Net (Surplus)/Deficit on the Provision of Services *</b>	<b>(9,480)</b>	<b>(1,496)</b>	<b>(10,976)</b>
(22,212)	Adjustments to net (surplus) or deficit on the provision of services for non-cash movements	26 (27,641)	1,448	(26,193)
8,448	Adjustments for items included in the net (surplus) or deficit on the provision of services that are investing and financing activities	26 6,622		6,622
<u>(16,711)</u>	<b>Net Cash-flows from Operating Activities</b>	29 <u>(30,499)</u>	<u>(48)</u>	<u>(30,547)</u>
9,389	<b>Investing Activities</b>	27 6,949	0	6,949
3,974	<b>Financing Activities</b>	28 17,981		17,981
<u><b>(3,348)</b></u>	<b>Net (increase)/decrease in Cash and Cash Equivalents</b>	<u><b>(5,569)</b></u>	<u><b>(48)</b></u>	<u><b>(5,617)</b></u>
11,419	Cash and Cash Equivalents at the beginning of the reporting period	13,173	1,594	14,767
14,767	Cash and Cash Equivalents at the end of the reporting period	22 18,742	1,642	20,384
<u><b>3,348</b></u>	<b>Movement in Cash increase/(decrease)</b>	<u><b>5,569</b></u>	<u><b>48</b></u>	<u><b>5,617</b></u>

\* See Group Comprehensive Income and Expenditure Statement page 13 and 14.

For notes on the Group Cash-Flow Statement see notes 26-29.

## **Notes to the Financial Statements**

# **1. Statement of Main Accounting Policies**

## **1.1 General Principles**

The Statement of Accounts summarises the Council's consolidated group account transactions for the 2020/21 financial year and its position at the year-end on 31 March 2021. The Council is required to prepare an annual Statement of Accounts by the Accounts and Audit Regulations 2015, which those Regulations require to be prepared in accordance with proper accounting practices. These practices primarily comprise the Code of Practice on Local Authority Accounting in the United Kingdom 2020/2021 (the Code), supported by International Financial Reporting Standards (IFRS).

The Statement of Accounts have been prepared on a going concern basis of accounting on the assumption that the functions of the Council will continue in operational existence for the foreseeable future.

The Chief Finance Officer reviews the Accounting Policies to give assurance that there are no material changes to those previously approved for the financial year.

The Group Accounts consolidate the accounts of the Shottermill Recreation Ground Trust and the Ewart Bequest (see 1.22). The accounts for these Trusts are prepared in accordance with The Charities Act 2015, and applicable regulations.

The accounting convention adopted in the Statement of Accounts is historical cost with the exception of the revaluation of certain categories of non-current assets and financial instruments.

The notes to the accounts represent the single entity accounts but have been supplemented by additional notes incorporating group transactions where the activity is material.

## **1.2 Accruals of Income and Expenditure**

Activity is accounted for in the year that it takes place, not simply when cash payments are made or received. In particular:

- Revenue from contracts with service recipients, whether for services or the provision of goods, is recognised when (or as) the goods or services are transferred to the service recipient in accordance with the performance obligations in the contract.
- Supplies are recorded as expenditure when they are consumed – where there is a gap between the date supplies are received and their consumption, they are carried as inventories on the Balance Sheet.
- Expenses in relation to services received (including services provided by employees) are recorded as expenditure when the services are received rather than when payments are made.
- Interest payable on borrowings and receivable on investments is accounted for on the basis of the effective interest rate for the relevant financial instrument rather

than the cash flows fixed or determined by the contract. However, as the Council borrowings and investments are either of a short duration or have fixed-interest rates, the 'effective interest rate' accounting method is generally equal to the fixed contractual cash flows on a single investment.

- Where revenue and expenditure have been recognised but cash has not been received or paid, a debtor or creditor for the relevant amount is recorded on the Balance Sheet. Where it is doubtful that debts will be settled, the balance of debtors is written down and a charge made to revenue for the income that might not be collected. The de minimis for the accrual of a single item is £1,000.
- Revenue from council tax and business rates is measured at the full amount receivable (net of any impairment losses) as they are non-contractual, non-exchange transactions and there can be no difference between the delivery and payment dates.
- Where the amount of an item of revenue or expenditure relating to the financial year is not known at the 31 March, estimation techniques are applied to ensure that the accounts reflect the most likely position.

### **1.3 Council Tax and Business Rates**

Billing authorities act as agents, collecting Council Tax and Business Rates on behalf of the major preceptors (including Central Government for Business Rates), and as principals, collecting Council Tax and Business Rates for themselves. Billing authorities are required by statute to maintain a separate fund (the Collection Fund) for the collection and distribution of amounts due in respect of Council Tax and Business Rates. Under the legislative framework for the Collection Fund, billing authorities, major preceptors and central government share proportionately the risks and rewards that the amount of Council Tax and Business Rates collected could be less or more than estimated.

#### **Accounting for Council Tax and Business Rates**

The Council Tax and Business Rates income included in the Comprehensive Income and Expenditure Statement (CIES) is the Council's share of accrued income for the year. Regulations, however, determine the amount of Council Tax and Business Rates that must be included in the Council's General Fund. The difference, therefore, between the income included in the CIES and the amount required by regulation to be credited to the General Fund is taken to the Collection Fund Adjustment Account and included as a reconciling item in the Movement in Reserves Statement.

The Balance Sheet includes the Council's share of the end of year balances in respect of Council Tax and Business Rates relating to arrears, impairment allowances for bad debts, overpayments, prepayments and appeals.

Where debtor balances for the above are identified as impaired because of a likelihood arising from a past event that payments due under the statutory arrangements will not be made (fixed or determinable payments), the asset is written down and a charge made to the Collection Fund. The impairment loss is measured as the difference between the carrying amount and the revised future cash flows.



## **1.4 Cash and Cash Equivalents**

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are, in accordance with the Council's Treasury Management Policy, investments identified as meeting short-term needs rather than for investment purposes. They are identified as those held 'on call' with a bank or building society rather than invested in longer term Fixed Deposits. They are readily convertible to known amounts of cash with insignificant risk of change in value.

Cash and cash equivalents are shown net of bank overdrafts that are repayable on demand and form an integral part of the Council's cash management. Bank overdrafts will also form part of cash and cash equivalents where the bank balance fluctuates between cash in hand and cash overdrawn between years.

## **1.5 Prior Period Adjustments, Changes in Accounting Policies and Estimates and Errors**

Prior period adjustments may arise as a result of a change in accounting policies or to correct a material error. Changes in accounting estimates are accounted for prospectively, i.e. in the current and future years affected by the change and do not give rise to a prior period adjustment.

Changes in accounting policies are only made when required by proper accounting practices, or the change provides more reliable or relevant information about the effect of transactions, other events and conditions on the Council's financial position or financial performance. Where a change is made, it is applied retrospectively (unless stated otherwise) by adjusting opening balances and comparative amounts for the prior period as if the new policy had always been applied.

Material errors discovered in prior period figures are corrected retrospectively by amending opening balances and comparative amounts for the prior period.

## **1.6 Charges to Revenue for Non-Current Assets**

Non-Current Assets are all Property, Plant, Equipment, Intangible and other assets that bring longer term benefits (for a period of more than one year) to the Council, its customers and the services it provides.

Services, support services and trading accounts are debited with the following amounts to record the cost of holding non-current assets during the year:

- depreciation attributable to the assets used by the relevant service
- revaluation and impairment losses on assets used by the service where there are no accumulated gains in the Revaluation Reserve against which the losses can be written off
- amortisation of intangible assets attributable to the service

The Council is not required to raise council tax to cover depreciation, revaluation and impairment losses or amortisation. Depreciation, revaluation and impairment losses and amortisation are, therefore, replaced by a contribution in the General Fund Balance

of an adjusting transaction with the Capital Adjustment Account in the Movement in Reserves Statement.

The General Fund is required to make an annual contribution from revenue towards a provision for repaying non-financed capital expenditure calculated on a prudent basis determined by the Council in accordance with statutory guidance. This is called the Minimum Revenue Provision (MRP).

## **1.7 Employee Benefits**

### **Benefits Payable during Employment**

Short term employee benefits are those due to be settled within 12 months of the year-end. They include such benefits as wages and salaries, paid annual leave, paid sick leave and non-monetary benefits (e.g. cars) for current employees and are recognised as an expense for services in the year in which employees render service to the Council.

### **Termination Benefits**

Termination benefits are amounts payable as a result of a decision by the Council to terminate an officer's employment before the normal retirement date or an officer's decision to accept voluntary redundancy. These are charged on an accruals basis to the appropriate service, or where applicable, to a corporate service segment in the Comprehensive Income and Expenditure Statement at the earlier of when the Council can no longer withdraw the offer of those benefits or when the Council recognises costs for a restructure.

Where termination benefits involve the enhancement of pensions, statutory provisions require the General Fund or Housing Revenue Account balance to be charged with the amount payable by the Council to the pension fund or pensioner in the year, not the amount calculated according to the relevant accounting standards. In the Movement in Reserves Statement, appropriations are required to and from the Pensions Reserve to remove the notional debits and credits for pension enhancement termination benefits and replace them with debits for the cash paid to the pension fund and pensioners and any such amounts payable but unpaid at the year-end.

### **Post Employment Benefits**

Most employees of the Council are members of the statutory Local Government Pension Scheme administered by Surrey County Council (the Surrey Pension Fund). This scheme provides defined benefits to members (retirement lump sums and annual pensions), earned while employees of the Council.

The Local Government Pension Scheme is accounted for as a defined benefits scheme:

- The liabilities of the Surrey Pension Fund attributable to the Council are included in the Balance Sheet on an actuarial basis using the projected unit method – i.e., an assessment of the future payments that will be made in relation to retirement benefits earned to date by employees, based on assumptions about mortality rates, employee turnover rates etc, and projected earnings for current employees.

- Liabilities are discounted to their value at current prices, using a discount rate of 2.0% in 2020/2021.
- The assets of the Pension Fund attributed to the Council are included in the Balance Sheet at their fair value:
  - quoted securities – current bid price
  - unquoted securities – professional estimate
  - unitised securities – current bid price
  - property – market value

The change in the net pensions liability is analysed into the following components:

- Service cost comprising:
  - current service cost – the increase in liabilities as a result of years of service earned this year – allocated in the Comprehensive Income and Expenditure Statement to the services for which the employees worked.
  - past service cost – the increase in liabilities as a result of a scheme amendment or curtailment whose effect relates to years of service earned in earlier years – debited to the Surplus or Deficit on the Provision of Services in the Comprehensive Income and Expenditure Statement as part of the Finance and Property Services segment. Annual pension increases are calculated using CPI.
  - net interest on the net defined benefit liability (asset), i.e. net interest expense for the Council – the change during the period in the net defined benefit liability (asset) that arises from the passage of time charged to the Financing and Investment Income and Expenditure line of the Comprehensive Income and Expenditure Statement – this is calculated by applying the discount rate used to measure the defined benefit obligation at the beginning of the period to the net defined benefit liability (asset) at the beginning of the period - taking into account any changes in the net defined benefit liability (asset) during the period as a result of contribution and benefit payments.
- Remeasurements comprising:
  - the return on plan assets – excluding amounts included in net interest on the net defined benefit liability (asset) – charged to the Pensions Reserve as Other Comprehensive Income and Expenditure.
  - actuarial gains and losses - changes in the net pensions liability that arise because events have not coincided with assumptions made at the last actuarial valuation or because the actuaries have updated their assumptions – charged to the Pensions Reserve as other Comprehensive Income and Expenditure.
- Contributions paid to the pension fund – cash paid as employer’s contributions to the pension fund in settlement of liabilities - not accounted for as an expense.

In relation to retirement benefits, statutory provisions require the General Fund Balance to be charged with the amount payable by the Council to the pension fund or directly to pensioners in the year, not the amount calculated according to the relevant accounting standards. In the Movement in Reserves Statement, this means that there are transfers to and from the Pensions Reserve to remove the notional debits and credits for retirement benefits and replace them with debits for the cash paid to the

pension fund and pensioners and any such amounts payable but unpaid at the year-end. The negative balance that arises on the Pensions Reserve thereby measures the beneficial impact to the General Fund of being required to account for retirement benefits on the basis of cash flows rather than as benefits are earned by employees.

### **Discretionary Benefits**

The Council also has restricted powers to make discretionary awards of retirement benefits in the event of early retirements. Any liabilities estimated to arise as a result of an award to any member of staff are accrued in the year of the decision to make the award and accounted for using the same policies as are applied to the Local Government Pension Scheme.

## **1.8 Events after the Reporting Period**

Events after the Balance Sheet date are those events, both favourable and unfavourable, that occur between the end of the reporting period and the date when the Statement of Accounts is authorised for issue. Two types of events can be identified:

- those that provide evidence of conditions that existed at the end of the reporting period – the Statement of Accounts is adjusted to reflect such events.
- those that are indicative of conditions that arose after the reporting period – the Statement of Accounts is not adjusted to reflect such events, but where a category of events would have a material effect, disclosure is made in the notes of the nature of the events and their estimated financial effect.

Events taking place after the date of authorisation for issue are not reflected in the Statement of Accounts.

## **1.9 Financial Instruments**

The definition of a financial instrument is "any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity".

The term 'financial instrument' covers both financial assets and financial liabilities. These range from straightforward trade receivables (trade debtors) and trade payables (trade creditors) to more complex transactions such as financial guarantees, derivatives and embedded derivatives. The Council's borrowings and investment transactions are also classified as financial instruments. There has been no change in the valuation technique used during the year for the financial instruments. Amounts relating to council tax, business rates and payments and overpayments of Housing Benefit etc are outside the scope of these accounting provisions as they are statutory debts and do not arise from contracts.

### **Financial Liabilities**

A Financial Liability is an obligation to transfer economic benefits controlled by the Council that is represented by a contractual obligation to deliver cash or another financial assets to another entity or an obligation to exchange financial assets and liabilities with another entity under conditions that are potentially unfavourable to the Council.

Financial liabilities are recognised on the Balance Sheet when the Council becomes a party to the contractual provisions of a financial instrument and are initially measured at fair value and carried at their amortised cost. Annual charges to the Financing and Investment Income and Expenditure line in the Comprehensive Income and Expenditure Statement for interest payable are based on the carrying amount of the liability, multiplied by the effective rate of interest for the instrument. The effective interest rate is the rate that exactly discounts estimated future cash payments over the life of the instrument to the amount at which it was originally recognised.

For the Council's borrowing, this means that the amount presented on the Balance Sheet is the outstanding principal repayable (plus accrued interest); and interest charged to the Comprehensive Income and Expenditure Statement is the amount payable for the year according to the loan agreement.

Borrowing costs are interest payments and other costs incurred in connection with the borrowing of funds. The Council has a policy of expensing borrowing costs and they are recognised as expenditure in the period in which they are incurred.

Where premiums and discounts have been charged to the Comprehensive Income and Expenditure Statement, regulations allow the impact on the General Fund or Housing Revenue Account Balance to be spread over future years.

## **Financial Assets**

A financial asset is a right to future economic benefits controlled by the Council that are represented by cash or other instruments or a contractual right to receive cash or another financial asset.

Financial assets are classified based on a classification and measurement approach that reflects the business model for holding the financial assets and their cashflow characteristics. There are three main classes of financial assets measured at:

- amortised cost
- fair value through profit or loss (FVPL), and
- fair value through other comprehensive income (FVOCI)

The Council's business model is to hold investments to collect contractual cash flows. Financial assets are therefore classified as amortised cost, except for those whose contractual payments are not solely payment of principal and interest (i.e. where the cash flows do not take the form of a basic debt instrument).

## **Financial Assets Measured at Amortised Cost**

Financial assets measured at amortised cost are recognised on the Balance Sheet when the Council becomes a party to the contractual provisions of a financial instrument and are initially measured at fair value. They are subsequently measured at their amortised cost. Annual credits to the Financing and Investment Income and Expenditure line in the Comprehensive Income and Expenditure Statement for interest receivable are based on the carrying amount of the asset multiplied by the effective rate of interest for the instrument. For most of the financial assets held by the Council, this means that the amount presented in the balance sheet is the outstanding principal receivable

(plus accrued interest) and interest credited to the Comprehensive Income and Expenditure Statement is the amount receivable for the year in the loan agreement. However, at the 31 March the interest due but not received is included with the investment figure shown on the Balance Sheet, rather than treated as a debtor.

Any gains and losses that arise on the derecognition of the asset are credited or debited to the Financing and Investment Income and Expenditure line in the Comprehensive Income and Expenditure Statement.

The Council's portfolio of investments and Trade Receivables are measured at amortised cost. This form of measurement does not change the amount of cash receivable under the terms of the transaction.

### **Expected Credit Loss Model**

The Council recognises expected credit losses on all of its financial assets held at amortised cost (or where relevant FVOCI), either on a 12-month or lifetime basis. The expected credit loss model also applies to lease receivables and contract assets. Only lifetime losses are recognised for trade receivables (debtors) held by the Council.

Impairment losses are calculated to reflect the expectation that the future cash flows might not take place because the borrower could default on their obligations. Credit risk plays a crucial part in assessing losses. Where risk has increased significantly since an instrument was initially recognised, losses are assessed on a lifetime basis. Where risk has not increased significantly or remains low, losses are assessed on the basis of 12-month expected losses.

### **Financial Assets Measured at Fair Value through Profit and Loss**

The Council does not have any material assets on its Balance Sheet classified required to be measured at Fair Value through Profit or Loss.

## **1.10 Government Grants and Contributions**

Whether paid on account, by instalments or in arrears, government grants and third party contributions and donations are recognised as due to the Council when there is reasonable assurance that:

- the Council will comply with the conditions attached to the payments; and
- the grants or contributions will be received.

Amounts recognised as due to the Council are not credited to the Comprehensive Income and Expenditure Statement until conditions attached to the grant or contribution have been satisfied. Conditions are stipulations that specify that the future economic benefits or service potential embodied in the asset in the form of grant or contribution are required to be consumed by the recipient as specified, or future economic benefits or service potential must be returned to the transferor.

Monies advanced as grants and contributions for which conditions have not been satisfied are carried on the Balance Sheet as creditors. When conditions are satisfied, the grant or contribution is credited to the relevant service line (attributable revenue grants and contributions) or Taxation and Non-Specific Grant Income (non-ring-fenced

revenue grants and all capital grants) in the Comprehensive Income and Expenditure Statement.

Where capital grants are credited to the Comprehensive Income and Expenditure Statement, they are reversed out of the General Fund or Housing Revenue Account Balance in the Movement in Reserves Statement. Where the grant has yet to be used to finance capital expenditure, it is posted to the Capital Grants Unapplied reserve. Where it has been applied, it is posted to the Capital Adjustment Account. Amounts in the Capital Grants Unapplied reserve are transferred to the Capital Adjustment Account once they have been applied to fund capital expenditure.

Grants to cover general expenditure, e.g. retained Business Rate income and New Homes Bonus are non-ring-fenced and are credited to Taxation and Non-Specific Grant Income in the Comprehensive Income and Expenditure Statement.

### **Community Infrastructure Levy**

The Council approved its Community Infrastructure Levy (CIL) Scheme to take effect from March 2019. The levy is charged on new builds (chargeable developments for the Council) with appropriate planning consent. The Council charges for and collects the levy, which is a planning charge. The income from the levy is used to fund a number of infrastructure projects to support the development of the area.

The CIL is received without outstanding conditions. It is therefore recognised at the commencement date of the chargeable development in the Comprehensive Income and Expenditure Statement in accordance with the accounting policy for government grants and contributions set out above. CIL charges will be largely used to fund capital expenditure. However, up to 5% of the charges may be used to fund revenue expenditure for administration expenses.

#### **1.11 Heritage Assets**

Heritage assets are assets held and maintained principally for their contribution to knowledge and culture and are intended to be preserved in trust for future generations because of their cultural, historical, artistic, scientific, technological, geological or environmental associations. Provided that they meet this definition, heritage assets can be tangible such as historic buildings, civic regalia, museum collections and works of art or intangible such as recordings of historical events.

The carrying amounts of heritage assets are reviewed where there is evidence of impairment, e.g. where an item has suffered physical deterioration or breakage or where doubts arise as to its authenticity. Any impairment is recognised and measured in accordance with the Council's general policies on impairment – see 1.17 page 33 in this Statement of Main Accounting Policies. If a heritage asset is disposed of, the proceeds would be accounted for in accordance with the Council's general provisions relating to the disposal of property, plant and equipment.

Disposal proceeds are disclosed separately in the notes to the financial statements and are accounted for in accordance with statutory accounting requirements relating to capital expenditure and capital receipts (see 1.17 page 31).

**Recognition and Measurement:** Heritage assets are recognised and measured (including the treatment of revaluation gains and losses) in accordance with the Council's accounting policies on property, plant and equipment. They are principally measured at insurance valuation based on market value updated annually or external valuation if appropriate.

The Council has set a de minimis level for the recognition of heritage assets of £5,000.

**Depreciation:** Most of the heritage assets are not subject to depreciation because of indeterminable lives, high residual values or the valuations being updated annually. However, depreciation may be charged if appropriate and in accordance with the Council's general policies on depreciation shown at 1.17 on page 33.

### **1.12 Interests in Companies and Other Entities**

The Council, as sole Trustee, has a material interest in the Shottermill Recreation Ground Trust and the Ewart Bequest. According to the Code both are considered a subsidiary for the purpose of preparing this Statement of Accounts and, therefore, the Council is required to produce group accounts incorporating the accounts of the Shottermill Recreation Ground Trust and the Ewart Bequest.

### **1.13 Long-term Contracts**

Long-term contracts are accounted for on the basis of charging the Surplus or Deficit on the Provision of Services with the consideration allocated to the performance obligations satisfied based on the goods or services transferred to the service recipient during the financial year.

### **1.14 Investment Property**

Investment properties are those that are used solely to earn rentals and/or for capital appreciation. The definition is not met if the property is used in any way to facilitate the delivery of services or production of goods or is held for sale. In such cases the asset is then accounted for as property, plant and equipment.

Investment properties are measured initially at cost and subsequently at fair value, being the price that would be received to sell such an asset in an orderly transaction between market participants at the measurement date. As a non-financial asset, Investment Properties are measured at highest and best use. They are not depreciated but are revalued annually, by the Council's external valuer, according to market conditions at the year-end unless the carrying value is not materially different from the fair value. Gains and losses on revaluation are accounted for in the Financing and Investment Income and Expenditure line in the Comprehensive Income and Expenditure Statement. The same treatment is applied to gains and losses on disposal.

Rentals received in relation to investment properties are credited to the Financing and Investment Income line and result in a gain for the General Fund Balance. However, revaluation and disposal gains and losses are not permitted by statutory arrangements to have an impact on the General Fund Balance. The gains and losses are therefore reversed out of the General Fund Balance in the Movement in Reserves Statement and posted to the Capital Adjustment Account and (for any sale proceeds greater than £10,000) the Capital Receipts Reserve.



## **1.15 Leases**

Leases are classified as finance leases where the terms of the lease transfer substantially all the risks and rewards incidental to ownership of the property, plant or equipment from the lessor to the lessee. All other leases are classified as operating leases.

Where a lease covers both land and buildings, the land and buildings elements are considered separately for classification.

Arrangements that do not have the legal status of a lease but convey a right to use an asset in return for payment are accounted for under this policy where fulfilment of the arrangement is dependent on the use of specific assets.

### **The Council as Lessee**

#### **Finance Leases**

The Council has no material assets acquired under finance leases.

#### **Operating Leases**

Rentals paid under operating leases are charged to the Comprehensive Income and Expenditure Statement as an expense of the services benefiting from use of the leased property, plant or equipment. Charges are made on a straight-line basis over the life of the lease, even if this does not match the pattern of payments (e.g. there is a rent-free period at the commencement of the lease).

The Council leases in a small number of assets under operating leases.

### **The Council as Lessor**

#### **Finance Leases**

Where the Council grants a finance lease over a property or an item of plant or equipment, the relevant asset is written out of the Balance Sheet as a disposal. At the commencement of the lease, the carrying amount of the asset in the Balance Sheet (whether property, plant and equipment or assets held for sale) is written off to the Other Operating Expenditure line in the Comprehensive Income and Expenditure Statement as part of the gain or loss on disposal. A gain, representing the Council's net investment in the lease, is credited to the same line on the Comprehensive Income and Expenditure Statement also as part of the gain or loss on disposal (i.e. netted off against the carrying value of the asset at the time of disposal), matched by a lease (long-term debtor) asset in the Balance Sheet.

Lease rentals receivable are apportioned between:

- a charge for the acquisition of the interest in the property – applied to write down the lease debtor (together with any premiums received), and

- finance income (credited to the Financing and Investment Income and Expenditure line in the Comprehensive Income and Expenditure Statement).

The gain credited to the Comprehensive Income and Expenditure Statement on disposal is not permitted by statute to increase the General Fund Balance and is required to be treated as a capital receipt. Where a premium has been received, this is posted out of the General Fund Balance to the Capital Receipts Reserve in the Movement in Reserves Statement. Where the amount due in relation to the lease asset is to be settled by the payment of rentals in future financial years, this is posted out of the General Fund Balance to the Deferred Capital Receipts Reserve in the movement in Reserves Statement. When the future rentals are received, the element for the capital receipt for the disposal of the asset is used to write down the lease debtor. At this point, the deferred capital receipts are transferred to the Capital Receipts Reserve.

The written-off value of disposals is not a charge against council tax, as the cost of non-current assets is fully provided for under separate arrangements for capital financing. Amounts are therefore apportioned to the Capital Adjustment Account from the General Fund Balance in the Movement in Reserves Statement.

### **Operating Leases**

Where the Council grants an operating lease over a property or an item of plant or equipment, the asset is retained on the Balance Sheet. Rental income is credited to Net Cost of Services or Investment Properties in the Comprehensive Income and Expenditure Statement. Credits are made on a straight-line basis over the life of the lease, even if this does not match the pattern of payments (e.g., there is a premium paid at the commencement of the lease). Initial direct costs incurred in negotiating and arranging the lease are added to the carrying amount of the relevant asset and charged as an expense over the lease term on the same basis as rental income.

The Council owns a number of non-current assets that are leased out under operating leases.

### **1.16 Overheads and Support Services**

The costs of overheads and support services are charged to service segments in accordance with the Council's arrangements for accountability and financial performance. The HRA element is charged to the HRA revenue account.

### **1.17 Property, Plant and Equipment**

Assets that have physical substance and are held for use in the production or supply of goods or services, for rental to others, or for administrative purposes and that are expected to be used during more than one financial year are classified as Property, Plant and Equipment.

**Recognition:** Expenditure on the acquisition, creation or enhancement of Property, Plant and Equipment is capitalised on an accruals basis, provided that it is probable that the future economic benefits or service potential associated with the item will flow to the Council and the cost of the item can be measured reliably. Expenditure that maintains but does not add to an asset's potential to deliver future economic benefits

or service potential (i.e., repairs and maintenance) is charged as an expense when it is incurred.

The Council has a de minimis level for the recognition of non-current assets of £5,000 for vehicles, plant and equipment (including Information Technology equipment) and £10,000 for land and buildings.

**Component Accounting:** this requires assets to be separated into component parts and recognised, depreciated and derecognised separately where those component parts have a cost that is significant in relation to the total cost of the asset and require a different useful life and method of depreciation to be used.

**Measurement:** Assets are initially measured at cost, comprising:

- The purchase price.
- Any costs attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

The cost of assets acquired other than by purchase is deemed to be their fair value, unless the acquisition does not have commercial substance (i.e. it will not lead to a variation in the cash flows of the Council). In the latter case, where an asset is acquired via an exchange, the cost of the acquisition is the carrying amount of the asset given up by the Council.

Assets are then carried in the Balance Sheet using the following measurement bases:

- Infrastructure, community assets and assets under construction – depreciated historical cost.
- Dwellings - current value, determined using the basis of Existing Use Value for Social Housing (EUV-SH).
- Land and buildings – current value, determined as the amount that would be paid for the asset in its existing use (existing use value EUV).
- Vehicles, Plant and Equipment – depreciated historical cost.
- Surplus assets – the current value measurement base is fair value, estimated at highest and best use from a market participant's perspective.

Where there is no market-based evidence of fair value because of the specialist nature of an asset, depreciated replacement cost (DRC) is used as an estimate of fair value.

Council Dwellings and land and buildings were valued in accordance with the Royal Institute of Chartered Surveyors (RICS) <http://www.rics.org/uk/> Statement of Asset Valuation Practice and Guidance Notes (Red Book) as supplemented by the Manual of Valuation (White Book). The Council's external valuer, Montagu Evans undertake valuations of General Fund land and buildings. HRA land and building asset valuations are undertaken by an internal valuer who is RICS qualified.

Assets included in the Balance Sheet at current value are revalued regularly, and as a minimum every five years, to ensure that their carrying amount is not materially different from their fair value at the year-end. Increases in valuations are matched by credits to the Revaluation Reserve to recognise unrealised gains. Exceptionally, gains might be credited to the Comprehensive Income and Expenditure Statement where they arise from the reversal of a loss previously charged to a service.

Where decreases in value are identified they are accounted for as follows:

- Where there is a balance of revaluation gains for the asset in the Revaluation Reserve, the carrying amount of the asset is written down against that balance (up to the amount of the accumulated gains).
- Where there is no balance in the Revaluation Reserve or an insufficient balance, the carrying amount of the asset is written down against the relevant service line(s) in the Comprehensive Income and Expenditure Statement.

The Revaluation Reserve contains revaluation gains recognised since 1 April 2007 only, the date of its formal implementation. Gains arising before that date have been consolidated into the Capital Adjustment Account.

The de minimis level for land and buildings is £10,000 and vehicles, plant and equipment £5,000.

**Impairment:** Assets are assessed at each year-end to determine whether there is any indication that an asset may be impaired. Where indications exist and any possible differences are estimated to be material, the recoverable amount of the asset is estimated and, where this is less than the carrying amount of the asset, an impairment loss is recognised for the shortfall.

Where impairment losses are identified, they are accounted for as follows:

- Where there is a balance of revaluation gains for the asset in the Revaluation Reserve, the carrying amount of the asset is written down against that balance (up to the amount of the accumulated gains).
- Where there is no balance in the Revaluation Reserve or an insufficient balance, the carrying amount of the asset is written down against the relevant service line(s) in the Comprehensive Income and Expenditure Statement.

Where an impairment loss is subsequently reversed, the reversal is credited to the relevant service line(s) in the Comprehensive Income and Expenditure Statement, up to the amount of the original loss, adjusted for depreciation that would have been charged if the loss had not been recognised.

**Depreciation:** Depreciation is provided for on all Property, Plant and Equipment assets by the systematic allocation of their depreciable amounts over their estimated useful lives. An exception is made for assets without a determinable finite useful life (i.e. freehold land and certain community assets) and assets that are not yet available for use (i.e. assets under construction).

Depreciation is charged to the services that receive the benefit of the assets during the year. It is reversed out of the Comprehensive Income and Expenditure Statement via the Movement in Reserves Statement.

Depreciation is calculated on the following bases:

- Council Dwellings – componentised basis for dwelling stock valued on replacement cost of each component.
- Buildings (General Fund and HRA non dwelling) – straight-line allocation over the useful life of the property as estimated by the valuer.

- Vehicles, Plant and Equipment – straight-line allocation over the useful life of the asset.
- Infrastructure – straight-line allocation over the useful life of the asset.
- Surplus Assets – straight-line allocation over the useful life of the asset as estimated by the valuer.

Depreciation on HRA assets – depreciation is charged in accordance with proper practices to the HRA. The Code requires an amount equal to the total depreciation charge for all HRA assets to be transferred to the Major Repairs Reserve (MRR) to establish resources available for capital spend on HRA assets. This is transacted through the Movement in Reserves Statement to remove the impact on the HRA.

The estimated useful lives for depreciation purposes are reviewed on revaluation and when assets are coming to the end of their current useful life. Estimated useful lives are updated, if appropriate, and the new estimated useful life used to calculate the depreciation charge for the year by dividing the carrying value of the asset over the new estimated useful life. Where useful lives have been changed in 2020/2021, the effect on the depreciation charge for the year is immaterial.

Where an item of Property, Plant and Equipment asset has major components with a significant cost in relation to the total cost of the item, the components are depreciated separately.

Revaluation gains are also depreciated, with an amount equal to the difference between current value depreciation charged on assets and the depreciation that would have been chargeable based on their historical cost being transferred each year from the Revaluation Reserve to the Capital Adjustment Account.

Newly acquired/enhanced assets receive a full depreciation charge in their first year, regardless of the precise timing of the expenditure. Assets disposed of receive no depreciation charge in the year of disposal.

Following a revaluation, a full year of depreciation is charged in the year of revaluation on the new valuation.

**Disposals and Non-Current Assets Held for Sale:** When it becomes probable that the carrying amount of an asset will be recovered principally through a sale transaction rather than through its continuing use, it is reclassified as an Asset Held for Sale. The asset is revalued immediately before reclassification and is then carried at the lower of this amount and fair value less costs to sell. Where there is a subsequent decrease to fair value less costs to sell, the loss is posted to the Other Operating Expenditure line in the Comprehensive Income and Expenditure Statement. Gains in fair value are recognised only up to the amount of any previous losses recognised in the Surplus or Deficit on Provision of Services. Depreciation is not charged on Assets Held for Sale.

If assets no longer meet the criteria to be classified as Assets Held for Sale, they are reclassified back to non-current assets and valued at the lower of their carrying amount before they were classified as held for sale; adjusted for depreciation, amortisation or revaluations that would have been recognised had they not been classified as Held for Sale, and their recoverable amount at the date of the decision not to sell.

Assets that are to be abandoned or scrapped are not reclassified as Assets Held for Sale.

When an asset is disposed of or decommissioned, the carrying amount of the asset in the Balance Sheet (whether Property, Plant and Equipment or Assets Held for Sale) is written off to the Other Operating Expenditure line in the Comprehensive Income and Expenditure Statement as part of the gain or loss on disposal. Receipts from disposals (if any) are credited to the same line in the Comprehensive Income and Expenditure Statement also as part of the gain or loss on disposal (ie netted off against the carrying value of the asset at the time of disposal). Any revaluation gains accumulated for the asset in the Revaluation Reserve are transferred to the Capital Adjustment Account.

Amounts received for a disposal in excess of £10,000 are categorised as capital receipts. A proportion of capital receipts relating to housing disposals is payable to the Government. The balance of receipts remains within the Capital Receipts Reserve, and can then only be used for new capital investment or set aside to reduce the Council's underlying need to borrow (the capital financing requirement). Receipts are appropriated to the Capital Receipts Reserve from the General Fund Balance in the Movement in Reserves Statement.

The written-off value of disposals is not a charge against council tax, as the cost of non-current assets is fully provided for under separate arrangements for capital financing. Amounts are appropriated to the Capital Adjustment Account from the General Fund Balance in the Movement in Reserves Statement.

## **1.18 Provisions, Contingent Liabilities and Contingent Assets**

**Provisions:** Provisions are made where an event has taken place that gives the Council a legal or constructive obligation that probably requires settlement by a transfer of economic benefits or service potential, and a reliable estimate can be made of the amount of the obligation. For instance, the Council may be involved in a court case that could eventually result in the making of a settlement or the payment of compensation.

Provisions are charged as an expense to the appropriate service line in the Comprehensive Income and Expenditure Statement in the year that the Council becomes aware of the obligation, and are measured at the best estimate at the Balance Sheet date of the expenditure required to settle the obligation, taking into account relevant risks and uncertainties.

When payments are eventually made, they are charged to the provision carried on the Balance Sheet. Estimated settlements are reviewed at the end of each financial year - where it becomes less than probable that a transfer of economic benefits will now be required (or a lower settlement than anticipated is made), the provision is reversed and credited back to the relevant service.

Where some or all of the payment required to settle a provision is expected to be recovered from another party (eg from an insurance claim), this is only recognised as income for the relevant service if it is virtually certain that reimbursement will be received if the Council settles the obligation.

The Council has a provision for losses on backdated Business Rate appeals that would be unavoidable costs if the District Valuer upheld appeals.

Waverley sets an amount aside from revenue to meet potential bad debts but this does not meet the definition of a provision.

**Contingent Liabilities:** A contingent liability arises where an event has taken place that gives the Council a possible obligation, the existence of which will only be confirmed by the occurrence or otherwise of uncertain future events not wholly within the control of the Council. Contingent liabilities also arise in circumstances where a provision would otherwise be made but either it is not probable that an outflow of resources will be required or the amount of the obligation cannot be measured reliably.

Contingent liabilities are not recognised on the Balance Sheet but disclosed in a note to the accounts.

**Contingent Assets:** A contingent asset arises where an event has taken place that gives the Council a possible asset whose existence will only be confirmed by the occurrence or otherwise of uncertain future events not wholly within the control of the Council.

Contingent assets are not recognised on the Balance Sheet but disclosed in a note to the accounts where it is probable that there will be an inflow of economic benefits or service potential.

## **1.19 Reserves**

The Council sets aside specific amounts as reserves for future policy purposes or to cover contingencies. Reserves are created by transferring amounts out of the General Fund Balance in the Movement in Reserves Statement. When expenditure to be financed from a reserve is incurred it is charged to the appropriate service in that year against the Surplus or Deficit on the Provision of Services in the Comprehensive Income and Expenditure Statement. The reserve is then transferred back to the General Fund Balance in the Movement in Reserves Statement so that there is no net charge against council tax for the expenditure.

Certain reserves are kept to manage the accounting processes for non-current assets and retirement benefits - they do not represent usable resources for the Council. These reserves are detailed in the notes to the financial statements on page 61.

## **1.20 Value Added Tax (VAT)**

VAT payable is included as an expense only to the extent that it is not recoverable from Her Majesty's Revenue and Customs. VAT receivable is excluded from income.

## **1.21 Fair Value Measurement**

The Council measures some of its non-financial assets such as surplus assets and investment properties at fair value at each reporting date. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement assumes that the transaction to sell the asset or transfer the liability takes place either:

- in the principal market for the asset, or
- in the absence of a principal market, in the most advantageous market for the asset.

The Council measures the fair value of an asset using the assumptions that market participants would use when pricing the asset assuming that market participants act in their economic best interest.

When measuring the fair value of a non-financial asset, the Council takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Council uses valuation techniques that are appropriate in the circumstances and for which sufficient data is available, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

Inputs to the valuation techniques in respect of assets for which fair value is measured or disclosed in the Council's financial statements are categorised within the fair value hierarchy, as follows:

Level 1 - quoted prices (unadjusted) in active markets for identical assets that the Council can access at the measurement date

Level 2 - inputs other than quoted prices included within Level 1 that are observable for the asset, either directly or indirectly

Level 3 - unobservable inputs for the asset.

## 1.22 Group Accounts

**Nature of Interest:** The Group Accounts consolidate the accounts of the Shottermill Recreation Ground Trust and the Ewart Bequest in the form of a subsidiary relationship as the Council is the sole trustee of both and has the ability to direct the operating and financial policies (within Trust objectives) with a view to gaining service potential from the activities undertaken by the Trusts.

Shottermill Recreation Ground Trust (Haslemere Leisure Centre) is an important part of the Council's Leisure provision. In 2008 the Council entered into a 15 year management contract for the operation of this centre.

The Ewart Bequest owns land at Farnham on which are built small dwellings suitable for elderly people of limited financial resources. It is an important part of the Council's housing service.

**Basis of Consolidation:** The Group Accounts have been prepared on the basis of a full consolidation of the financial transactions and balances of the Council, the Shottermill Recreation Ground Trust and the Ewart Bequest, each having a year-end of 31 March 2021.

The assets of the trust are revalued in line with the accounting policies at 1.17.



**Degree of Commitment:** The Council performs a role of stewardship over the charitable trusts included in the Group Accounts. As such it has a degree of commitment to meet any accumulated deficits or losses. However, the risks associated with this commitment are not considered material.

**Trust Accounts:** The annual report and accounts for the Trusts are prepared in accordance with The Charities Act 2015, and applicable regulations. The Statement of Financial Activities and Balance Sheets for the Trust Accounts for the year ended 31 March 2021 are included on pages 93 to 96 for information.

The full charity accounts are subject to audit/review according to audit thresholds. For the 2020/2021 accounts both the Shottermill Recreation Ground Trust and the Ewart Bequest are subject to independent review. The accounts can be obtained from the Charity Commission website:

<http://apps.charitycommission.gov.uk/showcharity/registerofcharities/RegisterHomePage.aspx> or Waverley Borough Council.

## **2. Accounting Standards that have been issued but have not yet been adopted**

The Council is required to disclose information relating to the impact of an accounting change required by a new standard that has been issued, but not yet adopted, in the 2020/2021 financial statements.

For the 2020/2021 accounts the accounting changes to disclose are in relation to:

- IFRS 16 Leases – the recognition of ‘right of use’ assets on the Balance Sheet for lessees. The CIPFA/LASAAC Local Authority Accounting Code Board (CIPFA/LASAAC) has agreed to defer the implementation of IFRS 16 Leases for one year in-line with the government’s Financial Reporting Advisory Board’s proposals for central government departments. This will mean the effective date for implementation is 1 April 2022.
- IFRS Insurance Contracts – the standard will impact where risk is transferred from the holder of the contract to the issuer and is not expected to impact the Council. The effective date for implementation is 1 April 2022.
- Amendments to IFRS 3 Business Combinations – amendment to clarify the definition of a business.
- Interest Rate Benchmark Reform: Amendments to IFRS 9, IAS 39 and IFRS 7 – the amendments change accounting requirements for hedge funding which will not impact the Council.
- Interest Rate Benchmark Reform – Phase 2: Amendments to IFRS 9, IAS 39, IFRS 7, IFRS 4 and IFRS 16. – the amendments will impact changes to contractual cash flows, hedge accounting and risk disclosures.

These accounting changes are not anticipated to have a material impact on the financial statements of the Council.

### 3. Critical judgements in applying accounting policies

In applying the accounting policies set out in Note 1, the Council has had to make certain judgements about complex transactions or those involving uncertainty about future events. Although many minor judgements have been made in the process of creating these accounts (e.g. whether a lease is a finance or operating lease based on the indicators detailed in the Code) the only critical judgements made in the Statement of Accounts are as follows:

#### 1. Funding Levels

There is a high degree of uncertainty about future levels of government funding for local government. The Fair Funding Review due in 2020 was delayed due to the Covid-19 pandemic and the Council is yet to receive an indication of the potential impact on its finances as a result of the review. Therefore, the Council has determined that this uncertainty is not yet sufficient to provide an indication that the assets of the Council might be impaired as a result of a need to reduce spend and levels of service provision.

#### 2. Group Accounts

The Statement of Accounts is prepared on a Group Accounts basis incorporating the accounts of the two Trusts (see Accounting Policies on page 37). Management has determined the relationship is in the form of a subsidiary due to the control of the trusts by the Council as sole trustee. The judgements made in relation to the Trusts follow the Accounting Policies as set out in Note 1. unless the Charities Commission Statement of Recommended Practice determines otherwise.

#### 3. Covid-19

The financial position for 2020/2021 was materially impacted as a result of the Covid-19 pandemic. Non-ringfenced Government Grant funding of £4.3m to support the Council was provided which mitigated the impact. However, there is a very high degree of uncertainty about the impact of Covid-19 on the Council's finances and on the economic environment following the Balance Sheet date. Due to this uncertainty at the balance sheet date the Council has continued to apply accounting policies (see Note 1.) and disclosed the estimation uncertainty regarding valuations. This is covered in more detail in the Narrative Report and note 4. below.

### 4. Assumptions made about the future and other major sources of estimation uncertainty

The Statement of Accounts contains estimated figures that are based on assumptions made by the Council about the future or that are otherwise uncertain. Estimates are made taking into account historical experience, current trends and other relevant factors. However, because balances cannot be determined with certainty, actual results could be materially different from the assumptions and estimates.

The items in the Council's Balance Sheet at 31 March 2021 for which there is a significant risk of material adjustment in the forthcoming financial year are as follows:

#### Pensions

Estimation of the net pensions liability depends on complex judgements relating to the discount rate used, projected salary increases, changes in retirement ages, and mortality rates. A firm of actuaries is engaged to provide the Council with expert advice as to the assumptions to be applied. A Sensitivity Analysis showing the effects of changes in individual assumptions is shown in Note 36 Defined Benefit Pension Schemes on page 79.

Waverley employee pensions are administered by the Surrey Pension Fund, which is part of the national Local Government Pension Scheme (LGPS). Surrey Pension Fund is independently audited by Grant Thornton. The Surrey Pension Fund draws on the expertise of actuaries and valuers to estimate the value of the Pension Fund in line with professional guidance.

The Covid-19 pandemic created a period of significant uncertainty in relation to many factors that would be used to measure the value of assets and liabilities in relation to the Pension Fund.

There is material uncertainty with regard to some of asset valuations in the Surrey Pension Fund accounts, in particular the pooled property and private equity investments. Waverley pension transactions form a part of the total Pension Fund, therefore, this uncertainty feeds into assets and liabilities recorded for Waverley.

### **Asset Valuations, Impairments and Fair Value Measurements**

Asset valuation (including Fair Value measurement) and impairment is based on an estimate and the Council draws on the expertise of its Valuer to calculate valuations, useful lives and impairment reviews in accordance with professional guidance. When the fair values of financial assets and financial liabilities cannot be measured based on quoted prices in active markets (i.e. Level 1 inputs), their fair value is measured using valuation techniques. Where possible, the inputs to these valuation techniques are based on observable data, but where this is not possible professional judgement is required. These judgements typically include considerations such as uncertainty and risk. However, changes in assumptions used could affect the fair value of the authority's assets and liabilities.

### **Impact of Covid-19**

Asset valuations have been undertaken in accordance with the RICS Red Book, which highlights matters that may give rise to material valuation uncertainty. The Covid-19 pandemic created a period of significant uncertainty in relation to many factors that historically have acted as drivers of the property investment and letting markets, with major adverse impacts affecting global stock markets, future economic growth forecasts, and business and consumer confidence. Such circumstances are unprecedented but are expected to result in similar uncertainty in much of the property market, and may impact values in the months following the Balance Sheet date. At the Balance Sheet date there was little or no empirical evidence available on the impact of Covid-19 on property market activity or values, resulting in a reduced level of certainty that could be attached to valuations.

## **5. Events after the Reporting Period**

The Statement of Accounts was authorised for issue on 30 July 2021 by Mr Graeme Clark, Strategic Director for Waverley Borough Council.

Events taking place after this date are not reflected in the financial statements or notes. When events taking place before this date provided information about conditions existing at 31 March 2021, the figures in the financial statements and notes have been adjusted in all material respects to reflect the impact of this information.

There continues to be a degree of uncertainty about the impact of Covid-19 on the Council's finances following the 31 March 2021. The Council continues to monitor its budget more regularly and has increased the frequency of its review of the Medium Term Financial Plan position.

On 6th July 2021 the Council agreed to collaborate with Guildford Borough Council starting with a combined Chief Executive and Management Team. This was considered as being the most appropriate means for bringing forward business cases for future collaboration.

There are no other significant material events which took place after 31 March 2021 which (although not relating to conditions at that date) provided information that is relevant to an understanding of the Council's financial position at that date.

## 6. Expenditure and Funding Analysis

The Expenditure and Funding Analysis shows how annual expenditure is used and funded from resources (Government grants, rents, council tax and business rates) by the Council in comparison with those resources consumed or earned by the Council in accordance with generally accepted accounting practices. It also shows how this expenditure is allocated for decision making purposes between the council's services. Income and expenditure accounted for under generally accepted accounting practices is presented more fully in the Comprehensive Income and Expenditure Statement.

2019/2020			2020/2021		
Net Expenditure Chargeable to the General Fund and HRA Balances	Adjustments between the Funding and Accounting Basis	Net Expenditure in the Comprehensive Income and Expenditure Statement	Net Expenditure Chargeable to the General Fund and HRA Balances	Adjustments between the Funding and Accounting Basis	Net Expenditure in the Comprehensive Income and Expenditure Statement
£'000	£'000	£'000	£'000	£'000	£'000
<b>General Fund</b>					
3,620	(552)	4,172	3,402	(324)	3,726
2,643	(761)	3,404	2,495	(499)	2,994
(71)	(1,147)	1,076	(4,918)	(2,727)	(2,191)
2,514	685	1,829	5,621	3,531	2,090
3,135	(1,717)	4,852	4,599	(1,042)	5,641
1,726	(433)	2,159	4,497	(1,388)	5,885
736	(163)	899	672	(109)	781
(15,325)	(6,519)	(8,806)	(15,372)	(2,724)	(12,648)
<b>(1,022)</b>	<b>(10,607)</b>	<b>9,585</b>	<b>996</b>	<b>(5,282)</b>	<b>6,278</b>
(1,741)	10,938	<b>(12,679)</b>	(15,898)	(140)	<b>(15,758)</b>
<b>(2,763)</b>	<b>331</b>	<b>(3,094)</b>	<b>(14,902)</b>	<b>(5,422)</b>	<b>(9,480)</b>
<b>Opening Balances as at 1 April 2020</b>					
(13,437)			(14,728)		
(30,528)			(32,000)		
<b>(43,965)</b>			<b>(46,728)</b>		
<b>Surplus or Deficit in year</b>					
See MiRS (p15) Net (Increase)/ Decrease before Transfers to Earmarked Reserves:					
(1,291)			(10,872)		
(1,472)			(4,030)		
<b>(2,763)</b>			<b>(14,902)</b>		
<b>Closing Balances as at 31 March 2021</b>					
(14,728)			(25,600)		
(32,000)			(36,030)		
<b>(46,728)</b>			<b>(61,630)</b>		

For notes on the Expenditure and Funding Analysis see notes 6A to 7

## 6A. Note to the Expenditure and Funding Analysis

<b>Adjustments from the General Fund and HRA to arrive at the Comprehensive Income and Expenditure Statement amounts</b>	<b>2020/2021</b>			<b>Total Adjustments</b> £'000
	Adjustments for Capital Purposes	Net Charge for the Pension Adjustments	Other Differences	
	Note 1	Note 2	Note 3	
	£'000	£'000	£'000	
<b>General Fund</b>				
Policy and Governance	(6)	(318)		<b>(324)</b>
Planning and Economic Development	(11)	(488)		<b>(499)</b>
Business Transformation	(2,726)	(1)		<b>(2,727)</b>
Finance and Property	2,224	1,307		<b>3,531</b>
Commercial Services	(829)	(213)		<b>(1,042)</b>
Environmental Services	(1,154)	(234)		<b>(1,388)</b>
Housing Delivery and Communities	0	(109)		<b>(109)</b>
<b>Housing Revenue Account</b>	<b>(3,040)</b>	<b>316</b>		<b>(2,724)</b>
<b>Net Cost of Services</b>	<b>(5,542)</b>	<b>260</b>	<b>0</b>	<b>(5,282)</b>
Other income and expenditure from the Expenditure and Funding Analysis	10,512	(1,512)	(9,140)	<b>(140)</b>
Difference between Surplus or Deficit and Comprehensive Income & Expenditure Statement (Surplus) or Deficit on the Provision of Services	<b>4,970</b>	<b>(1,252)</b>	<b>(9,140)</b>	<b>(5,422)</b>

<b>Adjustments from the General Fund and HRA to arrive at the Comprehensive Income and Expenditure Statement amounts</b>	<b>2019/2020</b>			<b>Total Adjustments</b> £'000
	Adjustments for Capital Purposes	Net Charge for the Pension Adjustments	Other Differences	
	Note 1	Note 2	Note 3	
	£'000	£'000	£'000	
<b>General Fund</b>				
Policy and Governance	(4)	(548)	0	<b>(552)</b>
Planning and Economic Development	(7)	(754)	0	<b>(761)</b>
Business Transformation	(1,062)	(85)	0	<b>(1,147)</b>
Finance and Property	(25)	710	0	<b>685</b>
Commercial Services	(1,309)	(408)	0	<b>(1,717)</b>
Environmental Services	(26)	(407)	0	<b>(433)</b>
Housing Delivery and Communities	(1)	(162)	0	<b>(163)</b>
<b>Housing Revenue Account</b>	<b>(6,311)</b>	<b>(208)</b>	<b>0</b>	<b>(6,519)</b>
<b>Net Cost of Services</b>	<b>(8,745)</b>	<b>(1,862)</b>	<b>0</b>	<b>(10,607)</b>
Other income and expenditure from the Expenditure and Funding Analysis	12,671	(1,643)	(90)	<b>10,938</b>
Difference between Surplus or Deficit and Comprehensive Income & Expenditure Statement (Surplus) or Deficit on the Provision of Services	<b>3,926</b>	<b>(3,505)</b>	<b>(90)</b>	<b>331</b>

## Note 1 - Adjustments for Capital Purposes

This column adds in depreciation and impairment and revaluation gains and losses in the service line, and for:

- **Other Operating Expenditure** - adjusts for capital disposals with a transfer of income on disposal of assets and the amounts written off for those assets.
- **Financing and investment income and expenditure** - the statutory charges for capital financing, i.e. Minimum Revenue Provision and other revenue contributions, are deducted from other income and expenditure as these are not chargeable under generally accepted accounting practices.
- **Taxation and non-specific grant income and expenditure** - capital grants are adjusted for income not chargeable under generally accepted accounting practices. Revenue grants are adjusted from those receivable in the year to those receivable without conditions or for which conditions were satisfied throughout the year. The Taxation and Non Specific Grant Income and Expenditure line is credited with capital grants receivable in the year without conditions or for which conditions were satisfied in the year.

## Note 2 - Net Charge for the Pension Adjustments

Net change for the removal of pension contributions and the addition of IAS19 Employee Benefits pension related income and expenditure:

- For **services** this represents the removal of the employer pension contributions made by the Council as allowed by statute and the replacement with current service costs and past service costs.
- For **Financing and investment income and expenditure** - the net interest on the defined benefit liability is charged to the Comprehensive Income and Expenditure Statement.

## Note 3 - Other Statutory Adjustments

Other differences between amounts debited/credited to the Comprehensive Income and Expenditure Statement and amounts payable/receivable to be recognised under statute:

- For **Financing and investment income and expenditure** the other differences column recognises adjustments to the General Fund for the timing differences for premiums and discounts.
- The charge under **Taxation and non-specific grant income and expenditure** represents the difference between what is chargeable under statutory regulations for Council Tax and Business Rates that was projected to be received at the start of the year and the income recognised under generally accepted accounting practices in the Code. This is a timing difference as any difference will be brought forward in future Surpluses or Deficits on the Collection Fund.

## 6B. Segmental Income (Single Entity)

This note analyses the **material** revenue income received from external customers on a segmental basis:

2019/2020 £'000		2020/2021 £'000
	<b>Income from Services</b>	
(5,475)	Environment	(2,512)
(28,095)	Housing Revenue Account	(28,566)
<b>(33,570)</b>	<b>Total</b>	<b>(31,078)</b>

## 7. Expenditure and Income analysed by nature (Single Entity)

The Council's expenditure and income is analysed as follows:

2019/2020 £'000		2020/2021 £'000
	<b>Expenditure/Income</b>	
	<b>Expenditure</b>	
23,413	Employee costs	20,649
50,221	Other service expenses	51,856
(1,190)	Support Service recharges *	(967)
11,330	Depreciation, amortisation, impairment and revaluation losses	5,872
5,538	Interest payments	5,457
3,267	Precepts and levies	3,530
888	Payment to Housing Capital Receipts Pool	759
193	Impairment Losses (Financial Assets)	29
<b>93,660</b>	<b>Total Expenditure</b>	<b>87,185</b>
	<b>Income</b>	
(48,227)	Fees, charges and other service income	(42,549)
(2,280)	Interest and Investment Income	(2,303)
(13,216)	Council Tax income (includes Towns & Parishes)	(13,856)
(25,419)	Government Grants and Contributions	(32,311)
(2,221)	Business Rates distribution	(2,043)
(2,855)	Capital grants and contributions	(3,054)
(3,328)	(Gain)/Loss on disposal of non-current assets	1,693
792	Gain on fair value of Investment Properties	(2,242)
<b>(96,754)</b>	<b>Total Income</b>	<b>(96,665)</b>
<b>(3,094)</b>	<b>(Surplus) or Deficit on the Provision of Services</b>	<b>(9,480)</b>

\* The credit reflects the staff recharges to areas outside of the Net Cost of Services in the Comprehensive Income and Expenditure Statement such as capital schemes.

## **8. Adjustments between accounting basis and funding basis under regulations**

This note details the adjustments that are made to the total comprehensive income and expenditure recognised by the Council in the year, in accordance with proper accounting practice, to the resources that are specified by statutory provisions as being available to the Council to meet future capital and revenue expenditure.

The following sets out a description of the reserves that the adjustments are made against.

### **General Fund Balance**

The General Fund is the statutory fund into which the non Housing Revenue Account receipts of the Council are required to be paid and out of which all liabilities of the Council are to be met, except to the extent that statutory rules might provide otherwise. These rules can also specify the financial year in which liabilities and payments should impact on the General Fund Balance, which is not necessarily in accordance with proper accounting practice. The General Fund Balance therefore summarises the resources that the Council is statutorily empowered to spend on its services or on capital investment (or the deficit of resources that the Council is required to recover) at the end of the financial year. The balance is not available to be applied to fund Housing Revenue Account services.

### **Housing Revenue Account (HRA) Balance**

The HRA Balance reflects the statutory obligation to maintain a revenue account for local authority council housing provision in accordance with Part VI of the Local Government and Housing Act 1989. It contains the balance of income and expenditure, as defined by the 1989 Act, that is available to fund future expenditure in connection with the Council's landlord function.

### **Major Repairs Reserve**

The Council is required to maintain the HRA Major Repairs Reserve, which controls an element of the capital resources limited to being used on capital expenditure on HRA assets or the financing of historical capital expenditure by the HRA. The balance shows the resources that have yet to be applied at the year-end.

### **Capital Receipts Reserve**

The Capital Receipts Reserve holds the proceeds from the disposal of land or other assets, which are restricted by statute from being used other than to fund new capital expenditure or to be set aside to finance historical capital expenditure. The balance on the reserve shows the resources that have yet to be applied for these purposes at the year-end.

### **Capital Grants Unapplied Account**

The Capital Grants Unapplied Account (Reserve) holds the grants and contributions received towards capital projects for which the Council has met the conditions that would otherwise require repayment of the monies but which have yet to be applied to meet expenditure. The balance is restricted by grant terms as to the capital expenditure against which it can be applied and/or the financial year in which this can take place.

The statements on the following pages detail these adjustments.



<b>Adjustments between accounting basis and funding basis under regulations</b>						
<b>2020/2021</b>	<b>Usable Reserves</b>					<b>Total Adjustments</b>
	General Fund Balance £'000	Housing Revenue Account £'000	Major Repairs Reserve £'000	Capital Receipts Reserve £'000	Capital Grants Unapplied £'000	
<b>Adjustments to the Revenue Resources</b>						
<b>Amounts by which income and expenditure included in the CIES are different from revenue for the year calculated in accordance with statutory requirements:</b>						
Pensions costs (transferred to or from the Pensions Reserve) (see note 35)	(1,215)	(37)				(1,252)
Council Tax and NNDR (transfers to or from Collection Fund Adjustment Account)	(9,140)					(9,140)
<b>Reversal of entries included in the (Surplus) or Deficit on the Provision of Services in relation to capital expenditure (these items are charged to the Capital Adjustment Account):</b>						
Reversal of entries included in the (Surplus) or Deficit on the Provision of Services in relation to capital expenditure (these items are charged to the Capital Adjustment Account):	2,647	(5,295)	(5,515)	176		(7,987)
<b>Total Adjustments to Revenue Resources</b>	<b>(7,708)</b>	<b>(5,332)</b>	<b>(5,515)</b>	<b>176</b>	<b>0</b>	<b>(18,379)</b>
<b>Adjustments between Revenue and Capital Resources</b>						
Transfer of cash sale proceeds credited as part of the gain/loss on disposal to the CIES	9	2,899		(2,908)		0
Contribution from the Capital Receipts Reserve to finance the payments to the Government Capital Receipts Pool	(759)			759		0
Statutory provision for the repayment of debt	121		4,303			4,424
Capital expenditure charged against the General Fund and HRA balances	177	403				580
<b>Total Adjustments between Revenue and Capital Resources</b>	<b>(452)</b>	<b>3,302</b>	<b>4,303</b>	<b>(2,149)</b>	<b>0</b>	<b>5,004</b>
<b>Adjustments to Capital Resources</b>						
Use of the Capital Receipts Reserve to finance new capital expenditure				3,604		3,604
Use of the Major Repairs Reserve to finance new capital expenditure			3,218			3,218
Capital grants and contributions unapplied credited to the CIES	2,762				(2,762)	0
<b>Total Adjustments to Capital Resources</b>	<b>2,762</b>	<b>0</b>	<b>3,218</b>	<b>3,604</b>	<b>(2,762)</b>	<b>6,822</b>
<b>Total Adjustments</b>	<b>(5,398)</b>	<b>(2,030)</b>	<b>2,006</b>	<b>1,631</b>	<b>(2,762)</b>	<b>(6,553)</b>

**CIES** - Comprehensive Income and Expenditure Statement

<b>Adjustments between accounting basis and funding basis under regulations</b>						
<b>2019/2020 Comparative figures</b>	<b>Usable Reserves</b>					<b>Total Adjustments</b>
	General Fund Balance £'000	Housing Revenue Account £'000	Major Repairs Reserve £'000	Capital Receipts Reserve £'000	Capital Grants Unapplied £'000	
<b>Adjustments to the Revenue Resources</b>						
<b>Amounts by which income and expenditure included in the CIES are different from revenue for the year calculated in accordance with statutory requirements:</b>						
Pensions costs (transferred to or from the Pensions Reserve) (see note 36)	(2,911)	(594)				(3,505)
Council Tax and NNDR (transfers to or from Collection Fund Adjustment Account)	(90)					(90)
<b>Reversal of entries included in the (Surplus) or Deficit on the Provision of Services in relation to capital expenditure (these items are charged to the Capital Adjustment Account):</b>						
Reversal of entries included in the (Surplus) or Deficit on the Provision of Services in relation to capital expenditure (these items are charged to the Capital Adjustment Account):	(2,421)	(5,229)	(5,838)			(13,488)
<b>Total Adjustments to Revenue Resources</b>	<b>(5,422)</b>	<b>(5,823)</b>	<b>(5,838)</b>	<b>0</b>	<b>0</b>	<b>(17,083)</b>
<b>Adjustments between Revenue and Capital Resources</b>						
Transfer of cash sale proceeds credited as part of the gain/loss on disposal to the CIES	1,477	3,211		(4,688)		0
Contribution from the Capital Receipts Reserve to finance the payments to the Government Capital Receipts Pool	(888)			888		0
Statutory provision for the repayment of debt	117		4,223			4,340
Capital expenditure charged against the General Fund and HRA balances	0	3,036				3,036
<b>Total Adjustments between Revenue and Capital Resources</b>	<b>706</b>	<b>6,247</b>	<b>4,223</b>	<b>(3,800)</b>	<b>0</b>	<b>7,376</b>
<b>Adjustments to Capital Resources</b>						
Use of the Capital Receipts Reserve to finance new capital expenditure				5,287		5,287
Use of the Major Repairs Reserve to finance new capital expenditure			3,395			3,395
Capital grants and contributions unapplied credited to the CIES	2,843	0			(2,843)	0
<b>Total Adjustments to Capital Resources</b>	<b>2,843</b>	<b>0</b>	<b>3,395</b>	<b>5,287</b>	<b>(2,843)</b>	<b>8,682</b>
<b>Total Adjustments</b>	<b>(1,873)</b>	<b>424</b>	<b>1,780</b>	<b>1,487</b>	<b>(2,843)</b>	<b>(1,025)</b>

**CIES** - Comprehensive Income and Expenditure Statement

## 9. Transfers to/from Earmarked and Other Specific Reserves

This sets out the amounts set aside from the General Fund and HRA balances in earmarked and other specific reserves to provide financing for future expenditure plans for the General Fund and HRA expenditure.

1 April 2020 Balance £'000	Reserve	Net Movement in year £'000	31 March 2021 Balance £'000	Purpose of Reserve
	<b>General Fund</b>			
(336)	Revenue Reserve Fund (RRF)	177	(159)	The RRF is a General Fund Reserve used for financing capital expenditure and supporting revenue.
(3,850)	Business Rates Retention Equalisation Reserve	648	(3,202)	To provide for the exposure to fluctuations in rateable values and deficit timing differences
0	Business Rates Reserve	(9,237)	(9,237)	For timing differences and deficit spreading as per covid
0	Covid 19 Budget Risk	(2,000)	(2,000)	Agreed by Council in Feb 2021 to mitigate impact of gradual return to income levels
(7,017)	Other Earmarked Reserves	(39)	(7,056)	Other reserves and funds
<b>(11,203)</b>	<b>Total</b>	<b>(10,451)</b>	<b>(21,654)</b>	

	<b>Housing Revenue Account</b>			
(14,737)	New Affordable Housing Reserve	(1,557)	(16,294)	Reserves created from surplus generated as a result of HRA self-financing
(5,131)	Dwelling Stock Improvement Reserve	113	(5,018)	
(2,100)	Major Repairs Reserve	2,005	(95)	Set aside for additional programme of work to dwellings
(3,088)	Other	382	(2,706)	Other reserves and funds
<b>(25,056)</b>	<b>Total</b>	<b>943</b>	<b>(24,113)</b>	

## 10. Business Rates income and expenditure

The Business Rates income and Expenditure in the Comprehensive Income and Expenditure Statement comprise:

2019/2020 £'000		2020/2021 £'000
(14,327)	Business Rates income	(5,649)
14,171	Tariff	14,402
(2,065)	Business Rates compensation grants	(10,796)
<b>(2,221)</b>		<b>(2,043)</b>

Business Rates compensation grants specifically compensate the council for loss of income because of changes to reliefs and other measures since the start of the Business Rates Retention scheme in April 2013.

## 11. Grants

The Council credited the following grants, contributions and donations to the CIES.

<b>2019/2020</b>		<b>2020/2021</b>
<b>£'000</b>		<b>£'000</b>
	<b>Taxation and Non Specific Grant Income</b>	
<b>(2,065)</b>	<u>Business Rates Income &amp; Expenditure - see note 10</u>	<b>(10,796)</b>
	<u>Non-ringfenced Government Grants</u>	
(1,164)	New Homes Bonus	(861)
0	Covid-19 emergency funding for Local Government	(1,527)
0	Compensation scheme for lost Sales Fees & Charges	(2,822)
(298)	Other Revenue Grants	(357)
<b>(1,462)</b>		<b>(5,567)</b>
<b>(2,855)</b>	<u>Capital Grants and contributions - note 33</u>	<b>(3,054)</b>
	<b>Credited to Services</b>	
(12,081)	Housing Benefit Rent Allowance subsidy	(12,832)
(10,991)	Housing Benefit Rent Rebate Subsidy	(10,439)
(480)	Flexible Homelessness Support Grant	(542)
(316)	Housing Benefit Administration	(324)
(139)	Discretionary Housing Payments	(193)
(162)	Other Revenue Grants	(15)
<b>(24,169)</b>		<b>(24,345)</b>
	<u>Covid-19 related grants</u>	
	Additional Restrictions Grants	(1,682)
	Council Tax Discount	(527)
	Countain Outbreak Management Funding	(508)
	Business Grant Administration	(247)
	National Leisure Recovery Fund	(237)
	Local Restrictions Grants	(128)
	Other Covid-19 Related Grants	(389)
<b>(24,169)</b>		<b>(28,063)</b>

Business Rates compensation grants from Government are presented in Business Rates income and expenditure (see note 10.) as their primary function is to specifically compensate council's for lost Business Rates income.

New Homes Bonus - is based on an average national council tax amount and is paid to the Council according to the total net increase in homes in the Borough between each September and the total number of empty homes being brought back into use.

Covid-19 emergency funding for Local Government - is a non-ringfenced grant funding to support local authorities provided in 2020/2021 and into 2021/2022 to support councils through the pandemic.

Compensation scheme for lost Sales Fees & Charges - is calculated on irrecoverable losses from sales, fees & charges generated compared to the approved budget. Authorities are expected to absorb 5% of the losses and are then compensated for 75% of the remaining balance.

Other Revenue Grants - these are other non-ringfenced grants and contributions received that are not attributed to a specific service. Any unspent element of the grant at the end of the year has been transferred to an earmarked Revenue Grant Reserve.

## 12. Group Property, Plant and Equipment (PPE)

### Movements in 2020/2021

	<b>Council Dwellings</b>	<b>Other Land and Buildings</b>	<b>Vehicles, Plant and Equipment</b>	<b>Infra-structure</b>	<b>Community Assets</b>	<b>Assets under Construction</b>	<b>Total PPE</b>
	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
<b>Cost or Valuation</b>							
At 1 April 2020	429,816	91,639	7,484	1,422	218	5,235	535,814
Additions/enhancement	3,620	680	77	90		2,298	6,765
Donations							0
Revaluation increases/ (decreases) recognised in the Revaluation Reserve	29,085	(16,855)					12,230
Revaluation increases/ (decreases) recognised in the Surplus/Deficit on the Provision of Services	(604)	3,130					2,526
Derecognition Disposals	(1,326)						(1,326)
Derecognition Other	(2,251)	(1,035)	(275)				(3,561)
Other Reclassifications	6,909	(1,701)				(6,943)	(1,735)
At 31 March 2021	465,249	75,858	7,286	1,512	218	590	550,713
<b>Depreciation and Impairments</b>							
At 1 April 2020	0	(1,271)	(4,899)	(851)	0	0	(7,021)
Charge for 2020/2021	(5,254)	(1,385)	(434)	(44)			(7,117)
Depreciation written out to the Revaluation Reserve	5,254	1,892					7,146
Depreciation written out to the Surplus/Deficit on the Provision of Services		289					289
Derecognition Other *		60	227				287
At 31 March 2021	0	(415)	(5,106)	(895)	0	0	(6,416)
<b>Balance Sheet amount at 31 March 2021</b>	<b>465,249</b>	<b>75,443</b>	<b>2,180</b>	<b>617</b>	<b>218</b>	<b>590</b>	<b>544,297</b>

## Movements in 2019/2020

	<b>Council Dwellings (Restated) £'000</b>	<b>Other Land and Buildings (Restated) £'000</b>	<b>Vehicles, Plant and Equipment (Restated) £'000</b>	<b>Infra-structure £'000</b>	<b>Community Assets (Restated) £'000</b>	<b>Assets under Construction (Restated) £'000</b>	<b>Total PPE £'000</b>
<b>Cost or Valuation</b>							
At 1 April 2019	422,418	92,001	7,580	1,419	218	365	524,001
Additions/enhancement	6,193	108	88	40		5,162	11,591
Donations			13				13
Revaluation increases/ (decreases) recognised in the Revaluation Reserve	6,126	758	(197)				6,687
Revaluation increases/ (decreases) recognised in the Surplus/Deficit on the Provision of Services	(3,853)	(1,228)		(37)			(5,118)
Derecognition Disposals	(1,360)						(1,360)
Derecognition Other							0
Reclassified to/from Held for Sale							0
Other Reclassifications	292					(292)	0
At 31 March 2020	429,816	91,639	7,484	1,422	218	5,235	535,814
<b>Depreciation and Impairments</b>							
At 1 April 2019	0	(2,351)	(4,637)	(846)	0	0	(7,834)
Charge for 2019/2020	(5,501)	(1,291)	(418)	(40)			(7,250)
Depreciation written out to the Revaluation Reserve	5,501	902	156				6,559
Depreciation written out to the Surplus/Deficit on the Provision of Services		1,469		35			1,504
At 31 March 2020	0	(1,271)	(4,899)	(851)	0	0	(7,021)
<b>Balance Sheet amount at 31 March 2020</b>	<b>429,816</b>	<b>90,368</b>	<b>2,585</b>	<b>571</b>	<b>218</b>	<b>5,235</b>	<b>528,793</b>

## 13. Capital Expenditure and Capital Financing

The total amount of capital expenditure incurred in the year is shown in the table below together with the resources used for its financing. Where capital expenditure is to be financed in future years by charges to revenue as assets are used by the Council, the expenditure results in an increase in the Capital Financing Requirement, a measure of the capital expenditure incurred historically that is yet to be financed.

	2019/2020 £'000	2020/2021 £'000
<b>Opening Capital Financing Requirement</b>	<b>191,285</b>	<b>186,945</b>
<b>Capital Investment</b>		
Property, Plant and Equipment (1)	11,588	6,765
Investment Properties (2)	0	7,714
Intangible Assets	111	122
Revenue Expenditure Funded from Capital under Statute (3)	909	754
<b>Total Capital Expenditure</b>	<b>12,608</b>	<b>15,355</b>
<b>Sources of finance</b>		
Grants and Other Contributions (4)	(890)	(998)
Major Repairs Reserve	(3,395)	(3,218)
Capital Receipts	(5,287)	(3,604)
Revenue	(3,036)	(580)
Repayment of Loans Fund Advances	(4,223)	(4,303)
Minimum Revenue Provision	(117)	(121)
<b>Total Capital Financing</b>	<b>(16,948)</b>	<b>(12,824)</b>
<b>Closing Capital Financing Requirement</b>	<b>186,945</b>	<b>189,476</b>
<b>Movement</b>		
Increase/(decrease) in underlying need to borrow (unsupported by government financial assistance)	<b>(4,340)</b>	<b>2,531</b>

1. This figure is the single entity additions in note 12 Property, Plant and Equipment assets.
2. This figure matches the additions in note 16 Investment Properties.
3. Revenue Expenditure Funded from Capital under Statute is treated as capital for control purposes. However, it forms part of the (surplus) or deficit on the Comprehensive Income and Expenditure Statement.
4. Includes grants and contributions towards the Council's assets and non-Council owned assets.

## 14. Commitments under Capital Contracts

As at 31 March 2021, the major capital contracts entered into were as follows:

Contract	Purpose	Approximate value of remaining contractual commitment	Period of Investment
<b>Housing Revenue Account</b>	New Council Dwellings in Godalming	£'000 3,528	To 2022.

## 15. Revaluation Information

### Valuation of property assets carried at fair value

The Council carries out a rolling programme of revaluations ensuring that all property assets are revalued at least every five years. All valuations were carried out internally by the Council's Estates and Valuation team who are members of the Royal Institute of Chartered Surveyors. The following statement shows when the assets were most recently valued.

The basis for valuation is set out in the Statement of Accounting Policies at page 32.

<b>Carrying Value at 31 March 2021</b>	<b>Council Dwellings</b>	<b>Other Land and Buildings</b>	<b>Trust Assets</b>	<b>Total</b>
	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
Valued at fair value in:				
2020/2021	465,249	50,664	15,134	531,047
2019/2020		217		217
2018/2019		7,716	65	7,781
2017/2018		480		480
2016/2017		1,167		1,167
<b>Total</b>	<b>465,249</b>	<b>60,244</b>	<b>15,199</b>	<b>540,692</b>

## 16. Investment Property

The Council's investment property portfolio comprises mainly industrial units together with miscellaneous properties including shops.

The following items of income and expenditure have been accounted for in the Financing and Investment Income and Expenditure line in the Comprehensive Income and Expenditure Statement:

<b>2019/2020</b>		<b>2020/2021</b>
<b>£'000</b>		<b>£'000</b>
(1,375)	Rental Income	(1,643)
362	Direct Operating Expenses	327
792	Net (gains) or losses from fair value adjustments	(2,242)
<b>(221)</b>	<b>Net (gain)/loss</b>	<b>(3,558)</b>

The Council's ability to realise the value of its investment property has, in some circumstances, been restricted by the existence of long leases. However, there are no restrictions on the Council's right to the remittance of income and the proceeds of disposal.

The Council has no contractual obligations to purchase, construct or develop investment property.

### Movement on Investment Property

Investment Properties are valued in accordance with the Accounting Policies 1.14 on page 29. They have been valued as Level 2 in the fair value hierarchy.

The following table summarises the movement in the fair value of investment properties for the year:

<b>2019/2020</b>		<b>2020/2021</b>
<b>£'000</b>		<b>£'000</b>
26,502	<b>Balance at start of the year</b>	25,984
0	Additions	7,714
(792)	Net gains or (losses) from fair value adjustments	2,242
274	Transfers (to)/from Property, Plant and Equipment	1,735
<b>25,984</b>	<b>Balance at end of the year</b>	<b>37,675</b>



## 17. Financial Instruments Balances

### Financial Assets

A Financial Asset is a right to future economic benefits controlled by the Council that are represented by cash or other instruments or a contractual right to receive cash or another financial asset.

### Financial Liabilities

A Financial Liability is an obligation to transfer economic benefits controlled by the Council that is represented by a contractual obligation to deliver cash or other financial assets to another entity or an obligation to exchange financial assets and liabilities with another entity under conditions that are potentially unfavourable to the Council.

The Balance Sheet shows the following categories of Financial Instrument:

31 March 2020 Balance			31 March 2021 Balance	
Long-Term £'000	Current £'000		Long-Term £'000	Current £'000
		<b>Financial Assets at amortised cost</b>		
17,180	46,162	Investments	15,044	46,202
0	4,024	Trade Receivables (Debtors note 21)	0	5,541
0	13,173	Cash and Cash Equivalents	0	22,185
<u>17,180</u>	<u>63,359</u>	<b>Total Financial Assets</b>	<u>15,044</u>	<u>73,928</u>
0	5,716	Debtors that are not financial instruments	0	14,586
0	9	Other non financial instruments	0	7
<u>17,180</u>	<u>69,084</u>	<b>Total</b>	<u>15,044</u>	<u>88,521</u>
		<b>Financial Liabilities at amortised cost</b>		
(171,314)	(4,375)	Borrowings	(166,330)	(5,055)
0	(10,815)	Trade Payables (Creditors note 23)	0	(7,821)
<u>(171,314)</u>	<u>(15,190)</u>	<b>Total Financial Liabilities</b>	<u>(166,330)</u>	<u>(12,876)</u>
0	(6,829)	Creditors that are not financial instruments	0	(1,682)
0	(1,507)	Provisions that are not financial instruments	0	(1,888)
<u>(171,314)</u>	<u>(23,526)</u>	<b>Total</b>	<u>(166,330)</u>	<u>(16,446)</u>

Short-term debtors and creditors are carried at cost as this is a fair approximation of their value.

## 18. Financial Instruments Income, Expense, Gains and Losses

Gains and losses recognised in the Comprehensive Income and Expenditure Statement in relation to Financial Instruments are made up as follows:

2019/2020 £'000	Surplus or deficit on the provision of services (Single entity)	2020/2021 £'000
	Interest revenue	
(905)	Financial assets measured at amortised cost	(660)
5,538	Interest expense *	5,457
<u>4,633</u>	<b>Net (gain)/loss for the year</b>	<u>4,797</u>

\* The majority of interest paid was to the Public Works Loan Board (PWLB).

## 19. Fair Value of Financial Assets and Liabilities

The Council's financial assets and financial liabilities are carried in the Balance Sheet at amortised cost. However, the Council is required to disclose the fair value of each class of financial asset and financial liability for comparison.

### The fair value of Financial Assets and Financial Liabilities that are not measured at fair value

The only Financial Instrument where the Fair Value differs materially from the Balance Sheet carrying amount is the loan portfolio from the PWLB. The fair value of the loan portfolio was provided by Link Asset Services, an external independent consultancy service, it was assessed by:

- i) calculating the amounts the Council would have had to pay (including penalty charges) for early repayment of these loans on the relevant dates (Premature Repayment Rate) and
- ii) comparing the terms of the Council's loans with PWLB new borrowing rates (New Loan Rate).

The final maturity date of this debt is scheduled to be 3 September 2040. This is a Level 2 valuation - "other significant observable inputs" (see accounting policy 1.21 on page 37).

<b>31 March 2020</b>			<b>31 March 2021</b>	
<b>Balance</b>			<b>Balance</b>	
<b>Carrying amount £'000</b>	<b>Fair value £'000</b>		<b>Carrying amount £'000</b>	<b>Fair value £'000</b>
		<b>Financial Liabilities</b>		
175,689		PWLB Borrowing	171,385	
	223,553	(i) Premature Repayment Rate basis		207,180
	190,727	(ii) New Loan Rate basis		192,738

In particular, relating to the (i) Premature Repayment Rate assessment, the Fair Value of the PWLB financial liability (Borrowings) is higher than the carrying amount because, should the Council wish to repay the loans early, the interest payable on the fixed rate PWLB loans is higher than the prevailing rates offered by the PWLB. This shows a notional future loss (based on economic conditions at 31 March 2021) arising from a commitment to pay interest above current market rates.

The Fair Value of Trade payables and Trade receivables is taken to be the invoice amount.

The Council's investment portfolio at the Balance Sheet date consisted entirely of call account deposits and fixed term deposits with Banks, Building Societies, Housing Associations and Local Authorities. The maturity dates of all investments except three long term investments were within 12 months of the Balance Sheet date. Of the three long term investments one matures after April 2022 and two in 2023. None of the investments were impaired (i.e. considered at risk of default). The carrying amount is assumed to approximate to fair value.

## 20. Nature and Extent of Risks arising from Financial Instruments

The Council has adopted CIPFA's Code of Practice on Treasury Management (and subsequent amendments) and complies with The Prudential Code for Capital Finance in Local Authorities.

Investments were made in compliance with the Council's Treasury Management Strategy Statement 2020/2021 which is based on CIPFA's latest Code of Practice on Treasury Management. Risk is mitigated through the Annual Investment Strategy (contained in the Treasury Management Policy) in compliance with the Ministry of Housing, Communities and Local Government's Investment Guidance for Local Authorities. The guidance emphasises that priority is to be given to security, liquidity and yield in that order.

The Council's overall risk management policy focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the resources available to fund services. Risk management, in relation to treasury management, is carried out by Senior Accountants in consultation with the Section 151 Officer under policies approved by the Council in the Treasury Management Policy.

The Council's Annual Investment Strategy (AIS) for 2020/2021, which reviews the arrangements and approved limits for the operation of the Council's Treasury Management Policy, can be found on the Council's website [www.waverley.gov.uk](http://www.waverley.gov.uk) (Council 18 February 2020 meeting).

The Council's activities expose it to a variety of financial risks:

- credit risk - the possibility that other parties might fail to pay amounts due to the Council.
- liquidity risk - the possibility that the Council might not have funds available to meet its commitments to make payments.
- re-financing risk - the possibility that the Council might need to renew a financial instrument on maturity at disadvantageous interest rates or terms; and
- market risk - the possibility that financial loss may arise for the Council as a result of changes in such measures as interest rates and stock market movements.

### **Credit Risk**

The Council's credit risk arises from deposits with banks and financial institutions as well as credit exposures to the Council's customers.

The Council manages risk through its Treasury Management Framework, which includes the Treasury Management Practices, to minimise risk. The Treasury Management Framework is approved at a full Council meeting prior to the financial year over which it will cover.

All of the Council's £81 million external investments (including £20 million within Cash and Cash Equivalents) as at 31 March 2021 (£74 million total investments as at 31 March 2020) were either in UK banks, building societies, housing authorities or Local Authorities.

The average number of days to maturity as at 31 March 2021 was 235 (251 as at 31 March 2020). The average rate of investment return in 2020/2021 was 0.86% (1.12% in 2019/2020).

## Expected Credit Loss

Deposits with County Councils or other Local Authorities are not subject to the requirement to make a loss allowance as statutory provisions prevent default.

Credit risk for the deposits with banks and building societies is deemed to be low. Waverley has never experienced losses from its investments with bank and building societies despite the financial environment over the past decade. Any risk is mitigated by application of Waverley's approved Treasury Management Practices which sets out Waverley's approach to risk and includes restrictions on counterparties involved, limits on amounts invested, restrictions on investment periods, types of instruments used, credit ratings etc.

The Council has no experience of default on its investments and does not expect any losses from non-performance by any of its counterparties in relation to deposits.

The table below summarises the nominal value of the Council's investment portfolio as at 31 March 2021 and confirms that all investments were made in line with the Council's Treasury Management Policy.

Counterparty Fitch credit rating when Investment placed	Credit Rating Criteria met when Investment placed	Credit Rating Criteria met on 31 March 2021	Balance Invested as at 31 March 2021			Total
			Instant access	up to 1 year	over 1 year	
			£'000	£'000	£'000	£'000
			Length of investment from date invested to maturity date			
<b>Not rated <sup>1</sup></b>	LA	LA		10,000	17,000	27,000
<b>Equivalent</b>	H/A	H/A			10,000	10,000
<b>A+ stable</b>	Y	Y	22,176	4,000		26,176
<b>A+ negative</b>	Y	Y				0
<b>A stable</b>	Y	Y		10,000		10,000
<b>A negative</b>	Y	Y		10,000		10,000
<b>Totals</b>			<b>22,176</b>	<b>34,000</b>	<b>27,000</b>	<b>83,176</b>

1. Waverley had 6 deposits with other Local Authorities as at 31 March 2021, one of which is for over one year in duration. Local Authorities are not generally rated individually but are considered equivalent to Government institutions and fall within the Annual Investment Strategy.

The comparative figures for the Council's investment portfolio as at 31 March 2020 are below:

Counterparty Fitch credit rating when Investment placed	Credit Rating Criteria met when Investment placed	Credit Rating Criteria met on 31 March 2020	Balance Invested as at 31 March 2020			Total
			Instant access	up to 1 year	over 1 year	
			£'000	£'000	£'000	£'000
			Length of investment from date invested to maturity date			
<b>Not rated <sup>2</sup></b>	LA	LA		31,000	17,000	48,000
<b>AA- stable</b>	Y	Y	10,650	4,000		14,650
<b>A+ stable</b>	Y	Y		6,000		6,000
<b>A stable</b>	Y	Y		2,000		2,000
<b>A- stable</b>	Y	Y		3,000		3,000
<b>Totals</b>			<b>10,650</b>	<b>46,000</b>	<b>17,000</b>	<b>73,650</b>

2. Waverley had 11 deposits with other Local Authorities as at 31 March 2020, four of which were for over one year in duration. Local Authorities are not generally rated individually but are considered equivalent to Government institutions and fall within the Annual Investment Strategy.

## Trade Receivables

There are no material trade receivable debts which pose a credit risk to the Council at the Balance Sheet date which have not been covered by the impairment allowance (for bad debts).

The impairment allowances for trade receivables have been calculated using general past experience of default for the particular classes of debtor taking into account the age of outstanding debts and the economic climate at the balance sheet date (31 March 2021).

An invoice is generally 'past due' after it has been raised. The credit quality of the trade receivables, which are neither past due nor impaired, is considered good. Of the trade debtors that are not impaired, the amount that is past due for payment is considered fully recoverable and therefore risk is minimal on this amount.

## Liquidity risk

The Council has a comprehensive cash-flow management process that seeks to ensure that cash is available as needed. If unexpected movements happen the Council has ready access to borrowings from the market and the PWLB and maintains a prudent amount invested on call at all times. There is no significant risk that it will be unable to raise finance to meet its commitments under Financial Instruments. In the event that the Council needs to raise additional finance to fund its capital plans, the Council would need to consider refinancing some of its long-term borrowing (PWLB loans repayable on maturity between 0.5 years and 20.5 years). The PWLB loans will be reviewed in the future as part of the Council's financial strategy.

All trade and other creditor payables are due to be paid in less than one year. It is considered that the Council has no material exposure to liquidity risk.

The maturity profile of the nominal value of the Council's debt was as follows:

31 March 2020 £'000	% of total debt portfolio	Years	31 March 2021 £'000	% of total debt portfolio
4,303	2%	<b>Short Term Borrowing</b> < 1 year	4,984	3%
31,028	18%	<b>Long Term Borrowing</b> ≥ 1 year ≤ 5 years	35,824	21%
55,914	32%	>5 years ≤ 10 years	60,258	35%
77,879	44%	>10 years ≤ 15 years	67,010	39%
3,255	2%	>15 years ≤ 20 years	0	0%
3,238	2%	>20 years ≤ 25 years	3,238	2%
<b>175,617</b>	<b>100%</b>	<b>Total Borrowing</b>	<b>171,314</b>	<b>100%</b>

## Market risk - interest rate risk

The Council is potentially exposed to risk in terms of its exposure to interest rate movements on its borrowings and investments. Movements in interest rates have a complex impact on the market. For instance, a rise in interest rates would have the following effects on the Council:

- borrowings at fixed rates - the fair value of the liabilities borrowings will fall.
- investments at variable rates - the interest income credited to the (Surplus) or Deficit on the Provision of Services will rise (the Council's practice is to deal only in fixed rate investments).
- investments at fixed rates - the fair value of the assets will fall.

Borrowings are not carried at fair value, so nominal gains and losses on fixed rate borrowings would not impact on the (Surplus) or Deficit on the Provision of Services or Other Comprehensive Income and Expenditure. However, changes in interest receivable on variable rate investments would be posted to the (Surplus) or Deficit on the Provision of Services and affect the General Fund Balance.

The Council's practice is to deal only in fixed rate sterling and fixed term investments. The Council's investments were all held at fixed rates as at 31 March 2021 and are due to mature within one year except for three investments totalling £15 million of which one matures in 2022, and two in 2023.

The Council received £660,000 interest on its external investments in 2020/2021 at an average interest rate of 0.86%. If the average rate had been 0.25% less (i.e. 0.61%) the Council would have received approximately 192,000 less income; a 0.25% rise in interest rates would similarly have produced approximately £192,000 more income.

The fair value (premature repayment rate) of the Council's fixed rate PWLB borrowings (carrying value £171,385,000 including accrued interest) was £207,180,000 at 31 March 2021. If the discount rates (based on prevailing premature repayment interest rates) had been 1% less, the fair value of the Council's loans would have been £223,855,000 (£16,675,000 higher, but with no impact on the (Surplus) or Deficit on the Provision of Services or other Comprehensive Income and Expenditure). If the discount rates had been 1% higher the fair value of the loans would be £192,157,000 (£15,023,000 less, but again with no impact on the Surplus or Deficit on the Provision of Services or other Comprehensive Income and Expenditure). There would be an early repayment penalty incurred by refinancing of £36,252,000.

<b>Interest Rate profile of financial liabilities</b>	<b>31/03/2020</b>	<b>31/03/2021</b>
Total £'000	(175,689)	(171,385)
Weighted average interest rate (%)	3.1	3.1
Weighted average period (years)	9.3	8.5

#### **Market risk - price risk**

The Council does not invest in equity shares and therefore is not subject to any price risk (i.e. the risk that the Council will suffer loss as a result of adverse movements in the price of financial instruments).

#### **Market risk - foreign exchange risk**

The Council has no financial assets or liabilities denominated in a foreign currency. It therefore has no exposure to loss arising as a result of adverse movements in exchange rates.

## 21. Short Term Debtors

31 March 2020 Balance £'000		31 March 2021 Balance		
		Single Entity £'000	Group Activities £'000	Group Total £'000
<b>Debtors</b>				
4,042	Trade Receivables	5,541	0	5,541
868	Prepayments	1,430	0	1,430
4,848	Other Receivable Amounts	13,156	0	13,156
<b>9,758</b>	<b>Total Debtors net of Impairment Allowance</b>	<b>20,127</b>	<b>0</b>	<b>20,127</b>
2,796	Impairment Allowance	3,064		3,064

## 22. Cash and Cash Equivalents

The balance of Cash and Cash Equivalents is made up of the following elements:

31 March 2020 Balance £'000		31 March 2021 Balance		
		Single Entity £'000	Group Activities £'000	Group Total £'000
8	Cash held by the Council	9		9
2,515	Bank current accounts	(3,443)		(3,443)
10,650	Short-term investments	22,176		22,176
220	Shottermill Recreation Ground Trust		185	185
1,374	Ewart Bequest		1,457	1,457
<b>14,767</b>	<b>Total Cash and Cash Equivalents</b>	<b>18,742</b>	<b>1,642</b>	<b>20,384</b>

'Short-term investments' are those held on 'call' with a bank rather than invested in longer term Fixed Deposits.

## 23. Short Term Creditors

31 March 2020 Balance £'000		31 March 2021 Balance		
		Single Entity £'000	Group Activities £'000	Group Total £'000
<b>Creditors</b>				
(10,815)	Trade Payables	(7,821)		(7,821)
	Government Covid-19 related Payables	(21,464)		(21,464)
(6,838)	Other payables	(1,682)	(8)	(1,690)
<b>(17,653)</b>	<b>Total</b>	<b>(30,967)</b>	<b>(8)</b>	<b>(30,975)</b>

'Government Grant' creditors above include grants which the Council have not yet met the grant conditions, but plan to in the 2021/2022 financial year. Until the conditions are met, the grants are repayable therefore held as creditors.

## 24. Usable Reserves

Movements in the Council's usable reserves are detailed in the Movement in Reserves Statement.

There is a new "Usable" reserve of £9.2 million as at 31st March 2021. This reserve, however, does not represent an increase in spending power for 2021/2022. This will be mainly used in 2021/2022 to provide for the General Fund impact of Waverley's share of the estimated Business Rates Collection Fund deficit.

## 25. Unusable Reserves

The Council has a number of unusable reserves in the Balance Sheet. These are required to be held for statutory reasons and to comply with proper accounting practice.

<b>31 March 2020</b>			<b>31 March 2021</b>
<b>Balance</b>			<b>Balance</b>
<b>£'000</b>			<b>£'000</b>
(91,476)	Revaluation Reserve	See page 62	(107,444) Holds unrealised gains and losses on revaluation of assets
(266,025)	Capital Adjustment Account	See page 63	(271,261) Store of capital assets set aside to represent past expenditure
66,232	Pension Reserve	See note 36 from page 75	79,999 Balancing account to allow inclusion of Pensions Liability in the Balance Sheet
(52)	Collection Fund Adjustment Account		9,088 Holds difference between CIES and statutory requirements
<b>(291,321)</b>	<b>Total Unusable Reserves</b>		<b>(289,618)</b>



## Explanation of Movements on Unusable Reserves

### Revaluation Reserve

The Revaluation Reserve contains gains made by the Council arising from increases in the value of its Property, Plant and Equipment and Intangible Assets. The balance is reduced when assets with accumulated gains are:

- revalued downwards or impaired and the gains are lost
- used in the provision of services and the gains are consumed through depreciation, or
- disposed of and the gains are realised.

The reserve contains only revaluation gains accumulated since 1 April 2007, the date that the reserve was created. Accumulated gains arising before that date are consolidated into the balance on the Capital Adjustment Account.

The movement on the Revaluation Reserve is made up as follows:

<b>2019/2020 Movement £'000</b>		<b>2020/2021 Movement £'000</b>
(79,861)	<b>Balance at 1 April</b>	(91,476)
(12,495)	Upward Revaluations of assets	(44,205)
527	Downward revaluation of assets and impairment losses not charged to the (Surplus)/Deficit on the Provision of Services	26,840
(11,968)	(Surplus) or Deficit on revaluation of non-current assets not posted to the (Surplus) or Deficit on the Provision of Services	(17,365)
225	Difference between fair value depreciation and historical cost depreciation	261
128	Accumulated gains on assets sold or scrapped	1,136
353	Amount written off to the Capital Adjustment Account	1,397
(11,615)	<b>Net Movement in year</b>	(15,968)
<b>(91,476)</b>	<b>Balance at 31 March</b>	<b>(107,444)</b>
	<b>Group</b> (Surplus) or Deficit on revaluation of non-current assets not posted to the (Surplus) or Deficit on the Provision of Services (to CIES page 13)	
(11,968)	Single entity	(17,365)
(1,869)	Shottermill Recreation Ground Trust	(1,725)
4	Ewart Bequest	(153)
(13,833)		(19,243)

## Capital Adjustment Account

The Capital Adjustment Account absorbs the timing differences arising from the different arrangements for accounting for the consumption of non-current assets and for financing the acquisition, construction or additions to those assets under statutory provisions. The Account is debited with the cost of acquisition, construction or subsequent costs as depreciation, impairment losses and amortisations are charged to the Comprehensive Income and Expenditure Statement (with reconciling postings from the Revaluation Reserve to convert fair value figures to a historical cost basis). The Account is credited with the amounts set aside by the Council as finance for the costs of acquisition, construction and subsequent costs.

The Account contains accumulated gains and losses on Investment Properties and gains recognised on donated assets that have yet to be consumed by the Council.

The Account also contains revaluation gains accumulated on Property, Plant and Equipment before 1 April 2007, the date that the Revaluation Reserve was created to hold such gains.

The movement on the Capital Adjustment is made up as follows:

<b>2019/2020</b>		<b>2020/2021</b>
<b>Movement</b>		<b>Movement</b>
<b>£'000</b>		<b>£'000</b>
(263,102)	<b>Balance at 1 April</b>	(266,025)
	<b>Reversal of items relating to capital expenditure debited or credited to the Comprehensive Income and Expenditure Statement (see note 8):</b>	
6,892	Depreciation of non-current assets	6,814
4,308	Revaluation losses & reversals on Property, Plant & Equipment	(1,046)
106	Amortisation of intangible assets	104
24	Impairment of intangible assets	0
31	Revenue expenditure funded from capital under statute	44
1,360	Amounts of non-current assets written off on disposal or sale as part of the gain/loss on disposal to the Comprehensive Income and Expenditure Statement	4,601
12,721		10,517
(353)	Adjusting amounts written out of the Revaluation Reserve	(1,397)
12,368	Net written out amount of the cost of non-current assets consumed in the year	9,120
	<b>Capital financing applied in the year:</b>	
(5,287)	Use of the Capital Receipts Reserve to finance new capital expenditure	(3,604)
(3,395)	Use of the Major Repairs Reserve to finance new capital expenditure	(3,218)
(12)	Capital grants and contributions credited to the Comprehensive Income and Expenditure Statement that have been applied to capital financing	(252)
0	Application of grants to capital financing from the Capital Grants Unapplied Account	(36)
(4,340)	Repayment of borrowing	(4,424)
(3,036)	Capital expenditure charged against the General Fund and HRA balances	(580)
(16,070)		(12,114)
792	Movements in the fair value of Investment Properties debited or credited to the Comprehensive Income and Expenditure Statement	(2,242)
(13)	Donated Assets credited to the Comprehensive Income & Expenditure Statement Other	0
(2,923)	<b>Net Movement in year</b>	(5,236)
<b>(266,025)</b>	<b>Balance at 31 March</b>	<b>(271,261)</b>

## Pensions Reserve

The Pensions Reserve absorbs the timing differences arising from the different arrangements for accounting for post employment benefits and for funding benefits in accordance with statutory provisions. The Council accounts for post employment benefits in the Comprehensive Income and Expenditure Statement as the benefits are earned by employees accruing years of service, updating the liabilities recognised to reflect inflation, changing assumptions and investment returns on any resources set aside to meet the costs. However, statutory arrangements require benefits earned to be financed at the time the Council makes employer's contributions to pension funds or eventually pays any pensions for which it is directly responsible. The debit balance on the Pensions Reserve therefore shows a substantial shortfall in the benefits earned by past and current employees and the resources the Council has set aside to meet them. The statutory arrangements will ensure that funding will have been set aside by the time the benefits come to be paid.

See Pensions note 36 for further detail

<b>2019/2020</b> <b>£'000</b>		<b>2020/2021</b> <b>£'000</b>
67,987	<b>Balance at 1 April</b>	66,232
(5,260)	Remeasurements of the net defined benefit liability/(asset)	12,515
7,156	Reversal of items relating to retirement benefits debited or credited to the (Surplus) or Deficit on the Provision of Services in the Comprehensive Income and Expenditure Statement	5,694
(3,651)	Employer's pensions contributions and direct payments to pensioners payable in the year	(3,856)
	Adjustment to reflect the difference in actual cumulative payments made to the fund by the Council and the Actuaries report for Employer's pensions contributions	(586)
<u>(1,755)</u>	<b>Net Movement in year</b>	<u>13,767</u>
<u><b>66,232</b></u>	<b>Balance at 31 March</b>	<u><b>79,999</b></u>

## Collection Fund Adjustment Account

The Collection Fund Adjustment Account manages the difference arising from the recognition of council tax and business rates income in the Comprehensive Income and Expenditure Statement as it falls due from council tax payers and business rate payers compare with the statutory arrangements for paying across amounts to the General Fund from the Collection Fund.

<b>2019/2020</b> <b>£'000</b>		<b>2020/2021</b> <b>£'000</b>
(142)	<b>Balance at 1 April</b>	(52)
90	Amount by which council tax and business rates income credited to the Comprehensive Income and Expenditure Statement is different from council tax and business rates income calculated for the year in accordance with statutory requirements.	9,140
<u><b>(52)</b></u>	<b>Balance at 31 March</b>	<u><b>9,088</b></u>

## 26. Cash-Flow Statement - Operating Activities

The Cash-Flow Statement has been prepared using the indirect method. This method derives the revenue cash flow by adjusting the Net (Surplus) or Deficit on the provision of services in the Comprehensive Income and Expenditure Statement to a cash basis.

Adjustments are made for non-cash items which include depreciation and impairments, accruals and the non-cash element of the pensions liability (as set out in the Accounting Policies).

The cash-flows for operating activities includes the following items (on a cash basis):

<b>2019/2020</b>		<b>2020/2021</b>
<b>£'000</b>		<b>£'000</b>
5,502	Interest paid	5,417
(847)	Interest received	(756)

The (Surplus) or Deficit on the Provision of Services has been adjusted for the following non-cash movements:

<b>2019/2020</b>		<b>2020/2021</b>
<b>£'000</b>		<b>£'000</b>
(6,892)	Depreciation	(6,814)
(4,308)	Impairment and downward valuations	1,046
(106)	Amortisations	(104)
(24)	Impairment/Revaluation losses on Intangible assets	0
(702)	(Increase)/Decrease in Impairment Allowance	(268)
(5,876)	(Increase)/Decrease in Creditors	(14,453)
1,919	Increase/(Decrease) in Debtors	(3,054)
0	Increase/(Decrease) in Inventories	(2)
(3,505)	Pensions liability	(1,252)
(1,360)	Carrying amount of non-current assets sold	(4,601)
(330)	Provisions	(381)
(792)	Movements in the value of Investment Properties	2,242
13	Donated Assets	0
<b>(21,963)</b>	<b>Total non-cash movements</b>	<b>(27,641)</b>

The (Surplus) or Deficit on the Provision of Services has been adjusted for the following items that are investing and financing activities:

<b>2019/2020</b>		<b>2020/2021</b>
<b>£'000</b>		<b>£'000</b>
905	Proceeds from Short-term Investments (cash interest on investments)	660
4,688	Proceeds from the sale of Property, Plant and Equipment	2,908
2,855	Grants received for financing of capital expenditure	3,054
<b>8,448</b>		<b>6,622</b>

## 27. Cash-Flow Statement - Investing Activities

2019/2020 £'000		2020/2021 £'000
11,316	Purchase of Property, Plant and Equipment and Intangible assets	15,732
75,000	Purchase of Short-term and Long-term Investments	41,000
(68,697)	Proceeds from Short-term Investments	(43,756)
(4,688)	Proceeds from the sale of Property, Plant and Equipment	(2,908)
(3,545)	Capital Grants and contributions received for the cost of purchasing Property, Plant and Equipment or Intangible assets	(3,119)
<b>9,386</b>	<b>Net cash-flows from Investing Activities</b>	<b>6,949</b>

## 28. Cash-Flow Statement - Financing Activities

2019/2020 £'000		2020/2021 £'000
4,223	Repayments of Short-term Borrowing	4,303
(131)	The difference between the preceptors' share of Council Tax cash collected and net cash paid to preceptors for their precept and settlement of the estimated (surplus)/deficit on the Collection Fund	492
(118)	The difference between Central Government and major preceptors' share of Business Rates income cash collected and net cash paid to Central Government and major preceptors	13,186
<b>3,974</b>	<b>Net cash-flows from Financing Activities</b>	<b>17,981</b>

## 29. Cash-Flow Statement - Major classes of gross cash receipts and payments

The gross cash receipts attributable to the Council and gross cash payments from operating activities are set out below:

2019/2020 £'000		2020/2021 £'000
	<b>Gross cash receipts</b>	
(13,321)	Council Tax collected in the year attributable to the Council	(13,856)
(14,674)	Business Rates income	(14,791)
(27,814)	Grants	(30,595)
(17,169)	Housing Rents	(18,199)
(19,008)	Sales of goods and services	(20,776)
<b>(91,986)</b>	<b>Cash inflows from operating activities</b>	<b>(98,217)</b>
	<b>Gross cash payments</b>	
14,171	Waverley Business Rates tariff to Central Government	14,402
14,164	Cash paid to and on behalf of employees	15,130
13,219	Housing Benefit paid out	11,822
3,267	Precepts paid	3,530
759	Payments to the capital receipts pool	888
19,493	Cash paid to suppliers of goods and services	15,197
5,502	Interest paid	5,417
4,802	Other payments for operating activities	1,332
<b>75,377</b>	<b>Cash outflows generated from operating activities</b>	<b>67,718</b>
<b>(16,609)</b>	<b>Net cash-flows from Operating Activities</b>	<b>(30,499)</b>

\* Sales of goods and services and Other payments for operating activities have been restated to remove Rent Rebates which are not a cash transaction.

### 30. Officers' Remuneration

The definition of remuneration here includes all amounts paid to or receivable by an employee other than employer's pension contributions and includes sums by way of taxable expense allowances and the estimated monetary value of any benefits.

The number of employees (including those whose remuneration has been disclosed individually in the Senior Officers table at the bottom of this page) whose remuneration, excluding employer's pension contributions, was £50,000 or more in bands of £5,000 were:

2019/2020 Number of Employees	Remuneration Band	2020/2021 Number of Employees
10	£50,000 - £54,999	19
3	£55,000 - £59,999	4
4	£60,000 - £64,999	5
2	£65,000 - £69,999	2
2	£70,000 - £74,999	2
2	£75,000 - £79,999	4
1	£80,000 - £84,999	2
2	£85,000 - £89,999	2
1	£95,000 - £99,999	0
1	£105,000 - £109,999	2
1	£125,000 - £129,999	0
0	£130,000 - £134,999	1
29	Total	43

*Salary range bandings that are zero for both financial years have been omitted.*

1. The number remaining in post at year end 31st March 2021 is 43

The remuneration disclosures for designated Senior Officers (Management Board members) whose salary is less than £150,000 but equal to or more than £50,000 per year are for 2020/2021:

(The Council has no Senior Officers whose salary is £150,000 or more per year.)

2020/2021						
Post Title	Salary (including fees & allowances) £	Expense allowance £	Benefits in kind £	Total pre-tax remuneration received by employee £	Employer's Pension Contributions £	Total cost to the Council £
Chief Executive	131,977	0	0	<b>131,977</b>	22,882	<b>154,859</b>
Strategic Director	109,352	0	0	<b>109,352</b>	18,764	<b>128,116</b>
Strategic Director	109,094	0	0	<b>109,094</b>	18,764	<b>127,858</b>

The comparative information for 2019/2020 relating to individuals in the 2020/2021 note is:

<b>2019/2020</b>						
<b>Post Title</b>	<b>Salary (including fees &amp; allowances)</b>	<b>Expense allowance</b>	<b>Benefits in kind (car and medical insurance)</b>	<b>Total pre-tax remuneration received by employee</b>	<b>Employer's Pension Contributions</b>	<b>Total cost to the Council</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Chief Executive	129,389	0	0	<b>129,389</b>	23,345	<b>152,734</b>
Strategic Director*	97,831	0	1,239	<b>99,070</b>	15,805	<b>114,875</b>
Strategic Director	106,199	0	187	<b>106,386</b>	17,553	<b>123,939</b>

\*In 2019/2020 this post holder was working a reduced hours contract. Working full time contract in 2020/2021.

#### Exit Packages

The numbers of exit packages with total cost of compulsory and other departures per band are set out in the tables below. These payments comply with due entitlement under law and Council policy and typically comprise a payment to the employee and, where appropriate, a payment to the Pension fund.

<b>2020/2021</b>				
<b>(a)</b>	<b>(b)</b>	<b>(c)</b>	<b>(d)</b>	<b>(e)</b>
<b>Exit package cost band (including special payments)</b>	<b>Number of compulsory redundancies</b>	<b>Number of other departures agreed</b>	<b>Total number of exit packages by cost band [(b) + (c)]</b>	<b>Total cost of exit packages in each band</b>
				<b>£</b>
£1 - £20,000	8	0	8	<b>49,925</b>
£40,001 - £60,000	1	0	1	<b>41,471</b>

<b>2019/2020</b>				
<b>(a)</b>	<b>(b)</b>	<b>(c)</b>	<b>(d)</b>	<b>(e)</b>
<b>Exit package cost band (including special payments)</b>	<b>Number of compulsory redundancies</b>	<b>Number of other departures agreed</b>	<b>Total number of exit packages by cost band [(b) + (c)]</b>	<b>Total cost of exit packages in each band</b>
				<b>£</b>
£1 - £20,000	6	0	6	<b>51,042</b>
£20,001 - £40,000	1	0	1	<b>22,014</b>
£40,001 - £60,000	1	0	1	<b>54,381</b>

## 31. Members' Allowances

The Code requires the disclosure of all payments relating to the remuneration of Members, not just those formally described as 'allowances'.

Members' allowances totalling £405,257 were paid in 2020/2021 (2019/2020 £396,975). A detailed list of the allowances paid to each Member can be found on the Council's website and is summarised below:

<b>2019/2020</b> <b>£'000</b>		<b>2020/2021</b> <b>£'000</b>
277	Basic Allowance	284
108	Special Responsibility Allowance	120
11	Travelling and Subsistence Allowance	1
1	Internet Charges	0
<b>397</b>		<b>405</b>

## 32. External Audit Costs

The Council has incurred the following costs in relation to the audit of the Statement of Accounts:

<b>2019/2020</b> <b>£'000</b>		<b>2020/2021</b> <b>£'000</b>
49	* Fees payable to Grant Thornton UK LLP with regard to external audit services carried out by the appointed auditor for the year	64
33	Fees payable in respect of other services provided by Grant Thornton UK LLP during the year **	32
<b>82</b>		<b>96</b>

\* In 2020/2021, in addition to the £49k shown for 2019/2020, the Council incurred extra costs of £22k in relation to the 2019/2020 statutory audit by Grant Thornton. The Council also received a refund from the Public Sector Audit Appointments (PSAA) of £5,020 in February 2020.

\*\* The fees for other services payable related to the Housing Capital Receipts Claim and certification of Housing Benefit Grant Claims.



### 33. Capital Grants and Contributions Income

The table below shows the movement in the **Capital Grants Unapplied Account** in the year. The grant funding was used to finance capital expenditure in the year or transferred to the Capital Grants Unapplied Account to be used for future financing.

<b>31 March 2020</b>	<b>2020/2021</b>			<b>31 March 2021</b>
<b>Balance</b>	Credited to Taxation and Non-Specific Grant Income	Credited to Service REFFCUS	Used to Finance Capital Expenditure in Year	<b>Balance</b>
<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
(4,396) Section 106 Contributions	(21)	(285)	390	(4,312)
(381) Community Infrastructure Levy	(2,457)			(2,838)
(136) Other Contributions	(189)		182	(143)
(878) Disabled Facilities Grant (unused)	(387)	(426)	426	(1,265)
	(3,054)	(711)	998	(8,558)
Section 106 applied to previous spend			5	5
<b>(5,791)</b>	<b>(3,054)</b>	<b>(711)</b>	<b>1,003</b>	<b>(8,553)</b>

### 34. Related Parties

The Council is required to disclose material transactions with related parties (bodies or individuals) that have the potential to control or influence the Council, or to be controlled or influenced by the Council. Disclosure of these transactions allows readers to assess the extent to which the Council might have been constrained in its ability to operate independently or might have secured the ability to limit another party's ability to bargain freely with the Council.

#### Central Government

Central Government has effective control over some operations of the Council through legislation. It is responsible for providing the statutory framework within which the Council operates, provides key funding in the form of grants and prescribes the terms of many of the transactions that the Council has with other parties (e.g. housing benefits). Details of the main transactions with Government Departments are set out in the note 11.

#### Trusts

The Council is sole managing trustee of two charitable trusts:

- Bequest of Joseph Ewart (Charity Number 237580)
- Shottermill Recreation Ground and Swimming Pool (Charity Number 305060)

As the Council is sole trustee of both charities and has the ability to direct operating and financial policies, the accounts of these charities are consolidated into the group accounts of the Council. Accounts of the charities can be found at pages 92-95.

**Pension Fund** - is administered by Surrey County Council, details of the Pension Fund are shown in note 36 page 73.

**Members and Officers**

Members of the Council have direct control over the Council's financial and operating policies. Councillors sit on committees and forums of a number of community organisations, as Borough Council representatives. These bodies have no direct control over Waverley Borough Council, however the grants may be considered material to these organisations. Grants to these community organisations in 2020/21 totalled £854,793.

Every Member, Chief Officer and Head of Service is required to sign a related party transactions declaration. The Council must disclose any transaction that is material to either the Council or the organisation with which the transaction took place. Other than transactions listed above, no material related party transactions have been identified.

Details of councillor appointments to outside bodies can be found on the Waverley Borough Council website. Disclosures on Members' Allowances can be found in note 31 on page 69 and Officers' Remuneration in note 30 page 67.

## 35. Leases

### The Council's activity as lessor:

#### Finance Leases

At 31 March 2021 the Council has one material asset, Brightwells Regeneration Scheme, for which in 2017/2018 it granted a 150 year finance lease to Surrey County Council. The Finance lease debtor was immediately extinguished by a premium.

#### Operating Leases

The Council leases out land and property under operating leases for the following purposes:

- economic development purposes to provide suitable accommodation for local businesses
- the provision of community, leisure and recreation facilities.

The Council as "lessor" retains the assets in its Balance Sheet and the rental income is credited to revenue as it becomes due.

The future minimum lease payments receivable under non-cancellable leases in future years are:

<b>31 March 2020</b>		<b>31 March 2021</b>
<b>£'000</b>		<b>£'000</b>
1,549	Not later than one year	1,859
4,051	Later than one year and not later than five years	5,766
52,575	Later than five years	53,565
<b>58,175</b>		<b>61,190</b>

The minimum lease payments receivable do not include rents that are contingent on future events, such as adjustments following rent reviews.

## **36. Defined Benefit Pension Schemes**

### **Participation in Pension Schemes**

As part of the terms and conditions of employment of its officers, the Council makes contributions towards the cost of post-employment benefits. Although these benefits will not actually be payable until employees retire, the Council has a commitment to make the payments (for those benefits) and to disclose them at the time that employees earn their future entitlement.

The Council participates in The Local Government Pension Scheme (LGPS) which is administered by Surrey County Council. It is a funded defined benefit salary scheme, meaning that the Council and employees pay contributions into a fund, calculated at a level intended to balance the pension liabilities with investment assets in the long term. The current scheme operates under the regulatory framework for the LGPS and the governance of the scheme is the responsibility of the Pension Board of Surrey County Council.

In order to ensure that funds are sufficient to cover potential liabilities Surrey County Council employs an actuary who undertakes a formal valuation of the Fund on a triennial basis. The actuary determines appropriate employer's contributions to the Fund to cover the service of current staff for the following three years and backfunding payments required to cover the shortfall relating to past service.

The figures disclosed below have been prepared by Hymans Robertson LLP, the Actuary to the Surrey Pension Fund, and have been produced in accordance with Technical Actuarial Standard 100: Principles for Technical Actuarial Work, which came into force on 1 July 2017.

The Actuary has used the 'projected unit credit' method of valuation to project the valuation results of the latest formal valuation date forward to 31 March 2021 using approximation methods. The roll-forward allows for changes in financial assumptions, additional benefit accrual and estimated cash flows over the period.

The principal risks to the Council of the scheme are the longevity assumptions, statutory changes to the scheme, structural changes to the scheme (i.e. large-scale withdrawals from the scheme), changes to inflation, bond yields and the performance of the equity investments held by the scheme. These are mitigated to a certain extent by the statutory requirements to charge to the General Fund and Housing Revenue Account the amounts required by statute as described in the accounting policies note (1.7).

In the Council's opinion, the assumptions made by the Actuary, including rates of return on assets, discount rates, inflation and life expectancy are appropriate. There were no special factors regarding the Council's profile that would be likely to have a material impact upon the Actuary's figures.

Further information relating to the Surrey Pension Fund can be found in the Pension Fund's Annual Report which is available from Pension Services, Surrey County Council, Room 243, County Hall, Penrhyn Road, Kingston-Upon-Thames, KT1 2DN (website [www.surreypensionfund.org](http://www.surreypensionfund.org)).

### **Transactions Relating to Retirement Benefits**

The Council recognises the cost of retirement benefits in the reported cost of services when they are earned by employees, rather than when the benefits are eventually paid as pensions. However, the charge required to be made against council tax is based on the cash payable in the year, so the real cost of post-employment/retirement benefits is reversed out of the General Fund and Housing Revenue Account via the Movement in Reserves Statement. The following transactions have been made in the Comprehensive Income and Expenditure Statement and the General Fund Balance via the Movement in Reserves Statement during the year:

**2019/2020**  
**£'000**

**2020/2021**  
**£'000**

**Comprehensive Income and Expenditure Statement**

Cost of Services:

5,469	Current Service Cost	4,178
44	Past Service Cost	4

Financing and Investment Income and Expenditure:

1,643	Net interest expense	1,512
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<b>7,156</b>	<b>Total Post-employment Benefits charged to the (Surplus) or Deficit on the Provision of Services</b>	<b>5,694</b>
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**Other Post-employment Benefits charged to Comprehensive Income and Expenditure Statement**

Remeasurement of the net defined benefit liability comprising:

14,086	Return on assets (excluding the amount included in net interest expense)	(27,757)
(4,188)	Actuarial losses/(gains) arising on changes in demographic assumptions	2,214
(12,920)	Actuarial losses/(gains) arising on changes in financial assumptions	39,906
(2,238)	Other experience losses/(gains)	(1,848)

<b>(5,260)</b>	<b>Total remeasurement of the net defined benefit liability loss / (gain)</b>	<b>12,515</b>
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<b>1,896</b>	<b>Total Post-employment Benefits charged to the Comprehensive Income and Expenditure Statement</b>	<b>18,209</b>
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**Movement in Reserves Statement**

**General Fund Balance**

(5,489)	Reversal of net charges made to the (Surplus) or Deficit for the Provision of Services for post-employment benefits in accordance with the code	(4,367)
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Actual amount charged against the General Fund Balance:

2,578	Employers' contributions payable to scheme	2,736
	Adjustment for cumulative difference between Actuaries report and contribution:	416

**Housing Revenue Account Balance**

(1,667)	Reversal of net charges made to the (Surplus) or Deficit for the Provision of Services for post-employment benefits in accordance with the code	(1,327)
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Actual amount charged against the HRA Balance for pensions in the year:

1,073	Employers' contributions payable to scheme	1,120
	Adjustment for cumulative difference between Actuaries report and contribution:	170

## Balance Sheet Disclosures

### Assets and Liabilities in Relation to Post-employment Benefits

The underlying assets and liabilities for retirement benefits attributable to the Council at 31 March are as follows:

<b>31 March 2020</b>		<b>31 March 2021</b>
<b>£'000</b>		<b>£'000</b>
(168,418)	Estimated liabilities in scheme	(211,610)
102,186	Estimated assets in scheme *	131,611
<b>(66,232)</b>	<b>Net asset/(liability) *</b>	<b>(79,999)</b>

The liabilities show the underlying commitments that the Council has to pay retirement benefits. The net liability of £81 million has an impact on the theoretical net worth of the Council as recorded in the Balance Sheet. In order to reduce the deficit on the Council's element of the Fund, the Council is required to make annual backfunding contributions to the Fund in addition to contributions relating to current service.

\* In 2019/2020 the Council's element of the Fund assets as at 31 March 2020 differs from the Actuary's estimate by £586,000 to reflect the actual cumulative payments made to the Fund. The net liability shown here is therefore £586,000 higher than the actuarial figure of £65.646 million. In 2020/2021 an adjustment has been made to bring the Council's element of the Fund assets in line with the Actuary's estimate. This adjustment can be seen in the Unusable Reserves note 25. relating to Pensions.

### Basis for Estimating Assets and Liabilities

Liabilities have been assessed on an actuarial basis using the 'projected unit credit' method, as required under IAS19.

The main assumptions used by the Actuary in the calculations have been:

<b>31 March 2020</b>		<b>31 March 2021</b>
2.80%	Rate of increase in salaries	3.75%
1.90%	Rate of increase in pensions	2.85%
2.30%	Rate for discounting scheme liabilities	2.00%
25%/63%	Take-up of option to convert annual pension into retirement grant (pre/post April 2008)	25%/63%

### Life Expectancy

Life expectancy is based on the Fund's VitaCurves, with improvements in line with the Chartered Management Institute (CMI) 2018 Model, an allowance for smoothing of recent mortality experience and long-term rates of 1.25% pa for males and females.

Longevity:

<b>31 March 2020</b>			<b>31 March 2021</b>	
Males	Females		Males	Females
22.1 years	24.3 years	Current Pensioners	22.3 years	24.7 years
22.9 years	25.7 years	Future Pensioners *	23.4 years	26.4 years

\* Figures assume members aged 45 as at the last formal valuation date

## Pension scheme assets comprised

Assets in the Surrey Pension Fund are valued at bid value as required under IAS19. The figures for the Council represent a proportionate share of the Fund as a whole.

<b>31 March 2020</b>	<b>Period ended 31 March 2021</b>		
<b>Assets Total</b>	<b>Assets</b>	<b>Assets</b>	<b>Total</b>
<b>£'000</b>	Quoted prices in active markets <b>£'000</b>	Quoted prices not in active markets <b>£'000</b>	<b>£'000</b>
	<b>Equity investments</b>		
2,933	Consumer	3,136	3,136
2,189	Manufacturing	1,724	1,724
795	Energy & Utilities	281	281
1,731	Financial Institutions	2,035	2,035
1,770	Health & Care	1,238	1,238
3,354	Information Technology	4,474	4,474
58	Other	0	0
	<b>Debt Securities</b>		
5,811	UK Government	5,687	5,687
8,222	<b>Private Equity</b>		9,903
	<b>Real Estate</b>		
5,144	UK Property	1,519	3,566
2,258	Overseas Property	2,572	2,572
	<b>Investment Funds &amp; Unit Trusts</b>		
54,078	Equities	74,994	74,994
11,962	Bonds	17,557	17,557
	<b>Derivatives</b>		
(1,033)	Foreign Exchange	(222)	(222)
3,500	<b>Cash &amp; Equivalents</b>		3,147
<b>102,772</b>	<b>109,883</b>	<b>21,728</b>	<b>131,611</b>

## Actuary's Estimated Movements in Deficit during the Year

2019/2020 £'000		2020/2021 £'000
(67,414)	Opening Position as at 1 April	(65,646)
(5,469)	Current Service Cost	(4,178)
(44)	Past Service Cost	(4)
3,537	Employer Contributions	3,729
127	Contributions in respect of Unfunded Benefits	127
(1,643)	Net Return on Assets	(1,512)
	Actuarial Remeasurements:	
(14,086)	Actual Return less Expected Return on Pension Scheme Assets	27,757
4,188	Changes in Demographic Assumptions	(2,214)
12,920	Changes in Financial Assumptions	(39,906)
2,238	Other Experience	1,848
<b>(65,646)</b>	<b>Deficit at end of Year</b>	<b>(79,999)</b>

## Reconciliation of present value of the scheme liabilities (Defined Benefit Obligation)

2019/2020 £'000		2020/2021 £'000
183,051	Opening Position as at 1 April	168,418
5,469	Current Service Cost	4,178
44	Past Service Cost	4
4,406	Interest Cost	3,860
	Actuarial Losses:	
(4,188)	Changes in Demographic Assumptions	2,214
(12,920)	Changes in Financial Assumptions	39,906
(2,238)	Other Experience	(1,848)
827	Member Contributions	848
(5,906)	Estimated Benefits Paid	(5,843)
(127)	Estimated Unfunded Benefits Paid	(127)
<b>168,418</b>	<b>Defined Benefit Obligation at end of Year</b>	<b>211,610</b>

## Reconciliation of the movements in the fair value of the scheme assets

2019/2020 £'000		2020/2021 £'000
115,637	Fair Value of Employer Assets at beginning of Year	102,772
2,763	Interest Income on Plan Assets	2,348
(14,086)	Actual Return less Expected Return on Pension Scheme Assets	27,757
3,537	Employer contributions	3,729
127	Contributions in respect of Unfunded Benefits	127
827	Member Contributions	848
(5,906)	Estimated Benefits Paid	(5,843)
(127)	Estimated Unfunded Benefits Paid	(127)
<b>102,772</b>	<b>Fair Value of Employer Assets at end of Year</b>	<b>131,611</b>



## Recognition in the Profit or Loss

<b>31 March 2020</b>		<b>31 March 2021</b>
<b>£'000</b>		<b>£'000</b>
5,469	Current Service Cost	4,178
4,406	Interest Cost	3,860
(2,763)	Expected Return on Employer Assets	(2,348)
44	Past Service Cost	4
<b>7,156</b>	<b>Total</b>	<b>5,694</b>

## Summary of Scheme Position over past Five Years - Actuarial Figures

	31 March 2017	31 March 2018	31 March 2019	31 March 2020	31 March 2021
	£'000	£'000	£'000	£'000	£'000
Fair Value of Assets	109,102	110,076	115,637	102,772	131,611
<u>Less Present Value of Liabilities</u>	<u>(166,760)</u>	<u>(168,422)</u>	<u>(183,051)</u>	<u>(168,418)</u>	<u>(211,610)</u>
<b>Surplus/(Deficit) in Scheme</b>	<b>(57,658)</b>	<b>(58,346)</b>	<b>(67,414)</b>	<b>(65,646)</b>	<b>(79,999)</b>

## Projected Pension Expense for the Year to 31 March 2022

	<b>31 March 2022</b>	<b>£'000</b>
	<b>% of pay</b>	
Projected Current Service Cost	52.1%	6,343
Income Interest on Plan Assets	-21.3%	(2,599)
Interest cost on Scheme Obligations	34.8%	4,243
<b>Total</b>	<b>65.6%</b>	<b>7,987</b>

The Actuary estimates the Council's Employer's Contributions for the Year to 31 March 2022 will be £3,774,000.

## Sensitivity Analysis

The sensitivities regarding the principal assumptions used to measure the scheme liabilities are set out below:

<b>Change in Assumptions at year ended 31 March 2021</b>	<b>Approximate % increase to Employer Liability</b>	<b>Amount £'000</b>
0.5% decrease in Real Discount Rate	9%	19,299
0.5% increase in the Salary Increase Rate	1%	1,489
0.5% increase in the Pension Increase Rate	8%	17,430

The sensitivity analysis below shows the new Defined Benefit Obligation if the changes in assumptions were realised.

	<b>Defined Benefit Obligation £'000</b>
No change to assumptions	211,610
0.5% decrease in Real Discount Rate	230,909
0.5% increase in Salary Increase Rate	213,099
0.5% increase in Pension Increase Rate	229,040

## 37. Provisions

At 31 March 2021 the Council has a provision of £1,888,00 for losses on backdated appeal costs covering the 2010 and 2017 Business Rates Rating Lists. See also note 4 to the Collection Fund on page 91.

	<b>2020/2021 £'000</b>
<b>Balance at 1 April</b>	<b>1,507</b>
Recognition of Surrey County Council and Government balances at beginning of year	2,261
Amounts used in 2020/2021	(926)
Additional provision made in 2020/2021	1,878
Derecognition of Surrey County Council and Government balances at end of year	(2,832)
<b>Balance at 31 March</b>	<b>1,888</b>

## 38. Contingent Liabilities and Contingent Assets

As at 31 March 2021 the Council has no material contingent liabilities or contingent assets.

## **Supplementary Financial Statements**

Housing Revenue Account (HRA)

The Collection Fund

## Housing Revenue Account (HRA) Income and Expenditure Statement

The HRA Income and Expenditure Statement shows the economic cost in the year of providing housing services in accordance with generally accepted accounting practices, rather than the amount to be funded from rents and government grants. The Council charges rents to cover expenditure in accordance with the legislative framework. This may be different from the accounting cost. The increase or decrease in the year, on the basis of which rents are raised, is shown in the Movement on the Housing Revenue Account Statement.

<b>2019/2020</b>		<b>2020/2021</b>
<b>£'000</b>		<b>£'000</b>
	<b>Expenditure</b>	
4,063	Repairs and Maintenance	4,586
6,539	Supervision and Management	5,828
327	Rent, Rates, Taxes and other charges	441
5	Transitional funding of Supporting People	0
9,702	Depreciation, Impairment and Revaluations Losses of Non-Current Assets	6,156
32	Debt Management Costs	31
<b>20,668</b>	<b>Total Expenditure</b>	<b>17,042</b>
	<b>Income</b>	
(28,095)	Dwelling Rents	(28,566)
(483)	Non-Dwelling Rents	(486)
(659)	Charges for services and facilities	(608)
(237)	Contributions towards expenditure	(30)
<b>(29,474)</b>	<b>Total Income</b>	<b>(29,690)</b>
<b>(8,806)</b>	<b>Net Expenditure or Income of HRA Services as included in the whole authority Comprehensive Income and Expenditure Statement</b>	<b>(12,648)</b>
568	HRA services share of Corporate and Democratic Core	573
601	HRA share of other amounts included in the whole authority Cost of Services but not allocated to specific services	621
<b>(7,637)</b>	<b>Net Expenditure or Income of HRA Services</b>	<b>(11,454)</b>
	<b>HRA share of the operating income and expenditure included in the whole authority Comprehensive Income and Expenditure Statement:</b>	
(1,851)	(Gain)/Loss on disposal of HRA non-current assets	1,653
5,671	Interest payable and similar charges	5,585
(284)	Interest and Investment income	(282)
(55)	Investment Properties	46
385	Pension Interest Cost & Expected Return on Pension Assets	353
95	Impairment losses	93
0	Capital Grants and Contributions	0
<b>(3,676)</b>	<b>(Surplus)/Deficit for the year on HRA Services</b>	<b>(4,006)</b>

Notes to the Housing Revenue Account are contained in pages 83-88.

## Movement on the Housing Revenue Account Statement

2019/2020 £'000	2020/2021 £'000	£'000
<b>(7,497)</b> Balance on the HRA as at the end of the previous reporting period		<b>(6,944)</b>
(3,676) (Surplus)/Deficit on the HRA Income and Expenditure Statement	(4,006)	
424 Adjustments between accounting basis and funding basis under statute (note 5)	(2,030)	
(3,252) Net (increase) or decrease before transfers to or from reserves	(6,036)	
3,805 Transfers to or (from) reserves (note 5)	1,063	
553 (Increase) or decrease in year on the HRA		(4,973)
<b>(6,944) Balance on the HRA at the end of the current reporting period</b>		<b>(11,917)</b>

## Notes to the Housing Revenue Account

### 1. Housing Revenue Account - Asset Analysis

<b>2020/2021 Movements in number of Assets</b>	<b>As at 1 April 2020</b>	<b>Reclass- ifications</b>	<b>Additions</b>	<b>Disposals/ Demolitions</b>	<b>As at 31 March 2021</b>
<b>Property, Plant and Equipment</b>					
Council Dwellings	4,826	37	0	(15)	<b>4,848</b>
Other Land and Buildings	735	(1)		(83)	<b>651</b>
<b>Total Property, Plant and Equipment</b>	<b>5,561</b>	<b>36</b>	<b>0</b>	<b>(98)</b>	<b>5,499</b>
Investment Properties	6	0	0	0	<b>6</b>
<b>Total HRA Assets</b>	<b>5,567</b>	<b>36</b>	<b>0</b>	<b>(98)</b>	<b>5,505</b>

<b>2019/2020 Movements in number of Assets</b>	<b>As at 1 April 2019</b>	<b>Reclass- ifications</b>	<b>Additions</b>	<b>Disposals/ Demolitions</b>	<b>As at 31 March 2020</b>
<b>Property, Plant and Equipment</b>					
Council Dwellings	4,830	3	7	(14)	<b>4,826</b>
Other Land and Buildings	734	0	1	0	<b>735</b>
<b>Total Property, Plant and Equipment</b>	<b>5,564</b>	<b>3</b>	<b>8</b>	<b>(14)</b>	<b>5,561</b>
Investment Properties	6	0	0	0	<b>6</b>
<b>Total HRA Assets</b>	<b>5,570</b>	<b>3</b>	<b>8</b>	<b>(14)</b>	<b>5,567</b>

**Property, Plant and Equipment  
Movements in 2020/2021**

	<b>Council Dwellings £'000</b>	<b>Other Housing Land &amp; £'000</b>	<b>Assets Under Construction £'000</b>	<b>Total £'000</b>
<b>Cost or Valuation</b>				
At 1 April 2020	429,816	7,667	5,201	<b>442,684</b>
Additions/enhancements	3,620	0	2,298	<b>5,918</b>
Revaluation increases/(decreases) recognised in the Revaluation Reserve	29,085	(1,218)		<b>27,867</b>
Revaluation increases/ (decreases) recognised in the Surplus/Deficit on the Provision of Services	(604)	(37)		<b>(641)</b>
Derecognition Disposals	(1,326)			<b>(1,326)</b>
Derecognition Other	(2,251)	(1,035)		<b>(3,286)</b>
Other Reclassifications	6,909	33	(6,909)	<b>33</b>
At 31 March 2021	465,249	5,410	590	<b>471,249</b>
<b>Depreciation and Impairments</b>				
At 1 April 2020	0	(819)	0	<b>(819)</b>
Charge for 2020/2021	(5,254)	(253)	0	<b>(5,507)</b>
Depreciation written out to the Revaluation Reserve	5,254	1,010	0	<b>6,264</b>
Derecognition Other		60		<b>60</b>
At 31 March 2021	0	(2)	0	<b>(2)</b>
<b>Balance Sheet amount at 31 March 2021</b>	<b>465,249</b>	<b>5,408</b>	<b>590</b>	<b>471,247</b>

**Property, Plant and Equipment  
Movements in 2019/2020**

	<b>Council Dwellings (Restated) £'000</b>	<b>Other Housing Land &amp; Buildings (Restated) £'000</b>	<b>Assets Under Construction £'000</b>	<b>Total £'000</b>
<b>Cost or Valuation</b>				
At 1 April 2019	422,418	7,576	365	<b>430,359</b>
Additions/enhancements	6,193	105	5,128	<b>11,426</b>
Revaluation increases/(decreases) recognised in the Revaluation Reserve	6,126	50	0	<b>6,176</b>
Revaluation increases/ (decreases) recognised in the Surplus/Deficit on the Provision of Services	(3,853)	(64)	0	<b>(3,917)</b>
Derecognition Disposals	(1,360)	0	0	<b>(1,360)</b>
Other Reclassifications	292	0	(292)	<b>0</b>
At 31 March 2020	429,816	7,667	5,201	<b>442,684</b>
<b>Depreciation and Impairments</b>				
At 1 April 2019	0	(802)	0	<b>(802)</b>
Charge for 2019/2020	(5,501)	(328)	0	<b>(5,829)</b>
Depreciation written out to the Revaluation Reserve	5,501	258	0	<b>5,759</b>
Depreciation written out on revaluation to Net Cost of HRA Services	0	53	0	<b>53</b>
At 31 March 2020	0	(819)	0	<b>(819)</b>
<b>Balance Sheet amount at 31 March 2020</b>	<b>429,816</b>	<b>6,848</b>	<b>5,201</b>	<b>441,865</b>

**General Notes**

**Valuation of Council Dwellings and other HRA Land and Buildings**

The Council's Valuer carries out a full revaluation of at least 20% of the stock as at 1 April each year and the remaining 80% of the stock is revalued on a desk top basis in accordance with Government guidelines. Each year a different 20% of the stock will have a full revaluation on a five-year cycle. The basis of valuation is Existing Use Value (EUV) with a downward adjustment to reflect the use of the properties for social housing.

Asset disposals have been written out at their book value. In 2019/2020 14 properties were sold through the right-to-buy scheme. In 2020/2021 15 properties were sold through the right-to-buy scheme.

Additions to the Council Dwellings category represent properties purchased, built and capital expenditure in the year on the housing stock.



## 2. The vacant possession value of dwellings within the Council's HRA

<b>1 April 2020</b> <b>£'000</b>		<b>1 April 2021</b> <b>£'000</b>
1,302,472	General Stock (including Fully Sheltered Dwellings) and Shared Ownership	1,409,847
<b>1,302,472</b>		<b>1,409,847</b>

### Explanation of the Vacant Possession Valuation

The vacant possession valuation is based on the assumption that the property will be sold with vacant possession and not for social housing purposes. The difference between the valuation that appears in Waverley's Consolidated Balance Sheet, which is based on the assumption that properties will be sold for social housing purposes, and the vacant possession valuation reflects the notional economic cost of holding council housing at less than market rents.

## 3. Summary of total HRA capital expenditure during the year and its financing

<b>2019/2020</b> <b>£'000</b>		<b>2020/2021</b> <b>£'000</b>
	<b>Capital Investment</b>	
6,193	Council Dwellings	3,620
105	Other Housing Land & Buildings	0
5,128	Assets Under Construction	2,298
<b>11,426</b>		<b>5,918</b>
	<b>Sources of finance</b>	
(3,036)	Revenue Contribution	(403)
(4,995)	Capital Receipts Reserve	(2,297)
(3,395)	Major Repairs Reserve	(3,218)
<b>(11,426)</b>		<b>(5,918)</b>

#### 4. Capital Receipts received in year

2019/2020 £'000		2020/2021 £'000
2,820	Right-to-Buy	2,895
383	Other Buildings	0
8	Land	4
<b>3,211</b>		<b>2,899</b>

#### 5. Reconciling items for the Statement of Movement on the Housing Revenue Account

2019/2020 £'000		2020/2021 £'000
<b>1. Adjustments between accounting basis and funding basis under regulations</b>		
<b>Transfers to/from the Capital Adjustment Account (CAA)</b>		
(337)	Depreciation on other HRA Assets	(261)
(5,501)	Depreciation on Council Dwellings	(5,254)
(3,864)	Reversal of Impairment and Revaluation Losses	(641)
(5)	Reversal of movements in the fair value of Investment Properties	(102)
	Net of Gain/(Loss) on disposal of HRA non-current assets	
(1,360)	Amount of non-current assets written off on disposal to CAA	(4,552)
3,211	Sale proceeds (credited to the Capital Receipts Reserve)	2,899
1,851		(1,653)
5,838	Transfer depreciation to the Major Repairs Reserve	5,515
3,036	Capital charged against the HRA balance	403
0	Capital Grants and Contributions applied to capital expenditure	0
0	Capital Grants and Contributions unapplied	0
(1,667)	Net charges made for retirement benefits in accordance with IAS19	(1,327)
1,073	Actual amount charged against the HRA Balance for pensions in the year	1,290
<b>424</b>		<b>(2,030)</b>
<b>2. Transfers to/(from) Earmarked Reserves</b>		
77	Net transfer to/(from) New Affordable Homes Reserve	1,557
(17)	Net transfer to/(from) Stock Improvement Reserve	(112)
3,880	Movement in Major Repairs Reserve	0
(7)	Net Contribution to/(from) Uninsured Loss Reserve	(4)
(2)	Transfer to/(from) Revenue Grants Earmarked Reserve	(178)
(126)	Transfer to/(from) Earmarked Reserve	(200)
<b>3,805</b>		<b>1,063</b>

## 6. Analysis of the movement on the Major Repairs Reserve during the year

2018/2019 £'000		2019/2020 £'000
0	<b>Balance Brought Forward as at 1 April</b>	(2,100)
(5,838)	Depreciation transfer into the Major Repairs Reserve	(5,515)
3,395	Capital Expenditure: Dwellings	3,218
4,223	Payment of Principal	4,303
(3,880)	Transfer to/(from) HRA	0
(2,100)	Movement in Year	<b>2,006</b>
<b>(2,100)</b>	<b>Balance Carried Forward as at 31 March</b>	<b>(94)</b>

### An Explanation of the Major Repairs Reserve

To meet the requirements of the Accounts and Audit Regulations 2015 the Major Repairs Reserve is credited and the HRA balance is debited with an amount equal to the depreciation charged to the HRA. In order to neutralise the impact on the HRA of this entry, a corresponding transfer is also required where the HRA balances are credited and the Capital Adjustment Account debited. Both these entries are reported in the Movement in Reserves Statement.

## 7. Rent Arrears

As at 31 March 2020			As at 31 March 2021		
Arrears £'000	% of annual debit		Gross Annual Debit £'000	Arrears £'000	% of annual debit
313	1.05%	Housing Stock	30,673	341	1.11%
2	1.12%	Shared Ownership	189	3	1.59%
<b>315</b>	<b>1.00%</b>	<b>Total Arrears</b>	<b>30,862</b>	<b>344</b>	<b>1.11%</b>

As at 31 March 2021, the impairment allowance for the provision for irrecoverable rent arrears was £240,000.  
(31 March 2020 £187,000)

## The Collection Fund

The Collection Fund is an agent's statement that reflects the statutory obligation for billing authorities, such as Waverley, to collect and redistribute revenue on behalf of other bodies. The statement shows the transactions of the billing authority in relation to the collection from taxpayers and payments to Local Authorities and the Government of Council Tax and Business Rates.

2019/2020 £'000		Business Rates £'000	2020/2021 Council Tax £'000	Total £'000
<b>Income</b>				
(109,007)	Council Tax Receivable		(114,726)	(114,726)
(37,006)	Business Rates Receivable	(15,485)		(15,485)
(692)	Transitional Protection Payments Receivable	(341)		(341)
<b>(146,705)</b>	<b>Total Income</b>	<b>(15,826)</b>	<b>(114,726)</b>	<b>(130,552)</b>
<b>Expenditure</b>				
<b>Apportionment of 2019/2020 Estimated Surplus/(Deficit) distributed to the major preceptors in 2020/2021</b>				
(552)	Central Government (Business Rates)	(416)	0	(416)
(108)	Waverley Borough Council	(98)	118	20
962	Surrey County Council	465	706	1,171
80	Police & Crime Commissioner for Surrey		126	126
<b>382</b>		<b>(49)</b>	<b>950</b>	<b>901</b>
<b>Precepts, Demands and Shares:</b>				
18,343	Central Government (Business Rates)	18,488		18,488
27,909	Waverley Borough Council (including parishes)*	14,790	13,835	28,625
83,130	Surrey County Council	3,698	83,836	87,534
14,245	Police & Crime Commissioner for Surrey		15,008	15,008
<b>143,627</b>		<b>36,976</b>	<b>112,679</b>	<b>149,655</b>
<b>Charges to Collection Fund:</b>				
3,663	Increase in impairment allowance for doubtful debts	580	1,872	2,452
(154)	Increase (decrease) in Provision for Appeals	952		952
177	Cost of Collection (Business Rates)	173		173
<b>3,686</b>		<b>1,705</b>	<b>1,872</b>	<b>3,577</b>
<b>990</b>	<b>(Surplus)/Deficit arising during the year</b>	<b>22,806</b>	<b>775</b>	<b>23,581</b>
(1,285)	<b>(Surplus)/Deficit brought forward 1 April 2020</b>	(335)	40	(295)
<b>(295)</b>	<b>(Surplus)/Deficit carried forward 31 March 2021**</b>	<b>22,471</b>	<b>815</b>	<b>23,286</b>

\* From this £14,790,328 transfer to Waverley Borough Council, a tariff of £14,402,371 is paid to the Government from the General Fund

\*\* Waverley's share of the Collection Fund Business Rates deficit is £8,988,206 (see note 4 to the Collection Fund on page 91).

## Notes to the Collection Fund Accounts

### 1. Council Tax Base

For tax-setting purposes, the number of dwellings in each valuation band, converted to Band D equivalents and allowing for a collection rate of 99.0%, was estimated to be as follows:-

Chargeable Dwellings	2019/2020 Band D equivalents	Average Council Tax £	Band	Ratio to Band D	Chargeable Dwellings	2020/21 Band D equivalents	Average Council Tax £
-	-	-	A (Disabled Relief)	5/9	-	-	-
635.36	419.3	1,304.11	A	6/9	647.94	427.6	1,354.31
2,040.70	1,571.3	1,521.46	B	7/9	2,121.07	1,633.2	1,580.02
7,115.00	6,261.2	1,738.81	C	8/9	7,311.84	6,434.4	1,805.74
10,419.00	10,314.8	1,956.16	D	9/9	10,656.54	10,550.0	2,031.46
8,443.47	10,216.6	2,390.86	E	11/9	8,530.91	10,322.4	2,482.90
6,353.40	9,085.4	2,825.56	F	13/9	6,402.05	9,154.9	2,934.33
7,842.18	12,939.6	3,260.27	G	15/9	7,907.79	13,047.9	3,385.77
1,949.93	3,860.9	3,912.32	H	18/9	1,968.05	3,896.7	4,062.92
<b>44,799.04</b>	<b>54,669.1</b>				<b>45,546.19</b>	<b>55,467.1</b>	

Individual charges are calculated by estimating the amount of income required to be paid from the Collection Fund in the year to the Police & Crime Commissioner for Surrey, Surrey County Council, Waverley Borough and Town and Parish Councils (£112,678,955), dividing this by the total Band D equivalents shown above (55,467.1) and rounding for administrative purposes. The resultant average charge at Band D of £2,031.46 is then multiplied by the proportion specified for a particular band to give an individual (average) amount due.

### 2. Business Rates

From April 2013 the Government implemented a new system of localised Business Rates. In 2020/21 Waverley paid 50% of the Business Rates it collected to the Government, 10% to Surrey County Council and retained 40%. Waverley also paid a tariff of £14,402,371 to the Government in 2020/2021 from the General Fund.

The amount due to be paid by a business is calculated by multiplying the rateable value of the property by the appropriate multiplier.

There are two multipliers: the standard non-domestic rating multiplier and the small business non-domestic rating multiplier. The former is higher to pay for small business rate relief. In 2020/2021 the standard national rate multiplier was 51.2p (2019/2020 50.4p) and the small business multiplier was 49.9p (2019/2020 49.1p).

The total rateable value of business premises in Waverley as at 31 March 2021 was £104,320,196 (compared with £104,981,400 on 31 March 2020).

### 3. Impairment of Debts

In 2020/2021, £233,754 of Council Tax arrears were written off to the Impairment Allowance for doubtful debts compared with £433,958 in 2019/2020. For Business Rates, £241,836 arrears were written off to the Impairment Allowance for doubtful debts in 2020/2021 compared to £599,117 written off in 2019/2020.

## 4. Allocation of Year-End Balances

### Council Tax

The opening balance for the Council Tax element of the Collection Fund for 2020/2021 was a deficit of £40,042. Based on the estimated position in January 2020, a £950,000 surplus was distributed to the major preceptors in 2020/2021.

By the end of the 2020/2021 financial year there was a £814,833 deficit on the Council Tax element of the Collection Fund. £790,000 deficit will be demanded of the major preceptors during 2021/2022 in proportion to their demand on the fund in 2020/2021. The overpayment of £24,833 will be adjusted with major preceptors in 2022/2023 in proportion to the 2021/2022 demands on the Collection Fund.

	<b>Waverley Borough Council</b>	<b>Surrey County Council</b>	<b>Surrey Police &amp; Crime Commissioner</b>	<b>Total</b>
	£	£	£	£
Share of estimated 20/21 £790,000 deficit	96,998	587,782	105,220	790,000
Share of £24,833 overpaid	3,049	18,393	3,391	24,833
<b>Net share of outturn deficit</b>	<b>100,047</b>	<b>606,175</b>	<b>108,611</b>	<b>814,833</b>

### Business Rates

The opening balance for the Business Rates element of the Collection Fund for 2020/2021 was a surplus of £334,749.

In January 2021 the estimate of the final accumulated Business Rates position for 2020/2021 was a deficit of £26,334,225 (before spreading adjustments) and the Council advised precepting authorities accordingly for statutory 2021/2022 budget-setting purposes. At the end of the 2020/2021 financial year there was, however, only a deficit of £22,470,516 on the Business Rates element of the Collection Fund.

The Council will adjust for the effect of the estimated deficit of £26,334,225 after the statutory spreading adjustments, during the 2021/2022 year, based on the applicable proportions and the overstated deficit of £3,863,709 will be adjusted against the 2022/2023 proportionate shares of non-domestic rate income.

	<b>Waverley Borough Council</b>	<b>Surrey County Council</b>	<b>Central Government</b>	<b>Total</b>
	£	£	£	£
Share of £26,334,225 estimated deficit	10,533,690	2,633,422	13,167,113	26,334,225
Share of £3,863,709 overstated deficit	(1,545,484)	(386,371)	(1,931,854)	(3,863,709)
<b>Net share of outturn *</b>	<b>8,988,206</b>	<b>2,247,051</b>	<b>11,235,259</b>	<b>22,470,516</b>

\* Waverley's share of the Collection Fund Business Rates deficit of £8,988k is held in the Collection Fund Adjustment Account. The Council's usable reserve of £9,237k which is made up of Section 31 grant compensation payments will offset the effect of business reliefs awarded in 2020/2021 because of Covid-19 restrictions when these affect the General Fund in 2021/2022.

### Provision for backdated Business Rates appeal costs

The Council has a provision for the losses on backdated Business Rates appeal costs at 31 March 2021 (relating to the 2010 and the 2017 Rating List) as follows:

	<b>Waverley Borough Council</b>	<b>Surrey County Council</b>	<b>Central Government</b>	<b>Total</b>
	£	£	£	£
Share of £4,720,000 provision for backdated Business Rates appeal costs:	1,888,000	472,000	2,360,000	4,720,000

## **Trust Accounts**

## Waverley Borough Council as Trustee of Shottermill Recreation Ground

### Statement of Financial Activities

The Council are Trustees of the Shottermill Recreation Ground and the Trust's leisure centre, Haslemere Leisure Centre, was opened during 1998/1999. The management of the Haslemere Leisure Centre is wholly contracted out and the accounts represent the costs of the Trustee in its capacity as the client of the management contractors.

2019/2020		Unrestricted Funds £'000	2020/2021 Endowment Funds £'000	Total Funds £'000
<b>£'000</b>				
	<b>Incoming Resources</b>			
	Incoming Resources from generated funds			
(2)	Investment Income (Interest on cash balance)	(2)		(2)
	Incoming resources from charitable activities			
(169)	Management Fee	0		0
<b>(171)</b>	<b>Total Incoming Resources</b>	<b>(2)</b>	<b>0</b>	<b>(2)</b>
	<b>Resources Expended</b>			
	Charitable activities			
3	Audit Fee	2		2
101	Management fee to Waverley Borough Council			0
29	Support costs	44		44
210	Depreciation and Revaluations		(1,507)	(1,507)
<b>343</b>	<b>Total Resources Expended</b>	<b>46</b>	<b>(1,507)</b>	<b>(1,461)</b>
<b>172</b>	<b>Net (incoming)/outgoing resources</b>	<b>44</b>	<b>(1,507)</b>	<b>(1,463)</b>
	<b>Other recognised gains/losses</b>			
(1,869)	Gains/losses on revaluation of fixed assets		(1,725)	(1,725)
<b>(1,697)</b>	<b>Net Movement in Funds</b>	<b>44</b>	<b>(3,232)</b>	<b>(3,188)</b>
	<b>Reconciliation of Funds</b>			
(8,831)	Funds brought forward as at 1 April 2020	(227)	(10,301)	(10,528)
(1,697)	Net Movement in Funds	44	(3,232)	(3,188)
<b>(10,528)</b>	<b>Funds carried forward as at 31 March 2021</b>	<b>(183)</b>	<b>(13,533)</b>	<b>(13,716)</b>



## Balance Sheet as at 31 March 2021

The assets in this Balance Sheet comprise the Haslemere Leisure Centre and its plant and equipment. These assets are not the property of the Council and are subject to a charitable trust.

**31 March 2020**

		<b>31 March 2021</b>		
		<b>Unrestricted 0 £'000</b>	<b>Endowment Funds £'000</b>	<b>Total £'000</b>
<b>Fixed Assets</b>				
10,224	Land and Buildings		13,476	13,476
77	Plant and Equipment		57	57
<u>10,301</u>	<b>Total Fixed Assets</b>	<u>0</u>	<u>13,533</u>	<u>13,533</u>
<b>Current Assets</b>				
10	Debtors	0		0
220	Deposits with Waverley Borough Council	185		185
<u>230</u>		<u>185</u>	<u>0</u>	<u>185</u>
10,531	<b>Total Assets</b>	185	13,533	13,718
<b>Less: Current Liabilities</b>				
(3)	Creditors	(2)		(2)
<u><b>10,528</b></u>	<b>Total Assets less Current Liabilities</b>	<u><b>183</b></u>	<u><b>13,533</b></u>	<u><b>13,716</b></u>
<b>The Funds of the Charity:</b>				
(227)	Unrestricted Funds	(183)		(183)
(10,301)	Endowment Funds		(13,533)	(13,533)
<u><b>(10,528)</b></u>	<b>Total Charity Funds</b>	<u><b>(183)</b></u>	<u><b>(13,533)</b></u>	<u><b>(13,716)</b></u>

## Waverley Borough Council as Trustee of the Ewart Bequest

### Statement of Financial Activities

The former Farnham Urban District Council inherited the bulk of the estate of the late Joseph Ewart in 1958. The monies were left in trust for the purchase of a piece of land in or near Farnham, the building and the subsequent maintenance of small dwellings suitable for elderly people of limited financial resources. In 2000/2001, following approval given by the Charity Commission, the Bequest financed the construction of a further three bungalows in Farnham, to provide additional accommodation on the same terms as the original Bequest. The three new bungalows were completed at the beginning of 2001/2002.

<b>2019/2020</b>		<b>Unrestricted Funds £'000</b>	<b>2020/2021 Endowment Funds £'000</b>	<b>Total Funds £'000</b>
<b>£'000</b>				
	<b>Incoming Resources</b>			
	Incoming Resources from generated funds			
(15)	Investment Income (Interest on cash balance)	(16)		(16)
(81)	Rental Income *	(86)		(86)
<b>(96)</b>	<b>Total Incoming Resources</b>	<b>(102)</b>	<b>0</b>	<b>(102)</b>
	<b>Resources Expended</b>			
	Charitable activities			
19	Premises and fees	12		12
3	Audit Fee	2		2
10	Support Costs	13		13
39	Depreciation and Revaluations		42	42
<b>71</b>	<b>Total Resources Expended</b>	<b>27</b>	<b>42</b>	<b>69</b>
<b>(25)</b>	<b>Net (incoming)/outgoing resources</b>	<b>(75)</b>	<b>42</b>	<b>(33)</b>
	<b>Other Recognised Gains/(Losses)</b>			
4	(Gains)/Losses on the revaluation of fixed assets	0	(153)	(153)
<b>(21)</b>	<b>Net Movement in Funds</b>	<b>(75)</b>	<b>(111)</b>	<b>(186)</b>
	<b>Reconciliation of Funds</b>			
(2,967)	Funds brought forward as at 1 April 2020	(1,376)	(1,612)	(2,988)
(21)	Net Movement in Funds	(75)	(111)	(186)
<b>(2,988)</b>	<b>Funds carried forward as at 31 March 2021</b>	<b>(1,451)</b>	<b>(1,723)</b>	<b>(3,174)</b>

\* Rental income includes Benefits paid and Benefits subsidy to give net rental income.

## Balance Sheet as at 31 March 2021

The assets in this Balance Sheet comprise 16 dwellings in College Gardens, Farnham and 3 dwellings in Arthur Road, Farnham. These assets are not the property of the Council and are subject to a charitable trust.

31 March 2020		31 March 2021		Total
£'000		Unrestricted Funds £'000	Endowment Funds £'000	£'000
	<b>Fixed Assets</b>			
1,612	Other Land and Buildings - Trust dwellings		1,723	1,723
	<b>Current Assets</b>			
8	Debtors	0		0
1,374	Deposits with Waverley Borough Council	1,457		1,457
<u>1,382</u>		<u>1,457</u>	<u>0</u>	<u>1,457</u>
2,994	<b>Total Assets</b>	1,457	1,723	3,180
	<b>Less: Current Liabilities</b>			
(6)	Creditors & Receipts in Advance	(6)		(6)
<u>2,988</u>	<b>Total Assets less Current Liabilities</b>	<u>1,451</u>	<u>1,723</u>	<u>3,174</u>
	<b>The Funds of the Charity:</b>			
(1,376)	Unrestricted Funds	(1,451)		(1,451)
(1,612)	Endowment Funds		(1,723)	(1,723)
<u>(2,988)</u>	<b>Total Charity Funds</b>	<u>(1,451)</u>	<u>(1,723)</u>	<u>(3,174)</u>

## Glossary of Terms and Abbreviations

**Accruals** This concept recognises income and expenditure as it is earned or incurred, not as money is received or paid.

**AIS** Annual Investment Strategy

**Amortisation** The systematic allocation of the depreciable amount of an intangible asset over its useful life.

**Amortised Cost** The amount at which the financial asset or financial liability is measured at initial recognition adjusted for principal repayments, cumulative amortisation, and any allowance for impairment or un-collectability.

**Arrears** Money that is owed and should have been paid at an earlier date.

**Asset** Any object tangible or intangible, that is of value to its owner. Tangible assets include land and buildings, plant and machinery, fixtures and fittings & stock. Intangible assets include goodwill, patents, licences, copyrights and trademarks.

**Business Rates Retention** In April 2013 the Government introduced the business rates retention scheme which provides a direct link between business rates growth and the amount of money councils have to spend. Councils are able to keep a proportion of the business rates revenue and growth that is generated in their area.

**Capital Expenditure** Expenditure on the acquisition of a non-current asset or expenditure that adds to and not merely maintains the value of an existing non-current asset.

**Capital Adjustment Account (CAA)** An unusable reserve that absorbs the timing differences arising from the different arrangements for accounting for the consumption of non-current assets and for financing the acquisition, construction

or enhancement of those assets under statutory provisions.

**Capital Receipts** The proceeds from the disposal of non-current assets. Capital receipts can be used to pay off outstanding debt and to finance new capital expenditure within rules set down by Central Government, however they cannot be used to finance revenue expenditure.

**Carrying amount/value** The cost or value less depreciation and impairment.

**Central Services to the Public** This covers services to the public that are often provided by central departments and includes Local Tax Collection, Elections, Emergency Planning, Local Land Charges and General Grants.

**CIPFA** The Chartered Institute of Public Finance and Accountancy

**Community Assets** Assets that the Council intends to hold in perpetuity, that have no determinable useful life and that may have restrictions on their disposal eg Common Land.

**Community Infrastructure Levy (CIL)** Funds from developers when property is built to enable infrastructure improvements in the area.

**Contingent Asset** A potential asset that, at the Balance Sheet date, can be anticipated to exist if a particular event occurs. An example may be the expectation of a compensation payment dependant on the outcome of a legal case.

**Contingent Liability** An obligation that, at the Balance Sheet date, can be anticipated to arise if a particular event occurs. A typical example is a legal claim pending settlement where there is no clear precedent.

**Contingent Rent** That portion of a lease payment that is not fixed in amount but is based on a factor other than just the passage of time (eg price indices).

**CPI** Consumer Prices Index

**Creditors** A creditor is an organisation, body or individual from whom the Council has purchased goods or services but to whom payment has not yet been made at year-end.

**Debtors** Organisations, bodies and individuals who have received goods or services from the Council but from whom payment has not been received at year-end.

**Deferred Credit** This is income that has been received before the period or periods to which it relates. The income is shown in the Balance Sheet.

**Deficit** A deficit will arise where expenditure exceeds income. A deficit can be financed by reserves.

**De Minimis** a threshold which anything falling below is too small to be of concern.

**Depreciated Replacement Cost (DRC)** Asset valuation based on the replacement of the asset at the current level of service (the current gross replacement cost less allowances for physical deterioration or obsolescence)

**Depreciation** The decrease in value of a non-current asset due to use in the period. Depreciation is charged to services.

**Derivatives** A financial contract with a value which is determined by an underlying asset(s).

**Effective Interest method** A method of calculating the amortised cost of a financial asset or financial liability and of allocating the interest income or interest expense over the relevant period.

**Effective Interest rate** The rate that exactly discounts estimated future cash payments or receipts through the expected life of the financial instrument

**Existing Use Value (EUV)** This is a method of valuing property that achieves a valuation based on the current use of the asset.

**Existing Use Value - Social Housing (EUV-SH)** Existing Use Value less an allowance to take account of the property being used for social housing (valuation basis for the Council's dwelling stock).

**Fair Value** The price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

**Financial Instrument** A financial instrument is any contract that gives rise to a financial asset (a right to future economic benefit) to one entity and a financial liability (an obligation to transfer economic benefit) to another.

**FRICS** Fellow of the Royal Institute of Chartered Surveyors

**FRS** Financial Reporting Standard

**General Fund** This is the Council's main revenue fund to which the day-to-day costs of providing the services are charged. The fund covers all the services provided by the Council except for the provision of council housing which has its own separate fund known as the Housing Revenue Account.

**Gross Book Value (GBV)** The GBV of a non-current asset is the purchase or revalued value before any depreciation has been deducted.

**Heritage Asset** An asset with historical, artistic, scientific, technological, geophysical or environmental qualities that

is held and maintained principally for its contribution to knowledge and culture.

**Historical Cost** The carrying amount of an asset as at 1 April 2007 (the date the Revaluation Reserve was created) or the date of acquisition if later, adjusted for subsequent depreciation or impairment (if applicable).

**HMRC** Her Majesty's Revenue and Customs

**Housing Revenue Account (HRA)**

The HRA is used to record the financial transactions involved with the provision of council housing (the 'landlord' function). The HRA is governed by the Local Government and Housing Act 1989, as amended and supplemented. The HRA is kept separate from the Council's other accounts (ring-fenced) and is required to be self-financing.

**HRA Self-financing** From the 1 April 2012 HRA self-financing replaced the Housing Subsidy system for all housing authorities. The Council has a 30 year business plan which includes financing and repayment of debt taken on to make a one-off payment to the Government.

**IAS** International Accounting Standard

**IFRIC** International Financial Reporting Interpretations Committee

**IFRS** International Financial Reporting Standards

**Impairment Loss** A significant decline in the value of an asset that is specific to that asset.

**Infrastructure Assets** Assets that form the fabric of the land and provide a valuable service, such as land drainage channels, footpaths and roads.

**Intangible Asset** These assets lack physical substance and represent purchased software and software licences.

**Inventories** Inventories is the value of consumable items which were unused at the end of the financial year. This includes paper etc from the internal print unit and canteen supplies.

**Investment Property** An asset that is used solely to earn rentals or for capital appreciation or both. For example, the Council-owned industrial estates.

**Liability** An obligation to transfer economic benefits (usually money) as a result of past transactions eg the purchase of services from a supplier will generate a liability to pay that supplier for those services.

**Local Enterprise Partnership (LEP)**

Voluntary partnership between Local Authorities and businesses to help determine local economic priorities and lead economic growth and job creation.

**Long Term Investments** Investments held for more than a year.

**Major Repairs Reserve** controls the capital resources and transactions required to be used on HRA assets.

**Market Value** This is generally applied to the valuation of non-current assets. It is the value that could be achieved if the asset were offered for sale with no restrictions that could affect its value.

**Material/Materiality** Materiality relates to the significance of transactions, balances and errors. Financial information is material if its omission or misstatement could influence the users of the accounts.

**Minimum Lease Payments** Those lease payments that the authority is, or can be required to make.

**Net** The term 'net' is used where income for a service has been taken into account (ie offset against expenditure) thus reducing the total cost of that service.

**Net Book Value (NBV)** The purchase value or revalued value of an asset less any depreciation that has been applied to that asset since its purchase or revaluation.

**Net Current Replacement Cost** Gross current replacement cost reduced to reflect obsolescence and environmental factors.

**Net Realisable Value** The existing use value of the (non-current) asset less any additional costs likely to be incurred in getting the assets into the ownership of the customer.

**National Non Domestic Rates (NNDR)** more commonly called Business Rates.

**Non-Current Assets** Tangible and Intangible assets that yield benefits to the Council, its customers & services provided, for a period of more than one year.

**Non-distributed Costs** This mainly relates to retirement benefits for former employees and charges in relation to non-operational assets.

**Outturn** Total actual income and expenditure in the financial year.

**Payments in Advance (PIA)** payments made for goods or services that will not be received until the next financial year.

**Precept** A levy made by an authority for whom the billing authority (Waverley) collects Council Tax.

**Preceptor** The Council's preceptors are Surrey County Council, the Police and Crime Commissioner for Surrey and the Town and Parish Councils.

**Property, Plant and Equipment (PPE)** Assets held, occupied, used or consumed by the Council in the direct delivery of those services for which it has either a statutory or a discretionary responsibility. For example, Waverley's leisure centres.

**Provisions** An amount set aside from revenue for a known liability of uncertain timing or amount.

**Prudence** An accounting principle which ensures caution is exercised in estimates and in the adoption of policies.

**PWLB** Public Works Loan Board

**Receipts in Advance (RIA)** These are payments that are received from debtors in advance of the start of the financial year to which they relate.

**Remuneration** Amounts paid to an employee for work carried out.

**Revenue Expenditure Funded from Capital Under Statute (REFFCUS)** Expenditure incurred during the year that may be capitalised under statutory provision but does not result in the creation of a Waverley owned non-current asset.

**Revaluation Loss** A decline in the value of an asset due to a fall in prices across the board.

**Revaluation Reserve** This reserve is built up from the upward revaluations of individual assets. An asset should not have a negative revaluation balance, no matter how much the Reserve overall might be in surplus.

**Revenue Expenditure** Day-to-day expenditure on the running of services. Includes staff costs, contracted services, electrical, water and gas charges, rent and business rates.

**RICS** Royal Institute of Chartered Surveyors

**RPI** Retail Prices Index

**Revenue Reserve Fund (RRF)** General Fund Reserve used for financing capital expenditure and supporting revenue.

**SeRCOP** Service Reporting Code of Practice

**Section 106 (S106)** Agreements with land owners and/or developers restricting the development or use of land, and/or specifying the activities to be carried out on it and/or the payment of a contribution to make development proposals acceptable.

**Short Term Investments** Investments held for less than a year.

**Surplus** A surplus will be generated where income exceeds expenditure. In some cases, a surplus will be transferred to an appropriate reserve.

**Transaction costs** Are incremental costs that are directly attributable to the acquisition, issue or disposal of a financial instrument (financial asset or financial liability). An incremental cost is one that would not have been incurred if the entity had not acquired, issued or disposed of the financial instrument.

**VAT** Value Added Tax

**Yields** The earnings generated and realized on an investment over a period of time.