



Statement of Accounts 2015-16



ASHFORD BOROUGH COUNCIL

ASHFORD



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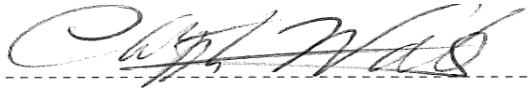
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Approval of the Statement of Accounts

The Audit Committee at its meeting on the 28th July 2016 approved the Statement of Accounts for the year ended 31 March 2016 in accordance with the Accounts and Audit Regulations 2015.

Signed:

A handwritten signature in black ink, appearing to read 'C. Waters', is written over a horizontal dashed line.

Councillor Waters
Chairman Audit Committee

Narrative Report

Introduction

Local Authority accounts are subject to a number of regulatory requirements and accounting standards. This results in a complex format, which requires the reader to have a reasonable knowledge of accounting terms and presentation. Where the use of technical terms is unavoidable, an explanation is provided in the Glossary (page 75).

The Statement of Accounts

The content and format of the Statement of Accounts is prescribed in the Accounting Code of Practice, issued by the Chartered Institute of Public Finance and Accountancy (CIPFA), which has approval from the Financial Reporting Advisory Board. The Statement of Accounts includes the Core Financial Statements and Supplementary Financial Statements along with other statutory sections.

For this year (2015/16), there have been very few changes to the Code with only some changes that do not affect this Council.

The Core Financial Statements (page 9 to 13) comprise:

- Movement in Reserves Statement
- Comprehensive Income and Expenditure Statement
- Balance Sheet
- Cash Flow Statement

These statements include a group position, which includes the Council's property company.

The Council has appointed a new Chief Finance Officer from 1 April 2016. The

S151 Officer was the Deputy Chief Executive for the 2015/16 financial year, the Head of Finance is now the Section 151 Officer.

Overview of 2015/16 Financial Results and Activity

General Fund (i.e. excluding the Housing Revenue Account)

Spending overall for the year, after income and other receipts, was a little above budget, however there were variances within the services resulting in an underspend of £600,000. These surpluses have been transferred to reserves to fund future revenue commitments following the purchase of property in the town during the year and during 2014/15.

The General Fund outturn overleaf excludes the Housing Revenue Account and therefore differs from the statutory presentation of the Comprehensive Income and Expenditure Statement (page 11).

The Council set its budget requirement at £13.7m (amount funded by Government Grant and Council Tax) with a further £1.2m levied by Parish Councils. The Council took the decision to freeze Council Tax leaving the band D at £145.45 for 2015/16.

Cabinet meetings during the year (September, November, February, and June) received regular budget monitoring positions, including details of variances. These reports are on the Council's website.

Reserves increased during the year, although there were some major purchases the Council has also set aside funds to offset future maintenance liabilities. Overall, revenue reserves remain at an appropriate level and afford some flexibility to help with investments to support local growth.

The Comprehensive Income and Expenditure Statement, and associated notes on page 11, includes

- the general fund outturn as detailed below
- the Housing Revenue Account income and expenditure
- other notional accounting entries for capital charges, pensions and asset sales.

A reconciliation between the statutory and management accounts is included in note 5.

During the year, the majority of the garage stock was transferred from the Housing Revenue Account to the General Fund. A few sites have remained in the Housing Revenue Account that are earmarked for development of new homes. This transfer will enable the Housing Revenue Account to finance its future capital programme and offers the General Fund an opportunity to maximise income through investment.

General Fund Final Outturn 2015/16

Service	Original Budget	Revised Budget	Final Outturn		Variance
	2015/16	2015/16	2015/16		
		A	B	B-A	
	£'000	£'000	£'000	£'000	£'000
Corporate, Strategy & Personnel	1,744	1,789	1,592	(197)	
Legal & Democratic Services	1,311	1,302	1,317	15	
Planning & Development	1,822	1,876	2,138	262	
Financial Services	2,167	2,179	1,928	(251)	
Communications & Technology	299	310	289	(21)	
Housing Services	889	876	791	(85)	
Environmental & Customer Servs	3,595	3,580	3,305	(275)	
Health, Parking & Comm Safety	891	801	522	(279)	
Corporate Property & Projects	(1,096)	(1,198)	(1,325)	(127)	
Culture & the Environment	3,671	3,810	4,170	360	
Net Service Expenditure	15,293	15,325	14,727	(598)	
Capital Charges and net interest	(2,106)	(2,305)	(2,341)	(36)	
Levies and Grants	281	281	281	0	
Contribution to Reserves	265	1,259	2,366	1,107	
Other	0	0	(58)	(58)	
Net Expenditure including Parishes	13,733	14,560	14,975	415	
Funded by:					
Government grant	(4,389)	(5,216)	(5,469)	(253)	
Business Rates	(3,182)	(3,182)	(3,216)	(34)	
Council Tax	(6,162)	(6,162)	(6,263)	(101)	
Total Financing	(13,733)	(14,560)	(14,948)	(388)	
Outturn reported	0	0	27	27	

Housing Revenue Account (HRA)

Further details of the budget variances are included in the budget monitoring reports which are available on the Council's website.

The accumulated HRA reserve balance at 31 March 2016 was a surplus of £7.9m. In addition, the Major Repairs Reserve stands at £449k, which is available to fund the Decent Homes programme, giving a total balance for HRA Reserves of £8.4m (compared with £5.8m as at 31 March 2015). This

increase in reserves was due to a number of factors including a reduction in expenditure on capital spend, which will be allocated in future years. Rents and collection rates were also better than budgeted. This year's underspend will be allocated to resource the HRA's longer-term business plan.

Council dwellings are revalued at the end of each financial year, this year there was a significant movement during the year resulting in a net valuation increase of £12.9m (£16.9m in 2014/15).

Housing Revenue Account Outturn 2015/16

Service	Revised Budget 2015/16 A £'000	Final Outturn 2015/16 B £'000	Variance B-A £'000
Income	(23,901)	(24,244)	(343)
Supervision and Management	4,693	4,678	(15)
Repairs and Maintenance	3,548	3,274	(274)
New Build	(46)	(257)	(211)
Other	16,076	14,428	(1,648)
Net Expenditure	370	(2,121)	(2,491)
Capital Works - Decent Homes	5,589	4,862	(727)
<i>Capital works financed by:</i>			
Major Repairs Allowance (from Self-Financing Determination)	(5,192)	(4,816)	376
Contribution to/(from) Major Repairs Reserve	(397)	0	397
Support costs greater than budget	0	(46)	(46)
	370	(2,121)	(2,491)

Capital Expenditure

Capital expenditure is investment in the acquisition, construction, enhancement or replacement of tangible assets such as land, buildings or major items of equipment and intangible assets (such as computer software) which will be used to benefit services over a number of years.

Major projects during 2015/16 included:

- the Park Mall shopping Centre plus the Wilko store was purchased during the year. Strategies to regenerate the centre are underway.
- 21 new development properties at Charing were purchased at a total cost of £3.1m, eight of these properties are for shared ownership.
- £3.8m was spent on the Farrow Court Sheltered Housing redevelopment. Phase one is now complete and phase two has now started. This redevelopment is ongoing with a total budget of £15.4m, with an expected completion date in 2017/18.
- £4.9m was spent on the existing housing stock to ensure Decent Home Standards are maintained.

In the financial year 2015/16, the outturn for the capital programme was:

Summary of Capital Spending and Financing

	£'000	£'000
<i>Capital investment</i>		
General Fund capital expenditure	7,539	
HRA capital expenditure	12,051	
Total expenditure	<u>19,590</u>	<u>19,590</u>
<i>Sources of finance</i>		
Prudential borrowing		2,864
<i>Capital receipts</i>		
- Ring fenced capital receipts	982	
- General capital receipts	298	1,280
<i>Grants and contributions</i>		
- External grants and contributions	1,830	
- Developer contributions	551	2,381
Contribution to/(from) Major Repairs Reserve		4,816
<i>Direct revenue contributions</i>		
- Repairs and Renewals Reserve	146	
- General Fund financing	1,128	
- New Initiative Reserve contribution	3,006	
- HRA Revenue contributions	3,427	
- Other revenue contributions	542	8,249
Total financing		<u>19,590</u>

Treasury Management

Borrowing

At 31 March 2016, the Council had long-term and short-term borrowing of £119.7m (£119.7m long term borrowing at 31 March 2015). These long-term loans were used to fund the housing subsidy buy-out payment to government, see note 18.

Investments

At 31 March 2016, the Council had investments and cash deposits of £25.7m (£20.1m at 31 March 2015). In 2015/16 the Council has diversified its investment portfolio in terms of counterparties and duration of investments, with more long-term investments being made, these changes were in accordance with the objectives of the Treasury Management Strategy adopted by the Council.

Pensions

As part of the Conditions of Employment, the Council must offer staff retirement benefits under statutory requirements. At 31 March 2016, 90% of staff were part of the pension scheme, contributing between 5.5% and 12.5% of salary. Payments into the pension scheme, investment assets and future liabilities are held and managed by the Kent County Council Pension Fund for all contributing member authorities. For further information see note 26.

Stanhope Private Finance Initiative (PFI) Project

The PFI agreement for the regeneration of the Stanhope Estate has been ongoing since 2007 the details are in note 23.

Council owned Companies

The CIPFA Code of Practice requires Local Authorities to consider all their interests and to prepare a full set of group financial statements where they have material interests in subsidiaries, associates or joint ventures.

The Council has two wholly owned subsidiaries, A Better Choice for Property Ltd, and A Better Choice for Building Consultancy Ltd. The interest in the Property Company is now considered material and therefore group accounts have been prepared in accordance with IFRS 10.

The Corporate Plan and Medium Term Financial Plan

The Council approved the new Corporate Plan during this financial year, covering the years 2015-2020. The plan includes looking at how the Council can investment in opportunities to become less reliant on Government funding. During this financial year, the Council has continued to increase its property portfolio, this has a dual purpose, firstly to regenerate the town and secondly to generate returns. Shortly after the financial year-end the Council took a decision to proceed with the redevelopment of Elwick road, this is discussed further in Note 30.

The Corporate Plan includes four key themes and future projects look to compliment these themes:

- a. Enterprising Ashford
- b. Living Ashford

- c. Active and Creative Ashford
- d. Attractive Ashford

In conjunction with the Corporate Plan the council has reviewed its medium term financial plan (for the full paper see the cabinet agenda for October 2015)

The Council set its budget for 2016/17 at the February Cabinet meeting to deliver upon the themes identified above. The budget made use of the new freedom to increase council tax by up to £5 with an increase of £4.55 to £150.00 for a band d property, whilst this ensures that the council still has the lowest council tax in Kent it has allowed the tax base to grow to cover some of the loss of central government funding. The budget included an updated Treasury Management Strategy which will cover how cash flows are managed in the coming year, reviewed fees and charges and financial procedures. The Capital programme was included in the report and with the addition of the Elwick road Scheme (as discussed in Note 30) will represent a considerable investment in the borough and represent a significant cash flow to the council.

The budget report also included an updated medium term financial plan that was updated to reflect the outcome of the Local Government 4 year settlement offer and government plans to reform business rates and new homes bonus. The full budget report can be accessed on the Councils website.

To monitor the councils performance in delivering the corporate plan a new performance dash board is being developed which will measure both financial and non-financial performance indicators to assess the delivery of the plan and its impact on key areas. This was reported to the Cabinet in June 2016.

EU Referendum

The EU referendum was held on 23 June 2016 at which time the UK decided to exit the European Union. This decision may have an adverse effect on asset valuations and equity and property based investments balances reported in these statements.

Statement of Responsibilities for the Statement of Accounts

The Authority's Responsibilities

Under Law the Authority 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 authority, the Chief Financial Officer.
- Manage its affairs to secure economic, efficient and effective use of resources and safeguard its assets.
- Approve the Statement of Accounts.

The Responsibilities of the Chief Financial Officer (CFO)

As Chief Finance Officer is responsible, in law, for the preparation of the Authority's Statement of Accounts in accordance with proper practices as set out in the CIPFA/LASAAC Code of Practice on Local Authority Accounting in the United Kingdom ('the Code of Practice'). There is a responsibility of the CFO to observe the CIPFA statement on the role of the CFO in public service organisations.

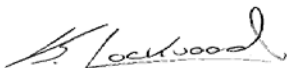
In preparing this Statement of Accounts, the CFO has:

- Selected suitable accounting policies and then applied them consistently;
- Made judgements and estimates that were reasonable and prudent;
- Complied with the Codes of Practice.

The CFO has also:

- Kept proper accounting records which were up to date;
- Taken reasonable steps for the prevention and detection of fraud and other irregularities.

I certify that the Statement of Accounts between pages 9 and 71 present a true and fair view of the financial position of Ashford Borough Council at 31 March 2016 and its income and expenditure for the year ended on that date.



Ben Lockwood

Head of Finance and Chief Financial Officer

28 July 2016

Core Financial Statements

Movement in Reserves Statement

2015/16		General Fund Balance	Ear-marked General Fund Reserves	Housing Revenue Account	Capital Receipts Reserve	Major Repairs Reserve	Grants Unapplied Account	Total Usable Reserves (excluding company)	Unusable Reserves (Note 21) (excluding company)	Total Usable Reserves (group)
	Note	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Balance at 31st March 2015		(1,359)	(15,604)	(5,725)	(3,477)	(82)	(554)	(26,801)	(91,717)	(26,771)
<i>Movements in Reserves during 2015/16</i>										
Surplus or deficit on the provision of services		(6,799)		(2,347)				(9,146)		(9,236)
Other Comprehensive Income & Expenditure									(23,006)	
Total Comprehensive Income & Expenditure		(6,799)	0	(2,347)	0	0	0	(9,146)	(23,006)	(9,236)
Adjustments between accounting and funding basis under regulations										
Sources of Finance	15	436		1,392	1280	4817	80	8,005	(8,005)	8,005
Sums set-a-side for capital purposes		5,467		4,199				9,666	(9,666)	9,666
Revenue expenditure charged to capital under statute		(1,021)		0				(1,021)	1,021	(1,021)
Removal of items not chargeable to Fund Balances										0
- Capital adjustment account		3,291		(10,335)		(5,184)		(12,228)	12228	(12,228)
- Capital grants unapplied account		0		1,154			(1,154)	0		0
- Capital receipts reserve (for HRA, see note 5)		(446)		4,246	(3,800)			0		0
- Deferred capital receipts reserve		0			(59)			(59)	59	(59)
- Pensions reserve		(1,824)		(426)				(2,250)	2,250	(2,250)
- Collection fund adjustment account		(155)						(155)	155	(155)
- Accumulated absences account		(41)		(26)				(67)	67	(67)
Net increase or decrease before transfers to Earmarked Reserves		(1,092)	0	(2,143)	(2,579)	(367)	(1,074)	(7,255)	(24,897)	(7,345)
Transfers to/from Earmarked Reserves		560	(560)					0	0	0
Increase or decrease during 2015/16		(532)	(560)	(2,143)	(2,579)	(367)	(1,074)	(7,255)	(24,897)	(7,345)
Balance at 31st March 2016		(1,891)	(16,164)	(7,868)	(6,056)	(449)	(1,628)	(34,056)	(116,614)	(34,116)

This statement shows the movement in the year on the different reserves held by the authority, analysed into 'usable reserves' (i.e. those that can be applied to fund expenditure or reduce local taxation) and other reserves. The (surplus) or deficit on the Provision of Services line shows the true economic cost of providing the authority's services, more details of which are shown in the Comprehensive Income and Expenditure Statement. These are different from the statutory amounts required to be charged to the General Fund Balance and the Housing Revenue Account for council tax setting and dwellings rent setting purposes.

The Net Increase/Decrease before 'Transfers to Earmarked Reserves' shows the statutory General Fund Balance and Housing Revenue Account Balance before any discretionary transfers to or from earmarked reserves undertaken by the Council.

2014/15	General Fund Balance	Ear-marked General Fund Reserves	Housing Revenue Account	Capital Receipts Reserve	Major Repairs Reserve	Grants Unapplied Account	Total Usable Reserves	Unusable Reserves (Note 21)	Total Usable Reserves (group)
Note	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Balance at 31st March 2014	(1,863)	(14,088)	(4,595)	(2,286)	(4,354)	(573)	(27,759)	(69,735)	(27,759)
<i>Movements in Reserves</i>									
Surplus or deficit on the provision of services	(1,475)		(23,294)				(24,769)		(24,739)
Other Comprehensive Income & Expenditure								3,745	
Total Comprehensive Income & Expenditure	(1,475)	0	(23,294)	0	0	0	(24,769)	3,745	(24,739)
Adjustments between accounting and funding basis under regulations									
Sources of Finance	1,316		0	1,465	9,464	10	12,255	(12,255)	12,255
Sums set-a-side for capital purposes	2,111		4,825				6,936	(6,936)	6,936
Revenue expenditure charged to capital under statute	(838)		0				(838)	838	(838)
Removal of items not chargeable to Fund Balances									
- Capital adjustment account	(358)		14,730		(5,192)		9,180	(9,180)	9,180
- Capital grants unapplied account	(9)		0			9	0		0
- Capital receipts reserve (for HRA, see note 5)	(362)		2,959	(2,597)			0		0
- Deferred capital receipts reserve	0			(59)			(59)	59	(59)
- Pensions reserve	(1,680)		(368)				(2,048)	2,048	(2,048)
- Collection fund adjustment account	267						267	(267)	267
- Accumulated absences account	16		18				34	(34)	34
Net increase or decrease before transfers to Earmarked Reserves	(1,012)	0	(1,130)	(1,191)	4,272	19	958	(21,982)	988
Transfers to/from Earmarked Reserves	1,516	(1,516)					0	0	0
Increase or decrease during 2014/15	504	(1,516)	(1,130)	(1,191)	4,272	19	958	(21,982)	988
Balance at 31st March 2015	(1,359)	(15,604)	(5,725)	(3,477)	(82)	(554)	(26,801)	(91,717)	(26,771)

Comprehensive Income and Expenditure Statement

Gross Expenditure £'000	ABC 2014/15		Group 2014/15		Gross Expenditure £'000	ABC 2015/16		Group 2015/16	
	Gross Income £'000	Net Expenditure £'000	Net Expenditure £'000	Net Expenditure £'000		Gross Income £'000	Net Expenditure £'000	Net Expenditure £'000	Net Expenditure £'000
3,223	(1,916)	1,307	1,307	Central services to the public	3,670	(2,005)	1,665	1,665	
2,059	(412)	1,647	1,647	Cultural and related services	(413)	(577)	(990)	(990)	
5,933	(1,404)	4,529	4,529	Environmental and regulatory services	6,114	(3,312)	2,802	2,802	
5,294	(3,642)	1,652	1,652	Planning services	5,139	(4,252)	887	887	
1,026	(2,190)	(1,164)	(1,164)	Highways and transport services	1,406	(2,306)	(900)	(900)	
(79)	(28,283)	(28,362)	(28,362)	Local authority housing (HRA)	23,390	(28,517)	(5,127)	(5,127)	
40,664	(39,657)	1,007	1,010	Other housing services	41,229	(42,276)	(1,047)	(1,074)	
3,547	(460)	3,087	3,087	Corporate and democratic core	3,863	(483)	3,380	3,380	
1,923	0	1,923	1,923	Non distributed costs	1,757	0	1,757	1,757	
63,590	(77,964)	(14,374)	(14,371)	Cost of Services	86,155	(83,728)	2,427	2,400	
	1,372		1,372	Other operating expenditure					
				Parish Council Precepts & Levies		1,475		1,475	
	432		432	Payments to the Government Housing Capital Receipts Pool		494		494	
	(1,405)	399	(1,405)	Disposal of non-current assets		(1,022)	947	(1,022)	
				Financing and investment income and expenditure					
	4,983		4,993	Interest payable		4,922		4,971	
	2,482		2,482	Net interest on the net defined benefit liability (asset)		2,319		2,319	
	(472)		(472)	Interest receivable		(713)		(713)	
	0	6,993	17	Income, Expenditure and Changes in fair value of Investment Property		0	6,528	(112)	
				Taxation and non-specific grant income					
	(7,268)		(7,268)	Council Tax income		(7,586)		(7,586)	
	(2,322)		(2,322)	Non-domestic rates income and expenditure		(2,329)		(2,329)	
	(6,878)		(6,878)	Non-ringfenced government grants (Note 10)		(6,151)		(6,151)	
	(1,319)	(17,787)	(1,319)	Capital grants received in year		(2,982)	(19,048)	(2,982)	
		(24,769)	(24,739)	(Surplus) or Deficit on Provision of Services			(9,146)	(9,236)	
	(7,492)		(7,492)	Surplus or deficit on revaluation of Property, Plant and Equipment (see note 12)		(14,107)		(14,107)	
	(718)		(718)	Surplus or deficit on revaluation of Available-for-Sale financial Assets		(380)		(380)	
	11,955		11,955	Remeasurements of the net defined benefit liability (See note 26)		(8,519)		(8,519)	
		3,745	3,745	Other Comprehensive Income and Expenditure			(23,006)	(23,006)	
		(21,024)	(20,994)	Total Comprehensive Income and Expenditure			(32,152)	(32,242)	

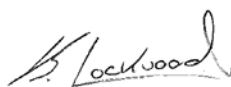
This statement shows the cost in the year of providing services in accordance with generally accepted accounting practices, rather than the amount to be funded from taxation. Authorities raise taxation to cover expenditure in accordance with regulations; this may be different from the accounting cost. The taxation position is shown in the Movement in Reserves Statement.

Balance Sheet

ABC		Group			ABC		Group	
31 March 2015					31 March 2016			
£'000	£'000			Notes	£'000	£'000	£'000	£'000
315,291	315,291	Property, Plant & Equipment		12	335,569		335,569	
2,929	2,929	Heritage Assets		15	2,414		2,414	
0	1,096	Investment Property		14	0		3,227	
76	76	Intangible Assets			12		12	
12,330	12,330	Long Term Investments		17	16,742		16,642	
2,715	1,597	Long Term Debtors		17	4,600		1,538	
333,341	333,319	Long Term Assets				359,337	359,402	
0	0	Current held for sale			750		750	
5,051	5,051	Short Term Investments		18	3,047		3,047	
12	12	Inventories			0		0	
5,411	5,422	Short Term Debtors		20	6,341		6,346	
5,073	5,099	Cash and Cash Equivalents		36	4,278		4,314	
15,547	15,585	Current Assets				14,416	14,457	
(38)	(43)	Short Term Borrowing			(2,038)		(2,038)	
(12,929)	(12,969)	Short Term Creditors		21	(13,058)		(13,103)	
(773)	(773)	Current Liabilities		25	(626)		(626)	
(13,740)	(13,785)	Current Liabilities				(15,722)	(15,767)	
(1,799)	(1,799)	Long-term Provisions		24	(1,424)		(1,424)	
(119,664)	(119,664)	Long Term Borrowing		18	(117,664)		(117,664)	
(71,983)	(71,983)	Pension Liability		26	(65,715)		(65,715)	
(23,065)	(23,065)	PFI Liability		25	(22,439)		(22,439)	
(119)	(119)	Finance Lease Liability		23	(119)		(119)	
(216,630)	(216,630)	Long Term Liabilities				(207,361)	(207,361)	
118,518	118,489	Net Assets				150,670	150,731	
		Financing (see MiRS)						
(26,801)	(26,772)	Usable Reserves			(34,056)		(34,117)	
(91,717)	(91,717)	Unusable Reserves		22	(116,614)		(116,614)	
(118,518)	(118,489)					(150,670)	(150,731)	

The Balance Sheet shows the value as at 31 March of the assets and liabilities recognised by the Council. The net assets of the Council (assets less liabilities) are matched to the reserves held by the Council. Reserves are reported in two categories. The first category of reserves are usable reserves, i.e. those reserves that the Council may use to provide services, subject to the need to maintain a prudent level of reserves and any statutory limitations on their use, and the second category of reserves is those that the Council is not able to use to provide services (see Note 22).

These financial statements replace the unaudited financial statements certified by Ben Lockwood on 20 July 2016.



Cash Flow Statement

ABC Restated 2014/15 £'000	Group 2014/15 £'000		Notes	ABC 2015/16 £'000	Group 2015/16 £'000
(24,769)	(24,739)	Net (surplus) or deficit on the Provision of services		(9,146)	(9,236)
2,705	2,709	Adjustment to the Net surplus or deficit on the provision of services for non-cash movements	31	(11,461)	(11,349)
(647)	(671)	Adjustment for items in the net surplus or deficit on the provision of services that are investing or financing activities	32	5,526	5,514
(22,711)	(22,701)	Net cash flows from operating activities		(15,081)	(15,071)
25,393	26,476	Investing activities	34	15,103	17,123
2,954	1,835	Financing activities	35	773	(1,267)
5,636	5,610	Net movements in year excluding non-cash items		795	785
10,709	10,709	Cash and cash equivalents at the beginning of the reporting period		5,073	5,099
(5,636)	(5,610)	Net increase or (decrease) in cash and cash equivalents		(795)	(785)
5,073	5,099	Cash and cash equivalents at the end of the reporting period	36	4,278	4,314

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 and 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 authority are funded by way of taxation and grant income or from the 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 authority.

Notes to the Core Financial Statements

1. Accounting Policies

General Principles

The Statement of Accounts summarises the Authorities transactions for the 2015/16 financial year and its position at the year ending 31 March 2016. The Authority is required to prepare an annual Statement of Accounts by the Accounts and Audit Regulations 2015, which require being prepared in accordance with proper accounting practices. These practices primarily comprise the 'Code of Practice on Local Authority Accounting in the United Kingdom 2015/16' (the Code) and the 'Service Reporting Code of Practice 2015/16', supported by International Financial Reporting Standards (IFRS).

The accounting convention adopted in the Statement of Accounts is principally historical cost, modified by the revaluation of certain categories of non-current assets and financial instruments.

1. Accounting Concepts and Conventions

The Going Concern basis has been selected for the preparation of these accounts based on the assumption that the Council will operate for the foreseeable future.

Qualitative characteristics are the attributes that make the information provided within this Statement of Accounts useful to users. The International Accounting Standards Board (IASB) Framework, sets out the two fundamental qualitative characteristics and four enhancing qualitative characteristics of financial statements, which have been adopted by the Code:

- Fundamental
 - relevance
 - faithful representation
- Enhancing
 - comparability
 - verifiability
 - timeliness
 - understandability

The Code also includes consideration of materiality as a qualitative characteristic, and the Framework considers it as part of the fundamental characteristic of relevance.

2. Accruals of Income and Expenditure

With the exception of the Cash Flow Statement, including its notes, and the Collection Fund, the Statement of Accounts is presented on an accruals basis.

The accruals basis of accounting requires the non-cash effect of transactions to be reflected in the Statement of Accounts for the year in which those effects are experienced, and not in the year in which the cash is actually received or paid. In particular: fees, charges and rents due from customers are accounted for as

income at the date the Council provides the relevant goods or services; 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.

Where income and expenditure have been recognised, but cash has not been received or paid, a debtor or creditor for the relevant amount is recorded in 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. There is a de minimis limit for manual accruals (not automatic accruals) of £5,000 to aid faster closing, transactions below this limit are not accrued for as they are deemed not material to the understanding of these accounts.

3. **Estimation Techniques**

Estimation techniques are the methods adopted by the Council to arrive at estimated monetary amounts, corresponding to the measurement bases selected for assets, liabilities, gains, losses and changes in reserves. Details of where these are used are contained in the relevant Note to the Accounts. Where a change in an estimation technique is material, an explanation is provided of the change and its effect on the results for the current period.

4. **Costs of Internal Support Services**

All costs of management and administration are fully allocated to services, including Corporate Democratic Core/Non Distributed Costs. The basis of allocation used for the main costs of management and administration are outlined below:

Cost	Basis of Allocation
Accounting and other services	Budgeted time spent by staff, as predicted by budget managers
Legal services	Actual time spent by staff, as recorded on time recording systems
Administrative Buildings	Area occupied
IT support of corporate financial systems	Actual direct costs (hardware costs etc.) plus cost of estimated staff resources
Network / PC support	Per capita
Executive Support, Call Centre, Customer Contact Centre and Printing	Actual use, as recorded by monitoring systems
Internal Audit	Per audit plan
Payroll and Personnel Costs	Per capita
Debtors and Creditors	Per transaction

5. **Council Tax and National Non-Domestic Rates**

Revenue relating to 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. Revenue is recognised when it is probable that the economic benefits of the transaction will flow to the Council and the amount of revenue can be measured reliably.

The council tax and business rates income included in the Comprehensive Income and Expenditure Statement is the accrued income for the year, which consists of:

- The Council's council tax precept and business rate share from the Collection Fund i.e. the amount billed for the year; and
- The Council's share of the actual council tax and business rates surplus or deficit on the fund at the preceding year end that has not been distributed or recovered in the current year.

The latter is not required by regulation to be credited to the General Fund and so is taken to the Collection Fund Adjustment Account and included as a reconciling item in the Movement in Reserves on the General Fund balance.

The Council, as billing authority, recognises the creditor in its balance sheet for cash collected from taxpayers and businesses on behalf of major preceptors but not yet paid to them, or a debtor for cash paid to major preceptors.

6. Charges to Revenue

Services, Support Services, and Trading Accounts are debited with amounts to record the cost of holding non-current assets used in the provision of services.

These amounts include the annual provision for depreciation, certain revaluation gains/losses and impairment losses and the amortisation of intangible assets. The amounts are subsequently reversed in the Movement in Reserves Statement to the Capital Adjustment Account so that they do not impact on the amounts required from local taxation.

Capital charges made to the Housing Revenue Account are the amounts as determined by statutory provision.

External interest payable is debited in the Financing and Investment Income and Expenditure line of the Comprehensive Income and Expenditure Statement and amounts set aside from revenue for the repayment of external loans are charged to the General Fund Balance in the Movement in Reserves Statement.

7. Revenue Expenditure Funded from Capital Under Statute

Legislation allows some expenditure to be classified as capital for funding purposes when it does not result in the expenditure being carried on the Balance Sheet as a Property Plant and Equipment. The purpose of this is to enable it to be funded from capital resources rather than being charged to the General Fund and have a direct impact upon Council Tax. These items are generally grants and expenditure on property not owned by the Council.

Such expenditure is charged to Cost of Services in the Comprehensive Income and Expenditure Statement but subsequently reversed in the Movement in Reserves Statement to the Capital Adjustment Account.

8. **Government Grants and Contributions**

Grants received are credited to the Comprehensive Income and Expenditure Statement when the income is recognised once conditions have been met. Revenue Grants specific to a particular service will be shown against the service expenditure line. General Revenue Grants, in the form of Revenue Support Grant and the contribution from the National Non-Domestic Rate Pool, and Capital Grants are credited and disclosed separately in the Taxation and Non-specific Grant Income line in the Comprehensive Income and Expenditure Statement.

Capital Grants and Capital Contributions will subsequently be transferred through the Movement in Reserves Statement to the Capital Adjustment Account or the Grants Unapplied Account, if expenditure has not been incurred.

If conditions have not been met, grants will be held as a creditor (Grants received in advance) on the Balance Sheet until conditions are met or grants are repaid.

9. **VAT**

VAT is accounted for separately and is not included in the Comprehensive Income and Expenditure Statement, whether of a capital or revenue nature. Input VAT, which is not recoverable from HM Revenue and Customs, will be charged to Service Revenue Accounts, or added to capital expenditure as appropriate. The Council's partial exemption status is reviewed on an annual basis.

10. **Heritage Assets**

Heritage assets are carried at valuation (e.g. insurance valuation) rather than fair value, reflecting the fact that exchanges of heritage assets are uncommon. Valuations are determined by the insurance valuation, or where not available the historical cost. Although there are no prescribed minimum periods for review, the assets will be reviewed in line with the insurance policy and material changes will be incorporated into the accounts. A de-minimis level has been set at £10,000 for heritage assets based on the method of valuation above.

11. **Assets Held for Sale (Current Assets)**

These assets have been declared surplus to the Council's operational requirements, are being actively marketed for disposal and have an estimated sale date within twelve months of the balance sheet date. They are reported on the Balance Sheet date at the lower of the carrying amount or the fair value (market value) of the asset less the costs to sell the asset. Assets held for sale are not subject to depreciation. Potential 'Right-to-buy' sales are not accounted for until the date of sale as they are not actively marketed in any conventional way.

12. **Intangible Assets**

Expenditure on assets that do not have physical substance but are identifiable and controlled by the Council (e.g. software licences) is capitalised when it will benefit the Council for more than one financial year.

An intangible asset is initially measured at cost but will be revalued where the fair value of the asset differs significantly from its carrying value. The depreciable amount is amortised over its useful economic life to the relevant service line in the

Comprehensive Income and Expenditure Statement but subsequently reversed through the Movement in Reserves Statement to the Capital Adjustment Account.

13. **Investment Assets**

These assets are held solely to earn rentals and/or capital appreciation . The property cannot be used for any other purpose to be classed as an investment asset.

They are held initially at cost and subsequently at fair value being the price that would be received to sell such an asset.

Properties are not depreciated but are revalued annually according to market conditions at the year-end.

14. **Property, plant and equipment**

14.1. **Recognition**

All expenditure on the acquisition, creation, or enhancement of these assets is capitalised on an accruals basis. These assets are depreciated on a straight line basis.

14.2. **Recognition Definition**

Property, plant and equipment are tangible assets (i.e. assets with physical substance) that are held for use in the production or supply of goods and services, for rental to others, or for administrative purposes, and expected to be used during more than one period.

The category is split into seven sub categories.

- Council Dwellings;
- Other Land and Buildings;
- Vehicles, Plant, Furniture and Equipment;
- Infrastructure Assets;
- Community Assets;
- Surplus Assets;
- Assets Under Construction.

The Accounting policy for each type of asset is detailed below:

14.3. **Council dwellings**

These assets are held on the balance sheet at fair value but discounted to allow for the Existing Use Value for Social Housing (EUV-SH).

An annual valuation is carried out by a qualified surveyor in accordance with the latest guidance issued by the Royal Institute of Chartered Surveyors (RICS) as at 31 March. Material changes will be reflected in the accounts if they arise after the valuation.

14.4. **Other Land and Buildings**

These assets are held on the balance sheet initially at cost however are revalued and updated with a desktop revaluation annually. All property and land will be fully valued at least once within the 5 year cycle.

IFRS requires the consideration of componentisation for material items of property, plant and equipment, where they are of a material financial nature or have

significantly differing life expectancies. The Council has set a minimum asset value of £1,000,000 and a component size of at least 10% of the value.

14.5. Vehicles, Plant, Furniture and Equipment

These assets are recognised in the balance sheet at cost and are subject to straight-line depreciation over the expected life of the asset.

14.6. Infrastructure Assets

These assets are recognised in the Balance Sheet at cost and are subject to straight-line depreciation over the expected life of the asset.

14.7. Community Assets

These are defined as assets that the local authority intends to hold in perpetuity, that have no determinable useful life and that may have restrictions on their disposal. Examples of community assets are parks and allotments. These assets are held on the Balance Sheet at historic cost and are not subject to revaluation or depreciation.

14.8. Assets under Construction

This covers assets currently not yet ready for operational purposes. The Council does not depreciate nor revalue assets under construction. These asset are held at cost on the balance sheet.

14.9. Surplus Assets

These assets are not being used to deliver services and are held at fair value which is the price that would be receivable if sold.

14.10. Valuations

Increases in valuations are matched by credits to the Revaluation Reserve to recognise revaluation gains. However, where the increased valuation follows a previous reduction in the carrying value below its historic cost, gains would be credited to the service expenditure in the Comprehensive Income and Expenditure Statement to reverse the loss previously charged to a service.

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

On revaluation, accumulated depreciation is written out.

14.11. Depreciation

Depreciation on assets with a finite useful life, in line with International Accounting Standard (IAS) 16, is calculated on a straight-line basis according to the following policy:

- All assets with a finite useful life are depreciated on a straight-line basis over the asset life. The life of buildings is reviewed as part of the asset revaluation. The life of vehicles, plant and equipment is generally taken to be five years, unless evidence exists to support a longer or shorter life.
- Newly acquired assets are depreciated in year one, starting in the quarter following their purchase; assets in the course of construction are not depreciated until they are ready for use, starting in the quarter following their completion.
- In accordance with recognised accounting practice, land owned by this Council is not depreciated.

For Council Dwellings, the Code allows authorities to use the Major Repairs Allowance as a proxy for depreciation for a five year period from 2012/13. Council Dwellings are revalued annually. Other HRA land and property are valued as above.

14.12. **Impairment of Non-current Assets**

A review for impairment of a non-current assets, whether carried at historical cost or valuation, is carried out at year-end to ascertain whether events or changes in circumstances indicate that the carrying amount of the asset may not be recoverable. Examples of events and changes in circumstances that indicate impairment may have been incurred include:

- a significant decline in the asset's fair value during the period;
- evidence of obsolescence or physical damage to the asset;
- a significant adverse change in the statutory or other regulatory environment in which the authority operates;
- a commitment by the authority to undertake a significant reorganisation.

In the event that an impairment is identified, the value will either be written off to the Revaluation Reserve where sufficient reserve levels for that asset exist, or written off to Service Expenditure through the Comprehensive Income and Expenditure Statement where the carrying value falls below the historic value of the asset. Any impairment at the Balance Sheet date is shown in the notes to the core financial statements, along with the name, designation and qualifications of the officer making the impairment.

If the impairment is identified on an investment property, the value is written out to the Financing and Investment Income line in the Comprehensive Income and Expenditure Statement.

14.13. **Gains or Losses on Disposal of Property Plant and Equipment**

When an asset is disposed of or de-commissioned, the carrying value of the asset and any receipts from the sale, together with the costs of disposal, are shown on the Other Operating Expenditure line in the Comprehensive Income and Expenditure Statement which, therefore, bears a net gain or loss on disposal. Where the receipt is in excess of £10,000, it is appropriated to the Capital Receipts Reserve, via the Movement in Reserves Statement, where it can be used for any approved capital purpose, e.g. for new capital investment. The carrying value of the disposed asset is appropriated to the Capital Adjustment Account from the Movement on Reserves Statement. Costs of disposal are accounted for within the Other Operating Expenditure line in the Comprehensive Income and Expenditure Statement.

15. **Leases**

A lease is an agreement whereby the lessor conveys to the lessee, in return for a payment or series of payments, the right to use an asset for an agreed period.

A finance lease is a lease that transfers substantially all the risks and rewards incidental to ownership of an asset. Title may or may not eventually be

transferred. An operating lease is a lease other than a finance lease. A definition of a lease includes hire purchase arrangements.

15.1. **Finance Leases**

As lessee, the Council shall recognise finance leases as assets and liabilities at amounts equal to the fair value of the property or, if lower, the present value of the minimum lease payments.

Minimum lease payments are apportioned between the finance charge (interest) and the reduction of the outstanding liability. The finance charge is calculated to produce a constant periodic rate of interest on the remaining balance of the liability.

The Council recognises an asset under a finance lease in the Balance Sheet at an amount equal to the net investment of the lease.

Assets recognised under a finance lease are depreciated; the depreciation policy for leased assets is consistent with the policy for other property, plant and equipment. Where it is not certain that ownership of the asset will transfer at the end of the lease, the asset is depreciated over the shorter of the lease term and its useful economic life. After initial recognition, assets recognised under a finance lease are subject to accounting policies in the same way as any other asset.

As lessor, the Council derecognises the asset and show this as a long term debtor. Lease rentals receivable are apportioned between a charge for the acquisition of capital (applied to write down the lease debtor) and finance income – which is credited to the Financing and Investment Income line in the Comprehensive Income and Expenditure Statement. The Code required this income to be treated as a capital receipt and therefore, it is reversed out via the Movement in Reserves Statement to the Capital Receipts Reserve. For finance leases that existed at 31st March 2010, regulations allow these capital receipts to remain credited to the Comprehensive Income and Expenditure Statement.

15.2. **Operating Leases**

Lease payments under an operating lease are recognised as an expense on a straight-line basis over the lease term unless another systematic basis is more representative of the benefits received by the Council.

16. **Current Assets and Liabilities**

16.1. **Short term Debtors and Creditors**

With exception set out above (policy no 2), the Revenue and Capital accounts of the Council are maintained on an accruals basis in accordance with the Code and other relevant IASs. That is, sums due to or from the Council during the year are included, whether or not the cash has actually been received or paid in the year.

16.2. **Inventories**

Stocks such as paper are inventories and are held at the price paid and this is a departure from the requirements of the Code and IAS 2, which requires stocks to be shown at actual cost or net realisable value if lower. The effect of the different treatment is immaterial given the low stock levels held.

16.3. Impairment Allowance for Bad and Doubtful Debts

The figure shown in the Statement of Accounts for Debtors is adjusted for bad debts. This amount is to provide for debts that are unlikely to be collected in future years. The percentage used to reduce the Debtors figure is based on historical evidence of collection and management judgements.

17. Contingent Assets and Contingent Liabilities

Contingent assets are not recognised in the Statement of Accounts. They are disclosed by way of notes if the inflow of a receipt or economic benefit is probable. Such disclosures indicate the nature of the contingent asset and an estimate of its financial effect.

Contingent liabilities are not recognised in the accounting statements. They are disclosed by way of notes if there is a possible obligation which may require a payment or a transfer of economic benefits. For each class of contingent liability, the nature of the liability is disclosed together with a brief description, an estimate of its financial effect, an indication of the uncertainties relating to the amount or timing of any outflow and the possibility of any reimbursement.

18. Short term and long term Provisions

The Council sets aside provisions for specific liabilities or losses which are likely or certain to be incurred, but the amounts or the dates on which they will arise are uncertain. The value of the provision must be the best estimate of the likely liability or loss. When utilised, the payment is charged to Provisions and not to Service Expenditure.

19. Reserves

The Council holds Usable and Unusable Reserves. Usable Reserves give the Council discretion to meet expenditure without having a direct impact on Council Tax. In contrast, Unusable Reserves do not give the Council such discretion and are kept to manage the accounting processes for non-current assets, financial instruments and employee benefits.

Usable Reserves are created when the Council sets aside specific amounts as reserves for future policy purposes or to cover contingencies. These reserves are created by appropriating amounts out of the General Fund Balance in the Movement in Reserves Statement. No expenditure is charged directly to a reserve but is charged to the service revenue account within the Comprehensive Income and Expenditure Statement; this is then offset by a reserve appropriation within the Movement in Reserves Statement. The exception is amounts required for the repayment of external loans and for financing capital expenditure from revenue sources. Where this applies, amounts are appropriated from the General Fund Balance in the Movement in Reserves Statement.

The General Fund Balance acts as a working contingency to meet unforeseen and unforeseeable costs including those relating to emergencies. Earmarked reserves, such as the repairs and renewals reserve, are for specific purposes. The Capital Receipts Reserve can only be used for certain statutory purposes such as financing capital expenditure.

The Major Repairs Reserve is required by statutory provision to be set up in relation to the Housing Revenue Account.

20. Employee Benefits

Three categories of employee benefits exist, under IAS 19 and IPSAS 25 Employee Benefits, as detailed below.

20.1. Benefits payable during employment

- Short-term employee benefits arise during a financial year or are those due to be settled within 12 months of the year-end. They include wages and salaries, paid annual leave and paid sick leave, bonuses and non-monetary benefits (e.g. cars) for current employees, and are recognised as an expense for services in the year employees render service to the Council.
- Benefits earned by current employees but payable twelve months or more after the end of the reporting period such as, long-service leave or jubilee payments and long-term disability benefits.

Where considered of a material nature these are accrued.

20.2. Termination benefits including Exit Packages

This covers costs that are payable as a result of either an employer's decision to terminate an employee's employment before the normal retirement date; or an employee's decision to accept voluntary redundancy in exchange for those benefits. These are often lump-sum payments, but also include enhancement of retirement benefits, and salary until the end of a specified notice period if the employee renders no further service that provides economic benefits to the entity.

In the event of notice of termination being served on an employee, the costs of redundancy are accrued to the year that the notice is served, but other costs will be charged to the year they are incurred. These costs are charged on an accruals basis to the appropriate service or, where applicable, to the Non Distributed Costs line in the Comprehensive Income and Expenditure Statement where the Council is committed to the termination of employment.

20.3. Post-employment benefits

As part of the terms and conditions of employment of its employees, the Council offers retirement benefits. Although these benefits will not actually be payable until employees retire, the Code requires the Council to account for this benefit at the time that employees earn their future entitlement. The amount charged to the Comprehensive Income and Expenditure Statement for employee's pensions is in accordance with IAS19 Retirement Benefits, subject to the interpretations set out in the Code. This is accounted for in the following ways:

- Pension liabilities, 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 and projected earnings for current employees etc.
- Liabilities are discounted to their value at current prices, using a discount rate based on the indicative rate of return.
- The assets of the pension fund attributable to the Council are included on 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 net pensions liability is analysed into five components:
 - Current service cost – the increase in liabilities as result of years of service earned this year – allocated in the Comprehensive Income and Expenditure Statement to the service where employees worked.
 - Past service cost – the increase in liabilities arising from current year decisions whose effect relates to years of service earned in earlier years – debited to the net cost of services in the Comprehensive Income and Expenditure Statement as part of the Non Distributable Costs.
 - Net interest on the net defined benefit liability (asset) – the change during the period in the net liability (asset) that arises from the passage of time. This is debited/ (credited) to the Financing and Investment Income and Expenditure line of the Comprehensive Income and Expenditure Statement.
 - Gains/losses on settlements and curtailments – the result of actions to relieve the Council of liabilities or actions that reduce the expected future service or actuarial benefits of employees - debited to the net cost of services in the Comprehensive Income and Expenditure Statement as part of the Non Distributable Costs.
 - Actuarial Gains and Losses – changes in the net pension liability that arise because events have not coincided with assumptions made at the last actuarial valuation or because the assumptions have been updated - debited to the Comprehensive Income and Expenditure Statement.

Under IAS 19, the Council recognises, as an asset or liability, the surplus/deficit in pension costs calculated in accordance with the standard. This surplus/deficit is the excess/shortfall of the value of assets when compared to the present value of the pension liabilities. Where the contributions paid into the Pension Fund do not match the change in the Council's recognised liability for the year, the recognised cost of pensions will not match the amount required to be raised in taxation. Any such mismatch is to be dealt with by an equivalent appropriation to or from the

Pension Reserve together with any actuarial gains/losses. The difference between the recognised net pension liability and the amounts attributed to this Council in Kent County Pension Fund are shown in the Balance Sheet as Pensions Liability and this is offset by the Pensions Reserve (an adverse balance).

The Local Government Pension Scheme, applicable to this Council, is administered locally by Kent County Council – this is a funded defined benefit final salary scheme, meaning that the Council and employees pay contributions into a fund, calculated at a level intended to balance the pension's liabilities with investment assets over the average future working life of its employees.

Contributions to the pension scheme are determined by the Fund's actuary on a triennial basis. The latest formal valuation of the Kent County Pension Fund was at 31 March 2013 and changes to contribution rates as a result of that valuation did take effect on 1 April 2014.

21. Financial Instruments

The Code has significant disclosure requirements relating to Financial Instruments (e.g. loans and investments). They relate to the identification of the various types of Financial Instruments, gains and losses arising from transactions during the year, comparative valuation statements, and the assessment of risks associated with holding Financial Instruments.

Detailed disclosure of the Council's holding of Financial Instruments is included in Note 18 on page 44.

21.1. Financial Liabilities

Financial liabilities are initially measured at fair value and carried at their amortised cost. Annual charges to the Financing and Investment Income 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 reconciliation of amounts charged to the Financing and Investment Income line in the Comprehensive Income and Expenditure Statement to the net charge required against the General Fund Balance is managed in the Movement in Reserves Statement by a transfer to or from Unusable Reserves (Financial Instruments Adjustment Account).

21.2. Financial Assets

Financial assets are classified into two types:

- loans and receivables – assets that have fixed or determinable payments, but are not quoted in an active market; and,
- Available-for-sale assets – assets that have a quoted market price and/or do not have fixed or determinable payments.

21.3. Loans and Receivables

Loans and receivables are initially measured at fair value and carried at their amortised cost. Annual credits to the Financing and Investment Income 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 loans that the Council has made, this means that the amount presented in the Balance Sheet is the outstanding principal receivable, and interest credited to the Comprehensive Income and Expenditure Statement is the amount receivable for the year in the loan agreement.

Where assets are identified as impaired because of a likelihood arising from a past event and payments due under the contract will not be made, the asset is written down and a charge made to the relevant service (where specific) or to the Financing and Investment Income line of the Comprehensive Income and Expenditure Statement.

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

21.4. Available-for-sale Assets

Available-for-sale assets are initially measured and carried at fair value. Where the asset has fixed or determinable payments, annual credits to the Financing and Investment Income line of the Comprehensive Income and Expenditure Statement for interest receivable are based on the amortised cost of the asset multiplied by the effective rate of interest for the instrument. Where there are no fixed or determinable payments, income (e.g. dividends) is credited to the Comprehensive Income and Expenditure Statement when it becomes receivable by the Council. Assets are maintained in the Balance Sheet at fair value.

Values are based on the following principles and are given a 'fair value level' based on the accuracy of the valuation (Level 1 being the most reliable estimate):

- Level 1 – fair value is only derived from quoted prices in active markets for identical assets or liabilities
- Level 2 – fair value is calculated from inputs other than those quoted prices that are observable for the asset or liability
- Level 3 – fair value is determined using unobservable inputs, e.g. non-market data such as cash flow forecasts or estimated credit worthiness

Changes in fair value are balanced by an entry in the Available-For-Sale Reserve and the gain/loss is recognised in the Surplus or Deficit on Revaluation of Available-for-Sale Financial Assets line in the Comprehensive Income and Expenditure Statement. Subsequently, this entry is reversed in the Movement in Reserves Statement and debited/credited to the Available-for-Sale Reserve. The exception is where impairment losses have been incurred – these are debited to the Financing and Investment Income line in the Comprehensive Income and Expenditure Statement, along with any net gain/loss for the asset accumulated in the Available-for-Sale Reserve.

Where assets are identified as impaired because of a likelihood arising from a past event and payments due under the contract will not be made, the asset is written

down and a charge made to the Financing and Investment Income line in the Comprehensive Income and Expenditure Statement.

Where fair value cannot be measured reliably, the instrument is carried at cost (less any impairment losses).

21.5. Financial Instrument Risk

The Code requires Authorities to estimate the “Fair Value” of their Financial Instruments and compare them with the carrying amounts which appear on the Balance Sheet. The Fair Value estimate will include the future discounted cash flows associated with the Council’s Financial Instruments as at 31 March and should reflect prevailing interest rates as at that date.

The Code identifies the following three types of risk associated with Financial Instruments:

- (a) Credit risk
- (b) Liquidity risk
- (c) Market risk

The Code requires Authorities to produce a sensitivity analysis, detailing the impact of a 1% interest rate change. A full assessment of these risks, including the sensitivity analysis, is included in Note 18 on page 44.

These disclosure requirements are equally applicable to outstanding debtors, see Note 20 on page 48 for an analysis of debtors. In addition to this, a provision for bad debts is also included in the Statement.

22. Cash and Cash Equivalents

Cash and cash equivalents include short-term, highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of change in value and are shown on the Balance Sheet at their nominal value; these include investments that can be accessed immediately without incurring a penalty, such as call accounts. Cash and cash equivalents are shown net of any bank overdraft that form part of the Council’s cash management.

23. Private Finance Initiative (PFI)

PFI contracts are agreements to receive services, where the responsibility for making available Property Plant and Equipment, needed to provide the services, passes to the PFI contractor. As the Council is deemed to control the services that are provided under its PFI schemes and as the ownership of the Property Plant and Equipment will pass to the Council at the end of the contract at no charge, the Council carries the Property Plant and Equipment used under the contract on the Balance Sheet.

The original recognition of these Property Plant and Equipment was balanced by the recognition of a liability for the amounts due to the scheme operator to pay for the assets net of any capital contributions made.

The stock is recognised at market value less the EUV-SH factor and additions are measured at cost as per the contractor model. Lifecycle costs are accounted for when they occur.

Property Plant and Equipment recognised on the Balance Sheet are revalued and depreciated in the same way as property, plant and equipment owned by the Council.

The amounts payable to the PFI operators will be analysed into the following elements:

- Fair value of the services received during the year;
- Finance charge – an interest charge on the balance sheet liability;
- Payment towards the liability.

24. **Group Accounts**

Group Accounts will be prepared in accordance with IFRS 10 (consolidated financial statements) and IFRS 12 (disclosure of interest in other entities), where it is considered that the Council has a material interest in subsidiaries.

Where applicable the following principles will be followed:

Basis of Consolidation

Group Accounts will be prepared on the basis of a full consolidation of the financial transactions and balances of the Council and a relevant subsidiary. Any gains and losses arising from a subsidiary will be fully reflected in the Comprehensive Income and Expenditure Statement, Balance Sheet, Movement in Reserves Statement and Cashflow Statement within the Group column.

Accounting Policies

Group Accounts will be prepared using consistent accounting policies where possible, where there are conflicting policies with IFRS requirements then the requirements of the Code of practice for Local Authority accounting will be adopted for consolidation purposes.

Where Intra-group charges occur they will be removed during consolidation of the accounts

Whether to group account is determined by Qualitative and Quantitative materiality, therefore when considering whether to group not only the values are relevant, the interest to all stakeholders is also taken into account.

25. **Exceptional Items and Prior Year Adjustments**

Exceptional items are included in the cost of the service to which they relate, or on the face of the Comprehensive Income and Expenditure Account if that degree of prominence is necessary in order to give a fair presentation of the accounts. An adequate description of each exceptional item is given within the notes to the accounts.

Prior year adjustments arise as a result of a change in accounting policies or to correct a material error. When either of the circumstances applies, the Council will show the extent of the adjustment in a table reconciling the adjusted opening and closing balances and/or comparative amounts shown for a prior period.

26. **Events after the Balance Sheet Date**

Where an event occurs after the Balance Sheet date, favourable or unfavourable, which provides evidence of conditions that existed at the Balance Sheet date, the amounts in the Statement of Accounts and any affected disclosures should be adjusted.

Where an event occurs after the Balance Sheet date and is indicative of conditions that arose after the Balance Sheet date the amounts recognised in the Statement of Accounts should not be adjusted but a disclosure made including:

- the nature of the event;
- an estimate of the financial effect.

Events after the Balance Sheet date should be reflected up to the date when the Statement of Accounts is authorised for issue as per the approved policies by the council.

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

'The Code' requires disclosure of the impact (where material) of an accounting change required by these 'new' standards. This requirement applies to those standards that come into effect for financial years commencing on or before 1 January of the financial year in question (i.e. on or before 1 January 2016 for 2015/16).

The following apply to these Financial Statements:

- Amendments to IAS 19, Employee Benefits
- Annual Improvements to IFRSs 2010-2012 Cycle
- Amendments to IFR 11 Joint Arrangements
- Amendments to IAS 16 Property, Plant & Equipment and IAS 38 Intangible Assets
- Annual Improvements to IFRSs 2012-2014 Cycle
- Amendment to IAS 1 Presentation to Financial Statements

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. The critical judgements made in the Statement of Accounts are

- The Council has set budgets, and its medium term financial plans, on the basis of central funding already announced by the Government. If these were to change in the near future, it may well arise that an adjustment in local services will be required to enable the Council to continue as a 'going concern'.
- From April 2013, changes in the accounting for business rates means that the Council is at risk if income is lower than the threshold set by government. In particular, this will be affected by the level of successful appeals by ratepayers against their rateable value, last determined by the Valuation Office Agency with effect from 2010 (some appeals may also be against the 2005 Valuation List). The Council's budget takes into account the possible effect of these changes but, if these exceed estimates made, the Council will need to make future provision. The Council has not made a provision for unlodged appeals, the Council believe that larger businesses will be equipped to lodge appeals at the earliest opportunity and only smaller business will delay in appealing, based on this it is estimated that any appeal will not be material to the accounts.
- The accounts have been prepared on the basis that local authorities can recover VAT incurred on the supply of good and services. However, in certain circumstances, VAT is not recoverable. e.g. VAT partial exemption. When this exceeds 5% of total input VAT for the authority, it must repay all of the VAT it has recovered in relation to its exempt supplies during the financial year. This situation is constantly under review and the Council does not expect the 5% limit to be exceeded.
- The Council places reliance on external property valuers, actuaries and other professionals for valuations and/or consideration of impairment of its property assets, and pension valuations. Should these be found to be inaccurate, the Council faces the risk of its accounts being qualified. To mitigate this, the Council seeks advice from reputable professionals only.
- The valuers have made a number of assumptions when valuing the Council's properties based on current market conditions. If the valuations were made under different assumptions, there could be significant changes in the accounts.
- The Council has an interest in two subsidiary companies, when determining whether the Council should consolidate factors in relation to qualitative and quantitative elements are used. Following an assessment the Council consolidated A Better Choice for Property based on materiality for both factors. A Better Choice for Building Consultancy has not been consolidated based on it not only being monetarily immaterial but its operations are also very small and not significant based on other Council operations.

4. Assumptions Made about the Future and Other Major Sources of Estimation Uncertainty

The items in the Authority's Balance Sheet at 31 March 2016 for which there is a significant risk of material adjustment in the forthcoming financial year are as follows:

Item	Uncertainties	Effect if Actual Results Differ from assumptions
Pensions	<p>Estimation of the net liability to pay pensions depends on a number of complex judgements relating to the discount rate used, the rate at which salaries are projected to increase, changes in retirement ages, mortality rates and expected returns on pension fund assets.</p> <p>A firm of actuaries is engaged to provide the Authority with expert advice about the assumptions to be applied.</p>	<p>A 0.1% change in the discount rate (the iBoxx Corporate Bond Index) would result in a change in the liability of £2.6m.</p> <p>A 1 year change in the mortality assumption would result in a £4.6m change in the pension liability.</p>
NNDR appeals liability	<p>From April 2013, the Council was responsible for refunding successful appeals against past NNDR liabilities. An estimate of the possible effect on this Council has been taken into account in these accounts and future funding assumptions. This estimate has been made using the Councils historic experience of appeals with on average 28% of appeals successful resulting in an average 11% movement in rateable value.</p>	<p>If the level of successful appeals exceeds the assumptions already made, the cost will be met from future budgets.</p>
Recovery of Benefit over-payments	<p>These accounts assume that the Council will continue to be able to recover overpaid benefit from Benefit Claimants.</p>	<p>Should the changes being considered by the Government restrict the ability of local authorities to pursue such debts, write-offs of uncollected debt will have to be met from future budgets.</p>
Impairment Allowance for Bad	<p>The Council has impairment allowances for bad debts totalling £3,493,000 approximately 47% of</p>	<p>Any decline in rates of collection for debt would result in a need to</p>

Item	Uncertainties	Effect if Actual Results Differ from assumptions
Debts	the value outstanding debt, compared to £4,126,000 approximately 44% in 2014/15.	increase the allowance.

5. Amounts Reported for Resource Allocation Decisions

The income and expenditure of the Authority's principal services recorded in the budget reports for the year is as follows:

2014/15 Net expenditure £'000		2015/16 Expenditure £'000	2015/16 Income £'000	2015/16 Net expenditure £'000
1,603	Corporate, Strategy & Personnel	1,658	(65)	1,592
1,190	Legal & Democratic Services	1,490	(173)	1,317
2,024	Planning & Development	4,045	(1,907)	2,138
2,092	Financial Services	43,705	(41,777)	1,928
240	Communications and Technology	356	(67)	289
1,361	Housing Services	2,498	(1,706)	791
3,353	Environmental & Customer Services	4,310	(1,004)	3,305
119	Health, Parking & Community Safety	3,364	(2,842)	522
178	Corporate Property & Projects	2,002	(3,327)	(1,325)
1,616	Culture and the Environment	4,541	(371)	4,170
13,776	Service Expenditure	67,969	(53,239)	14,727
287	Levies & Grants			281
	<i>Funded by:</i>			
(5,780)	Government Grant			(5,469)
(3,137)	Retained Business Rates			(3,216)
(6,086)	Council Tax			(6,263)
(940)	Controllable items			60
(938)	Capital Charges & Interest			(2,341)
1,734	Transfer to/from reserves			2,366
160	Other			(58)
16	Outturn - (suplus)/deficit			27

Reconciliation of Service Income and Expenditure to Cost of Services in the Comprehensive Income and Expenditure statement

2014/15		2015/16		
Totals per CI&ES		Totals per Resources Allocations	Adjustments per Accounting Code	Totals per CI&ES
£'000		£'000	£'000	£'000
(39,598)	Fees, charges and other service income	(15,101)	(28,512)	(43,613)
(38,366)	Grants	(38,139)	(1,976)	(40,115)
(77,964)	Total Income	(53,240)	(30,488)	(83,728)
15,465	Employees	14,058	2,590	16,648
8,588	Premises	4,773	4,100	8,873
49,854	Supplies and Services	48,189	2,806	50,995
654	Transport	509	197	706
8,911	Recharged from other accounts	(11,758)	1,024	(10,734)
(18,451)	Recharged to other accounts	9,093	12,299	21,392
1,290	Capital Charges	1,668	(3,488)	(1,820)
(2,721)	Transfers To/From Reserves	1,436	(1,341)	95
63,590	Total Expenditure	67,968	18,187	86,155
(14,374)	Cost of Services	14,728	(12,301)	2,427
1,372	Parish Council Precepts & Levies	281	1,194	1,475
432	Payments to housing capital receipts pool	0	494	494
(1,405)	Gain or loss on disposal of non-current assets	0	(1,022)	(1,022)
4,983	Interest payable and similar charges	(1,628)	6,550	4,922
2,482	Pension interest cost and expected return on pensions assets	0	2,319	2,319
(472)	Interest receivable and similar income	(713)	0	(713)
(7,268)	Council Tax income	(6,264)	(1,322)	(7,586)
(2,322)	Non-domestic rates	(3,216)	887	(2,329)
(6,878)	Non-ringfenced government grants	(5,469)	(682)	(6,151)
(1,319)	Capital grants and contributions	0	(2,982)	(2,982)
(24,769)	(Surplus) or Deficit on Provision of Services	(2,281)	(6,865)	(9,146)
0	Capital Charges & Interest	(58)	58	0
0	Transfer to/from reserves	2,366	(2,366)	0
3,745	Other Comprehensive Income and Expenditure	0	(23,006)	(23,006)
	Totals of Resources Allocations and Code adjustments	27	(32,179)	
(21,024)	Total Comprehensive Income and Expenditure			(32,152)

This reconciliation shows how the figures in the analysis of directorate income and expenditure relate to the amounts included in the Comprehensive Income and Expenditure Statement.

6. Members' Allowances

The Authority paid the following amounts to Members of the Council during the year:

2014/15 £'000		2015/16 £'000
314	Allowances	329
13	Expenses	11
<u>327</u>		<u>340</u>

7. Officers' Remuneration

This note provides the details of Senior Officers' remuneration and the numbers of employees whose remuneration falls into the categories shown. 'Remuneration' for this purpose, means taxable pay, and includes the tax value of other benefits e.g. leased cars, and termination payments. Figures within this note will exclude any payments covered by confidentiality agreements.

Senior Employee Remuneration 2015/16

2015/16		Pay & expenses *	Compensation for Loss of Office	Benefits in kind	Total	Pension contributions	Total remuneration
		£'000	£'000	£'000	£'000	£'000	£'000
Chief Executive +	**	117			117	15	132
Chief Executive +	***	11			11	1	12
Deputy Chief Executive & CFO +		82		4	86	8	94
Corporate Director(Operations)	****	28			28	3	31
Head of Culture & the Environment		83			83	10	93
Head of Community & Housing		47			47	6	53
Head of Corporate Property & Projects	*****	27		4	31	4	35
Head of Communications & Technology		83	30		113	10	123
Head of Legal and Democratic Services +		75		4	79	10	89
Head of Planning & Development		90		4	94	12	106
		<u>643</u>	<u>30</u>	<u>16</u>	<u>689</u>	<u>79</u>	<u>768</u>

*Where an officer is entitled to a lease car, they may instead take a 'cash alternative'. Where this is the case the cash alternative is shown under 'Salary', but where a lease car is taken, the taxable benefit is shown under 'Benefits in Kind'. The taxable benefit is not the same value as the subsidy paid by the Council to the employee.

**The Chief Executive resigned with effect from 20 February 2016 on an annualised salary of £121,413.

***New Chief Executive started with effect from 20 February 2016 on an annualised salary of £99,357.

****Head of Community & Housing appointed Corporate Director (Operations) from 1 November 2015 on an annualised salary of £81,852.

*****Head of Corporate property & Projects appointed with effect from 1st November 2015 on an annualised salary of £61,503
+ Officers that also fulfil statutory roles.

Senior Employee Remuneration 2014/15 comparators

2014/15	Pay & expenses * restated £'000	Compensation for Loss of Office £'000	Benefits in kind restated £'000	Total £'000	Pension contributions £'000	Total remuneration £'000
Chief Executive +	129			129	17	146
Deputy Chief Executive & CFO +	94		5	99	13	112
Head of Culture & the Environment	88		1	89	10	99
Head of Community & Housing	82			82	10	92
Head of Communications & Technology	76			76	10	86
Head of Legal and Democratic Services +	73		5	78	10	88
Head of Planning & Development	89		4	93	12	105
	<u>631</u>	<u>0</u>	<u>15</u>	<u>646</u>	<u>82</u>	<u>728</u>

Other Employee Remuneration by Band

2014/15	Remuneration bands	2015/16
<i>nos</i>		<i>nos</i>
16	£50,000 - £54,999	18 *
10	£55,000 - £59,999	7
6	£60,000 - £64,999	5
1 *	£65,000 - £69,999	4 *
<u>33</u>		<u>34</u>

If figures are marked with an * this indicates bands which include officers who have received redundancy payments within their remuneration for the year.

The bandings only include the remuneration of senior employees and relevant officers which have not been disclosed individually above.

8. Termination Benefits

The Authority terminated the contracts of eight employees in 2015/16 incurring liabilities of £147,451 (£116,594 in 2014/15).

2014/15			2015/16	
Voluntary <i>nos</i>	Compulsory <i>nos</i>	Exit package cost band (including special payments)	Voluntary <i>nos</i>	Compulsory <i>nos</i>
	3	£0 - £19,999		4
1		£20,000 - £39,999		4
	1	£40,000 - £59,999		
<u>1</u>	<u>4</u>	Total number included in bandings and in CIES	<u>0</u>	<u>8</u>

9. External Audit Costs

In 2015/16, Ashford Borough Council paid the following fees relating to external audit and inspection:

2014/15			2015/16	
£'000			£'000	
80		Fees payable with regard to external Audit services carried out by the appointed Auditor for the year		60
14		Fees payable for the certification of grant claims and returns		8
<u>94</u>				<u>68</u>

10. Grant Income

The Authority credited the following material government grants and contributions to the Provision of Services in the Comprehensive Income and Expenditure Statement.

2014/15			2015/16	
£'000	£'000		£'000	£'000
		<i>Credited to Cost of Services</i>		
42		CLG: Homeless Initiatives	0	
100		CLG: Major Sites Planning Grant	95	
204		DWP: Discretionary Housing Payments	149	
548		DWP: Benefit Administration Subsidy	469	
36,230		DWP: Benefits Subsidy	36,123	
30		Home Office: Community Safety	0	
<u>606</u>	<u>37,760</u>	Other government grants	<u>658</u>	<u>37,494</u>
288		KCC: Recycling Credits	272	
118	406	Preceptor Funding For CT Support Scheme	119	391
	<u>38,166</u>	Total credited to Cost of Services		<u>37,885</u>
		<i>Credited to Taxation and Non-specific Grant Income</i>		
		Non-ringfenced government grants:		
2,879		- Rate Support Grant	2,046	
1,036		- S31 Grant NNDR	886	
69		- Council Tax Freeze Grant	69	
2,875		- New Homes Bonus	3,150	
<u>1,319</u>		- Capital grants and contributions	<u>2,982</u>	
	<u>8,178</u>			<u>9,133</u>
	<u>46,344</u>			<u>47,018</u>

11. Transfers to/from Earmarked Reserves

This note sets out the amounts set aside from the General Fund and HRA balances in earmarked reserves to provide financing for future expenditure plans and the amounts posted back from earmarked reserves to meet General Fund and HRA expenditure in 2015/16.

	Balance at 31st	2015/16		Balance at 31st
	March 2015	Transfers In	Transfers Out	March 2016
	£'000	£'000	£'000	£'000
Fund future expenditure	(5,931)	(2,258)	980	(7,209)
Provide for the maintenance of an asset	(3,950)	(785)	3,193	(1,542)
Required by statute reserves	(223)	(75)	0	(298)
Developer contributions	(5,500)	(2,726)	1,111	(7,115)
	<u>(15,604)</u>	<u>(5,844)</u>	<u>5,284</u>	<u>(16,164)</u>

	Balance at 31st	2014/15		Balance at 31st
	March 2014	Transfers In	Transfers Out	March 2015
	£'000	£'000	£'000	£'000
Fund future expenditure	(3,393)	(3,481)	943	(5,931)
Provide for the maintenance of an asset	(4,000)	(426)	476	(3,950)
Required by statute reserves	(240)	0	17	(223)
Developer contributions	(6,455)	(872)	1,827	(5,500)
	<u>(14,088)</u>	<u>(4,779)</u>	<u>3,263</u>	<u>(15,604)</u>

The Purpose of the Earmarked Reserves

The Council has established a number of earmarked reserves for specific purposes. These reserves broadly fall into four classifications:

Fund future expenditure – These have been established specifically to manage fluctuations in expenditure in the future or provide for specific risks that may need to be funded. Examples of these reserves are:

- Elections reserve
- Interest rate reserve
- Members' IT reserve
- Planning appeals
- Hopewell twinning reserve
- Section 106 monitoring fee

Provide for the maintenance of an asset – A general reserve has been established to provide for the maintenance of the Council's assets, in addition to this a number of leases require the Council to put aside money to cover future maintenance liabilities.

Required by statute reserves – A number of the Council's revenue generating activities are governed by statutory provisions that require the Council to breakeven over a number of years. Any surplus generated by these activities is allocated to these reserves to offset future deficits, for example land charges and building control surplus.

Developer contributions – As part of the Planning process developers can be required to pay sums to the Council for the provision and maintenance of community facilities and open space. Often the payment of these amounts occurs over a number of years and is linked to the progress of the development. These monies are held in reserves until needed.

12. Property, Plant and Equipment

Property, Plant & Equipment 2015/16	Council dwellings	Other land & buildings	Vehicles, plant, furniture & equipment	Infra-structure assets	Community assets	Surplus assets	Assets under construction	Total property, plant & equipment	PFI assets included in Property, plant & equipment
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
<i>Cost or Valuation</i>									
1 April 2015	367,633	85,217	4,098	2,181	1,048	985	5,400	466,562	14,605
Additions	10,967	4,903	333	17	0	384	1,963	18,567	5
Revaluation recognised in the Revaluation Reserve	301	12,324	0	0	669	1,528	0	14,822	
Revaluation recognised in the Provision of Services	(396)	4,397	0	0	0	0	0	4,001	(3)
Derecognition - disposals	(3,221)	(52)	0	0	0	0	0	(3,273)	(43)
Transfer between claesses of Assets	3,081	1,831	0	1	0	(368)	(5,295)	(750)	0
31 March 2016	378,365	108,620	4,431	2,199	1,717	2,529	2,068	499,929	14,564
<i>Accumulated Depreciation and Impairment</i>									
1 April 2015	(134,633)	(13,090)	(3,300)	0	(232)	(16)	0	(151,271)	(19)
Depreciation charge	(5,367)	(1,522)	(116)	0	(6)	0	0	(7,011)	(340)
Depreciation written out - Revaluation Reserve	24	1,499	0	0	8	0	0	1,531	
Depreciation written out - Provision of Services	5,343	901	0	0	0	0	0	6,244	340
Impairment recognised in the Revaluation Reserve	(24)	(1,708)	0	0	0	0	0	(1,732)	
Impairment recognised in the Provision of Services	(11,847)	(277)	0	0	0	0	0	(12,124)	(3)
Derecognition - disposals	0	3	0	0	0	0	0	3	
31 March 2016	(146,504)	(14,194)	(3,416)	0	(230)	(16)	0	(164,360)	(22)
<i>Net book value</i>									
31 March 2016	231,861	94,426	1,015	2,199	1,487	2,513	2,068	335,569	14,542
31 March 2015	233,000	72,127	798	2,181	816	969	5,400	315,291	14,586

Property, Plant and Equipment continued

Property, Plant & Equipment 2014/15	Council dwellings	Other land & buildings	Vehicles, plant, furniture & equipment	Infra-structure assets	Community assets	Surplus assets	Assets under construction	Total property, plant & equipment	PFI assets included in Property, plant & equipment
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
<i>Cost or Valuation</i>									
1 April 2014	339,134	66,039	3,755	629	1,036	984	3,468	415,045	13,175
Additions	11,536	10,804	343	872	0	0	3,514	27,069	9
Revaluation recognised in the Revaluation Reserve	109	6,366	0	0	12	1	0	6,488	0
Revaluation recognised in the Provision of Services	17,564	2,039	0	0	0	0	0	19,603	1,460
Derecognition - disposals	(1,612)	(31)	0	0	0	0	0	(1,643)	(39)
Derecognition - other	0	0	0	0	0	0	0	0	0
Assets reclassified (to)/from Held for Sale	0	0	0	0	0	0	0	0	0
Transfer between claesses of Assets	902	0	0	680	0	0	(1,582)	0	0
31 March 2015	367,633	85,217	4,098	2,181	1,048	985	5,400	466,562	14,605
<i>Accumulated Depreciation and Impairment</i>									
1 April 2015	(128,480)	(11,625)	(3,198)	0	(243)	(16)	0	(143,562)	1
Depreciation charge	(5,376)	(1,156)	(102)	0	(3)	(1)	0	(6,638)	(337)
Depreciation written out - Revaluation Reserve	16	1,007	0	0	14	1	0	1,038	
Depreciation written out - Provision of Services	5,377	1,379	0	0	0	0	0	6,756	337
Impairment recognised in the Revaluation Reserve	0	(34)	0	0	0	0	0	(34)	
Impairment recognised in the Provision of Services	(6,170)	(2,663)	0	0	0	0	0	(8,833)	(20)
Derecognition - disposals	0	2	0	0	0	0	0	2	0
31 March 2015	(134,633)	(13,090)	(3,300)	0	(232)	(16)	0	(151,271)	(19)
<i>Net book value</i>									
31 March 2015	233,000	72,127	798	2,181	816	969	5,400	315,291	14,586
31 March 2014	210,654	54,414	557	629	793	968	3,468	271,483	13,176

Surplus Assets

During the year the Council purchased development land at Elwick Road to enable the Elwick Place development. This project will consist of a multiplex cinema, hotel and restaurants. This land is currently classed as Surplus as at this time it is non-operational, this treatment is set out in the Code of Practice on Local Authority Accounting and is an interim classification until the project commences.

The surplus assets has been valued using IFRS13 fair value level 2 as there are significant observable inputs using land prices in the local authority area.

2014/15		2015/16
£'000		£'000
0	Land at Elwick Road	1,875
583	Land at Coneybeare, Torrington Road	607
386	Various other land sites	31
<u>969</u>		<u>2,513</u>

Movement of Surplus Assets	1st April	Additions & disposals	Transfer between classes of assets	Revaluation gains/ losses	31st March
	£'000	£'000	£'000	£'000	£'000
2015/16	969	384	(368)	1,528	2,513
2014/15	968	0	0	1	969

Asset Valuation

A valuation exercise and impairment review was completed by external qualified (RICS) valuers, Wilkes Head and Eve LLP, in accordance with the relevant guidance.

Depreciation

The useful lives and depreciation rates have been used in the calculation of depreciation:

- Council Dwellings – the Council uses the Major Repairs Allowance as a proxy for depreciation between 25-60 years
- Other Land and Buildings – the useful life estimated by a qualified valuer between 15-60 years
- Vehicles, Plant, Furniture & Equipment – subject to professional view on life between 5-15 years.
- Infrastructure – the useful life estimated between 15-60 years

13. Revaluation Gains and Impairments

There have been valuation movements of the HRA Dwellings. Please see the HRA supplementary statement, note 7 on page 67.

General Fund land and buildings were revalued as at 31st March 2016 (based on 31st January 2016 information), there have been total downward valuations of £1,850,988, for which £265,185 written out through the CIES, with the remaining reversing previous year's gains through the Revaluation Reserve.

Revaluation gains amounted to £19,610,249, of which £14,323,577 was written to the Revaluation Reserve with the remaining £5,286,672 written through the CIES to reverse previous year impairments.

Assets were valued using information available at 31 January 2016 based on expected valuations as at 31 March 2016. The valuers have reported that there no further material changes required.

14. Investment Properties (Group Accounts)

Investment properties are wholly owned with the A Better Choice for Property Ltd. Property valuations were made by an independent valuer TaylorRiley Stafford, external qualified (RICS) valuers and are reflected in the group statement and the tables below.

The accuracy of the fair value measurement is classified by 'fair value levels' which are shown under financial instruments at note 19, the valuation of the property portfolio are assessed at level 2.

The cashflow statement has the movements to reflect these purchases.

Group Position 2014/15 £'000		Group Position 2015/16 £'000
1,096	Property Portfolio - Dwellings (A Better Choice for Property)	3,227
<u>1,096</u>		<u>3,227</u>

Movements in Investment Property (A Better Choice for Property)	1st April £'000	Additions & disposals £'000	Revaluation gains/ losses £'000	31st March £'000
2015/16	1,096	2,019	112	3,227
2014/15	0	1,113	(17)	1,096

15. Heritage Assets

Following the adoption of FRS30 Heritage assets have been identified and disclosed in these accounts, the following assets are disclosed in the Balance Sheet:

2014/15		2015/16
£'000		£'000
1,571	Windmills at Woodchurch & Willesborough	1,001
366	Doctor Wilkes Hall	403
750	Hubert Fountain (Victoria Park)	750
242	Mayor's regalia, including mace and badges	261
<u>2,929</u>		<u>2,415</u>

During 2015/16 insurance valuations on the above assets were sought and this resulted in Woodchurch and Willesborough windmills downward revaluation of £570,000. Doctor Wilkes Hall increased in value by £37,000 and the Major's regalia increased by £19,000.

The Council also owns a number of other assets predominately held for heritage reasons, and it has not been possible to obtain valuations for them. These assets are:

- The World War mark IV tank in the town centre
- St Mary's Church ruins, Little Chart
- Ancient Monument - Boys Hall Moat, Orbital Park
- War Memorial (shelter) WM2687, Kennington
- Martyrs Seat, Queen Mothers Park, Hythe Road
- Remains of Roman roadside settlement (Westhawk Farm)
- WWII Pill Box (Westhawk Farm)
- War Memorial, within the Memorial Gardens, Ashford Town Centre

16. Capital Expenditure and Capital Financing

2014/15 £'000		2015/16 £'000
147,273	<i>Opening Capital Financing Requirement</i>	156,021
	<i>Capital investment:</i>	
27,069	Property, Plant and Equipment	18,567
32	Intangible Assets	3
838	Revenue Expenditure funded from Capital under Statute	1,021
27,939		19,591
	<i>Sources of Finance:</i>	
(1,465)	Capital Receipts	(1,280)
(1,316)	Government grants and contributions (received in year)	(1,828)
(10)	Government grants and contributions (brought forward)	(80)
(9,464)	Major Repairs Reserve	(4,816)
(12,255)		(8,004)
	Sums set aside from revenue	
(6,084)	- Direct revenue contributions	(8,722)
(852)	- Minimum revenue provision (MRP)	(944)
(6,936)		(9,666)
156,021	<i>Closing Capital Financing Requirement</i>	157,942
	<i>Explanation of movements in year</i>	
9,599	Increase in underlying need to borrowing (unsupported by government financial assistance)	2,864
(852)	Provision for the repayment of debt	(944)
8,747		1,920

17. Capital Commitments

At 31 March 2016, the Council has an approved capital programme for future years budgeted to cost £38.9m. The major capital commitments are:

2014/15 £'000		2015/16 £'000
0	Spearpoint pavilion	605
	<i>Housing Revenue Account - Major Projects</i>	
10,700	Farrow Court Sheltered Housing Redevelopment	6,600
3,500	New Build Programme	0
	<i>Housing Revenue Account - Existing Stock</i>	
560	Heating programme	150
1,170	Kitchen Installations	870
230	Electrical refurbishment	0
950	Bathrooms	0
120	Water mains	206
630	Roof replacements/works	120
0	Re-pointing external walls	250

18. Financial Instruments

Long-term 31 March 2015 £'000	Current £'000		Long-term 31 March 2016 £'000	Current £'000
	5,073	<i>Cash and Cash Equivalents</i>		4,278
		<i>Investments</i>		
5,500	5,051	Loans and receivables	5,500	3,047
6,830		Available-for-sale financial assets	11,242	
<u>12,330</u>	<u>5,051</u>	<i>Total Investments</i>	<u>16,742</u>	<u>3,047</u>
		<i>Debtors</i>		
	1,340	Trade Debtors		1,550
2,715		Financial assets carried at contract amounts	4,600	
<u>2,715</u>	<u>1,340</u>	<i>Total included in Debtors</i>	<u>4,600</u>	<u>1,550</u>
		<i>Borrowings</i>		
(119,664)	(38)	Financial liabilities at amortised cost	(117,664)	(2,038)
<u>(119,664)</u>	<u>(38)</u>	<i>Total included in Borrowings</i>	<u>(117,664)</u>	<u>(2,038)</u>
		<i>Other Long-term Liabilities</i>		
(23,065)	(773)	PFI and finance lease liabilities	(22,439)	(626)
<u>(23,065)</u>	<u>(773)</u>	<i>Total Other Long-term Liabilities</i>	<u>(22,439)</u>	<u>(626)</u>
		<i>Creditors</i>		
	(7,098)	Financial liabilities at amortised cost		(7,695)
(119)		Financial liabilities carried at contract amounts	(119)	
<u>(119)</u>	<u>(7,098)</u>	<i>Total Creditors</i>	<u>(119)</u>	<u>(7,695)</u>

Financial assets carried at contract amounts include loans to the Council's property company, A Better Choice Property Ltd amounting to £3,063,071 as at 31 March 2016 (£1,120,000 as at 31 March 2015). These loans are secured against charges on the properties acquired by the Property Company.

2014/15 £'000		2015/16 £'000
4,983	Interest payable	4,922
(472)	Interest Income	(713)
(718)	Surplus arising from the revaluation of financial assets	(380)
<u>3,793</u>	<i>Net gains/loss for the year</i>	<u>3,829</u>

Fair Values of Assets and Liabilities

Not all of the Financial Instruments are carried in the Balance Sheet at fair value. In particular, long-term loans, receivables and financial liabilities are carried at amortised cost.

Balance sheet and fair values are shown in the tables below, split by their level in the fair value hierarchy:

- Level 1 – fair value is only derived from quoted prices in active markets for identical assets or liabilities
- Level 2 – fair value is calculated from inputs other than those quoted prices that are observable for the asset or liability
- Level 3 – fair value is determined using unobservable inputs, e.g. non-market data such as cash flow forecasts or estimated credit worthiness

Balance Sheet	Fair Value		Fair Value Level	Balance Sheet	Fair Value
31 March 2015				31 March 2016	
£'000	£'000			£'000	£'000
		Financial Liabilities held at Amortised Cost:			
(119,664)	(133,071)	Long Term loans from PWLB	2	(117,664)	(128,783)
(23,838)	(30,968)	PFI Liabilities	3	(23,065)	(29,822)
(119)	(349)	Lease Payables	3	(119)	(346)
<u>(143,621)</u>	<u>(164,388)</u>	TOTAL		<u>(140,848)</u>	<u>(158,951)</u>
(7,498)		Liabilities for which fair value is not disclosed *		(11,730)	
<u>(151,119)</u>		TOTAL FINANCIAL LIABILITIES		<u>(152,578)</u>	
		*Recorded on balance sheet as:			
(7,460)		Short-term creditors		(9,692)	
(38)		Short-term borrowing		(2,038)	
<u>(7,498)</u>				<u>(11,730)</u>	

Balance Sheet	Fair Value		Fair Value Level	Balance Sheet	Fair Value
31 March 2015				31 March 2016	
£'000	£'000			£'000	£'000
		Financial assets held at fair value:			
	0	Money market funds	1		2,503
	0	Equity funds	1		3,982
	6,830	Property fund	1		7,160
	0	Shares in A Better Choice for Property Ltd.	3		100
		<i>Financial assets held at amortised cost:</i>			
5,500		Long-term loans to local authorities	2	5,500	
<u>5,500</u>	<u>6,830</u>	TOTAL		<u>5,500</u>	<u>13,745</u>
14,179		Assets for which fair value is not disclosed *		12,687	
<u>19,679</u>		TOTAL FINANCIAL ASSETS		<u>18,187</u>	
		* Recorded on balance sheet as:			
1,340		Short-term debtors		1,550	
5,051		Short-term investments		3,047	
2,715		Long-term debtors		4,600	
5,073		Cash and Cash Equivalents		3,490	
<u>14,179</u>				<u>12,687</u>	

* The fair value of trade and other receivables (e.g. debtors) is taken to be the invoiced or billed amount.

Fair values have been determined with reference to Arlington Close or Bloomberg where applicable.

The fair value of shares acquired in the Council's wholly owned subsidiary 'A Better Choice for Property Ltd. are equal to cost until sufficient trading history is available to determine a more accurate fair value.

Long term debtors are carried at amortised cost.

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

19. Nature and Extent of Risks Arising from Financial Instruments

Risk management in this area is carried out by a central treasury team (supported by specialist external advisors) under policies approved by the Council in the Annual Treasury Management Strategy. The Council provides written principles for risk management, has adopted the CIPFA Treasury Management Code of Practice, and has set Treasury Management indicators to control key Financial Instrument risks in accordance with CIPFA's Prudential Code.

The Council's Investment portfolio as at 31/03/16 was as follows:

Credit Risk

<i>Counter party</i>	<i>Maturity date</i>	<i>Amount</i> <i>£'000</i>	<i>Credit rating</i>
<i>Deposit with other local authorities/government</i>			
Blaenau Gwent	27 Oct 2019	3,026	AA+
Newport City Council	10 Jul 2017	2,514	AA+
<i>Deposits/investments with other financial institutions</i>			
Santander	Instant	11	A
Bank of Scotland	Instant	9	A
National Westminster Bank	Instant	506	BBB
Handelsbanken	Instant	524	AA
Goldman Sachs	Instant	51	A
Federated Prime Rate	Instant	1,503	AAA
BNP Paribas	Instant	1,000	AAA
Lloyds	24 Aug 2016	3,006	A
City Financial Multi Asset Diversified Fund	2 Days Notice	966	NA
UBS Multi Asset Income Fund	2 Days Notice	986	NA
M&G Global Dividend Fund	2 Days Notice	1,079	NA
Schroder Income Maximiser Fund	2 Days Notice	952	NA
Local Authority Mutual Investment Trust	Variable	7,160	AAA

Credit rating are assigned to each investment using the lowest rating from the 3 main ratings agencies, Standard and Poor's, Moody's and Fitch Group, or where

formal ratings are not provided ratings are applied, where possible based on the characteristics of the investment, such as money market funds. AAA, AA, A and BBB are considered investment grade products with AAA being the highest level, any investments below BBB would be considered non-investment grade and would not be entered into directly, with the exception of National Westminster Bank who the Council banks with.

The Code requires the Council to estimate the potential maximum exposure to credit risk, based on experience of defaults and collection rates over recent years. However, as the Council has not experienced any defaults on investments, the Council is unable to quantify its exposure with any degree of accuracy.

Credit risk arises from investments and some of the Council's customers commercial rent and trade debtors excluding Council Tax and Business Rate debts.

The Council has not experienced any losses from default by counterparties in the past in relation to investments. The Council's investments are such that it does not expect any losses by any of its counterparties in relation to investments.

The table below compares the percentage of the Council's investment portfolio that was invested at each credit level at the beginning and at the end of the year.

31 March 2015		31 March 2016
%		%
74	AAA or Local Authority's	65
0	AA-	2
21	A or A+	13
0	BBB	2
0	Unrated Equity Funds	17
5	Unrated Building Society	0

The overdue amount of debt held within the Council's systems can be analysed by age as follows:

31 March 2015		31 March 2016
£'000		£'000
486	Less than 30 days	269
114	31 days to 90 days	252
133	91 days to 364 days	181
1,003	More than 1 year	929
<u>1,736</u>		<u>1,631</u>
(365)	Impairment allowance	(444)

Liquidity Risk

As the Council has ready access to borrowings from the Public Works Loan Board (PWLb), there is no significant risk that it will be unable to raise funds to meet its commitments. Instead, the risk is that the Council may have to re-invest a significant proportion of its investments at a time of unfavourable interest rates.

The future of the PWLB is currently being considered with responsibility likely to transfer to the Treasury to strengthen its governance arrangements. These proposed changes are not anticipated to have any impact over the operational aspects of accessing money and therefore will not have an impact on the Council's liquidity risk.

All trade and other payable creditors are due to be paid in less than one year.

Market Risk interest rates/prices/exchange rates

The council is exposed to interest rate risk on some of its borrowing and if interest rates had been 1% higher or lower during the year, this would have resulted in an increase or decrease in variable investment income of £0.27m and an increase or decrease in variable loan payments of £70,000. The Council's long-term borrowing is predominantly fixed rate and therefore a material movement is not anticipated.

20. Debtors

These amounts were due to the Council:

31 March 2015			31 March 2016	
£'000	£'000		£'000	£'000
	1,260	Central government bodies		1,355
	499	Other Local Authorities		0
		Other entities and individuals:		
		- Housing Tenants	1,054	
1,266		Less: Impairment Allowance	(728)	326
(850)	416	- Local Taxpayers/ratepayers	1,616	
747		Less: Impairment Allowance	(699)	917
(568)	179	- Other	5,395	
6,109		Less: Impairment Allowance	(1,652)	3,743
(3,052)	3,057	Balance at 31st March		6,341
	5,411			

Movement in Debtors is mainly due to:

2014/15		2015/16
£'000		£'000
(174)	Benefit Subsidy owed by government	47
109	Other amounts owed by government	48
85	Amounts owed by housing tenants	(212)
458	Amounts owed by local taxpayers/ratepayers	869
1,063	Movement in payments in advance	1,063
(2,751)	Amounts owed by Sundry Debtors	(2,276)
(544)	Change in Impairment Allowance	1,391
(1,754)	Movement in the year	930

21. Creditors

These amounts were due to be paid by the Council at 31 March 2016

31 March 2015		31 March 2016
£'000		£'000
(2,137)	Central government bodies	(1,122)
(1,839)	Other Local Authorities	(3,234)
	Other entities and individuals:	
(786)	- Housing Tenants	(611)
(172)	- Local Taxpayers	(182)
(908)	- Business Rate Payers	(481)
(362)	- Developer contributions	(833)
(6,725)	- Sundry Creditors	(6,595)
<u>(12,929)</u>		<u>(13,058)</u>

Movement in Creditors is mainly due to:

2014/15		2015/16
£'000		£'000
(207)	NNDR liability	(860)
(1,033)	Other amounts owed to government	1,875
(995)	Amounts owed to Other Local Authorities	(1,395)
(43)	Amounts owed by housing tenants	175
(9)	Amounts owed by local taxpayers	(10)
(467)	Amounts owed by Business Rate payers	427
344	Change in Developer contributions	(471)
(949)	Amounts owed to Sundry Creditors	130
<u>(3,359)</u>	Movement in the year	<u>(129)</u>

22. Unusable Reserves

This category of reserves are held for statutory and accounting purposes, i.e. they are not available for the Council to use to finance expenditure. They are held for the following purpose:

- *Revaluation Reserve (see note (a))* - Store of gains on revaluation of Property Plant and Equipment not yet realised through sales.
- *Available-for -Sale Financial Instruments Reserve* - Store of gains on revaluation of investments not yet realised through sales.
- *Capital Adjustment Account* - Store of capital resources set aside to meet past expenditure.
- *Financial Instruments Adjustment Account* - Balancing account to allow for differences in statutory requirements and proper accounting practices for borrowings and investments.
- *Deferred Capital Receipts* - Recognises that amounts included in long term Debtors will produce capital receipts in the future.
- *Pensions Reserve* - Balancing account to allow inclusion of Pensions Liability in the Balance Sheet.
- *Collection Fund Adjustment Account (see note (b))* - Holds the balance owing to/from the Council at Balance Sheet date.
- *Accumulated Absences Reserve* - The Accumulated Absences Account absorbs the differences between leave accrued but not taken.

Unusable Reserves 2015/16	Revaluation balances			Adjustment accounts				Total Unusable Reserves £'000
	Revaluation Reserve *	Available for Sale Financial Instruments	Capital Adjustment Account *	Deferred Capital Receipts	Pensions Reserve	Collection Fund Adj Acc	Accum -ulated Absences	
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	
Balance at 31st March 2015	(24,430)	(784)	(137,859)	(1,596)	71,983	850	119	(91,717)
<i>Movements in Reserves during the year</i>								
Other comprehensive income & expenditure	(14,107)	(380)			(8,519)			(23,006)
Total comprehensive income & expenditure	(14,107)	(380)	0	0	(8,519)	0	0	(23,006)
Adj between accounting and funding basis			(4,423)	59	2,251	155	67	(1,891)
Net movement before transfers to other reserves	(14,107)	(380)	(4,423)	59	(6,268)	155	67	(24,897)
Transfers to/from other Unusable reserves	459		(459)	0				0
Increase or decrease during the year	(13,648)	(380)	(4,882)	59	(6,268)	155	67	(24,897)
Balance at 31st March 2016	(38,078)	(1,164)	(142,741)	(1,537)	65,715	1,005	186	(116,614)

* Analysed in tables (a) and (b)

Unusable Reserves 2014/15	Revaluation balances			Adjustment accounts				Total Unusable Reserves £'000
	Revaluation Reserve *	Available for Sale Financial Instruments	Capital Adjustment Account *	Deferred Capital Receipts	Pensions Reserve	Collection Fund Adj Acc	Accum -ulated Absences	
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	
Balance at 31st March 2014	(17,060)	(66)	(110,204)	(1,655)	57,980	1,117	153	(69,735)
<i>Movements in Reserves during the year</i>								
Other comprehensive income & expenditure	(7,492)	(718)			11,955			3,745
Total comprehensive income & expenditure	(7,492)	(718)	0	0	11,955	0	0	3,745
Adj between accounting and funding basis			(27,533)	59	2,048	(267)	(34)	(25,727)
Net movement before transfers to other reserves	(7,492)	(718)	(27,533)	59	14,003	(267)	(34)	(21,982)
Transfers to/from other Unusable reserves	122		(122)					0
Increase or decrease during the year	(7,370)	(718)	(27,655)	59	14,003	(267)	(34)	(21,982)
Balance at 31st March 2015	(24,430)	(784)	(137,859)	(1,596)	71,983	850	119	(91,717)

(a) Revaluation Reserve:

2014/15 £'000			2015/16 £'000
	<i>Comprehensive Income and Expenditure Statement</i>		
(6,488)	Revaluation increases/(decreases) recognised in the Revaluation Reserve	(14,877)	
(1,038)	Depreciation written out to the Revaluation Reserve	(1,531)	
34	Impairment losses/(reversals) recognised in the Revaluation Reserve	2,301	
(7,492)	(Surplus) or deficit on revaluation of non-current assets not posted to the (Surplus) or Deficit on the Provision of Services		(14,107)
	<i>Transfers to/from Capital Adjustment Account</i>		
108	Difference between fair value depreciation and historical cost depreciation	459	
14	Accumulated gains on assets sold or scrapped	0	
	Amount written off to the Capital Adjustment Account		459
(7,370)	Increase or decrease during year		(13,648)

(b) Capital Adjustment Account

2014/15 £'000			2015/16 £'000
(12,255)	Sources of Finance		(8,005)
(6,936)	Sums set-a-side for capital purposes		(9,666)
838	Revenue expenditure met from capital under statute		1,021
(9,180)	Removal of items not chargeable to Fund Balances		12,227
(27,533)	<i>Total accounting adjustments between funding basis under statute</i>		(4,423)
(122)	Adjustment with Revaluation Reserve		(459)
(27,655)	Increase or decrease during year		(4,882)

23. Leases

Council as a Lessee - Finance Leases

The Council has leased the fourth floor on the Edinburgh Road Car Park. The following balance is included on the balance sheet.

2014/15 £'000		2015/16 £'000
120	Other land & Buildings	119

The Council is committed to making the following payments for this lease, with a remaining life of 41 years.

	Repayment of principal £'000	Service cost £'000	Interest cost £'000	Total lease payment £'000
Within 1 year	0	0	16	16
2 - 5 years	0	0	80	80
Later than 5 years	119	4	445	568
	<u>119</u>	<u>4</u>	<u>541</u>	<u>664</u>

Council as a Lessee - Operating Leases

The Council has contracts for lease cars and photocopier/printer devices as operating leases. The Council was committed as at 31 March 2016 to make the lease payments as per the following table:

2014/15 £'000		2015/16 £'000
139	Within 1 year	156
240	2 - 5 years	191
<u>379</u>		<u>347</u>

Council as a Lessor - Finance Leases

The Council has leased the Ashford Indoor Bowls Centre to the Ashford Indoor Bowls Centre Ltd; the lease is for the majority of the asset's life and therefore is to be treated as a finance lease. The remaining life of this lease is 38 years. The table below shows the income due on this lease:

	Principal receivable £'000	Interest £'000	Total lease payment £'000
Within 1 year	18	24	42
2 - 5 years	98	112	210
Later than 5 years	957	387	1,344
	<u>1,073</u>	<u>523</u>	<u>1,596</u>

This balance is held within the long-term debtor's line on the balance sheet

Council as a Lessor - Operating Leases

The Council leases out property under operating leases for the different purposes. These include sports facilities, shops, and community assets. The income from these leases, over remaining life of the contracts, calculated at current levels, are detailed in the tables below.

The Council purchased Park Mall Shopping Complex during the year therefore there are no 2014/15 comparison figures. The expected future income from the current shop leases are detailed below, the figures include Wilko:

2014/15 £'000		2015/16 £'000
0	Within 1 year	544
0	2 - 5 years	1,699
0	Later than 5 years	2,080
<u>0</u>		<u>4,323</u>

The Council owns International House, which is Town Centre office space. The future income receivable for these leases are detailed below:

2014/15 £'000		2015/16 £'000
1,168	Within 1 year	1,154
2,324	2 - 5 years	1,522
0	Later than 5 years	241
<u>3,492</u>		<u>2,917</u>

The Council owns, and rents out, a number of industrial units on short-term leases. The future income receivable for leases relating to industrial units are detailed below:

2014/15 £'000		2015/16 £'000
292	Within 1 year	173
396	2 - 5 years	117
<u>688</u>		<u>290</u>

The Council also owns various smaller leases including estate shops and other small units, details of future income is detailed in the table below:

2014/15 £'000		2015/16 £'000
204	Within 1 year	253
741	2 - 5 years	716
993	Later than 5 years	1,026
<u>1,937</u>		<u>1,995</u>

24. Provisions

2014/15 £'000		2015/16 £'000
(1,537)	Business Rates Appeals	(1,384)
(7)	Municipal Mutual Insurance	(40)
(255)	Lift Renewal (Edinburgh Road) - transferred to reserve	0
<u>(1,799)</u>		<u>(1,424)</u>

The reasons for movement in provisions are:

2014/15 £'000		2015/16 £'000
(563)	Additional provision made in year	(1,265)
215	Amounts used in year	1,385
220	Unused amounts reversed in year	255
<u>(128)</u>	Movement in the year	<u>375</u>

25. PFI and Similar Contracts

Stanhope PFI

On the 13 April 2007 the Council entered into a design, build, finance, and operate contract with the Chrysalis Consortium (the Contractor) for the provision of the regeneration of the Stanhope Estate and housing management services for the duration of the contract. The contract is for 30 years.

The total value of the contract (assuming an annual inflationary increase of 2.5%) was £140m, which included construction costs of £28m net of a capital contribution by the authority. The contract was benchmarked and reduced to £127m in 2011/12. Details of the PFI assets held on the balance sheet are included in note 1.

Under the terms of the contract the Council is required to make the following payments to the Contractor:

- An annual unitary charge net of deductions for performance
- Capital contributions to infrastructure costs
- Pass through costs e.g. Disabled Facilities Grants.

These payments will be met from:

- The Council's existing revenue budget for the services, rental income and housing subsidy
- PFI Special Grant from Central Government.

The payments to the Provider will be subject to indexation RPIX, and may vary by virtue of certain provisions within the contract. These primarily relate to the following:

- Performance and availability deductions
- changes in law which affect the costs of the service
- variations to the contract which are approved by the Council

- benchmarking of non-property related costs at agreed intervals (undertaken February 2012).

Analysis of minimum forecast Unitary Charge assuming 0% inflation

	Service cost £'000	Life Cycle Costs	Repayment of liability £'000	Interest cost £'000	Total payment £'000
Within 1 year	1,104	537	626	1,368	3,635
2 - 5 years	4,644	1,225	3,555	5,019	14,443
6 - 10 years	5,885	1,770	5,212	4,959	17,826
11 - 15 years	5,854	2,983	5,223	3,492	17,552
16 - 20 years	6,103	2,164	7,336	1,649	17,252
21 - 25 years	1,244	1,150	1,113	65	3,572
	<u>24,834</u>	<u>9,829</u>	<u>23,065</u>	<u>16,552</u>	<u>74,280</u>

The PFI contract transfers risks from the Council to the contractor, as the Council retains ownership of the assets the risk to the Council in event of a contractor default is low. The Council monitors performance of the contractor against a range of Key Performance Indicators and can deduct money from the unitary payment in the event that these measures are not achieved. A ratchet mechanism in the contract allows penalties to increase in the event of continued performance issues.

Extra Care Housing PFI

During 2007/08, the Council entered into a partnership arrangement with Kent County Council and nine other district councils within Kent to provide new homes for vulnerable people. The overall scheme is being funded by Public Finance Initiative credits over a 30 year period. In the event of the scheme ceasing the Council will be liable for:-

1. Contractor default, £4.275m in year 10, £4.125m in year 20
2. Force Majeure, £4.950m in year 10, £3.675m in year 20

Other Service Contracts

The Council has a refuse collection and street cleansing contract that was entered into on 1 April 2014 and covers three Councils, the equipment can be used in any of the three areas, and therefore as the Council does not have exclusive use of the assets there will not be an embedded finance lease for the new contract. The total value of the contract is estimated to be £97m over 10 years to be allocated between the three contracting authorities.

26. Defined Benefit Pension Schemes

Transactions relating to retirement benefits

The Council recognises the cost of retirement benefits in the Cost of Services, when employees earn these, rather than when the benefits are eventually paid as pensions. However, the charge the Council is required to make against Council Tax is based on the cash payable in the year, so the difference is reversed out in the Movement in Reserves Statement. The following transactions have been

made in the Comprehensive Income and Expenditure Statement and Movement in Reserves Statement during the year.

2014/15 £'000		2015/16 £'000
	Local Government Pension Scheme	
	Comprehensive Income & Expenditure Statement	
	<i>Service cost comprising:</i>	
2,573	- current service cost	3,269
243	- past service costs	0
57	Administration expenses	58
	<i>Financing and Investment Income and Expenditure</i>	
2,482	- net interest expense	2,319
5,355	<i>Total Post-employment Benefit Charged to the Surplus or Deficit on the Provision of Services</i>	5,646
	<i>Other Post-employment Benefit Charged to the Comprehensive Income and Expenditure Statement</i>	
	Remeasurement of the net defined benefit liability comprising:	
(5,118)	- return on plan assets (excluding the amount included in net interest expense)	1,833
17,193	- actuarial gains and losses arising on changes in financial assumptions	(10,364)
(120)	- other	12
11,955	<i>Total Other Post-employment Benefit Charged to the Comprehensive Income and Expenditure Statement</i>	(8,519)
17,310	<i>Total Post-employment Benefit Charged to the Comprehensive Income and Expenditure Statement</i>	(2,873)
	Movement in Reserves Statement	
(5,355)	- reversal of net charges made to the Surplus or Deficit for the Provision of Services for post-employment benefits in accordance with the Code	(5,646)
	- actual amount charged against the General Fund Balance for pensions in the year:	
3,307	employers' contributions payable to scheme	3,395
(2,048)		(2,251)

Pension Assets and Liabilities recognised in the Balance Sheet

The amount included in the Balance Sheet arising from the Council's obligation in respect of its defined benefit plan is as follows:

2014/15 £'000		2015/16 £'000
(152,093)	Present value of the defined benefit obligation	(145,549)
83,527	Fair value of plan assets	82,993
(68,566)		(62,556)
(3,417)	Other movements in the liability (asset)	(3,159)
(71,983)	Net liability arising from defined benefit liability	(65,715)

The liability shows the Council's underlying long-term commitment to pay retirement benefits. Although the liability has a negative impact on the Council's equity position, statutory arrangements for the funding of the deficit mean that the financial position of the Council remains healthy.

The deficit on the Local Government Pension Scheme will be made good by increased contributions, as assessed by the scheme actuary.

Assets and liabilities in relation to retirement benefits

Reconciliation of the Movements in the Fair Value of Scheme (Plan) Assets:

2014/15 £'000	Local Government Pension Scheme	2015/16 £'000
76,206	Opening fair value of scheme assets	83,527
3,330	Interest income	2,734
5,118	Remeasurement gain/(loss) - return on plan assets, excluding the amount included in net interest expense	(1,833)
3,307	Contributions from employer	3,395
718	Contributions from employees into the scheme	768
(4,827)	Benefits paid - funded	(5,278)
(268)	Benefits paid - unfunded	(262)
(57)	Administration expenses	(58)
<u>83,527</u>	Closing fair value of scheme assets	<u>82,993</u>

Reconciliation of Present Value of the Scheme Liabilities (Defined Benefit Obligation):

2014/15 £'000	Local Government Pension Scheme	2015/16 £'000
(134,186)	Opening balance at 1st April	(155,510)
(2,573)	Current service cost	(3,269)
(5,812)	Interest cost	(5,053)
(718)	Contributions from scheme participants	(768)
(17,193)	Remeasurement (gains)/loss - actuarial gains/losses arising from changes in financial assumptions	10,364
(243)	Past service cost	0
4,827	Benefits paid - funded	5,278
268	Benefits paid - unfunded	262
120	Experience loss/(gain) on defined benefit obligation	(12)
<u>(155,510)</u>	Closing balance at 31st March	<u>(148,708)</u>

The Pension Fund's assets consist of the following categories, by value of the total assets held:

2014/15 £'000			2015/16 £'000
2,284	Cash and cash equivalents	2.6%	2,137
57,080	Equity instruments:	66.7%	55,345
	Bonds		
874	- gilts	0.9%	735
9,291	- other	11.0%	9,113
10,376	Property	14.5%	12,056
3,622	Target return portfolio	4.3%	3,607
<u>83,527</u>	Total assets		<u>82,993</u>

Basis for estimating assets and liabilities

Liabilities have been assessed on an actuarial basis using the projected unit method, an estimate of the pensions that will be payable in future years dependent on assumptions

about mortality rates, salary levels etc. The Pension Fund's liabilities were assessed by Barnett Waddingham, an independent firm of actuaries; the last full valuation of the scheme was as at 31 March 2013. The results of this were implemented from April 2014, the next valuation was due in March 2016, this will be implemented from April 2017.

The significant assumptions used by the actuary have been:

2014/15		2015/16
	Assumed life expectations from age 65 are:	
	Retiring today	
22.8	- Men	22.9
25.2	- Women	25.3
	Retiring in 20 years	
25.1	- Men	25.2
27.6	- Women	27.7
	Additional assumptions	
	- Members will exchange half of their commutable pension for cash at retirement	
	- Active members will retire one year later than they are first able to do so without reduction	
3.2%	Rate of inflation - Retail price index (RPI)	3.2%
2.4%	Rate of inflation - Consumer price index (CPI)	2.3%
4.2%	Rate of increase in salaries	4.1%
2.4%	Rate of increase in pensions	2.3%
3.3%	Rate for discounting scheme liabilities	3.6%

The estimation of the defined benefit obligation is sensitive to the actuarial assumptions set out in the table above. The sensitivity analyses below have been determined based on reasonable changes to the assumptions made above occurring at the end of the reporting period and assumes for each change that the assumptions analysed changes while all the other assumptions remain constant. The assumptions in longevity, for example, assume that life expectancy may increase or decrease for men and women. In practice, this is unlikely to occur and changes in some of the assumptions may be interrelated. The estimations in the sensitivity analysis have followed the accounting policies for the scheme, i.e. on an actuarial basis using the projected unit credit method. The methods and types of assumptions used in preparing the sensitivity analysis did not change from those used in the previous period.

2014/15			2015/16	
Increase in assumption £'000	Decrease in assumption £'000	Local Government Pension Scheme	Increase in assumption £'000	Decrease in assumption £'000
		Longevity (increase or decrease in 1 year)		
150,062	161,008	- Present value of total obligation	153,384	144,178
3,026	3,239	- Projected service cost	2,989	2,842
		Rate for discounting scheme liabilities inflation (increase or decrease by 0.1%)		
152,854	158,215	- Present value of total obligation	146,175	151,287
3,060	3,206	- Projected service cost	2,848	2,984
		Rate of increase in salaries (increase or decrease by 0.1%)		
155,832	155,191	- Present value of total obligation	148,698	148,450
3,134	3,130	- Projected service cost	2,916	2,914
		Rate of increase in pensions (increase or decrease by 1%)		
157,915	153,158	- Present value of total obligation	151,058	146,399
3,205	3,061	- Projected service cost	2,983	2,849

The projected pension expense for the year ended 31 March 2017 are:

	Year to 31 Mar 2017 £'000
Service Cost	2,915
Net Interest on the defined liability (asset)	2,305
Administration Expenses	57
	<u>5,277</u>
Employer contributions	<u>3,120</u>

27. Related Parties

Under the Accounting Standard IAS24 'Related Party Transactions' the Council must declare any Related Party Transactions between the Council and elected Members, Senior Officers of the Council or any of their close relatives.

United Kingdom Central Government

United Kingdom Central Government has significant influence over the general operations of the Council, it is responsible for providing the statutory framework within which the Authority operates, provides the majority of its funding in the form of grants and prescribes the terms of many of the transactions that the Council has with other parties (e.g. council tax bills, housing benefits).

Members and Senior Officers

All Members and Senior Managers were written to requesting details of any relationships that could result in a related party transaction, for 2015/16, 8 forms were not returned, 2 current Councillors, 5 ex-Councillors and 1 ex-staff member. The register of Members interests and the declaration of interests for staff were

examined to see whether any declaration was necessary, no material declarations were made.

One Councillor is a member on the board of CCLA where the Council hold £6m (fair value of £7.2m) investments in LAMIT (Local Authority Mutual Investment Trust), the Councillor holds the position on behalf of the Council as a unit holder and has voting rights. As the Councillor holds this position as part of his Council role there are no related party risks associated with this engagement.

There is a standing item on each Committee agenda requiring Members to declare any interest in any item to be discussed. The Democratic Services Manager keeps a record of all declarations made at meetings and a Register of Members' Interests, which is available for public inspection.

28. Interest in Companies

The council has two wholly owned subsidiaries, A Better Choice for Property Limited and A Better Choice for Building Consultancy Limited.

There are no significant restrictions on the Council's ability to access or use assets and settle liabilities of the Group.

A Better Choice for Property Limited

The property company has a Facilities Agreement with the Council that enables it to drawdown loans to the value of £10m during the first five years in £2m tranches based on sound business plans that require Council approval.

As at the 31 March 2016 the Company has approved drawdown facilities of £6m with £3.085m actually drawn down by way of loans which are at market rates.

The Facilities Agreement does not provide liquidity issues for the Council as drawdowns by the Company can be matched against borrowing by the Council.

In terms of security of loans, the Facilities Agreement has certain financial covenants, which must be reported on an annual basis, one covenant being the ratio of all outstanding loans under the facilities agreements to the market value of the properties not exceeding 1:1. On the 31 March 2016 this ratio was 1.05:1 complying with the agreement. The Council also has charges on all the properties acquired by the property company, these act as security over the loans taken by the Company.

In 2015/16 the Council purchased 100,000 shares in the company with a nominal value of £1 per share. A further issue of 75,000 shares with a nominal value of £1 per share are accessible to the Council.

A Better Choice for Building Consultancy Limited

The Building Consultancy Company is not considered to represent a material impact on the Council's accounts and therefore is not included within group accounts. The profit of the company is anticipated to be circa £10,000 for 2015/16 with income and expenditure of £77,000 and £67,000 respectively, based on company reporting.

The Building Consultancy Company is looking to expand going forward and consideration to the requirement to group account on grounds of materiality will be considered annually.

29. Contingent Liabilities

The Council is acting as a guarantor for the Pension Liabilities of Ashford Leisure Trust to permit its entry into the Kent County Council Pension Fund. In the event that the Trust fails to meet its obligations to the Fund the Council will be called upon to cover these liabilities. This cannot be quantified, as these will depend on the strength of the Fund at the time and the actuarial assumptions for the valuation of future liabilities.

The Council has entered into two agreements with Kent County Council and South East England Development Agency (SEEDA), now transferred to Homes and Communities Agency (HCA), which includes provision for the repayment of Regional Infrastructure Funding (RIF), used to pay for works to the Drovers Roundabout and the M20 junction 9 and footbridge. RIF funding was paid to KCC for the schemes by SEEDA. A condition of these agreements is that, money collected from developers in respect of these works through the planning process by Ashford Borough Council will be paid to HCA. However, the Council's liability is limited to the total amount received in each case.

30. Events after the Balance Sheet Date

Elwick Place development is progressing with the purchase of land during 2015/16 the Council has subsequently approved a construction contract to enable works to start on the site which will include a cinema, hotel and restaurants.

The EU referendum was held on 23 June 2016 at which time the UK decided to exit the European Union. This decision may have an adverse effect on asset valuations and equity and property based investments balances reported in these statements.

31. Cash Flow Statement – Adjustment to Net Deficit on the Provision of Services for Non Cash Movement

2014/15 Restated £'000		2015/16 £'000
	<i>Adjustment for items that are operating activities</i>	
(6,638)	Depreciation	(7,013)
17,525	Impairment and downward valuations	(1,878)
(66)	Amortisation	(67)
10,821	Items relating to Capital Adjustment Account	(8,958)
	Deferred sale proceeds	
(4)	Increase/decrease in inventories	(12)
(544)	Increase/(decrease) in impairment for bad debts	977
(1,210)	Increase/decrease in debtors	(47)
(3,621)	Increase/decrease in creditors	(103)
(2,048)	Movement in pension liability	(2,250)
(1,641)	Carrying amount of non-currents and Held for Sale sold or derecognised	(3,270)
(128)	Contributions to/from Provisions	375
1,080	Other non-cash items charged to the net surplus of deficit on the provision of services	1,827
2,705	<i>Total non-cash adjustments of operating activities</i>	(11,461)

32. Cash Flow Statement - Adjustment to Net Deficit on the Provision of Services for Investing & Financing Activities

2014/15 Restated £'000		2015/16 £'000
	<i>Adjustment for items that are investing and financing activities</i>	
1,464	Proceeds from the sale of property, plant and equipment, investment property and intangible assets	4,372
(9)	Capital grants and contributions applied	1,154
(2,102)	Other items for which cash effects are investing or financing cash flows	0
(647)	<i>Total non-cash adjustments of investing and financing activities</i>	5,526

33. Cash Flow Statement - Operating Activities

The cash flows for operating activities include the following items:

2014/15 £'000		2015/16 £'000
3,656	Interest paid	3,660
(134)	Interest received	(297)
(299)	Dividend received	(422)
3,224		2,941

34. Cash Flow Statement - Investing Activities

2014/15		2015/16	
		ABC	Group
£'000		£'000	£'000
27,364	Purchase of property, plant and equipment, investment property and intangible assets	18,542	20,562
28,474	Purchase of short-term and long-term investments	8,018	8,018
(1,464)	Proceeds from the sale of property, plant and equipment, investment property and intangible assets	(4,372)	(4,372)
(28,990)	Proceeds from short-term and long-term investments	(5,931)	(5,931)
9	Other receipts from investing activities	(1,154)	(1,154)
<u>25,393</u>	<i>Net cash flows from investing activities</i>	<u>15,103</u>	<u>17,123</u>

35. Cash Flow Statement - Financing Activities

2014/15		2015/16	
		ABC	Group
£'000		£'000	£'000
852	Cash payments for the reduction of the outstanding liabilities relating to finance leases and on Balance Sheet PFI contracts	773	(1,267)
2,102	Other payments for financing activities	0	0
<u>2,954</u>	<i>Net cash flows from financing activities</i>	<u>811</u>	<u>(1,267)</u>

36. Cash Flow Statement - Makeup of Cash and Cash Equivalents

31 March 2015		31 March 2016
£'000		£'000
55	Cash held by the Council	57
176	Bank Current Accounts	617
4,842	Bank Call Accounts	3,604
<u>5,073</u>	Cash and cash equivalents at the end of the reporting period	<u>4,278</u>

Supplementary Single Entity Statements

Housing Revenue Account

The Housing Revenue Account (HRA) is a record of the revenue expenditure and income relating to the Council's housing stock. Its primary purpose is to ensure that expenditure on managing tenancies and maintaining dwellings is balanced by rents charged to tenants; the HRA is a statutory account, ring-fenced from the rest of the General Fund, so that rents cannot be subsidised from council tax (or vice versa).

2014/15 £'000		2015/16 £'000	£'000
	<i>Expenditure</i>		
4,039	Repairs and maintenance	3,708	
4,819	Supervision and management	5,178	
41	Rents, rates, taxes and other charges	63	
1,943	Special services	1,997	
5,591	Depreciation	5,400	
(16,770)	Impairment of non-current assets	6,899	
154	Debt management costs	179	
104	Movement in the allowance for bad debts	(34)	
<u>(79)</u>	<i>Total Expenditure</i>		23,390
	<i>Income</i>		
(23,291)	Dwelling rents	(23,985)	
(470)	Non-dwelling rents	(30)	
(749)	Charges for services and facilities	(759)	
(232)	Leaseholder charges for services and facilities	(165)	
(541)	Contributions towards expenditure	(578)	
(3,000)	PFI Subsidy receivable	(3,000)	
<u>(28,283)</u>	<i>Total Income</i>		(28,517)
(28,362)	Net Cost of HRA Services as included in the Comprehensive Income and Expenditure Statement		(5,127)
500	HRA services' share of Corporate and Democratic Core		516
366	HRA share of other amounts included in the whole authority Cost of Services but not allocated to specific services		348
<u>(27,496)</u>	Net Cost for HRA Services		<u>(4,263)</u>
	<i>HRA share of the operating income and expenditure included in the Comprehensive Income and Expenditure Statement:</i>		
(1,318)	Gain or (loss) on sale of HRA non-current assets		(1,025)
	Other capital receipts		
	Payment to Housing Capital Receipts Pool		
3,742	Interest payable and similar charges		3,745
1,464	Interest payable on PFI contracts and Finance Leases		1,414
(131)	Interest and investment income		(113)
445	Net interest on the net defined benefit liability (asset)		441
	Capital grants and contributions receivable		(2,546)
<u>(23,294)</u>	(Surplus) or deficit for the year on HRA services		<u>(2,347)</u>

Movement on the HRA Statement

2014/15 £'000		2015/16 £'000
(4,595)	Balance on the HRA at the end of the previous year	(5,725)
(23,294)	(Surplus) or deficit for the year on the HRA Income and Expenditure Statement	(2,347)
22,164	Adjustments between accounting basis and funding basis under statute	204
(1,130)	Net (increase) or decrease before transfers to or from reserves	(2,143)
(5,725)	Balance on the HRA at the end of the current year	(7,868)

Notes to the Housing Revenue Account

1. Number and type of Housing Stock, Balance Sheet Opening and Closing Values

The breakdown of the numbers and types of HRA dwellings at 31 March 2016 is given in the table below:

31 March 2015		31 March 2016
Units	Dwellings by type	Units
3,589	Houses and bungalows	3,543
1,460	Flats, bedsits and maisonettes	1,487
5,049		5,030
(318)	Less properties managed under Stanhope PFI	(318)
4,731		4,712

the opening and closing Balance Sheet values of HRA assets are shown below:

31 March 2015		31 March 2016
£'000		£'000
236,277	Operational assets - dwellings, land and buildings	234,047
3	Non-Operational assets	3
1,084	Assets Under Construction	1,084
237,364		235,134

The Housing Revenue Account also holds Assets Held for Sale. These include three Shared Ownership dwelling with a market value of £750,000. These will be sold early in 2016/17.

During the year, the majority of the garage stock was transferred from the Housing Revenue Account to the General Fund.

2. Vacant Possession Value of Dwellings

The vacant possession value of dwellings within the Council's HRA as at 1 April 2015 was £704,319,000 (£661,273,000 as at 1 April 2014). The difference

between this and the Balance Sheet value shows the economic cost to Government of providing council housing at less than open market rents.

The valuation exercise was completed by an external valuer, Wilkes Head and Eve.

3. Major Repairs Reserve

2014/15 £'000	Movements in year	2015/16 £'000
(4,354)	Balance at the end of the previous year	(82)
(5,591)	Amount transferred to the Reserve during the year	(5,400)
9,464	Debits to the Reserve in respect of capital expenditure on HRA land, houses and other property	4,816
399	Reversal of depreciation (other than Council Dwellings)	217
<u>(82)</u>	Balance at the end of the financial year	<u>(449)</u>

4. Summary of Capital Expenditure and Financing

2014/15 £'000		2015/16 £'000
	<i>Capital investment:</i>	
4,710	Expenditure on Existing Dwellings	4,862
2,074	Expenditure on New Stock Purchases	3,274
8,161	Expenditure on new developments (including Assets Under Construction)	3,915
259	Expenditure on Purchases of Land	0
<u>15,204</u>		<u>12,051</u>
	<i>Sources of Finance:</i>	
(1,234)	Capital Receipts	(982)
(9,464)	Major Repairs Reserve	(4,816)
(533)	External Contributions - HCA Grant	(1,392)
	Borrowing	(1,435)
(3,973)	Revenue Contribution from the Housing Revenue Account	(3,426)
<u>(15,204)</u>		<u>(12,051)</u>

5. Capital Receipts from Disposal of Assets

2014/15 £'000		2015/16 £'000
(2,932)	Receipts from Right-to-buy sales	(2,997)
(30)	Receipts from Repairment of Discounts	0
(83)	Receipts from the sale of Housing land	(251)
0	Other non right-to-buy sales	(1,058)
<u>(3,045)</u>	Total receipts	<u>(4,306)</u>
56	Costs of disposal	59
<u>(2,989)</u>		<u>(4,247)</u>

6. Depreciation

The Housing Revenue Account for the year includes charges for depreciation of £5,384,000 (2014/15, £5,591,000), summarised below:

2014/15		2015/16
£'000		£'000
5,376	Council dwellings	5,367
212	Council garages	15
2	PV panels	2
<u>5,591</u>		<u>5,384</u>

The Council uses the assumed Major Repairs Allowance within the Housing Revenue Account buyout calculation as a proxy for depreciation for Council Dwellings.

7. Valuations

Land and Buildings are held individually and the total housing stock (including land and garages) had increases and decreases in valuation. A total downward valuation of £10,287,231 was recognised of which £10,268,599 was charged to the Housing Revenue Account with the remainder being written to the Revaluation Reserve.

The value of the housing stock increase was £3,931,686, with £3,558,971 being credited to the Housing Revenue Account, with the remainder increasing the Revaluation Reserve Account.

8. Pensions

The Council recognises the cost of retirement benefits in the Net Cost of Services when they are earned by employees, rather than when benefits are eventually paid as pensions. However, the charge the Council is required to make against the Housing Revenue Account is based on the cash payable in the year, so the real cost of retirement benefits is reversed out in the Statement of Movement in the Housing Revenue Account Balance. The following transactions have been made in the Income and Expenditure Account and the Statement Movement.

2014/15 £'000		2015/16 £'000
	Comprehensive Income & Expenditure Statement	
	<i>Cost of Services:</i>	
461	- current service cost	621
44	- past service costs	0
10	- administration expenses	11
	<i>Financing and Investment Income and Expenditure</i>	
445	- net interest expense cost	441
960	<i>Total Post-employment Benefit Charged to the Comprehensive Income and Expenditure Statement</i>	1,073
	Movement in Reserves Statement	
(960)	- reversal of net charges made to the Surplus or Deficit for the Provision of Services for post-employment benefits in accordance with the Code	(1,073)
	- actual amount charged against the General Fund Balance for pensions in the year:	
592	employers' contributions payable to scheme	646

9. Rent Arrears

During the year 2015/16 arrears totalling £88,000 (£127,000 - 2014/15) were written off to the impairment allowance for bad debts held outside the HRA as they were considered to be uncollectable. The balance on the provision at 31 March 2016 was £728,000 (£850,000 at 31 March 2015).

31 March 2015 £'000		31 March 2016 £'000
915	Gross arrears	815
(850)	Provision for Bad Debts	(728)

Collection Fund

This account reflects the statutory requirement for billing authorities to maintain a separate Collection Fund; it shows the transactions in relation to non-domestic rates, including distribution to government; and council tax, illustrating the way this has been distributed to precepting authorities and the General Fund.

2014/15			2015/16	
Business Rates	Council Tax		Business Rates	Council Tax
£'000	£'000		£'000	£'000
		<i>Income</i>		
	(61,351)	- Council Tax		(64,105)
(46,497)		- Business Rates	(45,687)	
		- Transitional Protection Payments		
<u>(46,497)</u>	<u>(61,351)</u>	<i>Total Income</i>	<u>(45,687)</u>	<u>(64,105)</u>
		<i>Expenditure</i>		
		<i>Precepts, Demand & Shares</i>		
4,052	44,719	- Kent County Council	4,188	46,173
	6,038	- Kent Police Authority		6,234
450	2,900	- Kent and Medway Fire Authority	465	2,993
18,009	7,222	- Ashford Borough Council (including Parish Precepts)	18,611	7,396
22,511		- Central Government	23,264	
<u>45,022</u>	<u>60,879</u>		<u>46,528</u>	<u>62,796</u>
		<i>Charges to the Collection Fund</i>		
18	5	- Write-Offs of uncollectable amounts	0	0
47	72	- (Increase)/Decrease in Bad Debt Provisions	42	553
1,187		- (Increase)/Decrease in Provision for Appeals	(380)	
		- Disregarded amounts	57	
180		- Costs of Collection Allowance	182	
59		- Transitional Protection Payments	460	
<u>1,491</u>	<u>77</u>		<u>361</u>	<u>553</u>
		<i>Contributions</i>		
(566)		- Towards previous year's estimated Collection Fund Surpl	(590)	
<u>45,947</u>	<u>60,956</u>	<i>Total Expenditure</i>	<u>46,299</u>	<u>63,349</u>
(550)	(395)	Deficit/(Surplus) in Year	612	(756)
2,797	(19)	Balance at 1st April	2,247	(414)
<u>2,247</u>	<u>(414)</u>	Balance at 31st March	<u>2,859</u>	<u>(1,170)</u>
		<i>Apportionment of Balance to Preceptors/Borough Council</i>		
202	(304)	- Kent County Council	257	(860)
	(41)	- Kent Police Authority		(116)
22	(20)	- Kent and Medway Fire Authority	29	(56)
899	(49)	- Ashford Borough Council	1,144	(138)
1,124		- Central Government	1,430	
<u>2,247</u>	<u>(414)</u>		<u>2,859</u>	<u>(1,170)</u>

Notes to the Collection Fund

1. NNDR Rateable Value

Under the arrangements for Uniform Business Rates, the Council collects Non-Domestic Rates for its area, which is based on local rateable values multiplied by a uniform rate. The total amount, less certain reliefs and other deductions, is paid to a central pool; the NNDR pool managed by Central Government, which in turn pays back to authorities their share of the pool, based on a standard amount per head of local population.

2014/15		2015/16
£'000		£'000
	<i>Total Non-Domestic Rateable Values at:</i>	
115,478	- 1st April	115,994
115,994	- 31st March	114,887
<u>516</u>	Increase/(decrease) in year	<u>(1,107)</u>

2014/15		2015/16
p		p
	Uniform rate (multiplier) set by the government:	
47.1	For rateable values below £18,000	48.0
48.2	For rateable values £18,000 and above	49.3

2. Band D Council Tax

The band D level of council tax is the average level of tax charged as prescribed in legislation. When calculating the tax base, the number of properties is converted into band D equivalents and this is used when authorities set their council tax. If a property is within a parished area an additional charge will be made for the Parish Council.

2014/15		2015/16
£		£
1,068.66	Kent County Council	1,089.99
144.28	Kent Police Authority	147.15
69.30	Kent and Medway Fire Authority	70.65
145.45	Ashford Borough Council	145.45
<u>1,427.69</u>	Council Tax - basic amount	<u>1,453.24</u>
27.12	(including Parish Precepts)	29.12
<u>1,454.81</u>	Council Tax - Borough average	<u>1,482.36</u>

3. Council Tax Base

The number of chargeable dwellings in each valuation band (adjusted where discounts apply) converted into an equivalent number of Band D dwellings, was calculated as follows:

Band	2014/15			2015/16		
	<i>Estimated Number of properties (Net of exemptions, discounts & reliefs)</i> (a)	<i>Multipliers</i> (b)	<i>Band D equivalents properties</i> (a x b)	<i>Estimated Number of properties (Net of exemptions, discounts & reliefs)</i> (c)	<i>Multipliers</i> (d)	<i>Band D equivalents properties</i> (c x d)
A with disabled relief	13.30	5 /9	7.40	13.30	5 /9	7.40
A	3,271.90	6 /9	2,181.25	3,869.30	6 /9	2,579.52
B	10,746.70	7 /9	8,358.54	11,428.80	7 /9	8,889.10
C	11,273.30	8 /9	10,020.71	11,513.80	8 /9	10,234.50
D	7,887.40	9 /9	7,887.39	7,908.70	9 /9	7,908.67
E	5,876.00	11 /9	7,181.76	5,828.70	11 /9	7,123.94
F	4,822.40	13 /9	6,965.73	4,804.70	13 /9	6,940.09
G	2,852.80	15 /9	4,754.58	2,845.10	15 /9	4,741.83
H	161.00	18 /9	322.00	159.50	18 /9	319.00
Tax Base before Council Tax Support			47,679.36			48,744.05
Less Council Tax Support			(5,410.68)			(5,951.12)
Tax Base after Council Tax Support			42,268.68			42,792.93
Estimated Collection Rate			99.0%			99.0%
Council Tax Base			41,846.00			42,365.00

4. Precepts

Ashford Borough Council made a significant precept or demand on the Collection Fund:

2014/15 £'000	Demand	2015/16 £'000
6,087	- Ashford Borough Council	6,162
1,135	- Parish Precepts	1,234
7,222		7,396

There are 39 Parish Councils that levy precepts within the Borough, the most significant of which were:

2014/15 £'000		2015/16 £'000
305	Tenterden Town Council	303
131	Kingsnorth	136
67	Charing	74
76	Great Chart with Singleton	137
56	Wye with Hinxhill	58

Independent Auditor's report to the Members of Ashford Borough Council

We have audited the financial statements of Ashford Borough Council (the "Authority") for the year ended 31 March 2016 under the Local Audit and Accountability Act 2014 (the "Act"). The financial statements comprise the Group and Authority Movement in Reserves Statements, the Group and Authority Comprehensive Income and Expenditure Statements, the Group and Authority Balance Sheets, the Group and Authority Cash Flow Statements, the Housing Revenue Account Income and Expenditure Statement, the Movement on the Housing Revenue Account Statement, the Collection Fund and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and the CIPFA/LASAAC Code of Practice on Local Authority Accounting in the United Kingdom 2015/16.

This report is made solely to the members of the Authority, as a body, in accordance with Part 5 of the Act and as set out in paragraph 43 of the Statement of Responsibilities of Auditors and Audited Bodies published by Public Sector Audit Appointments Limited. Our audit work has been undertaken so that we might state to the members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Authority and the Authority's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of the Head of Finance and Chief Financial Officer and auditor

As explained more fully in the Statement of the Head of Finance and Chief Financial Officer's Responsibilities, the Head of Finance and Chief Financial Officer is responsible for the preparation of the Statement of Accounts, which includes the financial statements, in accordance with proper practices as set out in the CIPFA/LASAAC Code of Practice on Local Authority Accounting in the United Kingdom 2015/16, which give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of whether the accounting policies are appropriate to the Authority and Group's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the Head of Finance and Chief Financial Officer; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Narrative Report, and the Annual Governance Statement to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on financial statements

In our opinion the financial statements:

- present a true and fair view of the financial position of the Authority and Group as at 31 March 2016 and of the Authority's and Group's expenditure and income for the year then ended; and
- have been prepared properly in accordance with the CIPFA/LASAAC Code of Practice on Local Authority Accounting in the United Kingdom 2015/16 and applicable law.

Opinion on other matters

In our opinion, the other information published together with the audited financial statements in the Narrative Report, and the Annual Governance Statement is consistent with the Group audited financial statements.

Matters on which we are required to report by exception

We are required to report to you if:

- in our opinion the Annual Governance Statement does not comply with the guidance included in 'Delivering Good Governance in Local Government: a Framework' published by CIPFA/SOLACE in June 2007; or
- we issue a report in the public interest under section 24 of the Act; or
- we make a written recommendation to the Authority under section 24 of the Act; or
- we exercise any other special powers of the auditor under the Act.

We have nothing to report in these respects.

Conclusion on the Authority's arrangements to secure value for money through economic, efficient and effective use of its resources

Respective responsibilities of the Authority and auditor

The Authority is responsible for putting in place proper arrangements to secure economy, efficiency and effectiveness in its use of resources, to ensure proper stewardship and governance, and to review regularly the adequacy and effectiveness of these arrangements.

We are required under Section 20(1)(c) of the Act to be satisfied that the Authority has made proper arrangements for securing economy, efficiency and effectiveness in its use of resources. We are not required to consider, nor have we considered, whether all aspects of the Authority's arrangements for securing economy, efficiency and effectiveness in its use of resources are operating effectively.

Scope of the review of the Authority's arrangements to secure value for money through economic, efficient and effective use of its resources

We have undertaken our review in accordance with the Code of Audit Practice prepared by the Comptroller and Auditor General as required by the Act (the "Code"), having regard to the guidance on the specified criteria issued by the Comptroller and Auditor General in November 2015, as to whether the Authority had proper arrangements to ensure it took properly informed decisions and deployed resources to achieve planned and sustainable outcomes for taxpayers and local people. The Comptroller and Auditor General determined these criteria as those necessary for us to consider under the Code in satisfying ourselves whether the Authority put in place proper arrangements to secure value for money through the economic, efficient and effective use of its resources for the year ended 31 March 2016.

We planned our work in accordance with the Code. Based on our risk assessment, we undertook such work as we considered necessary to form a view on whether in all significant respects the Authority has put in place proper arrangements to secure value for money through economic, efficient and effective use of its resources.

Conclusion

On the basis of our work, having regard to the guidance on the specified criteria issued by the Comptroller and Auditor General in November 2015, we are satisfied that in all significant

respects *the Authority* has put in place proper arrangements to secure value for money through economic, efficient and effective use of its resources for the year ended 31 March 2016.

Delay in certification of completion of the audit

We cannot formally conclude the audit and issue an audit certificate in accordance with the requirements of the Act and the Code until we have completed the work necessary to issue our Whole of Government Accounts (WGA) Component Assurance statement for the Authority for the year ended 31 March 2016. We are satisfied that this work does not have a material effect on the financial statements or on our conclusion on the Authority's arrangements for securing value for money through economic, efficient and effective use of its resources.

Elizabeth Olive

Elizabeth Olive
for and on behalf of Grant Thornton UK LLP, Appointed Auditor

Grant Thornton House
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Euston Square
London NW1 2EP

28 July 2016

Glossary

Agency Services – services which are performed for another Authority or public body, where the principal Authority responsible for the service reimburses the agent Authority doing the work for the cost of the work carried out.

Amortised – the deduction of capital expenses over a specific period. Similar to depreciation, it is a method of measuring the consumption of the value of long-term assets like equipment or buildings and intangible assets e.g. software.

Appointed Auditors – external auditors of Local Authorities appointed by the Public Sector Audit Appointments Ltd, previously the Audit Commission, in Ashford's case, Grant Thornton carries out this function.

Budget – a statement defining the Council's policies for a year in terms of finance.

Budget Requirement – the estimated revenue expenditure on General Fund services that needs to be financed from Council Tax, after deducting income from fees and charges, certain specific grants and any funding reserves.

Capital Expenditure – spending on the acquisition, construction, enhancement or replacement of tangible assets such as land, buildings or major items of equipment, which will be used to provide services for a number of years. Under statutory determination expenditure on assets not belonging to the council can be treated as capital expenditure.

Capital Financing – funds used to pay for capital expenditure.

Capital Receipts – the proceeds from the disposal of land or other assets. Capital receipts can be used to finance new capital expenditure within the rules set down by the Government, but they cannot be used to finance revenue expenditure. Capital Receipts can be used for debt repayment.

CIPFA – The Chartered Institute of Public Finance and Accountancy is the leading professional accountancy body for public services in the UK. CIPFA has responsibility for setting good practice accounting standards for Local Government.

Collection Fund – a statutory fund maintained by a Billing Authority, which is used to record local taxes and non-domestic rates collected by the Authority, along with payments to major precepting authorities, the national pool of non-domestic rates and its own general fund.

Componentisation – An accounting term that covers the practice of splitting an asset into its component parts (e.g. Walls, Roof, Lift, Boiler) to determine the appropriate value and depreciation basis for each component.

Contingent Liability – a potential liability at the Balance Sheet date. If the liability cannot be estimated reasonably accurately, it must be disclosed as a note to the Statement of Accounts.

Council Tax – the main source of local taxation to Local Authorities. Council Tax is levied on all domestic households within the Council's area.

Council Tax Support – assistance provided to adults on low incomes to help them pay their Council Tax bill. A resident that qualify for this are entitled to a discount on their council tax bill. At its inception, this was 90% funded by Government.

Credit Risk - the possibility that other parties might fail to pay amounts due to the Council

Creditors – money owed by the Council to others.

Debtors – money owed to the Council by others.

Fair Value - is the amount for which an asset could be exchanged or a liability settled, between knowledgeable, willing parties in an arm's length transaction.

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

Force Majeure – is a common clause in contracts which essentially frees both parties from liability or obligation when an extraordinary event or circumstance beyond the control of the parties, such as war, strike, riot, crime, act of nature e.g. flooding, earthquake, volcano, prevents one or both parties from fulfilling their obligations under the contract.

General Fund – the main revenue fund of the Authority. Day-to-day spending on services is met from the fund. Spending on the provision of housing, however, must be charged to a separate Housing Revenue Account.

Gross Expenditure – the total cost of providing the Council's services before taking into account income from Government grants and fees and charges for services.

Housing Benefit – the allowance to persons on low income or unable to meet, in whole or part, their rent. Benefit paid to the Authority's own tenant is known as **rent rebate** and that paid to private sector tenants as **rent allowance**.

Housing Revenue Account HRA – account which sets out the expenditure and income arising from the provision of housing. The HRA is funded by specific housing grants and rents payable by the Council's tenants.

Impairment – An accounting term that covers the loss in value of an asset either through consumption of its economic life or a change in its usefulness. For example, fire damage.

Internal Audit – a specialist section of the Council that examines, evaluates and reports on the adequacy of internal control systems and the proper, economic, efficient and effective use of resources.

International Financial Reporting Standards – The accounting standards that have been produced and adopted to govern accounting and move to a globally similar basis.

Liquidity Risk - the possibility that the Council might not have funds available to meet its commitments

Market Risk - the possibility that losses may arise due to changes in interest rates and market prices.

MRP – Minimum Revenue Provision. This is the calculation that Councils make for the repayment of debt.

National Non-Domestic Rate NNDR – a levy on businesses, based on a national rate in the pound set by the Government multiplied by the 'rateable value' of the premises they occupy. Since the localisation of Business rates was introduced, NNDR is collected by Billing Authorities and distributed to Central Government, County and Fire Authorities on the basis of a pre-set formula.

Net Expenditure – gross expenditure minus specific service income and grants, but before deduction of Revenue Support Grant and reallocated NNDR receipts.

Outturn – actual income and expenditure in a financial year.

Partial Exemption– a VAT term which ensures that a Local Authority does not recover VAT on Inputs that relate to the generation of exempt income more than the 5% of the total VAT recovered.

Pension Fund – an employees' pension fund maintained by an Authority, or group of Authorities, in order to make pension payments on retirement of participants. It is financed from contributions from the employing Authority, the employee and investment income. Ashford participates in a pension fund that covers all Kent Authorities.

Precept – the levy made by precepting authorities on Billing Authorities, requiring the latter to collect income from Council taxpayers on their behalf. County councils, police authorities, fire and rescue authorities are major precepting authorities and Parish Councils are local precepting authorities.

Private Finance Initiative PFI – a Central Government initiative which aims to increase the levels of funding available for public services by attracting private sources of finance. The PFI is supported by a number of incentives to encourage Authorities' participation.

Provisions – amounts set aside for specific liabilities or losses which are likely or certain to be incurred, but the amounts or the dates on which they will arise are uncertain. The value of the Provision must be the best estimate of the likely liability or loss.

Reserves – amounts set aside to meet general, rather than specific future expenditure. These include “other reserves” to be spent on specific services or functions and “general reserves” or 'balances' which every Authority must maintain as a matter of prudence. Sums may be put into or taken from reserves at the Council’s discretion. The Council also maintains unusable reserves that are established by the code of practice to offset non-current assets.

Revenue Expenditure – the day-to-day running costs of providing services.

Revenue Expenditure Funded from Capital Under Statute – expenditure that does not result in the creation of a Property Plant and Equipment but is classified as capital expenditure for Capital Control purposes.

Revenue Support Grant RSG – a grant paid by Central Government to aid Local Authority services in general, as opposed to specific grants, which may only be used for a specific purpose.

Specific Grants – grants from Central Government which may only be used for a specific purpose.

Treasury Management – management of the Council’s cash balances on a daily basis, to obtain the best return while maintaining an acceptable level of risk