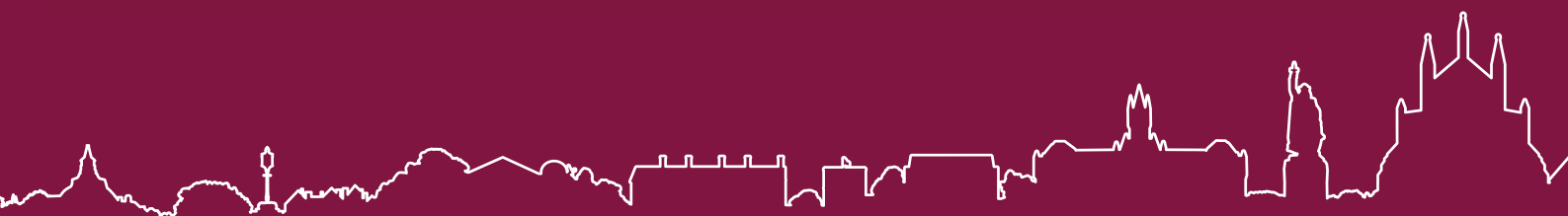


FOR THE YEAR ENDING 31 MARCH 2019

# ANNUAL FINANCIAL REPORT

---



**Winchester**  
City Council

## CONTENTS

NARRATIVE STATEMENT .....	4
STATEMENT OF RESPONSIBILITIES FOR THE STATEMENT OF ACCOUNTS .....	22
COMPREHENSIVE INCOME AND EXPENDITURE STATEMENT FOR THE YEAR ENDED 31 MARCH 2019 .....	23
MOVEMENT IN RESERVES STATEMENT FOR THE YEAR ENDED 31 MARCH 2019 .....	24
BALANCE SHEET AS AT 31 MARCH 2019 .....	26
CASH FLOW STATEMENT FOR THE YEAR ENDED 31 MARCH 2019 .....	27
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019 .....	28
1. Exceptional item .....	28
2. Expenditure and Funding Analysis .....	28
3. Critical Judgements in Applying Accounting Policies .....	30
4. Assumptions Made about the Future and Other Major Sources of Estimation Uncertainty .....	31
5. Events after the Balance Sheet Date .....	31
6. Adjustments between Accounting Basis and Funding Basis under Regulations .....	32
7. Transfers (to)/from Earmarked Reserves .....	33
8. Property, Plant and Equipment (PPE) .....	34
9. Heritage Assets .....	37
10. Investment Properties .....	38
11. Financial Instruments .....	40
12. Short-Term Debtors .....	42
13. Short-Term Creditors .....	42
14. Provisions .....	43
15. Unusable Reserves .....	43
15.1. Revaluation Reserve .....	43
15.2. Capital Adjustment Account .....	44
15.3. Pensions Reserve .....	44
16. Officers' Remuneration .....	45
17. External Audit Costs .....	46
18. Grant Income .....	46
19. Related Parties .....	47
20. Capital Expenditure and Capital Financing .....	48
21. Termination Benefits and Exit Packages .....	49
22. Defined Benefit Pension Schemes .....	49
23. Nature and Extent of Risks Arising from Financial Instruments .....	52
24. Contingent Liabilities .....	54
25. Accounting Policies .....	55
25.1 General Principles .....	55
25.2 Recognition of Income and Expenditure .....	55
25.3 Cash and Cash Equivalents .....	55
25.4 Charges to Revenue for Non-Current Assets .....	56
25.5 Council Tax and Non-domestic Rates .....	56
25.6 Employee Benefits .....	56
25.7 Fair Value Measurement .....	58

25.8	Financial Instruments.....	58
25.9	Government Grants and Other Contributions.....	59
25.10	Investment Property.....	59
25.11	Overheads and Support Services.....	60
25.12	Property, Plant and Equipment.....	60
25.13	Provisions.....	62
25.14	Reserves.....	62
25.15	Revenue Expenditure Funded from Capital Under Statute.....	62
25.16	Value Added Tax (VAT).....	62
HOUSING REVENUE ACCOUNT FOR THE YEAR ENDED 31 MARCH 2019.....		63
H1.	IAS 19 Employee Benefits.....	65
H2.	Major Repairs Reserve.....	65
H3.	Housing Stock.....	65
H4.	Capital Expenditure and Receipts.....	66
H5.	Depreciation and Impairment.....	66
H6.	Rent Arrears.....	67
COLLECTION FUND FOR THE YEAR ENDED 31 MARCH 2019.....		68
C1.	Council Tax.....	69
C2.	Non-Domestic Rates (NDR).....	69
C3.	Share of estimated Collection Fund (Surplus)/Deficit.....	69
INDEPENDENT AUDITOR'S REPORT.....		70
ANNUAL GOVERNANCE STATEMENT.....		73
GLOSSARY OF TERMS.....		79
STATUTORY PUBLICATION OF INFORMATION.....		86
1.	Building Control Account.....	86
2.	Charges for Property Searches.....	87

---

## ABOUT THE COUNCIL

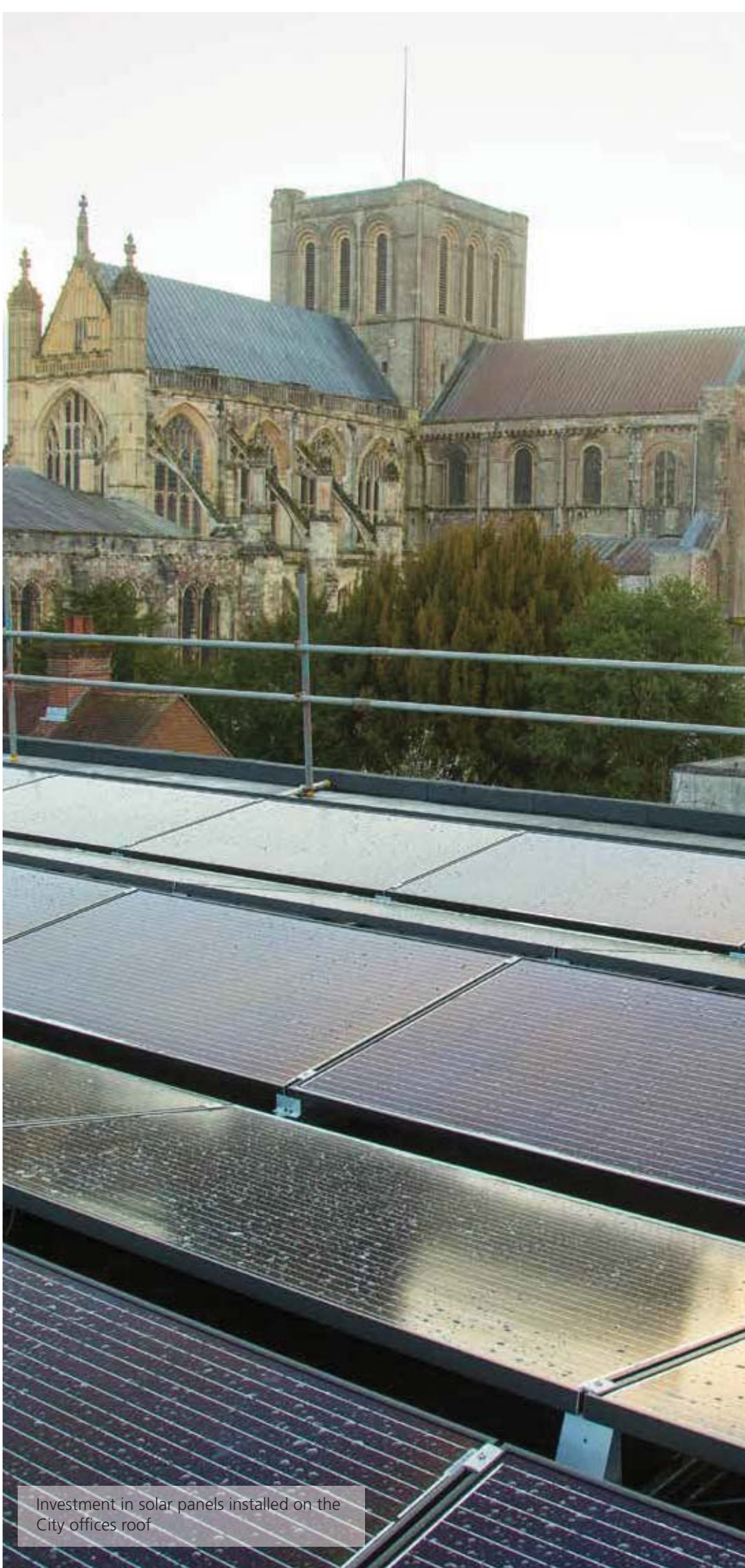
---

The Winchester district spans 250 square miles of central Hampshire with a substantial part of the district situated within the western end of the South Downs National Park. The district serves an estimated population of 123,000 residents. The district has been repeatedly named one of the most desirable places to live in the country, with above average employment rates and lower than average crime rates.

Winchester is the county town of Hampshire and lies in the heart of the district. Winchester is a designated heritage city and attracts an estimated 5.6 million visitors per year. As well as Winchester the district includes the market towns of Bishops Waltham and Alresford.







Investment in solar panels installed on the City offices roof



**Life expectancy** for men is higher than the UK average (79.5 years) at 82 years. On average women in Winchester live more than two years longer than in the rest of the UK (85.3 years against 83.2 years).



Over 50% of the working age population have a qualification at level four or higher.



Residents enjoy access to great open space and countryside with 40% of the district lying in the South Downs National Park.



Employment at 83.1% is significantly higher than the national average.



A higher proportion (96.6%) of residents report being in good or fairly good health compared to the national average of 94.6%.



Great employment prospects with 31.6% more jobs in the district than resident workers.



Wintonians are among the happiest, satisfied, content and the least anxious people in the UK, scoring highly in the Personal Well-Being Survey (Office for National Statistics).



We benefit from crime rates among the lowest in the country, with a burglary rate of 11.5 per 10,000 people compared to an average of 28.7 for the rest of the UK.

# ORGANISATION

MEMBERS	EMPLOYEES	PARTNERSHIP
<p>45 Councillors, 16 wards</p> <p>The political make-up of the Council is:</p> <p>Liberal Democrat    27 Councillors; Conservative        18 Councillors;</p> <p><small>*following the elections in May 2019</small></p>	<p>478 employees (423 F/T equivalents) Chief Executive, Four Strategic Directors, Eight Corporate Heads/Programme Leads</p> <p>Just under two-thirds of the council workforce is female.</p>	<p>Shared Information Management and Technology (IMT) service with Test Valley Borough Council, partnership with East Hampshire District Council to provide environmental services</p> <p>Hampshire County Council provides internal audit and treasury management service.</p>

A two tier system of local government operates in this part of the county, whereby Hampshire County Council provides public services (such as social care, education and highways) and district councils are responsible for the provision of a number of other services such as housing, waste and recycling. A list of services the council provides is shown below.

Services are split into three directorates each led by a Strategic Director under the directorate heading.

## ORGANISATION - 3 DIRECTORATES

RESOURCES	SERVICES	PLACE
HR	Waste and recycling collections	Major projects
IMT	Housing	Tourism and leisure
Financial services	Planning	Economy and arts
Payroll	Parking	Health and wellbeing
Revenues	Welfare and benefits	Asset management

Most council employees are based in Winchester at the civic offices or at the Bar End depot. The delivery of services is overseen by committees led by Members.

The council has adopted the Leader and Cabinet model as its political structure. This means that a councillor is appointed as leader of the executive and is then responsible for appointments to the Cabinet, allocation of portfolios and the delegation of executive functions. A Mayor is also elected by councillors each year to represent the council at civic events and to raise funds for the Mayor's nominated charities. The management of the council is led by the Chief Executive supported by four Strategic Directors.

There are Cabinet Members for

- Communications and transformation
- Finance and risk
- Environment
- Built environment and wellbeing
- Housing and asset management
- Sport, leisure and communities
- Local economy

# COUNCIL STRATEGY

THE OVERARCHING VISION OF WINCHESTER CITY COUNCIL IS TO COMBINE A BLEND OF **INNOVATION, ASPIRATION** AND **PRAGMATISM** WHEN DELIVERING LOCAL SERVICES, **LOOKING BEYOND THE TRADITIONAL WAYS OF DOING THINGS.**

The council’s overarching vision is set out in its strategy which is available in full on its website and outlines how the council will deliver its vision up until 31 March 2020.

- We are committed to:
- Making the district a premier business location
  - Developing quality housing with a balanced range of tenures
  - Protecting and enhancing our unique environment
  - Delivering services that encourage residents to lead healthy and fulfilling lives.



Completed homes at Abbotts Barton

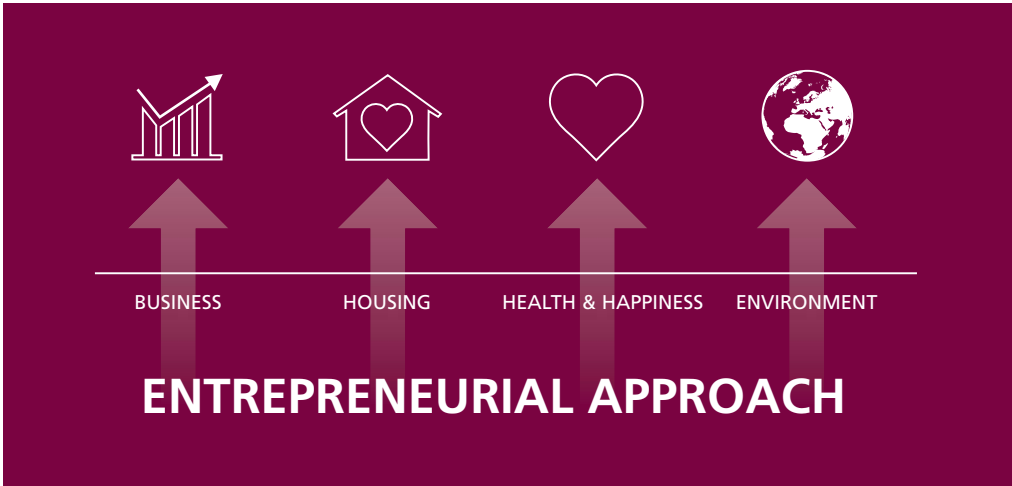


Enabling home ownership via the Partnered Home Purchase scheme



Completed homes at Ashburton Road

2017-18 was the first year of the new Council Strategy. This strategy sets out the five key outcomes for the council, including the delivery of services through an entrepreneurial approach.





---

# FINANCIAL OUTLOOK

---

## Financial challenge

We are in one of the most challenging financial times faced by the council. Since 2010 government has reduced funding for local government as part of measures to reduce the national deficit. There is further uncertainty as the government is undertaking a fair funding review which will set a new baseline funding allocation for local authorities by undertaking an updated assessment of relative needs and resources.

The outcomes of the review are planned to be updated in 2021. The method of government funding has also changed, with centralised grant funding being phased out and replaced with increased business rate retention. In addition the performance of the global economy and Brexit add further uncertainty that could also present implications for public finances.

## Medium term financial planning

The council projects its finances over the medium term in order to make sure it is in a sustainable position to deliver essential public services and finance the delivery of its corporate plans.

A combination of falling funding and inflationary pressures and the upfront costs of major capital schemes means that the council faces a forecast funding gap of about £2.5 million by 2021.



Completed homes at Victoria Court



Victoria Court home



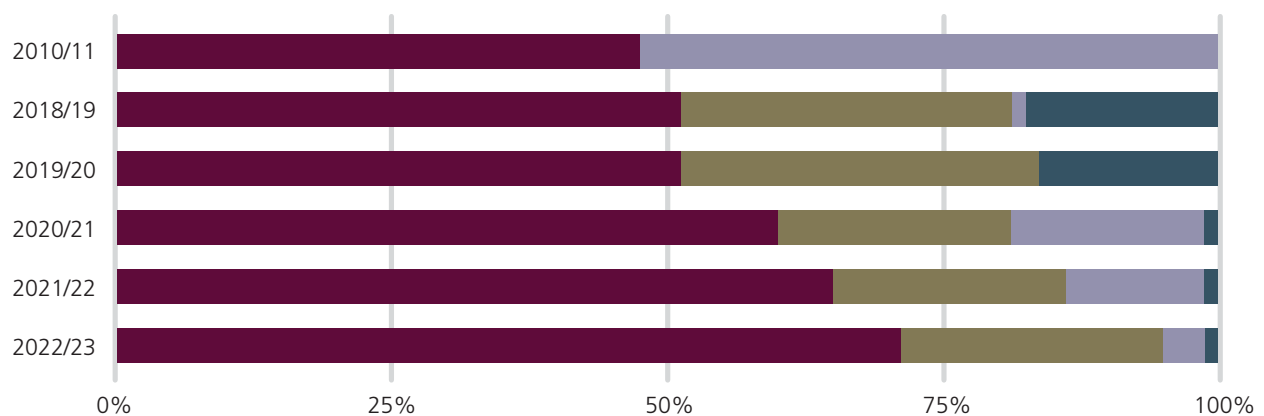
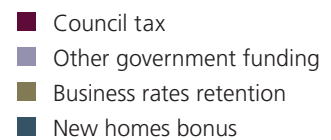
---

## REDUCED FUNDING PUTS INCREASED PRESSURE ON THE DELIVERY OF SERVICES

## TO RESPOND SUCCESSFULLY WE WILL NEED TO DELIVER SERVICES DIFFERENTLY GOING FORWARD

---

The new strategy is driven by the need to refresh our approach and focus on council activities and also reflects a shift in the approach to public services in light of significant funding reductions.



The council faces some significant challenges in the longer term:

- The removal of government funding
- Significant policy changes
- The move to greater business rates retention presents opportunities as well as increased volatility and risks
- Responding to changing customer demand and expectation in a rapidly changing digital environment
- Delivering a new local economic strategy

The council's approach is supported by outcome based budgeting

# OUTCOME BASED BUDGETING (OBB)

The council has successfully met its savings target of over £1 million in 2018/19 and identified planned savings of another £1 million in 2019/20. To meet the potential funding gap of £2.5m in 2020/21, the council will outline its outcome based budgeting process.

## Efficiency savings

This strand of the OBB process is aimed at looking in detail at internal processes and ensuring these support the council in delivering excellent services in the most effective way. Contract review and management is a key element in this strand, as the council operates a number of significant ongoing contracts.

## Asset management

The council operates an extensive portfolio of assets which are either used in the delivery of services or to generate income resources for service delivery. Making the best use of assets can provide savings as well as increasing collaboration with other organisations.

An extensive programme of refurbishment works is underway at the council's city offices in order to extend the life of the building, provide environmental enhancements in the form of lower energy consumption, and to ensure the offices remain fit for purpose.

This year has seen the modernisation of customer reception areas, improvements include providing two payment kiosks and fast-track payment options including contactless transactions designed to make it easier and quicker for local customers to deal with the council.

In 2018/19 the council transferred over 400 Housing Revenue Account (HRA) garages to the General Fund. While priority is currently offered to council tenants, garages are available to all residents and make no contribution to the delivery of the council's statutory housing responsibilities. Garages do generate significant rental income and appropriating garages to the General Fund will also have the combined advantage of providing a source of annual income to the General Fund whilst also increasing the HRA's capital funding resources.

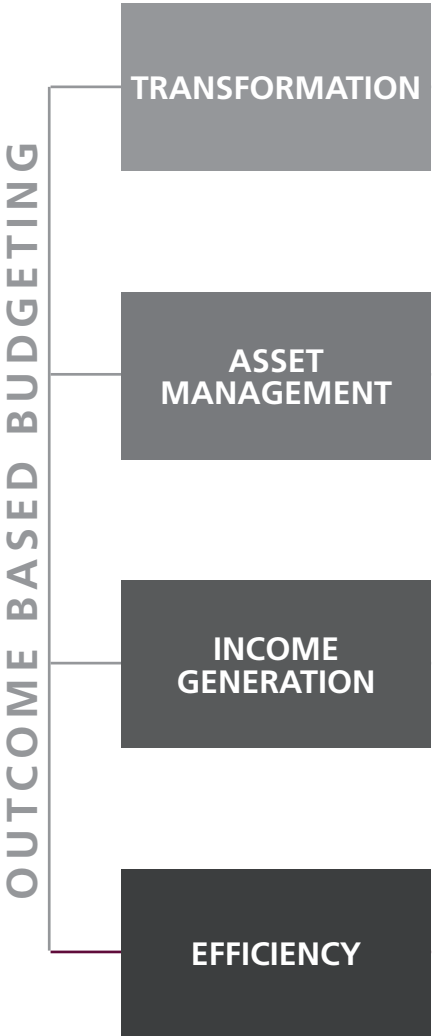
## Income generation

General fund income is planned to fund approximately 40% of gross general fund expenditure. In order to continue delivering services consideration of full cost recovery is an important principle to be considered. This ensures the user of these services is paying a fair price, that the services remain available, and that there is no unnecessary burden on the council tax payer.

## Transformation

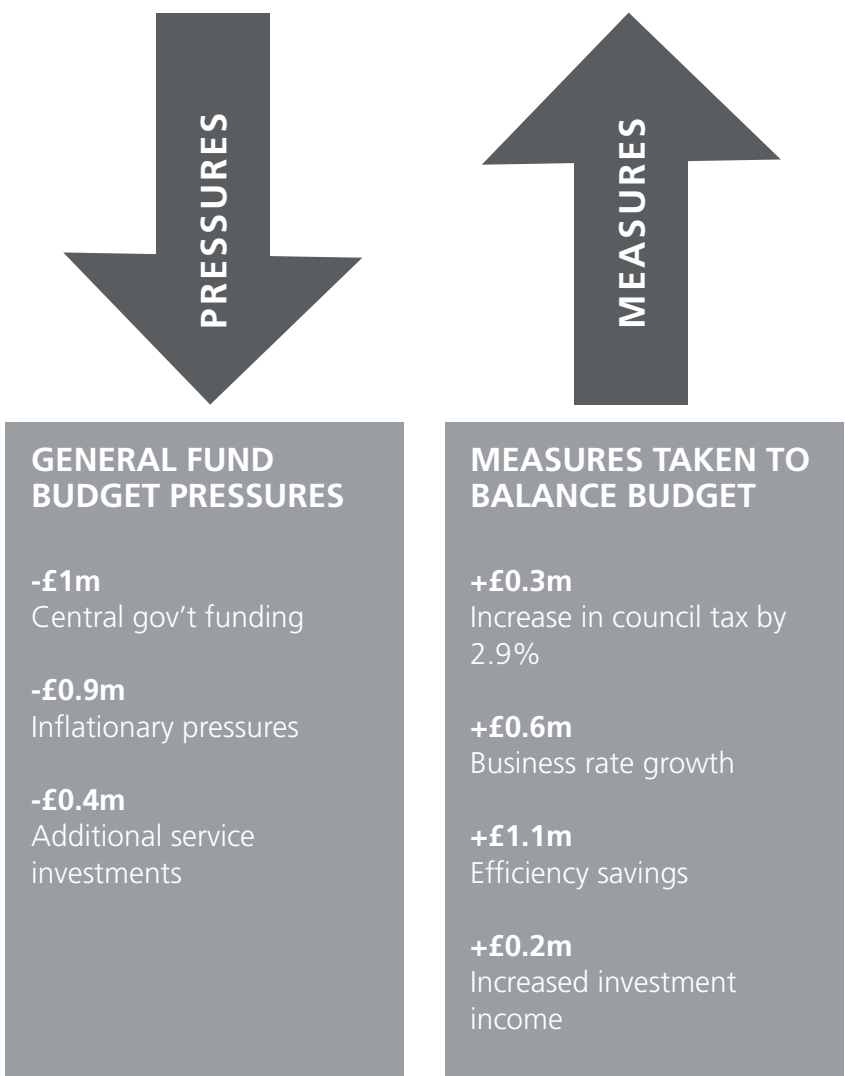
The council continues to explore ways of transforming both operations and service delivery in order to generate efficiencies wherever possible. The core principle is delivering services in the most efficient way in order to achieve value for money. The council is using technology to 'go paperless'. The council can reduce the amount of paper printing, and reduce costs, by shifting to portable technology. The council has already introduced a paperless system to all councillors for committee meetings, saving on the amount of paper required and reducing printing and postage costs.

It is also important that the council is reviewing other options to transform services and offer different solutions. One area under consideration is setting up a housing company to provide a different housing offer to residents and that also provides a financial benefit to the council.



# 2018/19 GENERAL FUND BUDGET

The council budget is strongly aligned to the council strategy. The council manages its General Fund and HRA budgets separately. The General Fund budget included areas of significant investment to deliver new services to residents. This investment is supported through a variety of savings programmes. These items have been carefully considered and seek to enable the council to continue to deliver its core services and protect our valued frontline delivery while matching the financial demands of reducing government funding.



## 2018/19 OUTTURN

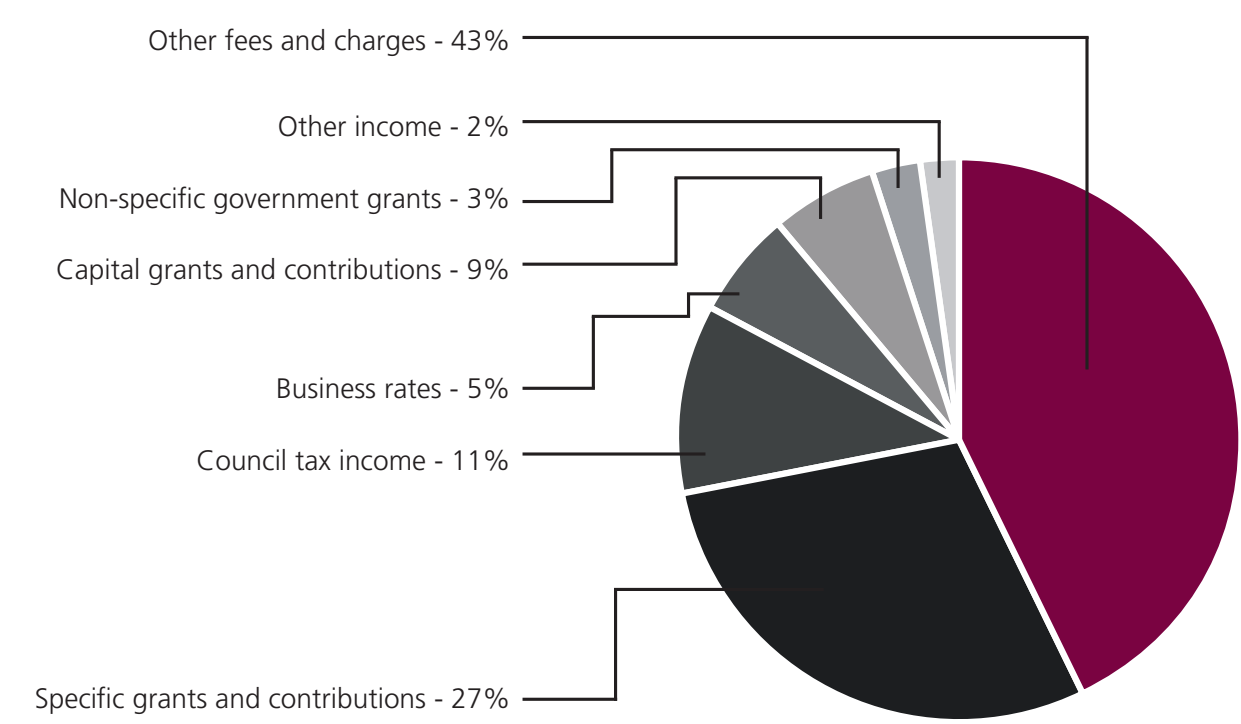
Higher than budgeted grant funding and taxation income and in-year underspends relating to slippage on major projects has resulted in a net increase of £2.1m to the council's usable reserves and planned usage of £2.7m reserves deferred.

SERVICE	BUDGETED NET EXPENDITURE	OUTTURN	VARIANCE
	£'000	£'000	£'000
HOUSING	1,895	1,520	(375)
ENVIRONMENT	4,525	3,313	(1212)
HEALTH & HAPPINESS	2,220	2,786	566
BUSINESS	1,701	1,597	(104)
OPERATIONAL DELIVERY	4,211	3,556	(655)
INVESTMENT ACTIVITY	(2,052)	(2,533)	(481)
ORGANISATIONAL MANAGEMENT	4,334	3,989	(345)
	16,834	14,228	(2,606)
TAX & GRANT INCOME	(14,511)	(15,746)	(1,235)
FINANCING & TREASURY ACTIVITY		(911)	(911)
RESERVE RELATED MOVEMENTS	(2,325)	1,433	3,758
TOTAL FUNDING	(16,836)	(15,224)	1,612
TRANSFER TO MAJOR INVESTMENT RESERVE			(994)

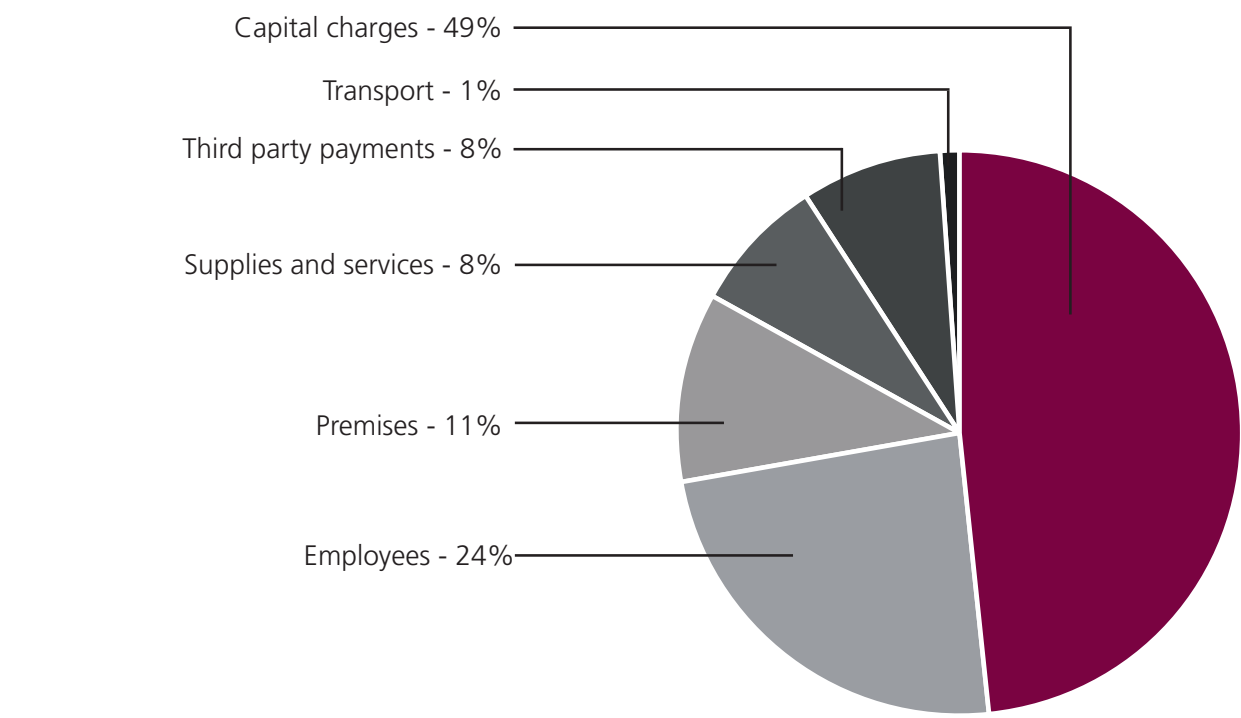
The HRA outturn position shows an increase in the HRA balance of £2.5m. The increase is caused by slippage in the HRA capital programme, meaning that a planned £5.5m of revenue financing has not been required in 18/19. The other major outturn variance is an increase in the amount transferred to the major repairs reserve. This is a sum equal to depreciation and the increase is caused by changes to the assumptions supporting the estimate.

SERVICE	BUDGETED NET EXPENDITURE	OUTTURN	VARIANCE
	£K	£K	£K
HOUSING MANAGEMENT	5,928	6,341	413
REPAIRS	5,031	5,468	437
RENTS & OTHER INCOME	(27,530)	(27,387)	143
EXTERNAL INTEREST PAYABLE	5,200	5,182	(18)
TRANSFER TO MAJOR REPAIRS RESERVE	6,044	8,358	2,314
CAPITAL EXPENDITURE FUNDED BY HRA	5,550	0	(5,550)
NET OTHER ACCOUNTING ADJUSTMENTS	25	(474)	(499)
<b>INCREASE / DECREASE IN HRA BALANCE</b>	<b>248</b>	<b>(2,512)</b>	<b>(2,760)</b>

## WHERE THE COUNCIL'S FUNDING CAME FROM



## HOW THE COUNCIL SPENT MONEY TO PROVIDE SERVICES (EXCLUDING PAYMENTS OF BENEFITS)





# THE COUNCIL'S BALANCE SHEET

The council's balance shows it has a net worth of £361m.

Total assets of £602m at the balance sheet date include:

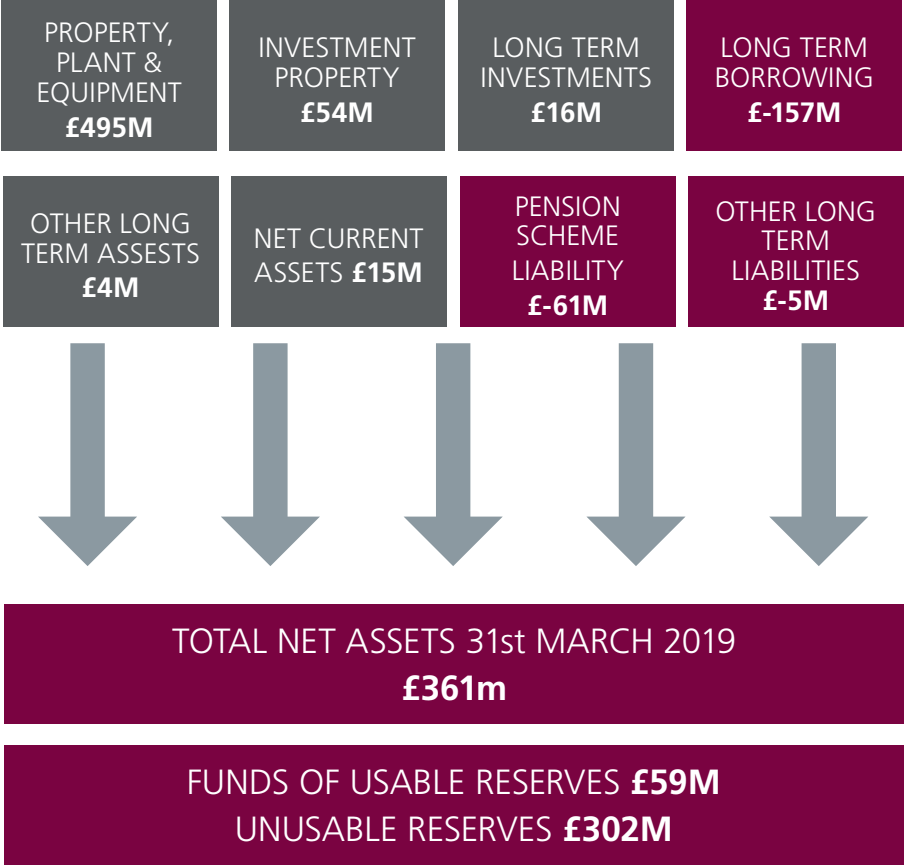
- Council dwellings £405m
- Other operational land and buildings £74m;
- Investment property £54m.

Total liabilities of £239m include:

- Long term borrowing of £157m
- The pension scheme potential future liability of £61m.

The council's balance sheet includes £59m of usable reserves available to fund future spending plans and programs.

The overall £21m decrease in the council's net worth in the financial year is primarily as a result of movements in the property market which has reduced the value of the council's housing stock.



Investing in health and wellbeing - Iwan Thomas opening new play areas



Purchase of Friarsgate medical centre for refurbishment



Sport & Leisure Park planning now recommended for approval

# 2018/19 CAPITAL OUTTURN

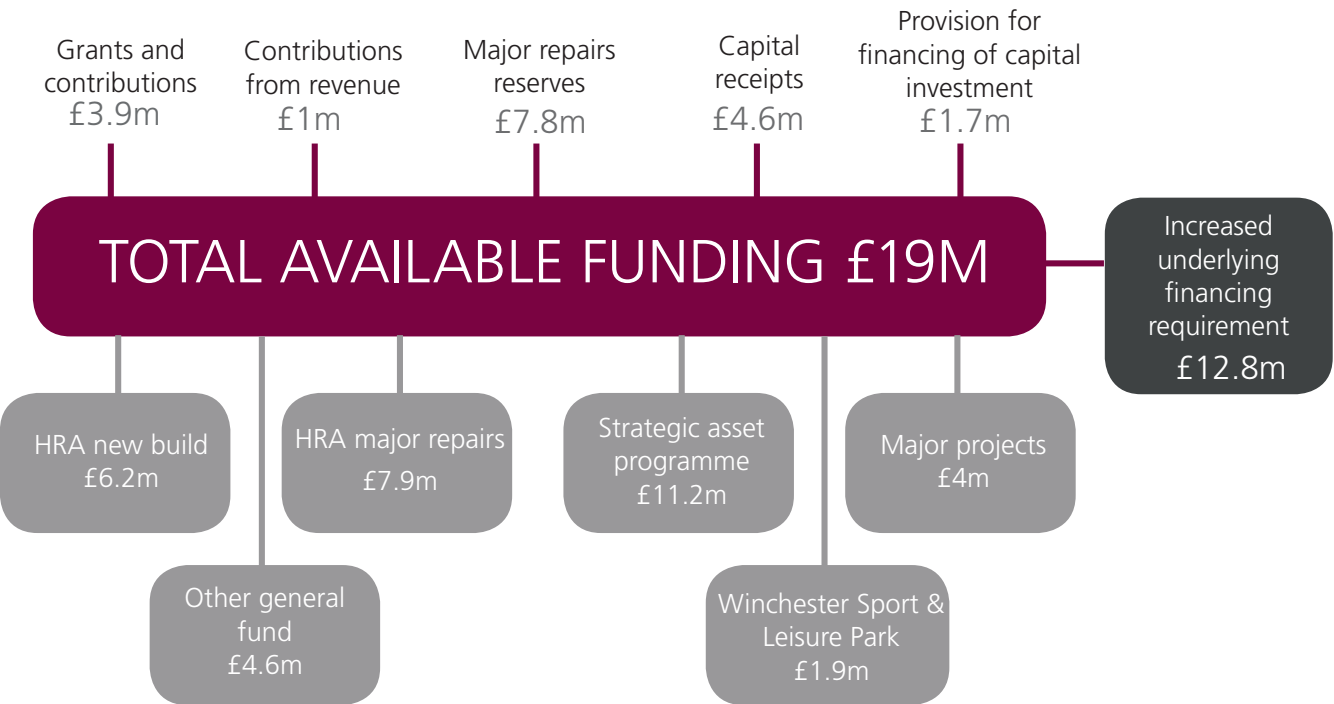
## Capital

The council has a ambitious capital programme with a number of major projects being undertaken. The original capital budget in 2018/19 was greater than £66m. Actual outturn is £31.8m because of project slippage and expenditure will be re-profiled into future years.

The council has spent £11.2m on its strategic asset purchase scheme. The purchases of Coventry House, Friarsgate Medical Centre and 158-165 High Street were completed in year. The purchases give the council more scope to deliver its vision for the regeneration of central Winchester.

Just over half of the 2018/19 capital programme was financed by existing resources, £12.8m has been added to the council's underlying capital financing requirement.

## Capital Expenditure and finance



---

# CHESIL LODGE

---

## Key Projects

Much of the council's strategic aims is delivered through capital spend and associated projects and include the provision of new housing, major regeneration schemes and the provision of new leisure facilities. Key projects that have been delivered or are in progress are set out below.

## Chesil Lodge

A new state-of-the-art £16m development specially created to help older residents with care needs live independently was completed in 2018. Chesil Lodge offers 52 extra care apartments for rent, shared ownership and sale – to cater for residents over the age of 55. The scheme was funded by Winchester City Council, Hampshire County Council, Homes England and a gift from the late Winchester-born resident Harold Harris. The idea behind the project is the concept of extra care which provides people with their own individual apartment, coupled with access to communal spaces, in modern, high-quality, attractive buildings, close to local facilities. The development is a mixture of one-bedroom and two-bedroom apartments that are designed for independent living. The development also offers an excellent range of communal facilities, including a restaurant, laundry, treatment rooms and lounges.









## WINCHESTER SPORT & LEISURE PARK

River Park Leisure Centre is now more than 40 years old and its capacity to meet the needs of a growing population in Winchester is limited. The council has looked at various options for replacing or refurbishing it and has decided that the preferred option is to build a new leisure centre at Bar End. A new sport and leisure centre at this location will cost in the region of £38 million. The council and its lead architects, carried out extensive consultation with local residents, sports

groups, experts, national government bodies and Sport England to shape and inform the planning application which was submitted in June 2018. Construction commenced at the end of the 2018/19 financial year, with completion due in 2021. The council is working with a number of partners to deliver the new Sport & Leisure Centre including the University of Winchester, the Pinder Trust and Hampshire County Council.





---

## CENTRAL WINCHESTER REGENERATION

---

This exciting project is an opportunity to bring positive change to the city centre by delivering a dynamic mix of uses which will create a vibrant new retail, cultural and heritage heart set within an exceptional public realm. Significant progress has already been made with this redevelopment project and is moving forward with proposals to revitalise the area. Work has commenced on breathing a new lease of life to existing spaces and buildings for short-term uses, before the

wider regeneration of the area begins. The transformation of central Winchester will provide an opportunity for retailers, located next to an already thriving High Street and a stone's throw away from the historic heart of the city.





---

## STATION APPROACH

---

The Station Approach project covers the space around the railway station, extending north to include the Cattle market site and south to the Carfax site. There is considerable potential to improve the area's role as a gateway to the city and to boost Winchester's economy.

The site within the development area will create a vibrant new business hub adjacent to the station, providing Grade A office space in an easily accessible location, as well as state-of-the-art offices, a vibrant mix of bars, restaurants and retailers will make the area a destination of choice.



## SUMMARY

---

The financial report contains a number of key figures that set out how the council has managed the financials and activities during 2018/19. Effective financial management and delays in the capital programme have seen council usable reserves increase. The council's overall net worth has decreased by £21m primarily because of movements in the property market.

The council has met its financial targets for 2018/19 and continues to progress the delivery of strategic outcomes, including the delivery of the award winning Chesil Lodge extra care facility.

The council is aware that tough financial times remain ahead, and continues to plan its finances over the medium term so that it remains able to deliver its essential services and strategic outcomes.



---

**WINCHESTER CITY COUNCIL STATEMENT OF ACCOUNTS 2018/19**  
**STATEMENT OF RESPONSIBILITIES FOR THE STATEMENT OF ACCOUNTS**

---

**The Council's Responsibilities**

**The Council is required to:**

- make arrangements for the proper administration of its financial affairs and to secure that one of its officers has the responsibility for the administration of those affairs. In this Council, that officer is the S151 Officer;
- manage its affairs to secure economic, efficient and effective use of resources and safeguard its assets; and
- approve the Statement of Accounts.

**The Responsibilities of the S151 Officer**

The S151 Officer is responsible for the preparation of the Council'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).

**In preparing this Statement of Accounts, the S151 Officer has:**

- selected suitable accounting policies and then applied them consistently;
- made judgements and estimates that were reasonable and prudent;
- complied with the Code of Practice on Local Authority Accounting.

**The S151 Officer has also:**

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

I certify that the Statement of Accounts gives a true and fair view of the financial position of Winchester City Council as at 31 March 2019 and its income and expenditure for the year then ended.

Signature: ..... Date: 31 July 2019

**Joseph Holmes**  
**Strategic Director (Resources), Section 151 Officer**

I certify that the Statement of Accounts for the year ended 31 March 2019 has been approved by a resolution of the Audit and Governance Committee at its meeting on the 25 July 2019, and is authorised for issue.

Signature: ..... Date: 31 July 2019

**Councillor Margot Power**  
**Chair of the Audit and Governance Committee**

**WINCHESTER CITY COUNCIL STATEMENT OF ACCOUNTS 2018/19**  
**COMPREHENSIVE INCOME AND EXPENDITURE STATEMENT FOR THE YEAR ENDED 31 MARCH 2019**

This statement shows the accounting cost to the Council in the year for the provision of services in accordance with International Financial Reporting Standards (IFRS) adapted by the Code of Practice on Local Authority Accounting (the Code). The Total Comprehensive Income and Expenditure Statement represents the total movement on net assets in the Council's Balance Sheet.

The statement includes some costs and income that are not allowed, by statute, to be funded from taxation. The Comprehensive Income and Expenditure Statement is adjusted for these items in order to set the level of Council Tax. These adjustments are shown in the Movement in Reserves Statement, and analysed in Note 6.

2017/18			2018/19			
Expenditure £000	Income £000	Net £000		Expenditure £000	Income £000	Net £000
1,929	(222)	1,707	Business	1,901	(219)	1,682
14,107	(9,615)	4,492	Environment	13,983	(10,096)	3,887
3,640	(372)	3,268	Health and Happiness	4,918	(506)	4,412
			Housing Strategy & Homelessness			
2,716	(123)	2,593	Delivering Quality Housing (HRA)	3,230	(336)	2,894
17,874	(29,100)	(11,226)	Operational Delivery	21,260	(28,805)	(7,545)
35,242	(28,152)	7,090	Organisational Management	34,853	(26,765)	8,088
4,823	(581)	4,242	Cost of service delivery	6,064	(336)	5,728
80,331	(68,165)	12,166	HRA Property Revaluation (Note 1)	86,209	(67,063)	19,146
(25,796)	0	(25,796)		32,850	0	32,850
<b>54,535</b>	<b>(68,165)</b>	<b>(13,630)</b>	<b>Cost Of Services</b>	<b>119,059</b>	<b>(67,063)</b>	<b>51,996</b>
		567	(Surplus)/Deficit on Trading Accounts			472
			<b>Other Operating Income and Expenditure</b>			
		2,863	Parish Council Precepts			3,091
		763	Payments to the Government Housing Capital Receipts Pool			779
		(1,556)	(Gains)/Losses on the Disposal of Non Current Assets			(2,352)
			<b>Financing and Investment Income and Expenditure</b>			
		5,183	Interest Payable and Similar Charges (Note 11)			5,176
		1,430	Net Interest on the Net Defined Benefit Liability (Note 22)			1,570
		(735)	Interest Receivable and Similar Income (Note 11)			(660)
		(3,225)	Income and Expenditure in relation to Investment Properties and Changes in their Fair Value (Note 10)			(5,811)
		0	Changes in the Fair Value of Investments (Note 11)			(84)
			<b>Taxation and Non-Specific Grant Income</b>			
		(4,051)	Non-Domestic Rates Income and Expenditure (Note 18)			(5,266)
		(3,480)	Non-Ringfenced Government Grants (Note 18)			(2,729)
		(5,616)	Capital Grants and Contributions (Note 18)			(8,531)
		(10,031)	Council Tax Income			(10,713)
		<b>(31,518)</b>	<b>(Surplus) or Deficit on Provision of Services</b>			<b>26,938</b>
			<b>Other Comprehensive (Income) and Expenditure</b>			
		(2,926)	(Surplus)/Deficit on Revaluation of Non Current Assets			(11)
		(202)	(Surplus)/Deficit on Revaluation of Available for Sale Financial Assets			0
		3,330	Re-measurements on the Net Defined Benefit Liability (Note 22)			(5,780)
		<b>(31,316)</b>	<b>Total Comprehensive (Income) and Expenditure</b>			<b>21,147</b>



**WINCHESTER CITY COUNCIL STATEMENT OF ACCOUNTS 2018/19**  
**MOVEMENT IN RESERVES STATEMENT FOR THE YEAR ENDED 31 MARCH 2019**

This statement shows the movement in the year on the different reserves held by the Council. These are analysed into 'usable reserves' (i.e. those that can be applied to fund expenditure or reduce local taxation) and 'unusable 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 and the Housing Revenue Account (HRA) for Council Tax setting and dwellings rent setting purposes. The Net (Increase)/Decrease before Transfers to Earmarked Reserves line shows the statutory General Fund balance and HRA balance before any discretionary transfers to or from earmarked reserves.

	General Fund Balance £000	Earmarked General Fund Reserves £000	Housing Revenue Account £000	Earmarked HRA Reserves £000	Major Repairs Reserve £000	Capital Receipts Reserve £000	Capital Grants Unapplied £000	Total Usable Reserves £000	Unusable Reserves £000	Total Authority Reserves £000
<b>Balance at 31 March 2018 Brought Forward</b>	<b>(2,790)</b>	<b>(23,366)</b>	<b>(9,116)</b>	<b>(70)</b>	<b>(14)</b>	<b>(14,366)</b>	<b>(607)</b>	<b>(50,329)</b>	<b>(331,494)</b>	<b>(381,823)</b>
<b>Movement in Reserves during 2018/19</b>										
(Surplus) or Deficit on Provision of Services	(668)	0	27,690	0	0	0	0	27,022	(84)	<b>26,938</b>
Other Comprehensive (Income) and Expenditure	0	0	0	0	0	0	0	0	(5,793)	<b>(5,793)</b>
<b>Total Comprehensive (Income) and Expenditure</b>	<b>(668)</b>	<b>0</b>	<b>27,690</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>27,022</b>	<b>(5,877)</b>	<b>21,145</b>
Adjustments between Accounting Basis and Funding Basis under Regulations (Note 6)	(4,082)	0	(30,201)	0	(582)	(161)	(248)	(35,274)	35,274	<b>0</b>
<b>Net (Increase)/Decrease before Transfers to Earmarked Reserves</b>	<b>(4,750)</b>	<b>0</b>	<b>(2,511)</b>	<b>0</b>	<b>(582)</b>	<b>(161)</b>	<b>(248)</b>	<b>(8,252)</b>	<b>29,397</b>	<b>21,145</b>
Transfers to/(from) Earmarked Reserves (Note 7)	4,752	(4,752)	0	0	0	0	0	0	0	<b>0</b>
<b>(Increase)/Decrease in Year</b>	<b>2</b>	<b>(4,752)</b>	<b>(2,511)</b>	<b>0</b>	<b>(582)</b>	<b>(161)</b>	<b>(248)</b>	<b>(8,252)</b>	<b>29,397</b>	<b>21,145</b>
<b>Balance at 31 March 2019 Carried Forward</b>	<b>(2,788)</b>	<b>(28,118)</b>	<b>(11,627)</b>	<b>(70)</b>	<b>(596)</b>	<b>(14,527)</b>	<b>(855)</b>	<b>(58,581)</b>	<b>(302,097)</b>	<b>(360,678)</b>

**WINCHESTER CITY COUNCIL STATEMENT OF ACCOUNTS 2018/19**  
**MOVEMENT IN RESERVES STATEMENT FOR THE YEAR ENDED 31 MARCH 2019**

	General Fund Balance £000	Earmarked General Fund Reserves £000	Housing Revenue Account £000	Earmarked HRA Reserves £000	Major Repairs Reserve £000	Capital Receipts Reserve £000	Capital Grants Unapplied £000	Total Usable Reserves £000	Unusable Reserves £000	Total Authority Reserves £000
<b>Balance at 31 March 2017</b>	<b>(2,000)</b>	<b>(20,942)</b>	<b>(8,998)</b>	<b>(70)</b>	<b>(13)</b>	<b>(14,863)</b>	<b>(464)</b>	<b>(47,350)</b>	<b>(303,157)</b>	<b>(350,507)</b>
<b>Movement in Reserves During 2017/18</b>										
(Surplus) or Deficit on Provision of Services	2,803	0	(34,321)	0	0	0	0	(31,518)	0	<b>(31,518)</b>
Other Comprehensive (Income) and Expenditure	0	0	0	0	0	0	0	0	202	<b>202</b>
<b>Total Comprehensive (Income) and Expenditure</b>	<b>2,803</b>	<b>0</b>	<b>(34,321)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(31,518)</b>	<b>202</b>	<b>(31,316)</b>
Adjustments between Accounting Basis & Funding Basis Under Regulations (Note 6)	(6,017)	0	34,203	0	(1)	497	(143)	28,539	(28,539)	<b>0</b>
<b>Net (Increase)/Decrease before Transfers to Earmarked Reserves</b>	<b>(3,214)</b>	<b>0</b>	<b>(118)</b>	<b>0</b>	<b>(1)</b>	<b>497</b>	<b>(143)</b>	<b>(2,979)</b>	<b>(28,337)</b>	<b>(31,316)</b>
Transfers to/(from) Earmarked Reserves (Note 7)	2,424	(2,424)	0	0	0	0	0	0	0	<b>0</b>
<b>(Increase)/Decrease in Year</b>	<b>(790)</b>	<b>(2,424)</b>	<b>(118)</b>	<b>0</b>	<b>(1)</b>	<b>497</b>	<b>(143)</b>	<b>(2,979)</b>	<b>(28,337)</b>	<b>(31,316)</b>
<b>Balance at 31 March 2018 Carried Forward</b>	<b>(2,790)</b>	<b>(23,366)</b>	<b>(9,116)</b>	<b>(70)</b>	<b>(14)</b>	<b>(14,366)</b>	<b>(607)</b>	<b>(50,329)</b>	<b>(331,494)</b>	<b>(381,823)</b>

**WINCHESTER CITY COUNCIL STATEMENT OF ACCOUNTS 2018/19**  
**BALANCE SHEET AS AT 31 MARCH 2019**

The Balance Sheet shows the value, as at the Balance Sheet date, of the assets and liabilities recognised by the Council. The Net Assets (assets less liabilities) are matched by the Council's reserves. There are two types of reserve shown in the Balance Sheet. The first category of reserves is usable reserves (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). The second category of reserves is those that the Council is not able to use to provide services. This category includes reserves that contain unrealised gains and losses, where amounts would only become available to provide services if the assets are realised. They also include reserves that hold timing differences and adjustments between the accounting basis and funding basis under regulations.

<b>31 Mar 18 £000</b>		<b>Note</b>	<b>31 Mar 19 £000</b>
520,172	Property, Plant and Equipment	8	494,994
2,770	Heritage Assets	9	2,800
47,714	Investment Property	10	53,794
167	Intangible Assets		251
17,933	Long-Term Investments	11	16,208
280	Long-Term Debtors	11	237
<b>589,036</b>	<b>Long-Term Assets</b>		<b>568,284</b>
19,852	Short-Term Investments	11	15,076
34	Inventories		40
10,544	Short-Term Debtors	12	10,724
1,256	Cash and Cash Equivalents		7,932
<b>31,686</b>	<b>Current Assets</b>		<b>33,772</b>
(398)	Short-Term Borrowing		(229)
(12,784)	Short-Term Creditors	13	(16,075)
(2,290)	Provisions	14	(3,049)
<b>(15,472)</b>	<b>Current Liabilities</b>		<b>(19,353)</b>
(156,896)	Long-Term Borrowing	11	(156,722)
(62,110)	Pension Scheme Liability	22	(60,790)
(4,421)	Grants and Contributions in Advance	18	(4,513)
<b>(223,427)</b>	<b>Long-Term Liabilities</b>		<b>(222,025)</b>
<b>381,823</b>	<b>Net Assets</b>		<b>360,678</b>
50,329	Usable Reserves		58,581
331,494	Unusable Reserves	15	302,097
<b>381,823</b>	<b>Total Reserves</b>		<b>360,678</b>

These financial statements replace the unaudited financial statements certified by Joseph Homes on 29 May 2019

Signature: .....

Date: 31 July 2019

**Joseph Holmes**  
**Strategic Director (Resources), Section 151 Officer**

**WINCHESTER CITY COUNCIL STATEMENT OF ACCOUNTS 2018/19**  
**CASH FLOW STATEMENT FOR THE YEAR ENDED 31 MARCH 2019**

The Cash Flow Statement shows the changes in the Council's cash and cash equivalents during the reporting period. The statement shows how the Council generates and uses cash and cash equivalents by classifying cash flows as operating, investing or financing activities.

2017/18		2018/19	
£000	£000	£000	£000
<b>Cash Flows from Operating Activities</b>			
	(31,518)		26,938
	Surplus on the Provision of Services		
	Adjustments for Non-Cash Movements		
(8,907)	Depreciation of Property, Plant and Equipment	(10,461)	
23,813	Revaluation gains on property, plant and equipment and investment property	(34,524)	
(80)	Amortisation of Intangible Assets	(64)	
(2,370)	Pension Fund Adjustments	(4,460)	
(242)	(Increase)/Decrease in Impairment for Bad Debts	198	
(694)	Contributions (to)/from Provisions	(759)	
(1,632)	Carrying Amount of Property, Plant and Equipment sold or derecognised	(4,426)	
	<b>Accruals adjustments:</b>		
1	Increase in Inventories	6	
3,073	Decrease/(Increase) in Short-term and Long-term Debtors	(83)	
1,049	Increase/(Decrease) in Short-term Creditors	(3,291)	
(665)	13,346 Decrease/(Increase) in Grants and Contributions	(92)	(57,956)
	<b>(18,172)</b>		<b>(31,018)</b>
	<u>Adjust for Items that are Investing and Financing Activities</u>		
3,188	Proceeds from the Sale of Property, Plant and Equipment, Investment Property and Intangible Assets	6,778	
	3,188		6,778
	<b>(14,984) Net Cash Flows from Operating Activities</b>		<b>(24,240)</b>
<b>Cash Flows from Investing Activities</b>			
25,925	Purchase of Property, Plant and Equipment, Investment Property and Intangible Assets	30,509	
30,638	Purchase of Short Term and Long Term Investments	18,253	
(3,188)	Proceeds from the Sale of Property, Plant, Equipment, Investment Property and Intangible Assets	(6,778)	
(37,348)	Proceeds from the Sale of Short Term and Long Term Investments	(24,754)	
	<b>16,027 Net Cash Flows from Investing Activities</b>		<b>17,230</b>
<b>Cash Flows from Financing Activities</b>			
2	Other Receipts from Financing Activities	-	
334	Cash Payments for the Reduction of the Outstanding Liabilities Relating to Finance Leases	334	
	<b>336 Net Cash Flows from Financing Activities</b>		<b>334</b>
	<b>1,379 Net (Increase)/Decrease In Cash and Cash Equivalents</b>		<b>(6,676)</b>
	<b>(2,635) Cash and cash equivalents at the beginning of the year</b>		<b>(1,256)</b>
	<b>(1,256) Cash and cash equivalents at the end of the year</b>		<b>(7,932)</b>

## **1. EXCEPTIONAL ITEM**

In prior periods, there have been significant downward valuations below historic cost in the HRA, in particular in 2010/11 when a change in the social housing adjustment factor from 45% to 32% resulted in a downward valuation of £104 million. In line with proper accounting practice, subsequent upward valuations will reverse prior year charges to the Comprehensive Income and Expenditure Statement until the historic cost value is reached, at which point a revaluation reserve will be created.

In 2018/19 the value of dwellings has decreased by £32.9 million, in consequence there is a material increase in expenditure which has been treated as an exceptional item on the face of the Comprehensive Income and Expenditure Statement.

## **2. EXPENDITURE AND FUNDING ANALYSIS**

The Expenditure and Funding Analysis shows how the Council has used the funding available to it (Government grants, rents, Council Tax, business rates, etc.) to deliver services, compared with those resources consumed or earned by the Council in accordance with International Accounting Standards (IAS). It also shows how this expenditure is allocated for decision making purposes between the Council Strategy outcomes. Income and expenditure accounted for under IAS is presented more fully in the Comprehensive Income and Expenditure Statement.

The analysis shows the reconciling adjustments for the differences between the costs under statutory provisions that are charged to the General Fund and HRA and those charged under proper accounting practice to the Comprehensive Income and Expenditure Statement.

- **Adjustments for Capital Purposes:**  
For services this represents depreciation, amortisation and revaluation losses on assets used in the provision of services; and an adjustment for revenue expenditure funded from capital under statute (typically grants to third parties for capital works). In the *Other income and expenditure* row this represents revaluation gains and losses on investment property; gains or losses on the disposal of assets; the payments made to the pool on housing asset disposals; statutory and voluntary provision for the repayment of debt ; and capital expenditure funded from the General Fund and HRA.
- **Pension Adjustments:**  
For services this represents the removal of employer pension contributions and replacing them with current service cost and past service cost as required by International Accounting Standard 19, *Employee Benefits* (IAS19). In the *Other income and expenditure* row this represents the interest payable on the pension liability in accordance with IAS19.
- **Other Statutory Adjustments:**  
This represents the separation of Council Tax between amounts collected on behalf of Parishes from the Council's own requirement. It also includes the timing differences between the way that Council Tax and Business Rates are accounted for under statute and proper accounting practice under IFRS.



**WINCHESTER CITY COUNCIL STATEMENT OF ACCOUNTS 2018/19**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019**

2018/19	Net charge to the General Fund & HRA under statutory funding provisions £000	Adjustments for Capital Purposes £000	Net change for Pensions Adjustments £000	Other Net costs in the Adjustments Comprehensive Income and Expenditure Statement £000	£000
Business	1,544	85	53	0	1,682
Environment	2,816	574	497	0	3,887
Health and Happiness	2,692	1,626	94	0	4,412
Housing	(14,557)	42,141	615	0	28,199
Operational Delivery	2,834	4,860	394	0	8,088
Organisational Management	4,395	162	1,171	0	5,728
<b>Cost of Services</b>	<b>(276)</b>	<b>49,448</b>	<b>2,824</b>	<b>0</b>	<b>51,996</b>
Other income & expenditure	(21,903)	(4,707)	1,636	0	(24,974)
Other General Fund & HRA items	14,336	(13,424)	0	(912)	0
<b>(Surplus)/deficit on the General Fund &amp; HRA</b>	<b>(7,843)</b>	<b>31,317</b>	<b>4,460</b>	<b>(912)</b>	<b>27,022</b>
Opening General Fund and HRA balance at 1 April 18	(35,355)				
Surplus on General Fund and HRA	(7,843)				
<b>Closing General Fund and HRA balance at 31 March 19</b>	<b>(43,199)</b>				
<b>2017/18</b>	<b>Net charge to the General Fund &amp; HRA under statutory funding provisions £000</b>	<b>Adjustments for Capital Purposes £000</b>	<b>Net change for Pensions Adjustments £000</b>	<b>Other Net costs in the Adjustments Comprehensive Income and Expenditure Statement £000</b>	<b>£000</b>
Business	1,644	4	59	0	1,707
Environment	3,525	522	445	0	4,492
Health and Happiness	2,306	882	80	0	3,268
Housing	(16,431)	(18,282)	284	0	(34,429)
Operational Delivery	2,810	3,953	327	0	7,090
Organisational Management	4,393	154	(305)	0	4,242
<b>Cost of Services</b>	<b>(1,753)</b>	<b>(12,767)</b>	<b>890</b>	<b>0</b>	<b>(13,630)</b>
Other income & expenditure	(17,392)	(1,975)	1,479	0	(17,888)
Other General Fund & HRA items	15,814	(16,992)	0	1,178	0
<b>(Surplus)/deficit on the General Fund &amp; HRA</b>	<b>(3,331)</b>	<b>(31,734)</b>	<b>2,369</b>	<b>1,178</b>	<b>(31,518)</b>
Opening General Fund and HRA balance at 1 April 17	(32,023)				
Surplus on General Fund and HRA	(3,331)				
<b>Closing General Fund and HRA balance at 31 March 18</b>	<b>(35,354)</b>				

**WINCHESTER CITY COUNCIL STATEMENT OF ACCOUNTS 2018/19**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019**

The following table shows the nature of the income and expenditure on Council services that are reported in the Comprehensive Income and Expenditure Statement:

<b>2017/18</b>		<b>2018/19</b>
<b>£000</b>		<b>£000</b>
20,237	Employees	22,850
8,107	Premises	9,267
791	Transport	861
7,813	Supplies & services	6,866
6,386	Third party payments	6,448
26,065	Benefit Payments	24,856
(12,767)	Capital Charges	49,446
(2,097)	Support Services	(1,535)
(68,165)	External income	(67,063)
0	Internal Charges	0
<b>(13,630)</b>	<b>Cost Of Services</b>	<b>51,996</b>

<b>2017/18</b>	<b><u>Analysis of External Income</u></b>	<b>2018/19</b>
<b>£000</b>		<b>£000</b>
	Government Grants &	
(27,315)	Contributions	(25,705)
(28,651)	HRA Rent/ Service Charges	(28,417)
(12,199)	Other Fees & Charges	(12,941)
<b>(68,165)</b>		<b>(67,063)</b>

### **3. CRITICAL JUDGEMENTS IN APPLYING ACCOUNTING POLICIES**

In applying the accounting policies set out in Note 25 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:

- Future funding for local government - there is a high degree of uncertainty about future levels of funding for local government. However, the Council has determined that this uncertainty is not yet sufficient to provide an indication that the assets of the Council might be impaired as a result of a need to close facilities and reduce levels of service provision.
- Lease classifications - the Council has made judgements on whether its lease arrangements are operating leases or finance leases. These judgements are based on a series of tests designed to assess whether the risks and rewards of ownership have been transferred from the lessor to the lessee. The results of the tests are taken and a decision then made. The accounting treatment for operating and finance leases is significantly different and could have a significant effect on the accounts.
- Asset reclassifications - the Council has made judgements on whether assets are classified as Investment Property, Heritage Assets or Property, Plant and Equipment. These judgements are based on the main reason that the Council is holding the asset. If the asset is used in the delivery of services or is occupied by third parties who are subsidised by the Council they are deemed to be Property, Plant and Equipment assets. If there is no subsidy and/or full market rent is being charged this would indicate that the asset is an Investment Property, if held principally to be preserved, in trust, for future generations because of their cultural, environmental or historical associations, this would indicate a Heritage Asset. The classification determines the valuation method to be used.
- Contractual arrangements - the Council has made judgements on whether its contractual arrangements contain embedded leases (i.e. arrangements that are not legally leases but take the form of payments in return for the use of specific assets).

#### **4. ASSUMPTIONS MADE ABOUT THE FUTURE AND OTHER MAJOR SOURCES OF ESTIMATION UNCERTAINTY**

The preparation of Financial Statements requires management to make judgements, estimates and assumptions that affect the amounts reported for assets and liabilities as at the Balance Sheet date and the amounts reported for the revenues and expenses during the year. However, the nature of estimation means that actual outcomes could differ from those estimates.

The key judgements and estimation uncertainty that have a significant risk of causing material adjustment to the carrying amounts of assets and liabilities within the next financial year are:

Item	Uncertainties	Effect if actual results differ from assumptions
Pensions Liability	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. A firm of consulting actuaries is engaged to provide the Fund with expert advice about the assumptions to be applied.	The effects on the net pension's liability of changes in individual assumptions can be measured. The sensitivity of each of the assumptions used by the actuaries can be seen in Note 22 to the accounts.
Arrears/Debt Impairment	At 31 March 2019, the Council had a balance of sundry debtors of £7.8 million. A review of debtors, profiled by the age of the debt, suggested that an impairment of doubtful debts of 8.2% (£0.64 million) was appropriate. However, in the current economic climate it is not certain that such an allowance would be sufficient.	If collection rates were to deteriorate, and an increase of 5% was attributed to each category of aged debt, an additional impairment charge of £0.2 million would need to be set aside as an allowance.
Provision for Business Rates appeals	Since the introduction of the Business Rate Retention Scheme effective from 1 April 2013, Local Authorities are liable for successful appeals against business rates charged to businesses in 2018/19 and earlier financial years, in their proportionate share. A provision has been recognised as the best estimate that businesses have been overcharged based on the Valuation Office ratings list of appeals, the analysis of previous appeals and other relevant information known about.	The Council's share of the total business rate appeal provision of £7.44 million amounted to £2.98million. A further 1 percentage point provision rate increase, leading to a lower rateable value and reduced business rates income, would increase the Council's share of the liability by £0.59m.

#### **5. EVENTS AFTER THE BALANCE SHEET DATE**

The Statement of Accounts was certified by the Strategic Director (Resources) as true and fair at the time of signing the accounts. Events taking place after this date are not reflected in the financial statements or notes. Where events taking place before this date provided information about conditions existing at 31 March 2019, the figures in the financial statements and notes have, in all material respects, been adjusted to reflect the impact of this information.

Since the draft accounts were published in May, and following legal rulings regarding age discrimination arising from public sector pension scheme transitional arrangements (commonly described as the McCloud ruling), new information has been received regarding the Council's share of additional pension liabilities. This has enabled the Pension Fund Actuary to estimate the Council's share of the liability so the accounts have been adjusted to reflect this.

**WINCHESTER CITY COUNCIL STATEMENT OF ACCOUNTS 2018/19**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019**

**6. ADJUSTMENTS BETWEEN ACCOUNTING BASIS AND FUNDING BASIS UNDER REGULATIONS**

This note details the adjustments made to the Comprehensive Income and Expenditure recognised by the Council in year (shown in accordance with proper accounting practice) to present the alternative view of the resources available to the Council to meet future capital and revenue expenditure (in accordance with statute).

2017-18					Adjustments between Accounting Basis and Funding Basis	2018-19				
General Fund Balance £000	Housing Revenue Account £000	Capital Receipts Reserve £000	Major Repairs Reserve £000	Capital Grants Unappl'd £000		General Fund Balance £000	Housing Revenue Account £000	Capital Receipts Reserve £000	Major Repairs Reserve £000	Capital Grants Unappl'd £000
<b>Adjustments to Revenue Resources</b>										
(2,188)	(182)	0	0	0	Pensions Costs (transfers to/ from Pensions Reserve)	(3,974)	(486)	0	0	0
34	(34)	0	0	0	Financial instruments (transfers to/ from Financial Instrument Adjustments Account)	62	(62)	0	0	0
(1,178)	0	0	0	0	Council Tax and Business Rates (transfers to/ from the Collection Fund Adjustment Account)	912	0	0	0	0
(3,236)	18,599	0	0	(143)	Reversal of entries included in the Surplus or Deficit on Provision of Services in relation to capital items (transfers with Capital Adjustment Account)	(1,871)	(44,679)	0	0	(248)
(6,568)	18,383	0	0	(143)	Total Adjustments to Revenue Resources	(4,871)	(45,227)	0	0	(248)
<b>Adjustments between Revenue and Capital Resources</b>										
0	3,167	(3,167)	0	0	Transfer of non current sale proceeds from revenue to the Capital Receipts Reserve	85	6,668	(6,754)	0	0
0	6,655	0	(6,655)	0	Funding set aside to Major Repairs Reserve (Housing)	0	8,358	0	(8,358)	0
415	0	0	0	0	Statutory provision for the Financing of Capital investment	514	0	0	0	0
0	1,029	0	0	0	Voluntary provision for the Financing of Capital Investment	0	0	1,163	0	0
(763)	0	763	0	0	Contribution from the Capital Receipts Reserve to finance the payments to the Government Capital Receipts Pool	(779)	0	779	0	0
899	4,969	0	0	0	Capital Expenditure financed from revenue	969	0	0	0	0
551	15,820	(2,404)	(6,655)	0	Total Adjustments between Capital and Revenue Resources	789	15,026	(4,812)	(8,358)	0
<b>Adjustments to Capital Resources</b>										
0	0	2,942	0	0	Use of Capital Receipts Reserve to finance capital spend	0	0	4,651	0	0
0	0	0	6,654	0	Use of Major Repairs Reserve to finance capital spend	0	0	0	7,776	0
0	0	(41)	0	0	Receipt of previously deferred capital receipts	0	0	0	0	0
0	0	2901	6654	0	Total Adjustments to Capital Resources	0	0	4,651	7,776	0
(6,017)	34,203	497	(1)	(143)	<b>Total Adjustments</b>	(4,082)	(30,201)	(161)	(582)	(248)

**WINCHESTER CITY COUNCIL STATEMENT OF ACCOUNTS 2018/19**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019**

**7. TRANSFERS (TO)/FROM EARMARKED RESERVES**

This note sets out the amounts set-aside from the General Fund and Housing Revenue Account balances in earmarked reserves to provide financing for future expenditure plans; and the amounts released from earmarked reserves to meet General Fund and Housing Revenue Account expenditure in 2018/19.

	<b>Balance at 1 Apr 2017</b>	<b>Net Transfers 2017/18</b>	<b>Balance at 31 Mar 2018</b>	<b>Transfers Out 2018/19</b>	<b>Transfers in 2018/19</b>	<b>Balance at 31 Mar 2019</b>
	<b>£000</b>	<b>£000</b>	<b>£000</b>	<b>£000</b>	<b>£000</b>	<b>£000</b>
<u>General Fund</u>						
<b>Operational Reserves</b>						
Major Investment Reserve	(7,579)	191	(7,388)	1,340	(2,633)	(8,681)
Other	(3,622)	222	(3,400)	1,184	(626)	(2,842)
<b>Asset Reserves</b>						
Car Parks Property	(1,969)	(62)	(2,031)	160	(640)	(2,511)
Property Reserve	(3,541)	326	(3,213)	248	(300)	(3,265)
Other	(493)	(114)	(608)	317	(280)	(571)
<b>Restricted Reserves</b>						
CIL General Fund	(1,722)	(2,344)	(4,066)	242	(3,779)	(7,603)
Other	(636)	(268)	(904)	169	(604)	(1,339)
<b>Risk Reserves</b>						
Business Rates Retention	(1,242)	(375)	(1,617)	450	0	(1,167)
Other	(139)	0	(139)	0	0	(139)
<b>Total General Fund</b>	<b>(20,943)</b>	<b>(2,424)</b>	<b>(23,366)</b>	<b>4,110</b>	<b>(8,862)</b>	<b>(28,118)</b>
<u>Housing Revenue Account</u>						
Insurance	(70)	0	(70)	0	0	(70)
<b>Total Earmarked Reserves</b>	<b>(21,013)</b>	<b>(2,424)</b>	<b>(23,436)</b>	<b>4,110</b>	<b>(8,862)</b>	<b>(28,188)</b>

**WINCHESTER CITY COUNCIL STATEMENT OF ACCOUNTS 2018/19**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019**

**8. PROPERTY, PLANT AND EQUIPMENT (PPE)**

<b>Movements in 2018/19</b>	<b>Council Dwellings</b>	<b>Other Land and Buildings</b>	<b>Vehicles, Plant, Furniture &amp; Equipment</b>	<b>Infrastructure Assets</b>	<b>Community Assets</b>	<b>Assets Under Construction</b>	<b>Total Property, Plant and Equipment</b>
	<b>£000</b>	<b>£000</b>	<b>£000</b>	<b>£000</b>	<b>£000</b>	<b>£000</b>	<b>£000</b>
<u>Cost or Valuation</u>							
<b>At 1 April 2018</b>	<b>418,596</b>	<b>71,815</b>	<b>11,472</b>	<b>6,936</b>	<b>1,072</b>	<b>22,862</b>	<b>532,753</b>
Additions	7,339	12,488	441	421	0	9,115	29,804
Revaluation Increases/(Decreases) Recognised in the Revaluation Reserve	0	(2,042)	0	0	0	0	(2,042)
Revaluation Increases/(Decreases) Recognised in the Surplus/Deficit on the Provision of Services	(40,389)	(5,403)	0	0	0	0	(45,792)
Derecognition - Disposals	(2,013)	(221)	(132)	0	0	(2,193)	(4,559)
Reclassifications	21,482	(2,275)	85	454	0	(22,021)	(2,275)
<b>At 31 March 2019</b>	<b>405,015</b>	<b>74,362</b>	<b>11,866</b>	<b>7,811</b>	<b>1,072</b>	<b>7,763</b>	<b>507,889</b>
<u>Accumulated Depreciation and Impairment</u>							
<b>At 1 April 2018</b>	<b>0</b>	<b>(474)</b>	<b>(9,241)</b>	<b>(2,699)</b>	<b>(167)</b>	<b>0</b>	<b>(12,581)</b>
Depreciation Charge	(7,990)	(1,551)	(671)	(247)	(2)	0	(10,461)
Accumulated Depreciation Written-Out to the Gross Carrying Amount on Depreciation Written-Out to the Revaluation Reserve	0	2,024	0	0	0	0	2,024
Depreciation Written Out to the Surplus/Deficit on the Provision of Services	7,990	0	0	0	0	0	7,990
Derecognition - Disposals	0	1	132	0	0	0	133
<b>At 31 March 2019</b>	<b>0</b>	<b>0</b>	<b>(9,780)</b>	<b>(2,946)</b>	<b>(169)</b>	<b>0</b>	<b>(12,895)</b>
<u>Net Book Value</u>							
At 31 March 2019	405,015	74,362	2,086	4,865	903	7,763	494,994
At 31 March 2018	418,596	71,341	2,231	4,236	905	22,862	520,172

**WINCHESTER CITY COUNCIL STATEMENT OF ACCOUNTS 2018/19**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019**

<b>Movements in 2017/18</b>	<b>Council Dwellings</b>	<b>Other Land and Buildings</b>	<b>Vehicles, Plant, Furniture &amp; Equipment</b>	<b>Infrastructure Assets</b>	<b>Community Assets</b>	<b>Assets Under Construction</b>	<b>Total Property, Plant and Equipment</b>
<u>Cost or Valuation</u>	<b>£000</b>	<b>£000</b>	<b>£000</b>	<b>£000</b>	<b>£000</b>	<b>£000</b>	<b>£000</b>
<b>At 1 April 2017</b>	<b>391,061</b>	<b>68,436</b>	<b>12,718</b>	<b>6,785</b>	<b>1,072</b>	<b>13,189</b>	<b>493,261</b>
Additions	7,331	5,445	252	142	0	12,621	25,791
Revaluation Increases/(Decreases) Recognised in the Revaluation Reserve	0	557	0	0	0	0	557
Revaluation Increases/(Decreases) Recognised in the Surplus/Deficit on the Provision of Services	18,873	(2,618)	0	0	0	0	16,255
Derecognition - Disposals	(1,625)	(5)	(1,562)	(17)	0	(2)	(3,211)
Reclassifications	2,956	0	64	26	0	(2,946)	100
<b>At 31 March 2018</b>	<b>418,596</b>	<b>71,815</b>	<b>11,472</b>	<b>6,936</b>	<b>1,072</b>	<b>22,862</b>	<b>532,753</b>
<u>Accumulated Depreciation and Impairment</u>							
<b>At 1 April 2017</b>	<b>0</b>	<b>(1,169)</b>	<b>(10,054)</b>	<b>(2,464)</b>	<b>(165)</b>	<b>0</b>	<b>(13,852)</b>
Depreciation Charge	(6,231)	(1,674)	(749)	(252)	(2)	0	(8,908)
Accumulated Depreciation Written-Out to the Gross Carrying Amount on Depreciation Written-Out to the Revaluation Reserve	0	2,369	0	0	0	0	2,369
Depreciation Written Out to the Surplus/Deficit on the Provision of Services	6,231	0	0	0	0	0	6,231
Derecognition - Disposals	0	0	1,562	17	0	0	1,579
Other Movements in Depreciation and Impairment	0	0	0	0	0	0	0
<b>At 31 March 2018</b>	<b>0</b>	<b>(474)</b>	<b>(9,241)</b>	<b>(2,699)</b>	<b>(167)</b>	<b>0</b>	<b>(12,581)</b>
<u>Net Book Value</u>							
At 31 March 2018	418,596	71,341	2,231	4,237	905	22,862	520,172
At 31 March 2017	391,061	67,267	2,664	4,321	907	13,189	479,409



---

**WINCHESTER CITY COUNCIL STATEMENT OF ACCOUNTS 2018/19**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019**

---

Depreciation and estimated useful lives

From April 2017 the Council has been required to calculate depreciation on all HRA properties in accordance with proper practices; splitting assets into components with similar useful lives when doing the calculation. Previously, depreciation on HRA dwellings was an amount equivalent to the Major Repairs Allowance element of the Housing Revenue Account Self-Financing Determination. The lives of the material HRA components used in the calculation of dwelling depreciation are:

Boilers	12 years
Heating	20 – 40 years
Kitchens	19 years
Bathrooms	40 years
Roofs	50 years
Doors & windows	40 years
Electrical rewiring	30 years
Eaves & rainwater	40 years
Structure	68 years

For other types of assets the following useful lives have been used in the calculation of depreciation:

Other Land and Buildings	5 – 60 years
Vehicles, Plant, Furniture and Equipment	4 – 18 years
Infrastructure	5 – 60 years
Community Assets	5 – 60 years

There were no significant changes to the asset lives and depreciation methods used to calculate the charges during the year.

Capital Commitments for Property, Plant and Equipment

As at 31 March 2019, the Council had entered into a number of contracts for the construction or enhancement of Property, Plant and Equipment in 2019/20 and future years. The total commitments at 31 March 2019 were £38,045,000 (similar commitments at 31 March 2018 were £5,407,000) made up as follows:-

	<b>£000</b>
Winchester Sport and Leisure Park	36,406
Housing New Build (Mayles Lane)	789
Other schemes	850
	<u>38,045</u>

Revaluations and Impairments

The Council carries out a rolling programme that ensures that all Property, Plant and Equipment (PPE) required to be measured at current value, or in the case of surplus assets fair value, is carried out at least every five years. Investment Properties are valued annually.

During 2018/19, Wilks Head & Eve (WHE) carried out a re-valuation of all of the Council's investment properties as well as all of the PPE assets:

- Investment properties – valuation date 31/12/2018
- PPE (with the exception of car parks) – valuation date 31/12/2018
- Car parks - valuation date 28/02/2019
- HRA dwellings and Garages - valuation date 31/12/2018

and following WHE's Market Reviews of 3rd April 2019 a re-valuation of:

- the HRA beacons to the closing book date of 31/03/2019.

The valuations were reviewed by Kevin Warren BSc MRICS Corporate Head of Asset Management and Sue Grant BSc (Hons) MRICS. The valuations were carried out in accordance with RICS Valuation - Global Standards 2017 and RICS Valuation – Professional Standards UK January 2014 (revised April 2015) (The Red Book) and in accordance with the specific sections that in the IFRS based CIPFA Code of Practice on Local Authority Accounting (the Code).

**WINCHESTER CITY COUNCIL STATEMENT OF ACCOUNTS 2018/19**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019**

Apart from infrastructure, community assets, and assets under construction, the basis of valuation for PPE assets is current value and there are four measurement approaches to calculating current value in the Code:

- For operational property, the asset is measured at its Existing Use Value (EUV) in accordance with the definitions in UKVS13.
- For social housing using the Beacon Method (as recommended in the Guidance on Stock Valuation for Resource Accounting revised November 2016) to arrive at the Market Value of the social housing stock, with an adjustment factor of 33% applied to arrive at EUV-Social Housing.
- For specialised assets Depreciated Replacement Cost (DRC) in accordance with UK VS 1.15 and UKGN2.
- For surplus assets, Fair Value as defined under IFRS 13 and as adopted by the Code.

The basis of valuation for Investment Properties is fair value, in accordance with IAS 40 Investment Property, and is subject to IFRS 13 Fair Value Measurement regarding the Fair Value hierarchy (input levels); consideration of the highest and best use; and disclosure requirements. To arrive at fair value, inputs include Market Value, Market Rental Value, yields, voids, contract duration, size, layout, location, access, condition, lease covenants, obsolescence, and income.

The valuation figures incorporated in the accounts are the aggregate of separate individual asset valuations of the portfolio, produced for financial reporting purposes only, and not a valuation or apportioned valuation of the portfolio valued as a whole.

Valuations of vehicles, plant, furniture and equipment are based on historic cost. The following table shows for each category of property, plant and equipment, those assets that are valued at historic cost and those which are re-valued (including the year in which the revaluations were completed).

	2018/19 £000	2017/18 £000	2016/17 £000	2015/16 £000	2014/15 £000	Historic Cost £000	Total £000
Council Dwellings	405,015	0	0	0	0	0	405,015
Land & Buildings	74,362	0	0	0	0	0	74,362
Plant / Vehicles / Equipment	0	0	0	0	0	2,086	2,086
Infrastructure	0	0	0	0	0	4,865	4,865
Community	0	0	0	0	0	903	903
Assets Under Construction	0	0	0	0	0	7,763	7,763
<b>Total</b>	<b>479,377</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15,617</b>	<b>494,994</b>

## 9. HERITAGE ASSETS

Reconciliation of the carrying value of heritage assets held by the Council:

Cost or Valuation	Archaeological collection £000	Art collection £000	Civic Regalia £000	Total £000
<b>1 April 2017</b>	<b>420</b>	<b>850</b>	<b>1,500</b>	<b>2,770</b>
<b>31 March 2018</b>	<b>420</b>	<b>850</b>	<b>1,500</b>	<b>2,770</b>
Revaluation increases/(decreases) recognised in the Revaluation Reserve	30	0	0	30
<b>31 March 2019</b>	<b>450</b>	<b>850</b>	<b>1,500</b>	<b>2,800</b>

### Art Collection (Topographical Art and Portraits)

The Authority undertook an external valuation of its art work with an independent auction house (Andrew Smith & Son) as at 14 October 2011. This was a full market valuation of the collection for insurance purposes, based on commercial markets including recent transaction information from auctions where similar types of painting

**WINCHESTER CITY COUNCIL STATEMENT OF ACCOUNTS 2018/19**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019**

are regularly being purchased. Due to the majority of the art collection consisting of prints and original works by local amateur artists the individual artworks attract a nominal financial value.

**Civic Regalia**

An external valuation of the civic regalia was carried out as at 15 June 2011 by an independent auction house (Andrew Smith & Son). This was a full market valuation of the collection for insurance purposes.

**Archaeology**

The Archaeology collection has relatively little financial value, apart from a few pieces including the marble head which is on loan to the British Museum, but is of scientific value.

The marble head was most recently valued as at 30 June 2016 by the British Museum as part of the loan agreement and is reflected in the values above.

**Museum Collection Additions**

There were a number of additions and donations to the museum collections during the year, none of which has a significant monetary value. The additions include acquisitions of:

- two iron age coins;
- a post-medieval silver hawking verrel (ring);
- an iron cannon ball;
- a wooden cross; and
- several local history objects and photographs.

**Disposals**

There have been no disposals during this period.

**10. INVESTMENT PROPERTIES**

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

<b>2017/18</b>		<b>2018/19</b>
<b>£000</b>		<b>£000</b>
	<u>Income and Expenditure in Relation to Investment Properties</u>	
(2,562)	Rental Income from Investment Property	(2,900)
665	Direct Operating Expenses of Investment Property	367
(1,328)	Net (Gain)/Loss on Revaluation of Investment Property	(3,278)
<b><u>(3,225)</u></b>	<b>Net (Income)/Expenditure on Investment Properties</b>	<b><u>(5,811)</u></b>

The Council's investment properties were revalued as part of the exercise undertaken by Wilks Head & Eve LLP (see note 8) .

<b>2017/18</b>		<b>2018/19</b>
<b>£000</b>		<b>£000</b>
<b>46,369</b>	<b>Opening Balance</b>	<b>47,714</b>
0	Additions - Acquisitions	499
116	Additions - Enhancements	28
1,328	Net Gains/(Losses) from Fair Value Adjustments	3,278
	Transfers:	
(99)	- (To)/From Property, Plant and Equipment	2,275
<b><u>47,714</u></b>	<b>Closing Balance</b>	<b><u>53,794</u></b>

There are no restrictions on the Council's ability to realise the value inherent in its General Fund investment property or on the Council's right to the remittance of income and the proceeds of disposal. However, when disposing of Housing Revenue Account investment properties, the Council is only able to retain receipts (and not pay them over to the Government) providing it has sufficient capital allowances. In practice, there were no such disposals in 2018/19. The Council has no contractual obligations to repairs, maintenance or enhancement of investment property.

**WINCHESTER CITY COUNCIL STATEMENT OF ACCOUNTS 2018/19**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019**

Investment Properties Fair Value Measurements

	<b>Retail</b>	<b>Offices</b>	<b>Industrial</b>	<b>Residential / Garages</b>	<b>Other</b>	<b>Total</b>
	<b>£000</b>	<b>£000</b>	<b>£000</b>	<b>£000</b>	<b>£000</b>	<b>£000</b>
Level 2 Fair Value Measurements	31,482	9,181	3,667	7,622	1,842	53,794
<b>Total</b>	<b>31,482</b>	<b>9,181</b>	<b>3,667</b>	<b>7,622</b>	<b>1,842</b>	<b>53,794</b>

Valuation Techniques and Inputs

Land, Office, Industrial, Residential, Garage and Retail assets have been based on the market approach using current market conditions and recent sales prices and other relevant information for similar assets in the local authority area. Market conditions for these asset types are such that the level of observable inputs are significant leading to the properties being categorised at Level 2 in the fair value hierarchy.

Typical valuation inputs that have been analysed in arriving at fair value include: market rental and sale values; yields; void and letting periods; size; configuration, proportions and layout; location, visibility and access; condition; lease covenants; and obsolescence.

Unobservable Inputs

There are no assets within the Council's portfolio that are classed at Level 3 in the fair value hierarchy.

Sensitivity of Unobservable Inputs n/a

The Council holds several assets (garages, parcels of land, and small industrial units) as investment properties where the highest and best use is greater than their current use. In total, the difference between their current value and their highest and best use value is £3.98m. Of this amount, £3.45m relates to garage sites which are being held as investment properties for their rental income and future development potential.

Capital Commitments for Investment Property Assets

As at 31 March 2019, the Council had entered into contracts for the acquisition of Investment Properties in 2019/20 and future years. The total commitment at 31 March 2019 was £0.3m (similar commitments at 31 March 2018 were £nil).

Council as Lessor of Investment Properties

The Council leases out the majority of its investment properties under operating leases for the purpose of generating income. It also leases out property for the purpose of the provision of community services such as leisure facilities and community centres as well as for economic development purposes to provide suitable affordable accommodation for local businesses.

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

<b>2017/18</b>		<b>2018/19</b>
<b>£000</b>		<b>£000</b>
2,237	Due within one year	2,469
8,405	Due later than one year and not later than five years	8,642
74,502	Due after five years	75,482
<b>85,144</b>	<b>Total future minimum lease rentals receivable</b>	<b>86,593</b>

The minimum lease payments receivable do not include rents that are contingent on events taking place after the lease was entered into, such as adjustments following rent reviews, contingent rents are not material.

**WINCHESTER CITY COUNCIL STATEMENT OF ACCOUNTS 2018/19**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019**

**11. FINANCIAL INSTRUMENTS**

Financial instruments are contractual arrangements that give rise to a financial asset of one entity and a financial liability or equity instrument of another.

The following categories of financial instrument are carried in the Balance Sheet.

<u>Long Term</u>	<u>Short Term</u>		<u>Long Term</u>	<u>Short Term</u>
<u>31 Mar 18</u>	<u>31 Mar 18</u>		<u>31 Mar 19</u>	<u>31 Mar 19</u>
<u>£000</u>	<u>£000</u>		<u>£000</u>	<u>£000</u>
		<u>Investments</u>		
12,366	19,852	Amortised Cost	10,494	14,077
5,567	0	Fair Value through Profit or Loss	5,714	998
		<u>Cash and Cash Equivalents</u>		
0	315	Amortised Cost	0	756
	941	Fair Value through Profit or Loss	0	7,090
		<u>Debtors</u>		
280	7,084	Amortised Cost	237	9,027
<b>18,213</b>	<b>28,192</b>	<b>Total Financial Assets</b>	<b>16,445</b>	<b>31,948</b>
		<u>Borrowings</u>		
(156,722)	(57)	Amortised Cost	(156,722)	(57)
		<u>Other Liabilities</u>		
(174)	(342)	Finance Lease-Amortised Cost	0	(174)
		<u>Creditors</u>		
0	(5,067)	Amortised Cost	0	(6,304)
<b>(156,896)</b>	<b>(5,466)</b>	<b>Total Financial Liabilities</b>	<b>(156,722)</b>	<b>(6,535)</b>

Short term borrowing includes £57,000 (2018: £57,000) representing accrued interest on long-term borrowing.

The income, expense, gains and losses recognised in the Comprehensive Income and Expenditure Statement for the different categories of financial instruments are as follows:

<b>2018/19</b>	<b>Financial Liabilities at Amortised Cost</b>	<b>Financial Assets: Amortised Cost</b>	<b>Financial Assets: Fair Value through profit or loss</b>	<b>Total</b>
	<b>£000</b>	<b>£000</b>	<b>£000</b>	<b>£000</b>
Interest Expense	5,176	0	0	5,176
(Gain)/loss on valuation	0	0	(84)	(84)
Interest Income	0	(303)	(357)	(660)
<b>Net (Gain)/Loss for the Year</b>	<b>5,176</b>	<b>(303)</b>	<b>(441)</b>	<b>4,432</b>
<b>2017/18</b>	<b>£000</b>	<b>£000</b>	<b>£000</b>	<b>£000</b>
Interest Expense	5,183	0	0	5,183
(Gain)/ loss on valuation	0	(41)	0	(41)
(gain)/ loss on derecognition	0	(86)	0	(86)
Interest Income	0	(298)	(310)	(608)
<b>Net (Gain)/Loss for the Year</b>	<b>5,183</b>	<b>(425)</b>	<b>(310)</b>	<b>4,448</b>

The Council has no material soft loans.

Fair Value of Assets and Liabilities

Financial instruments, except those classified at amortised cost, are carried in the Balance Sheet at amortised cost. Financial assets classified as Fair Value through Profit or Loss, the fair value is taken from market price.

**WINCHESTER CITY COUNCIL STATEMENT OF ACCOUNTS 2018/19**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019**

For Financial Assets at Amortised Cost and Financial Liabilities at Amortised Cost, fair values have been estimated by calculating the net present value of the remaining contractual cash flows at 31 March 2019, using the following methods and assumptions:

- Loans borrowed by Winchester City Council have been valued by discounting the contractual cash flows over the whole life of the instrument at the appropriate market rate for local authority loans.
- No early repayment or impairment is recognised for any financial instrument.
- The fair value of short-term instruments, including trade payables and receivables is assumed to approximate to the carrying amount given the low and stable interest rate environment.
- The fair values of other long-term investments have been discounted at the market rates for similar instruments with similar remaining terms to maturity on 31 March.
- Certificates of deposit have been discounted at market interest rates for instruments of similar credit quality and remaining term to maturity.

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, for example; bond prices

Level 2 – fair value is calculated from inputs other than quoted prices that are observable for the asset or liability, for example; interest rates or yields for similar instruments

Level 3 – fair value is determined using unobservable inputs, for example; non-market data such as cash flow forecasts or estimated creditworthiness

<b>Balance Fair value Sheet</b>			<b>Fair Value Level</b>	<b>Balance Fair value Sheet</b>	
<b>31/03/18 £000</b>	<b>31/03/18 £000</b>			<b>31/03/19 £000</b>	<b>31/03/19 £000</b>
		<b>Financial liabilities held at amortised cost:</b>			
(156,779)	(186,750)	Long-term loans from PWLB	2	(156,779)	(187,320)
		<b>Recorded on balance sheet as:</b>			
(156,722)		Long-term borrowing		(156,722)	
(57)		Short-term borrowing		(57)	
(156,779)		<b>Total</b>		(156,779)	
<b>Balance Fair Value Sheet</b>			<b>Fair Value Level</b>	<b>Balance Fair Value Sheet</b>	
<b>31/03/18 £000</b>	<b>31/03/18 £000</b>			<b>31/03/19 £000</b>	<b>31/03/19 £000</b>
		<b>Financial assets held at fair value:</b>			
941	941	Money market funds	1	7,090	7,090
5,504	5,504	Bond, equity and property funds	1	6,587	6,587
16,621	16,621	Corporate, covered and government bonds	1	0	0
63	63	Unquoted Equity investment at Cost	2	125	125
		<b>Financial assets held at amortised cost:</b>			
		Corporate, covered and government bonds	1	8,992	8,982
5,002	5,023	Long-term investments with local authorities	2	1,516	1,519
28,131	28,152	<b>Total</b>		24,310	24,303
10,911		<b>Assets for which fair value is not disclosed</b>		14,906	
39,042		<b>Total financial assets</b>		39,216	
		<b>Recorded on balance sheet as:</b>			
17,933		Long-term investments		16,208	
19,852		Short-term investments		15,076	
1,256		Cash & cash equivalents		7,932	
39,041		<b>Total financial assets</b>		39,216	

**WINCHESTER CITY COUNCIL STATEMENT OF ACCOUNTS 2018/19**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019**

The fair value of financial assets held at amortised cost is higher than their balance sheet carrying amount because the interest rate on similar investments is now lower than that obtained when the investment was originally made.

**Transition to IFRS 9**

The Council adopted the IFRS 9 Financial Instruments accounting standard with effect from 1st April 2018. The main changes include the reclassification and remeasurement of financial assets and the earlier recognition of the impairment of financial assets.

The Council has made use of the transitional provisions in IFRS 9 to not restate the prior year's financial statements, and the effect of the remeasurement is instead shown as an additional line in the Movement in Reserves Statement. The changes made on transition to the balance sheet are summarised below.

	<b>IAS 39</b>	<b>Reclassification</b>		<b>IFRS 9</b>
	<b>31/03/2018</b>	Amortised Cost	Fair Value through profit or loss	<b>01/04/2018</b>
	<b>£000</b>	<b>£000</b>	<b>£000</b>	<b>Total £000</b>
<b>Investments</b>				
Loans & Receivables	15,598	15,598	0	15,598
Available for sale	22,124	16,620	5,504	22,124
Unquoted Equity Investments	63	0	63	63
<b>Total investments</b>	<b>37,785</b>	<b>32,218</b>	<b>5,567</b>	<b>37,785</b>
<b>Cash and cash equivalents</b>				
Loans & Receivables	315	315	0	315
Available for sale	941	0	941	941
<b>Total cash and cash equivalents</b>	<b>1,256</b>	<b>315</b>	<b>941</b>	<b>1,256</b>

**Reclassification and Remeasurement of Impairment Losses at 1 April 2018**

There were no impairment allowances in relation to investments before the implementation of IFRS 9. Remeasurement from an incurred losses to an expected losses basis at 1 April 2018 has no material impact.

**12. SHORT-TERM DEBTORS**

<b>31 Mar 18</b>		<b>31 Mar 19</b>
<b>£000</b>		<b>£000</b>
1,539	Central Government Bodies	617
2,504	Other Local Authorities	1,471
5,255	Other Entities and Individuals	7,394
215	NHS Bodies	361
197	Council Tax	208
254	Housing Rents	206
580	Prepayments	466
<b>10,544</b>	<b>Total</b>	<b>10,723</b>

**13. SHORT-TERM CREDITORS**

<b>31 Mar 18</b>		<b>31 Mar 19</b>
<b>£000</b>		<b>£000</b>
(3,843)	Central Government Bodies	(6,691)
(2,752)	Other Local Authorities	(1,766)
(1,359)	Other	(1,141)
(15)	NHS Bodies	0
(3,823)	Trade Creditors	(5,290)
(992)	Amounts Received in Advance	(1,186)
<b>(12,784)</b>	<b>Total</b>	<b>(16,074)</b>



**WINCHESTER CITY COUNCIL STATEMENT OF ACCOUNTS 2018/19**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019**

**14. PROVISIONS**

The 2018/19 provision consists of an amount for insurance (representing the excesses payable in respect of liabilities existing at the Balance Sheet date); and a provision for the Council's share of appeals that have been lodged against NNDR valuations. These liabilities were probable at the Balance Sheet date but the timing and amount was uncertain.

	Insurance £000	NNDR £000	Total £000
<b>Balance at 1 April 2017</b>	<b>(74)</b>	<b>(1,522)</b>	<b>(1,596)</b>
Additional Provisions made in 2017/18	0	(1,410)	(1,410)
Amounts Used in 2017/18	0	715	715
<b>Balance at 1 April 2018</b>	<b>(74)</b>	<b>(2,216)</b>	<b>(2,290)</b>
Additional Provisions made in 2018/19	0	(1,352)	(1,352)
Amounts Used in 2018/19	0	594	594
<b>Balance at 31 March 2019</b>	<b>(74)</b>	<b>(2,974)</b>	<b>(3,048)</b>

**15. UNUSABLE RESERVES**

The unusable reserves contain unrealised gains and losses, timing differences and adjustments between the accounting basis and funding basis under regulations.

31 Mar 18 £000		31 Mar 19 £000
(37,635)	Revaluation Reserve	(35,552)
(504)	Available for Sale Financial Instruments Reserve	0
0	Pooled Investment Funds Adjustment Account	(587)
(356,036)	Capital Adjustment Account	(326,406)
62,110	Pensions Reserve	60,790
(86)	Deferred Capital Receipts Reserve	(87)
657	Collection Fund Adjustment Account	(255)
<b>(331,494)</b>	<b>Total Unusable Reserves</b>	<b>(302,097)</b>

**15.1. Revaluation Reserve**

The Revaluation Reserve contains the gains made by the Council arising from increases in the value of its Property, Plant and Equipment and recognition of Heritage Assets at valuation. The balance is reduced when assets with accumulated gains are: re-valued downwards or impaired and the gains are lost; used in the provision of services and the gains are consumed through depreciation; or disposed of and the gains are realised.

2017/18 £000		2018/19 £000
<b>(35,489)</b>	<b>Balance at 1 April</b>	<b>(37,635)</b>
(4,378)	Upward Revaluation of Assets	(2,812)
1,452	Downward Revaluation of Assets and Impairment Losses not Charged to the Surplus/Deficit on the Provision of Services	2,801
(2,926)	Surplus or Deficit on Revaluation of Non-Current Assets not Posted to the Surplus or Deficit on the Provision of Services	(11)
777	Difference between Fair Value Depreciation and Historical Cost Depreciation	592
3	Accumulated Gains on Assets Disposed of or Transferred Between Funds	1,503
780	Amount Written Off to the Capital Adjustment Account	2,095
<b>(37,635)</b>	<b>Balance at 31 March</b>	<b>(35,551)</b>

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

**WINCHESTER CITY COUNCIL STATEMENT OF ACCOUNTS 2018/19**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019**

**15.2. Capital Adjustment Account**

The Capital Adjustment Account absorbs the timing differences arising from the different arrangements for accounting for the consumption of non-current assets and for financing the acquisition, construction or enhancement of those assets under statutory provisions. The Account is debited with the cost of acquisition, construction or enhancement as depreciation, impairment losses and amortisations are charged to the Comprehensive Income and Expenditure Statement (with reconciling postings from the Revaluation Reserve to convert fair value figures to a historical cost basis). The Account is credited with the amounts set aside by the Council as finance for the costs of acquisition, construction and enhancement. The Account contains accumulated gains and losses on Investment Properties and gains recognised on donated assets that have yet to be consumed by the Council. The Account also contains revaluation gains accumulated on Property, Plant and Equipment before 1 April 2007, the date that the Revaluation Reserve was created to hold such gains.

<b>2017/18</b>		<b>2018/19</b>
<b>£000</b>		<b>£000</b>
<b>(323,128)</b>	<b>Balance at 1 April</b>	<b>(356,036)</b>
	<u>Reversal of Items Relating to Capital Expenditure Debited or Credited to the Comprehensive Income and Expenditure Statement:</u>	
8,908	Charges for Depreciation and Impairment of Non-Current Assets	10,461
(22,487)	Revaluation (Gains)/Losses on Property, Plant and Equipment	37,803
80	Amortisation of Intangible Assets	64
879	Revenue Expenditure Funded from Capital Under Statute	1,264
1,631	Amounts of Non Current Assets Written-Off on Disposal or Sale as Part of the Gain/Loss on Disposal to the Comprehensive Income and Expenditure Statement	4,427
(10,989)		54,019
(780)	Adjusting Amounts Written-Out of the Revaluation Reserve	(2,095)
(11,769)	Net Written Out Amount of the Cost of Non-Current Assets Consumed in the Year	51,924
	<u>Capital Financing Applied in the Year:</u>	
(2,942)	Use of the Capital Receipts Reserve to Finance New Capital Expenditure	(4,651)
(6,654)	Use of the Major Repairs Reserve to Finance New Capital Expenditure	(7,776)
0	Application of Grants to Capital Financing from the Capital Grants Unapplied Account	0
(2,903)	Capital Grants and Contributions Credited to the Comprehensive Income and Expenditure Statement that have been Applied to Capital Financing	(3,943)
(415)	Statutory Provision for the Financing of Capital Investment	(514)
(1,029)	Voluntary Provision for the Financing of Capital Investment	(1,163)
(5,868)	Capital Expenditure Charged Against the General Fund and HRA Balances	(969)
(19,811)		(19,016)
(1,328)	Movements in the Market Value of Investment Properties Debited or Credited to the Comprehensive Income and Expenditure Statement	(3,278)
<b>(356,036)</b>	<b>Balance at 31 March</b>	<b>(326,406)</b>

**15.3. Pensions Reserve**

The Pensions Reserve absorbs the timing differences arising from the different arrangements for accounting for post-employment benefits and for funding benefits in accordance with statutory provisions. The Council accounts for post-employment benefits in the Comprehensive Income and Expenditure Statement as the benefits are earned by employees accruing years of service, updating the liabilities recognised to reflect inflation, changing assumptions and investment returns on any resources set aside to meet the costs. However,

**WINCHESTER CITY COUNCIL STATEMENT OF ACCOUNTS 2018/19**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019**

statutory arrangements require benefit earned to be financed as the Council makes employer's contributions to pension funds or eventually pays any pensions for which it is directly responsible. The debit balance on the Pensions Reserve therefore shows a substantial shortfall in the benefits earned by past and current employees and the resources the Council has set aside to meet them. The statutory arrangements will ensure that funding will have been set aside by the time the benefits come to be paid.

<b>2017/18</b>		<b>2018/19</b>
<b>£000</b>		<b>£000</b>
<b>56,410</b>	<b>Balance at 1 April</b>	<b>62,110</b>
3,330	Actuarial Gains or Losses on Pensions Assets and Liabilities	(5,780)
5,590	Reversal of Items Relating to Retirement Benefits Debited or Credited to the Surplus or Deficit on the Provision of Services in the Comprehensive Income and Expenditure Statement (Note 28)	7,760
(3,220)	Employer's Pensions Contributions and Direct Payments to Pensioners Payable in the Year (Note 28)	(3,300)
<b>62,110</b>	<b>Balance at 31 March</b>	<b>60,790</b>

## 16. OFFICERS' REMUNERATION

### Employees' remuneration

Information relating to employees' remuneration is required to be published under the Accounts and Audit Regulations 2015. The following note shows the number of employees whose total remuneration exceeded £50,000 in 2018/19. For this purpose, remuneration includes gross pay, all taxable benefits and redundancy payments but excludes employer pension contributions.

<b>2017/18</b>				<b>2018/19</b>			
Ongoing Employees	Employees left in year	Total Employees	Remuneration Band	Ongoing Employees	Employees left in year	Total Employees	
15	1	16	£50,000-£54,999	13	0	13	
5	0	5	£55,000-£59,999	5	0	5	
2	1	3	£60,000-£64,999	6	0	6	
1	0	1	£65,000-£69,999	4	0	4	
2	0	2	£70,000-£74,999	4	0	4	
1	0	1	£75,000-£79,999	1	0	1	
0	0	0	£80,000-£84,999	1	0	1	
1	0	1	£85,000-£89,999	1	0	1	
1	0	1	£90,000-£94,999	3	0	3	
1	2	3	£105,000-£109,999	0	0	0	
0	0	0	£115,000-£119,999	1	0	1	
0	1	1	£135,000-£139,999	1	0	1	
29	5	34		40	0	40	

The banding note also includes the senior officer posts detailed below.

### Senior Officers' remuneration

Further details relating to individual senior employees' remuneration is required to be published under the Accounts and Audit Regulations 2015. This note gives the details of the salary, allowances, benefits-in-kind and pension payments for senior employees whose salary exceeded £50,000 in 2018/19.

<b>2018/19</b>	<b>Salary</b>	<b>Taxable expenses &amp; benefits</b>	<b>Pension Payments</b>	<b>Compensation for loss of office</b>	<b>Total</b>
	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
Chief Executive <sup>1</sup>	114	1	17	0	132
Strategic Director: Resources	89	1	13	0	103
Strategic Director: Place <sup>2</sup>	74	1	11	0	86
Strategic Director	89	5	13	0	107
Strategic Director: Services (Interim) <sup>3</sup>	65	3	10	0	78

**WINCHESTER CITY COUNCIL STATEMENT OF ACCOUNTS 2018/19**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019**

<sup>1</sup> The Chief Executive also received payments in her capacity as Returning Officer. These totalled £10,478 for elections conducted during 2018/19, excluded above.

<sup>2</sup> Strategic Director Place In post from 11<sup>th</sup> June 2018.

<sup>3</sup> Strategic Director Services in post from 1<sup>st</sup> July 2018.

2017/18	Salary	Taxable expenses & benefits	Pension Payments	Compensation for loss of office	Total
	£'000	£'000	£'000	£'000	£'000
Chief Executive	108	1	15	0	125
Strategic Director: Services	86	4	12	0	102
Strategic Director: Resources	87	1	12	0	99
Head of Finance <sup>1</sup>	11	3	1	0	15

<sup>1</sup> The Head of Finance was Section 151 Officer until his departure in May 2017. The Head of Finance post has been removed from the establishment. The current Section 151 Officer is the Strategic Director: Resources.

## 17. EXTERNAL AUDIT COSTS

The Council has incurred the following costs in relation to the audit of the Statement of Accounts, certification of grant claims and statutory inspections and to non-audit services provided by the Council's external auditors.

2017/18 £000		2018/19 £000
56	Fees Payable to External Auditor with Regard to the External Audit Services Carried Out by the Appointed Auditor for the Year	43
11	Fees Payable to the External Auditor for the Certification of Grant Claims and Returns for the Year	14
0	Fees Payable in Respect of the Other Services Provided by the External Auditor During the Year	0
<b>67</b>	<b>Total</b>	<b>57</b>

## 18. GRANT INCOME

The Council credited the following grants, contributions and donations to the Comprehensive Income and Expenditure Statement.

### Credited to Services:

2017/18 £000		2018/19 £000
	<b>Credited to Services</b>	
(356)	Benefit Administration	(334)
(45)	Bus Service Operators Grant	(45)
248	Contributions	(66)
(134)	Council Tax Benefits	(173)
(561)	Developers' Contributions	(226)
(441)	Hampshire County Contributions	(395)
(29)	Leader Project Funding	(38)
(163)	Other Grants and Reimbursements	(43)
(109)	Other Service Specific Grants	(102)
(14,304)	Rent Allowance	(13,316)
(12,022)	Rent Rebates	(11,451)
<b>(27,916)</b>	<b>Total</b>	<b>(26,189)</b>



**WINCHESTER CITY COUNCIL STATEMENT OF ACCOUNTS 2018/19**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019**

Credited to Taxation and Non Specific Grant Income

The Council has received a number of grants, contributions and donations that have yet to be recognised as income as they have conditions attached to them that will require the monies or property to be returned to the giver. The balances at the year-end are as follows:

<b>2017/18</b> <b>£000</b>		<b>2018/19</b> <b>£000</b>
	<b>Non Domestic Rates Income and Expenditure</b>	
(23,517)	Retained Business Rates	(23,895)
1,071	Levy Payment	2,589
19,078	Tariff Payment	19,651
442	Share of (surplus)/deficit	(695)
(330)	S.31 Grants	(320)
(795)	Business Rate Relief Grants	(2,596)
(4,051)		(5,266)
	<b>Capital Grants and Contributions</b>	
(2,120)	Other Capital Grants and Contributions	(3,059)
(2,570)	Community Infrastructure Levy	(4,342)
(926)	Disabled Facilities Grant	(1,130)
(5,616)		(8,531)
	<b>Non-Ringfenced Government Grants</b>	
(303)	New Burdens Grant	(501)
(2,666)	New Homes Bonus	(2,115)
(510)	Revenue Support Grant	(54)
0	Other	(59)
(3,479)		(2,729)
<b>(13,146)</b>	<b>Total</b>	<b>(16,526)</b>
<b>31 Mar 18</b> <b>£000</b>		<b>31 Mar 19</b> <b>£000</b>
	<u>Grants and Contributions in Advance</u>	
(361)	Developers' Contributions - Social Housing	(705)
(690)	Developers' Contributions - Open Spaces	(545)
(63)	Developers' Contributions - Whiteley	(63)
(2,733)	Developers' Contributions - West of Waterlooville	(2,588)
(9)	Developers' Contributions - Barton Farm	(49)
(48)	Developers' Contributions the Dean Alresford	(48)
(147)	St. Catherine's Hill Nature Reserve	(141)
(318)	Open Spaces Commuted Payments	(315)
(43)	Supporting Troubled Families	(50)
(10)	Other	(10)
<b>(4,422)</b>	<b>Total</b>	<b>(4,514)</b>

## 19. RELATED PARTIES

The Council is required to disclose material transactions with related parties – bodies or individuals that have the potential to control or influence the Council, or to be controlled or influenced by the Council. Disclosure of these transactions allows readers to assess the extent to which the Council might have been constrained in its ability to operate independently, or might have secured the ability to limit another party's ability to bargain freely with the Council. In this context, related parties include Central Government, Elected Members of the Council and officers of the Council.

### Central Government

Central Government has effective control over the general operations of the Council. It is responsible for providing the statutory framework within which the Council operates; provides the majority of its funding in the

**WINCHESTER CITY COUNCIL STATEMENT OF ACCOUNTS 2018/19**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019**

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). Details of funding transactions with Government departments in the form of grants and contributions are set out in Note 18.

Elected members of the Council

Members of the Council have direct control over the Council's financial and operating policies. The payments made directly to Members under the Council's Members' Allowance Scheme during 2018/19 totalled £378,673 (£379,503 in 2017/18). The Mayor and Deputy Mayor also received allowances for their additional mayoral duties - these totalled £4,092 in 2018/19 (£4,910 in 2017/18). A detailed breakdown of amounts paid to individual Councillors and co-opted Members can be found on the Council's website [www.winchester.gov.uk](http://www.winchester.gov.uk). During 2018/19 no members declared a material related party interest with the Council. Written declarations of interest are recorded in the Register of Members' Interests, which is open to public inspection on the Council's website ([www.winchester.gov.uk](http://www.winchester.gov.uk)). Declarations made at meetings are recorded in the minutes of that meeting.

Officers

Chief Officers have the ability to influence the Council. During 2018/19 there were no material transactions between the Council and Chief Officers.

The Council provides material financial assistance to a number of organisations (mainly arts or voluntary community bodies) although it does not exercise any form of control over these organisations.

## 20. CAPITAL EXPENDITURE AND CAPITAL FINANCING

The total amount of capital expenditure incurred in the year is shown in the table below together with the resources that have been used to finance it. Where capital expenditure is to be financed in future years by charges to revenue as assets are used by the Council, the expenditure results in an increase in the Capital Financing Requirement (CFR), a measure of the capital expenditure incurred historically by the Council that has yet to be financed. The CFR is analysed in the second part of this note.

2017/18		2018/19	
£000	£000	£000	£000
	<b>170,221</b>		<b>177,214</b>
	<b>Opening Capital Financing Requirement</b>		
	<u>Capital Expenditure</u>		
25,791	Property, Plant and Equipment	29,804	
116	Investment Properties	528	
18	Intangible Assets	148	
879	Revenue Expenditure Funded from Capital Under Statute	1,264	
0	Acquisition of Share Capital	62	
	<b>26,804</b>		<b>31,806</b>
	<u>Sources of finance</u>		
(2,942)	Capital Receipts	(4,651)	
(2,903)	Government Grants and other contributions	(3,943)	
(6,654)	HRA Major Repairs Reserve	(7,776)	
(4,969)	HRA Revenue	0	
(899)	GF Reserves	(969)	
	<b>(18,367)</b>		<b>(17,339)</b>
	<b>8,437</b>		<b>14,467</b>
	<b>Unfinanced capital expenditure in year</b>		
(415)	Statutory provision for the financing of capital investment		(514)
(1,029)	Voluntary provision for the financing of capital investment		(1,163)
	<b>177,214</b>		<b>190,004</b>
	<b>Closing Capital Financing Requirement</b>		
	<u>Explanation for Movement in year</u>		
6,993	Increase/(decrease) in underlying need to borrow		12,790

**WINCHESTER CITY COUNCIL STATEMENT OF ACCOUNTS 2018/19**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019**

## 21. TERMINATION BENEFITS AND EXIT PACKAGES

The Council terminated the contracts of 12 employees, incurring liabilities (for compensation for loss of office; employer's pension contributions for enhanced benefits; and other costs) in 2018/19 of £341,527 (£586,115 in 2017/18).

2017/18				2018/19			
Compulsory Redundancy	Other Termination	Amount Paid (£)	Total Package	Compulsory Redundancy	Other Termination	Amount Paid (£)	
0	6	66,966	£0 - £20,000	0	6	61,407	
0	1	35,894	£20,001 - £40,000	0	2	52,294	
0	0	0	£40,001 - £60,000	0	3	147,766	
1	0	68,812	£60,001 - £80,000	0	0	0	
1	0	86,302	£80,001 - £100,000	0	1	80,061	
0	1	115,374	£100,001 - £120,000	0	0	0	
1	0	212,767	£200,001 - £220,000	0	0	0	
<b>3</b>	<b>8</b>	<b>586,115</b>		<b>0</b>	<b>12</b>	<b>341,527</b>	

## 22. DEFINED BENEFIT PENSION SCHEMES

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

The Council participates in the Local Government Pension Scheme, administered locally by Hampshire County Council. This is a funded defined benefit final salary scheme, meaning that the Council and its employees pay contributions into a fund, calculated at a level intended to balance the pension liabilities with investment assets. The Council has also awarded discretionary post-retirement benefits upon early retirement. This is also through the Local Government Pension Scheme but as an unfunded defined benefit arrangement. The liabilities are recognised when awards are made. However, there are no investment assets built up to meet these pensions' liabilities, and cash is paid to the scheme to meet actual pension payments as they eventually fall due. The Pension Scheme is operated under the LGPS (Benefits, Membership and Contributions) Regulations 2007 and the governance of the scheme is the responsibility of the pension committee of Hampshire County Council. Policy is determined in accordance with the Pension Fund Regulations. The investment managers of the fund are appointed by the committee.

The principal risks to the Council of the scheme are the longevity assumptions; statutory changes to the scheme; structural changes to the scheme; and changes in inflation, bond yields and performance of the equity investments held by the scheme. These are mitigated to a certain extent by the statutory requirements to charge to the Council's General Fund the amounts required by statute.

### The McCloud judgement on Pension Schemes

In December 2018 the Court of Appeal ruled against the Government in the McCloud/ Sargeant judgement which found that the transitional protection arrangements put in place when the firefighters' and judges' pension schemes were reformed were age discriminatory. The ruling has potential implications for other public sector schemes which were reformed around the same time and could lead to members who were being discriminated against being compensated.

In relation to the LGPS, all members were moved into the new 2014 scheme, but members within 10 years of normal retirement were given a 'better of both' promise, so that their benefits would be at least as valuable in terms of amount and when they could be drawn as if they had remained in the 2008 scheme. The constructive obligation on the Council's share of the Hampshire Pension Fund resulting from the McCloud judgement has been included in the figures in the 2018/19 financial statements.

### Transactions relating to post-employment benefits

The cost of retirement benefits is recognised in the reported cost of services when they are earned by employees, rather than when the benefits are eventually paid as pensions. However, the charge against Council Tax is based on the cash payable in the year, so the real cost of post-employment/retirement benefits is reversed out of the General Fund and Housing Revenue Account via the Movement in Reserves Statement.

**WINCHESTER CITY COUNCIL STATEMENT OF ACCOUNTS 2018/19**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019**

The following transactions have been made in the accounts during the year:

<b>2017/18</b>		<b>2018/19</b>
<b>£000</b>		<b>£000</b>
	<u>Included in the Cost of Services</u>	
3,880	Current Service Cost	4,250
280	Past Service Cost	1,940
	<u>Included in Financing and Investment Income and Expenditure</u>	
1,430	Net Interest on the Net Defined Benefit Liability	1,570
	<u>Included in Other Comprehensive Income and Expenditure</u>	
3,330	Remeasurement of the Net Defined Benefit Liability	(5,780)
<b>8,920</b>	<b>Total Included in Comprehensive Income and Expenditure</b>	<b>1,980</b>
	<u>Included in the Movement in Reserves</u>	
(5,590)	Removal of Notional Charges Made for Retirement Benefits	(7,760)
3,220	Inclusion of Actual Employer's Contributions Payable	3,300
<b>(2,370)</b>	<b>Total Included in the Movement in Reserves</b>	<b>(4,460)</b>
	<u>Actual Employer's Contributions Charged Against Council Tax</u>	
2,750	Normal Funded Contributions	3,080
280	Lumps Sums for Early Retirements	40
190	Discretionary / Unfunded Added Years	180
<b>3,220</b>	<b>Total Amount Charged to Council Tax</b>	<b>3,300</b>

Assets and liabilities in relation to post-employment benefits

The movement in scheme liabilities was:

<b>2017/18</b>	<b>2017/18</b>	<b>2018/19</b>	<b>2018/19</b>
<b>Funded</b>	<b>Unfunded</b>	<b>Funded</b>	<b>Unfunded</b>
<b>Liabilities</b>	<b>Liabilities</b>	<b>Liabilities</b>	<b>Liabilities</b>
<b>£000</b>	<b>£000</b>	<b>£000</b>	<b>£000</b>
<b>(163,820)</b>	<b>(2,710) Opening Present Value of Liabilities</b>	<b>(172,210)</b>	<b>(2,640)</b>
(3,880)	0 Current Service Cost	(4,250)	0
(4,210)	(70) Interest Expense on Benefit Obligation	(4,430)	(70)
(870)	0 Contributions by Scheme Participants	(930)	0
(2,810)	(20) Actuarial Gains / (Losses) - Financial Assumptions	(9,520)	(40)
0	0 Actuarial Gains / (Losses) - Demographic Assumptions	7,460	110
(920)	(30) Actuarial Gains / (Losses) - Experience	(290)	(10)
4,580	190 Net Benefits Paid Out	4,410	180
(280)	0 Past Service Cost	(1,940)	0
<b>(172,210)</b>	<b>(2,640) Closing Present Value of Liabilities</b>	<b>(181,700)</b>	<b>(2,470)</b>

The movement in the fair value of the scheme assets was:

<b>2017/18</b>	<b>2018/19</b>
<b>£000</b>	<b>£000</b>
<b>110,120 Opening Fair Value of Assets</b>	<b>112,740</b>
2,850 Interest Income on Assets	2,930
870 Contributions by Scheme Participants	930
3,030 Contributions by the Employer	3,120
450 Remeasurement Gains / Losses on Assets	8,070
(4,580) Net Benefits Paid Out	(4,410)
<b>112,740 Closing Fair Value of Assets</b>	<b>123,380</b>

The expected return on scheme assets is determined by considering the expected returns available on the assets underlying the current investment policy.

The actual return on scheme assets in 2018/19 was £11 million (£3.3 million in 2017/18).



**WINCHESTER CITY COUNCIL STATEMENT OF ACCOUNTS 2018/19**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019**

Impact on the Council's cash flow

The deficit on the pension scheme will be made good by increased contributions over the remaining working life of employees (i.e. before payments fall due), as assessed by the scheme actuary and the recent changes to the scheme introduced on 1 April 2014 which will increase the amount paid into the scheme by employees and employers.

The total contributions expected to be made to the scheme by the Council in the year to 31 March 2020 is £5.89 million (£5.83 million for funded benefits and £0.06 million in respect of unfunded early retirements).

Basis for estimating assets and liabilities

The latest actuarial valuation of the Council's liabilities took place as at 31 March 2016. Liabilities have been estimated by the independent actuary, Aon Hewitt Limited, on an actuarial basis using the projected unit credit method. The principal assumptions used by the actuary in updating the valuation were:

<b>Funded Benefits 2017/18 £000</b>	<b>Unfunded Benefits 2017/18 £000</b>		<b>Funded Benefits 2018/19 £000</b>	<b>Unfunded Benefits 2018/19 £000</b>
<u>Principal Financial Assumptions</u>				
2.6%	2.6%	Rate for Discounting Scheme Liabilities	2.4%	2.4%
3.2%	3.2%	RPI Inflation Rate	3.3%	3.3%
2.1%	2.1%	CPI Inflation Rate	2.2%	2.2%
2.1%	2.1%	Pension Increases	2.2%	2.2%
2.1%	-	- Pension Accounts Revaluation Rate	2.2%	-
3.6%	-	- Rate of General Increases in Salaries	3.7%	-
<u>Mortality Assumptions</u>				
Future lifetime from 65 for members aged 65 at 31 Mar 17				
24.1	24.1	Males	23.3	23.3
27.2	27.2	Females	26.1	26.1
Future lifetime from 65 for members aged 45 at 31 Mar 17				
26.2		Males	24.9	
29.4		Females	27.8	
<u>Take Up of Option to Commute Pension to Lump Sum</u>				
70%		All Service (Inc. pre-2008 Service)	70%	

The scheme assets consist of the following categories, by proportion of total assets held:

<b>2017/18 £000</b>				<b>2018/19 £000</b>		
<b>Quoted</b>	<b>Unquoted</b>	<b>Total</b>		<b>Quoted</b>	<b>Unquoted</b>	<b>Total</b>
58.5%	4.1%	62.6%	Equities	54.0%	6.4%	60.4%
0.7%	6.3%	7.0%	Property	0.7%	6.9%	7.6%
23.5%	0.2%	23.7%	Government Bonds	22.6%	0.1%	22.7%
1.0%	0.0%	1.0%	Corporate Bonds	1.1%	4.1%	5.2%
2.6%	0.0%	2.6%	Cash	2.3%	0.0%	2.3%
0.2%	2.9%	3.1%	Other	0.1%	1.7%	1.8%
<b>86.5%</b>	<b>13.5%</b>	<b>100.0%</b>		<b>80.80%</b>	<b>19.2%</b>	<b>100.0%</b>

The overall expected return on each asset class is set out above. The overall expected rate of return on assets is then derived by aggregating the expected return on each asset class over the actual asset allocation from the Fund as at 31 March 2019.

**WINCHESTER CITY COUNCIL STATEMENT OF ACCOUNTS 2018/19**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019**

Sensitivity of Actuarial Assumptions

The following table shows the sensitivity of the actuarial assumptions and what impact a 0.1% change would have for each of the assumptions.

	Present Value of Total Obligation £000	Change in Present Value of Total Obligation %	Projected Service Cost £000	Approximate Change in Projected Service Cost %
<b>Change in Assumptions as at 31 March 2019</b>				
0.1% Increase in Discount Rate	178,370	-1.8%	4,390	-3.0%
0.1% Decrease in Discount Rate	185,090	1.9%	4,660	3.0%
0.1% Increase in the Salary Increase Rate	182,300	0.3%	4,520	0.0%
0.1% Decrease in the Salary Increase Rate	181,700	-0.3%	4,520	0.0%
0.1% Increase in the Pensions Increase Rate	184,480	1.5%	4,660	3.0%
0.1% Decrease in the Pensions Increase Rate	178,960	-1.5%	4,390	-3.0%
1 year Increase in Post Retirement Mortality	175,970	-3.2%	4,350	-3.8%
1 year Decrease in Post Retirement Mortality	187,470	3.2%	4,690	3.9%

## 23. NATURE AND EXTENT OF RISKS ARISING FROM FINANCIAL INSTRUMENTS

The Council has adopted CIPFA's Code of Practice on Treasury Management and complies with The Prudential Code for Capital Finance in Local Authorities (both revised in November 2017).

As part of the adoption of the Treasury Management Code, the Council approves a Treasury Management Strategy before the commencement of each financial year. The Strategy sets out the parameters for the management of risks associated with financial instruments. The Council also produces Treasury Management Practices specifying the practical arrangements to be followed to manage these risks.

The Treasury Management Strategy includes an Annual Investment Strategy in compliance with the Ministry for Housing Communities and Local Government Guidance on Local Government Investments. This Guidance emphasises that priority is to be given to security and liquidity, rather than yield. The Council's Treasury Management Strategy and its Treasury Management Practices seek to achieve a suitable balance between risk and return or cost.

The main risks covered are:

- **Credit Risk:** The possibility that the counterparty to a financial asset will fail to meet its contractual obligations, causing a loss to the Council.
- **Liquidity Risk:** The possibility that the Council might not have the cash available to make contracted payments on time.
- **Market Risk:** The possibility that an unplanned financial loss will materialise because of changes in market variables such as interest rates or equity prices.

Credit Risk: Investments

The following arrangements were in place for managing credit risk in relation to financial assets and for estimating the impairment loss allowances that would expect the Council's exposure to risk:

<b>Asset Type</b>	<b>Credit Risk Management Practices</b>	<b>Estimation of Impairment Loss Allowance</b>
Government gilts, bonds Loans to other authorities	Investments guaranteed by statute – no credit risk.	No allowance required.
Deposits with banks, building societies and other investments	Deposits are restricted by the Council's Treasury Management Strategy to institutions with high credit ratings and will be recalled if these fall below investment grade A-.  A limit of £7m of the total portfolio is placed on	12 month expected credit losses have been calculated by applying risk factors provided by the Council's treasury management providers.

**WINCHESTER CITY COUNCIL STATEMENT OF ACCOUNTS 2018/19**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019**

<b>Asset Type</b>	<b>Credit Risk Management Practices</b>	<b>Estimation of Impairment Loss Allowance</b>
	the amount of money that can be invested with a single counterparty. For unsecured investments in banks, building societies and companies, a smaller credit limit of £3.5m applies. The Council also sets limits on investments in certain sectors. No more than £15m in total can be invested for a period longer than one year.	
	The credit quality of £11m of the Council's investments is enhanced by collateral held in the form of covered bonds collateralised by residential mortgages. The collateral significantly reduces the likelihood of The Council suffering a credit loss on these investments.	
	All deposits held at 31 March 2019 therefore have low credit risk.	

The table below summarises the credit exposures of the Council's investment portfolio by credit rating and remaining time to maturity.

<b>Long Term</b>	<b>Short Term</b>		<b>Long Term</b>	<b>Short Term</b>
<b>31/03/2018</b>	<b>31/03/2018</b>	<b>Credit Rating</b>	<b>31/03/2019</b>	<b>31/03/2019</b>
<b>£000</b>	<b>£000</b>		<b>£000</b>	<b>£000</b>
7,367	5,128	AAA	8,990	2,003
0	0	AA+	0	0
0	0	AA	0	0
0	1,900	AA-	0	1,001
0	4,126	A+	0	0
0	3,006	A	0	4,004
0	0	A-	0	999
0	941	AAA Money Market Funds	0	7,090
5,002	7,522	Unrated local authorities	1,516	7,043
5,504	0	Credit risk not applicable	6,712	0
<b>17,873</b>	<b>22,623</b>	<b>Total Investments</b>	<b>17,218</b>	<b>22,140</b>

**Credit Risk: Trade Receivables**

Trade receivables are not subject to internal credit rating, and have been grouped together for the purposes of calculating expected credit losses. Balances are considered for write off when they are more than 12 months past due, but enforcement activity continues until there is no realistic prospect of recovery. Expected credit losses are calculated using provision matrices based on historical data for defaults adjusted for projections of improving or worsening local economic conditions. The following analysis summarises the Council's maximum exposure credit risk, based on experience of the level of default on trade debtors.

	<b>31/03/2018</b>		<b>31/03/2019</b>	
	<b>Trade</b>	<b>Loss</b>	<b>Trade</b>	<b>Loss</b>
	<b>receivables</b>	<b>Allowance</b>	<b>receivables</b>	<b>Allowance</b>
	<b>£000</b>	<b>£000</b>	<b>£000</b>	<b>£000</b>
Neither past due nor impaired	544	6	4,550	26
Past due < 3 months	891	54	1,151	57
Past due 3-12 months	1,357	71	854	163
Past due 12+ months	1,198	308	1,233	394
Individually impaired	703	298	0	0
<b>Total</b>	<b>4,693</b>	<b>737</b>	<b>7,788</b>	<b>640</b>

### Liquidity Risk

The Council has ready access to borrowing at favourable rates from the Public Works Loan Board and other local authorities, and at higher rates from banks and building societies. There is no perceived risk that the Council will be unable to raise finance to meet its commitments. It is however exposed to the risk that it will need to refinance a significant proportion of its borrowing at a time of unfavourably high interest rates. This risk is managed by maintaining a spread of fixed rate loans, limiting the amount of the Council's borrowing that matures in any one financial year.

The maturity analysis of the principal sums borrowed is as follows:

<b>31/03/18</b>		<b>31/03/19</b>
<b>£000</b>	<b>Time to maturity</b>	<b>£000</b>
5,000	Between 2 and 5 years	10,000
35,000	Between 5 and 10 years	30,000
50,000	Between 10 and 15 years	25,000
20,000	Between 15 and 20 years	25,000
20,000	Between 20 and 25 years	10,000
26,722	More than 25 years	56,722
<b>156,722</b>		<b>156,722</b>

### Market Risks: Interest Rate Risk

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

- borrowings at variable rates - the interest expense will rise
- borrowings at fixed rates - the fair value of the liabilities borrowings will fall
- investments at variable rates - the interest income credited will rise
- investments at fixed rates - the fair value of the assets will fall

The Treasury Management Strategy aims to mitigate these risks by setting upper limits on its net exposures to fixed and variable interest rates. At 31 March 2019, all the net principal borrowed (i.e. borrowing net of investments) was exposed to fixed rates.

If all interest rates had been 1% higher (with all other variables held constant) the financial effect would be:

	<b>£000</b>
Increase in interest receivable on variable rate investments	(338)
Decrease in fair value of investments held at FVPL	16
<b>Impact on Surplus or Deficit on the Provision of Services</b>	<b>(322)</b>
Decrease in fair value of investments held at FVOCI/ Available for Sale	0
<b>Impact on Comprehensive Income and Expenditure</b>	<b>(322)</b>

The approximate impact of a 1% fall in interest would be as above but with the movements being reversed.

### Market Risks: Price Risk

The market prices of the Council's fixed rate bond investments and its units in pooled bond funds are governed by prevailing interest rates and the price risk associated with these instruments is managed alongside interest rate risk. The Council's investment in a pooled property fund is subject to the risk of falling commercial property prices. This risk is limited by the County Council's investment strategy. A 5% fall in commercial property prices at 31 March 2019 would result in a £0.28m (2018: £0.26m) charge to the Surplus or Deficit on the Provision of Services which is then transferred to the Pooled Investment Funds Adjustment Account.

## **24. CONTINGENT LIABILITIES**

### Guaranteed Minimum Pension Indexation and Equalisation

Guaranteed Minimum Pension (GMP) is a portion of pension that was accrued by individuals who were contracted out of the State Second Pension prior to 6 April 1997. All of the public service schemes, including the LGPS were contracted out.

Reforms to the State Pension system on 6 April 2016 removed the facility by which central government paid top up payments to members with GMP who reached State Pension Age (SPA) after that date. Before 6 April 2016 the LGPS was not required to pay full CPI increases on GMPs, so the top up payments had ensured that both state and scheme pensions, when combined, kept pace with inflation.

In March 2016 the government introduced an interim solution which made the LGPS responsible for paying the full increases on GMPs for individuals reaching SPA from 5 April 2016 through 6 December 2018. This was extended in January 2018 to individuals reaching SPA before 5 April 2021 and this has not yet been accounted for.

Aon, as the Fund's actuary has estimated that the potential IAS accounting liability of full GMP indexation (and equalisation) for members reaching SPA from 6 December 2018 to be in the region of 0.3% of the defined benefit obligation.

## **25. ACCOUNTING POLICIES**

### **25.1 General Principles**

The Financial Statements summarise the Council's transactions for the 2018/19 financial year and its position at 31 March 2019. The Accounts and Audit Regulations 2015 require the Council to prepare annual Financial Statements in accordance with proper accounting practices. These practices primarily comprise the Code of Practice on Local Authority Accounting in the United Kingdom 2018/19, supported by International Financial Reporting Standards (IFRS).

The Financial Statements have been prepared on a going concern basis. The accounting convention adopted is historical cost, modified by the revaluation of certain categories of tangible non-current assets and financial instruments.

### **25.2 Recognition of Income and Expenditure**

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

- Revenue from the sale of goods is recognised when the Council transfers the significant risks and rewards of ownership to the purchaser and it is probable that economic benefits or service potential associated with the transaction will flow to the Council.
- Revenue from the provision of services is recognised when the Council can measure reliably the percentage of completion of the transaction and it is probable that economic benefits or service potential associated with the transaction will flow to the Council.
- Supplies are recorded as expenditure when they are consumed – where there is a gap between the date supplies are received and their consumption; they are carried as inventories on the Balance Sheet.
- Expenses in relation to services received (including services provided by employees) are recorded as expenditure when the services are received rather than when payments are made.
- Interest receivable on investments and payable on borrowings is accounted for respectively as income and expenditure 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 revenue 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 debts may not be settled, the balance of debtors is impaired and a charge made to revenue for the income that might not be collected.

### **25.3 Cash and Cash Equivalents**

Cash comprises cash in hand and demand deposits.



Cash Equivalents are short-term, highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value. The Council includes the following as Cash Equivalents:

- Instant Access/One Day Call Accounts
- Instant Access Short-Term Funds
- Short-Term deposits with seven days to maturity

#### 25.4 Charges to Revenue for Non-Current Assets

Services, support services and trading accounts are charged with the following amounts to record the cost of holding fixed assets during the year:

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

The Council is not required to raise Council Tax to fund depreciation, revaluation and impairment losses or amortisation. However, it is required to make an annual contribution from revenue towards the reduction in its overall borrowing requirement equal to an amount calculated on a prudent basis determined by the Council in accordance with statutory guidance. Depreciation, revaluation and impairment losses, and amortisation are therefore replaced by the contribution in the General Fund Balance by way of an adjusting transaction with the Capital Adjustment Account in the Movement in Reserves Statement for the difference between the two.

#### 25.5 Council Tax and Non-domestic Rates

Billing authorities act as agents, collecting council tax and non-domestic rates (NDR) on behalf of the major preceptors (including government for NDR) and, as principals, collecting council tax and NDR for themselves. Billing authorities are required by statute to maintain a separate fund (i.e. the Collection Fund) for the collection and distribution of amounts due in respect of council tax and NDR. Under the legislative framework for the Collection Fund, billing authorities, major preceptors and central government share proportionately the risks and rewards that the amount of council tax and NDR collected could be less or more than predicted.

##### Accounting for Council Tax and NDR

The Council Tax and NDR income included in the Comprehensive Income and Expenditure Statement is the authority's share of accrued income for the year. However, regulations determine the amount of Council Tax and NDR that must be included in the authority's General Fund. Therefore, the difference between the income included in the Comprehensive Income and Expenditure Statement and the amount required by regulation to be credited to the General Fund is taken to the Collection Fund Adjustment Account and included as a reconciling item in the Movement in Reserves Statement.

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

#### 25.6 Employee Benefits

##### Benefits Payable During Employment

Short-Term employee benefits are those due to be settled within 12 months of the year-end. They include such benefits as salaries; paid annual leave and paid sick leave; for current employees. They are recognised as an expense for services in the year in which employees render services to the Council.

##### Termination Benefits

Termination benefits are amounts payable as a result of a decision by the Council to terminate an officer's employment before the normal retirement date; or an officer's decision to accept voluntary redundancy. These are charged on an accruals basis to the relevant service line in the Comprehensive Income and Expenditure Statement when the Council is demonstrably committed to the termination of the employment of an officer or group of officers, or making an offer to encourage voluntary redundancy.

#### Post-Employment Benefits

Most employees of the Council are members of the Local Government Pension Scheme, administered by Hampshire County Council. The scheme provides members with defined benefits (retirement lump sums and pensions) earned by employees whilst working for the Council; and is accounted for as a defined benefits scheme where:

- The liabilities of the Hampshire County Council Pension Fund attributable to the Winchester City Council are included in the Council's Balance Sheet on an actuarial basis using the projected unit method – i.e. an assessment of the future payments that will be made in relation to retirement benefits earned to date by employees; based on assumptions about mortality rates, employee turnover rates, etc.; and projections of projected earnings for current employees.
- Liabilities are discounted to their value at current prices using a discount rate of 2.4% (for liabilities 0-21 years in duration) and 2.5% (for liabilities 21.1 years and over in duration) for both funded and unfunded liabilities. The discount rates are based on the indicative rate of return on high quality corporate bonds – for 2018/19 this used the Aon Hewitt GBP Select AA Curve.
- The assets of the Hampshire County Council Pension Fund attributable to the Council are included in the Balance Sheet at their fair value: quoted securities at current bid price; unquoted securities at professional estimate; unitised securities at current bid price; and property at market value.
- The change in the net pensions liability is analysed into the following components:

- Service costs comprising

Current service cost – the increase in liabilities as a result of years of service earned this year – allocated in the Comprehensive Income and Expenditure Statement to the services for which the employees worked.

Past service cost – the increase in liabilities arising from current year decisions whose effect relates to years of service earned in earlier years – debited to the Surplus or Deficit on the Provision of Services in the Comprehensive Income and Expenditure Statement as part of non-distributed costs.

Net Interest on the Net Defined Benefit Liability – the expected increase in the present value of liabilities during the year as they move one year closer to being paid – debited to the Financing and Investment Income and Expenditure line in the Comprehensive Income and Expenditure Statement.

- Re-measurements

Expected Return on Assets – the annual investment return on the fund assets attributable to the Council; based on an average of the expected long-term return – credited to the Financing and Investment Income and Expenditure line in the Comprehensive Income and Expenditure Statement.

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 actuaries have updated their assumptions – this is debited to the Pensions Reserve.

Contributions paid to the Hampshire Pension Fund – cash paid as employer's contributions to the pension fund in settlement of liabilities; not accounted for as an expense. In relation to retirement benefits, statutory provisions require the General Fund and Housing Revenue Account to be charged with the amount payable by the Council to the pension fund or directly to pensioners in the year, not the amount calculated according to the relevant accounting standards. In the Movement in Reserves Statement there are appropriations to and from the Pensions Reserve to remove the notional debits and credits for retirement benefits; and replace them with debits for the cash paid to the pension fund and pensioners (and any such amounts payable but unpaid at the year-end). The negative balance that arises on the Pensions Reserve thereby measures the beneficial impact to the General Fund of being required to account for retirement benefits on the basis of cash flows rather than as benefits are earned by employees.

#### Discretionary Benefits

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

## 25.7 Fair Value Measurement

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

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

The Council measures the fair value of an asset or liability on the same basis that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

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

The Council uses valuation techniques that are appropriate in the circumstances and for which sufficient data is available, maximising the use of relevant observable inputs and minimising the use of unobservable inputs. Valuation techniques use categories within the fair value hierarchy, as follows:

- Level 1 - quoted prices
- Level 2 - inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly
- Level 3 - unobservable inputs for the asset or liability.

## 25.8 Financial Instruments

Financial instruments are recognised on the Balance Sheet when the Council becomes a party to the contractual provisions of the financial instrument. They are initially measured at fair value.

### Financial Liabilities

Financial liabilities are subsequently measured at amortised cost. For most of the Council's borrowing this means that the amount presented in the Balance Sheet is the outstanding principal repayable (plus accrued interest). Annual charges to the Financing and Investment Income and Expenditure line in the Comprehensive Income and Expenditure Statement (CIES) are based on the carrying amount of the liability, multiplied by the effective rate of interest for the instrument.

### Financial Assets

Financial assets are subsequently measured in one of two ways:

- Amortised cost – assets whose contractual terms are basic lending arrangements (i.e. they give rise on specified dates to cash flows that are solely payments of principal or interest on the principal amount outstanding, which the Council holds under a business model whose objective is to collect those cash flows)
- Fair value – all other financial assets.

Amortised cost assets are measured in the Balance Sheet at the outstanding principal repayable (plus accrued interest). Annual credits to the Financing and Investment Income and Expenditure line in the CIES are based on the carrying amount of the asset, multiplied by the effective rate of interest for the instrument.

Allowances for impairment losses have been calculated for amortised cost assets, applying the expected credit losses model. Changes in loss allowances are debited/ credited to the Financing and Investment Income and Expenditure line in the CIES.

Changes in the value of assets carried at fair value (described as Fair Value through Profit or Loss) are debited/ credited to the Financing and Investment Income and Expenditure line in the CIES as they arise. A statutory reversal is in place until 31 March 2023; gains and losses are reversed out of the General Fund Balance to a specific adjustment account.

## 25.9 Government Grants and Other Contributions

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

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

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

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

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

### Business Improvement Districts

There are two Business Improvement Districts (BID), the schemes are funded by a BID levy paid by non-domestic rate payers.

The Council acts as principal under one scheme, and accounts for income received and expenditure incurred (including contributions to the BID project) within the relevant services within the Comprehensive Income and Expenditure Statement.

The Council acts as a recipient in the other scheme which covers an overlapping area of both Winchester City Council (17.9%) and Fareham Borough Council (82.1%). Fareham Borough Council act as the Principal; accounts for income received and expenditure incurred (including contributions to the BID project) within the relevant services within the Comprehensive Income and Expenditure Statement.

### Community Infrastructure Levy

The authority has elected to charge a Community Infrastructure Levy (CIL). The levy will be charged on new builds (chargeable developments for the authority) with appropriate planning consent. The council charges for and collects the levy, which is a planning charge. The income from the levy will be used to fund a number of infrastructure projects (these include transport, flood defences and schools) to support the development of the area.

CIL is received without outstanding conditions; it is therefore recognised at the commencement date of the chargeable development in the Comprehensive Income and Expenditure Statement in accordance with the accounting policy for government grants and contributions set out above. CIL charges will be largely used to fund capital expenditure. However, a proportion of the charges for this authority may be used to fund revenue expenditure.

## 25.10 Investment Property

Investment properties are those that are held solely to earn rentals and/or for capital appreciation. The definition is not met if the property is used in any way to facilitate the delivery of services or is held for sale.

Investment properties are measured initially at cost and subsequently at fair value. Properties are not depreciated but are re-valued annually according to market conditions at the year-end. Gains and losses on revaluation are posted to the Financing and Investment Income and Expenditure line in the Comprehensive Income and Expenditure Statement. Revaluation and disposal gains and losses are not permitted by statutory

arrangements to have an impact on the General Fund Balance. The gains and losses are therefore reversed out of the General Fund Balance in the Movement in Reserves Statement and posted to the Capital Adjustment Account and (for any sale proceeds greater than £10,000) the Capital Receipts Reserve.

#### 25.11 Overheads and Support Services

The costs of overheads and support services are charged to service segments in accordance with the absorption costing principle. The full cost of overheads and support services is shared between service segments in proportion to the benefits received.

#### 25.12 Property, Plant and Equipment

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

##### Recognition

Expenditure on the acquisition, creation or enhancement of Property, Plant and Equipment, which exceeds the de-minimis of £10,000, is capitalised on an accruals basis, provided that it is probable that the future economic benefits or service potential associated with the item will flow to the Council and the cost of the item can be measured reliably. Expenditure that maintains but does not add to an asset's potential to deliver future economic benefits or service potential (i.e. repairs and maintenance) is charged as an expense when it is incurred.

##### Measurement

Assets are initially measured at cost, comprising:

- the purchase price
- any costs attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management
- the initial estimate of the costs of dismantling and removing the item and restoring the site on which it is located.

The Council does not capitalise borrowing costs incurred whilst assets are under construction.

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

Where gains are credited to the Comprehensive Income and Expenditure Statement, they are reversed out of the General Fund Balance to the Capital Adjustment Account in the Movement in Reserves Statement.

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

- infrastructure, community assets and assets under construction – depreciated historical cost
- dwellings – fair value, determined using the basis of existing use value for social housing (EUV-SH)
- all other assets – fair value, determined as the amount that would be paid for the asset in its existing use (existing use value – EUV)
- Assets of a specialised nature – depreciated replacement cost (DRC).

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

Where decreases in value are identified, they are accounted for based on the presence of a balance in the Revaluation Reserve:

- where there is a balance of revaluation gains for the asset in the Revaluation Reserve, the carrying amount of the asset is written down against that balance (up to the amount of the accumulated gains)



- where there is no balance in the Revaluation Reserve or an insufficient balance, the carrying amount of the asset is written down against the relevant service line(s) in the Comprehensive Income and Expenditure Statement.

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

#### Impairment

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

Where impairment losses are identified, they are accounted for in the same way as revaluation losses.

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

#### Depreciation

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

Depreciation is calculated on the following bases:

- dwellings and other buildings – straight-line allocation over the useful life of the property as estimated by the valuer
- vehicles, plant, furniture and equipment – a percentage of the value of each class of assets in the Balance Sheet, as advised by a suitably qualified officer
- infrastructure – straight-line allocation between 5–60 years.

Where a significant item of Property, Plant and Equipment (valued over £1.5 million) has major components (over 20% of the total value) with materially different useful lives the components are depreciated separately.

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

Depreciation charged in year is based on the opening gross book values of the assets. It does not include any revaluations or additions in year. A full year of depreciation is charged in the year of disposal.

#### Disposals and Non-Current Assets Held for Sale

When it becomes probable that the carrying amount of an asset will be recovered principally through a sale transaction rather than through its continuing use, it is reclassified as an Asset Held for Sale. The asset is revalued immediately before reclassification and then carried at the lower of this amount and fair value less costs to sell. Where there is a subsequent decrease to fair value less costs to sell, the loss is posted to the Other Operating Expenditure line in the Comprehensive Income and Expenditure Statement. Gains in fair value are recognised only up to the amount of any previous losses recognised in the Surplus or Deficit on Provision of Services.

Depreciation is not charged on Assets Held for Sale.

Amounts received for a disposal in excess of £10,000 are categorised as capital receipts. A proportion of receipts relating to housing disposals may need to be paid to Central Government in accordance with the Council's signed agreement.

Receipts are appropriated to the Reserve from the General Fund Balance in the Movement in Reserves Statement. The written-off value of disposals is not a charge against Council Tax, as the cost of fixed assets is

fully provided for under separate arrangements for capital financing. Amounts are appropriated to the Capital Adjustment Account from the General Fund Balance in the Movement in Reserves Statement.

#### 25.13 Provisions

Provisions are made where an event has taken place that gives the Council a legal or constructive obligation; that probably requires settlement by a transfer of economic benefits or service potential; and a reliable estimate can be made of the amount of the obligation.

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

#### 25.14 Reserves

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

Certain reserves are kept to manage the accounting processes for non-current assets; financial instruments; and retirement and employee benefits. These do not represent usable resources for the Council.

#### 25.15 Revenue Expenditure Funded from Capital Under Statute

Expenditure incurred during the year that may be capitalised under statutory provisions but that does not result in the creation of a non-current asset is charged as expenditure to the relevant service in the Comprehensive Income and Expenditure Statement in the year. Where the Council has determined to meet the cost of this expenditure from existing capital resources or by borrowing, a transfer in the Movement in Reserves Statement from the General Fund Balance to the Capital Adjustment Account then reverses out the amounts charged so that there is no impact on the level of Council Tax.

#### 25.16 Value Added Tax (VAT)

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

**WINCHESTER CITY COUNCIL STATEMENT OF ACCOUNTS 2018/19**  
**HOUSING REVENUE ACCOUNT INCOME AND EXPENDITURE FOR YEAR ENDED 31 MARCH 2019**

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 and maintaining dwellings is balanced by rents charged to tenants. The HRA is a statutory account that is ring-fenced from the rest of the Council Fund, so that rents cannot be subsidised from Council Tax (or vice versa).

2017/18 £000	Note	2018/19 £000
<b><u>Income</u></b>		
(26,111) Dwelling Rents		(25,961)
(1,148) Non-Dwelling Rents		(874)
(1,841) Charges for Services and Facilities		(1,971)
(29,100) Total Income		(28,806)
<b><u>Expenditure</u></b>		
3,951 Repairs and Maintenance		4,837
6,858 Supervision and Management		7,572
386 Rents, Rates, Taxes and Other Charges		478
6,640 Depreciation and Impairment of Non-Current Assets	H5	8,349
(25,796) Revaluation (Gains) or Losses on Property, Plant and Equipment	H5	32,850
15 Amortisation of Intangible Assets	H5	10
25 Debt Management Costs		14
(7,921) Total Expenditure		54,110
<b>Net (Income) or Expenditure of HRA Services as included in the whole</b>		
<b>(37,021) Council Comprehensive Income and Expenditure Statement</b>		<b>25,304</b>
130 HRA share of Corporate and Democratic Core		431
HRA share of other amounts included in the whole Council Net Expenditure		
47 of Continuing Operations but not allocated to Specific Services		11
<b>(36,844) Net (Income) or Expenditure of HRA Services</b>		<b>25,746</b>
(1,557) Net Gain on Sale of HRA Non-Current Assets		(2,487)
Changes in Fair Valuations on Investment		
(59) Properties		(21)
5,168 External Interest Payable		5,168
(1,029) Capital Grants and Contributions		(717)
<b>(34,321) (Surplus)/Deficit for the year on HRA Services</b>		<b>27,689</b>

**WINCHESTER CITY COUNCIL STATEMENT OF ACCOUNTS 2018/19**  
**STATEMENT OF MOVEMENT ON THE HOUSING REVENUE ACCOUNT BALANCE**  
**FOR THE YEAR ENDED 31 MARCH 2019**

This reconciliation statement summarises the differences between the deficit on the Comprehensive Income and Expenditure Statement and the Housing Revenue Account Balance.

2017/18				2018/19
£000	£000		Note	£000      £000
	<b>(34,321)</b>	<b>(Surplus)/Deficit for the year on the Housing Revenue Account</b>		<b>27,366</b>
		<u>Adjustments between Accounting Basis and Funding Basis under Statute:</u>		
		Difference between Interest Payable and Similar Charges including Amortisation of Premiums and Discounts Determined in Accordance with the Code and those Determined in Accordance with Statute		(62)
(34)				
		Reversal of Items Relating to Retirement Benefits and Employer's Pensions Contributions and Direct Payments to Pensioners Payable in the Year	<b>H1</b>	(486)
(182)				
		Reversal of Revaluation Gains or (Losses) on Property, Plant and Equipment and Movements in the Market Value of Investment Properties		(32,829)
25,855				
		Net Gain on Sale of Non-Current Assets		2,487
1,557				
		Capital Expenditure Funded from the HRA		0
4,969				
		Reversal of Capital Grants and Contributions		717
1,029				
		Contribution from the Capital Receipts Reserve towards Administrative costs of Non-Current Asset Disposals		(26)
(20)				
		Charges for Depreciation and Impairment of Non-Current Assets		(8,349)
(6,640)				
		Amortisation of Intangible Assets		(10)
(15)				
		Transfer to Major Repairs Reserve		8,358
6,655				
	<u>33,174</u>			<u>(30,200)</u>
		<b>Net increase in HRA Balance before transfers to or from</b>		
	<b>(1,147)</b>	<b>Reserves</b>		<b>(2,511)</b>
		1,029 Transfer to Capital Adjustment Account for Debt Repayment		0
		(118) Increase in HRA Balance		(2,511)
		(8,998) Housing Revenue Account Surplus Brought Forward		(9,116)
		<b>(9,116) Housing Revenue Account Surplus Carried Forward</b>		<b>(11,627)</b>

**WINCHESTER CITY COUNCIL STATEMENT OF ACCOUNTS 2018/19**  
**NOTES TO THE HOUSING REVENUE ACCOUNT FOR THE YEAR ENDED 31 MARCH 2019**

**H1. IAS 19 EMPLOYEE BENEFITS**

In accordance with the requirements of IAS 19 and the statutory regulations regarding the Housing Revenue Account, the account has been charged with an allocation of its share of the current and past service costs. This adjustment is then reversed out of the Housing Revenue Account via the Statement of Movement on the Housing Revenue Account Balance, so its effect on the account is neutral.

**H2. MAJOR REPAIRS RESERVE**

This is a statutory reserve used to fund the conservation of the Housing Revenue Account (HRA) long-term assets and annually an amount equal to HRA depreciation is placed into the reserve for this purpose.

<b>2017/18</b>		<b>2018/19</b>
<b>£000</b>		<b>£000</b>
(6,655)	HRA Depreciation	(8,358)
(6,655)	Net Charge to HRA	(8,358)
6,654	HRA Capital Financed	7,776
(1)	Movement in Year	(582)
(13)	Balance Brought Forward at 1 April	(14)
(14)	Balance Carried Forward at 31 March	(596)

**H3. HOUSING STOCK**

The number and types of dwelling in the Council's housing stock as at 31 March were made up as in the following table:

<b>31 Mar 18</b>		<b>31 Mar 19</b>
863	Bungalows	863
1,925	Flats & Maisonettes	1,997
2,235	Houses	2,222
13	Shared ownership	18
5,036		5,100

The Balance Sheet value of land, housing and other property within the HRA as at 31 March is given below:

<b>31 Mar 18</b>		<b>31 Mar 19</b>
<b>£000</b>		<b>£000</b>
	<u>Operational Assets</u>	
418,596	Dwellings	405,015
10,078	Other Land and Buildings	6,257
30	Vehicles Plant Furniture and Equipment	23
3,227	Infrastructure	3,717
14	Community Assets	14
21,817	Assets Under Construction	4,277
39	Intangibles	30
453,801		419,333
	<u>Non-Operational Assets</u>	
2,710	Investment Properties	2,731
456,511	Total value	422,064

In arriving at the Balance Sheet value of Dwellings, the vacant possession value of a property is multiplied by a Government recommended percentage to arrive at the value for social housing. The figure for 2018/19 was 33% (2017/18 - 33%) with the exception of affordable housing which was valued at its existing use.



**WINCHESTER CITY COUNCIL STATEMENT OF ACCOUNTS 2018/19**  
**NOTES TO THE HOUSING REVENUE ACCOUNT FOR THE YEAR ENDED 31 MARCH 2019**

The valuation for existing use for social housing, which is the value held in the Statement of Accounts, was £405 million at 31 March 2019 (£419 million at 31 March 2018) and the vacant possession value was £1,206 million (£1,256 million at 31 March 2018).

**H4. CAPITAL EXPENDITURE AND RECEIPTS**

2017/18		2018/19	
£000	£000	£000	£000
	<b>162,051</b>		<b>164,022</b>
	<b>Opening Capital Financing Requirement</b>		
	<u>Capital Expenditure</u>		
7,331	Dwellings	7,339	
142	Infrastructure	214	
11,550	Assets Under Construction	6,552	
	<b>19,023</b>		<b>14,105</b>
	<b>Expenditure in year</b>		
	<u>Financed by</u>		
(2,421)	Capital Receipts	(3,337)	
(6,654)	Major Repairs Reserve	(7,776)	
(4,969)	Contributions from Revenue	0	
(1,979)	Grants and Contributions	(717)	
	<b>(16,023)</b>		<b>(11,830)</b>
	<b>3,000</b>		<b>2,275</b>
	<b>Unfinanced Capital Expenditure in Year</b>		
(1,029)	Voluntary Financing of Capital Investment	(1,163)	
0	Transfer of assets to the General Fund	(2,275)	
	<b>164,022</b>		<b>162,859</b>
	<b>Closing Capital Financing Requirement</b>		
	<u>Capital Receipts</u>		
	Operational Assets		
(2,092)	Dwellings		(5,348)
0	Other		(225)
	<b>(2,092)</b>		<b>(5,573)</b>
	<b>Total</b>		

**H5. DEPRECIATION AND IMPAIRMENT**

2017/18		2018/19	
£000		£000	
	<u>Depreciation</u>		
6,231	Dwellings	7,990	
227	Other Land and Buildings	173	
8	Vehicles, Plant, Furniture and Equipment	8	
174	Infrastructure	178	
6,640	<b>Total Depreciation</b>	8,349	
	<u>Amortisation</u>		
15	Intangibles	10	
15	<b>Total Amortisation</b>	10	
	<u>Revaluation Below Historic Cost</u>		
(25,104)	Dwellings	32,399	
(692)	Other Land and Buildings	451	
(25,796)	<b>Total</b>	32,850	

---

**WINCHESTER CITY COUNCIL STATEMENT OF ACCOUNTS 2018/19**  
**NOTES TO THE HOUSING REVENUE ACCOUNT FOR THE YEAR ENDED 31 MARCH 2019**

---

As at the 1 April 2007 new fixed assets accounting was adopted by local government and property values at that date were deemed to be historic cost. In 2008/09, the market value of the properties dropped below the 1 April 2007 values resulting in costs being charged to the Comprehensive Income & Expenditure Statement (CIES) in line with standard accounting practice. During 2010/11 dwelling market values increased but Central Government reduced the percentage to be applied to valuing social housing from 45% to 32%, resulting in a downward revaluation of £104.0 million. Since then, the social housing factor remained at 32% until 2016/17 when it increased to 33%. The value of dwellings has decreased in 2018/19, by £32.399m, increasing the overall reduction to the 2007/08 historic cost as set in April 2007. Any future upward valuation will reverse the charges to the CIES and, when the historic cost values are reached and downward valuations reversed, a revaluation reserve will be created.

**H6. RENT ARREARS**

<b>31 Mar 18</b>		<b>31 Mar 19</b>
<b>£000</b>		<b>£000</b>
565	Rent Arrears	578
(310)	Provision for Bad Debts	(372)
255	Anticipated Collectable Arrears	206

**WINCHESTER CITY COUNCIL STATEMENT OF ACCOUNTS 2018/19**  
**COLLECTION FUND FOR THE YEAR ENDED 31 MARCH 2019**

The Collection Fund is an agent's statement that reflects the statutory obligation for billing authorities to maintain a separate Collection Fund. The statement shows the transactions of the billing authority in relation to the collection from taxpayers and distribution to local authorities and the Government of Council Tax and Non-Domestic Rates.

2017/18				2018/19		
Business Rates £000	Council Tax £000	Total £000		Business Rates £000	Council Tax £000	Total £000
0	(75,538)	(75,538)	<u>Income</u>	0	(81,084)	(81,084)
(58,078)	0	(58,078)	Council Tax Receivable	(62,497)	0	(62,497)
<b>(58,078)</b>	<b>(75,538)</b>	<b>(133,616)</b>	Business Rates Receivable	<b>(62,497)</b>	<b>(81,084)</b>	<b>(143,581)</b>
			<u>Expenditure</u>			
			Precepts and Shares			
29,138	0	29,138	Central Government	29,612	0	29,612
5,245	54,156	59,401	Hampshire County Council	5,330	58,114	63,444
23,310	10,048	33,358	General Fund (WCC)	23,689	10,664	34,353
583	3,051	3,634	Fire and Rescue Authority	592	3,181	3,773
0	7,908	7,908	Police Authority	0	8,587	8,587
			Distribution of Previous Year Deficit			
745	0	745	Central Government	(475)	0	(475)
134	799	933	Hampshire County Council	(87)	363	276
596	80	676	General Fund (WCC)	(386)	137	(249)
15	46	61	Fire and Rescue Authority	(10)	20	10
0	119	119	Police Authority	0	53	53
			<u>Charges to Collection Fund</u>			
4	0	4	Interest due to ratepayers on refunds	0	0	0
176	32	208	Less Write-Off of Uncollectable Amounts	130	176	306
106	28	134	Allowance for Impairment	206	2	208
1,736	0	1,736	Provision for Appeals	1,895	0	1,895
198	0	198	Cost of Collection	198	0	198
(1,642)	0	(1,642)	Transitional Protection Payment	(1,211)	0	(1,211)
330	0	330	Renewable Energy cost	320	0	320
<b>60,674</b>	<b>76,267</b>	<b>136,941</b>		<b>59,803</b>	<b>81,297</b>	<b>141,100</b>
<b>2,596</b>	<b>729</b>	<b>3,325</b>	(Surplus) / Deficit Arising During the Year	<b>(2,694)</b>	<b>213</b>	<b>(2,481)</b>
<b>(885)</b>	<b>(591)</b>	<b>(1,476)</b>	Opening Fund Balance at 1 April	<b>1,710</b>	<b>138</b>	<b>1,848</b>
<b>1,711</b>	<b>138</b>	<b>1,849</b>	Closing Fund Balance at 31 March	<b>(984)</b>	<b>351</b>	<b>(633)</b>

**WINCHESTER CITY COUNCIL STATEMENT OF ACCOUNTS 2018/19**  
**COLLECTION FUND FOR THE YEAR ENDED 31 MARCH 2019**

**C1. COUNCIL TAX**

Council Tax income derives from charges raised according to the value of residential properties, which have been classified into 8 valuation bands, using 1 April 1991 values for this specific purpose. Individual charges are calculated by estimating the amount of income required to be taken from the Collection Fund for the forthcoming year and dividing this by the Council Tax base.

The tax base is arrived at by adjusting the total number of properties in each band by a proportion to convert the number to a band D equivalent, which is then adjusted for discounts and collection rate. The basic amount of tax for a band D property, which will vary according to Parish (average for district £1,644.20) is then multiplied by the proportion specified for the particular band to give an individual amount due. For 2018/19, Council Tax bills were based on the following dwellings and proportions:

Band	Estimated Number of Taxable Properties after Discounts and Exemptions	Ratio Equivalent	Number of Band D Equivalent Dwellings
Disabled A	0.75	5/9	0.42
A	1,937.15	6/9	1,291.43
B	5,612.15	7/9	4,365.01
C	10,530.39	8/9	9,360.35
D	5,406.58	1	5,406.58
E	7,900.18	11/9	9,655.78
F	6,151.59	13/9	8,885.64
G	5,050.77	15/9	8,417.95
H	620.8	18/9	1,241.60
Ministry of Defence			348.66
	<b>42,210.36</b>		48,973.42
Less adjustment for collection rates			(583.52)
			<b>48,389.90</b>

**C2. NON-DOMESTIC RATES (NDR)**

For 2018/19, the standard Non Domestic Rate multiplier was 49.3p (47.9p in 2017/18) and the small business multiplier was 48.0p (46.6p in 2017/18). The total estimated non-domestic rateable value in the district as at 31 March 2019 was £153.4 million (£151.3 million as at 31 March 2018).

**C3. SHARE OF ESTIMATED COLLECTION FUND (SURPLUS)/DEFICIT**

	2018/19 Business Rates £000	2018/19 Council Tax £000	Total £000
City Council Share - Collection Fund Adjustment Account	(397)	37	(360)
Preceptors' Share - Included within Debtors	(595)	246	(349)
<b>Closing Fund balance as at 31 March 2019</b>	<b>(992)</b>	<b>283</b>	<b>(709)</b>

	2017/18 Business Rates £000	2017/18 Council Tax £000	Total £000
City Council Share - Collection Fund Adjustment Account	684	18	702
Preceptors' Share - Included within Creditors	1,027	121	1,148
<b>Closing Fund balance as at 31 March 2018</b>	<b>1,711</b>	<b>139</b>	<b>1,850</b>

---

**WINCHESTER CITY COUNCIL STATEMENT OF ACCOUNTS 2018/19**  
**INDEPENDENT AUDITOR'S REPORT**

---

## **Opinion**

We have audited the financial statements of Winchester City Council for the year ended 31 March 2019 under the Local Audit and Accountability Act 2014. The financial statements comprise the:

- Comprehensive Income and Expenditure Statement,
- Movement in Reserves Statement,
- Balance Sheet,
- Cash Flow Statement
- Related notes 1 to 25.
- Housing Revenue Account Income and Expenditure Statement, the Movement on the Housing Revenue Account Statement and the related notes H1 to H6
- Collection Fund and the related notes C1 to C3.

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 2018/19.

In our opinion the financial statements:

- give a true and fair view of the financial position of Winchester City Council as at 31 March 2019 and of its 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 2018/19.

## **Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report below. We are independent of the [authority/group] in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard and the Comptroller and Auditor General's (C&AG) AGN01, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

## **Conclusions relating to going concern**

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the Strategic Director (Resources) and Section 151 Officer's use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the Strategic Director (Resources) and Section 151 Officer has not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Authority's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

## **Other information**

The other information comprises the information included in the Annual Financial Report for the year ending 31 March 2019, other than the financial statements and our auditor's report thereon. The Strategic Director (Resources) and Section 151 Officer is responsible for the other information.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in this report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the



---

**WINCHESTER CITY COUNCIL STATEMENT OF ACCOUNTS 2018/19**  
**INDEPENDENT AUDITOR'S REPORT**

---

financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of the other information, we are required to report that fact.

We have nothing to report in this regard.

**Opinion on other matters prescribed by the Local Audit and Accountability Act 2014**

***Arrangements to secure economy, efficiency and effectiveness in the use of resources***

In our opinion, based on the work undertaken in the course of the audit, having regard to the guidance issued by the Comptroller and Auditor General (C&AG) in November 2017, we are satisfied that, in all significant respects, [name of body] put in place proper arrangements to secure economy, efficiency and effectiveness in its use of resources for the year ended 31 March 2019.

**Matters on which we report by exception**

We report to you if:

- in our opinion the annual governance statement is misleading or inconsistent with other information forthcoming from the audit or our knowledge of the Council;
- we issue a report in the public interest under section 24 of the Local Audit and Accountability Act 2014;
- we make written recommendations to the audited body under Section 24 of the Local Audit and Accountability Act 2014;
- we make an application to the court for a declaration that an item of account is contrary to law under Section 28 of the Local Audit and Accountability Act 2014;
- we issue an advisory notice under Section 29 of the Local Audit and Accountability Act 2014; or
- we make an application for judicial review under Section 31 of the Local Audit and Accountability Act 2014.

We have nothing to report in these respects.

**Responsibility of the Strategic Director (Resources) and Section 151 Officer**

As explained more fully in the Statement of Responsibilities for the Statement of Accounts set out on page 22, the Strategic Director (Resources) and Section 151 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 2018/19, and for being satisfied that they give a true and fair view.

In preparing the financial statements, the Strategic Director (Resources) and Section 151 Officer is responsible for assessing the Authority's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Authority either intends to cease operations, or have no realistic alternative but to do so.

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.

**Auditor's responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

---

**WINCHESTER CITY COUNCIL STATEMENT OF ACCOUNTS 2018/19**  
**INDEPENDENT AUDITOR'S REPORT**

---

***Scope of the review of arrangements for securing economy, efficiency and effectiveness in the use of resources***

We have undertaken our review in accordance with the Code of Audit Practice, having regard to the guidance on the specified criterion issued by the Comptroller and Auditor General (C&AG) in November 2017, as to whether Winchester City Council 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 this criterion as that necessary for us to consider under the Code of Audit Practice in satisfying ourselves whether Winchester City Council put in place proper arrangements for securing economy, efficiency and effectiveness in its use of resources for the year ended 31 March 2019.

We planned our work in accordance with the Code of Audit Practice. Based on our risk assessment, we undertook such work as we considered necessary to form a view on whether, in all significant respects, Winchester City Council had put in place proper arrangements to secure economy, efficiency and effectiveness in its use of resources.

We are required under Section 20(1)(c) of the Local Audit and Accountability Act 2014 to satisfy ourselves that the Authority has made proper arrangements for securing economy, efficiency and effectiveness in its use of resources. The Code of Audit Practice issued by the National Audit Office (NAO) requires us to report to you our conclusion relating to proper arrangements.

We report if significant matters have come to our attention which prevent us from concluding that the Authority has put in place 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.

**Certificate**

We certify that we have completed the audit of the accounts of Winchester City Council in accordance with the requirements of the Local Audit and Accountability Act 2014 and the Code of Audit Practice issued by the National Audit Office.

**Use of our report**

This report is made solely to the members of Winchester City Council, as a body, in accordance with Part 5 of the Local Audit and Accountability Act 2014 and for no other purpose, as set out in paragraph 43 of the Statement of Responsibilities of Auditors and Audited Bodies published by Public Sector Audit Appointments Limited. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Winchester City Council and the Authority's members as a body, for our audit work, for this report, or for the opinions we have formed.

*Kevin Suter (Key Audit Partner)*  
*Ernst & Young LLP (Local Auditor)*  
*Southampton*  
*31 July 2019*

## **ANNUAL GOVERNANCE STATEMENT 2018/19**

### **1 Scope of Responsibility**

- 1.1 Winchester City Council is responsible for ensuring that its business is conducted in accordance with the law and proper standards, and that public money is safeguarded, properly accounted for, and used economically, efficiently and effectively. Winchester City Council also has a duty under the Local Government Act 1999 to make arrangements to secure continuous improvement in the way in which its functions are exercised, having regard to a combination of economy, efficiency and effectiveness.
- 1.2 In discharging this overall responsibility, Winchester City Council is responsible for putting in place proper arrangements for the governance of its affairs and facilitating the effective exercise of its functions, which includes arrangements for the management of risk.
- 1.3 Winchester City Council has approved and adopted a code of corporate governance, which is consistent with the principles of the CIPFA/SOLACE Framework Delivering Good Governance in Local Government 2016.
- 1.4 This Statement explains how Winchester City Council has complied with the Code and also meets the requirements of regulation 6(1)(a) of the Accounts and Audit Regulations 2015 in relation to the review of its system of internal control in accordance with best practice, and that the review be reported in an Annual Governance Statement.
- 1.5 The Council has recently undertaken a comprehensive review of its Constitution which takes into account the recommendation of the Independent Report on Silver Hill and of the Local Government Association Peer Review in February 2017.
- 1.6 The updated Constitution was adopted by Council on 19 March 2019 and became effective from the start of the new municipal year.

### **2 The Purpose of the Governance Framework**

- 2.1 The purpose of the governance framework is to ensure that the authority directs and controls its activities in a way that meets standards of good governance and is accountable to the community. It does this by putting in place an organisational culture and values which drive a responsible approach to the management of public resources, supported by appropriate systems and processes, and ensuring that these work effectively. It works with the Council's Performance Management Framework to ensure that the Council has in place strategic objectives reflecting the needs of the community and is monitoring the achievement of these objectives through delivery of appropriate, cost-effective services.
- 2.2 The system of internal control is a significant part of that framework and is designed to manage risk to a reasonable level. It cannot eliminate all risk of failure to achieve policies, aims and objectives and can therefore only provide reasonable and not absolute assurance of effectiveness. The system of internal control is based on an ongoing process designed to identify and prioritise the risks to the achievement of Winchester City Council's policies, aims and objectives, to evaluate the likelihood of those risks being realised and the impact should they be realised, and to manage them efficiently, effectively and economically.
- 2.3 The governance framework has been in place at Winchester City Council for the year ended 31 March 2019 and up to the date of approval of the Statement of Accounts.

### **3 The Principles of Good Governance**

- 3.1 The CIPFA/SOLACE framework Delivering Good Governance in Local Government sets out seven core principles of good governance, these are:

**Principle 1** – Behaving with integrity, demonstrating strong commitment to ethical values

**Principle 2** – Ensuring openness and comprehensive stakeholder engagement

**Principle 3** – Defining outcomes in terms of sustainable economic, social and environmental benefits

**Principle 4** – Determining the interventions necessary to optimise the achievement of the intended outcomes

**Principle 5** – Developing the entity's capacity, including the capability of its leadership and the individuals within it

**Principle 6** – Managing risks and performance through robust internal control and strong public financial management

**Principle 7** – Implementing good practices in transparency, reporting, and audit to deliver effective accountability

#### **4 Methodology for preparing the Annual Governance Statement**

4.1 The Annual Governance Statement has been prepared using a process similar to that used in previous years, including;

- Heads of Teams completing a Statement of Assurance providing details as to the extent and quality of internal control arrangements operating within their teams during the previous year. Managers are asked to declare any weaknesses in the governance arrangements in their service areas, including overdue and significant internal audit actions.
- An internal control checklist is provided to Heads of Teams to support the completion of their Statement of Assurance. The checklist requires the manager to self assess the arrangements in their team against a number of criteria including risk and performance management, financial control and staffing.
- Review of the annual Internal Audit report and quarterly internal audit progress reports.
- The Council's Audit and Governance Committee considers the draft Annual Governance Statement at its meeting in the spring and is given the opportunity to give its input to the Statement and to consider whether it accurately reflects the Council's control environment.
- The Audit and Governance Committee approves the Annual Governance Statement in the summer and is signed off by the Chief Executive or Section 151 officer and Leader of the Council.

#### **5 The Governance Framework**

5.1 There are a number of key elements to the systems and processes that comprise the Council's governance arrangements and these are underpinned by the core principles of good governance which are:-

- Focusing on the purpose of the authority and on outcomes for the local community and creating and implementing a vision for the local area.
- Members and officers working together to achieve a common purpose with clearly defined functions and roles.
- Promoting values for the authority and demonstrating the values of good governance through upholding high standards of conduct and behaviour.
- Taking informed and transparent decisions which are subject to effective scrutiny and managed risk.
- Developing the capacity and capability of Members and officers to be effective.
- Engaging with local people and other stakeholders to ensure robust public accountability

5.2 The Council's Constitution explains existing policy making and delegation procedures and the matters which must be dealt with by the full Council. It documents the role and responsibilities of Cabinet, portfolio holders, each committee and Members and officers. The Council has approved a protocol governing relationships between Members and officers as part of its Constitution and has adopted codes of conduct for both officers and Members which facilitate the promotion, communication and embedding of proper standards of behaviour. Officers have job descriptions and there are clearly defined schemes of delegation, all of which are reviewed from time to time.

5.3 The Council's Constitution incorporates clear guidelines to ensure that business is dealt with in an open manner except in circumstances when issues should be kept confidential. Meetings are open to the public

---

**WINCHESTER CITY COUNCIL  
ANNUAL GOVERNANCE STATEMENT**

---

except where personal or confidential matters are being discussed. All Cabinet /committee agendas, minutes and portfolio holder decisions are published promptly on the Council's website. In addition, senior officers of the Council can make decisions under delegated authority. The over-arching policy of the Council is decided by the full Council.

- 5.4 The Scrutiny Committee and Audit and Governance Committee hold Portfolio Holders to account for delivery of the Council's policy framework within the agreed budget, and protocols are in place for any departure from this to be properly examined.
- 5.5 The Council engages with its communities through a number of channels, including community planning, consultation events, surveys and campaigns relating to specific initiatives.
- 5.6 The Council Strategy is supplemented by more detailed information on the key projects and programmes of work that the authority will be delivering during the year – with actions to achieve priority outcomes set out in service plans. More detailed business plans are drawn up by teams across the Council, with objectives set for individual members of staff through the annual appraisal process. This process also looks at the development and training needs of staff, with a programme of training then put in place to meet these needs.
- 5.7 Progress against the Council Strategy outcomes and budgets is monitored regularly by the Executive Leadership Board and Portfolio Holders. The Scrutiny Committee receives quarterly reports focusing on delivery of key projects and programmes of work and drawing attention to other areas where progress is exceeding, or falling short of targets. Portfolio Holders also monitor progress in delivery.
- 5.8 The Council has an officer Strategic Leadership Team to monitor financial performance, service performance, progress of key corporate projects and risk management and to oversee the implementation of recommendations from Internal Audit reports.
- 5.9 The Council publishes an Annual Financial Report (incorporating the Statement of Accounts) annually within the statutory timescales. The Annual Financial Report incorporates the full requirements of best practice guidance in relation to corporate governance, risk management and internal control.
- 5.10 The Council is subject to independent audit by Ernst and Young and receives an Annual Audit Letter reporting on findings. The Council supplements this work with the Southern Internal Audit Partnership and ad hoc external peer reviews. The Audit and Governance Committee undertakes the core functions as identified in CIPFA's Audit Committees – Practical Guidance for Local Authorities.
- 5.11 The Council has set out the arrangements for managing risk in its Risk Management Policy which also includes a Risk Appetite Statement and is approved by Cabinet and reviewed annually.

## **6 Review of effectiveness**

- 6.1 The authority has a statutory responsibility for conducting, at least annually, a review of the effectiveness of its governance framework including the system of internal control. The review of effectiveness is informed by the work of Heads of Teams who have responsibility for the development and maintenance of a sound governance environment.
- 6.2 Staff awareness training has been undertaken to ensure that the Council complies adequately with the provisions of the General Data Protection Regulation (GDPR) and Freedom of Information Acts, and Equality requirements.
- 6.3 The Council has appointed the Strategic Director: Resources as the Section 151 officer with the statutory responsibility for the proper administration of the Council's financial affairs. CIPFA/SOLACE advises that the S151 officer should report directly to the Chief Executive and be a member of the 'Leadership Team', of equal status to other members. The Strategic Director: Resources is a member of the Executive Leadership Team.
- 6.4 The Council has appointed the Corporate Head of Resources as the statutory "Monitoring Officer" and has procedures to ensure that the Monitoring Officer is aware of any issues which may have legal implications.
- 6.5 All Cabinet reports are reviewed by the S151 and Monitoring Officer. All reports to Cabinet are required to demonstrate how the subject matter links to the Council Strategy and highlight resource implications. Officers are also asked to draw out risk, equality, sustainability, management and legal issues as appropriate. Similar procedures are in place for the Scrutiny and Regulatory Committees.

---

**WINCHESTER CITY COUNCIL  
ANNUAL GOVERNANCE STATEMENT**

---

6.6 The Council has whistle-blowing and anti-fraud and corruption policies. It has a formal complaints procedure and seeks to address and learn from complaints. The Council's Standards Sub-Committee deals with complaints relating to the conduct of Members.

6.7 Members' induction training is undertaken after each election. Members also receive regular updates and training on developments in local government.

6.8 Key roles in maintaining and reviewing the effectiveness is undertaken by:

**The Council** collectively responsible for the governance of the Council and the full Council is responsible for agreeing the Constitution, policy framework and budget. Manages risk in making operational and governance decisions together with proposing and implementing the policy framework, budget and key strategies.

**The Cabinet** receives regular monitoring reports on revenue and capital expenditure and performance.

**Audit and  
Governance  
Committee**

approves the annual audit plan, monitors the internal control environment through receipt of audit reports and this Statement, and keeps an overview of arrangements for risk management. It also approves this Statement and the Statement of Accounts.

**External Audit**

external audit is provided by Ernst and Young LLP. Whilst the external auditors are not required to form an opinion on the effectiveness of the Council's risk and control procedures, their work does give a degree of assurance following the annual audit of the Council's financial accounts.

**Internal Audit**

The Southern Internal Audit Partnership provide the Council with an internal audit service which includes the Council's entire control environment. The Head of the Southern Internal Audit Partnership takes account of the Council's assurance and monitoring mechanisms, including risk management arrangements, for achieving the Council's objectives.

The Internal Audit Plan is based on the Corporate Risk Register and identifies Internal Audit's contribution to the review of the effectiveness of the control environment. The process includes reports to the Audit and Governance Committee on progress of audits. Regular summaries are also produced of the outcome of each audit, together with reviews of whether agreed recommendations have been implemented. Internal Audit provides an annual opinion on the internal control environment and issues that should be included in this Statement.

There is a requirement for internal audit to undertake an annual self assessment and independent external assessment every five years. Any areas of non-conformance must be reported as part of their annual report and opinion. In the light of feedback we have concluded that internal audit is an effective part of the Council's governance arrangements.

## **7 Significant Governance Issues**

7.1 The Council faces a number of issues and areas of significant change that will require consideration and action as appropriate over the coming years and these are:

- **Partnership Working** – ensuring that an adequate and effective control framework to facilitate partnership working and that governance and control arrangements for individual partnerships are appropriate.
- **Project Governance and Reporting** – ensuring that the Council follows a robust set of processes, procedures and responsibilities that define the establishment, management and control of projects and programmes.
- **Contract Management** – ensuring that the Council follows its contract management procedures as laid out in the updated Constitution and maintains a comprehensive contract register.



**WINCHESTER CITY COUNCIL  
ANNUAL GOVERNANCE STATEMENT**

Annual Governance Statement 2018/19 – Action Plan

No.	Issue	Actions	Lead Officer	Target Date	Method of Assurance
1	<b>Partnerships</b> – the need to ensure that the Council maintains effective partnership working.	Annual report covering the performance of key partnerships scheduled to be considered at The Scrutiny Committee.	Corporate Head of Engagement	September 2019	Progress report to Scrutiny Committee
		Review of partnership working included in the Internal Audit plan 2019/20.	Corporate Head of Engagement	December 2019	Internal Audit Report
2	<b>Capacity to deliver projects</b> – ensuring that the Council has sufficient and appropriately qualified staff to deliver its programme of projects.	Ensure regular project monitoring reports are considered by the Programme Management Group and that capacity issues are highlighted and remedial action agreed.	Strategic Director: Resources	Ongoing	Published monitoring reports
		Ensure that all significant projects follow the arrangements as set out in the Project Governance Policy highlighted requests for additional resources where appropriate.	Strategic Director: Resources	December 2019	Internal Audit Report
		Internal Audit scheduled to take place during 2019/20 covering Programme and Project Management and review compliance in relation to live/ ongoing projects.	Strategic Director: Resources	December 2019	Internal Audit Report
		Maintain and embed into the organisation membership of the Association for Project Management (APM) to promote further consistency of project management across the Council.	Corporate Head of Strategic Support	September 2019	Ongoing
3	<b>Procurement and Contract Management</b> – ensuring that the Council maintains a comprehensive, publicly accessible contract register, following its own contract procedure rules.	Ensure that a comprehensive contract register of all contracts over £5,000 is maintained and available to the public.	Procurement Manager	Ongoing	Published Contract Register
		Review of platform for publication of public contract register to ensure that it is easy for staff to update and maintain.	Procurement Manager	December 2019	Internal Report
		Internal Audit scheduled for later in 2019 to ensure that the Council follows its own Contract Procedure Rules as set out in the updated Constitution and is conforming to relevant contract management legislation.	Service Lead (Procurement & Transformation)	Ongoing	Training to be included as part of the corporate training programme Internal audit review and report

---

**WINCHESTER CITY COUNCIL  
ANNUAL GOVERNANCE STATEMENT**

---

**8 Assurance Summary**

- 8.1 Good governance is about operating properly. It is the means by which the Council shows that it is taking decision for the good of its residents, in fair, equitable and open way. It also requires standards of behaviour that support good decision making – collective and individual integrity, openness and honesty. It is the foundation for the effective delivery of good quality services that meet the needs of the users. It is fundamental to demonstrating that public money is well spent. Without good governance, the Council would find it difficult to operate services successfully.
- 8.2 The Internal Audit Opinion for 2018/19 is that the Council’s framework of governance, risk management and management control is ‘adequate’ and that audit testing carried out during the year has demonstrated controls to be working in practice.
- 8.3 We propose, over the coming year, to take steps to address the above matters to further enhance our governance arrangements. We are satisfied that these steps will address the need for improvements that were identified in our review of effectiveness and will monitor their implementation and operation during the year and as part of our next annual review.

Signed:

Signed:

Laura Taylor  
Chief Executive  
Winchester City Council

Councillor L. Thompson  
Leader of the Council  
Winchester City Council

Dated:

Dated:

---

## WINCHESTER CITY COUNCIL

### GLOSSARY OF TERMS

---

**Accounting Policies** – are the specific policies and procedures used by the Council to prepare its financial statements. The accounting policies include methods, measurement systems and procedures for presenting information in the financial statements.

**Accruals** – is the concept that income and expenditure is recognised as it is earned or incurred, not as money is received or paid. An accrual is an expense or revenue item incurred in a period for which no invoice or payment changed hands in that period.

**Actuary** – a professional that provides valuations of defined benefit pension schemes. The valuation the actuary calculates the pension fund's assets and measures them against its liabilities.

**Actuarial Gains and Losses** – for a defined benefit pension scheme, the changes in actuarial deficits or surpluses that arise because: events have not coincided with the actuarial assumptions made for the last valuation (experience gains and losses); or the actuarial assumptions have changed.

**Allowances for impairment losses** – are the expected amount of outstanding debts which are not expected to be repaid.

**Amortisation** – is the writing down of an intangible asset's value over its useful life.

**Amortised Cost** – is a way of measuring financial instruments that ignores changes in fair value. It is defined as the amount at which a financial instrument is measured when it is first brought on to the Balance Sheet, adjusted for:

- Repayments of principal
- Cumulative amortisation of any difference between the initial amount and the maturity amount.

These differences might arise from transactions costs being set off against the principal amount or interest being payable at less than market rates.

**Amortised Cost Financial Assets** – investments for which gains and losses in fair value are not accounted for until the investment matures or is sold. Defined as financial assets:

- Held with a business model whose objective is to hold investments in order to collect their contractual cash flows, and
- That have the form of basic lending arrangements.

**Asset** – is a resource with economic value that the Council controls with the expectation that it will bring future benefit.

**Assets Under Construction** – represents construction work in progress, assets remain in such an account until they are put in service, at which time the costs of the assets are transferred into the respective property, plant and equipment accounts.

**Available for Sale Financial Assets/ (Financial Instruments)** – are investments that do not qualify as loans and receivables, they are investments purchased with the intent of being sold before they reach maturity.

**Budget** – prior to the start of each financial year, the Council is required to set a budget for its expenditure. It is a legal requirement of the Council to set a balanced budget, i.e. expenditure cannot be more than the Council's income.

**Business Improvement District** – is a defined area in which a levy is charged to all business rate payers in addition to the business rates bill. The levy is used to develop projects which will benefit businesses in the local area.

**Business Rates** – is the commonly used name of non domestic rates (NDR), business rates are a tax on local business properties, the tax is set by central government but collected by local authorities.

**Capital Adjustment Account** – is an unusable reserve which absorbs the timing differences arising from the different arrangements for accounting for the consumption of non-current assets and for financing the acquisition, construction or enhancement of those assets under statutory provisions.

**Capital Allowance** – is a provision which avoids the need for pooling non right-to-buy housing capital receipts.

**Capital Charges** – charges to revenue accounts to reflect the cost of long-term assets used in the provision of services. This includes the repayment of debt and the charge for depreciation.

---

**WINCHESTER CITY COUNCIL  
GLOSSARY OF TERMS**

---

**Capital Commitment** – this is future capital expenditure that the Council has committed to at some time in the future which has not yet become an actual liability.

**Capital Expenditure** – this is expenditure on the acquisition of long-term assets, or expenditure which adds to and not merely maintains the value of existing long-term assets. The statutory definition also includes capital grants to other bodies and expenditure on the acquisition of some long-term investments.

**Capital Financing Requirement (CFR)** – this is the Council's underlying need to borrow to finance its capital expenditure.

**Capital Grants and Contributions Unapplied** – this reserve holds capital grants and contributions, that do not have outstanding conditions, but which have not yet been used to finance expenditure.

**Capital Investment** – this refers to expenditure on long-term assets.

**Capital Programme** – is the Council's expenditure plan on agreed capital schemes, showing the total cost of schemes and the projected phasing over current and future financial years.

**Capital Receipts** – are proceeds from the sale of (or reduction in the Council's interest in) long-term assets such as property, plant and equipment, investment property and capital investments.

**Capital Receipts Reserve** – is a usable reserve consisting of capital receipts from the sale of non current assets. The funds are available to finance future capital investment.

**Cash and Cash Equivalents** – are highly liquid financial instruments (cash and very short-term investments) that are repayable without penalty on notice of not more than 7 days and are convertible to known amounts of cash with insignificant risk of change in value.

**Collection Fund** – is an account maintained by the Council to record the amounts collected in Council Tax and Non-Domestic Rates and how the amounts have been distributed.

**Community Asset** – is a category of long-term asset that the Council intends to hold in perpetuity, that has no determinable useful life and that may have restrictions on disposal. Examples of community assets held by the Council are: parks; and community buildings.

**Components** – are significant parts of property, plant and equipment that are separately identified for depreciation.

**Contingent Asset** – a potential asset/ that is uncertain because it depends on an outcome of a future event not under the Council's control.

**Contingent Liability** – is a potential liability that may occur, depending on the outcome of an uncertain future event.

**Corporate Bonds** - Are debt securities issued by a corporation to raise funds and sold to investors.

**Council Tax** - is a local tax levied by local authorities on domestic properties.

**Community Infrastructure Levy (CIL)** – is a planning charge on new development which is used to help deliver infrastructure.

**Credit Losses** – A measure of how much the Council would lose if the amounts owed to it by debtors and borrowers are not repaid. Defined as the shortfall between all the cash flows that are contractually due to the Council and those that it expects to receive (discounted using the investment's effective interest rate).

**Creditor** – is an individual or body to whom, at the Balance Sheet date, the Council owes money.

**Credit Rating** – is a method of measuring the creditworthiness of a debt issuer.

**Credit Risk** – is the risk that a borrower may not repay a loan.

**Current Asset** – an asset that is realisable or disposable within one year of the Balance Sheet date.

---

**WINCHESTER CITY COUNCIL  
GLOSSARY OF TERMS**

---

**Current Liability** – is a liability that is due to be settled within one year of the Balance Sheet date.

**Current Service Cost (Pensions)** – the value of the standard benefits promised to members over the last accounting period, after offsetting the members' contributions, i.e. it is the Employer's share of the cost.

**Debtor** – is an individual or body whom, at the Balance Sheet date, owes money to the Council.

**Deferred Capital Receipts Reserve** – this reserve holds the gains recognised on the disposal of non-current assets but for which cash settlement has not yet taken place.

**Defined Benefit Scheme (Pensions)** - is a scheme whereby the employer promises a specified monthly benefit on retirement that is predetermined by a formula based on the employees earning history, tenure of service and age, rather than depending on investment returns.

**Decent Home Standard** – is a measure of general housing conditions introduced by the Government, it is a minimum standard that triggers action to improve social housing.

**Depreciated Replacement Cost (DRC)** – is a cost based method of arriving at a value for specialised assets that are generally held for the continuing use of their service potential and for which a market value cannot be obtained.

**Depreciation** – is the measure of the wearing out, consumption, or other reduction in value or the useful economic life of a long-term asset, whether arising from use, passage of time, obsolescence or other changes.

**Developers Contributions** - also known as S106 contributions are paid by developers to contribute towards the cost of additional infrastructure needed as a result of new developments.

**Discounting** – is the process of determining the present value of future payments.

**Discretionary Benefits (Pensions)** – are retirement benefits for which the employer has no legal, contractual or constructive obligation. The Council has restricted powers to make such discretionary awards in the event of early retirements. Any liabilities estimated to arise as a result of an award are accrued in the year of the decision to make the award and accounted for using the same policies as are applied to the Local Government Pension Scheme.

**Doubtful Debt** – is a debt that the Council is unlikely to recover. An allowance is made in the financial statements for doubtful debts which are the Council's estimate of debt that will not be collected.

**Earmarked Reserves** – are usable reserves consisting of amounts set aside from revenue (General Fund and Housing Revenue Account) to fund future expenditure on a specific purpose.

**Effective Interest Method** – The method that uses effective interest rates to calculate amortised cost of a financial instrument and allocates interest revenue or expense to the particular financial years over which the instrument is held.

**Effective Interest Rate** – the implied rate of interest in an arrangement calculated by reference to the cash flows within the arrangement as opposed to quoted rates of interest.

**Equity Instrument** – is a financial instrument that demonstrates an ownership interest in a business.

**Estimated Market Value/Fair Value** – the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

**Events after the Balance Sheet Date** – are those events, both favourable and unfavourable, that occur between the end of the reporting period and the date when the Statement of Accounts is authorised for issue.

**Exceptional Items** - When items of income and expense are material, their nature and amount are disclosed separately, either on the face of the Comprehensive Income and Expenditure Statement or in the notes to the accounts (depending on how significant the items are to understanding the Council's financial performance).

**Existing Use Value (EUV)** – is a measure of fair value for land and buildings, it is the amount that would be paid for the asset in its existing use.

---

**WINCHESTER CITY COUNCIL  
GLOSSARY OF TERMS**

---

**Expected Credit Losses (ECLs)** – the credit losses that the Council estimates will arise from the amounts that it is currently owed. ECLs are calculated by measuring the losses that would arise from different default scenarios and calculates a weighted average loss based on the probability of each scenario taking place.

**Expected Rate of Return on Pension Assets (Pensions)** – is the annual investment return on the fund assets attributable to the Council, based on an average of the expected long-term return.

**Fair Value through Profit or Loss Financial Assets** – Financial assets that do not qualify for measurement at Amortised Cost or Fair Value through Other Comprehensive Income.

**Finance Costs** – are the costs of borrowing money.

**Finance Lease** – a lease where substantially all of the risks and rewards of ownership of a fixed asset are transferred to the lessee.

**Financial Instruments** - are contracts that give rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

**General Fund/ General Fund Balance** – the General Fund is the main revenue fund from which the cost of services is met. The accounts include separate funds for the Housing Revenue Account and the Collection Fund. The General Fund Balance is the accumulated credit balance on the General Fund. It is the excess of income over expenditure after adjusting for movements to and from other reserves and other non cash items. The level of this balance is kept under review and considered in the light of a number of factors concerning the Council's level of exposure to risk and particularly to changes in income and expenditure.

**Government Bonds** – are UK Government sterling denominated bonds issued by HM Treasury in order to finance public expenditure, they are also known as gilts. The term gilt (or gilt-edged) is a reference to the primary characteristic of gilts as an investment - their security. They are generally issued for a set period and attract a set rate of interest during the agreed investment period. Interest is payable at set agreed periods and the principal is repaid at the end of the period.

**Government Grants** – are government assistance in either in the form of cash or of a transfer of assets. Grants either attract a condition or a restriction. Conditions are stipulations that specify that the future economic benefits or service potential. A restriction specifies the purpose of the grant.

**Government Housing Capital Receipts Pool** - A proportion of capital receipts relating to housing disposals paid to Central Government. From 1 April 2012, the Government made changes to the Right to Buy (RTB) scheme. The rules governing the allocation of capital receipts from these sales also changed, Councils were given the opportunity to sign an agreement with Government to enable "extra receipts" to be retained by the Council. The Council has signed such an agreement. Under the new rules, income from RTB receipts is split between the following uses:

1. A specified allowance to help meet the administrative costs of the disposal,
2. Paid to Government (up to a specified limit),
3. Retained by the Council and available to fund any capital expenditure (up to a specified limit),
4. Available to the Housing Revenue Account to fund new capital spending or repay debt,
5. Available to fund new provision, either by the Council or another registered provider.

The Council has decided that receipts under category 3 above will be available to fund capital expenditure in the General Fund and that the resources for new provision (category 5 above) will be made available to the Housing Revenue Account. The Council is able to retain in full all other housing capital receipts providing it has sufficient capital allowances.

**Grants and Capital Contributions Unapplied (Reserve)** – is a usable reserve consisting of capital grants and contributions that have been received but have yet to be used/ applied to finance capital expenditure.

**Grants and Contributions (in Advance)** – are grants and contributions received in advance of expenditure taking place and which have conditions on their use that might require the Council to return them to the contributor.

**Heritage Assets** – are a category of long-term assets with cultural, environmental or historical qualities principally held and maintained for their contribution to knowledge and culture.



---

**WINCHESTER CITY COUNCIL**  
**GLOSSARY OF TERMS**

---

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

**International Accounting Standards 19 (IAS 19) Adjustments** – IAS 19 outlines the accounting requirements for employee benefits including post-employment benefits. The adjustments represent the removal of employer pension contributions and replacing them with the current service cost and past service cost.

**Impairment** – is a reduction in the recoverable amount of a long-term asset below its carrying value in the Balance Sheet.

**Infrastructure Assets** - are a category of long-term assets that cannot be taken away or transferred and whose benefits can only be obtained by continued use of the asset created, i.e. there is no prospect of sale or alternative use. Examples of infrastructure assets include highways and footpaths.

**Intangible Assets** – are a category of long-term assets that are identifiable, but have no physical substance (e.g. Software licences).

**Interest Costs (Pensions)** – represents the unwinding of the discounting on the value placed on the benefits over the period, as they become closer to being paid.

**International Financial Reporting Standards (IFRS)** – are a set of international accounting standards that govern the accounting treatment and reporting of transactions in financial statements.

**Inventories** – are assets in the form of materials or supplies to be consumed in a production process or rendering of services.

**Investment property** – is a category of long-term assets, which is held for its investment potential and is not used in the delivery of services.

**Lessee** – is an entity that holds an agreement that allows the use of an asset for a period of time in exchange for a payment or series of payments.

**Lessor** – is an entity that leases an asset to a lessee.

**Liabilities** – are the Council's debts and obligations.

**Loans and Receivables** – is a category of financial instrument that has fixed or determinable payments but is not quoted on an active market.

**Long-Term Assets** – is the value of the Council's property, equipment and other capital assets minus depreciation, which are expected to be useable for more than one year after the balance sheet date.

**Long-Term Borrowing** – is the total of loans repayable after more than one year of the Balance Sheet date.

**Long-Term Debtor** – is an individual or body that owes money to the Council, but which is not due within one year of the Balance Sheet date.

**Long-Term Investments** – are financial instruments with a maturity date after more than one year of the Balance Sheet date.

**Major Repairs Reserve** – This is a statutory reserve used to finance the HRA capital program.

**Materiality** – relates to the significance of transactions and balances contained in the financial statements.

**Monitoring Officer** – this is a statutory role; this officer is responsible for ensuring that the Council operates within the law.

**Net Assets** – is the amount by which the total assets exceed the total liabilities in the Balance Sheet.

---

**WINCHESTER CITY COUNCIL**  
**GLOSSARY OF TERMS**

---

**Net Book Value** – this is the cost or valuation of an asset less cumulative depreciation.

**Net Current Replacement Cost** – is the cost of replacing or recreating the particular asset in its existing condition and in its existing use.

**Non Current Asset** – an asset which is not expected to be consumed within one year of the Balance Sheet date.

**Non Domestic Rates** – also known as Business Rates, this is a tax on local business properties, the tax is set by the government but collected by local authorities.

**Non Ring-fenced Government Grants** – grant monies paid by the government to support the Council's general revenue expenditure.

**Operating Leases** – this is a lease contract that allows for the use of an asset but does not convey rights of ownership of the asset.

**Overheads** – are indirect costs which cannot be directly attributed to a service.

**Portfolio/ Portfolio Holder** – portfolios are groupings of services determined by members of the Council. A member of the Council's Cabinet is responsible for each of the portfolios and is the portfolio holder.

**Past Service Cost (Pensions)** – is the increase in liabilities arising from current year decisions whose effect relates to years of service earned in earlier years. Those decisions may include additional enhanced benefits on retirement or any discretionary benefits granted.

**Pension Scheme Liability** – is the difference between the total amounts due to be paid to retirees and the assets available to meet those payments.

**Pension Reserve** – an unusable reserve that reflects the net liability/asset in the pension fund.

**Precepts/Preceptors** – are amounts levied on the Council, by other Local Authorities (preceptors), which the Council is required to collect and distribute tax for.

**Prior Period Adjustment** – is an adjustment that arises from a change in accounting policies or to correct a material error. Prior period figures are corrected by amending opening balances and comparative amounts for the prior period.

**Property, Plant and Equipment (PPE)** – are tangible long-term assets that are used in the provision of services and are expected to be used for more than one year.

**Provision** – is where the Council has a probable but uncertain economic obligation, and an estimate of that obligation is set aside to meet a future liability.

**Provision for Non Domestic Rates Appeals** - Local Authorities are liable for the cost of refunds from successful appeals against business rates valuations. A provision is recognised as an estimate of the Council's proportionate share of the potential liability.

**Provision for the Financing of Capital Investment** - Councils are required to set aside a prudent amount of revenue each year for the repayment of debt (as measured by the underlying need to borrow, rather than actual debt). This is also known as the Minimum Revenue Provision.

**Public Works Loan Board (PWLb)** – is a government body that issues central government loans to local authorities.

**Remuneration** – are amounts paid to or receivable by an employee and amounts due by way of expenses allowances (as far as those amounts are chargeable to UK Income Tax) and the monetary value of any other non-cash benefits.

**Rent Allowances** – are housing benefit payments relating to property rents where the Council is not the landlord.

**Rent Rebates** – are housing benefit payments relating to property rents where the Council is the landlord.

---

**WINCHESTER CITY COUNCIL  
GLOSSARY OF TERMS**

---

**Residual Value** - is the amount that the Council expects to receive for an asset at the end of its useful life less any anticipated disposal costs.

**Retirement Benefits** – are all forms of consideration given by an employer in exchange for services rendered by employees that are payable after the completion of employment. Retirement benefits do not include termination benefits payable as a result of either:

- i) an employer's decision to terminate an employee's employment before normal retirement date; or
- ii) an employer's decision to accept voluntary redundancy in exchange for those benefits, because these are not given in exchange for services rendered by employees.

**Revaluation Reserve** – this is an unusable reserve to reflect movements in Property, Plant and Equipment assets resulting from upward revaluations, and downward revaluations to the extent that there has been a previous upward revaluation.

**Revenue Expenditure Funded from Capital under Statute (REFCUS)** – this is expenditure which may properly be capitalised in accordance with statute but where no tangible long-term asset is created.

**Revenue Support Grant (RSG)** – is a general government grant that is not ring-fenced. It is based on the Government's assessment of the Council's spending need, its receipt from NDR and its ability to generate income from Council Tax.

**Scheme Liabilities (Pensions)** – the liabilities of the defined benefit pension scheme for outgoings due after the valuation date. Scheme liabilities are measured using the projected unit method and reflect the costs of future benefits that the employer is committed to providing for.

**Section 151 Officer** – this is a statutory role, every local authority is required to make arrangements for the proper administration of its financial affairs; the Council's S151 officer has the responsibility for the administration of those affairs.

**Settlement (Pensions)** – arises when a Council enters into a transaction that eliminates all further legal or constructive obligation for part or all of the benefits provided under a defined benefit plan. Settlements have the effect of extinguishing a portion of the plan liabilities, usually by transferring plan assets to or on behalf of plan members to their new employer or an insurance company in settlement of the obligation.

**Short-Term Borrowing** – is a loan repayable within one year of the Balance Sheet date.

**Short-Term Creditor** – is an individual or body to whom the Council owes money that is due for payment within one year of the balance sheet date.

**Short-Term Debtor** – an individual or body that owes money to the Council that is due for payment within one year of the Balance Sheet date.

**Short-Term Investments** – are financial instruments with maturity dates within one year of the Balance Sheet date.

**Soft Loan** – is a loan with a rate of interest that is below the market rate.

**Straight Line Basis** – is a method used to apportion depreciation equally over the applicable number of periods.

**Termination Benefits** – are amounts payable as a result of a decision by the Council to terminate an officer's employment before the normal retirement date or an officer's decision to accept voluntary redundancy.

**Trading Account** – is a separate account prepared to determine the gross profit or loss of a business concern.

**Unusable Reserves** – amounts set aside that the Council is not able to use to fund expenditure.

**Unrealised Gains and Losses** – are movements in the value of an asset but the assets have yet to be sold.

**Usable Reserves** – amounts set aside that the Council is able to use to fund expenditure.

**Useful Life** – the period over which the Council will derive benefits from the use of a long-term asset.

## **1. BUILDING CONTROL ACCOUNT**

The Building (Local Authority Charges) Regulations 2010 require the setting of a scheme of charges, the recovery of costs and the disclosure of an annual statement in respect of the Building Regulation function. This scheme is renewed annually and the fee structure published on the Council's website.

Some of the activities of the Building Control Unit cannot be recharged. These include enforcement, advisory, consultative and public protection activities. The Council is expected to set the fee level to ensure that, taking one financial year with another, the fees as nearly as possible equate to the expenses incurred in performing its chargeable Building Control activities.

	<b>2018/19</b>
	<b>£000</b>
Chargeable Costs	521
Chargeable Income	<u>(502)</u>
<b>Net (surplus) or deficit</b>	<b>20</b>
Building Control Earmarked Reserve (deficit brought forward)	59
<b>Deficit carried over to 2018/19</b>	<b><u>79</u></b>

In order to support compliance with *the Building (Local Authority Charges) Regulations 2010 (SI 2010/404)* an earmarked reserve was created in 2011/12 to hold surpluses made on chargeable activity. Local Authorities are required to monitor the break-even position on chargeable activities and demonstrate taking 'one financial year with another' to ensure the chargeable service 'as nearly as possible equates to the costs incurred'.

This information has been approved by the Strategic Director (Resources), being the acting responsible officer under Section 151 of the Local Government Act 1972(4).

Signature: ..... Date: 29 May 2019

**Joseph Holmes**  
**Strategic Director: Resources, Section 151 Officer**

## **2. CHARGES FOR PROPERTY SEARCHES**

The Local Authorities (England) (Charges for Property Searches) Regulation 8 allows the Council to charge for answering enquiries about a property. These charges are at the Council's discretion but must have regard to the costs involved. With respect to these charges the following information is required to be published for every financial year:

	<b>2018/19</b>
	<b>£000</b>
Income from charges under regulation 8 (answering queries)	308

This information has been approved by the Strategic Director (Resources), being the acting responsible officer under Section 151 of the Local Government Act 1972(4).

Signature: ..... Date: 29 May 2019

**Joseph Holmes**  
**Strategic Director (Resources), Section 151 Officer**



**Winchester**  
City Council

If you would like to receive this document in another format,  
please contact Winchester City Council's customer service centre on **01962 840 222**.  
Alternatively, you can request this information online.