

Eastbourne Borough Council

Statement of Accounts 2020/21



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REPORT BY CHIEF FINANCE OFFICER

I am very pleased to welcome you to Eastbourne Borough Council's Statement of Accounts for 2020/21, which gives me the opportunity to set the accounts in the context of the financial challenges being faced by the Council.

In the first quarter of 2020, a coronavirus outbreak (COVID-19) started across the globe. This resulted in the UK government imposing restrictions through guidance and law on the movement of people which came into full effect on 23rd March 2020. Every aspect of society has continued to be affected by the exceptional circumstances of the COVID-19 pandemic throughout 2020/21. Of course, the personal impact has been severe and tragic for many people. The broader impact on Eastbourne and the Council's role in supporting the borough and its people, will continue to be felt for the foreseeable future. From the spring of 2021, with the initial roll-out of the vaccination programme, there is a planned lessening of restrictions into summer 2021 but the continued global uncertainty continues.

As ever, the Council is committed to delivering its key services and providing an environment where everyone works to create a confident and a resilient Council. Eastbourne faced additional costs in responding to the pandemic and severe shortfalls in its usual sources of income. Additional financial support from central government provided significant help to the Council in ensuring that in-year budget pressures were reduced. However, the significant loss of income required further support which was facilitated through a capitalisation agreement from the government. There is still considerable uncertainty about the economic recovery and any impact on the Council's locally generated income as well as government funding in the years ahead along with the longer-term financial implications of COVID-19.

Throughout the year the Council's finances were closely monitored, and a range of corrective actions were put in place and implemented. An early comprehensive review of all service and financial plans was carried to inform the council's Priority Based Budgeting process and Recovery and Reset Programme. In order to both maintain its resilience in the face of ongoing and future financial pressures and deliver a major change programme to transform its services, the Council seeks capitalisation directives to access additional financial resources during 2020/21. Capitalisation allows the Council to treat certain revenue (day-to-day) costs impacted by the pandemic as capital expenditure and hence to spread those costs over a number of years to avoid a severe reduction in reserves, which are required to maintain resilience and mitigate risks.

We will continue to deliver improvements that will enable the Council to respond to the anticipated challenges. A key part of this will include the Recovery and Reset programme, which has been designed in response to these challenges, deliver appropriate organisational change and address the Council's financial challenges in a planned way.

I want to thank all of our Finance and other colleagues who have once again worked tirelessly to support the Council throughout this challenging period and in doing so, continued to protect our key services and support the borough. I also want to acknowledge the excellent work done to develop balanced budgets for 2020/21 and 2021/22, and to manage the financial position of the Council throughout the financial year. Careful financial administration allows for informed decision making when determining the best use of Council resources so that services of the best possible quality can be delivered.

Homira Javadi CPFA, FCCA, ACCA
Chief Finance Officer (S151 Officer)

NARRATIVE REPORT**INTRODUCTION**

As has been outlined in the message from the Chief Finance Officer, the financial year 2020/21 has been like no other. Along with the rest of the country and indeed the world, Eastbourne Borough Council has had to manage the unprecedented challenges that COVID-19 has posed. From the start of the first national lockdown on 24 March 2020, and also in the weeks immediately leading up to the lockdown, COVID-19 has influenced every aspect of the work of the Council. Challenging though it has been, the Council has responded well, delivering a wider range of new initiatives under the Recovery and Reset, as well as continuing to deliver business as usual services, adapting provision to align to the circumstances.

The accounts for 2020/21 reflect the nature of the activity that has been undertaken to respond to the pandemic but also to continue to provide essential services. The financial pressures of the increased unforeseen activities were supported by substantial extra Government grant funding and this has had an impact on the outturn for the year with the MHCLG Capitalisation Directive.

This Narrative Statement will cover the impact of COVID-19 in more detail in the following sections but will firstly outline key information about the Council to provide background context.

The Statement of Accounts contains all the financial statements and disclosure notes required by statute. They have been prepared in accordance with 2020/21 Code of Practice on Local Authority Accounting in the United Kingdom (the Code), based on International Financial Reporting Standards and the Service Reporting Code of Practice (SeRCOP), together with guidance notes and published by the Chartered Institute of Public Finance and Accountancy (CIPFA).

The Statement of Accounts aims to provide information so that members of the public, including electors and residents of Eastbourne, Council Members, partners, stakeholders and other interested parties can:

- Understand the overarching financial position of the Council and the outturn for 2020/21;
- Have confidence that the public money with which the Council has been entrusted has been used and accounted for in an appropriate manner; and
- Be assured that the financial position of the Council is sound and secure.

The Narrative Report provides information about Eastbourne, including the key issues affecting the Council and its accounts. It also provides a summary of the financial position at 31 March 2021 and is structured as below:

- About Eastbourne
- How the Council Operates
- Corporate Risk
- Summary of Achievements
- Financial Performance of the Council in 2020/21
- Staffing
- Future Plans
- Explanation of Financial Statements
- Further Information

ABOUT EASTBOURNE

The Council

Eastbourne Borough Council is one of five district and borough councils in East Sussex, each providing key services to their residents. These services include waste collection and recycling, environmental health, tourism, leisure and amenities, planning and collection of council tax.

East Sussex County Council serves this entire part of South East England. It provides services including education, social services, roads and transport, waste disposal and libraries.

Our Environment

Eastbourne is a large town in East Sussex and is a gateway to the eastern end of the South Downs National Park, with approximately 7km (over 4 miles) of outstanding coastline. For an urban borough it has significant natural environment, a high proportion of which is downland. This natural environment with its panoramic views, areas of outstanding natural beauty and sites of special scientific interest, has 485 hectares (1,200 acres) of open access land and is highly valued by our residents and visitors. Eastbourne is primarily a seaside resort with natural shelter provided by Beachy Head.

Within its built environment, Eastbourne has a wide range of parks and gardens and significant areas of historic interest, including 250 listed buildings and almost 10 per cent of the built-up area protected with Conservation Area status. Eastbourne also has a range of sport and leisure facilities including: an international, high quality tennis centre developed in partnership with the Lawn Tennis Association; a number of community and borough sporting facilities; theatres; a modern art gallery; and a number of smaller venues act as centres of local memory and heritage. It has an outstanding seafront destination offering miles of unspoilt coast, with a preserved Victorian promenade, extending to a modern, high quality marina and berthing facility at Sovereign Harbour. The borough has a diverse range of restaurants, retail and hospitality accommodation adding to the visitor and community offer.

The Community

Eastbourne has an estimated population of 103,745. Historically, it has attracted older people to come and live in the town. Compared to the region and nation as a whole, Eastbourne has a higher percentage of the population of pensionable age, 25% aged over 65 years old against a national average of 18.4%. However, this is changing and although Eastbourne still provides an attractive location for retirement, the town has also experienced considerable housing and economic development that has attracted a younger age group, leading to an increasingly more balanced community. We now have 32.2% of our population below the age of 30.

Around 22% of people are living with a limiting long-term illness and 21% have a disability, with both ratios likely to rise over the next decade or so. During the COVID-19 lockdown clinically vulnerable residents were asked to shield, with Eastbourne having a rate of 7.5 per 100 shielding as compared to 6.7 nationally. Four areas of Eastbourne fall within the most 10% deprived in England. These are found within the Devonshire, Langney and Hampden Park wards.

The Economy

Public administration, education and health are the largest employers in Eastbourne at 35.8% followed by wholesale and retail trade at 22.2%. Both sectors have greater concentrations in Eastbourne than East Sussex, the South East and Great Britain.

Eastbourne has a similar proportion of individuals employed as managerial, senior officials and professionals, as the South East and Great Britain. However, there is a higher concentration of caring, leisure and elementary occupations.

Average (median) earnings for Eastbourne are £454 per week, which is lower than the national average of £483, but slightly higher than the average for East Sussex. The local unemployment rate in Eastbourne (4.4%) is higher than in East Sussex (3.4%) the South East (3.4%) and the national figure (3.9%).

The impact of COVID-19 has been significant, affecting the tourist economy and hospitality businesses, as well as employment. The claimant rate for universal credit and job seekers allowance increased to 7.8 as compared to 3.7 in the previous year. Around one quarter of jobs are considered to be at risk in Eastbourne as a result of Covid19, similar to the national and regional figures.

HOW THE COUNCIL OPERATES

Eastbourne Borough Council is a complex organisation. Elected councillors direct our policies, which the Corporate Management Team (shared with Lewes District Council) then implements through the officers of the Council. There are 27 councillors representing 9 wards within the borough. Full Council elections take place every four years, most recently in May 2019 with two by-elections due in 2021. Composition of the Council is as below:

Liberal Democrat Party (controlling political group)	17 Councillors
Conservative Party	8 Councillors
Vacant Seats	2

All councillors meet together as the Council and are normally open to the public. The Covid 19 lockdown has led to meetings being held remotely. Here councillors decide the Council's overall policies and set the budget each year. The Council appoints the members of the Scrutiny Committee and all other council committees – for example, the Audit and Standards Committee and the Planning Applications Committee. The Council considers recommendations made to it by the Cabinet and the Scrutiny Committee as to any changes in policy, which might need to be made.

The Executive is made up of the Leader, appointed by the full Council, together with a Cabinet of councillors whom the Leader appoints. Each member of the Cabinet has a portfolio of the areas for which they are responsible. Cabinet normally meets seven times in a municipal year.

The Cabinet consists of the following members:

Councillor David Tutt	Leader of the council and chair of cabinet, and cabinet member for responsibilities aligned with the chief executive
Councillor Stephen Holt	Deputy leader, cabinet member for financial services
Councillor Margaret Bannister	Cabinet member for tourism and leisure services
Councillor Jonathan Dow	Cabinet member for climate change
Councillor Alan Shuttleworth	Direct assistance services
Councillor Colin Swansborough	Cabinet member for place services and special projects
Councillor Rebecca Whippy	Cabinet member for disabilities and community safety

The Leader of the Council is responsible for discharging most day-to-day decisions, although the Leader may decide to delegate his/her powers to the Cabinet as a whole, or to an officer.

The Scrutiny Committee is in place to ensure that the Council's policies, plans, decisions and actions are being made in the community's best interest. It consists of eleven Councillors who are not on Cabinet. This enables non-executive members to influence decisions and ensure the views and needs of local people are taken into account. It is about being a 'critical friend'. A member of the Minority Group chairs the Scrutiny Committee.

Supporting the work of councillors is the organisational structure of the Council headed by the Corporate Management Team (CMT). CMT is comprised of our most senior staff (officers) as follows:

Robert Cottrill	Chief Executive (Statutory Head of Paid Service)
Ian Fitzpatrick	Deputy Chief Executive and Director of Regeneration and Planning
Tim Whelan	Director of Service Delivery
Homira Javadi	Chief Finance Officer (Statutory Section 151 Officer)
Becky Cooke	Assistant Director of Human Resources and Transformation
<i>Philip Evans</i>	<i>Director of Tourism and Enterprise (left in 2020/21)</i>
<i>Peter Finnis</i>	<i>Assistant Director – Corporate Governance (left in 2020/21)</i>
<i>Catherine Knight</i>	<i>Assistant Director - Legal & Democratic Services (left in 2020/21)</i>

The Council appoints the three statutory posts of Head of Paid Service, Section 151 Officer and Monitoring Officer, as required by law. These officers have responsibility to take action if the Council has, or is about to, break the law or if the Council is about to set an unbalanced budget.

Eastbourne Borough Council is supported by a workforce fully shared and integrated with Lewes District Council to provide more flexible, customer-focussed and cost-effective services. This was achieved via the phased Joint Transformation Programme (JTP) which has now concluded.

The JTP delivered considerable changes in technology that has enabled the scale of transformation needed by the councils. The two councils share a joint website (www.lewes-eastbourne.gov.uk) which continues to develop and become the main point of contact for many customers. An ongoing increase in the number of online transactions being completed demonstrates a positive direction of travel towards channel shift and the aspiration to be digital by default. However, local democratic accountability is maintained with both councils remaining separate sovereign entities with their own distinct priorities.

The Annual Governance Statement was approved by the Audit and Governance Committee on 28 July 2021 and is available on the Council's website www.lewes-eastbourne.gov.uk.

CORPORATE RISK

The Council holds a Risk Management Strategy which sets out the way in which risks are to be identified, scored and recorded. This strategy is reviewed annually. Project, operational, departmental and strategic risk registers are now held on performance management software so that they can be updated regularly by managers who have complete ownership and responsibility for reviewing and updating the registers. The following strategic risks are reviewed by the Corporate Management team quarterly:

9Title	Description	Internal Controls
No political and partnership continuity/consensus with regard to organisational objectives	Sudden changes of political objectives at either national or local level renders the organisation, its current corporate plan and Medium-Term Financial Strategy unfit for purpose.	<p><u>Reduces Likelihood</u></p> <p>1. Create inclusive governance structures which rely on sound evidence for decision making.</p> <p><u>Reduces Impact</u></p> <p>2. Annual review of corporate plan and Medium-Term Financial Strategy</p> <p>3. Creating an organisational architecture that can respond to changes in the environment.</p>
Changes to the economic environment makes the	<p>1. Economic development of the town suffers.</p> <p>2. Council objectives cannot be met.</p>	<p><u>Reduces Impact</u></p> <p>1. Robust Medium-Term Financial Strategy reviewed annually and monitored quarterly.</p>

9Title	Description	Internal Controls
Council economically less sustainable	3. Covid-19 has had a serious impact on the council's finances.	<p>Refreshed in line with macro-economic environment triennially.</p> <p>2. Creating an organisational architecture that can respond to changes in the environment.</p> <p><u>Reduces Likelihood</u></p> <p>3. The council is currently in ongoing discussions with the Ministry of Housing, Communities and Local Government around financial support to cover costs related to expenditure on response to the Covid-19 pandemic.</p>
Unforeseen socio-economic and/or demographic shifts creating significant changes of demands and expectations.	<p>1. Unsustainable demand on services.</p> <p>2. Service failure.</p> <p>3. Council structure unsustainable and not fit for purpose.</p> <p>4. Heightened likelihood of fraud.</p>	<p><u>Reduces Impact</u></p> <p>1. Grounding significant corporate decisions based on up to date, robust, evidence base. (e.g. Census; Corporate Plan Place Surveys; East Sussex in Figures data modelling).</p> <p>2. Ensuring community and interest group engagement in policy development (e.g. Neighbourhood Management Schemes; Corporate Consultation Programme)</p>
The employment market provides unsustainable employment base for the needs of the organisation	Employment market unable to fulfil recruitment and retention requirements of the Council resulting in a decline in performance standards and an increase in service costs.	<p><u>Reduces Likelihood</u></p> <p>1. Changes undertaken to increase non-financial attractiveness of EBC to current and future staff.</p> <p>2. Appropriate reward and recognition policies reviewed on a regular basis.</p> <p><u>Reduces Likelihood and Impact</u></p> <p>3. Review of organisation delivery models to better manage the blend of direct labour provision. Pursuit of mutually beneficial shared service arrangements.</p>
Not being able to sustain a culture that supports organisational objectives and future development.	<p>1. Decline in performance.</p> <p>2. Higher turnover of staff.</p> <p>3. Decline in morale.</p> <p>4. Increase in absenteeism.</p> <p>5. Service failure</p> <p>6. Increased possibility of fraud.</p>	<p><u>Reduces Likelihood</u></p> <p>1. Deliver a fit for purpose organisational culture.</p> <p>2. Continue to develop our performance management capability to ensure early intervention where service and/or cultural issues arise.</p> <p>3. Continue to develop communications through ongoing interactions with staff.</p>
Council prevented from delivering services for a prolonged period of time.	<p>1. Denial of access to property</p> <p>2. Denial of access to technology/information</p> <p>3. Denial of access to people</p>	<p><u>Reduces Likelihood</u></p> <p>1. Adoption of best practice IT and Asset Management policies and procedures.</p> <p><u>Reduces Likelihood and Impact</u></p> <p>2. Joint Transformation programme has created a more flexible, less locationally dependent service architecture.</p> <p><u>Reduces Impact</u></p> <p>3. Regularly reviewed and tested Business Continuity Plans.</p>

9Title	Description	Internal Controls
		4. Regularly reviewed and tested Disaster Recovery Plan.
Council materially impacted by the medium to long term effects of an event under the Civil Contingencies Act	<ol style="list-style-type: none"> 1. Service profile of the Council changes materially as a result of the impact of the event. 2. Cost profile of the Council changes materially as a result of the impact of the event. 3. Work adversely affected by reduced staff numbers due to effects of pandemic virus. 	<p><u>Reduces Likelihood and Impact</u></p> <ol style="list-style-type: none"> 1. Working in partnership with other public bodies. 2. Robust emergency planning and use of Council's emergency powers. <p><u>Reduces Impact</u></p> <ol style="list-style-type: none"> 3. Ongoing and robust risk profiling of local area (demographic and geographic). 4. Review budget and reserves in light of risk profile.
Failure to meet regulatory or legal requirements	<ol style="list-style-type: none"> 1. Trust and confidence in the Council is negatively impacted. 2. Deterioration of financial position as a result of regulatory intervention/penalties. 3. Deterioration of service performance as a result of regulatory intervention/penalties 	<p><u>Reduces Likelihood</u></p> <ol style="list-style-type: none"> 1. Developing, maintaining and monitoring robust governance framework for the Council. 2. Building relationships with regulatory bodies. 3. Develop our Performance Management capability to ensure early intervention where service and/or cultural issues arise. 4. Take forward the recommendations of the CIPFA Asset Management report to ensure we meet regulatory/legal requirements regarding the management of property. 5. Ensure there is full understanding the impact of new legislation. 6. All managers are required to abide by the Council's procurement rules. 7. Ensure that fire risk regulations are adhered to and that Fire Risk Assessments are regularly reviewed.
Commercial enterprises that are fully controlled by the authority do not deliver financial expectations or do not meet governance requirements.	<ol style="list-style-type: none"> 1. Unfamiliar activity with staff inexperienced in this area 2. Council finances affected if projects do not meet financial expectations. 3. Reputational damage if governance procedures are inadequate. 4. Failure to abide by company law. 	<p><u>Reduces Likelihood</u></p> <ol style="list-style-type: none"> 1. Hire suitably qualified/experienced staff to give legal and specialist support. 2. Appoint Head of Commercial Activities. 3. Ensure that projects meet core principles. 4. Up or re-skill staff to maximise commercial opportunities. 5. Ensure governance processes are set up and adhered to.
The Council suffers a personal data breach by inadequate handling of data or by an IT incident	<ol style="list-style-type: none"> 1. Trust and confidence in the Council is negatively impacted. 2. Deterioration of financial position as a result of regulatory intervention/penalties 3. Deterioration of service performance as a result of regulatory intervention/penalties 4. Increased probability of compensation claims by persons affected by a personal data breach. 	<p><u>Reduces Likelihood</u></p> <ol style="list-style-type: none"> 1. Ongoing corporate training for data protection. 2. Ensure all staff complete the e-learning Data Protection course. 3. Ensure that the Data Protection Policy is regularly reviewed. 4. Ensure the Data Protection Officer is afforded the resources to discharge their statutory functions. 5. Ensure that managers regularly remind staff of their responsibilities under data protection, including personal data breach reporting arrangements.

9Title	Description	Internal Controls
		6. Ensure the suite of IT policies is kept up to date. 7. Ensure that IT security is in place and regularly tested. <u>Reduces Impact</u> 8. Incident management procedures to mitigate loss or breach of data are in place.
Judicial challenge of decision-making is heightened as a consequence of increased reliance on use of officer delegated powers	1. There is scope for the public audience, members of whom may be directly or indirectly affected by council decisions, to increase once they can routinely hear (and see) meetings from the comfort of their homes. So, the number of people who may be in a position to mount a challenge may similarly increase. 2. There is potential for successful challenges where lapses in IT connectivity may mean that decisions are made where members have not heard, and taken into account, all relevant information and/or where key public or other participants have not been able to participate in the meeting due to technological failure. 3. The officer resource needed to defend the councils against this type of challenge will be significant.	<u>Reduces Likelihood</u> 1. Work closely with IT to ensure that technological issues are kept to a minimum. <u>Reduces Impact</u> 2. Use of delegated powers to be adequately recorded 3. Issue minutes of meetings as soon as possible.

SUMMARY OF ACHIEVEMENTS










In the 2020/21 financial year, the following key successes were delivered:

- Mobilisation of community hub to support vulnerable and isolated residents during lockdown.
- Fast-track distribution of £33.2m in government grants to support small businesses during the pandemic; launching a dedicated online portal to receive and process applications quickly.
- Sovereign Centre and Congress Theatre used as vaccination centres.
- Launch of German version of the Visit Eastbourne website to help attract foreign visitors.
- Opening of new visitor centre in The Welcome Building.
- Continuation of pesticide-free approach where possible to control weeds, with no use of chemical weed killers, including glyphosate, in any council parks, open spaces or children's play areas.
- Refurbish of the Beachy Head centre.
- Adoption in July 2020 of Whole Estate Plan (WEP) to help guide the longer-term management of the Downland Estate.
- Strategy for Eastbourne Carbon neutral 2030 produced.
- Eastbourne Walking Festival 2020 in September. A ten-day celebration of the great outdoors re-imagined in the light of the Covid pandemic.
- £420k of government funding secured to help tackle anti-social behaviour, theft and burglary in a part of Eastbourne disproportionately affected by these offences.

Key Performance Indicators

The following performance indicators have been used to track performance in the past year and progress has been reported through our Scrutiny Committee and Cabinet on a quarterly basis.

Performance has improved in many areas, particularly around customer service (benefits processing and call answering times). The council continues to monitor performance closely and is taking proactive measures in response to the new challenges arising from the COVID-19 crisis.

Performance indicator	Target for 2020/21	Performance in 2020/21	
Percentage of Major Planning Applications processed within 13 weeks	65%	80%	
Percentage of minor planning applications processed within 8 weeks	75%	78%	
Percentage of household waste sent for reuse, recycling and composting	38%	35.10%	
Number of households living in emergency (nightly paid) accommodation	Data only	122	Data only
Average void relet time (key to key)	15	48.5	
Revs and Bens: Average days to process new claims	22	19	
Percentage of phone calls answered within 60 seconds	80%	89%	
Percentage of Council Tax collected during the year	96.52%	95.89%	
Percentage of Business Rates collected during the year	95.82%	94.70%	
Average days lost per FTE employee due to sickness	8 days	6.37 days	

Key



Performance that is above target.



Performance that is slightly below target but is within an acceptable tolerance/projects where there are issues causing significant delay or change to planned activities.



Performance that is below target/projects that are not expected to be completed in time or within requirements.

The key financial metrics are referenced in areas of the financial performance below.

FINANCIAL PERFORMANCE OF THE COUNCIL IN 2020/21

The Council incurs both revenue and capital expenditure during the financial year. Revenue spending is generally on items that are consumed within a year and is financed from Council Tax, Government Grants and other income. Capital expenditure is on items which have a life beyond one year and which also add value to a fixed asset (known as non-current assets). This is financed largely by capital grants, loans and other capital contributions.

1. Comprehensive Income and Expenditure Account

All the services provided by the Council, including council housing, are shown within the Comprehensive Income and Expenditure Statement. This statement shows the equivalent of the trading position of a UK listed company in accordance with IFRS requirements, and discloses a 'surplus' for 2020/21 of £2.167m (split between General Fund deficit £14.981m and HRA surplus £17.148m). The Movement in Reserves Statement reconciles this IFRS 'surplus' together with other reserve transfers into a net increase in the general fund balance of £3.123m and a decrease in HRA balances of £0.433m.

The General Fund and Housing Revenue outturn detailed below does not reconcile with the statutory presentation of the Comprehensive Income and Expenditure Statement as the outturn is prepared on the basis of how the Council sets its revenue budget rather than the accounting provisions of the Code, and therefore is not presented on the same basis as the Comprehensive Income and Expenditure Statement. The Expenditure and Funding Analysis at note 7, identifies the adjustments between the management and the financial accounts. The Council's underlying financial position, including usable Reserves, is identical in both its management and financial accounts.

2. General Fund

The General Fund is the main revenue fund of the Council and covers day to day expenditure and related income on all services. The Council set its Budget Requirement at £13.5m (amount to be funded by Government Grant, Council Tax and Business Rates). The Council set a Band D Council Tax for 2020/21 of £251.79, being a 2.0% percent increase over 2019/20.

The 2020/21 financial year saw significant challenges as a result of the COVID-19 pandemic and associated lockdown. This prompted the Council to undertake a number of immediate actions in order to manage the unprecedented financial and operational impacts of the pandemic. These included:

- Very early engagement with Ministry of Housing Communities and Local Government (MHCLG),
- active campaigning for more realistic COVID grant allocation,
- developing the Recovery and Reset Programme; and
- seeking additional financial support from the Government which was granted in the form of a capitalisation direction of £6.8M for 2020/21 and £6M for 2021/22 following a comprehensive review of the Council finances.

Whilst the capitalisation support provided the Council with a much-needed assurance, it was essential for the Council to ensure it keeps within the support package provided and restructure its future financial plans. The revenue outturn provides a financial overview of the progress made by the Council during 2020/21 and measures the effectiveness of its actions in response to the pandemic.

Overall net expenditure was £3.550m more than available funding, but £3.25m less than the maximum capitalisation limit of £6.8m or other approved and or available resources. The outturn position is a clear indication of a significant improvement and represents the Council's commitment to careful financial control measures which were put in place very early in the year.

A summary of the General Fund position is shown below in the format used for management accounting and reported to Members throughout the year:

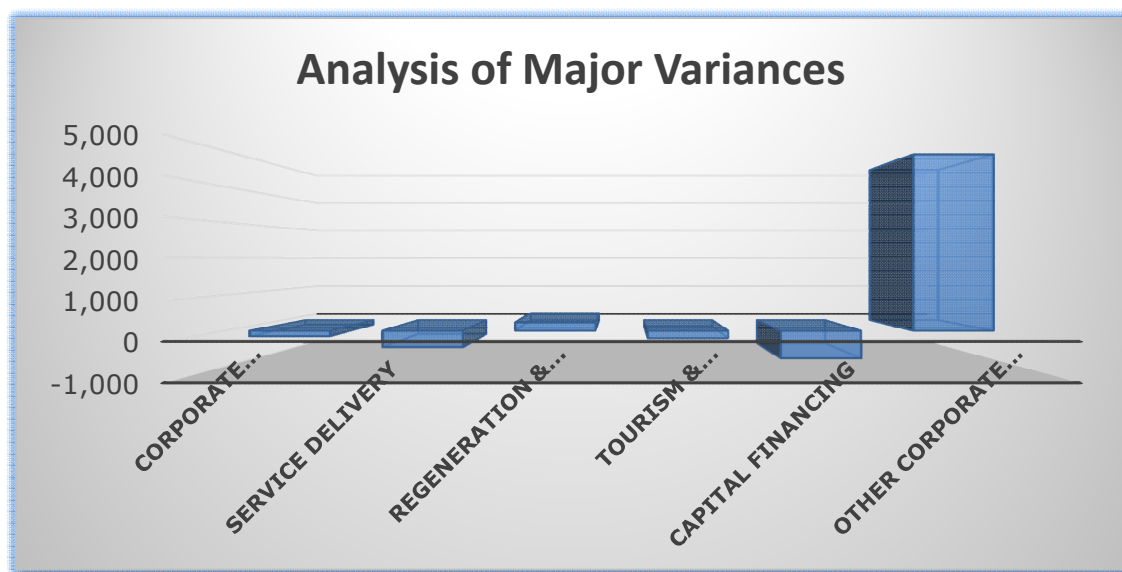
General Fund	Original Budget	Current Budget	Actual	Variance
	£000's	£000's	£000's	£000's
Corporate Services	3,737	4,394	4,245	(149)
Service Delivery	5,979	8,214	7,013	(1,201)
Regeneration and Planning	97	156	507	351
Tourism and Enterprise	2,619	7,120	6,972	(148)
Service Total	12,432	19,884	18,737	(1,147)
Corporate Expenses	161	100	-	(100)
Corporate Efficiency Savings	(1,565)	-	-	-
Recovery & Reset Costs	-	1,200	164	(1,036)
Capitalisation Direction	-	(6,800)	-	6,800
Income Recovery	-	(2,800)	(3,353)	(553)
Capital Financing	2,286	1,996	1,573	(423)
Total Expenditure	13,314	13,580	17,121	3,541
Transfers to/(from) Reserves	208	(52)	(42)	10
Budget Requirement	13,522	13,528	17,079	3,551
Council Tax	(8,712)	(8,712)	(8,712)	-
Business Rates	(4,346)	(4,346)	(4,346)	-
Government Grants	(464)	(470)	(471)	(1)
Total Funding	13,522	13,528	13,529	(1)
Total Net Overspend			3,550	3,550

The actual in the table above is the revenue outturn position reported to Cabinet and is based on funding before any accounting adjustments under government regulations.

The General Fund Revenue outturn is a deficit of £3.55m against the revised budget. When the budget was originally set in February 2020 the Council estimated it would need to make a contribution of £208,000 from the General Fund Reserve in order to balance the budget.

The main variances between the revised budget and the actual net expenditure are detailed below:

Analysis of Major Variances	Variance
	£000's
Corporate Services	(151)
Service Delivery	(457)
Regeneration & Planning	233
Tourism & Enterprise	(203)
Capital Financing	(767)
Other Corporate	4,895
Total Net Overspend	3,550



As a result of this movement the General Fund Balance as at 31 March 2021 was £1.999m.

Summary	1 April 2020 £000's	Transfers (In)/Out £000's	31 March 2021 £000's
General Fund Reserve	-	(16)	(16)
Strategic Change Reserve	(245)	4	(241)
Capital Programme Reserve	(336)	-	(336)
Revenue Grants Reserve	(613)	(1,724)	(2,337)
ICE Reserve	(1,750)	(50)	(1,800)
Commercial Reserve	(250)	(271)	(521)
Business Rates Equalisation Reserve	-	(1,104)	(1,104)
SHEP Properties Works Reserve	(1)	-	(1)
Total GF Earmarked Reserves	(3,195)	(3,161)	(6,356)
General Fund Balance	(2,025)	26	(1,999)
Total GF Reserves & Balances	(5,220)	(3,135)	(8,355)

The 2020/21 accounts include a disclosure note – the Expenditure and Funding Analysis (EFA) (note 7a to the Accounting Statements) – which sets out the net amounts chargeable to the General Fund, HRA and Earmarked reserves balances for the year as compared to the amounts accounted for under generally accepted accounting practices shown in the Comprehensive Income and Expenditure Statement. These amounts are analysed across the directorates of the Council on the same basis as shown in the outturn summary table above.

3. Housing Revenue Account (HRA)

The Council continues to be the major provider of rented accommodation in the borough and it transferred responsibility for the management of the housing stock to Eastbourne Homes Ltd (EHL), an arm's length management organisation, on 1 April 2005. At 31 March 2021 there were 3,376 dwellings provided for rent. Housing Associations are the second major provider, and the Council continues its work with them in order to meet new affordable housing requirements for Eastbourne.

For 2020/21 the Housing Revenue Account net position shows an overall surplus (pre capital financing adjustments) of £243,000 for the year against an expected budgeted surplus of £310,000 resulting in an unfavourable variance of £67,000. The following table compares movement in the HRA Balance from the budget to the outturn for 2020/21:

HRA	Original Budget £000	Revised Budget £000	Actual £000	Variance £000
Income	(15,473)	(15,542)	(15,758)	(216)
Expenditure	13,501	13,697	13,957	260
Net Interest Charges	1,897	1,535	1,558	23
Contribution to Reserves	-	-	-	-
Total HRA (Surplus)/Deficit	(75)	(310)	(243)	67

The analysis in this table is not the same as HRA statutory accounts position (page 94) due to the different reporting requirements and excludes capital financing charges.

The main variances between the revised budget and the actual net expenditure are detailed below:

Descriptions	Variance £000's
Additional rental income	(74)
Additional service charges income	(142)
Reduced contribution to bad debt provision	(203)
Increased depreciation & impairment charge	296
Net increased management and supervision costs	167
Increased loan interest cost	23
Total Variances	67

4. Collection Fund

The Council has, by law, to maintain a specific account called the Collection Fund which records all income from Council Tax and Non-Domestic Rates and its distribution to the major precepting authorities, being Central Government, East Sussex County Council, Sussex Police, East Sussex Fire Authority and Eastbourne Borough Council.

The Council Tax element shows the opening surplus has increased by £296K during the year to £504K as at 31 March 2021. The Business Rate deficit at 31 March 2021 was £27.857m due to additional COVID-19 reliefs and discounts. Collection Fund surpluses or deficits declared by the billing are apportioned to the relevant precepting bodies in the subsequent financial year. The January 2021 forecast surplus for the Council Tax element of the fund of £362K will be distributed to precepting bodies pro rata to their Band D Council Tax during 2021/22 leaving a surplus of £143K to be distributed. The Council's share as at 31 March 2021 was £36K.

It should be noted that as part of the Government's response to the COVID-19 pandemic and the impact it is having on Local Government finances, it is proposing three-year phasing of 2020/21 collection fund deficits. This means that repayments to meet collection fund deficits accrued in 2020/21 will instead be phased over a three-year period (2021/22 to 2023/24) to ease immediate pressures on budgets. This will be factored into the calculations to determine the Collection Fund surplus/deficit position in December/January.

The local government finance regime was previously revised with the introduction of the retained business rates scheme. The main aim of the scheme is to give Councils a greater incentive to grow businesses in the area. It does, however, also increase the financial risk due to non-collection and the volatility of the Business Rates Tax Base.

During 2020/21 the Council worked within a Business Rate Pool with the other East Sussex Borough and District Councils, East Sussex County Council and East Sussex Fire Authority. Under this arrangement, 50% of any growth in business rate income which would otherwise be paid as levy to the Government can be retained by the Pool to be redistributed to its participating authorities in accordance with an agreed memorandum of understanding.

The government continues to work towards transferring control to local authorities over the locally generated business rate income. In December 2017, the government announced the aim of increasing the level of business rates retained by local government from the current 50% to the equivalent of 75%

in April 2020. In order to test increased business rates retention and aid understanding of how to transition into a reformed business rates retention system in April 2020, the government invited local authorities in England to apply to become 75% business rates retention pilots in 2019/20. The East Sussex Pool became one of the pilot pools for 2019/20.

5. Capital Programme

The Council's capital programme spending in the year was £16.024m, compared with a revised budget of £38.690m, giving a net underspend of £22.666m. A key part of its recovery programme, the Council made significant reductions to the programme in order to reduce its borrowing levels and the corresponding capital financing costs. The main items of capital programme expenditure are:

2020/21 Capital Programme Summary	Original Estimate	Revised Estimate	Actual	Variance
	£000's	£000's	£000's	£000's
HRA	12,735	11,989	3,626	(8,363)
Community Services	1,866	2,038	1,348	(690)
Tourism & Leisure	8,510	27	18	(9)
Corporate Services	11,847	15,882	4,293	(11,589)
Asset Management	5,721	1,954	3,189	1,235
Capitalisation Direction		6,800	3,550	(3,250)
Total Programme	40,679	38,690	16,024	(22,666)
Financed By: -				
HRA Capital Receipts	465	211	-	(211)
HRA 1-4-1 RTB Receipts	1,306	3,949	545	(3,404)
GF Capital Receipts	551	215	3,550	3,335
Grants and Contributions	1,300	3,929	2,665	(1,264)
Major Repairs Reserve	4,307	5,483	2,748	(2,735)
Revenue Contribution to Capital	3,697	1,781	-	(1,781)
Reserves	2,000	2,765	-	(2,765)
Section 106 Contributions	27	-	-	-
GF Borrowing	26,025	20,357	3,562	(16,795)
HRA Borrowing	1,001	-	2,954	2,954
Total Financing	40,679	38,690	16,024	(22,666)

Investment and Land Acquisition – further schemes to be identified, underspend to be carried over into 2021/22.

Devonshire Park Development – major project to include a new Welcome building and the restoration of Congress, Winter Garden and Devonshire Park theatres. Underspends are due to phasing of works and can be carried over into 2021/22.

The Council continues to invest in assets to support the local community and economy. The most significant planned capital schemes are:

- Improvements to the Council's housing stock;
- Economic regeneration;
- Asset improvements.

6. Pensions

The Council's liability for future pension payments has increased from £49.9m to £68.4m. The Defined Benefit Obligations have increased by £48.8m from £195.7m to £244.5m and the net asset value has increased by £30.2m from £145.8m to £176.0m. It is important to realise that this accounting change does not trigger an immediate change in contribution rates, as these are assessed with a longer-term view of liabilities and of investment performance.

7. Treasury Management

The Council's external loan debt at 31 March 2021, comprising long and short-term borrowing, stood at £159.4m excluding accrued interest payable. This is made up of £119.2m repayable in more than one year and £40.2m repayable in less than one year. This is a net decrease of £2.8m over the previous year, mainly as a result repayment of outstanding loan and capital programme slippages.

No short-term investments were held at 31 March 2021, the same as the previous year. The Council held cash balances as at 31 March 2021 of £4.1m, compared to £3.1m as at 31 March 2020.

STAFFING

A summary of the Council's staffing is shown in the table below:

Employees	2020/21
Total number of current permanent full and part time employees	736
Total number of current temporary/fixed term employees	29
Total Number of Employees	765
Total number of employees expressed as full-time equivalents	705
Posts	2020/21
Total number of permanent full and part time posts	711
Total number of temporary/fixed term posts	29
Total number of posts	740
Total number of posts expressed as full-time equivalents	711

Staff turnover was 16.31% in 2020/21 of which 47.6% was through voluntary resignation and 75.4% including voluntary redundancy.

Sickness absence for 2020/21:

Number of Hours Lost	Number of Days Lost	Average Number of Days Lost per employee
34,675	4,686	6.37

FUTURE PLANS

➤ Medium Term Financial Plan

The Council's spending plans continue to be linked to residents' priorities and the Government's national priorities for all local authorities. The General Fund budget for 2021/22 and the Medium Term Financial Strategy (MTFS) for the years through to 2024/25 were set in February 2021 in the context of the multi-year Government funding settlement which is intended to give participating local authorities increased certainty of funding through to 2021/22. The council continues to set a balanced budget without the need to draw from reserves to support recurring expenditure.

The MTFS included a set of financial assumptions and forecasts up to the financial year 2024/25, based on the most up to date information available at the time and presents the updated forecast financial position for 2021/22, taking into account:

- the capital strategy and programme approved by Council in February 2020,
- the budget changes identified since the publication of the MTFS;

- the latest intelligence regarding the Spending Review announcement on 25 November 2020;
- the provisional 2021/22 local government funding settlement subsequently announced on the 17 December 2020.

The 2021/22 budget has been prepared during one of the most challenging and uncertain times due to the ongoing impacts of COVID-19 on the Council's finances, staff, residents, and local economy. Government spending to combat COVID-19 and mitigate its impact on businesses and individuals has led to record levels of public sector borrowing, and there is continuing uncertainty over the core funding that will be available to local authorities over the medium term.

One of the key outcomes of the Corporate Plan is achieving a robust financial strategy, the 2021/22 budget and medium-term financial strategy has been aligned to the Council's 5 Strategic priorities as shown below.

The budget has been formulated in line with these priorities as shown in the following chart:



The MTFS report highlighted the following key points that:

- The Strategy was prepared at a time of massive uncertainty with regard to the COVID-19 pandemic and its impact on the economy.
- The Council has seen a significant drain on its budgets and reserves due to the impact of COVID-19. Although lockdown had eased (at that time), the full impact of the virus was still to be seen but the estimated net cost to the Council had been estimated to be circa £21m over the 4-year model based on the position in September.
- The financial position over the medium term showed a revenue budget deficit of £8m for 2020/21, with future years as follows:

Forecast Deficits	2021/22	2022/23	2023/24	2024/25
	£000's	£000's	£000's	£000's
Worst Case Scenario	9,748	5,571	4,699	4,482
Current Position	5,398	2,421	1,299	582

The MTFS report added that the range of financial outcomes depended on two key factors:

- the pace of recovery for the tourism economy; and
 - the savings generated from the Recovery and Reset (R&R) Programme.
- The saving targets identified for the R&R programme are based on early estimates. More detailed work is being carried out to specify the targets on project by project basis. In addition, the savings will need to be sufficient, not only to cover the deficits, but also to replenish the Council's reserves to ensure future financial resilience.
 - The Council's financial recovery and MTFS is highly dependent on further financial support from the Government for 2020/21 and 2021/22.

➤ **Summary of MTFS 2021-2025 - General Fund**

	2020/21 £000's	2021/22 £000's	2022/23 £000's	2023/24 £000's	2024/25 £000's
Budget Forecast	19,122	19,336	20,688	20,895	21,706
External Funding	(13,522)	(13,838)	(14,001)	(14,270)	(14,654)
Initial Budget Gap	5,600	5,498	6,687	6,625	7,052
CMT Savings	(50)	(150)	(250)	(250)	(250)
Grants Review	-	(60)	(250)	(250)	(250)
Recovery and Reset Programme	-	(850)	(2,500)	(2,500)	(2,500)
Redundancy and Set Up costs	1,250	1,850	-	-	-
Pay Award savings	-	(288)	(288)	(288)	(288)
Capitalisation Direction	(6,800)	(6,000)	-	-	-
Annual Budget Gap	-	-	3,399	3,337	3,764
Cumulative Budget Gap	-	-	3,399	6,736	10,500

➤ **Capital Programme**

The Capital Programme has been framed to deliver significant investment in infrastructure in the future. It is funded by Capital Receipts, Grants and Contributions, Reserves and Borrowing.

The Council has a policy of only using borrowing for schemes that are invest to save and can generate enough savings or additional income to service the financing costs. The Capital Programme for 2020/21 to 2023/24 is as follows:

Summary of Capital Programme 2020 to 2024				
	Estimate Total 2020/21	Estimate Total 2021/22	Estimate Total 2022/23	Estimate Total 2023/24
Capital Programme	£000	£000	£000	£000
HRA	11,989	19,820	30,750	22,703
Community Services	2,039	1,901	1,751	1,500
Tourism & Leisure	27	500	-	-
Corporate & Core Services	22,681	13,553	10,110	5,435
Asset Management	1,954	3,480	550	550
Total Expenditure	38,690	39,254	43,161	30,188
Financed By: -				
HRA Capital Receipts	211	429	435	445
HRA 1-4-1 RTB Receipts	3,949	4,806	1,180	2,130
GF Capital Receipts	215	2,067	4,350	1,750
Grants and Contributions	3,929	5,224	1,750	1,750
Major Repairs Reserve	5,483	4,348	4,403	4,635
Revenue Contribution to Capital	1,781	3,085	280	218
Reserves	2,765	-	1,207	1,695
Section 106 Contributions	-	27	-	-
Commercial Loans Repaid	11,400	-	-	-
GF Borrowing	8,957	11,382	6,311	3,070
HRA Borrowing	-	7,886	23,245	14,495
Total Financing	38,690	39,254	43,161	30,188

Capital programme recognises the significant spending limitations within the Finance Settlement for 2021/22 and the impact of the pandemic on the resources available. Therefore, the programme is revised to prioritise delivery to incorporate those projects that are either a statutory requirement or are essential to delivery of the Council's key priorities whilst reducing demand on its borrowing requirements.

The programme includes schemes where the Council has been successful in securing funding from external grants and contributions, and schemes where the Council is pro-actively working with external bodies to secure funding. For these schemes to go ahead it is important that the funding is secured. The programme has been compiled taking account of the following main principles, to:

- maintain an affordable four-year rolling capital programme;
- reduce external borrowing
- ensure capital resources are aligned with the Council's key priorities,
- maximise available resources by actively seeking external funding and disposal of surplus assets; and
- not to anticipate receipts from disposals until they are realised or have a high degree of certainty to realise.

The current economic climate also places further emphasis on ensuring that the levels of capital receipts are maximised through improved asset management and through the sale of surplus and underused assets. The Council recognises disposal of its surplus assets key to its overall financing of capital investment and at the same time reduced the demand on the revenue costs of capital.

➤ **Recovery and Reset Programme**

Prior to the COVID-19 pandemic, the council had set a challenging financial but realistic budget for the current financial year as a result of various factors, including the end of government funding, sharp increases in demand for essential services particularly housing and homelessness, economic uncertainty and the significant support and investment the Council has undertaken to support the local economy. The budget set for this financial year (2020/21) included a requirement to achieve challenging savings and additional income targets of £6.967m.

The COVID-19 pandemic and associated lockdown has significantly affected the council's financial position. The council's ability to generate income through its tourism offer, through its investments and through other fees and charges has been massively reduced. Alongside this, the council has had to undertake activities in response to COVID-19 which were not budgeted for and have put further pressure on the financial situation. In addition, many of the savings and income targets which were a budget requirement of the current year will not be achievable in full due to the economic downturn.

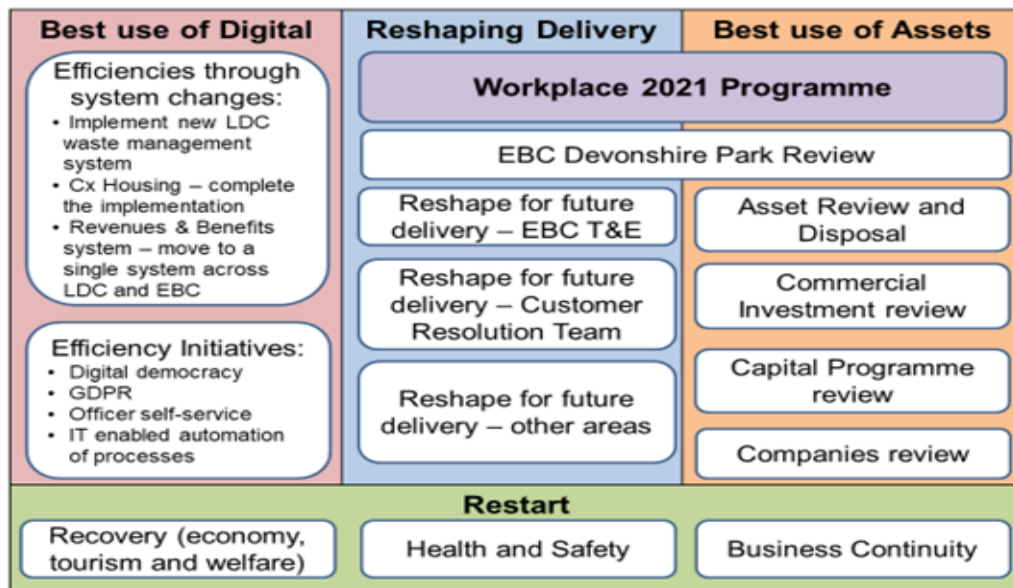
There has been some welcome support from central government to offset the council's additional expenditure and loss of income. However, it is clear that this will not be sufficient to bridge the budget gap, as is demonstrated in the Medium-Term Financial Strategy. It has become clear that there needs to be a fundamental reset of the council's plans, and budgets to respond to this challenging situation. This reset will be undertaken at pace, in order to achieve a balanced budget position for the medium and long-term. The changing needs of residents and how they interact with the council will also need to drive future delivery. The Recovery and Reset Programme has been established to respond to these factors and deliver appropriate organisational change.

The purpose of the Recovery and Reset Programme is to address the council's financial challenges in a sustainable way to ensure delivery of the following objectives;

- A sustainable service delivery model to adapt to the needs of residents and businesses as a result of the pandemic.
- A balanced budget.
- A sustainable Medium-Term Financial Strategy.
- No on-going reliance on reserves to support revenue budgets.
- An affordable Capital Programme.
- A continued focus on the Corporate Plan priorities, recognising that these may need to be revisited in light of resource limitations.

The programme has been designed to deliver these objectives through a variety of projects and interventions falling under four main pillars; best use of digital, reshaping delivery, best use of assets, and restart. The programme builds on what we have learned through recent months and the organisation's proven ability to flex and rapidly adapt to changing situations.

Recovery and Reset Programme Pillars



➤ **CIPFA FM Code of Practice**

CIPFA has developed the Financial Management Code (FM Code) 'designed to support good practice in financial management and to assist local authorities in demonstrating their financial sustainability.' The FM code has several components including six Principles of Good Financial Management, setting the benchmark against which all financial management should be judged.

CIPFA expect the first full year of compliance with the FM Code to be 2021/22 and it is for individual authorities to determine whether they meet the standards. The Council's Leadership will be taking part in the first workshop in February to develop awareness and understanding of the requirements of the code. Work will continue throughout 2021/22 to ensure the Council adopts best practice.

➤ **Corporate Plan**

The Corporate Plan sets out our priorities and key projects covering the period 2020 to 2024. Refreshed annually (most recently in 2020) the four-year plan sets out the key outcomes the Council will deliver with its partners for our Borough. The Plan has been informed and developed in consultation with our residents, partners and other stakeholders. We monitor the Plan and report progress to Cabinet each quarter. It is a 'living plan' that responds to changing times, and the financial context within which we operate, whilst keeping a focus on the needs of our local communities. We publish the Plan on our website <https://www.lewes-eastbourne.gov.uk/about-the-councils/corporate-plans/>

➤ **Key Financial Impact of COVID-19**

The Council has played a significant role in responding to Covid19, in supporting businesses and the most vulnerable in our communities as well as running essential services.

The financial impact of COVID-19 has been an evolving picture throughout 2020/21 and this will continue into 2021/22. The Council in initially *forecast additional costs in 2020/21 in the region of £6.8m* including homelessness prevention, deferred savings, redeployment costs, support for the Leisure services, additional PPE, community grants and cleaning costs. However, due to measures put in place, the overall net overspends of £3.550m represents a reduction of £3.250m when compared to the £6.8m capitalisation direction approved by MHCLG.

The Council's income streams have also been affected, with projected losses in the region of £10m including admissions, sales, trade waste, car parking, planning income, and rental income.

The Government has provided support to local authorities through £4.6bn, new burdens funding, and income compensation support (75p compensation in every 95p of income loss from fees and charges).

However, Eastbourne Borough Council's share of these financial supports, falls short of the projected costs and losses in 2020/21.

The Council's capital programme has also been severely impacted by COVID-19 with several projects having to be reviewed, reduced and rephased. The financial impact of COVID-19 for 2021/22 and beyond is difficult to predict, income streams have been reviewed and revised where appropriate. The programme may also be impacted by supply difficulties, for example increased costs from suppliers or additional cost of construction, labour, and Personal Protection Equipment (PPE).

The Council is reviewing how its most critical services are provided, to determine which are required to still be operational in the same way even during a global pandemic and further to this, determine how to provide opportunities to new services in response to local needs as a reaction to the emergency situation. The changing environment and "new normal" in which we now find ourselves requires the Council to review the services it provides, its delivery models and the outcomes that are of the highest priority. The response by the community, voluntary and third sector has been significant in supporting residents and the Council is harnessing how this can continue for the future. This forms a key feature of the Council's Priority Based Budgeting and assessing its vision for in the future.

➤ **MHCLG financial support and capitalisation directive**

In August 2020, it became very clear that a July recovery and bounce back was no longer an option and the Council's Chief Finance Officer initiated a formal notification process with MHCLG asking for financial support or capitalisation directive.

The Council's finances were closely reviewed as part of the 2020/21 budget setting process including its reserves, the future risks and challenges faced by the Council as a result of COVID-19 and other service pressures. This includes identifying significant funding gaps for 2021/22 and futures years, for which plans continue to be developed in order to address these gaps. In order to both maintain its resilience in the face of ongoing and future financial pressures and deliver a major change programme to transform its services, the Council will need to access additional financial resources. Capitalisation is a process that allows Councils to treat certain revenue (day-to-day) costs as capital expenditure and hence to spread those costs over a number of years to avoid further reduction in reserves, which are required to fund a major change programme.

Similar to other local authorities, EBC took the opportunity to hold discussions with MHCLG about seeking permission for a Capitalisation Directive to help in dealing with 2020/21 deficit and balance the budget in 2021/22. Other councils that have been harder hit by COVID-19 have also requested support using this means across both years. Following the Council seeking further support, on 2nd February 2021, Luke Hall, MP and Minister of State for Regional Growth and Local Government in a letter addressed to the Leader of the Council, approved a total capitalisation direction to fund revenue expenditure not exceeding £6.8m, for the financial year 2020/21 and up to £6m for 2021/22.

Accordingly, the Secretary of State directs, in exercise of his powers under sections 16(2)(b) and 20 of the Local Government Act 2003 ("the Act"), that Eastbourne Borough Council treat as capital expenditure, expenditure which:

- is either:
 - revenue expenditure and meets the definition of an additional cost pressure as identified and agreed with the Ministry of Housing, Communities and Local Government (MHCLG) through the Authority's formal request for exceptional financial support; or
 - any revenue expenditure not exceeding the value of income losses in the financial period 2020/21 as identified and agreed with MHCLG through the Authority's application;
 - is properly incurred during the financial period 2020/21; and
 - does not exceed a total of £6.8m.

Both capitalisation directions are conditional, and should the Council fail to meet the conditions then the Government may choose to withdraw the direction. The capitalisation is planned to be funded by using capital resources. The Council intends to generate sufficient 'surplus' capital receipts to fund the capitalisation direction in order to avoid incurring additional cost of borrowing to fund revenue expenditure.

The Council overall net expenditure was £4.585m, which represents a reduction of £2.215m when compared to the £6.8m capitalisation direction approved by MHCLG.

➤ **Financial Reporting & Governance - Future Changes**

- The implementation of IFRS 16 Leases remains the most significant known change to the Code beyond 2020/21. Due to the impact of COVID-19 and the resulting resource issues facing finance staff CIPFA has made the decision to delay implementing IFRS 16 until 1 April 2022 (previously delayed from 1 April 2020 to 1 April 2021). This means that the first accounts to be produced incorporating the standard will be for the year 2022/23. While the work required to implement the standard is significant, the Council is well placed to do so having begun preparation for implementation in 2019/20.
- The Redmond Review made a number of recommendations regarding the format and content of the Statement of Accounts which, if adopted, will impact on the production and audit of the accounts. They can be summarised into two proposed changes: (i) Summary Statements are introduced that are standardised, audited, compare costs to budget and are in addition to the statutory accounts (ii) The Code is reviewed to simplify presentation and remove disclosures.
- MHCLG published a formal response to the Redmond Review on 18 December. The response agreed with the Redmond Review that, to 'ensure all taxpayers across the country can effectively hold their council to account, more is needed to improve the accessibility of all authorities' accounts' and stated that 'the proposed measures will go some way towards further improving local transparency and accountability'.
- It is expected that MHCLG will work with CIPFA to introduce the Summary Statements from 2021/22. To enable this there may need to be an amendment to the Accounts and Audit Regulations to mandate the inclusion of the statement. The Code of Audit Practice will also need to be amended by the National Audit Office (NAO) to include the audit requirements.
- MHCLG has committed that additional funding will be made available to local authorities in 2021/22 to enable the preparation of the standardised statements although individual allocations have not been published.
- MHCLG also supported Redmond's view that there may be scope to simplify the presentation of local authority accounts by removing disclosure requirements. The earliest that that this can be incorporated into the accounts is through the 2022/23 Code. MHCLG acknowledged that significant changes would require a phased approach.
- MHCLG white paper on Corporate Audit recommends creating a new body to replace the Finance Reporting Council (FRC) with the Audit, Reporting and Governance Authority (ARGA). The Government is proposing to add the role of oversight of local authority audit to ARGA, while the PSAA will continue to have oversight of appointing individual local authority auditors.
- Amendment to the Audit and Accounts Regulations in response to the pandemic to further extend the date to produce audited accounts from 31st July to 30th September for a period of 2 years (2021/22 and 2022/23) with a commitment to review again to see whether there is a continued need to have this extended deadline.

EXPLANATION OF THE FINANCIAL STATEMENTS

The Statement of Accounts comprises:

A Statement of Responsibilities - This statement defines the roles and responsibilities for preparing the accounts.

Independent Auditor's Report

The Core Accounting Statements:

- **Movement in Reserves Statement** - this statement shows the movements in the year of the different reserves held by the Council. It also provides the interaction of the economic costs and legislation and their impact on changes in the Council's reserves, showing the true cost of the provision of Council services funded by Council Tax payers.
- **Comprehensive Income and Expenditure Statement** - this statement sets out the accounting cost in the year of providing services in accordance with generally accepted accounting practices, rather than the amount to be funded from taxation.
- **Balance Sheet** - this statement sets out the overall financial position of the Council as at 31 March 2021. It shows the balances and reserves at the Council's disposal, its long-term indebtedness and incorporates the values of all assets and liabilities.
- **Cash Flow Statement** - this statement summarises the inflows and outflows of cash arising from transactions with third parties for revenue and capital purposes for the financial year. Cash flows arising from financing activities are useful in predicting claims on future cash flows by providers of capital (i.e. borrowing) to the Council.
- **Notes to the accounting statements** - required to provide more detail, in line with accounting and statutory requirements. The statement of accounting policies, which describe the underlying accounting policies and concepts used in producing the figures in the accounts, are included here.

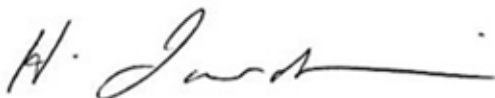
The Supplementary Single Entry Financial Statements:

- **Housing Revenue Account** - this account reflects the statutory obligation to account separately for council housing provision. It shows the main elements of housing revenue expenditure - maintenance, administration and capital financing costs and how these are met by rents and other income.
- **Collection Fund** - this account reflects the statutory requirement to maintain a separate record of transactions in relation to Non-Domestic Rates and Council Tax, and illustrates the way in which these have been distributed to local authorities and the Government.

Group Accounts - These accounts show the material interests that the Council has in its subsidiary companies. The group accounts are structured in line with the Council's core accounting statements and are accompanied by notes in the same way.

FURTHER INFORMATION

Summary financial information is published annually on the Council's website (www.lewes-eastbourne.gov.uk). Further information on any of the financial statements may be obtained from the Chief Finance Officer, Town Hall, Grove Road, Eastbourne, BN21 4UG.



Homira Javadi
Chief Finance Officer
Statutory Section 151 Officer

ADOPTION OF THE ACCOUNTS

In accordance with Accounts and Audit Regulations the Chair of the meeting adopting the Statement of Accounts must sign and date the statement in order to confirm that the adoption process has been completed.

The Statement of Accounts for 2020/21 will be approved at the meeting of the Audit and Governance Committee to be held on 25 September 2024.

Signed

A handwritten signature in black ink, appearing to be 'Christina Ewbank', written in a cursive style.

Councillor Christina Ewbank
Chair, Audit and Governance Committee

Date: 25 September 2024

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

The Chief Finance Officer's Responsibilities

The Chief Finance 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 Chief Finance Officer has:

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

The Chief Finance Officer has also:

- kept proper accounting records which were up to date;
- taken reasonable steps for the prevention and detection of fraud and other irregularities;
- assessed the Council's ability to continue as a going concern, disclosing, as applicable, matters related to going concern;
- used the going concern basis of accounting on the assumption that the functions of the Council will continue in operational existence for the foreseeable future; and
- maintained such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Certificate of the Chief Finance Officer

I certify that the Statement of Accounts presents the true and fair financial position of the Council as at 31 March 2021 and its income and expenditure for the year ended 31 March 2021.



Homira Javadi
Chief Finance Officer
Statutory Section 151 Officer

Date 25 September 2024

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF EASTBOURNE BOROUGH COUNCIL**REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS****Opinion**

In our opinion the financial statements of Eastbourne Borough Council ('the Authority') and its subsidiaries ('the group'):

- give a true and fair view of the financial position of the group and of the Authority as at 31 March 2021 and of the group's and the Authority's expenditure and income for the year then ended; and
- have been properly prepared in accordance with the CIPFA/LASAAC Code of Practice on Local Authority Accounting in the United Kingdom 2020/21.

We have audited the financial statements which comprise:

- the Authority and group Movement in Reserves Statements;
- the Authority and group Comprehensive Income and Expenditure Statements;
- the Authority and group Balance Sheets;
- the Authority and group Cash Flow Statements;
- the Housing Revenue Account Income and Expenditure Statement;
- the Movement on the Housing Revenue Account Statement;
- the Collection Fund Revenue Account; and
- the related notes to the accounting statements 1 to 32, notes to the Housing Revenue Account 1 to 8, notes to the Collection Fund Revenue Account 1 to 4, and notes to the group accounting statements 1 to 8.

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 (2020/21).

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report.

We are independent of the group and Authority in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the Financial Reporting Council's (the 'FRC's') Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We are required by ISAs (UK) to report in respect of the following matters where:

- the Chief Financial Officer's use of the going concern basis of accounting in preparation of the financial statements is not appropriate; or
- the Chief Financial Officer has not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the group's or 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.

We have nothing to report in respect of these matters.

The going concern basis of accounting for the Authority is adopted in consideration of the requirements set out in the CIPFA/LASAAC Code of Practice on Local Authority Accounting in the United Kingdom 2020/21, which require entities to adopt the going concern basis of accounting in the preparation of the financial statements.

Other information

The Chief Financial Officer is responsible for the other information. The other information comprises the information included in the statement of accounts and the annual governance statement, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and 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 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 this other information, we are required to report that fact.

We have nothing to report in respect of these matters.

Chief Financial Officer's responsibilities

As explained more fully in the Chief Financial Officer's responsibilities statement, the Chief Financial Officer is responsible for the preparation of 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 2020/21 and for such internal control as the Chief Financial Officer determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Chief Financial Officer is responsible for assessing the group's and 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 on the assumption that the functions of the group and the Authority will continue in operational existence for the foreseeable future.

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 FRC's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

REPORT ON OTHER LEGAL AND REGULATORY MATTERS**Report on the Authority's arrangements for securing economy, efficiency and effectiveness in its use of resources****Conclusion**

On the basis of our work, having regard to the guidance issued by the Comptroller and Auditor General in April 2021, we are satisfied that, in all significant respects, Eastbourne Borough Council put in place proper arrangements to secure economy, efficiency and effectiveness in its use of resources for the year ended 31 March 2021.

Respective responsibilities in respect of our review of arrangements for securing economy, efficiency and effectiveness in the use of resources

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

We are required under Section 20(1)(c) of the 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. 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.

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 in April 2020, as to whether Eastbourne Borough 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 Eastbourne Borough Council put in place proper arrangements for securing economy, efficiency and effectiveness in its use of resources for the year ended 31 March 2021.

Matters on which we are required to report by exception

The Code of Audit Practice requires us to report to you if:

- any matters have been reported in the public interest under Section 24 of the Local Audit and Accountability Act 2014 in the course of, or at the conclusion of, the audit;
- any recommendations have been made under Section 24 of the Local Audit and Accountability Act 2014;
- an application has been made 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;
- an advisory notice has been issued under Section 29 of the Local Audit and Accountability Act 2014; or
- an application for judicial review has been made under Section 31 of the Local Audit and Accountability Act 2014.

We have nothing to report in these respects.

CERTIFICATE OF COMPLETION OF THE AUDIT

We certify that we have completed the audit of the accounts of Eastbourne Borough 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 the Authority, as a body, in accordance with Part 5 of the Local Audit and Accountability Act 2014. Our audit work has been undertaken so that we might state to the members of the Authority, as a body, those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the members of the Authority, as a body, for our audit work, for this report, or for the opinions we have formed.



Ben Sheriff (Key Audit Partner)
For and on behalf of Deloitte LLP
London, United Kingdom
27 September 2024

MOVEMENT IN RESERVES STATEMENT

	General Fund	HRA Balance	Earmarked Reserves (note 16)	Earmarked Reserves – Collection Fund (note 16)	Major Repairs Reserve	Capital Receipts Reserve	Capital Grants & Contributions Unapplied	Total Usable Reserves	Unusable Reserves (note 28)	Total Reserves
	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000
Balance at 1 April 2019	(4,382)	(5,947)	(5,293)	-	(1,055)	(7,545)	(2,603)	(26,825)	(212,566)	(239,391)
Movement in Reserves 2019/20										
Total Comprehensive Expenditure and Income	53,538	(13,691)	-	-	-	-	-	39,847	(3,145)	36,702
Adjustments between accounting basis & funding basis under regulations (note 8)	(50,491)	13,376	-	-	(95)	1,288	655	(35,267)	35,267	-
Transfers (to)/from Earmarked Reserves	1,193	379	(1,572)	-	-	-	-	-	-	-
(Increase) / Decrease in Year	4,240	64	(1,572)	-	(95)	1,288	655	4,580	32,122	36,702
Balance at 31 March 2020	(142)	(5,883)	(6,865)	-	(1,150)	(6,257)	(1,948)	(22,245)	(180,444)	(202,689)
Movement in Reserves 2020/21										
Total Comprehensive Expenditure and Income	14,981	(17,148)	-	-	-	-	-	(2,167)	11,571	9,404
Adjustments between accounting basis & funding basis under regulations (note 8)	(30,320)	17,243	-	-	(1,509)	1,712	506	(12,368)	12,368	-
Transfers (to)/from Earmarked Reserves	12,216	338	(2,861)	(9,056)	84	(721)	-	-	-	-
(Increase) / Decrease in Year	(3,123)	433	(2,861)	(9,056)	(1,425)	991	506	(14,535)	23,939	9,404
Balance at 31 March 2021	(3,265)	(5,450)	(9,726)	(9,056)	(2,575)	(5,266)	(1,442)	(36,780)	(156,505)	(193,285)

This statement shows the movements in the year on the different reserves held by the Council, analysed into “usable reserves” (those that can be used immediately to fund expenditure or to reduce local taxation) and other reserves. The purpose of individual reserves is set out in Note 2.19, and more details are given for earmarked and unusable reserves in Notes 15 and 29 respectively. Total Comprehensive Expenditure and Income shows the true economic cost of providing the Council’s services, more details of which are shown in the Comprehensive Income and Expenditure Statement. These are different from the amounts required by statute to be charged to the General Fund Balance and the Housing Revenue Account for council tax setting and dwelling rent setting purposes.

COMPREHENSIVE INCOME & EXPENDITURE STATEMENT

2019/20			2020/21			
Exp.	Income	Net	Note	Exp.	Income	Net
£000	£000	£000		£000	£000	£000
8,181	(1,567)	6,614		13,056	(5,196)	7,860
56,345	(46,420)	9,925		55,221	(44,242)	10,979
7,368	(1,405)	5,963		4,737	(2,193)	2,544
54,233	(8,397)	45,836		8,898	(4,702)	4,196
(3,572)	(15,360)	(18,932)		(5,576)	(15,774)	(21,350)
-	-	-		4,585	-	4,585
122,555	(73,149)	49,406		80,921	(72,107)	8,814
230	-	230		235	-	235
281	-	281		248	-	248
5,740	(2,624)	3,116		4,299	(925)	3,374
-	-	-		1,683	-	1,683
6,251	(2,624)	3,627		6,465	(925)	5,540
3,878	-	3,878	23	3,410	-	3,410
298	-	298		-	(952)	(952)
-	-	-		196	-	196
3,318	-	3,318	4,5	581	-	581
1,402	-	1,402	30	1,522	-	1,522
-	(3,705)	(3,705)	23	-	(3,805)	(3,805)
(1,287)	(1,401)	(2,688)		3,539	(1,540)	1,999
1,937	(1,543)	394		1,463	(859)	604
9,546	(6,649)	2,897		10,711	(7,156)	3,555
-	(4,359)	(4,359)	14	-	(19,572)	(19,572)
-	(8,618)	(8,618)		-	(8,745)	(8,745)
12,010	(15,116)	(3,106)		12,234	(3,993)	8,241
12,010	(28,093)	(16,083)		12,234	(32,310)	(20,076)
150,362	(110,515)	39,847		110,331	(112,498)	(2,167)
		8,822	30			(418)
		(11,966)	30			11,989
		(3,144)				11,571
		36,703				9,404

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

BALANCE SHEET

31 March 2020		Notes	31 March 2021	
£000			£000	£000
310,481	Property, Plant & Equipment	17	323,983	
15,557	Infrastructure Assets	17	14,707	
14,702	Heritage Assets	18	14,702	
27,250	Investment Property	20	24,846	
6,446	Intangible Assets	21	4,838	
732	Long Term Investments	12	-	
3,500	Investment in Joint Venture	4,5	3,500	
43,761	Long Term Debtors	25	49,333	
422,429	Long Term Assets			435,909
-	Assets Held for Sale		922	
141	Inventories		106	
24,420	Short Term Debtors	25	40,527	
3,459	Cash and Cash Equivalents	31	4,423	
28,020	Current Assets			45,978
(35,638)	Short Term Borrowing	23	(40,327)	
(13,739)	Short Term Creditors	26	(38,288)	
(835)	Short Term Provisions	27	(889)	
(10)	Revenue Grants Receipts in Advance	14	(106)	
(50,222)	Current Liabilities			(79,610)
-	Long Term Creditors	26	-	
(126,903)	Long Term Borrowing	23	(119,237)	
(20,697)	Other Long Term Liabilities	4,5	(21,278)	
(49,938)	Pension Liability	30	(68,477)	
(197,538)	Long Term Liabilities			(208,992)
202,689	NET ASSETS			193,285
(22,245)	Usable Reserves	28	(36,780)	
(180,444)	Unusable Reserves	29	(156,505)	
(202,689)	TOTAL RESERVES			(193,285)

The Balance Sheet shows the value as at the Balance Sheet date of the assets and liabilities recognised by the Council. The Council's net assets (assets less liabilities) are matched by the reserves that it holds. Reserves are reported in two categories: usable and unusable. Usable reserves are those that the Council may use to provide services, subject to the need to keep a prudent level of reserves and to any statutory limits on their use, such as the Capital Receipts Reserve only being used to fund capital expenditure or to repay debt. Unusable reserves are those that the Council is not able to use to provide services. This category includes reserves to hold unrealised gains and losses (such as the Revaluation Reserve), where amounts would only become available to provide services if the asset was sold, and reserves that hold timing differences shown in the section in the Movement in Reserves Statement labelled "Adjustments between accounting basis and funding basis under regulation."



Homira Javadi
Chief Finance Officer
Statutory Section 151 Officer

Date 25 September 2024

CASH FLOW STATEMENT

2019/20 £000	CASH FLOW STATEMENT	2020/21 £000
(39,847)	Net Surplus / (Deficit) on provision of services	2,167
35,504	Adjustment to net surplus on the provision of services for non-cash movements	28,044
(5,207)	Adjustment for items included in the net surplus on the provision of services that are investing and financing activities	(5,251)
(9,550)	NET CASH (OUTFLOWS) / INFLOWS FROM OPERATING ACTIVITIES	24,960
(28,028)	Investing Activities	(5,833)
38,795	Financing Activities	(18,163)
1,217	NET (DECREASE) / INCREASE IN CASH AND CASH EQUIVALENTS	964
2,242	Cash and cash equivalents at the beginning of the reporting period	3,459
3,459	CASH AND CASH EQUIVALENTS AT THE END OF THE REPORTING PERIODS	4,423

31 March 2020 £000	COMPONENTS OF CASH AND CASH EQUIVALENTS	31 March 2021 £000
3,432	Bank Current Accounts	4,396
27	Cash held by the Authority	27
3,459	Total Cash and Cash Equivalents	4,423

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

NOTES TO THE ACCOUNTING STATEMENTS**1. CHANGES TO ACCOUNTING POLICIES AND TO PREVIOUS YEAR'S FIGURES**

The accounting policies applied in 2020/21 are consistent with those applied in 2019/20.

PRIOR PERIOD ADJUSTMENT

There are no prior period adjustments

2. ACCOUNTING POLICIES**2.1 General Principles**

The Statement of Accounts summarises the Council's transactions for the 2020/21 financial year and its position at the end of 31 March 2021. It has been prepared in accordance with the Code of Practice on Local Authority Accounting in the United Kingdom 2020/21, which is based on International Financial Reporting Standards. The accounting convention adopted is historical cost, modified by the revaluation of certain categories of non-current assets and financial instruments. They are prepared on a going concern basis.

2.2 Accruals of Expenditure and Income

We account for activity in the year that it takes place, not simply when cash payments are made or received. In particular:

- Fees, charges and rents due from customers are accounted for as income at the date the Council provides the relevant goods or services.
- Supplies are recorded as expenditure when they are consumed – where there is a gap between the date supplies are received and their consumption and where the amounts are significant, they are carried as inventories on the Balance Sheet.
- Expenses in relation to services received (including services provided by employees) are recorded as expenditure when the services are received rather than when payments are made.
- Interest payable on borrowings and receivable on investments is accounted for on the basis of the effective interest rate for the relevant financial instrument rather than the cash flows fixed or determined by the contract.
- Where income and expenditure have been recognised but cash has not been received or paid, a debtor or creditor for the relevant amount is recorded in the Balance Sheet. Where it is doubtful that debts will be settled, the balance of debtors is written down and a charge made to revenue for the income that might not be collected.
- A de-minimis level of £1,000 has been set for accruals. Income and expenditure below this amount may not be accrued as it is considered trivial.

In cases where a full year's income & expenditure is shown in the accounts, for example utility bills and annual contracts, no accrual is made in the accounts as this would overstate the annual position.

Housing Rents is billed and accounted for on a weekly basis, at the start of each week. No adjustment is made at year end to record income to 31 March unless the adjustment is material.

Housing Benefit Payments are made on a weekly basis. No adjustment is made to the accounts at year end to record payments to 31 March unless the adjustment is material.

Accounting for Council Tax

While the Council Tax income for the year credited to the Collection Fund is the accrued income for the year, regulations determine when it should be released from the Collection Fund and transferred to the Council's General Fund, or paid out to the major preceptors. The amount credited to the General Fund under statute is the Council's demand for the year plus or minus the Council's share of the surplus or deficit on the Collection Fund for the previous year.

The Council Tax income included in the Comprehensive Income and Expenditure Statement is the Council's share of the Collection Fund's accrued income for the year. The difference between this value and the amount required by regulation to be credited to the General Fund is taken to the Collection Fund

Adjustment Account via the Movement in Reserves Statement. Revenue relating to Council Tax shall be measured at the full amount receivable (net of any impairment losses) as the transactions are non-contractual, non-exchange transactions and there can be no difference between the delivery and payment dates.

The cash collected by the Council from Council Tax payers belongs proportionately to the Council and the major preceptors. The difference between the amounts collected on behalf of the major preceptors and the payments made to them is reflected as a debtor or creditor balance as appropriate.

Accounting for Non Domestic Rates (NDR)

While the NDR income for the year credited to the Collection Fund is the accrued income for the year, regulations determine when it should be released from the Collection Fund and transferred to the Council's General Fund, or paid out to the precepting authorities and the Government. The amount credited to the General Fund under statute is the Council's share of NDR for the year specified in the National Non Domestic Rates NNDR1 return.

The NDR income included in the Comprehensive Income and Expenditure Statement is the Council's share of the Collection Fund's accrued income for the year and is as set out in the NNDR3 return. The difference between this value and the amount required by regulation to be credited to the General Fund is taken to the Collection Fund Adjustment Account via the Movement in Reserves Statement. Revenue relating to NDR shall be measured at the full amount receivable (net of any impairment losses) as these transactions are non-contractual, non-exchange transactions and there can be no difference between the delivery and payment dates.

The cash collected by the Council from NDR payers belongs proportionately to the Council, the precepting authorities and Government. The difference between the amounts collected on behalf of the precepting authorities and Government and the payments made to them is reflected as a debtor or creditor balance as appropriate.

2.3 Cash and Cash Equivalents

The Council treats as "cash and cash equivalents" all money held as cash or in bank accounts (whether in surplus or overdrawn), including cash deposited in interest-bearing call accounts, repayable without penalty. Investments made for a period of less than one month are also accounted for in this category, rather than as investments.

2.4 Contingent Assets

A contingent asset is a possible asset that arises from a past event and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Council. Typically a contingent asset is related to a legal action by the Council, whose outcome is uncertain when the balance sheet is compiled.

Contingent assets are not recognised in the balance sheet, but their existence is recorded in a note to the accounting statements.

2.5 Contingent Liabilities

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

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

2.6 Employee Benefits

Benefits Payable during Employment

Accounting standards require that accruals for expenditure are made for short-term compensated absences, covering entitlement for annual leave, flexi-time and time in lieu. Short-term employee benefits are those due to be settled within 12 months of the year-end. Where considered material, an accrual is made for the cost of holiday entitlements earned by employees but not taken before the year-end which employees can carry forward into the next financial year.

The accrual is made using an estimated average salary rate. The accrual is charged to Surplus or Deficit on the Provision of Services but then reversed out through the Movement in Reserves Statement so that holiday benefits are charged to revenue in the financial year in which the holiday absence occurs.

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

Post-Employment Benefits

The majority of employees of the Council are members of the Local Government Pension Scheme, administered by East Sussex County Council for local authorities within East Sussex. This scheme provides defined benefits to members (retirement lump sums and pensions), earned as employees work for the Council. We therefore account for this scheme as a defined benefit plan.

- The liabilities of the East Sussex County Council pension scheme attributable to this Council are included in the Balance Sheet on an actuarial basis using the projected unit method – i.e. an assessment of the future payments that will be made in relation to retirement benefits earned to date by employees, based on assumptions about mortality rates, employee turnover rates, etc., and projections of earnings for current employees.
- Liabilities are discounted to their value at current prices, using a discount rate of 2.0% (based on the indicative rate of return on the iBoxx Sterling Corporates Index, AA over 20 years) Previously the discount rate used was 2.3%.
- We include the assets of the East Sussex County Council Pension Fund attributable to this Council in the Balance Sheet at their fair value:
 - quoted securities – current bid price
 - unquoted securities – professional estimate
 - unitised securities – current bid price
 - property – market value.
- The change in the net pensions liability is analysed into the following components:
 - 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 services cost – the increase in liabilities as a result of a scheme amendment or curtailment whose effect relates to years of service earned in earlier years – debited to the surplus or deficit on the provision of services in the Comprehensive Income and Expenditure Statement;
 - net interest on the net defined benefit liability, i.e. net interest expense for the Council – the change during the period in the net defined benefit liability (asset) that arises from the passage of time charged to the Financing and Investment Income and Expenditure line of the Comprehensive Income and Expenditure Statement – this is calculated by applying the discount rate used to measure the defined benefit obligation at the beginning of the period to the net defined benefit liability at the beginning of the period – taking into account any changes in the net defined benefit liability during the period as a result of contribution and benefit payments.
- Re-measurement comprising:
 - the return on plan assets – excluding amounts included in net interest on the net defined liability – charged to the Pensions Reserve as Other Comprehensive Income and Expenditure;

- o actuarial gains and losses – changes in the net pensions liability that arise because events have not coincided with assumptions made at the last actuarial valuation or because the actuaries have updated their assumptions – charged to the Pensions Reserve as Other Comprehensive Income and Expenditure.
- Contributions paid to the East Sussex County Council’s Pension Fund – cash paid as employer’s contributions to the Pension Fund in settlement of liabilities; not accounted for as an expense.

Statutory provisions require the Council to charge the General Fund Balance with the amount payable by the Council to the pension fund in the year, not the amount calculated according to the relevant accounting standards. This means that 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 the amounts payable to the fund but unpaid at the year-end. The negative balance that arises on the Pension Reserve thereby measures the beneficial impact to the General Fund of being required to account for retirement benefits on the basis of cash flows rather than as benefits are earned by employees.

Discretionary Benefits

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

2.7 Events after the Reporting Period

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

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

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

2.8 Exceptional Items and Prior-Period Adjustments

When items of income and expenditure are material, their nature and amount is 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 an understanding of the Council’s financial performance.

Where the Code specifies a change of accounting policy, it is applied retrospectively to the previous financial year, so that the comparative figures for the opening and closing balance sheets for that year will be changed, along with the other accounting statements and the notes to the accounting statements.

Similar adjustments are made for any changes to accounting policies not directly specified by the Code, and to correct material errors in prior periods.

2.9 Financial Instruments

Financial Liabilities

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

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

Where loans are replaced through restructuring, there are distinct accounting treatments, as follows:

- **Modification** - Gains and losses on the repurchase or early settlement of borrowing are credited and debited to the Financing and Investment Income and Expenditure line in the Comprehensive Income and Expenditure Statement in the year of repurchase/settlement. However, where repurchase has taken place as part of a restructuring of the loan portfolio that involves the modification or exchange of existing instruments, the premium or discount is respectively deducted from or added to the amortised cost of the new or modified loan and the write-down to the Comprehensive Income and Expenditure Statement is spread over the life of the loan by an adjustment to the effective interest rate.
- **Substantially Different** - Where premiums and discounts have been charged to the Comprehensive Income and Expenditure Statement, regulations allow the impact on the General Fund Balance to be spread over future years. The Council has a policy of spreading the gain or loss over the term that was remaining on the loan against which the premium was payable or discount receivable when it was repaid. The reconciliation of amounts charged to the Comprehensive Income and Expenditure Statement to the net charge required against the General Fund Balance is managed by a transfer to or from the Financial Instruments Adjustment Account in the Movement in Reserves Statement.
- **Early repayment of loans** - The accounting treatment for premiums and discounts arising on the early repayment of loans is largely dictated by the general principle that financial instruments are derecognised when the contracts that establish them come to an end. The amounts payable or receivable are cleared to the Comprehensive Income and Expenditure Statement upon extinguishment. In line with regulations and statutory guidance, the impact of premiums is spread over future financial years. These provisions are effected in the Movement in Reserves Statement on the General Fund Balance, after debits and credits have been made to the Comprehensive Income and Expenditure Statement. The adjustments made in the Movement in Reserves Statement are managed via the Financial Instruments Adjustment Account.

Financial Assets

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

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

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

Financial Assets Measured at Amortised Cost

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

Where loans are made at less than market rates (soft loans), a loss is recorded in the CIES (debited to the appropriate service) for the present value of the interest that will be foregone over the life of the instrument, resulting in a lower amortised cost than the outstanding principal. Interest is credited to the Financing and Investment Income and Expenditure line in the CIES at a marginally higher effective rate of interest than the rate receivable, with the difference serving to increase the amortised cost of the loan in the Balance Sheet.

Statutory provisions require that the impact of soft loans on the General Fund Balance is the interest receivable for the financial year – the reconciliation of amounts debited and credited to the CIES to the net gain required against the General Fund Balance is managed by a transfer to or from the Financial Instruments Adjustment Account in the Movement in Reserves Statement. Any gains and losses that arise on the de-recognition of an asset are credited or debited to the Financing and Investment Income and Expenditure line in the CIES.

Financial Assets Measured at Fair Value through Profit of Loss

Financial assets that are measured at FVPL are recognised on the Balance Sheet when the Council becomes a party to the contractual provisions of a financial instrument and are initially measured and carried at fair value. Fair value gains and losses are recognised as they arrive in the Surplus or Deficit on the Provision of Services.

The fair value measurements of the financial assets are based on the following techniques:

- instruments with quoted market prices – the market price
- other instruments with fixed and determinable payments – discounted cash flow analysis.

The inputs to the measurement techniques are categorised in accordance with the following three levels:

- **Level 1 inputs** – quoted prices (unadjusted) in active markets for identical assets that the Council can access at the measurement date.
- **Level 2 inputs** – inputs other than quoted prices included within Level 1 that are observable for the asset, either directly or indirectly.
- **Level 3 inputs** – unobservable inputs for the asset.

For pooled investment funds (i.e. money market fund, collective investment scheme as defined in section 235 (1) of the Financial Services and Markets Act 2000, investment scheme approved by the Treasury under section 11(1) of the Trustee Investments Act 1961 (local authority schemes)) regulations allow a statutory override (for a period of 5 years from 1/4/18) any unrealised gains or losses can be transferred via the Movement in Reserves Statement to a Pooled Investment Funds Adjustment Account in the Balance Sheet.

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

Expected Credit Losses

The Council recognises expected credit losses (impairments) on all of its financial assets held at amortised cost or FVOCI either on a 12-month or lifetime basis. Impairment losses are calculated to reflect the expectation that the future cash flows might not take place because the borrower could default on their obligations. Credit risk plays a crucial part in assessing losses. Where risk has increased significantly since an instrument was initially recognised, losses are assessed on a lifetime basis. Where risk has not increased significantly or remains low, losses are assessed on the basis of 12-month expected losses. The expected credit loss model applies to financial assets measured at amortised cost and FVOCI, trade receivables, lease debtors, third party loans and financial guarantees.

A simplified approach is applied to trade receivables and lease debtors whereby consideration of changes in credit risk since initial recognition are not required and losses are automatically recognised on a lifetime basis. A collective assessment is made for groups of instruments where reasonable and supportable information is not available for individual instruments without undue cost or effort. The aim will be to approximate the result of recognising lifetime expected credit losses if significant increases in credit risk since recognition had been measurable for the individual instruments.

Loans have been grouped into three types for assessing loss allowances:

Group 1 – loans made to individual organisations. Loss allowances for these loans can be assessed on an individual basis.

Group 2 – loans supported by government funding. As the loan repayments are recycled and the contract allows for a level of default then no additional impairment loss is required.

Group 3 – car loans to employees. Loss allowances are based on a collective assessment.

Impairment losses are debited to the Financing and Investment Income and Expenditure line in the CIES. For assets carried at amortised cost, the credit entry is made against the carrying amount in the Balance Sheet. For assets carried at FVOCI, the credit entry is recognised in Other Comprehensive Income against the Financial Instruments Revaluation Reserve. For loan commitments and financial guarantee contracts, the loss allowance is recognised as a provision.

Impairment losses are not applicable to FVPL assets as the future contractual cash flows are of lesser significance and instead current market prices are considered to be an appropriate reflection of credit risk, with all movements in fair value, including those relating to credit risk, impacting on the carrying amount and being posted to the Surplus or Deficit on the Provision of Services as they arise. Impairment losses on loans supporting capital purposes, lease debtors and share capital are not a proper charge to the General Fund balance and any gains or losses can be reversed out through the Movement in Reserves Statement to the Capital Adjustment Account.

2.10 Fair Value Measurement

The Council measures some of its assets and liabilities at fair value at the end of the reporting period. Fair value is the price that would be received to sell an asset or paid to transfer a liability at the measurement date. The fair value measurement assumes that the transaction to sell the asset or transfer the liability takes place either:

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

The Council uses External Valuers to measure the fair value of an asset or liability using the assumptions 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 external Valuers 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 Valuers uses valuation techniques that are appropriate in the circumstances and for which sufficient data is available, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

Inputs to the valuation techniques in respect of the Council's fair value measurement of its assets and liabilities are categorised within the fair value hierarchy as follows:

- Level 1 – quoted prices (unadjusted) in active markets for identical assets or liabilities that the authority can access at the measurement date.
- 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.

2.11 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 income at the date that the Council satisfies the conditions of entitlement to the grant/contribution, when there is reasonable assurance that the monies will be received.

Monies advanced as grants and contributions for which conditions have not been satisfied are carried on the Balance Sheet as creditors. When conditions are satisfied the grant or contribution is credited to the relevant service line or taxation and non-specific grant income on 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.

2.12 Property Plant and Equipment

Property plant and equipment consists of assets that have physical substance and are held for use in the provision of services or for administrative purposes on a continuing basis. They exclude assets which are held purely for investment purposes (Investment properties) and assets which the Council is actively seeking to sell (Assets available for sale).

Categories

- Council Dwellings – council houses owned by the Council.
- Land and buildings – properties owned by the Council, other than those in another category shown below, or Investment Properties.
- Vehicles, plant and equipment – individual items or groupings of items which are purchased from capital resources.
- Community assets – properties such as parks, which are used for the community as a whole, with no determinable market value in their present use, and which are not likely to be sold.
- Surplus assets – individual properties which the Council has determined to be surplus to operational requirements, but which are not actively being marketed.
- Assets under construction – capital expenditure on an asset before it is brought into use.

Recognition

Expenditure on the acquisition, creation or enhancement of property plant and equipment is capitalised on an accruals basis, provided that it yields benefits to the Council and the services that it provides for more than one financial year. Expenditure that secures but does not extend the previously assessed standards of performance of an asset (e.g. repairs and maintenance) is charged to the Comprehensive Income and Expenditure Statement as it is incurred. Assets valued at less than £10,000 are not included on the balance sheet, provided that the total excluded has no material impact.

Measurement

Assets are initially measured at cost, comprising all expenditure that is directly attributable to bringing the asset into working condition for its intended use. Assets are then carried in the Balance Sheet using the following measurement bases:

- Council dwellings – current value, based on the market value for social housing in existing use (EUV-SH).
- Land and buildings – current value, usually based on the market value for the existing use (EUV). Some specialised properties, where the valuer cannot identify a market for the asset, are instead valued on the basis of depreciated replacement cost (DRC).
- Vehicles, plant and equipment – current value, for which depreciated historic cost is normally used as a proxy.
- Community Assets – historic cost.
- Surplus assets - fair value, based on the highest and best use from a market participant's perspective.
- Assets under construction – historic cost.

We revalue assets included in the Balance Sheet at current value when there have been material changes in the value, but as a minimum every five years. Increases in valuations are matched by credits to the Revaluation Reserve to recognise unrealised gains. Gains are credited to the Comprehensive Income and Expenditure Statement where they arise from the reversal of an impairment loss previously charged to a service revenue account.

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

The values of each category of assets and of material individual assets are reviewed at the end of each financial year for evidence of reductions in value. Where impairment is identified as part of this review or as a result of a valuation exercise, this is accounted for as follows:

Where there is no balance in the revaluation reserve or insufficient balance the carrying amount of the asset is written down against the relevant service line(s) in the Comprehensive Income and Expenditure Account. Where there is a balance of revaluation gains in the revaluation reserve the carrying amount of the asset is written off against that balance (up to the amount of the accumulated gains).

Where an impairment loss is charged to the Comprehensive Income and Expenditure Statement but there were accumulated revaluation gains in the Revaluation Reserve for that asset, an amount up to the value of the loss is transferred from the Revaluation Reserve to the Capital Adjustment Account.

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 re-valued 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.

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

When an asset is disposed of or decommissioned, the Comprehensive Income and Expenditure Statement is debited or credited with the net loss or gain on disposal. This net sum consists of two elements: the net book value written out of the balance sheet, and the sale proceeds. Although these amounts appear in the Comprehensive Income and Expenditure Statement, neither of them are properly debited nor credited to the General Fund or to the Housing Revenue Account. Further adjustments are therefore made through the Movement in Reserves Statement to reverse the effect on the General Fund and the Housing Revenue Account:

- Net book value written out – a transfer to credit the General Fund or the Housing Revenue Account and to debit the Capital Adjustment Account.
- Sale proceeds - a transfer is made to debit the General Fund and credit the Capital Receipts Reserve. A proportion of receipts relating to housing disposals are payable to the Government, and a transfer is made from the Capital Receipts Reserve to the General Fund to allow for this. The remainder of the proceeds remain in the Capital Receipts Reserve, and can only be used to reduce debt or to finance capital expenditure.

Any balance relating to the asset held in the Revaluation Reserve is also transferred to the Capital Adjustment Account.

Disposals for less than £10,000 are treated as revenue income within the Cost of Services in the Comprehensive Income and Expenditure Statement.

In some cases the receipt of income from asset disposals is delayed until a future financial year. In such cases a credit is made to the Deferred Capital Receipts Reserve, matched by a long-term or short term debtor. The income from these disposals cannot be used for debt reduction or capital investment until it is actually received.

Depreciation

Depreciation is provided for on all assets with a determinable finite life 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 basis:

- Land – not subject to depreciation
- Council dwellings – initially calculated as a straight-line allocation over the life of the property as estimated by the valuer.
- Buildings – straight-line allocation over the life of the property as estimated by the valuer.
- Vehicles, plant and equipment depreciated over the life of the type of asset, normally between 3 and 25 years.
- Community assets – not subject to depreciation.
- Surplus assets – not subject to depreciation.
- Assets under construction – not subject to depreciation.

Depreciation on Council Dwellings is a proper charge to the Housing Revenue Account balance, but a corresponding transfer is made from the Capital Adjustment Account to the Major Repairs Reserve to finance capital investment.

Depreciation on other assets is charged to the Cost of Services in the Comprehensive Income and Expenditure Statement, but a not a proper charge against the General Fund or to the Housing Revenue Account. A transfer is therefore made from the Capital Adjustment Account to the General Fund or the Housing Revenue Account to reverse the impact.

Where new assets are acquired or brought into use, depreciation is charged from the start of the following year. Depreciation is charged for the full final year when assets are sold.

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.

Componentisation

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

Council Dwellings are componentised by reference to the 30 year business plan which identifies the key components to be replaced at regular intervals over the life of the asset, costs of all capital works and their projected timing. The major components are identified and depreciated over their useful economic life and any residual is treated as an extended life asset which is depreciated over 60 years.

2.13 Infrastructure Assets

Infrastructure assets are 'inalienable' assets, expenditure on which is only recoverable by continued use of the asset created, with no prospect of sale or alternative use. Examples include highways, bridges, coastal defences, water supply and drainage systems. Eastbourne Borough Council is not the local highway authority under the Highways Act 1980 and this statutory duty is with East Sussex County Council. The County Council maintain the highways network infrastructure assets including carriageways, footways and cycle tracks, structures, street lighting, street furniture (e.g. illuminated traffic signals, bollards), traffic management systems and land which together form a single integrated network. However, the borough council still has significant infrastructure assets due to its groyne sea defences. In addition, there are some minor access roads and paved areas.

Recognition

Expenditure on the acquisition or replacement of components of the network is capitalised on an accrual basis, provided that it is probable that the future economic benefits associated with the item will flow to the council and the cost of the item can be measured reliably. Measurement Infrastructure assets are generally measured at depreciated historical cost. However, this is a modified form of historical cost - opening balances for highways infrastructure assets were originally recorded in balance sheets at amounts of capital undischarged for sums borrowed as at 1 April 1994 which was deemed at that time to be historical cost. Where impairment losses are identified, they are accounted for by the carrying amount of the asset being written down to the recoverable amount.

Depreciation

Depreciation is provided on the parts of the infrastructure assets that are subject to deterioration or depletion and by the systematic allocation of their depreciable amounts over their useful lives. Annual depreciation is the depreciation amount allocated each year. Useful lives of the various parts of infrastructure assets are assessed by the finance team using industry standards where applicable as follows:

Asset	Useful Life
Sea Defences	40 years
Access Roads	40 years
Paved Areas	40 years

Disposals and derecognition

When a component of the Network is disposed of or decommissioned, the carrying amount of the component in the Balance Sheet is written off to the Other Operating Expenditure line in the Comprehensive Income and Expenditure Statement as part of the gain or loss on disposal. Receipts from disposals (if any) are credited to the same line in the Comprehensive Income and Expenditure Statement, also as part of the gain or loss on disposal (i.e. netted off against the carrying value of the asset at the time of disposal). The written-off amounts of disposals is not a charge against council tax, as the cost of non-current assets is fully provided for under separate arrangements for capital financing. Amounts are transferred to the Capital Adjustment Account from the General Fund Balance in the Movement in Reserves Statement.

Regulations

Under accounting regulations, that came into force from 25 December 2022, an accounting practice that allows the council to elect to treat any component of any infrastructure which are owned as having a value of nil when it is replaced and therefore there is no requirement to remove any amount from its balance sheet in respect of the disposal of that component. The regulations will apply to all financial years up to and including 2024/25. The council is not required to but has elected to apply this accounting treatment.

2.14 Heritage Assets

The Council maintains an art collection and a local history collection which are held in support of the Council's objective to increase the knowledge, understanding and appreciation of the arts and the history of the local area. Heritage Assets are recognised and measured (including the treatment of revaluation gains and losses) in accordance with the Council's accounting policies on property, plant and equipment, except for the frequency of revaluations. Some of the measurement rules are relaxed in relation to Heritage Assets as detailed below. The Council's Heritage Assets are accounted for as follows:

Art Collection

The art collection includes paintings and sketches and is reported in the Balance Sheet at insurance value, which was based on the external valuation carried out in 2012/13. The art collection will be revalued every 10 years, with an annual impairment review. The art collection is deemed to have indeterminate life and a high residual value, hence we do not consider it appropriate to charge depreciation.

Acquisitions are made by purchase or donations. Acquisitions are initially recognised at cost and donations are recognised at valuation with valuations provided by the external valuers and with reference to appropriate commercial markets for the paintings using the most relevant and recent information.

Local History Collection

The Local History Museum, which comprises of the Eastbourne Archaeological Collection, The Eastbourne Local History Collection, The Eastbourne Photographic and Postcard Collection and The Eastbourne Local History and Archaeology Library and Research Resource is recognised on the balance sheet at insurance value as cost is not readily available and the Council believes that the benefits of obtaining the valuation for these items would not justify the cost. The collection has been acquired mainly by donation over 100 years ago with some additional items being donated and purchased over the years.

Heritage Assets – General

The carrying amounts of Heritage Assets are reviewed where there is evidence of impairment for Heritage Assets, e.g. where an item has suffered physical deterioration or breakage or where doubts arise as to its authenticity. Any impairment is recognised and measured in accordance with the Council's general policies on impairment – see note 2.12. We will occasionally dispose of Heritage Assets which have a doubtful provenance or are unsuitable for public display. The proceeds of such items are accounted for in accordance with the Council's general provisions relating to the disposal of property, plant and equipment. Disposal proceeds are disclosed separately in the notes to the financial statements and are accounted for in accordance with statutory accounting requirements relating to capital expenditure and capital receipts (see note 2.12).

2.15 Investment Property

Investment properties are those assets that are held solely to earn rentals or for capital appreciation, or both. Properties that are used to facilitate the delivery of a service or to support Council policy objectives fall under the category of property, plant and equipment (see Note 2.12) and not investment property. Investment properties are initially measured at cost and subsequently at fair value being the price that would be received to sell such an asset in orderly transactions between market participants at the measurement date. As a non-financial asset, Investment Properties are measured at highest and best use. 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. The same treatment is applied to gains and losses on disposal. Rentals received in relation to investment properties are credited to the Cost of Services within the Comprehensive Income and Expenditure Statement. However, revaluation and disposal gains and losses are not permitted by statutory arrangements to have an impact on the General Fund Balance. The gains and losses are therefore reversed out of the General Fund Balance in the Movement in Reserves Statement and posted to the Capital Adjustment Account and the Capital Receipts Reserve.

2.16 Intangible assets

Intangible assets are identifiable non-monetary assets without physical substance, normally comprising computer software. Internal costs incurred in developing such software are capitalised if they meet criteria to establish that these costs are an essential element of preparing the asset for use.

The initial value of intangible assets is amortised to the Comprehensive Income and Expenditure Statement over the estimated period of their useful life. This is normally taken as a period of 3-10 years, but an annual review is undertaken and the life is amended where necessary. The value of intangible assets is also reviewed on an annual basis, and an additional adjustment is made for impairment where necessary.

The calculated amounts for amortisation and impairment are charged to the Cost of Services in the Comprehensive Income and Expenditure Statement, but they are not proper charges against the General Fund. A transfer is therefore made from the Capital Adjustment Account to the General Fund to reverse the impact.

2.17 Leases

Definition of a Lease

A lease is an agreement whereby the lessor conveys to the lessee, in return for a payment or a number of payments, the right to use an asset (property, plant and equipment, investment properties, non-current assets available for sale or intangible assets) for an agreed period of time. A finance lease is a lease that transfers substantially all of the risk and rewards incidental to ownership to the lessee. Any lease that does not come within this definition of a finance lease is accounted for as an operating lease.

The Council may also enter into an agreement which, while not itself a lease, nevertheless contains a right to use an asset in the same way as a lease. Such agreements are treated as either finance leases or operating leases as set out below.

The Council reviews all of its leases to determine how they stand against various criteria which distinguish between finance and operating leases. In undertaking this review, however, the Council operates a de minimis level, so that all leases with a term of less than 10 years, or for assets valued at less than £10,000 are treated within the accounts as an operating lease.

Finance Leases – Council Acting as Lessee

Where the Council uses or occupies an asset held under a finance lease, the asset is recognised as such in the appropriate line in the balance sheet, subject to the de minimis limit noted in 2.12 above. The value recognised is the fair value, or (if lower) the present value of the minimum lease payments. This value is offset on the balance sheet by a creditor or long term liability for the leasing charge.

Lease payments are apportioned between interest payable as the finance charge and the reduction of the outstanding liability. The finance charge is calculated to produce a constant periodic rate of interest on the remaining balance of the liability.

The Council is not required to raise council tax to cover depreciation or revaluation and impairment losses arising on leased assets. Instead, a prudent annual contribution is made from revenue funds towards the deemed capital investment in accordance with statutory requirements. Depreciation and revaluation and impairment losses are therefore substituted by a revenue 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.

Operating Leases – Council Acting as a Lessee

Lease payments for operating leases are recognised as an expense on a straight-line basis over the lease term, even if this does not match the pattern of payments. (e.g. if there is a rent-free period at the commencement of the lease.)

Operating leases – Council acting as a lessor

Income from operating leases is recognised on a straight-line basis over the lease term, even if this does not match the pattern of payments. (e.g. if there is a premium paid at the commencement of the lease.)

2.18 Overheads

Support service costs (e.g. HR, Accountancy, Property) are included as part of the Corporate Services Directorate and are no longer recharged across services.

2.19 Provisions

The Council recognises provisions to represent liabilities of uncertain timings or amounts. Provisions in the balance sheet represent cases where:

- The Council has a present obligation as a result of a past event;
- It is probable that an outflow of resources embodying economic benefits or service potential will be required to settle the obligation;
- A reliable estimate can be made of the amount of the obligation.

2.20 Reserves

The Council maintains two groups of reserves, usable and unusable.

Usable reserves comprise the following:

- Capital Receipts Reserve: proceeds from the sales of Property, Plant and Equipment are initially credited to the Comprehensive Income and Expenditure Statement, but are transferred to this reserve. The Council is obliged to pay over a proportion of proceeds received from the sale of Housing Revenue Account assets: this is paid from the Comprehensive Income and Expenditure Statement, but a corresponding transfer is made from the Capital Receipts Reserve to ensure that this liability does not fall upon the General Fund. The remaining amounts in this reserve can then only be used to support capital expenditure.
- Capital Grants and Contributions Unapplied Reserve: similarly the Council receives grants and contributions towards capital expenditure, and, if there are no conditions preventing their use, these are also credited to the Comprehensive Income and Expenditure Statement and immediately transferred into the Capital Grants and Contributions Unapplied Reserve until required to finance capital investment.
- Earmarked Reserves: the Council may set aside earmarked reserves to cover specific projects or contingencies. These are transferred from the General Fund or the Housing Revenue Account, and amounts are withdrawn as required to finance such expenditure. There are no restrictions on the use of earmarked reserves, and unspent balances can be taken back to the General Fund in the same way.
- Housing Revenue Account: this is required to be maintained separately by legislation, to ensure that the provision of council housing is financed primarily from rental income and not from Council Tax.
- Major Repairs Reserve: this was established by the Local Authorities (Capital Finance and Accounts) Regulations 2000. An amount equal to the total depreciation for the year for HRA properties is transferred to the reserve from the Capital Adjustment Account, and an amount equal to the Major Repairs Allowance can be used to finance capital investment.
- General Fund: this represents all other usable reserves, without legal restrictions on spending, which arise from annual surpluses or deficits.

Unusable Reserves consist of those which cannot be used to finance capital or revenue expenditure:

- Collection Fund Adjustment Account: the net amount of the Council's share of Council Tax collectable for the year is credited to the Comprehensive Income and Expenditure Statement, but only the amount previously estimated and formally notified can be added to the General Fund. The difference between the two amounts is credited or debited to the Collection Fund adjustment account, and cannot be used until the following financial year.
- Revaluation Reserve: this consists of accumulated gains on individual items of Property, Plant and Equipment. Any subsequent losses on valuation can be set against previous gains on the same asset.
- Capital Adjustment Account: this receives credits when capital is financed from revenue resources or other usable reserves, and receives debits to offset depreciation and other charges relating to capital which are not chargeable against the General Fund.
- Pensions Reserve: this is a statutory reserve to offset the Pension Liability assessed on an accounting and actuarial basis, and to ensure that variations in this liability do not affect the General Fund.
- Deferred Capital Receipts Reserve: this holds the gains recognised on the disposal of non-current assets but for which cash settlement has yet to take place. Under statutory arrangements, the Council does not treat these gains as usable for financing new capital expenditure until they are backed by cash receipts. When the deferred cash settlement eventually takes place, amounts are transferred to the Capital Receipts Reserve.
- Accumulated Absence Account: this represents the estimated value of annual leave accrued but not taken by staff as at 31 March.

2.21 Revenue Expenditure Financed From Capital Under Statute

Expenditure incurred during the year that may be capitalised under statutory provisions but does not result in the creation of non-current assets, is charged as expenditure to the relevant service revenue account in the year. Where the Council has determined to meet the cost of this expenditure from existing capital resources, a transfer to the Capital Adjustment Account then reverses out the amounts charged, so there is no impact on the level of Council Tax.

2.22 Charges to Revenue for Non-current Assets

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

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

The council is not required to raise Council Tax to 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 Minimum Revenue Provision (MRP), by way of an adjusting transaction with the Capital Adjustment Account in the Movement in Reserves Statement for the difference between the two.

2.23 Value Added Tax

Value Added Tax (VAT) has not been included in the income and expenditure of the accounts unless it is irrecoverable.

2.24 Inventories and Long Term Contracts

Where the value is significant to an operation, inventories are included in the Balance Sheet at the lower of cost and net realisable value.

Long term contracts are accounted for on the basis of charging the Surplus or Deficit on the Provision of Services with the value of works and services received under the contract during the financial year.

2.25 Interests in Companies and Other Entities

The Council has a material interest in five companies; Eastbourne Homes Ltd (EHL), Eastbourne Housing Investment Company Ltd (EHIC), Investment Company Eastbourne (ICE), Eastbourne Downs Water Company (EDWC) and South East Environmental Services Ltd (SEESL). These companies are wholly owned subsidiaries of the Council and the Council is therefore required to prepare Group Accounts. EHL is limited by guarantee and therefore no value is recognised for the investment in the Council's own single entity accounts. There have been no transactions for EDWC which was dormant during 2020/21.

Aspiration Homes LLP (AH) is a limited liability Partnership owned equally by Eastbourne BC and Lewes DC. It was set up during 2017/18 for the purpose of developing housing.

The Council also holds an immaterial associate interest in CloudConnX with 48% of voting B Shares. As these are not material they have not been consolidated into the Group Accounts.

2.26 Revenue Recognition

Since January 2018, the Council accounts for revenue recognition in accordance with IFRS 15 - Revenue Recognition from Contracts with Customers and IPSAS 23 Revenue from Non-Exchange Transactions (Taxes and Transfers). Prior to this revenue was recognised under IAS 18 - Revenue. Under IFRS15, The principles of revenue recognition are determining if the transaction is an exchange or non exchange transaction. With non exchange transactions there is no or only nominal consideration in return. The obligating event is often determined by statutory prescription (e.g. council tax, VAT or a fine for breach of law) or may be a donation or bequest. For exchange transactions, assets or services and liabilities of approximately equal value are exchanged. There is a contract which creates right and obligations. Performance obligations in the contract have to be measured and the transaction price allocated to these obligations. Revenue is recognised when the performance obligations are satisfied. Examples include fees and charges for services, sale of goods and services provided by the Council.

3. ACCOUNTING STANDARDS ISSUED BUT NOT YET ADOPTED

At the balance sheet date, the following new standards and amendments to existing standards have been published but not yet adopted by the Code of Practice of Local Authority Accounting in the United Kingdom:

- Definition of a Business: Amendments to IFRS 3 Business Combinations;
- Interest Rate Benchmark Reform: Amendments to IFRS 9, IAS 39 and IFRS 7;
- Interest Rate Benchmark Reform – Phase 2: Amendments to IFRS 9, IAS 39, IFRS 7, IFRS 4 and IFRS 16.

It is considered that the impact of these new standards on the Council's accounts will not be material.

4. CRITICAL JUDGEMENTS IN APPLYING ACCOUNTING POLICIES

In applying the accounting policies set out in Note 2, the Council has had to make certain judgements about complex transactions or those involving uncertainty about future events. The critical judgement made in the Statement of Accounts are:

- There is a high degree of uncertainty about future levels of funding for local Government. However, the Council has determined that as at 31 March 2021 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. COVID-19 has had a significant impact upon the Council's financial position and provision of services, and the Council is continuing to review the impact on its facilities and services in future periods.
- The Chief Finance Officer conducts an annual review using the criteria set out in IAS 37, to decide what, if any, provision should be included in the accounts for: liabilities of uncertain timing or amount (provisions); or liabilities whose occurrence will only be confirmed by one or more uncertain future events (contingent liabilities). Contingent liabilities have been estimated based on past experience and legal advice provided.
- As described in the group accounts, the Council's wholly owned subsidiary Investment Company Eastbourne Limited ('ICE') has the option to acquire 49.5% of the shares of Infrastructure Investments Leicester Limited ('IIL') for £1 at any time, as well as contractual rights over the management of that company and its property, St George's Tower ('the Property'), under a Development and Management Agreement. The Council is the ultimate guarantor for both of these guarantees, and under the arrangement ICE has agreed to pay the Council an initial £2m guarantee fee, the annual guarantee fee received from IIL, and the disposal proceeds received on eventual sale of the Property.
- The Council has assessed that these potential voting rights and contractual rights give it joint control over IIL and has accounted for its interest in that entity as a joint venture. The Council therefore have rights to the net assets of IIL and these are consolidated into the Council's Group Accounts under the equity method per IAS 28 Investments in Associates and Joint Ventures. Under this method, the investment is initially recognised at cost and adjusted thereafter for the post-acquisition change in the Council's share of the net assets of IIL. The initial investment of £3.500m at May 2018, has been adjusted to £3.311m at 31 March 2021 (£3.797m at 31 March 2020).
- If the judgement had been that the Council did not have control over IIL, the Council would account for the investment in IIL as an investment at cost, and the call option as a derivative financial instrument.

5. ASSUMPTIONS MADE ABOUT THE FUTURE AND OTHER MAJOR SOURCES OF ESTIMATION UNCERTAINTY

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

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

Property, Plant and Equipment - Assets are depreciated over useful lives that are dependent on assumptions about the level of repairs and maintenance that will be incurred in relation to individual assets. The current economic climate makes it uncertain that the Council will be able to sustain its current spending on repairs and maintenance, bringing into doubt the useful lives assigned to assets. If the useful life of assets is reduced, depreciation increases and the carrying amount of the assets falls. It is estimated that the annual depreciation charge for buildings would increase by £330,000 for every year that useful lives had to be reduced.

Land and buildings are revalued every five years but a revaluation review is carried out annually which provides an indexation to be applied to some assets. Indexation is applied to a class of assets but does not take into account any individual assets and therefore the net book value at year end for some assets may change when a new professional valuation is carried out.

The carrying value of PPE at 31 March 2021 was £324.0m (Group position £325.2m).

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 and mortality rates. A firm of consulting actuaries is engaged to provide the Council 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. For instance, a 0.1% decrease in the real discount rate assumption would result in an increase in the pension obligation of £4.8m, a 1 year increase in member life expectancy would increase the pension obligation by £11.9m, a 0.1% decrease in the Long Term Salary Increase Rate would decrease the pension liability by £5.0m and a 0.1% decrease in the Pension Increase Rate would increase the pension obligation by £4.4m. See Note 30.7.

There is a high level of uncertainty about the implications of Britain leaving the European Union. At the current time there are three possible scenarios: a 'no deal' Brexit, an agreement with a transition period and an extension to EU membership of unknown length. It is not possible to predict which path will be taken and whether asset values and the discount rate will consequently change. The assumption has been made that this will not significantly impair the value of the Council's assets or change the discount rate. However, this assumption needs to be revisited and reviewed regularly. Higher impairment allowances may need to be charged in the future if asset values fall. If the discount rate changes, the size of the net pension liability will also vary.

The carrying value of the pension liability at 31 March 2021 was £68.5m (Group position £68.5m).

The Virgin Media vs NTL Pension Trustees II Limited case has the potential to impact benefits due under defined benefit pension schemes. At present, the impact on the pension scheme and the Council's liabilities is not known, and will be assessed as more information becomes available.

Arrears - A review of the arrears balances has resulted in £6.1m being calculated as an appropriate expected credit loss. However, in the current economic climate it is not certain that such an allowance would be sufficient.

The Council had a balance of current and long term debtors at 31 March 2021 of £89.9m.

Business Rates - Since the introduction of Business Rate Retention Scheme effective from 1 April 2013, Local authorities are liable for successful appeals against business rates charged to businesses in 2012/13 and earlier financial years in their proportionate share. Therefore, a provision has been recognised for the best estimate of the amount that businesses have been overcharged up to 31 March 2021. The estimate has been calculated using the Valuation Office (VAO) ratings list of appeals and the analysis of successful appeals to date when providing the estimate of total provision up to and including 31 March 2021. There is a risk that future appeals will exceed the estimation.

The appeals provision at 31 March 2021 was £0.8m.

Infrastructure Company Eastbourne Limited and Infrastructure Investments Leicester Limited – As a result of the arrangement with IIL described in the group accounts, the Council has been required to make a number of estimates and judgements in valuing the related loan and rental guarantees and contract receivable (shown in Note 25 and 26). The loan guarantee and rental guarantee have been valued on initial recognition based on the amounts received and receivable under the agreement, discounted to present value. In determining these accounting entries, the Council has assumed:

- That the initial values of the guarantee fee (of £5.5m from IIL to ICE and £2m from ICE to the Council) and price paid for the share option over IIL (£3.5m) were at fair value.
- The value of the Property at May 2018, without the benefit of the rental guarantee, was £38.75m, based upon a valuation performed at the time.
- The growth in the value of the property over the 30 year life of the agreement (assumed to be 2% p.a. or less) will mean the value of the property on sale will be greater than £35m and below the £70m level at which the Council would receive an additional share of proceeds, and so the Council will receive £35m from the eventual disposal proceeds.
- Inflation (which affects the guarantee fee received each year, as well as guaranteed amounts) will be 2% p.a. over the life of the agreement.
- The appropriate discount rate for future cashflows is 4.2% p.a (4.7% 2019/20).
- Assumptions about the annual probability of default and recovery on default for loans to property companies.

The present value of amounts receivable at inception has been recognised as a contract receivable and the discount is being unwound over the life of the agreement, less amounts received and adjustments for expected credit loss. The loan guarantee has been valued at initial recognition based upon the probability of default, recovery on default, and the guaranteed amount over the life of the agreement, with the residual value attributed to the initial value of the rental guarantee.

Both the loan guarantee and rental guarantee are being amortised over the 30 year life of the agreement. Subsequent measurement of the contract receivable is on a fair value basis, as the Council is exposed to risks that are not associated with standard receivable instruments, including fluctuations in property valuations. The on-going measurement of these assets and liabilities will require reassessment of these assumptions each year.

The fair value of the guarantee at 31 March 2021 was measured at £21.3m, a decrease of £0.6m on the £20.7m from the previous year. The fair value of the long term debtor at 31 March 2021 was £17.8m, an increase of £2.6m from the previous year. An annual guarantee fee of £0.3m was received during 2020/21.

As discussed in Note 17, the valuation of properties are not reported at 31 March 2021 as subject to "material valuation uncertainty" as per the RICS Red Book. The exception is retail and specific assets/sectors which continue to be faced with an unprecedented set of circumstances caused by Covid-19 and an absence of relevant/sufficient market evidence on which to base judgements. This may affect the valuation of the investment property held by IIL, and so the value recognised for the Council's investment in the Joint Venture.

Business Support Grant Funding from Department for Business, Energy and Industrial Strategy (BEIS)

As part of the COVID-19 response, the government announced a range of grant schemes to support businesses to be administered by local billing authorities e.g. the Small Business Grant Fund, Retail, Hospitality and Leisure Grant Fund and multiple Local Restrictions grants. Billing authorities are responsible for paying over the grants to the businesses and are then reimbursed by government using a grant under Section 31 of the Local Government Act 2003. Some of the schemes are fully reimbursed, others are a set allocation. The eligibility criteria for these schemes are set out in government guidance and billing authorities are required to use their business rates system to identify the properties that meet the eligibility criteria. However, these grants are not Collection Fund transactions. Billing authorities have used their judgement to assess whether they should be accounting for the S31 grants paid to them by BEIS and the distribution of the grants to eligible business, as either principal or agent transactions in accordance with CIPFA Code.

6. EVENTS AFTER THE REPORTING PERIOD

The financial statements and notes have not been adjusted for the following event, which took place after 31 March 2021, as it provides information that is relevant to the understanding of the Council's financial position but do not relate to conditions at that date.

- On 16 January 2024, the Council requested Exceptional Financial Support from the Department of Levelling Up, Housing and Communities in respect of financial years 2023/24 and 2024/25, as a result of the increased costs of temporary housing accommodation. On 27 February 2024, the Secretary of State approved, subject to certain conditions, a capitalisation direction of £3m for 2023/24 and £3m for 2024/25.

6.a. MATERIAL ITEMS OF INCOME & EXPENDITURE

- The Council's revenue accounts include salary costs relating to Lewes District Council (LDC) and Eastbourne Homes Ltd which are recharged to them, but are shown net in the Comprehensive Income and Expenditure Statement (CIES). Other costs included in the CIES relating to LDC include costs for Joint Transformation Programme which have been recharged to LDC.
- Business Support Grant Funding from Department for Business, Energy and Industrial Strategy (BEIS) – see paragraph above under section 5.
- Collection Fund (timing difference) - during 2020/21, local authorities received section 31 grants to offset the reliefs given to businesses during lockdown. Under current collection fund accounting rules, the s31 grants received this year will not be discharged against the Collection Fund deficit until 2021/22, thereby inflating General Fund balances at the end of the 2020/21 financial year. This could lead to potentially misleading 2020/21 accounts, showing a significant increase in available reserves that are not actually available but earmarked against the following year's collection fund deficit. The appropriate action is to transfer the grant income to an earmarked reserve within the General Fund.
- In May 2018, the Council's wholly owned investment company, Investment Company Eastbourne Limited (ICE), entered into a deal with a private company in respect of a property in Leicester. ICE is acting as the principal guarantor of a £48m refinancing loan to a private company, with the Council being the ultimate guarantor. ICE is also providing a rental guarantee in respect of shortfalls of rental income, again with the Council being the ultimate guarantor. In return for providing this guarantee, ICE has received an initial guarantee fee and will receive an annual guarantee fee. The Council has received £2.0m as the ultimate guarantor.
- Disposal of Equity Shareholdings in Doro AB - In 2014, the Council sold its Welbeing shares and received an offer from Doro AB (a listed company in Sweden) of which fifteen percent of the offer were paid in shares in Doro, and as part of the offer Doro continue to have the Council as a minority shareholder. The disposal of Doro shares generated a capital receipt of £1.68m, which will be applied against the future Council's capital programme, reduce the need for borrowing and save on interest costs that would otherwise have arisen.

7. EXPENDITURE AND FUNDING ANALYSIS

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

Net Expenditure Chargeable to the General Fund and HRA Balances	2019/20 Adjustments between Funding and Accounting Basis	Net Expenditure in the Comprehensive Income and Expenditure Statement		Net Expenditure Chargeable to the General Fund and HRA Balances	2020/21 Adjustments between Funding and Accounting Basis	Net Expenditure in the Comprehensive Income and Expenditure Statement
£000	£000	£000		£000	£000	£000
3,990	2,624	6,614	Corporate Services	3,190	4,670	7,860
5,353	4,572	9,925	Service Delivery	7,544	3,435	10,979
2,155	3,808	5,963	Regeneration and Planning	1,918	626	2,544
4,037	41,799	45,836	Tourism and Enterprise	2,256	1,940	4,196
(5,709)	(13,223)	(18,932)	Housing Revenue Account	(4,106)	(17,244)	(21,350)
-	-	-	Capitalisation Direction	-	4,585	4,585
9,826	39,580	49,406	Cost of Services	10,802	(1,988)	8,814
(7,093)	(2,466)	(9,559)	Other Income and Expenditure	(26,046)	15,065	(10,981)
2,733	37,114	39,847	(Surplus) or Deficit on the Provision of Services	(15,244)	13,077	(2,167)
(10,329)			Opening General Fund and HRA Balance at 1 April	(6,025)		
2,733			(Surplus) / Deficit on General Fund and HRA for year	(15,244)		
1,571			Transfer to / (from) Earmarked Reserves	12,554		
(6,025)			Closing General Fund and HRA Balances at 31 March	(8,715)		

Note:

For a split between the balance on the General Fund and Housing Revenue Account see the Movement in Reserves Statement.

The Covid-19 pandemic and associated lockdown significantly affected the council's financial position and its ability to generate income through its tourism offer, its investments and through other fees and charges. The council therefore applied for Exceptional Financial Support from the Ministry of Housing, Communities and Local Government (MHCLG).

MHCLG issued a Capitalisation Direction, of up to £6.8m for 2020/21 and up to £6.0m for 2021/22, permitting the council to treat revenue expenditure as capital expenditure. The council has treated £4.585m of expenditure in this way, of which £3.550m related to Tourism and £1.035m to redundancy costs.

The relevant expenditure continues to be recognised as an expense within the Comprehensive Income and Expenditure Statement (where it has been presented in its own line within Cost of Services). The expenditure is then treated as 'revenue expenditure funded from capital under statute' (REFCUS), and therefore is adjusted for in the Movement in Reserves Statement by crediting the General Fund and debiting the Capital Adjustment Account. This adjustment is shown in Note 7 Expenditure and Funding Analysis as part of the Adjustments between Funding and Accounting Basis as an Adjustment for Capital Purposes, and in Note 8 Adjustments between Accounting Basis and Funding Basis under Regulations as part of the Revenue Expenditure Funded from Capital Under Statute. The Revenue Expenditure Funded from Capital Under Statute forms part of the Capital Financing Requirement disclosed in Note 16 Summary of Capital Expenditure and Financing.

7.b Note to the Expenditure and Funding Analysis

2019/20					2020/21			
Adjustments for Capital Purposes	Net Change for Pensions Adjustments	Other Statutory Adjustments	Total Adjustments		Adjustments for Capital Purposes	Net Change for Pensions Adjustments	Other Statutory Adjustments	Total Adjustments
£000	£000	£000	£000		£000	£000	£000	£000
1,570	1,054	-	2,624	Corporate Services	2,260	2,359	51	4,670
2,560	2,013	-	4,573	Service Delivery	1,791	1,611	33	3,435
3,187	621	-	3,808	Regeneration and Planning	115	493	18	626
41,269	530	-	41,799	Tourism and Enterprise	1,387	472	81	1,940
(13,223)	-	-	(13,223)	Housing Revenue Account	(17,244)	-	-	(17,244)
-	-	-	-	Capitalisation Direction	4,585	-	-	4,585
35,363	4,218	-	39,581	COST OF SERVICES	(7,106)	4,935	183	(1,988)
(3,247)	1,519	(739)	(2,467)	Other Income and Expenditure	2,272	1,615	11,178	15,065
32,116	5,737	(739)	37,114	Difference between General Fund and HRA surplus or deficit and Comprehensive Income and Expenditure Statement surplus or deficit on the provision of services	(4,834)	6,550	11,361	13,077

- **Adjustments for Capital Purposes** – this column adds in depreciation and impairment and revaluation gains and losses in the services line and for:
 - Other Operating expenditure** – adjusts for capital disposals with a transfer of income on disposal of assets and the amounts written off for those assets.
 - Financing and investment income and expenditure** – the statutory charges for capital financing i.e. Minimum Revenue Provision and other revenue contributions are deducted from other income and expenditure as these are not chargeable under generally accepted accounting practices.
 - Taxation and non-specific grant income and expenditure** – capital grants are adjusted for income not chargeable under generally accepted accounting practices. Revenue grants are adjusted from those receivable in the year to those receivable without conditions or for which conditions were satisfied throughout the year. The Taxation and Non-Specific Grant Income and Expenditure line is credited with capital grants receivable in the year without conditions or for which conditions were satisfied in the year.
- **Net change for Pensions Adjustments** – Net change for the removal of pensions contributions and the addition of IAS 19 employee Benefits pension related expenditure and income.
 - For Services** this represents the removal of the employer pension contributions made by the Council as allowed by statute and the replacement with current service costs and past service costs.
 - For Financing and Investment income and expenditure** – the net interest on defined benefit liability is charged to the CIES.
- **Other Adjustments** – differences between amounts debited/credited to the Comprehensive Income and Expenditure Statement and amounts payable/receivable to be recognised under statute.
 - The charge under Taxation and non-specific grant income and expenditure** represents the difference between what is chargeable under statutory regulations for council tax and NDR that was projected to be received at the start of the year and the income recognised under generally accepted accounting practices in the Code. This is a timing difference as any difference will be brought forward in future Surpluses or Deficits on the Collection Fund.

7.c Expenditure and Income analysed by Nature

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

2019/20		2020/21
£000		£000
	Expenditure	
15,952	Employees benefits expenses	18,300
85,554	Other services expenses	83,094
35,111	Depreciation, amortisation, impairment losses and reversals	(1,519)
3,878	Interest payments	3,410
230	Precepts and levies	234
281	Payments to the Housing Capital Receipts Pool	248
3,318	Fair value movement in Financial Guarantees	581
298	Loss on the disposal of investments	-
5,740	Loss on the disposal of assets	5,983
150,362	Total expenditure	110,331
	Income	
(35,591)	Fees, charges and other service income	(31,443)
(3,705)	Interest and investment income	(3,805)
(23,734)	Income from Council Tax and non-domestic rates	(12,739)
(44,861)	Government Grants and Contributions	(62,634)
-	Gain on the disposal of investments	(952)
(2,624)	Gain on the disposal of assets	(925)
(110,515)	Total income	(112,498)
39,847	(Surplus) or Deficit on the Provision of Services	(2,167)

7.d Segmental Income

Fees, Charges and Other Service Income received is analysed below:

2019/20 £000		2020/21 £000
(205)	Corporate Services	(62)
	Service Delivery	
(125)	Local Land Charges	(157)
(130)	Recycling Credits	-
(433)	Car Parks	(242)
(696)	Green Waste	(691)
(1,262)	Recovery of Housing Benefit Overpayments	(1,196)
(333)	Summons and Liability Orders	17
(2,404)	Bed and Breakfast charges	(2,098)
(1,823)	Crematorium and Cemetery fees	(1,926)
(1,218)	Other Service Income	(1,136)
(8,424)		(7,429)
	Regeneration and Planning	
(288)	Development Control	(314)
(919)	Other Service Income	(987)
(1,207)		(1,301)
	Tourism and Enterprise	
(407)	Seafront	(323)
(353)	Tourism	(40)
(644)	Events	(179)
(5,739)	Theatres	(3,556)
(213)	Leisure & Sports	(352)
(93)	Other Service Income	(28)
(7,449)		(4,478)
(15,361)	Housing Revenue Account	(15,774)
(2,945)	Trading Accounts and Investment Properties	(2,399)
(35,591)	Total	(31,443)

8. ADJUSTMENTS BETWEEN ACCOUNTING BASIS AND FUNDING BASIS UNDER REGULATIONS

	General Fund Balance	HRA Balance	Major Repairs Reserve	Capital Receipts	Capital Grants & Contributions Unapplied
	£000	£000	£000	£000	£000
2019/20 Transactions:					
ADJUSTMENT TO THE REVENUE RESOURCES					
<i>Amounts by which income and expenditure included in the Comprehensive Income and Expenditure Statement are different from revenue for the year calculated in accordance with statutory requirements</i>					
• Pensions costs (transferred to/from the Pensions Reserve)	(5,737)	-	-	-	-
• Council tax and NDR (transferred to/from Collection Fund Adjustment Account)	739	-	-	-	-
• Holiday Pay (transferred to/from the Accumulated Absences Reserve)	-	-	-	-	-
• Reversal of entries included in the Surplus or Deficit on the Provision of Services in relation to capital expenditure (those items are charged to the Capital Adjustment Account):					
- Charges for depreciation and credits for impairment reversals of non-current assets	(45,121)	12,493	-	-	-
- Movements in the fair value of investment properties	1,349	-	-	-	-
- Movements in the fair value of investments	(299)	-	-	-	-
- Amortisation of intangible assets	(921)	(26)	-	-	-
- Revenue expenditure funded from capital under statute	(2,874)	-	-	-	-
- Amounts of non current assets written out on disposal or sale as part of the gain or loss on disposal	(154)	(5,586)	-	-	-
- Capital Grants and Contributions Received	1,773	154	-	-	(1,928)
TOTAL ADJUSTMENTS TO REVENUE RESOURCES	(51,244)	7,035	-	-	(1,928)
ADJUSTMENTS BETWEEN REVENUE AND CAPITAL RESOURCES					
Transfer of non-current asset sale proceeds from revenue to the Capital Receipts Reserve	583	2,042	-	(2,625)	-
Payments to the government housing receipts pool (funded by a transfer from the Capital Receipts Reserve)	(281)	-	-	281	-
Posting of HRA resources from revenue to the Major Repairs Reserve	-	4,300	(4,300)	-	-
Statutory provision for the repayment of debt (transfer to the Capital Adjustment Account)	453	-	-	-	-

	General Fund Balance	HRA Balance	Major Repairs Reserve	Capital Receipts	Capital Grants & Contributions Unapplied
	£000	£000	£000	£000	£000
TOTAL ADJUSTMENTS BETWEEN REVENUE AND CAPITAL RESOURCES	755	6,342	(4,300)	(2,344)	-
ADJUSTMENTS TO CAPITAL RESOURCES					
Use of Capital Receipts Reserve to finance capital expenditure	-	-	-	3,632	-
Use of Major Repairs Reserve to finance capital expenditure	-	-	4,205	-	-
Use of Grants and Contribution to finance capital expenditure	-	-	-	-	2,584
Cash payments in relation to deferred capital receipts	-	-	-	-	-
TOTAL ADJUSTMENTS TO CAPITAL RESOURCES	-	-	4,205	3,632	2,584
Total Adjustments 2019/20	(50,490)	13,377	(95)	1,288	656
2020/21 Transactions:					
ADJUSTMENT TO THE REVENUE RESOURCES					
<i>Amounts by which income and expenditure included in the Comprehensive Income and Expenditure Statement are different from revenue for the year calculated in accordance with statutory requirements</i>					
• Pensions costs (transferred to/from the Pensions Reserve)	(6,550)	-	-	-	-
• Council tax and NDR (transferred to/from Collection Fund Adjustment Account)	(10,974)	-	-	-	-
• Holiday Pay (transferred to/from the Accumulated Absences Reserve)	(191)	-	-	-	-
• Reversal of entries included in the Surplus or Deficit on the Provision of Services in relation to capital expenditure (those items are charged to the Capital Adjustment Account):					
- Charges for depreciation and credits for impairment reversals of non-current assets	(3,193)	15,293	-	-	-
- Movements in the fair value of investment properties	(3,233)	-	-	-	-
- Amortisation of intangible assets	(1,977)	(46)	-	-	-
- Revenue expenditure funded from capital under statute	(5,325)	-	-	-	-
- Capital Grants and Contributions Received	2,138	(1)	-	-	(2,137)
- Gains/Losses on Disposal of non current assets	(4,146)	(3,520)	-	-	-
- Gain on Disposal of Investments	952	-	-	-	-
- Expected Credit Losses	(196)	-	-	-	-
TOTAL ADJUSTMENTS TO REVENUE RESOURCES	(32,695)	11,726	-	-	(2,137)

ADJUSTMENTS BETWEEN REVENUE AND CAPITAL RESOURCES					
Transfer of non-current asset sale proceeds from revenue to the Capital Receipts Reserve	1,695	914	-	(2,609)	-
Payments to the government housing receipts pool (funded by a transfer from the Capital Receipts Reserve)	(248)	-	-	248	-
Posting of HRA resources from revenue to the Major Repairs Reserve	-	4,603	(4,603)	-	-
Statutory provision for the repayment of debt (transfer to the Capital Adjustment Account)	929	-	-	-	-
Capital expenditure financed from revenue balances (transfer to the Capital Adjustment Account)	-	-	-	-	-
TOTAL ADJUSTMENTS BETWEEN REVENUE AND CAPITAL RESOURCES	2,376	5,517	(4,603)	(2,361)	-
ADJUSTMENTS TO CAPITAL RESOURCES					
Use of Capital Receipts Reserve to finance capital expenditure	-	-	-	4,073	-
Use of Major Repairs Reserve to finance capital expenditure	-	-	3,094	-	-
Use of Grants and Contribution to finance capital expenditure	-	-	-	-	2,643
Cash payments in relation to deferred capital receipts	(1)	-	-	-	-
TOTAL ADJUSTMENTS TO CAPITAL RESOURCES	(1)	-	3,094	4,073	2,643
Total Adjustments 2020/21	(30,320)	17,243	(1,509)	1,712	506

Note

Revenue Expenditure Funded from Capital Under Statute of £5.325m includes £4.585m in respect of the Capitalisation Direction, as detailed in Note 7.

9. AUDIT FEES

The Council incurred the following fees relating to statutory external audit and inspection, together with other payments to the auditors:

2019/20 £000		2020/21 £000
(10)	Fees payable to BDO LLP with regard to external audit services carried out by the appointed auditor for the year	-
19	Fees payable in respect of other services provided during the year	7
67	Fees payable to Deloitte LLP with regard to external audit services carried out by the appointed auditor for the year	52
76		59

10. MEMBERS' ALLOWANCES

Allowances and expenses paid to Eastbourne's twenty seven Councillors during the year amounted to:

2019/20 £000		2020/21 £000
134	Members' Allowances	131
2	Conference and Travelling Expenses	-
136		131

11. OFFICERS' REMUNERATION**Senior Management Remuneration**

		Salary, Fees and Allowances	Expenses Allowances	Loss of office	Pension Contribution	Total
		£	£	£	£	£
Shared Chief Executive	2020/21	145,004	2,660	-	30,016	177,680
	2019/20	141,123	2,660	-	24,970	168,753
Deputy Chief Executive/ Director of Regeneration & Planning	2020/21	118,163	2,130	-	24,840	145,133
	2019/20	122,138	2,130	-	21,933	146,201
Chief Finance Officer	2020/21	91,775	-	-	18,952	110,727
	2019/20	89,318	-	-	15,765	105,083
Director of Service Delivery	2020/21	87,456	-	-	18,060	105,516
	2019/20	84,590	-	-	14,930	99,520
Director of Tourism and Enterprise	2020/21	98,253	-	-	20,289	118,542
	2019/20	95,098	-	-	16,785	111,883
Assistant Director of HR and Transformation	2020/21	91,775	-	-	18,952	110,727
	2019/20	87,992	-	-	15,531	103,523
Assistant Director of Corporate Governance	2020/21	45,496	2,803	10,871	9,395	68,565
	2019/20	78,547	-	-	13,864	92,411

Notes:

- The Assistant Director of Corporate Governance left employment on 23/10/20;
- The Assistant Director of Legal and Democratic Services was also a member of the Corporate Management Team but is not included in the table above as they were an employee of Lewes District Council. They left employment on 23/10/20;
- The above figures are gross of any recharges to Lewes District Council and Eastbourne Homes Limited.

Senior Management costs are apportioned as follows:

	Eastbourne Borough Council	Lewes District Council	Eastbourne Homes Ltd
Shared Chief Executive	50%	50%	-
Deputy Chief Executive	40%	40%	20%
Chief Finance Officer	40%	40%	20%
Director of Service Delivery	50%	50%	-
Director of Tourism and Enterprise	80%	20%	-
Assistant Director of Corporate Governance	90%	10%	-

The Assistant Director of Human Resources and Transformation is included in a service level agreement for Human Resources between the Council and Lewes District Council.

Remuneration Bands

The Council's other employees (excluding those in the Corporate Management table above) include employees from Lewes District Council who transferred to Eastbourne Borough Council from February 2018. Other employees who received more than £50,000 remuneration for the year (excluding employer's pension contributions) were paid the following amounts:

Remuneration Band	2019/20 Number of Employees	2020/21 Number of Employees
£50,000 - £54,999	21	21
£55,000 - £59,999	14	14
£60,000 - £64,999	6	9
£65,000 - £69,999	1	8
£70,000 - £74,999	1	1
£80,000 - £84,999	1	-
£90,000 - £94,999	-	2
£95,000 - £99,999	-	1
Total	44	56

The number of exit packages with total cost per band and total cost of the compulsory and other redundancies are set out in the table below.

	Number of compulsory redundancies		Number of other departures agreed		Total number of exit packages by cost band		Total cost of exit packages in each band	
	2019/20	2020/21	2019/20	2020/21	2019/20	2020/21	£	£
Exit package cost band (including special payments)								
£0 -£20,000	2	22	9	44	11	66	97,538	537,711
£20,001 - £40,000	-	4	1	19	1	23	34,442	641,404
£40,001 - £60,000	-	-	-	2	-	2	-	90,604
£60,001 - £80,000	-	-	-	1	-	1	-	62,018
Total cost included in bandings	2	26	10	66	12	92	131,980	1,331,737

Included in the table above are exit payments made to employees which were either fully or partly recharged to Lewes District Council and Eastbourne Homes Ltd. In 2020/21 Lewes District Council were recharged £263,857 (£62,475 2019/20) for their share of exit packages and Eastbourne Homes Ltd were recharged £27,773 (£4,483 2019/20).

12. RELATED PARTIES

12.1 Definition

The term "related party" covers relationships between the Council and body or individual where one of the parties has the potential to control or influence the Council or be controlled or influenced by the Council.

12.2 Central Government

Central Government provides much of the Council's funding and determines its statutory framework. Details of transactions with Central Government are shown in the Comprehensive Income and Expenditure Statement, the Cash Flow Statement, and Notes 14 (grants and contributions), 25 (debtors) and 26 (creditors).

12.3 East Sussex Pension Scheme

The Council participates in the East Sussex Pension Scheme, making annual contributions to the East Sussex Pension Fund as set out in Note 30. One Member is on the Pension Fund Investment Panel.

12.4 Eastbourne Homes Limited

The responsibility for the management of Eastbourne's council housing stock was transferred to Eastbourne Homes Limited, an arm's length management company, on 1 April 2005. Eastbourne Homes is a company limited by guarantee without a share capital and is wholly owned by Eastbourne Borough Council. Its principal activities are to manage, maintain and improve the Council's housing stock.

The Council pays Eastbourne Homes Limited a fee in accordance with the management agreement. In 2020/21 the fee was £7.83m, covering supervision and management and repairs (£7.65m in 2019/20). In addition, Eastbourne Homes obtains services from the Council under various Service Level Agreements. At the end of the year the Council owed Eastbourne Homes £641,000 (£641,000 at 31 March 2020), while Eastbourne Homes owed the Council £483,000 (£483,000 at 31 March 2020). The Deputy Chief Executive/Director of Regeneration & Planning for the Council also acts as Managing Director of Eastbourne Homes Limited.

The company's accounts are consolidated into the Group Accounts. Copies of Eastbourne Homes Limited annual report and accounts can be obtained from their registered office at Town Hall, Grove Road, Eastbourne, BN21 4UG.

12.5 Members and Senior Officers

Members of the Council (27 Borough Councillors) have direct control over the Council's financial and operating policies. The total of members' allowances paid in 2020/21 is shown in Note 10. Seven Members were also members of East Sussex County Council. Members are obliged by the Council's Constitution to record in a Register of Interests of Members any personal interest, financial and/or otherwise, in any business of the Council. The Register of Interests of Members, which is maintained by the Monitoring Officer, is open to public inspection at the Town Hall during office hours. In addition, Members are asked to complete an annual declaration of related party transactions to confirm whether or not they had any qualifying interests in the year. The Council awards grants to a number of organisations, e.g. Eastbourne Citizen's Advice, in which Members have an interest. The relevant Members did not take part in any discussion or decision relating to the award of financial support which was made with proper declarations of interest.

Officers are obliged under the code of conduct in the Council's Constitution to declare any personal interest, financial and/or otherwise, in any business of the Council. They are also required to record any gifts and/or hospitality received in a format prescribed and held by the Monitoring Officer. In addition, senior officers complete an annual declaration of related party transactions to confirm whether or not they had any qualifying interests in the year. All senior officers confirmed that they had no qualifying interests.

The Assistant Director of HR and Transformation has declared they have a close family member (i.e. partner) who is an owner of Best Demolition Limited, a local company that have undertaken a number of contracts for the Council. In 2020/21 the value of the contract works was £252,000 (£nil in 2019/20). The Assistant Director of HR and Transform would not take part in any related corporate management team discussion and therefore is unable to control or influence the awarding of such contracts.

12.6 CloudConnX

The Council is a minority (48% B class) shareholder in CloudConnX. The shares had only nominal value at the balance sheet date. In addition, as at 31 March 2021 the Council has provided a commercial loan of £321,000 (£357,000 in 2019/20). Interest is charged on the loan at 1.5% above base rate. The Council's Chief Executive has been appointed a Director of the company.

12.7 Eastbourne Housing Investment Company Limited (EHIC)

EHIC is a wholly owned subsidiary of the Council. EHIC has been set up to acquire, improve and let residential property at market rents. The Council has provided 29 (29 in 2019/20) commercial loans to EHIC totalling £23,856,350 (£23,856,350 in 2019/20) of which £23,085,550 (£20,233,050 in 2019/20) has been drawn down, for the purchase of various properties, at an interest rate of 4.5%. A working capital facility loan of £250,000 (£250,000 in 2019/20) has been agreed, at an interest rate of 2% above Base Rate. As at 31 March 2021 £247,000 (£nil in 2019/20) of the working capital facility loan had been drawn down.

The company's accounts are consolidated into the Group Accounts. Copies of Eastbourne Housing Investment Company Limited annual report and accounts can be obtained from their registered office at 1 Grove Road, Eastbourne, BN21 4TW. The Director of Regeneration & Planning and the Director of Service Delivery for the Council also act as Directors at Eastbourne Housing Investment Co Ltd.

12.8 Lewes District Council

The Council is engaging in a Joint Transformation Programme (JTP) with Lewes DC under which staff and services are being integrated. The Council now employs all of Corporate Management Team (CMT) and the majority of Lewes DC staff who were TUPE to the Council during 2017/18 and costs are recharged to Lewes DC. Staff within Legal services remain employees of Lewes DC and services are provided to both Councils and costs recharged. The recharge to Eastbourne Borough Council was £382,783 in 2020/21 (£370,614 2019/20) and to Eastbourne Homes Limited £19,901 in 2020/21 (£2,372 2019/20).

12.9 Aspiration Homes LLP

Aspiration Homes LLP (AH) is a limited liability partnership owned equally by Eastbourne BC and Lewes DC. It was set up during 2016/17 for the purpose of developing housing. The Council has provided five commercial loans to AH totalling £5,468,000 (£5,468,000 2019/20) of which £3,938,250 (£3,715,550 2019/20) has been drawn down, for the purchase of property for development, at an interest rate of 4.5%. A working capital facility loan of £100,000 has been agreed, at an interest rate of 2% above Base Rate. As at 31 March 2021 £65,000 (65,000 2019/20) of the working capital facility loan had been drawn down. The company's accounts are consolidated into the Group Accounts. Copies of Aspiration Homes LLP's annual report and accounts can be obtained from their registered office at 1 Grove Road, Eastbourne, BN21 4TW.

12.10 South East Environmental Services Limited

South East Environmental Services Limited (SEESL) is a wholly owned subsidiary of the Council. SEESL has been set up to provide waste and recycling services. The Council has provided commercial loans to SEESL for £1,600,000 (£1,600,000 2019/20) of which £1,400,000 (£1,550,000 2019/20) has been drawn down, for the purchase of equipment, at an interest rate of 2% above Base Rate. Loans of £155,000 were repaid during 2020/21.

12.11 Investment Company Eastbourne Limited

Investment Company Eastbourne Limited (ICE) is a wholly owned subsidiary of the Council. It was set up to enter into a deal with a private company in respect of a property in Leicester. There are no outstanding inter-company debts. See Group Accounts for further details.

Additional disclosure - Eastbourne Leisure Trust

The Eastbourne Leisure Trust was set up to oversee the management and operation of the Sovereign Centre and Motcombe Pool, on which it holds a 15-year lease starting in 2004. The Trust is set up as an Independent Provident Society, without any local authority members. Members of staff at these centres are jointly employed by the Trust and the contractor, Serco. During the year Eastbourne Leisure Trust paid the Council £nil (2019/20 £83,000).

13. LEASING**Operating leases – Council acting as lessor**

The table below analyses future minimum lease income expiring during the periods shown below:

2019/20		2020/21	
Minimum Lease Income		Minimum Lease Income	
£000		£000	
2,325	Within one year	2,751	
7,222	Between two and five years	6,801	
40,177	Later than five years	40,940	
49,724	Total	50,492	

The lease income relates to various land and buildings owned by the Council and leased out on varying terms and conditions. The total rental income recognised in the Comprehensive Income and Expenditure Statement for 2020/21 was £2,998,000 (£3,079,000 in 2019/20). 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.

14. GRANTS AND CONTRIBUTIONS RECEIVABLE

The table below outlines Government grants and other external contributions accounted for within the Comprehensive Income and Expenditure Statement.

2019/20		2020/21
£000		£000
Within Cost of Services		
(35,552)	DWP Benefits grants	(33,877)
(64)	Covid-19 Grants	(4,168)
<u>(4,885)</u>	Other grants and contributions	<u>(5,017)</u>
<u>(40,501)</u>	Total within Cost of Services	<u>(43,062)</u>
Within Taxation and non-specific grant income		
(1,694)	Section 31 Grant Small Business Rate Relief	(13,031)
(183)	New Homes Bonus	(332)
(131)	Localising C Tax Support Admin Subsidy	(128)
-	Income Recovery - Sales, Fees & Charges	(3,353)
(2,255)	Grants and contributions towards capital expenditure	(2,717)
<u>(96)</u>	Other Grants	<u>(11)</u>
<u>(4,359)</u>	Total within Taxation and non-specific grant income	<u>(19,572)</u>
<u>(44,860)</u>	Total Grants & Contributions	<u>(62,634)</u>

Notes

Covid-19 Grants income above excludes income of £43.93m where the Council is acting as an intermediary agent for the government, rather than on its own behalf, for amounts paid over directly to businesses.

Additional section 31 grant was received from government in 2020/21 to compensate for the loss of business rate income arising from additional Covid-19 reliefs provided to businesses.

The Council has received a number of grants and contributions 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, if not spent. The balances at 31/3/21 were £107,000 (£10,000 2019/20).

15. TRANSFER TO/ FROM EARMARKED RESERVES

Transfers (to) and from General Fund and HRA earmarked reserves are as follows:

Earmarked Reserve	Balance 1 April 2019 £000	Movement 2019/20 £000	Balance 31 March 2020 £000	Movement 2020/21 £000	Balance 31 March 2021 £000
General Fund					
General	(506)	506	-	(16)	(16)
Strategic Change	(199)	(46)	(245)	4	(241)
Capital Programme	(345)	9	(336)	-	(336)
Revenue Grants	(952)	339	(613)	(1,723)	(2,336)
ICE	-	(1,750)	(1,750)	(50)	(1,800)
Commercial	-	(250)	(250)	(271)	(521)
SHEP GF Properties Major Works	(1)	-	(1)	-	(1)
Business Rates Equalisation	-	-	-	(1,104)	(1,104)
Total	(2,003)	(1,192)	(3,195)	(3,160)	(6,355)
Collection Fund (timing difference)	-	-	-	(9,056)	(9,056)
Total General Fund	(2,003)	(1,192)	(3,195)	(12,216)	(15,411)
Housing Revenue Account					
HRA Leaseholders Major Works	(747)	(365)	(1,112)	299	(813)
Riverbourne House Leaseholders	(15)	(14)	(29)	-	(29)
Housing Regeneration and Investment	(2,529)	-	(2,529)	-	(2,529)
Total HRA	(3,291)	(379)	(3,670)	299	(3,371)
Total Earmarked Reserves	(5,294)	(1,571)	(6,865)	(11,917)	(18,782)

The purpose of each earmarked reserves is set out below:

General: where the Council carries forward under spent departmental budgets to the new financial year. This reserve will be reviewed and distributed between General Fund and Strategic Change Fund as appropriate, as part of the budget setting process.

Strategic Change: to finance one off investments that are required for development or the release of ongoing efficiencies.

Capital Programme: used for financing of one-off capital schemes.

Revenue Grants: to enable grants received in one financial year to be carried forward and used to finance revenue spending in future years.

ICE: to provide resources in the event of a claim under the provision of a guarantee by ICE (as principal guarantor) and the Council (as ultimate guarantor) for the Loan, and as the timing/amount of any payments arising from both the loan guarantee and the rental guarantee are uncertain.

Commercial: for the SEESL company surplus.

SHEP GF Properties Major Works: to create a Major Works Fund for Investment properties.

Business Rates Equalisation: to mitigate the risk of appeals.

Collection Fund (timing difference): during 2020/21, local authorities received section 31 grants to offset the reliefs given to businesses during lockdown. Under current collection fund accounting rules, the s31 grants received this year will not be discharged against the Collection Fund deficit until 2021/22, thereby inflating General Fund balances at the end of the 2020/21 financial year. This could lead to potentially misleading 2020/21 accounts, showing a significant increase in available reserves that are not actually available but earmarked against the following year's collection fund deficit. The appropriate action is to transfer the grant income to an earmarked reserve within the General Fund.

HRA Leaseholders Major Works and Riverbourne House Leaseholders: for future maintenance.

Housing Regeneration and Investment: to receive any surpluses achieved over those required for the sustainability of the HRA Business Plan to be used for future investment in strategic housing related outcomes.

16. SUMMARY OF CAPITAL EXPENDITURE AND FINANCING

The Capital Financing Requirement represents the Council's net need to borrow to finance its capital investment, made up of all funding of capital from loans in previous years, less amounts set aside each year for the redemption of debt.

2019/20		2020/21
£000		£000
149,917	Opening Capital Financing Requirement	172,798
16,762	Capital Investment	8,282
2,808	Revenue expenditure financed from capital under statute	5,325
14,193	Long Term Debtors	3,134
33,763	Total	16,741
	Sources of finance	
(3,632)	Capital Receipts	(4,073)
(2,584)	Grants and Contributions towards Refcus	(2,643)
(4,204)	Major Repairs Reserve	(3,094)
(453)	Revenue Provision for Repayment of Debt	(929)
(9)	Revenue Contribution to capital	-
(10,882)	Total Capital financing	(10,739)
172,798	Closing Capital Financing Requirement	178,800
	Explanation of movements in year	
22,881	Increase in underlying need to borrowing (unsupported by government financial assistance)	6,002

The Capital Financing Requirement reflects various items in the Balance Sheet, as shown below:

31 March 2020		31 March 2021
£000		£000
310,481	Property Plant and Equipment	323,983
15,557	Infrastructure Assets	14,707
14,702	Heritage Assets	14,702
27,250	Investment Property	24,846
6,446	Intangible Assets	4,838
732	Long Term Investments	-
-	Assets Held for Sale	922
28,174	Loans and Advances to Third Parties	31,308
(40,238)	Revaluation Reserve	(40,333)
(190,306)	Capital Adjustment Account	(196,173)
172,798	Capital Financing Requirement	178,800

Note

Revenue Expenditure Funded from Capital Under Statute of £5.325m includes £4.585m in respect of the Capitalisation Direction, as detailed in Note 7.

17. PROPERTY PLANT AND EQUIPMENT**17.1 Movements in 2020/21**

The table below shows the movements in the various categories for the year:

	Council Dwellings	Other Land and Buildings	Vehicles, Plant & Equipment	Community Assets	Assets under Construction	Surplus Properties	Total
	£000	£000	£000	£000	£000	£000	£000
Cost or Valuation at 1 April 2020	194,265	97,113	10,773	4,131	8,058	148	314,488
Additions	3,203	2,290	23	-	763	-	6,279
Revaluation increases recognised in the Revaluation Reserve	-	(169)	-	-	-	-	(169)
Revaluation increases recognised in the Deficit on the Provision of Services	15,316	15	-	-	-	-	15,331
De-recognition & Disposals	(3,529)	(1,837)	(502)	-	-	-	(5,868)
Assets reclassified	-	(104)	498	24	(1,173)	233	(522)
At 31 March 2021	209,255	97,308	10,792	4,155	7,648	381	329,539
Accumulated Depreciation and Impairment							
At 1 April 2020	-	-	(3,444)	(563)	-	-	(4,007)
Depreciation Charge	(4,589)	(1,624)	(826)	-	-	-	(7,039)
Depreciation written out on Revaluation	4,580	428	-	-	-	-	5,008
De-recognition & Disposals	9	-	473	-	-	-	482
At 31 March 2021	-	(1,196)	(3,797)	(563)	-	-	(5,556)
Net Book Value							
At 31 March 2021	209,255	96,112	6,995	3,592	7,648	381	323,983
At 31 March 2020	194,265	97,113	7,329	3,568	8,058	148	310,481

	Council Dwellings	Other Land & Buildings	Vehicles, Plant & Equipment	Community Assets	Assets under Construction	Surplus Properties	Total
	£000	£000	£000	£000	£000	£000	£000
Cost or Valuation at 1 April 2019	195,061	97,919	10,510	4,131	54,996	124	362,741
Additions	4,440	332	1,141	-	9,211	-	15,124
Revaluation increases recognised in the Revaluation Reserve	-	(15,384)	-	-	-	24	(15,360)
Revaluation increases recognised in the Deficit on the Provision of Services	454	(41,687)	-	-	-	-	(41,233)
De-recognition - Disposals	(5,690)	-	(694)	-	-	-	(6,384)
Assets reclassified	-	55,933	(185)	-	(56,148)	-	(400)
At 31 March 2020	194,265	97,113	10,772	4,131	8,059	148	314,488
Accumulated Depreciation and Impairment							
At 1 April 2019	(12,159)	(5,023)	(3,372)	(563)	-	-	(21,117)
Depreciation Charge	(4,284)	(2,661)	(765)	-	-	-	(7,710)
Depreciation written out on Revaluation	16,339	7,684	-	-	-	-	24,023
De-recognition - disposal	104	-	693	-	-	-	797
At 31 March 2020	-	-	(3,444)	(563)	-	-	(4,007)
Net Book Value							
At 31 March 2020	194,265	97,113	7,328	3,568	8,059	148	310,481
At 31 March 2019	182,902	92,896	7,138	3,568	54,996	124	341,624

17.2 Infrastructure Assets

Infrastructure Assets are measured using the historical cost basis and carried at depreciated historical cost. Infrastructure assets include sea defences, access roads and paved areas.

	£000		£000
Cost or Valuation at 1 April 2019	33,807	Cost or Valuation at 1 April 2020	34,256
Additions	204	Additions	597
Revaluation increases recognised in the Revaluation Reserve	-	Revaluation increases recognised in the Revaluation Reserve	-
Revaluation increases recognised in the Deficit on the Provision of Services	-	Revaluation increases recognised in the Deficit on the Provision of Services	-
De-recognition - Disposals	(155)	De-recognition - Disposals	(597)
Assets reclassified	400	Assets reclassified	-
At 31 March 2020	34,256	At 31 March 2021	34,256
At 1 April 2019	(17,862)	At 1 April 2020	(18,699)
Depreciation Charge	(837)	Depreciation Charge	(850)
Depreciation written out to the Revaluation Reserve	-	Depreciation written out to the Revaluation Reserve	-
Impairment losses recognised in the Revaluation Reserve	-	Impairment losses recognised in the Revaluation Reserve	-
Impairment losses recognised in the Deficit on the Provision of Services	-	Impairment losses recognised in the Deficit on the Provision of Services	-
De-recognition - disposal	-	De-recognition - disposal	-
At 31 March 2020	(18,699)	At 31 March 2021	(19,549)
Net Book Value		Net Book Value	
At 31 March 2020	15,557	At 31 March 2021	14,707
At 31 March 2019	15,945	At 31 March 2020	15,557

17.3 Valuation of Property

Three of the categories shown in the tables above (council dwellings, other land and buildings and surplus properties) are subject to periodic revaluation: all such assets are revalued at 5-year intervals. These were last valued as at 31 March 2020 by the Wilks, Head & Eve. The next full revaluation, for all three categories of assets, is due to be carried out as at 31 March 2025.

The valuations are not reported as subject to 'material valuation uncertainty' as defined by RICS Valuation Global Standards. The exception is retail and specific assets/sectors such as car parks which continue to be faced with an unprecedented set of circumstances caused by Covid-19 and an absence of relevant/sufficient market evidence on which to base judgements.

	Council Dwellings	Other Land & Buildings	Vehicles, Plant & Equipment	Community Assets	Assets Under Construction	Surplus Properties	Total
	£000	£000	£000	£000	£000	£000	£000
Carried at Historical Cost	-	-	10,792	4,155	7,648	-	22,595
Values at current value as at:							
31 March 2020	-	-	-	-	-	-	-
31 March 2021	209,255	97,308	-	-	-	381	306,944
Gross Cost/Valuation	209,255	97,308	10,792	4,155	7,648	381	329,539

17.4 Depreciation

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

Council dwellings	60 years
Other land and buildings	15 to 60 years
Vehicles Plant and Equipment	3 to 25 years

17.5 Capital Commitments

At 31 March 2021, the Council has entered into a number of contracts for the construction or enhancement of Property, Plant and Equipment to cost £2,495,000 as detailed in the table below. Similar commitments at 31 March 2020 were £6,363,000 (including loans £5.451m).

	2020/21
	£000
Loans to subsidiary companies	1,549
New Build & Asset Improvements	852
IT Recovery & Reset	64
Parks & Gardens	30
Total	2,495

17.6 Fair value hierarchy

The fair value hierarchy of surplus assets at 31 March are as follows:

	Quoted prices in active markets for identical assets (Level 1)	Other significant observable inputs (Level 2)	Other significant unobservable inputs (Level 3)	Total
	£000	£000	£000	£000
Surplus Assets NBV 31 March 2021	-	381	-	381
Surplus Assets NBV 31 March 2020	-	148	-	148

The surplus assets are measured at Level 2 in the fair value hierarchy as the measurement technique uses significant observable inputs to measure the fair value. The fair value has been derived on a comparable basis for income producing assets or residential properties (using rent yield or capital value per square metre) or derived through an assessment of prevailing land values for unconsented sites or a residual land appraisal.

For assets offering development potential (alternative use) the valuation is based on the highest value that has a reasonable prospect of securing an appropriate planning consent. Restrictions on the sale or use of an asset affect its fair value only if market participants would also be impacted by those restrictions. Highest and best use is determined only from the perspective of market participants, even if the Council intends a different use. Alternative uses of those assets are considered if there is an alternative use that would maximise their fair value. However, the Council is not required to perform an exhaustive search for other potential uses of the assets if there is no evidence to suggest that the current use of an asset is not its highest and best use.

18. HERITAGE ASSETS

Reconciliation of the carrying value of Heritage Assets held by the Council:

	Historical Collection	Art Collection	Other	Buildings	Total
Cost or Valuation	£000	£000	£000	£000	£000
Balance at 31 March 2019	345	11,906	162	2,621	15,034
Revaluations	-	-	10	(342)	(332)
Balance at 31 March 2020	345	11,906	172	2,279	14,702
Revaluations	-	-	-	-	-
Balance at 31 March 2021	345	11,906	172	2,279	14,702

The Art Collection was valued by professional external valuers in 2012/13. The Collection will be valued every 10 years and an annual review is carried out to ensure the value is not materially mis-stated. Heritage buildings were valued as at 1 April 2016 by an external professional valuer and will be revalued every 5 years. The historical collection has been valued with reference to the insurance value.

19. HERITAGE ASSETS POLICY

Acquisitions Policy

Towner, Eastbourne's contemporary art museum and centre for the visual arts in the South East, will continue to acquire objects in the following categories:

- Fine Art: paintings, watercolours, drawings, mixed media, photographs, prints and sculpture representative of the main developments in 19th and 20th century British art.
- Victorian Art: to complement the Towner Bequest.
- Works by important 20th century British artists, to enhance the existing collection.
- Works and material by and relating to Eric Ravilious (1903-42).
- Works by South East regional artists.
- Topographical pictures relating to East Sussex and the Eastbourne area.
- European Art: to complement the existing collections, for example the Irene Law Bequest of 17th and 18th century Dutch and Flemish paintings and 18th century British art, The Lucy Carrington Wertheim Bequest of 20th century European paintings.
- Contemporary art by British and International artists complementing the existing collections.

Towner recognises its responsibility, in acquiring material, to ensure adequate conservation, documentation and proper use of such material and takes into account limitations on collecting imposed by such factors as inadequate staffing, storage and conservation resources. Acquisitions outside the current stated policy will only be made in very exceptional circumstances, and then only after proper consideration by the governing body of the museum itself, having regard to the interests of other museums.

Disposals Policy

The Council accepts the principle that there is a strong presumption against the disposal of any items in the Towner's collections. In those cases where Towner is free to dispose of an item it is agreed that any decision to sell or dispose of material from the collections should be taken only after due consideration.

Once a decision to dispose of an item has been taken, priority will be given to retaining the item within the public domain and with this in view it will be offered first, by exchange, gift or sale to Registered museums before disposal to other interested individuals or organisations is considered. Further information is available in Eastbourne Local History Museum and Towner's Acquisitions and Disposals Policy available from Towner.

20. INVESTMENT PROPERTIES

In 2020/21 the Council received £1,540,000 as rental income from investment properties, compared to £1,402,000 received in 2019/20. Investment properties are held for the purpose of generating income. There are no restrictions on the Council's ability to realise the value inherent in its investment property or of the Council's right to the remittance of income and the proceeds of disposal. The Council has no contractual obligation to purchase, construct or develop investment property or repairs, maintenance or enhancement.

The table below shows movements in the fair value for Investment Properties.

2019/20		2020/21
£000		£000
25,656	Balance at 1 April	27,250
245	Additions	992
1,349	Net gains / (losses) from fair value adjustments	(3,396)
27,250	Balance at 31 March	24,846

Fair Value Hierarchy

All the Council's investment properties have been value assessed as Level 2 on the fair value hierarchy for valuation purposes (see Note 2.10 Accounting Policy for an explanation of the fair value levels).

Valuation Techniques Used to Determine Level 2 Fair Values for Investment Property

The current value of investment property has been measured using a market approach, which takes into account quoted prices for similar assets in active markets, existing lease terms and rentals, research into market evidence including market rentals and yields, the covenant strength for existing tenants, and data and market knowledge gained in managing the Council's Investment Asset portfolio. Market conditions are such that similar properties are actively purchased and sold and the level of observable inputs are significant, leading to the properties being categorised as level 2 on the fair value hierarchy.

Highest and Best Use

In estimating the fair value of the Council's investment properties, the highest and best use is their current use.

Valuation Process for Investment Properties

The Council's investment property has been valued as at 31 March 2021 by Wilks Head & Eve in accordance with the methodologies and bases for estimation set out in the professional standards of the Royal Institution of Chartered Surveyors.

21 INTANGIBLE ASSETS

The Council accounts for its software as intangible assets to the extent that the software is not an integral part of a particular IT system and accounted for as part of the hardware item of Property, Plant and Equipment. The intangible assets also cover the initial purchased licences on implementation. All software is given a finite useful life based on assessments of the period that the software is expected to be of use to the Council. The useful lives assigned to the major software suites used by the Council range between three and ten years.

The annual movements in the balance sheet figures for intangible assets are shown below:

2019/20				2020/21		
Gross	Amortised	Net Total		Gross	Amortised	Net Total
£000	£000	£000		£000	£000	£000
9,000	(2,721)	6,279	Balance 1 April	10,115	(3,669)	6,446
-	(921)	(921)	Written down to services:	-	(1,977)	(1,977)
-	(26)	(26)	Corporate Services	-	(45)	(45)
			Housing Revenue Account			
-	(947)	(947)		-	(2,022)	(2,022)
1,114	-	1,114	Added during year	414	-	414
1	(1)	-	Written out on completion of expected life	(2,545)	2,545	-
1,115	(948)	167	Net transactions during the year	(2,131)	523	(1,608)
10,115	(3,669)	6,446	Balance at 31 March	7,984	(3,146)	4,838

The Council’s Joint Transformation Programme, which started in 2016/17, makes up £3.92m (£4.27m 31/3/19) of the total and is being amortised over remaining periods of 4-7 years.

22. ASSETS HELD FOR SALE

2019/20		2020/21
£000		£000
-	Balance at 1 April	-
-	Assets newly classified as Held for Sale	922
-	Balance at 31 March	922

23. FINANCIAL INSTRUMENTS**A. Categories of Financial Instruments**

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

Financial Assets	31 March 2020	31 March 2021
	£000	£000
Fair value through profit or loss		
Long Term Investments	732	-
Long Term Debtors	-	-
Short Term Investments & Cash Equivalents	-	-
Short Term Debtors	-	-
Total	732	-
Amortised Cost		
Long Term Investments	3,500	3,500
Long Term Debtors	43,761	49,333
Short Term Investments & Cash Equivalents	3,459	4,423
Short Term Debtors	19,870	18,995
Total	70,590	76,251
Total Financial Assets	71,322	76,251
Non Financial Assets	4,550	21,532
Total	75,872	97,783

Financial Liabilities	31 March 2020	31 March 2021
	£000	£000
Fair value through profit or loss		
Short & Long Term Borrowings and Creditors	-	-
Amortised Cost		
Long Term Borrowings	(126,903)	(119,237)
Long Term Creditors	-	-
Short Term Borrowings	(35,638)	(40,327)
Short Term Creditors	(7,647)	(32,339)
Total Financial Liabilities	(170,188)	(191,903)
Non Financial Liabilities	(6,092)	(5,949)
Total	(176,280)	(197,852)

B. Financial Instruments Designated at Fair Value through Profit or Loss

The balance of financial assets at 31 March 2021 was £nil (£732,000 at 31 March 2020). The shares were sold during the year. There were no financial liabilities designated at fair value through profit or loss. No financial assets or liabilities were classed as fair value through other comprehensive income. No financial assets or liabilities were re-classified during the year.

C. Income, Expense, Gains and Losses

	2019/20	2019/20	2020/21	2020/21
	Surplus or Deficit on Provision of Services £000	Other Comprehensive Income and Expenditure £000	Surplus or Deficit on Provision of Services £000	Other Comprehensive Income and Expenditure £000
Net (gains)/losses on:				
Financial assets measured at amortised cost	(2,308)	-	(2,571)	-
Interest revenue:				
Financial assets measured at amortised cost	(1,099)	-	(1,234)	-
Interest expense:				
Financial liabilities measured at amortised cost	3,878	-	3,410	-

D. Fair Value

The basis for recurring fair value measurements is:

- **Level 1 Inputs** – quoted prices (unadjusted) in active markets for identical assets or liabilities that the authority can access at the measurement date.
- **Level 2 Inputs** – inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.
- **Level 3 Inputs** – unobservable inputs for the asset or liability.

There were no financial assets are measured at fair value on a recurring basis and are described in the following table, including the valuation techniques used to measure them

Recurring fair value measurements	Input level in fair value hierarchy	Valuation technique used to measure fair value	31 March 2020 £000	31 March 2021 £000
Fair value through profit or loss				
Other financial instruments	Level 1	Unadjusted quoted prices in active markets for identical shares	£732	£0

There were no transfers between levels 1 and 2 during the year. There has been no change in the valuation technique used during the year for the financial instruments. There were no instruments, measured at fair value, that were at level 3 in the hierarchy.

E. Fair Values of Financial Assets and Financial Liabilities that are not measured at fair value [but for which fair value disclosures are required]

Except for the financial assets carried at fair value, all other financial liabilities and financial assets represented by amortised cost and long-term debtors and creditors are carried on the balance sheet at amortised cost. Their fair value can be assessed by calculating the present value of the cash flows that take place over the remaining life of the instruments, using the following assumptions:

- For loans from the PWLB payable, under debt redemption procedures, prevailing market rates have been applied to provide the fair value;
- For non-PWLB loans payable, under debt redemption procedures, prevailing market rates have been applied to provide the fair value;

- For loans receivable prevailing benchmark market rates have been used to provide the fair value;
- No early repayment or impairment is recognised;
- Where an instrument has a maturity of less than 12 months or is a trade or other receivable the fair value is taken to be the carrying amount or the billed amount;
- The fair value of trade and other receivables is taken to be the invoiced or billed amount.

The fair values calculated are as follows:

Financial Liabilities	31 March 2020 Carrying amount	31 March 2020 Fair Value	31 March 2021 Carrying amount	31 March 2021 Fair Value
	£000	£000	£000	£000
Financial liabilities held at amortised cost	(126,903)	(131,511)	(119,237)	(134,233)
Long Term Creditors	-	-	-	-
Finance Lease Liabilities	-	-	-	-
Total Long Term	(126,903)	(131,511)	(119,237)	(134,233)
Short Term Borrowings and Creditors	(43,285)	(43,285)	(72,666)	(72,666)
Total Long and Short Term	(170,188)	(174,796)	(191,903)	(206,899)

The fair value of borrowings is higher than the carrying amount because the portfolio of loans includes a number of fixed rate loans where the interest rate payable is higher than the prevailing rates at the Balance Sheet date. This shows a notional future loss, based on economic conditions at 31 March 2021, arising from a commitment to pay interest to lenders above current market rates.

Financial Assets	31 March 2020 Carrying amount	31 March 2020 Fair Value	31 March 2021 Carrying amount	31 March 2021 Fair Value
	£000	£000	£000	£000
Financial assets held at amortised cost	3,500	3,500	3,500	3,500
Long Term Debtors	43,761	43,761	49,333	49,333
Total Long Term	47,261	47,261	52,833	52,833
Short Term Investments and Debtors	23,329	23,329	23,418	23,418
Total Long and Short Term	70,590	70,590	76,251	76,251

The fair value of the financial assets is higher than the carrying amount because the portfolio of investments includes a number of fixed rate loans where the interest rate receivable is higher than the rates available for similar loans at the Balance Sheet date. This shows a notional future gain, based on economic conditions at 31 March 2021, attributable to the commitment to receive interest below current market rates. Short term debtors and creditors are carried at cost as this is a fair approximation of their value.

Fair value hierarchy of financial assets and financial liabilities that are not measured at fair value

31 March 2021	Quoted prices in active markets for identical assets (Level 1)	Other significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)	Total
	£000	£000	£000	£000
Financial liabilities held at amortised cost	-	(134,233)	-	(134,233)
Long Term Creditors	-	-	-	-
Finance Lease Liabilities	-	-	-	-
Total Long Term	-	(134,233)	-	(134,233)
Financial assets held at amortised cost	-	3,500	-	3,500
Long Term Debtors	-	49,333	-	49,333
Total Long Term	-	52,833	-	52,833

31 March 2020	Quoted prices in active markets for identical assets (Level 1)	Other significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)	Total
	£000	£000	£000	£000
Financial liabilities held at amortised cost	-	(131,511)	-	(131,511)
Long Term Creditors	-	-	-	-
Finance Lease Liabilities	-	-	-	-
Total Long Term	-	(131,511)	-	(131,511)
Financial assets held at amortised cost	-	3,500	-	3,500
Long Term Debtors	-	43,761	-	43,761
Total Long Term	-	47,261	-	47,261

The fair value for financial liabilities and financial assets that are not measured at fair value included in levels 2 and 3 in the table above have been arrived at using a discounted cash flow analysis, with the most significant inputs being the discount rate. The fair value for financial liabilities and financial assets that are not measured at fair value can be assessed by calculating the present value of the cash flows that will take place over the remaining term of the instruments, using the following assumptions.

Financial Assets

- no early repayment or impairment is recognised;
- estimated ranges of interest rates at 31 March 2021 of 0.0% to 0.17% for loans receivable, based on new lending rates for equivalent loans at that date;
- the fair value of trade and other receivables is taken to be the invoiced or billed amount.

Financial Liabilities

- no early repayment is recognised;
- estimated ranges of interest rates at 31 March 2021 of 1.0% to 8.9% for loans payable based on new lending rates for equivalent.

24. NATURE AND EXTENT OF RISKS ARISING FROM FINANCIAL INSTRUMENTS

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

- **Credit risk** - the possibility that other parties might fail to pay amounts due to the Council;
- **Liquidity risk** - the possibility that the Council might not have funds available to meet its commitments to make payments;
- **Re-financing risk** - the possibility that the Council might be requiring to renew a financial instrument on maturity at disadvantageous interest rates or terms;
- **Market risk** - the possibility that financial loss might arise for the Council as a result of changes in such measures as interest rates or stock market movements.

Overall procedures for managing risk

The Council's overall risk management programme focuses on the unpredictability of financial markets, and seeks to minimise potential adverse effects on the resources available to fund services.

The procedures for risk management are set out through a legal framework based on the Local Government Act 2003 and associated regulations. These require the Council to comply with the CIPFA Prudential Code, the CIPFA Code of Practice on Treasury Management in the Public Services and investment guidance issued through the Act. Overall, these procedures require the Council to manage risk in the following ways:

- by formally adopting the requirements of the CIPFA Treasury Management Code of Practice;
- by the adoption of a Treasury Policy Statement and treasury management clauses within its financial regulations, standing orders and constitution;
- by approving annually in advance prudential and treasury indicators for the following three years limiting:
 - The Council's overall borrowing;
 - Its maximum and minimum exposures to the maturity structure of its debt;
 - Its management of interest rate exposure;
 - Its maximum annual exposures to investments maturing beyond a year.
- by approving an investment strategy for the forthcoming year setting out its criteria for both investing and selecting investment counterparties in compliance with government guidance.

These are required to be reported and approved at or before the Council's annual Council Tax setting budget or before the start of the year to which they relate. These items are reported with the annual treasury management strategy which outlines the detailed approach to managing risk in relation to the Council's financial instrument exposure. Actual performance is also reported after each year, as is a mid-year update.

The annual treasury management strategy which incorporates the prudential indicators was approved by Council on 19 February 2020 and is available on the Council website.

The key issues within the strategy were:

- The Authorised Limit for 2020/21 was set at £225m. This is the maximum limit of external borrowings or other long term liabilities;
- The Operational Boundary was expected to be £210m. This is the expected level of debt and other long-term liabilities during the year;
- The maximum amounts of fixed and variable interest rate exposure were set at 100% and 25% based on the Council's net debt;
- The maximum and minimum exposures to the maturity structure of debt (see table below).
- Risk management is carried out by a central treasury team, under policies approved by the Council in the annual treasury management strategy. The Council provides written principles for overall risk management, as well as written policies (covering specific areas, such as interest rate risk, credit risk, and the investment of surplus cash).

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Credit Risk

Credit risk arises from deposits with banks and financial institutions, as well as credit exposures to the authority's customers. This risk is minimised through the Annual Investment Strategy, which is available on the authority's website. There are significant financial risks of COVID-19 that will be felt into 2021/22 and later years due to the uncertainty surrounding its impact on residents and Council Tax collection rates, the slowdown in house building and the reduction in the Council Tax base and income and on businesses and Business Rates collection rates.

Credit Risk Management Practices

The Council's credit risk management practices are set out in the Annual Investment Strategy. With particular regard to determining whether the credit risk of financial instruments has increased significantly since initial recognition.

The Annual Investment Strategy requires that deposits are not made with financial institutions unless they meet identified minimum credit criteria, in accordance with the Fitch, Moody's and Standard & Poor's Credit Ratings Services. The Annual Investment Strategy also considers maximum amounts and time limits with a financial institution located in each category.

The credit criteria in respect of financial assets held by the Council are detailed below:

The Council uses the creditworthiness service provided by Link Asset Services. This service uses a sophisticated modelling approach with credit ratings from all three rating agencies - Fitch, Moody's and Standard and Poor's, forming the core element.

However, it does not rely solely on the current credit ratings of counterparties but also uses the following as overlays:

- credit watches and credit outlooks from credit rating agencies;
- CDS spreads to give early warning of likely changes in credit ratings;
- sovereign ratings to select counterparties from only the most creditworthy countries.

The full Investment Strategy for 2020/21 was approved by Full Council on 19 February 2020 and is available on the Council's website.

Customers for goods and services are assessed, taking into account their financial position, past experience and other factors, with individual credit limits being set in accordance with internal ratings in accordance with parameters set by the Council.

The Council's maximum exposure to credit risk in relation to its investments in financial institutions of £4m cannot be assessed generally as the risk of any institution failing to make interest payments or repay the principal sum will be specific to each individual institution. Recent experience has shown that it is rare for such entities to be unable to meet their commitments.

A risk of irrecoverable loss applies to all of the Council's deposits, but there was no evidence at the 31 March 2021 that this was likely.

The Council has invested funds in CloudConnX Limited £357,000 (of which £36,000 has been repaid) and Sea Change Sussex £2,250,000 plus capitalised interest. The risk of these companies failing to meet their commitments is minimised by maintaining representation on the board of Welbeing and CloudConnX. The loan to CloudConnX is supported by a fixed and floating charge over the assets. The loan to Sea Change Sussex loan is fully secured by a charge over land.

The Council has provided various commercial loan facilities to Eastbourne Housing Investment Company Limited, a wholly owned subsidiary of the Council:

- £23,856,350 of which £23,085,550 has been drawn down, for the purchase and refurbishment of properties, at an interest rate of 3% - 4.5%. The loans are secured by a first charge on the properties purchased;
- £250,000 working capital facility, unsecured at an interest rate of 2% above Base Rate, £247,000 of which was drawn down as at 31 March 2021.

The Council has provided various commercial loan facilities to Aspiration Homes LLP, a joint venture with Lewes District Council:

- £5,468,000 of which £4,095,250 has been drawn down, for the development of new properties, at an interest rate of 4.5%. The loans are secured by a first charge on the properties purchased;
- £100,000 working capital facility, unsecured at an interest rate of 2% above Base Rate, of which £65,000 was drawn down as at 31 March 2021.

The Council has provided a commercial loan facility to South East Environmental Services Limited, a wholly owned subsidiary of the Council, totalling £1,600,000 of which £1,400,000 has been drawn down for the purchase of waste fleet vehicles. The loan is unsecured and interest is charged at the rate of 2% above Base Rate. Loans of £155,000 were repaid during 2020/21.

Amounts Arising from Expected Credit Losses (ECL)

The changes in loss allowance during the year are as follows:

	12 Month ECL	Lifetime ECL	Lifetime ECL - Simplified Approach	Total
	£000	£000	£000	£000
Opening balance 1 April 2020	-	-	(4,878)	(4,878)
Change in Credit Loss	(6)	(189)	(1,035)	(1,230)
Closing balance 31 March 2021	(6)	(189)	(5,913)	(6,108)

12 Month ECL includes some third party loans. Lifetime ECL includes some third party loans, treasury investments and non debtor system invoices. Lifetime ECL simplified includes debtor system invoices.

The table below summarises the credit risk exposures of the Council's investment portfolio at 31 March by the type of counterparty:

Credit Rating	31 March 2020 £000	31 March 2021 £000
Banks, Building Societies & Corporates		
AAA	-	-
AA	-	-
A	3,459	4,423
Money Market Funds - AAA	-	-
Local Authorities - Unrated	-	-
Total	3,459	4,423

Collateral – During the reporting period the council held no collateral as security.

Liquidity risk

The Council manages its liquidity position through the risk management procedures above (the setting and approval of prudential indicators and the approval of the treasury and investment strategy reports), as well as through a comprehensive cash flow management system, as required by the CIPFA Treasury Management Code of Practice. This seeks to ensure that cash is available when needed.

The Council has ready access to borrowings from the money markets to cover any day to day cash flow need, and the PWLB and money markets for access to longer term funds. The Council is also required to provide a balanced budget through the Local Government Finance Act 1992, which ensures sufficient monies are raised to cover annual expenditure. There is therefore no significant risk that it will be unable to raise finance to meet its commitments under financial instruments.

The maturity analysis of financial assets is as follows:

	31 March 2020	31 March 2021
	£000	£000
Less than one year	26,829	26,918
More than ten years	43,761	49,333
Total	70,590	76,251

Refinancing and Maturity risk

The Council maintains a significant debt and investment portfolio. Whilst the cash flow procedures above are considered against the refinancing risk procedures, longer-term risk to the Council relates to managing the exposure to replacing financial instruments as they mature. This risk relates to both the maturing of longer term financial liabilities and longer term financial assets.

The approved treasury indicator limits for the maturity structure of debt and the limits placed on investments placed for greater than one year in duration are the key parameters used to address this risk. The Council approved treasury and investment strategies address the main risks and the central treasury team address the operational risks within the approved parameters.

This includes:

- monitoring the maturity profile of financial liabilities and amending the profile through either new borrowing or the rescheduling of the existing debt; and
- monitoring the maturity profile of investments to ensure sufficient liquidity is available for the Council's day to day cash flow needs, and the spread of longer-term investments provide stability of maturities and returns in relation to the longer term cash flow needs.

The maturity analysis of financial liabilities is as follows, with the maximum and minimum limits for fixed interest rates maturing in each period (approved by Council in the Treasury Management Strategy):

	Approved Minimum Limit %	Approved Maximum Limit %	31 March 2020	31 March 2021
			£000	£000
Less than one year	0%	75%	45,285	72,666
Between one and two years	0%	75%	761	3,000
Between two and five years	0%	75%	3,380	761
Between five and ten years	0%	75%	1,712	1,331
More than ten years	0%	75%	119,050	114,145
Total			170,188	191,903

Market risk

Interest rate risk - The Council is exposed to interest rate movements on its borrowings and investments. Movements in interest rates have a complex impact on the Council, depending on how variable and fixed interest rates move across differing financial instrument periods. For instance, a rise in variable and fixed interest rates would have the following effects:

- Borrowings at variable rates – the interest expense charged to the Comprehensive Income and Expenditure Statement will rise;
- Borrowings at fixed rates – the fair value of the borrowing will fall (no impact on revenue balances);
- Investments at variable rates – the interest income credited to the Comprehensive Income and Expenditure Statement will rise; and
- Investments at fixed rates – the fair value of the assets will fall (no impact on revenue balances).

Borrowings are not carried at fair value on the balance sheet, so nominal gains and losses on fixed rate borrowings would not impact on the Surplus or Deficit on the Provision of Services or Other Comprehensive Income and Expenditure. However, changes in interest payable and receivable on variable rate borrowings and investments will be posted to the Surplus or Deficit on the Provision of Services and affect the General Fund Balance. Movements in the fair value of fixed rate investments that have a quoted market price will be reflected in the Other Comprehensive Income and Expenditure Statement.

The Council has a number of strategies for managing interest rate risk. The Annual Treasury Management Strategy draws together Council's prudential and treasury indicators and its expected treasury operations, including an expectation of interest rate movements. From this Strategy a treasury indicator is set which provides maximum limits for fixed and variable interest rate exposure. The central treasury team will monitor market and forecast interest rates within the year to adjust exposures appropriately. For instance, during periods of falling interest rates, and where economic circumstances make it favourable, fixed rate investments may be taken for longer periods to secure better long term returns, similarly the drawing of longer term fixed rates borrowing would be postponed.

According to this assessment strategy, at 31 March 2021, if all interest rates had been 1% higher (with all other variables held constant) the financial effect would be:

	£000
Increase in interest payable on variable rate borrowings	462
Increase in interest receivable on variable rate investments	<u>(79)</u>
Impact on Surplus or Deficit on the Provision of Services	<u>383</u>
 Decrease in fair value of fixed rate borrowings liabilities	 (23,847)
(No impact on the Surplus or Deficit on the Provision of Services or Other Comprehensive Income and Expenditure)	

Price risk

The Council does not generally invest in equity shares or marketable bonds. However during 2019/20 did have shareholdings to the value of £732,000 (£1,030,000 in 2018/19) in Doro. The shareholding was part of the settlement relating to the sale of the Council's interest in Greencoat House Ltd (Welbeing) on 31st May 2018. The shares were sold during 2020/21.

Foreign exchange risk

The Council had a shareholding in Doro in Swedish Krona as part of the settlement in the sale of Greencoat House Ltd (Welbeing). This had an exposure to loss and gain arising from movements in exchange rates. The shares were sold during 2020/21. The Council has no other financial assets or liabilities denominated in foreign currencies and therefore has no exposure to loss arising from movements in exchange rates.

25. DEBTORS

Short Term debtors outstanding as at 31 March are:

31 March 2020		31 March 2021
£000		£000
	Financial Assets	
2,660	Trade Receivables	4,427
17,210	Other Receivables	14,567
19,870	Total	18,994
	Non Financial Assets	
362	Prepayments	654
3,399	Debtors for Local Taxation	19,679
789	Other Receivables	1,200
4,550	Total	21,533
24,420	Total	40,527

Debtors for Local Taxation at 31 March 2021 includes £14,265,00 Business Rates due from government.

Long-term debtors outstanding as at 31 March are:

31 March 2020		31 March 2021
£000		£000
28,556	Other Receivables	31,557
15,205	ICE/IIL Guarantee	17,776
43,761	Total	49,333

Under long term debtors for public corporations and other trading organisation the Council has investment of:

- £321,000 (2019/20 £357,000) in a company that will be providing telecommunication services primarily to the business sector in the locality. The Council currently has a charge over the assets of the company.
- £850,000 loan funding in 2014/15 provided in partnership with East Sussex County Council to East Sussex Energy Infrastructure and Development Ltd (trading as Sea Change Sussex) for the purchase of a site at Sovereign Harbour, with repayment due in 2024. Capitalised interest has been added to this loan bringing the total outstanding to £1,019,614.
- £1,400,000 loan funding in 2015/16 to East Sussex Energy Infrastructure and Development Ltd (trading as Sea Change Sussex) for the development of the Innovation Mall (Pacific House) at Sovereign Harbour, with repayment is due in 2024. Capitalised interest has been added bringing the total outstanding to £1,654,997.
- £24,106,350 loan facility was agreed with Eastbourne Housing Investment Company, a wholly owned subsidiary of the council for the purchase and redevelopment of various properties. As at 31 March 2021 a sum of £23,332,550 was drawn down. These loans are due for repayment on a variety of dates, the last due date being in 2059.
- £5,568,000 loan facility was agreed with Aspiration Homes LLP, a partnership wholly owned by The Council and Lewes District Council for the purchase and redevelopment of various properties. As at 31 March 2021 a sum of £4,160,250 was drawn down. This loan is due for repayment in 2058. These loans are due for repayment on a variety of dates, the last due date being in 2059.

- £1,600,000 loan facility was agreed with South East Environmental Services Limited, a wholly owned subsidiary of the council for the purchase waste fleet vehicles. As at 31 March 2021 a sum of £1,245,000 was drawn down. This loan is due for repayment in 2030.
- £17,775,808 long term contract receivable (plus £109,167 short term receivable) relating to a guarantee arrangement provided to IIL Limited in respect of an investment property in Leicester as detailed in Notes 4 and 5.

26. CREDITORS

Short term creditors between different groupings of creditor as at 31 March are:

31 March 2020 £000		31 March 2021 £000
	Financial Liabilities	
(726)	Trade payables	(1,082)
(7,824)	Other payables	(16,873)
(8,550)	Total	(17,955)
	Non Financial Liabilities	
(4,676)	Income in Advance	(4,283)
(513)	Creditors for Local Taxation	(16,050)
-	Other payables	-
(5,189)	Total	(20,333)
(13,739)	Total	(38,288)

Creditors for Local Taxation at 31 March 2021 includes £14,651,000 share of Business Rates s31 grant payment to central government. Other Payables includes £9,307,000 Covid-19 grants refund to central government.

Public corporations and trading organisations includes all commercial trading organisations in both the public and private sectors.

Other Long Term Liabilities

- £20,647,898 liability for a rental guarantee and £630,481 liability for a loan guarantee provided to IIL Ltd, a total of £21,278,380, in respect of an investment property in Leicester as detailed in Notes 4 and 5.
- There are no other Long term creditors.

27. PROVISIONS

Provisions represent amounts set aside to meet potential future liabilities. Provisions as at 31 March 2021 are:

	Balance 1 April 2020 £000	Additions £000	Amounts used £000	Balance 31 March 21 £000
Business Rate Appeals	(835)	(27)	-	(862)
MMI Insurance	-	(27)	-	(27)
Total	(835)	(54)	-	(889)

Business Rates Appeals is to provide for the settlement of rateable value appeals made to the valuation office.

Municipal Mutual Insurance Limited (MMI) outstanding insurance claims.

28. USABLE RESERVES

The table below sets out details of the movements and balances on individual usable reserves. The reasons for maintaining each reserve are set out in detail in Note 2.19, and the annual movements for usable reserves are shown in the Movement in Reserves Statement. Details of Earmarked Reserves are shown at note 15.

31 March 2020 £000		31 March 2021 £000
(142)	General Fund Balances	(3,265)
(5,883)	HRA Balances	(5,450)
(6,865)	Earmarked Reserves	(18,782)
(1,150)	Major Repairs Reserve	(2,575)
(6,257)	Capital Receipts Reserve	(5,266)
(1,948)	Capital Grants Unapplied Account	(1,442)
<u>(22,245)</u>	Total Usable Reserves	<u>(36,780)</u>

Major Repairs Reserve

The Major Repairs Reserve controls the application of the Major Repairs Allowance (MRA). The MRA is restricted to being applied to new capital investment in HRA assets or the financing of historical capital expenditure by the HRA. The balance shows the MRA that has yet to be applied at the year end.

2019/20 £000		2020/21 £000
(1,055)	Balance at 1 April	(1,150)
(4,300)	Posting of HRA resources from the Major Repairs Reserve	(4,603)
4,205	Use of the Major Repairs Reserve to finance capital expenditure	3,094
-	Transfer to HRA Balances	84
<u>(1,150)</u>	Balance at 31 March	<u>(2,575)</u>

Capital Receipts Reserve

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

2019/20 £000		2020/21 £000
(7,545)	Balance at 1 April	(6,257)
(2,625)	Amounts receivable during the year	(2,609)
3,632	Amounts applied to finance new capital investment	4,073
281	Payments to Housing Capital Receipts Pool	248
-	Transfer from HRA Balances	(721)
<u>(6,257)</u>	Balance at 31 March	<u>(5,266)</u>

Capital Grants Unapplied Account

The Capital Grants Unapplied Account holds the grants and contributions received towards capital projects for which the Council has met the conditions that would otherwise require repayment of the monies but which have yet to be applied to meet expenditure.

2019/20 £000		2020/21 £000
(2,604)	Balance at 1 April	(1,948)
(2,255)	Amounts receivable during the year	(2,716)
2,584	Amounts applied to finance new capital investment	2,643
327	Transfer to Revenue	579
(1,948)	Balance at 31 March	(1,442)

29. UNUSABLE RESERVES

The table below sets out details of the movements and balances on individual unusable reserves: the "Total" figures are those included in the "Unusable Reserves" column of the Movement in Reserves Statement.

31 March 2020 £000		31 March 2021 £000
(1)	Deferred Capital Receipts Reserve	-
119	Collection Fund Adjustment Account	11,093
(40,238)	Revaluation Reserve	(40,333)
(190,306)	Capital Adjustment Account	(195,977)
49,938	Pension Reserve	68,477
44	Accumulated Absence Account	235
(180,444)	Total Unusable Reserves	(156,505)

Deferred Capital Receipts Reserve

The Deferred Capital Receipts Reserve holds the gains recognised on the disposal of noncurrent assets but for which cash settlement has yet to take place. Under statutory arrangements, the Council does not treat these gains as usable for financing new capital expenditure until they are backed by cash receipts. When the deferred cash settlement eventually takes place, amounts are transferred to the Capital Receipts Reserve.

2019/20 £000		2020/21 £000
(2)	Balance at 1 April	(1)
-	Transfer of deferred sales proceeds credited as part of the gain/loss on disposal to the Comprehensive Income and Expenditure Statement	-
1	Transfer to the Capital Receipts Reserve upon receipt of cash	1
(1)	Balance at 31 March	-

Collection Fund Adjustment Account

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

2019/20		2020/21
£000		£000
858	Balance at 1 April	119
(739)	Amount by which council tax and non-domestic rates income credited to the Comprehensive Income and Expenditure Statement is different from council tax and non-domestic rates income calculated for the year in accordance with statutory requirements	10,974
119	Balance at 31 March	11,093

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 Heritage Assets. The balance is reduced when assets with accumulated gains are:

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

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

2019/20		2020/21	
£000		£000	£000
(49,872)	Balance at 1 April		(40,238)
8,822	Revaluation of assets	(418)	
8,822	(Surplus) or deficit on revaluation of non-current assets not posted to the Surplus or Deficit on the Provision of Services		(418)
812	Difference between fair value depreciation and historical cost depreciation	323	
-	Accumulated gains on assets sold or scrapped	-	
812	Amount written off to the Capital Adjustment Account		323
(40,238)	Balance at 31 March		(40,333)

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 current 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.

2019/20		2020/21	
£000		£000	£000
(219,761)	Balance at 1 April		(190,306)
	Reversal of items relating to capital expenditure debited or credited to the Comprehensive Income and Expenditure Statement:		
32,629	Charges for depreciation and impairment of non-current assets	(12,100)	
947	Amortisation of intangible assets	2,023	
2,874	Revenue expenditure funded from capital under statute	5,325	
-	Expected Credit Losses	196	
	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		
5,740		7,666	
42,190			3,110
(812)	Adjusting amounts written out of the Revaluation Reserve		(323)
41,378	Net written out amount of the cost of non-current assets consumed in the year		2,787
	Capital financing applied in the year:		
(3,632)	Use of the Capital Receipts Reserve to finance new capital expenditure	(4,073)	
(4,205)	Use of the Major Repairs Reserve to finance new capital expenditure	(3,094)	
(998)	Capital grants and contributions credited to the Comprehensive Income and Expenditure Statement that have been applied to capital financing	-	
(1,585)	Application of grants to capital financing from the Capital Grants Unapplied Account	(2,643)	
(453)	Statutory provision for the financing of capital investment charged against the General Fund and HRA balances	(929)	
-	Capital expenditure charged against the General Fund and HRA balances	-	
(10,873)			(10,739)
(1,349)	Movements in the market value of Investment Properties debited or credited to the Comprehensive Income and Expenditure Statement		3,233
299	Movements in the market value of Investments debited or credited to the Comprehensive Income and Expenditure Statement		(952)
(190,306)	Balance at 31 March		(195,977)

Pension Reserve

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

2019/20		2020/21
£000		£000
56,167	Balance at 1 April	49,938
(11,966)	Re-measurement of the net defined benefit liability/(asset)	11,989
	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	11,162
10,130	Employer's pensions contributions and direct payments to pensioners payable in the year	(4,612)
(4,393)		
49,938	Balance at 31 March	68,477

Accumulated Absences Account

The Accumulated Absences Account absorbs the differences that would otherwise arise on the General Fund Balance from accruing for compensated absences earned but not taken in the year, e.g. annual leave entitlement carried forward at 31 March. Statutory arrangements require that the impact on the General Fund Balance is neutralised by transfers to or from the Accounts.

2019/20		2020/21
£000		£000
44	Balance at 1 April	44
(44)	Settlement or cancellation of accrual made at the end of the preceding year	(44)
44	Amounts accrued at the end of the current year	235
44	Balance at 31 March	235

30. POST EMPLOYMENT BENEFITS**30.1 Participation in defined benefit pension plan**

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

The Council participates in two post-employment schemes:

- The Local Government Pension Scheme, administered locally by East Sussex County Council. This is a funded defined final salary scheme, meaning that the Council and employees pay contributions into a fund, calculated at a level intended to balance the pensions liabilities with investment assets.
- Arrangements for the award of discretionary post-retirement benefits upon early retirement. This is an unfunded defined benefit arrangement, under which liabilities are recognised when awards are made. However, there are no investment assets built up to meet these pension liabilities, and cash has to be generated to meet the actual pension payments as they eventually fall due. The Council also has liabilities for discretionary payments for added years, etc. These are charged directly to the accounts of the Council, as they are not a charge upon the Pension Fund.

The East Sussex Pension Scheme is operated under the regulatory framework for the Local Government Pension Scheme and the governance of the scheme is the responsibility of the pensions committee of East Sussex County Council. Policy is determined in accordance with the Pensions Funds 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 (i.e. large-scale withdrawals from the scheme), changes to inflation, bond yields and the performance of the equity investments held by the scheme. These are mitigated to a certain extent by the statutory requirements to charge to the General Fund and Housing Revenue Account the amounts required by statute as described in the accounting policies note 2.6.

30.2 Transactions relating to post-employment benefits

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

The following transactions have been made in the Comprehensive Income and Expenditure Statement and the General Fund Balance via the Movement in Reserves Statement during the year:

2019/20		2020/21
£000		£000
	Service Cost comprising:	
8,571	Current Service Costs	9,640
157	Past Service Costs	-
	Financing & Investment Income & Expenditure	
1,402	Net Interest Expense	1,358
-	Administration expenses	164
10,130	Total Post-employment Benefits charged to the Surplus or Deficit on the Provision of Services	11,162
	Other Post-employment Benefits charged to the Comprehensive Income & Expenditure Statement	
22,529	Return on Plan Assets (excluding the amount included in the net interest expense)	(28,611)
(6,187)	Actuarial Gains arising on changes in demographic assumptions	(3,222)
(18,971)	Actuarial (Gains) and losses arising on changes in financial assumptions	46,442
(9,337)	Other	(2,620)
(11,966)	Other Comprehensive Income & Expenditure	11,989
(1,836)	Total Post-employment Benefits charged to the Comprehensive Income & Expenditure Statement	23,151
	Movement in Reserves Statement	
10,130	Reversal of net charges made to the Surplus or Deficit on the Provision of Services for post-employment benefits in accordance with the Code	11,162
(4,393)	Actual amount charged to the General Fund Balance for pensions in the year	(4,612)
5,737	Net adjustment in Movement in Reserves Statement	6,550

Note – 2020/21 figures have combined funded and unfunded totals.

30.3 Pensions Assets and Liabilities recognised in the balance Sheet

The amount included in the Balance Sheet for the Council's obligation in respect of its defined plans is as follows:

31 March 2020		31 March 2021
£000		£000
145,813	Fair value of employer assets	176,034
(191,782)	Present value of funded liabilities	(240,515)
(3,969)	Present value of unfunded liabilities	(3,996)
(49,938)	Net liability arising from defined benefit obligation	(68,477)

30.4 Reconciliation of the Movements in the Fair Value of the Scheme Assets

2019/20		2020/21
£000		£000
164,979	Opening fair value of assets	145,813
3,961	Interest income	2,402
-	Administration expenses	(164)
4,077	Contributions from employer - Funded	4,612
316	Contributions from employer - Unfunded	-
1,287	Contributions from employees into the scheme	1,365
(5,962)	Benefits paid - Funded	(6,605)
(316)	Benefits paid - Unfunded	-
	Re-measurement gains / (losses)	
(22,529)	Return on assets less interest	28,611
145,813	Closing fair value of scheme assets	176,034

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

2019/20		2020/21
£000		£000
(221,146)	Opening balance at 1 April	(195,751)
(8,571)	Current service costs	(8,577)
(5,363)	Interest costs	(3,760)
(1,287)	Contributions from scheme participants	(1,365)
(157)	Past service costs	(1,063)
5,962	Benefits paid - funded	6,295
316	Benefits paid - unfunded	310
	Re-measurement gains / (losses)	
6,187	Change in demographic assumptions	3,222
18,971	Change in financial assumptions	(46,442)
9,337	Experience on defined benefit obligation	2,620
(195,751)	Closing Balance at 31 March	(244,511)

30.6 Local Government Pension Scheme Assets comprised:

2019/20			2020/21	
£000	%		£000	%
121,831	84	Equities	133,434	76
21,197	14	Bonds	26,361	15
2,321	2	Property	13,245	7
464	-	Cash	2,994	2
145,813	100	Total Assets	176,034	100

Note

The bid values are estimated where necessary. The individual percentages shown are to the nearest percentage point for each asset class and may not sum to 100%. The final asset allocation of the Fund assets as at 31 March 2021 may be different from that shown due to estimation techniques.

The detail of assets as at 31 March 2021, representing the percentages of the total Fund held in each asset class (split by those that have a quoted market price in an active market, and those that do not) is:

Asset Breakdown	% Quoted	% Unquoted
Index Linked Government Securities		
UK	-	3.1
Overseas	-	-
Corporate Bonds		
UK	-	10.6
Overseas	-	-
Equities		
UK	-	-
Overseas	-	44.4
Property		
All	-	7.5
Others		
Absolute return portfolio	-	23.2
Private Equity	-	8.2
Infrastructure	-	0.3
Other	-	1.0
Cash / Temporary Investments	1.4	-
Net Current Assets		
Debtors	0.3	-
Creditors	-	-
Total	1.7%	98.3%

30.7 Basis for Estimating Assets and Liabilities

Liabilities have been assessed on an actuarial basis using the projected unit method, an estimate of the pensions that will be payable in future years dependent on assumptions on mortality rates, salary levels, etc. The liabilities have been assessed by Barnett Waddingham (who replaced Hymans Robertson), an independent firm of actuaries, being based on the latest full valuation of the scheme as at 31 March 2019. The main assumptions used in their calculations are:

The significant assumptions used by the actuary have been:

Life Expectancy from age 65	31 March 2020	31 March 2021
Retiring today		
Males	21.6	21.1
Females	23.9	23.7
Retiring in 20 years		
Males	22.5	21.9
Females	25.3	25.0

Financial Assumptions	31 March 2019	31 March 2020	31 March 2021
Discount rate	2.4%	2.3%	2.0%
Pension increases	2.5%	1.9%	2.8%
Salary increases	2.9%	1.9%	2.8%

The duration of the Council's funded liabilities is 20 years.

The estimation of the defined benefit obligation is sensitive to the actuarial assumption set out in the table above. (See also Note 5) The sensitivity analyses below have been determined based on reasonably possible changes to the assumptions occurring at the end of the reporting period and assumes for each change that the assumption analysed changes while all other assumptions remain constant. The assumptions in longevity, for example, assume that life expectancy increases or decreases for men and women. In practice, this is unlikely to occur, and changes in some assumptions may be interrelated. The estimations in the sensitivity analysis have followed the accounting policies for the scheme, i.e. on an actuarial basis using the projected unit credit method. The methods and types of assumptions used in preparing the sensitivity analysis below did not change from those used in the previous period.

Sensitivity Analysis	£000	£000	Change £000	Change %
Adjustment to discount rate	0.0%	-0.1%		
Projected value of total obligation	244,511	249,355	4,844	2.0%
Adjustment to long term salary increase	0.0%	-0.1%		
Projected value of total obligation	244,511	249,209	4,968	1.9%
Adjustment to pension increases and deferred revaluation	0.0%	-0.1%		
Projected value of total obligation	244,511	240,100	(4,411)	-1.8%
Adjustment to life expectancy assumptions	None	+1 year		
Projected value of total obligation	244,511	256,449	11,938	4.9%

30.8 Impact on the Council's Cash Flows

The objectives of the scheme are to keep employers' contributions at as constant a rate as possible. The County Council has agreed a strategy with the scheme's actuary to achieve a funding level of 100% over the next 20 years. Funding levels are monitored on an annual basis. The next triennial valuation is due to be completed as at 31 March 2022.

The scheme will need to take account of the national changes to the scheme under the Public Pensions Services Act 2013. Under the Act, the Local Government Pension Scheme in England and Wales may not provide benefits in relation to service after 31 March 2017. The Act provides for scheme regulations to be made within a common framework, to establish new career average revalued earnings schemes to pay pensions and other benefits to certain public servants.

The Council anticipates paying £3,880,000 expected contributions to the scheme in 2021/22.

31. CASH FLOW STATEMENT

The surplus/deficit on the provision of services has been adjusted for the following non cash movements:

2019/20		2020/21
£000		£000
7,736	Depreciation	7,888
24,894	Impairment and (reversal) of impairment and valuation movements	(19,988)
947	Amortisation	2,023
-	Increase in impairment for bad debts	196
(4,258)	Increase / (Decrease) in creditors	23,289
(5,165)	(Increase) / Decrease in Debtors	40
(9)	(Increase) / Decrease in Inventories	35
5,737	Movement in pension liability	6,550
5,740	Carrying amount of non-current assets and non-current assets held for sale, sold or derecognised	7,666
(116)	Other non-cash items charged to the net surplus or deficit on the provision of services (including Financial Guarantee)	345
35,506	Adjustment for Non-Cash Movements included in the provision of services	28,044

The surplus on the provision of services has been adjusted for the following items that are investing and financing activities:

£000		£000
-	Proceeds from short and long term investments	-
(2,624)	Proceeds from the sale of property, plant and equipment, investment property and intangible assets	(2,608)
(2,583)	Other items for which the cash effects are investing or financing activities	(2,643)
(5,207)	Adjustment for items that are investing and financing activities	(5,251)

£000	Investing Activities	£000
(18,972)	Purchase of property, plant and equipment, investment property and intangible assets	(7,983)
-	Purchase of short-term and long-term investments	-
(14,268)	Other payments for investing activities	(3,755)
2,624	Proceeds from sales of property, plant and equipment, investment property and intangible assets	2,609
-	Proceeds from short and long term investments	-
2,588	Other receipts from investing activities	3,296
(28,028)	Net cash flows from investing activities	(5,833)

£000	Financing Activities	£000
85,875	Cash receipts of short and long-term borrowing	32,286
(47,328)	Repayment of short and long-term borrowing	(35,000)
248	Other payments for financing activities	(15,449)
38,795	Net cash flows from financing activities	(18,163)

Reconciliation of Liabilities arising from Financing Activities	1 April 2020	Financing Cash Flows	Non Cash Changes	31 March 2021
	£000	£000	£000	£000
Short Term Borrowings	(35,638)	(4,953)	264	(40,327)
Long Term Borrowings	(126,903)	7,666	-	(119,237)
Net cash outflow from financing activities	(162,541)	2,713	264	(159,564)

32. CONTINGENT ASSETS AND LIABILITIES

Contingent Liabilities

Municipal Insurance Limited

The Council's former insurers were Municipal Mutual Insurance Limited (MMI) until the company ceased to provide new cover in 1994. A Scheme of Arrangements was set up with the aim of funding any claims that were outstanding at that time. The scheme allows for a claw back of payments already made under the scheme if the outstanding claims cannot be fully funded by the company. The maximum possible claw back for the Council was set at £470,000. The Directors of MMI 'triggered' the Scheme of Arrangement under Section 425 of the Companies Act 1985 (now Section 899 of the Companies Act 2006) on 13 November 2012. Ernst & Young are now responsible for the management of the MMI business, affairs and assets. Ernst & Young have carried out a review of MMI assets and liabilities. A payment of £70,437 was made during 2013/14, £46,958 during 2015/16 and £83,245 during 2019-20 (total £200,640) by the Council and the balance of £269,360 will continue to be a contingent liability.

Towner Trust

On 1st July 2014, 16 staff employed by the council who were members of the LGPS were TUPE to the Towner Trust. The council retains a liability of any deficit that may arise in the future from the pension liability of the Towner Trust. The value of any future liability cannot be accurately determined.

Eastbourne Borough Football Club (EBFC)

As freeholder of the EBFC football pitch, the Council has provided a guarantee for EBFC in respect of a finance agreement to improve the football pitch. The maximum liability is £500,000.

Bedfordwell Road

The Council purchased land at Bedfordwell Road on 24 March 2018. Overage, capped at £1m, may be payable under certain circumstances.

Investment Company Eastbourne Limited (ICE)

In May 2018, the Council's wholly owned investment company, ICE, entered into a deal with a private company in respect of a property in Leicester. ICE is acting as the principal guarantor of a £48m refinancing loan to a private company, with the Council being the ultimate guarantor. ICE is also providing a rental guarantee in respect of shortfalls of rental income, again with the Council being the ultimate guarantor. In return for providing this guarantee, ICE has received an initial guarantee fee and will receive an annual guarantee fee. Whilst the Council will be potentially liable to pay Canada Life future payments if a default event occurs, it is unclear when exactly this type of event would occur and therefore difficult to establish what the potential liability would be. The timing and amount of any payments arising from both the loan guarantee and the rental guarantee are uncertain, as they could result from a number of default or income shortfall events. However, a default event would also give rise to circumstances that are reflected as a Contingent Asset. As at 31st March 2021 there were no conditions or events which would trigger any liability.

27 Arundel Road, Eastbourne

The Council have a headlease on this property and also an underlease. If the property were to change from its existing social benefit use or be sold then the Council would have to repay a £483,000 capital grant back to Homes England.

Contingent Assets

Overpaid VAT

A number of Councils are in the process of legal action against Royal Mail and HM Revenue and Customs to recover VAT on postal services. The Council has claims for VAT on Postal Services. The case is currently subject to legal decision.

Investment Company Eastbourne Limited (ICE)

At the end of the loan term, and assuming no default event occurs, the property will be jointly marketed and sold, with ICE being entitled to stipulated amounts and proportions of the net sale proceeds. The timing and value of the net sale proceeds are both uncertain. ICE also has two options which allow it to acquire 49.5% of the shares of the company for £1 at any time, and 100% of the shares of the company, or the property, in the event of a default on the loan. The timing of these events, and the value of the shares and the property at that time, are uncertain.

HOUSING REVENUE ACCOUNT (HRA)

2019/20		2020/21
£000		£000
	Income	
(13,823)	Dwelling Rents	(14,427)
(113)	Non-Dwelling Rents	(178)
(1,383)	Charges for Services and Facilities	(1,147)
(36)	Contributions Towards Expenditure	(15)
(15,355)	Total Income	(15,767)
	Expenditure	
3	Repairs and Maintenance	2
8,612	Supervision and Management	9,064
211	Rents, rates, taxes and other charges	516
(12,467)	Depreciation, Amortisation and Impairment Reversals of Non Current Assets	(15,247)
(23)	Movement in the allowance for bad debts	(5)
22	Debt Management Costs	23
(3,642)	Total Expenditure	(5,647)
(18,997)	Net Income for HRA Services as included in the whole authority Income and Expenditure Statement	(21,414)
65	HRA services share of Corporate and Democratic Core	64
(18,932)	Net Income for HRA Services	(21,350)
3,544	(Gain)/loss on sale of HRA assets	2,606
1,883	Interest Payable and Similar Charges	1,596
(32)	Interest and Investment Income	(1)
(154)	Capital Grants and Contributions Received	1
(13,691)	Surplus for the Year	(17,148)

MOVEMENT ON THE HRA STATEMENT

2019/20		2020/21
£000	£000	£000
	(5,947)	Housing Revenue Account opening balance (5,883)
(13,691)	(Surplus)/Deficit on HRA Income and Expenditure Statement	(17,148)
	Adjustments between accounting and funding basis:	
-	Capital expenditure financed by the HRA	-
154	Capital Grants and Contributions received	(1)
(5,586)	Reverse non-current assets written off on disposal	(3,520)
2,042	Proceeds from sales of non-current assets	914
12,466	Transfer from Capital Adjustment Account	15,247
4,300	Transfer to Major Repairs Reserve	4,603
(315)		95
379	Transfers (to) / from earmarked reserves	338
	64 Increase in year on HRA	433
(5,883)	Housing Revenue Account closing balance	(5,450)

The Housing Revenue Account (HRA) records revenue income and expenditure relating to the Council's own housing stock. The account is "ring fenced" as there are statutory controls over the transfers which can be made between the HRA and the Council's General Fund. It shows the major elements of housing revenue expenditure - maintenance, administration and capital financing costs - and how these are met by rents and other income.

The Council has transferred responsibility for the management of its housing stock to Eastbourne Homes Limited as outlined in Note 12.4 above.

NOTES TO THE HOUSING REVENUE ACCOUNT

1. HOUSING STOCK

The Council's housing stock consisted of:

31 March 2020		31 March 2021
	Houses and Bungalows	
16	- one bedroom	16
517	- two bedrooms	516
1,107	- three bedrooms	1,202
51	- four or more bedrooms	51
1,691	Total Houses and Bungalows	1,785
	Flats	
1,025	- one bedroom	1,025
533	- two bedrooms	533
4	- three or more bedrooms	4
129	- bed-sits	129
1,691	Total Flats	1,691
3,382	Total Dwellings	3,476

In addition the Council has shared ownership arrangements covering 19 full property equivalents (19 at 31 March 2020). The Council no longer has any properties under short-term property leases.

The Council's Balance Sheet includes the following HRA assets:

	31 March 2020	31 March 2021
	£000	£000
Dwellings	194,265	209,255
Other Land and Buildings	1,181	1,161
Total	195,446	210,416

2. VACANT POSSESSION VALUE OF DWELLINGS

The Council's stock of council dwellings was re-valued by Wilks, Head & Eve as at 31 March 2020, which resulted in a market vacant possession value of the housing stock at 31 March 2020 of £569m. The vacant possession of garages is £2.6m. The regional adjustment factor used for dwellings at 'social rent' is 67% thereby reducing the balance sheet value of these dwellings to 33% of their open market value. The Government considers that the difference between this figure and the Balance Sheet figure shown above represents the economic cost to Government of providing council housing at less than open market rents. For the 31 March 2021 valuation, the previous years valuation was subject to a market review by the valuers, with houses increasing by 8% in value and flats by 6.5%.

3. MAJOR REPAIRS RESERVE (MRR)

This reserve was established by the Local Authorities (Capital Finance and Accounts) Regulations 2000. An amount equal to the total depreciation for the year for HRA properties is transferred to the reserve from the Capital Adjustment Account; where capital expenditure is funded from the MRR the MRR is debited and the Capital Adjustment Account credited.

2019/20		2020/21
£000		£000
(1,055)	Balance as at 1 April	(1,150)
4,205	Financing of Capital Expenditure	3,094
(4,300)	Depreciation	(4,603)
-	Transfer to revenue	84
(1,150)	Balance as at 31 March	(2,575)

4. CAPITAL EXPENDITURE AND FINANCING

The table below summarises the total capital expenditure for the year, and the sources of finance.

2019/20		2020/21
£000		£000
4,529	Total Capital Expenditure	6,834
	Funding:	
-	Borrowing	2,954
-	Government Grant	-
171	Capital Receipts	545
4,205	Major Repairs Reserve	3,094
-	Revenue	-
153	Contributions	241
4,529	Total Funding	6,834

5. CAPITAL RECEIPTS FROM ASSET DISPOSALS

2019/20		2020/21
£000		£000
1,929	Right to Buy Sales of Houses and Flats	825
98	Other Sales	89
15	Repayment of Right to Buy Discount	-
2,043	Total	914

6. DEPRECIATION

2019/20		2020/21
£000		£000
4,284	Dwellings	4,589
16	Other Land and Buildings	14
4,300	Total	4,603

7. REVALUATION OF HRA STOCK

A market review of the HRA stock was carried out by Wilks Head & Eve as at 31 March 2021 (a full revaluation was carried out at 31 March 2020), which resulted in an increase in value of £15m. The current market value of HRA stock is disclosed in Note 1 above.

8. RENT ARREARS

Rent arrears at 31 March 2021 amounted to £1,257,000 (£1,025,000 at 31 March 2020). These sums include the overpayment of Housing Benefit prior to 2004/05 and former tenants' arrears. During 2020/21 former tenant arrears of £6,000 were written off (£5,000 in 2019/20). The Council has an impairment allowance for doubtful debts of £182,000 at 31 March 2021 (£187,000 at 31 March 2020).

COLLECTION FUND REVENUE ACCOUNT

2019/20 Business Rates and Council Tax £000		Business Rates £000	2020/21 Council Tax £000	Total £000
Income				
68,338	Income collectable from Council Tax	-	71,054	71,054
776	Hardship Grant Funding	-	776	776
36,272	Income collectable from Non-Domestic Rates	10,697	-	10,697
412	Transitional Relief	123	-	123
Contribution towards previous year's Collection Fund Deficit				
913	Central Government	126	-	126
(172)	East Sussex County Council	(54)	351	297
673	Eastbourne Borough Council	15	60	75
(39)	Sussex Police and Crime Commissioner	-	46	46
(4)	East Sussex Fire Authority	(14)	23	9
107,169	Total Fund Income	10,893	72,310	83,203
Expenditure				
Precepts, Demands and Shares				
8,789	Central Government	18,770	-	18,770
59,021	East Sussex County Council	3,379	51,995	55,374
24,047	Eastbourne Borough Council	15,016	8,772	23,788
6,601	Sussex Police and Crime Commissioner	-	6,967	6,967
5,014	East Sussex Fire Authority	375	3,329	3,704
103,472		37,540	71,063	108,603
129	Business Rates Costs of Collection	129	-	129
Charges to Collection Fund				
364	Allowance for Appeals	257	-	257
909	Write-offs of uncollectable amounts	246	126	372
519	Allowance for impairment of doubtful debts	248	825	1,073
1,921		880	951	1,831
Apportionment of previous year's Collection Fund Surplus				
-	East Sussex County Council	-	-	-
-	Eastbourne Borough Council	-	-	-
-	Sussex Police and Crime Commissioner	-	-	-
-	East Sussex Fire Authority	-	-	-
-		-	-	-
105,393	Total Fund Expenditure	38,420	72,014	110,434
(1,776)	Movement on Fund Balance	27,527	(296)	27,231
COLLECTION FUND BALANCE				
1,899	Balance at 1st April	331	(208)	123
(1,776)	(Surplus)/Deficit for the year	27,527	(296)	27,231
123	Balance as at 31st March	27,858	(504)	27,354

NOTES TO THE COLLECTION FUND**1. INCOME FROM COUNCIL TAX****Amounts receivable from Council Taxpayers:**

	2020/21
	£000
Gross amount of Council Tax	91,299
Less: Council Tax Support Scheme	(9,067)
Discounts	(8,591)
Exemptions	(2,486)
Disabled Relief	(101)
Net Yield from Council Tax	71,054

Council Tax Base

The Council's tax base (i.e. the number of chargeable dwellings in each valuation band (adjusted for dwellings where discounts apply) converted to an equivalent number of band D dwellings), was calculated as follows:

Band	Chargeable Dwellings	Est Taxable Properties	Ratio to Band D	Band D Equivalent	Yield £000
A Dis Red	14	9	5/9	5	10
A	8,405	5,143	6/9	3,429	6,992
B	12,894	9,785	7/9	7,611	15,519
C	10,594	8,744	8/9	7,772	15,849
D	8,507	7,440	9/9	7,440	15,171
E	4,478	4,070	11/9	4,974	10,144
F	2,019	1,873	13/9	2,705	5,517
G	1,115	1,030	15/9	1,717	3,501
H	51	44	18/9	88	179
	48,077	38,138		35,741	72,882
Less average 2.5% reduction to allow for collection losses				(893)	(1,822)
Council Tax Base				34,848	71,060

The estimated and actual tax base figures can vary due to the various effects of banding appeals, new properties, demolished properties and entitlements to discounts.

Comparison of Actual versus Theoretical Gross Yields:

Tax base (as above)	A	34,848.6
Band D Council Tax 2020/21 (Budget report)	B	£2,039.17
Theoretical gross yield	A x B	£71,062,223
Actual gross yield (as above)	C	£71,054,323
Theoretical gross yield - actual gross yield	(A x B) - C	£7,900

2. INCOME FROM BUSINESS RATE PAYERS

The Council collects Non-Domestic Rates for its area based on local rateable values provided by the Valuation Office Agency multiplied by a uniform business rate set nationally by Central Government. The table below shows the total rateable value and multipliers.

		2019/20	2020/21
Total non-domestic rateable value	£m	93.6	93.1
Multiplier	p	50.4	51.2
Multiplier (Small businesses)	p	49.1	49.9
Product	£m	36.3	10.7

The gross yield before adjustments represents potential income at a point in time, i.e. the financial year end, and differs from bills issued during the year due to relief for empty properties, transitional relief, charity relief, and changes in rateable value and property base movements.

The business rates share payable in 2020/21 was estimated before the start of the financial year as £37.5m. These sums have been paid into 2020/21 and charged to the collection fund in year. The council's share is £15.0m.

3. PRECEPTS AND DEMANDS ON THE COLLECTION FUND

Authority	COUNCIL TAX			NON-DOMESTIC BUSINESS RATES		
	Precept	Distribution of prior years deficit	Total	Share	Distribution of prior years surplus	Total
	£000	£000	£000	£000	£000	£000
Eastbourne Borough Council	8,772	(60)	8,712	15,016	(15)	15,001
Central Government	-	-	-	18,770	(126)	18,644
East Sussex County Council	51,995	(351)	51,644	3,379	54	3,433
Sussex Police	6,967	(46)	6,921	-	-	-
East Sussex Fire Authority	3,329	(23)	3,306	375	14	389
Total	71,063	(480)	70,583	37,540	(73)	37,467

When the retained business rates income scheme was introduced, Central Government set a baseline funding level for each authority identifying the expected level of retained business rates and a top up or tariff amount to ensure that all authorities receive the baseline amount. Tariffs due from authorities payable to Central Government are used to finance the top-ups to those authorities who do not achieve their targeted baseline funding. Any sums above the baseline funding are subject to a levy payment, for this Council this is 50%. The amounts for this Council are as follows:

	2019/20 £000	2020/21 £000
Actual Business Rate income due	16,710	16,255
Tariff payment	(12,362)	(11,089)
	4,348	5,166
Baseline Funding	(3,593)	(3,653)
Amount above (below) baseline	755	1,513

4. COLLECTION FUND BALANCE

The table below shows the balances on the Collection Fund and how they relate to each precepting authority:

	COUNCIL TAX		BUSINESS RATES	
	31 March 20 £000	31 March 21 £000	31 March 20 £000	31 March 21 £000
Eastbourne Borough Council	(27)	(61)	146	11,143
Central Government	-	-	83	13,930
East Sussex County Council	(151)	(368)	85	2,506
Sussex Police Authority	(20)	(52)	-	-
East Sussex Fire Authority	(10)	(23)	17	279
Surplus (Deficit)	(208)	(504)	331	27,858

The preceptors' share of the deficit on the Collection Fund is shown in the Council's balance sheet as part of the debtor's figures. This Council's share is included on the balance sheet under Collection Fund adjustment account.

GROUP ACCOUNTS**Introduction**

The purpose of the main accounting statements is as set out in the accounting statements above for the Council alone. The accounting Code of Practice requires the same disclosures to be made for group accounts as for the Council's own accounts. Where notes have not been included in the group accounts, the impact is not considered to be material.

The valuations are not reported as subject to 'material valuation uncertainty' as defined by RICS Valuation Global Standards. The exception is retail and some specific assets/sectors which continue to be faced with an unprecedented set of circumstances caused by Covid-19 and an absence of relevant/sufficient market evidence on which to base judgements.

Group accounts are prepared to combine the accounts of the Council and its associated companies. Transactions and indebtedness between the Council and the companies are eliminated in the preparation of these accounts.

Eastbourne Homes Limited and Eastbourne Housing Investment Company Limited are wholly owned subsidiaries of the Council, and group accounts are therefore prepared to combine the accounts of the Council and the two companies. Transactions and indebtedness between the Council and the companies have been eliminated in the preparation of these accounts.

Eastbourne Homes Limited (EHL)

EHL is a private limited company and was incorporated on 24 January 2005 and commenced trading on 1 April 2005. The principal activity is to maintain, manage and improve the housing stock on behalf of the Council. One of the seven Board Directors of EHL are residents in properties maintained by Eastbourne Homes and owned by Eastbourne Borough Council. These residents have a standard tenancy agreement and fulfil the same obligations and receive the same service as all other residents of Eastbourne.

South East Independent Living Limited (SEILL)

South East Independent Living Limited (SEILL) is a private limited company, was incorporated on 30 September 2013. This company is wholly owned by EHL and their accounts have been incorporated with the accounts of EHL. The principal activity of SEILL is the delivery of a short term housing floating support service for people of 65 and over who live in Eastbourne, Lewes or Wealden district.

Eastbourne Housing Investment Company Limited (EHIC)

EHIC is a private limited company and was incorporated on 1 May 2015 and commenced trading in November 2015. There are five Directors made up of three Members, one senior Council officers and one EHL Director This company is wholly owned by the Council.

South East Environmental Services Limited (SEESL)

South East Environmental Services Limited, a private limited company, was incorporated on 31 August 2018. It is a wholly owned by the Council and has been set up to provide waste and recycling services. SEESL has been consolidated in the Group Accounts from 2020/21 and therefore opening balances have been restated.

Aspiration Homes LLP (AH)

Aspiration Homes LLP is a limited liability partnership incorporated 30 June 2017 and commenced trading 21 December 2017. AH registered office is Town Hall, Grove Road, Eastbourne, East Sussex, BN21 4UG. There is an Executive Committee made up of 6 members (3 EBC and 3 LDC). AH is jointly owned by Eastbourne BC and Lewes DC with joint control. It has therefore been consolidated into the group accounts as a joint venture under the equity method with each authority including their share of rights to the net assets of the company.

Summarised financial information

	2020/21	2019/20
	£'000	£'000
Profit and Loss		
Operating Profit	£246	£811
Profit before Members' Shares	£66	£681
Balance Sheet		
Current Assets	£77	£483
Non-Current Assets	£6,829	£5,781
Current Liabilities	£362	£242
Non-Current Liabilities	£5,153	£4,695
Other Financial Information		
Cash and cash equivalents	£78	£463
Trade Creditors	-	-
Depreciation and amortisation	-	-
Interest income	-	-
Interest expense	£195	£130
Interest Tax Expense or Income	-	-

Investment Company Eastbourne Limited (ICE) and Infrastructure Investments Leicester Limited (IIL)

In May 2018, the Council's wholly owned the Investment Company Eastbourne Limited entered into a deal with a private company, Infrastructure Investments Leicester Limited, in respect of a property in Leicester. IIL registered office is Bay Lodge, 36 Harfield Road, Uxbridge, Middlesex, UB8 1PH. ICE is acting as the principal guarantor of a £48m refinancing loan to a private company, with the Council being the ultimate guarantor.

ICE is also providing a rental guarantee in respect of shortfalls of rental income, again with the Council being the ultimate guarantor. In return for providing this guarantee, ICE has received an initial guarantee fee and will receive an annual guarantee fee. The timing and amount of any payments arising from both the loan guarantee and the rental guarantee are uncertain, as they could result from a number of default or income shortfall events. However, this supports the Council income generation activities to help provide services and improve their financial position. A default event would also give rise to an entitlement to receive 100% of the shares of IIL or the Property. As at 31st March 2020 there were no conditions or events which would trigger any liability.

IIL owns and operates the Property, known as St George's Tower, which is a large and predominately commercial building in Leicester. IIL also acts as a landlord and leases the building to a number of tenants, which include a hotel, a gym, student facilities and commercial offices. IIL is a privately-owned company, which was incorporated and is registered in England. IIL refinanced its previous loans from Investec Bank and Leicester City Council with a £48m, 30-year loan provided by Canada Life (the Loan) in respect of the Property (the Scheme). As part of the refinancing arrangements, Eastbourne Borough Council (the Council) was approached by the Shareholders to provide a guarantee in respect of the Loan via a special purpose vehicle, ICE, which is a wholly owned subsidiary of the Council. ICE acts as the principal guarantor, with the Council being the ultimate guarantor (the Guarantee).

In return for providing the Guarantee, ICE received from IIL a £5.5m initial guarantee fee upfront and will receive a £0.3m annual guarantee fee (which is indexed annually on RPI but up to a 4.4% cap). ICE paid a £2m initial guarantee fee to the Council and pays the annual guarantee fee on to the Council. The Council (as ultimate guarantor), ICE and IIL entered into a Development and Asset Management Agreement (DAMA) which outlines the responsibilities of each party with respect to the management of the Property and the guarantee fees attributable to ICE. Under the DAMA, ICE will receive the guarantee fee before any payment of the asset management fee.

As part of the Guarantee arrangement, ICE purchased a share option from the IIL's for a sum of £3.5m, whereby ICE is entitled to acquire, at any time (irrespective of whether the loan is in default), 49.5% of the issued share capital of IIL for £1, and to receive 100% of the shares of the company, or the property, in the event of a default on the loan. At the end of the loan term, and assuming no default event occurs, the property will be jointly marketed and sold. ICE is entitled to a preferential priority waterfall on the sale, after 30 years, i.e., first £35m to go to ICE, the balance up to £70m is to the remaining shareholders of IIL and any amount over £70m will be split equally across all shareholders of IIL.

IIL is accounted for as a joint venture under the equity method in the Group Accounts. The £3.5m investment in the joint venture was recognised at cost in May 2018. The investment has subsequently been adjusted to £3.797m for the Council's 49.5% share of IIL's post acquisition gains or losses for the period to March 2020 (£3.436m March 2019). As noted on page 97, there is a 'material valuation uncertainty' over property valuations, which affects the value of the St Georges Tower investment property, and so the equity accounted investment value of the investment in the Group accounts.

The loan guarantee and rental guarantee are shown as Other Long Term Liabilities in Note 25. The contract receivable in respect of the transaction is shown in Note 24 within Long-Term Debtors. The first instalment of the annual income fee was paid in 2019/20. In accounting for the transaction the Council has made a number of critical judgements and estimates which are disclosed in Notes 4 and 5.

Summarised financial information

	2020/21	2019/20
	£'000	£'000
Profit and Loss		
Operating Profit	1,334	1,329
Loss before Tax	996	573
Loss after Tax	1,771	717
Balance Sheet		
Current Assets	1,843	1,922
Non-Current Assets	54,732	53,672
Current Liabilities	6,959	4,062
Non-Current Liabilities	43,231	44,151
Other Financial Information		
Cash and cash equivalents	1,208	1,596
Trade Creditors	24	64
Depreciation and amortisation	36	35
Interest income	-	-
Interest expense	3,401	1,902
Interest Tax Expense or Income	-	-

IIL has a financial year end of 31 December which is different to that of the Council which is 31 March. In applying the equity method for consolidation, the IIL accounts for a nine month period from 1 April 2020 to 31 December 2020 and a three month period from 1 January 2021 to 31 March 2021 have been used.

CloudConnX Limited

The Council owns 48% of the B shares in CloudConnX and has significant influence over the company but not control. The accounts have not been included in the Group accounts as the effect is not material.

Eastbourne Downs Water Company Limited (EDWC)

EDWC, a private limited company, was incorporated 24 August 2016. The company is wholly owned by Eastbourne Borough Council. There have been no transactions during the period to 31 March 2020 and the company is currently dormant. The principal activity of EDWC will be to supply water to Downland Farms. The company is exempt from the requirement to prepare individual accounts under section 394A, or to file individual accounts under 448A of the Companies Act 2006.

GROUP MOVEMENT IN RESERVES STATEMENT

	EBC Usable Reserves	EBC Unusable Reserves	Total EBC Reserves	Share of Reserves of Subsidiaries and Joint Ventures	Total Group Reserves
	£000	£000	£000	£000	£000
Balance at 1 April 2019	(26,826)	(212,566)	(239,392)	(2,671)	(242,063)
Movement in Reserves 2019/20					
Total Comprehensive Income and Expenditure	39,847	(3,144)	36,703	(611)	36,092
Adjustments between accounting basis & funding basis under regulation	(35,266)	35,266	-	-	-
Transfers (to)/from Earmarked Reserves	-	-	-	-	-
Decrease / (Increase) in Year	4,581	32,122	36,703	(611)	36,092
Balance at 31 March 2020	(22,245)	(180,444)	(202,689)	(3,282)	(205,971)
Movement in Reserves 2020/21					
Total Comprehensive Income and Expenditure	(2,167)	11,571	9,404	(994)	8,410
Adjustments between accounting basis & funding basis under regulation	(12,368)	12,368	-	-	-
Transfers (to)/from Earmarked Reserves	-	-	-	-	-
Decrease / (Increase) in Year	(14,535)	23,939	9,404	(994)	8,410
Balance at 31 March 2021	(36,780)	(156,505)	(193,285)	(4,276)	(197,561)

GROUP COMPREHENSIVE INCOME & EXPENDITURE STATEMENT

2019/20			2020/21			
Expend £000	Income £000	Net £000		Expend £000	Income £000	Net £000
8,181	(1,567)	6,614	Corporate Services	13,056	(5,196)	7,860
59,658	(49,780)	9,878	Service Delivery	55,289	(44,342)	10,947
7,370	(1,405)	5,965	Regeneration and Planning	4,737	(2,193)	2,544
54,233	(8,397)	45,836	Tourism and Enterprise	8,898	(4,702)	4,196
4,993	(22,701)	(17,708)	Housing Revenue Account	(5,630)	(16,811)	(22,441)
-	-	-	Capitalisation Direction	4,585	-	4,585
134,435	(83,850)	50,585	Cost of Services	80,935	(73,244)	7,691
230	-	230	Levy Payable	235	-	235
281	-	281	Payments to housing capital receipts pool	248	-	248
5,740	(2,624)	3,116	Losses / (Gains) on sale and de-recognition of non-current assets	4,299	(925)	3,374
			Losses / (Gains) on sale of shares	1,683	-	1,683
6,251	(2,624)	3,627	Other Operating Expenditure	6,465	(925)	5,540
3,878	-	3,878	Interest payable & similar charges	3,410	-	3,410
298	-	298	Fair Value movement in shares	-	(952)	(952)
			Expected Credit Losses	196	-	196
3,318	-	3,318	Fair Value of Financial Guarantee contract	581	-	581
1,407	-	1,407	Net Interest on the Net Defined Benefit Liability	1,522	-	1,522
-	(3,083)	(3,083)	Interest receivable & Other Investment Income	-	(3,127)	(3,127)
(1,286)	(2,663)	(3,949)	Investment Properties	3,824	(2,897)	927
1,937	(1,543)	394	Trading Accounts	1,463	(859)	604
9,552	(7,289)	2,263	Financing and Investment Income and Expenditure	10,996	(7,835)	3,161
-	(4,359)	(4,359)	Non-specific grants and contributions	-	(19,572)	(19,572)
-	(8,618)	(8,618)	Council Tax income	-	(8,745)	(8,745)
12,011	(15,117)	(3,106)	Business Rates Retention	12,234	(3,993)	8,241
12,011	(28,094)	(16,083)	Taxation and non-specific grant income	12,234	(32,310)	(20,076)
		40,392	(Surplus) / Deficit on Provision of Services			(3,684)
		(1,305)	Joint Ventures accounted for on an equity basis			283
		401	Tax Expenses			179
		39,488	Group (Surplus) or Deficit on Provision of Services			(3,222)
		8,822	(Surplus) or Deficit on revaluation of Property, Plant and Equipment Assets			(418)
		(12,233)	Re-measurement of the net defined benefit liability			12,067
		(3,411)	Other Comprehensive Income and Expenditure			11,649
		36,077	Total Comprehensive Income and Expenditure			8,427

GROUP BALANCE SHEET

31 March 2020		Notes	31 March 2021
£000			£000 £000
310,481	Property, Plant & Equipment	2	325,165
15,557	Infrastructure Assets		14,707
14,702	Heritage Assets		14,702
49,722	Investment Property	3	50,790
6,446	Intangible Assets		4,838
732	Long Term Investments		-
4,983	Investment in Joint Ventures		4,551
23,528	Long Term Debtors	4	24,756
426,151	Long Term Assets		439,509
-	Assets Held for Sale		922
141	Inventories		130
21,924	Short Term Debtors	4	39,633
7,367	Cash and Cash Equivalents		7,021
29,432	Current Assets		47,706
(35,638)	Short Term Borrowing		(40,327)
(15,645)	Short Term Creditors	5	(39,294)
(835)	Short Term Provisions		(889)
(10)	Revenue Grants Receipts in Advance		(106)
(52,128)	Current Liabilities		(80,616)
-	Long Term Creditors		-
(126,903)	Long Term Borrowing		(119,237)
(20,697)	Other Long Term Liabilities		(21,278)
(49,884)	Long Term Liabilities Pensions	6	(68,523)
(197,484)	Long Term Liabilities		(209,038)
205,971	NET ASSETS		197,561
(25,527)	Usable Reserves		(41,056)
(180,444)	Unusable Reserves		(156,505)
(205,971)	TOTAL RESERVES		(197,561)

GROUP CASH FLOW STATEMENT

2019/20 £000		2020/21 £000
(39,503)	Net Surplus / (Deficit) on the provision of services	3,222
45,231	Adjustment to net surplus or deficit on the provision of services for non-cash movements	25,489
(5,207)	Adjustment for items included in the net surplus or deficit on the provision of services that are investing and financing activities	(5,251)
521	NET CASH OUTFLOWS / (INFLOWS) FROM OPERATING ACTIVITIES	23,460
(38,141)	Investing Activities	(6,053)
38,795	Financing Activities	(18,163)
1,175	NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS	(756)
6,192	Cash and cash equivalents at the beginning of the reporting period	7,367
	add SEESL Cash and cash equivalents balance at 1/4/20	410
	Restated Cash and cash equivalents at the beginning of the reporting period	7,777
7,367	CASH AND CASH EQUIVALENTS AT THE END OF THE REPORTING PERIOD	7,021

NOTES TO THE GROUP ACCOUNTING STATEMENTS

1. ACCOUNTING POLICIES

The accounting policies set out in Note 2 to the Eastbourne Borough Council accounts also apply to the Group Accounts. Where required, the accounts of subsidiaries have been adapted to align them with the Council's policies.

2. PROPERTY, PLANT AND EQUIPMENT

The table below shows the reconciliation of opening and closing balances and the movements in various categories for the year.

	Council Dwellings	Other Land & Buildings	Vehicles, Plant & Equipment	Community Assets	Assets under Construction	Surplus Properties	Total
	£000	£000	£000	£000	£000	£000	£000
Cost or Valuation at 1 April 2020	194,265	97,113	10,773	4,131	8,058	148	314,488
SEESL	-	114	1,648	-	-	-	1,762
Restated Cost or Valuation at 1 April 2020	194,265	97,227	12,421	4,131	8,058	148	316,250
Additions	3,203	2,290	23	-	763	-	6,279
Revaluations recognised in the Revaluation Reserve	-	(169)	-	-	-	-	(169)
Revaluations recognised in the Deficit on the Provision of Services	15,316	15	-	-	-	-	15,331
De-recognition - Disposals	(3,529)	(1,837)	(502)	-	-	-	(5,868)
Assets reclassified	-	(104)	498	24	(1,173)	233	(522)
At 31 March 2021	209,255	97,422	12,440	4,155	7,648	381	331,301
Accumulated Depreciation and Impairment							
At 1 April 2020	-	-	(3,444)	(563)	-	-	(4,007)
SEESL	-	(9)	(246)	-	-	-	(255)
Restated at 1 April 2020	-	(9)	(3,690)	(563)	-	-	(4,262)
Depreciation Charge	(4,589)	(1,633)	(1,142)	-	-	-	(7,364)
Depreciation written out to the Revaluation Reserve	4,580	428	-	-	-	-	5,008
De-recognition - disposal	9	-	473	-	-	-	482
At 31 March 2021	-	(1,214)	(4,358)	(563)	-	-	(6,135)
Net Book Value							
At 31 March 2021	209,255	96,208	8,081	3,592	7,648	381	325,165
Restated at 31 March 2020	194,265	97,218	8,731	3,568	8,059	148	311,988
At 31 March 2020	194,265	97,113	7,328	3,568	8,059	148	310,481

Movements in 2019/20:

	Council Dwellings	Other Land & Buildings	Vehicles, Plant & Equipment	Community Assets	Assets under Construction	Surplus Properties	Total
	£000	£000	£000	£000	£000	£000	£000
Cost or Valuation at 1 April 2019	195,061	97,919	10,510	4,131	54,996	124	362,741
Additions	4,440	332	1,141	-	9,211	-	15,124
Revaluations recognised in the Revaluation Reserve	-	(15,384)	-	-	-	24	(15,360)
Revaluations recognised in the Deficit on the Provision of Services	454	(41,687)	-	-	-	-	(41,233)
De-recognition - Disposals	(5,690)	-	(694)	-	-	-	(6,384)
Assets reclassified	-	55,933	(185)	-	(56,148)	-	(400)
At 31 March 2020	194,265	97,113	10,772	4,131	8,059	148	314,488
Accumulated Depreciation and Impairment							
At 1 April 2019	(12,159)	(5,023)	(3,372)	(563)	-	-	(21,117)
Depreciation Charge	(4,284)	(2,661)	(765)	-	-	-	(7,710)
Depreciation written out to the Revaluation Reserve	16,339	7,684	-	-	-	-	24,023
De-recognition - disposal	104	-	693	-	-	-	797
At 31 March 2020	-	-	(3,444)	(563)	-	-	(4,007)
Net Book Value							
At 31 March 2020	194,265	97,113	7,328	3,568	8,059	148	310,481
At 31 March 2019	182,902	92,896	7,138	3,568	54,996	124	341,624

The valuations are not reported as subject to 'material valuation uncertainty' as defined by RICS Valuation Global Standards. The exception is retail and some specific assets/sectors which continue to be faced with an unprecedented set of circumstances caused by Covid-19 and an absence of relevant/sufficient market evidence on which to base judgements.

3. INVESTMENT PROPERTIES

The table below shows the movements in the fair value for Investment Properties.

2019/20		2020/21
£000		£000
36,754	Balance at 1 April	49,722
10,358	Additions	4,157
2,610	Net gains / (losses) from fair value adjustments	(3,089)
49,722	Balance at 31 March	50,790

Note

Loan drawdown facilities are available from the Council (parent company) to enable the purchase of assets.

4. SHORT TERM DEBTORS

Short term debtors outstanding as at 31 March are:

31 March 2020		31 March 2021
£000		£000
1,283	Trade Receivables	3,533
362	Prepayments	654
5,850	Debtors for Local Taxation	19,679
14,429	Other Receivables	15,767
21,924	Total	39,633

Long term debtors outstanding as at 31 March are:

31 March 2020		31 March 2021
£000		£000
23,528	Other Receivables	24,756
23,528	Total	24,756

Includes receivables in relation to the ICE/IIL guarantees.

5. SHORT TERM CREDITORS

The table below analyses the short-term liabilities between different groupings of creditor.

31 March 2020		31 March 2021
£000		£000
(726)	Trade Payables	(1,082)
(4,676)	Receipts in Advance	(4,283)
(513)	Creditors for Local Taxation	(16,050)
(9,730)	Other Payables	(17,879)
(15,645)	Total	(39,924)

6. POST EMPLOYMENT BENEFITS**6.1 Participation in defined liability pension plan**

Details of the Council's participation in the East Sussex Pension Fund are set out in Note 30, including additional disclosure requirements. The Group includes employees of Eastbourne Homes Limited that have the same access to the benefits of the scheme.

6.2 Transactions relating to post-employment benefits

The following transactions have been made in the Group Comprehensive Income and expenditure statement:

2019/20		2020/21
£000		£000
	Service Cost comprising:	
8,636	Current Service Costs	9,691
160	Past Service Costs	-
-	Administration Expense	165
	Financing & Investment Income & Expenditure	
1,407	Net Interest Expense	1,356
10,203	Total Post-employment Benefits charged to the Surplus or Deficit on the Provision of Services	11,212
	Other Post-employment Benefits charged to the Comprehensive Income & Expenditure Statement	
	Re-measurement of the net defined benefit liability comprising:	
22,697	Return on Plan Assets (excluding the amount included in the net interest expense)	(28,789)
(6,308)	Actuarial Gains arising on changes in demographic assumptions	(2,943)
(19,001)	Actuarial Gains and losses arising on changes in financial assumptions	46,428
(9,621)	Other	(2,629)
(12,233)	Other Comprehensive Income & Expenditure	12,067
(2,030)	Total Post-employment Benefits charged to the Comprehensive Income & Expenditure Statement	23,279
	Movement in Reserves Statement	
10,203	Reversal of net charges made to the Surplus or Deficit on the Provision of Services for post-employment benefits in accordance with the Code	11,212
(4,425)	Actual amount (charged)/ credited to the General Fund Balance for pensions in the year	(4,640)
5,778	Net adjustment in Movement in Reserves Statement	6,572

6.3 Pensions Assets and Liabilities recognised in the balance sheet

The amount included in the Balance Sheet for the Group obligation in respect of its defined plans is as follows:

31 March		31 March
2020		2021
£000		£000
146,741	Fair value of employer assets	177,181
(192,656)	Present value of funded liabilities	(241,708)
(3,969)	Present value of unfunded liabilities	(3,996)
(49,884)	Net liability arising from defined benefit obligation	(68,523)

7. CASH AND CASH EQUIVALENTS

The deficit on the provision of services has been adjusted for the following non cash movements:

2019/20	Adjustment to Net Deficit on the provision of services for non-cash movements	2020/21
£000		£000
7,736	Depreciation	7,888
23,633	Impairment and (reversal) of impairment and valuation movements	(19,663)
947	Amortisation	2,023
-	Increase in Impairment Allowance	196
(3,575)	Increase / (Decrease) in Creditors	21,930
6,001	(Increase) / Decrease in Debtors	(1,636)
(9)	(Increase) / Decrease in Inventories	45
5,470	Movement in pension liability	6,628
(902)	Share of Joint Ventures	432
5,740	Carrying amount of non-current assets sold or de-recognised	7,666
190	Other non-cash items (including Financial Guarantee)	(20)
45,231	Adjustment for Non-Cash Movements included in the provision of services	25,489

The deficit on the provision of services has been adjusted for the following items that are investing and financing activities:

£000		£000
-	Proceeds from short term and long term investments	-
(2,624)	Proceeds from the sale of property, plant and equipment, investment property and intangible assets	(2,608)
(2,583)	Other items for which the cash effects are investing or financing activities	(2,643)
(5,207)	Adjustment for items that are investing and financing activities	(5,251)

£000	Investing Activities	£000
(29,085)	Purchase of property, plant and equipment, investment property and intangible assets	(11,302)
-	Purchase of short-term and long-term investments	-
(14,268)	Other payments for investing activities	(656)
2,624	Proceeds from sales of property, plant and equipment, investment property and intangible assets	2,609
-	Proceeds from short term and long term investments	-
2,588	Other receipts from investing activities	3,296
(38,141)	Net cash flows from investing activities	(6,053)

£000	Financing Activities	£000
85,875	Cash receipts of short and long-term borrowing	32,286
(47,328)	Repayment of short and long-term borrowing	(35,000)
248	Other (receipts) / payments from financing activities	(15,449)
38,795	Net cash flows from financing activities	(18,163)

Reconciliation of Liabilities arising from Financing Activities	1 April 2020	Financing Cash Flows	Non Cash Changes	31 March 2021
	£000	£000	£000	£000
Short Term Borrowings	(35,638)	(4,953)	264	(40,327)
Long Term Borrowings	(126,903)	7,666	-	(119,237)
Net cash outflow from financing activities	(162,541)	2,713	264	(159,564)

8. TRANSACTIONS BETWEEN EASTBOURNE BOROUGH COUNCIL AND EASTBOURNE HOMES LIMITED, EASTBOURNE HOUSING INVESTMENT COMPANY LIMITED, ASPIRATION HOMES LIMITED LIABILITY PARTNERSHIP AND SOUTH EAST ENVIRONMENTAL SERVICES LIMITED

Eastbourne Homes Limited

EHL receive a fee in accordance with an agreement to manage and maintain the Council's housing stock, including capital works. EHL obtained services from the Council under various Service Level Agreements. These include finance and financial systems, parks & gardens and information technology.

	2019/20	2020/21
	£000	£000
Income		
Housing Management contract	7,650	7,834
Other contracts	2	2
Expenditure		
Service Level Agreements	700	870
Fees payable to the Council	2,536	2,603
Recharges		
Capital Works at cost	4,480	3,140
Debtors		
Amounts due from the Council	2,684	2,102
Creditors		
Amounts due to the Council	2,580	391

South East Independent Living Limited

SEILL has net assets at 31 March 2021 of £297,692 (£307,670 at 31 March 2020) and turnover of £860,593 (£852,188 2019/20).

Eastbourne Housing Investment Company Limited

EHIC has net assets at 31 March 2021 of £1,821,327 (£1,397,436 at 31 March 2020) and turnover of £1,048,931 (£635,655 2019/20). EHIC are provided with loans and working capital from the Council with a balance of £23,335,550 as at 31 March 2021 (£20,483,050 as at 31 March 2020).

Aspiration Homes LLP

AH has net assets at 31 March 2021 of £1,391,934 (£1,325,999 at 31 March 2020) and turnover of £244,868 (£284,069 2019/20). AH are provided with loans and working capital from the Council with a balance of £4,160,250 as at 31 March 2021 (£3,780,550 as at 31 March 2020).

South East Environmental Services Limited

SEESL had net assets at 31 March 2021 of £12,877 (£16,612 at 31 March 2020) and turnover of £4,271,859 (£3,359,907 2019/20). SEESL are provided with loans from the Council with a balance of £1,245,000 as at 31 March 2021 (£1,555,000 as at 31 March 2020).

GLOSSARY

This glossary helps to define some of the terms and phrases found in these accounts.

Accounting Period

The length of time covered by the accounts, in the case of these accounts the year from 1 April to 31 March.

Accrual

A sum included in the accounts to cover income or expenditure attributable to the accounting period for goods or services, but for which payment has not been received/made, by the end of that accounting period.

Actuarial Gains and Losses

Changes in the estimated value of the pension fund because events have not coincided with the actuarial assumptions made or the assumptions themselves have changed.

Balances

These represent the accumulated surplus of revenue income over expenditure.

Budget

An expression, mainly in financial terms, of the Council's intended income and expenditure to carry out its objectives.

Budget Requirement

The amount each local authority estimates as its planned spending, after deducting funding from reserves and any income expected to be collected (excluding Council Tax and Government Grants). This requirement is then offset by Government Grant, the balance being the amount needed to be raised in Council Tax.

Capital Charge

A charge to service revenue accounts to reflect the cost of non-current assets (previously referred to as fixed assets) used in the provision of services.

Capital Expenditure

Expenditure on the acquisition of non-current assets (fixed assets) that will be of use or benefit to the Council in providing its services for more than one year. Capital expenditure also includes Revenue expenditure financing from Capital under Statute.

Capital Adjustment Account

The capital adjustments account records the resources set aside to finance capital expenditure and offsets the write-down of the historical cost of fixed assets as they are consumed by depreciation and impairments or by disposal.

Capital Receipts

Income received from the sale of capital assets. Legislation requires a proportion of capital receipts from the sale of Council houses to be paid over to a national pool.

Cash Equivalents

Generally short term, highly liquid investments readily convertible into cash.

Chartered Institute of Public Finance and Accountancy (CIPFA)

CIPFA is the main professional body for accountants working in the public service. It draws up the Accounting Code of Practices and issues professional guidance that is used to compile these accounts.

Collection Fund

A fund administered by the Council as a "Charging Authority". The Council Tax and Non-Domestic Rates are paid into this fund. The Council Tax and NDR demand of the Council and the precepts of other public bodies are paid out of the fund. Any surplus or deficit is shared between the various authorities.

Corporate and Democratic Core

These are the activities that a local authority engages in specifically because it is a democratically elected decision making body. These costs are not apportioned to services but are shown here. Examples of costs are Councillors' allowances, Committee support and time spent by professional officers in giving policy advice.

Creditors

The amounts owed by the Council at the Balance Sheet date in respect of goods and services received before the end of the accounting period but not paid for.

Current Service Cost

The increase of the present value of a defined benefit scheme's liabilities expected to arise from employee service in the accounting period.

Debtors

Amounts owed to the Council but unpaid at the Balance Sheet date.

Depreciation

The measure of the cost or revalued amount of the benefit of the fixed asset that have been consumed during the period.

Expected Rate of Return on Pensions Assets

The average rate of return, including both income and changes in fair value but net of scheme expenses, expected over the remaining life of the related obligation on the actual assets held by the scheme.

Fees and Charges

The income raised by charging for goods, services or the use of facilities.

General Fund

The main revenue fund of the Council which is used to meet the cost of services paid for from Council Tax, Government Grant and fees and charges.

Heritage Asset

A tangible asset with historical, artistic, scientific, technological or environmental qualities that is held and maintained principally for its contribution to knowledge and culture.

Housing Revenue Account

A separate account, maintained by law, which accounts for the income and expenditure related to the Council's housing stock. The General Fund cannot subsidise the Housing Revenue Account and vice versa.

Intangible Assets

Non-current assets (fixed assets) that do not have physical substance but are identifiable and controlled by the Council. Examples are software and licences.

Leasing

A method of acquiring the use of capital assets for a specified period for which a rental charge is paid.

Levy

A contribution payable by law to Internal Drainage Boards for land drainage.

Minimum Revenue Provision

An amount to be set aside each year from revenue to repay the principal amounts of external loans outstanding.

Non-Current Asset

Assets that yield benefits to the Council and the services it provides for a period of more than one year. Examples include land, buildings and vehicles.

Non Domestic Rates (NDR) (also known as Business Rates)

Non Domestic Rates are levied on businesses within its area by the Billing Authority and the proceeds are paid into its Collection Fund for distribution to precepting Authorities and for use by its own General Fund.

Precept

The amount levied by various Authorities that is collected by the Council on their behalf. The precepting Authorities in Eastbourne are East Sussex County Council, Sussex Police Authority and East Sussex Fire.

Provisions

Amounts set aside to meet costs which are likely or certain to be incurred, but are uncertain in value or timing.

Public Works Loans Board

A Government body that provides loans to local authorities.

Reserves

The accumulated surplus income in excess of expenditure, which can be used to finance future spending and is available to meet unforeseen financial problems. Earmarked Reserves are amounts set aside for a specific purpose in one financial year and carried forward to meet expenditure in future years.

Revaluation Reserve

The revaluation reserve reflects the unrealised element of the cumulative balance of revaluation adjustments.

Revenue Expenditure

The day to day spending on employment costs, other operating costs (accommodation, supplies and services etc.) net of income for fees and charges etc.

Revenue Expenditure financed from Capital under Statute (Refcus)

Expenditure that can be classified as capital expenditure but which does not result in the acquisition of a tangible or physical asset.

Revenue Support Grant

Central Government financial support towards the general expenditure of local authorities.

Specific Government Grants

Central Government financial support towards particular services which is "ring fenced", i.e. can only be spent on a specific service area or items.

Transfer of Undertakings Protection of Employment Regulations (TUPE)

The law that protects employees, and their benefits, when their employment changes hands. TUPE regulations govern the transfer of employees from one company to another.