TEIGNBRIDGE DISTRICT COUNCIL

STATEMENT OF ACCOUNTS

2024/25

STATEMENT OF ACCOUNTS 2024/2025

CONTENTS

Part 1

Introduction

CHIEF OFFICER OF THE COUNCIL & LOCATION OF OFFICES

CHIEF OFFICER OF THE COUNCIL

Managing Director Phil Shears

LOCATION OF OFFICES

Building Control Customer Services Revenue & Benefits Environmental Health Business Transformation team Spatial Planning Neighbourhood Planning Development Management Housing Internal Audit Resorts Strata Service Solutions Limited Democratic Services Communications Human Resources Waste, Recycling & Cleansing Leisure Green Spaces & Active Leisure Licensing Economy/Property & Assets Health & Wellbeing Community Safety Parking Land Charges Coastal & Drainage Elections Finance Legal Procurement Partnership Development	Forde House Brunel Road Newton Abbot TQ12 4XX Tel: (01626) 361101

Narrative Report

INTRODUCTION

1. This Narrative Report sets out the overall financial position and details the financial transactions relating to the activities for the year ended 31 March 2025. It provides a brief explanation of the financial aspects of the Council's activities and draws attention to the main characteristics of the Authority's financial position. It also provides a commentary on the financial highlights and identifies any significant events that may affect the reader's interpretation of the accounts. The Authority's Accounts for the year 2024/25 are set out on pages 23-123. They consist of:

THE CORE FINANCIAL STATEMENTS:

These are listed below with a brief description that outlines the purpose of each:

COMPREHENSIVE INCOME AND EXPENDITURE STATEMENT (CIES)	This statement on page 31 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. Authorities raise taxation to cover expenditure in accordance with regulations, but this may be different from the accounting cost. The taxation position is shown in the Movement in Reserves Statement.
MOVEMENT IN RESERVES STATEMENT (MIRS)	This statement on page 32 shows the movement in the year on the different reserves held by the authority analysed into 'usable reserves' which can be used to fund expenditure or reduce local taxation and those that are unusable.
BALANCE SHEET	This shows on page 33 the assets and liabilities recognised by the Authority on 31 March 2025.
CASH FLOW STATEMENT	This shows on page 34 the changes in cash and cash equivalents of the Authority during the reporting period.

The financial statements are supported by various notes shown on pages 35-117. These notes include the accounting policies which summarise the framework within which the Council's accounts are prepared and published.

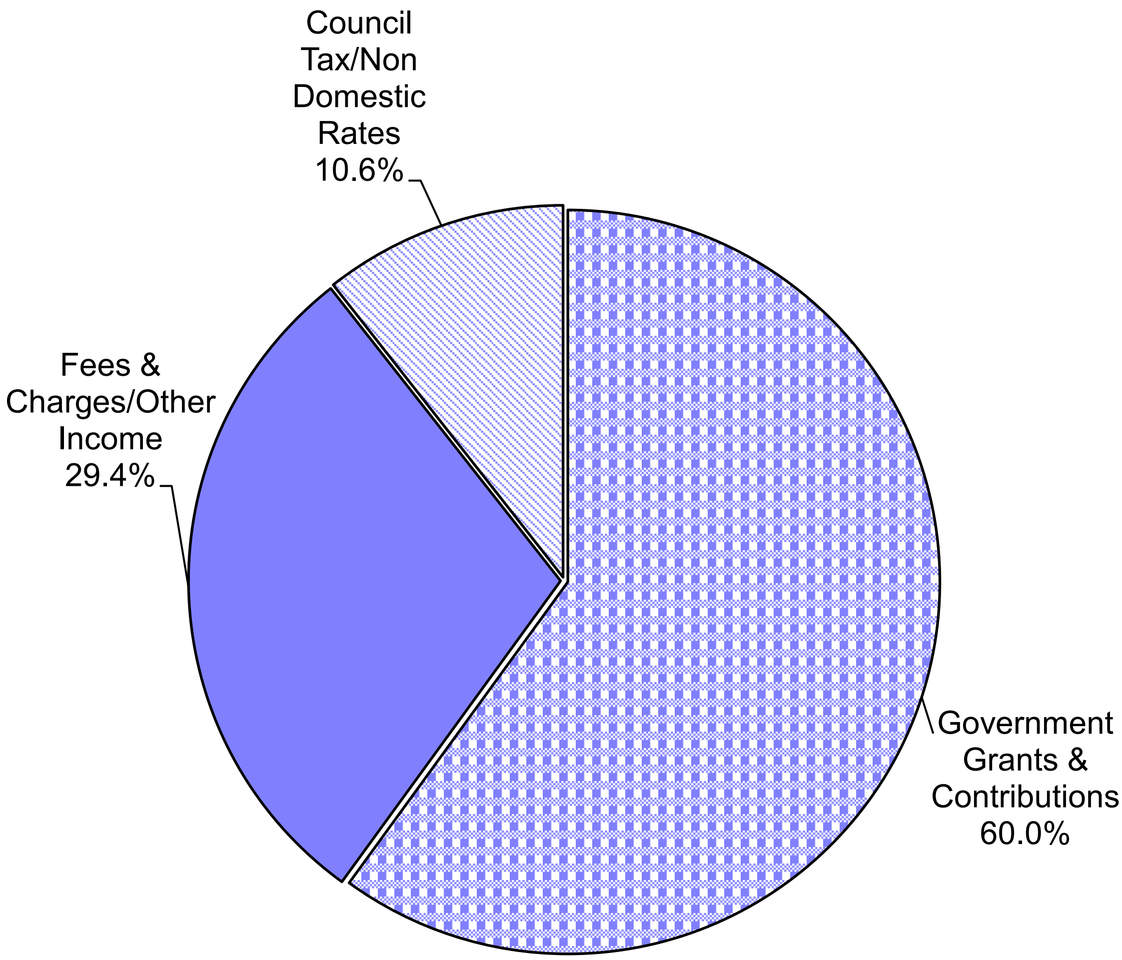
The Expenditure and Funding Analysis statement note 7 on page 54 shows how annual expenditure is used and funded from resources in comparison with those resources consumed or earned in accordance with generally accepted accounting practices. It also shows how this expenditure is allocated for decision making purposes across the Council's reporting segments.

SUPPLEMENTARY FINANCIAL STATEMENTS (Pages 118-119)

COLLECTION FUND	A statutory fund showing administration of council tax and income from business ratepayers on page 118.

2. **Review of the year -** The following three charts show in broad terms where the Authority obtains its finance, what it is spent on and what services it provides.

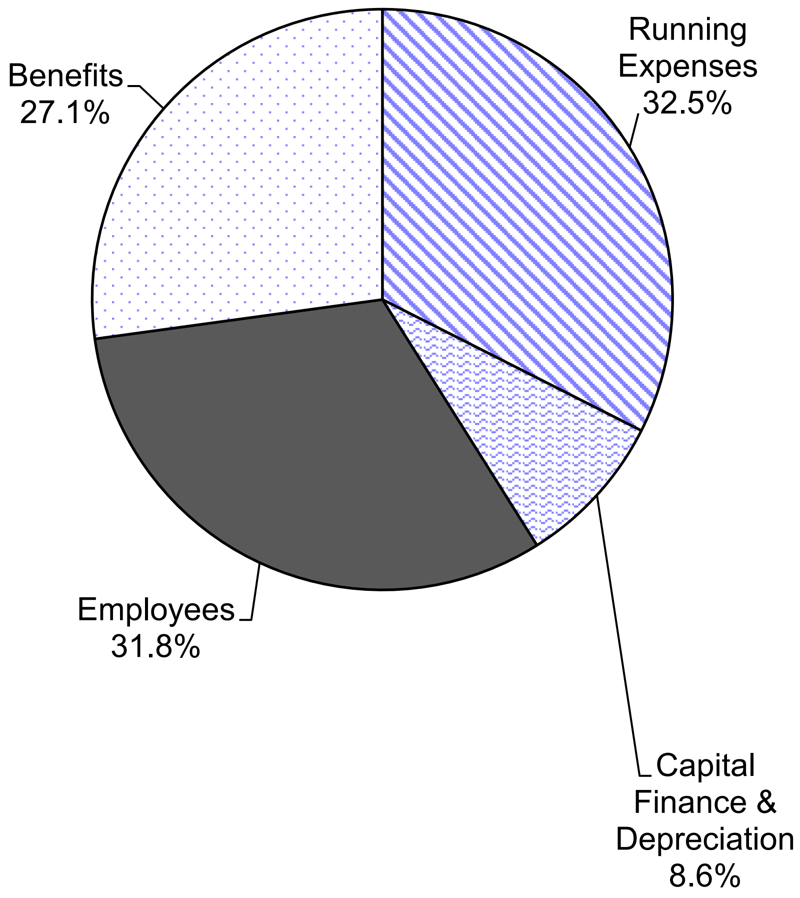
WHERE THE MONEY COMES FROM



The largest single item is Government Grants, for example rent allowances and revenue support grant, and other contributions which provide 60.0% of the total.

Income received from the services provided through fees, charges and other income including interest account for 29.4% of the total.

WHAT THE MONEY IS SPENT ON



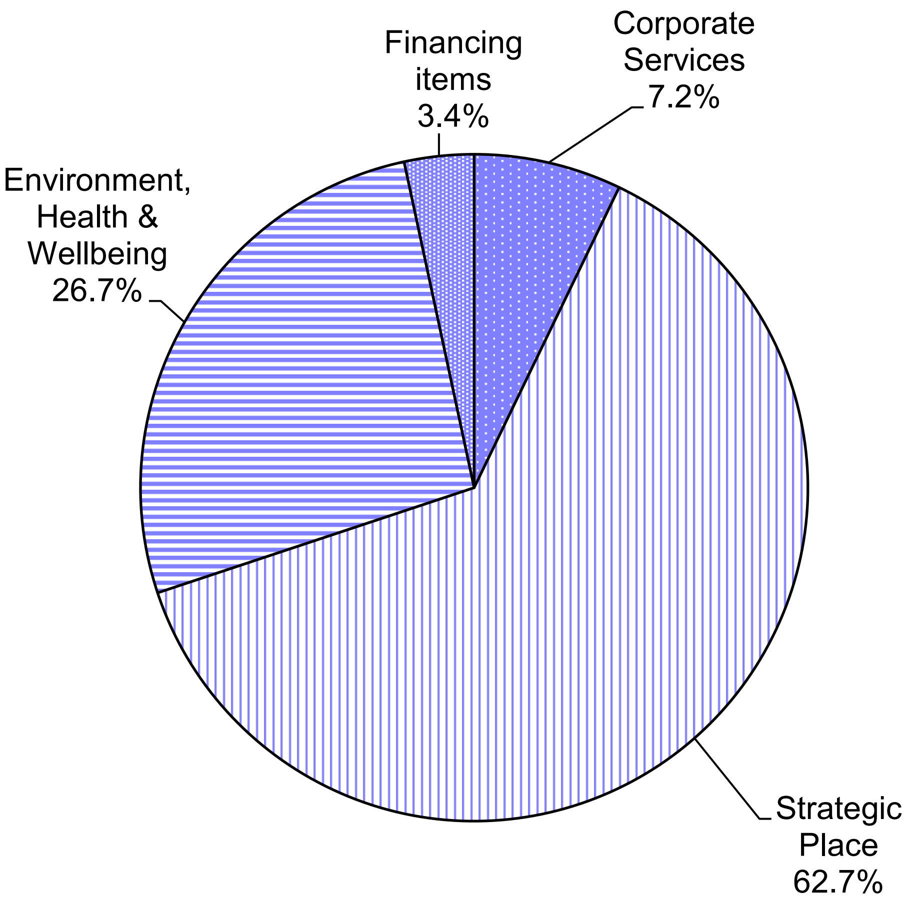
Benefits cover rent allowances and housing rent rebates and amount to 27.1%

Running expenses includes maintenance of buildings, operating vehicles and purchase of supplies and services and takes up 32.5% of the total expenditure.

Employees account for 31.8% of the total.

Capital financing charges are mainly the payments of interest on loans, depreciation and impairment/revaluation adjustments.

THE SERVICES PROVIDED



62.7% of the total expenditure is on Strategic Place which covers services such as building control, economy & assets, housing, parking & transport, revenue & benefits including rent allowances, spatial planning and development management.

Corporate Services includes all support services, for example, finance, human resources, internal audit, legal and procurement. The strategic leadership team together with democratic and electoral services are also included in this heading. Communications, and the business transformation team make up the balance of this segment.

Environment, Health & Wellbeing covers all aspects of environmental health plus green spaces, leisure, resorts, licensing, waste, recycling & cleaning and community safety.

Financing items includes past service pension deficit contributions, pension strain payments, bank charges and external audit fees.

FINANCIAL REQUIREMENTS AND RESOURCES

3. The authority maintains capital and revenue reserves. An appropriate level of balances is a necessary part of our financial management strategy to have funds available to meet known and potential financial commitments. Revenue reserves can be used to finance capital projects or revenue expenditure. Capital reserves can only be used to fund capital projects.

   Our reserves are detailed on page 32 in the Movement in Reserves Statement. These are split into ‘usable reserves’ which can be applied to fund expenditure or reduce local taxation, and other reserves which are ‘unusable’. Usable reserves include our general fund balance of earmarked and unearmarked reserves, capital receipts reserve, and capital grants unapplied, all in note 26 to the accounts. Unusable reserves are detailed in note 27 and include a number of reserves such as the revaluation reserve, pensions reserve and capital adjustment account.

   Within the year our ‘usable reserves’ have increased from £55.063 million to £57.531 million. This is mainly due to the increase in capital grants unapplied in the year (see the Movement in Reserves Statement).

   Our unusable reserve position has improved. The unusable reserves were £85.693 million at 31 March 2024 and £97.175 million at 31 March 2025. This is principally due to an increase in the revaluation reserves and a decrease in the pension reserve deficit due mainly to changes in financial assumptions shown in note 40. Revenue reserves are £24.047 million at 31 March 2025 and capital receipts and grants unapplied are £33.484 million.

REVENUE EXPENDITURE

4. During the year regular budget monitoring has been carried out and reported to members. Overall net expenditure in 2024/25 was £20.357 million compared to the original approved budget of £18.946 million – an adverse variance of £1.411 million. A significant element of the change is due to use of earmarked reserves for specific expenditures.

   Some income streams have increased compared to the base budget – for example car parking income, leisure memberships and other leisure income, however others have reduced e.g. planning application fees. Interest received on investment income was higher due to the increased interest rates. The Council continues to explore savings where possible. As a result there were savings in staffing costs, water, gas, electric, rates and fuel. Some costs have risen including bed and breakfast costs, audit fees, insurance and other miscellaneous costs. Government grants were received to assist with new burdens helping with the overall variance of £1.574 million adverse.

5. Set out below is a comparison between actual & budgeted expenditure for the year:-

	Budget	Actual	Difference
	£'000	£'000	£'000
Net expenditure on services	18,946	20,357	1,411
Interest payable	0	0	0
NET EXPENDITURE	18,946	20,357	1,411
Income from Government Grants & Local Taxpayers	(18,946)	(18,783)	163
DEFICIT (SURPLUS) FOR THE YEAR	**0**	**1,574**	**1,574**

Actual net expenditure of £20.357 million can be reconciled to the Comprehensive Income and Expenditure Statement on page 31 being:-

	Restated £'000
(Surplus) on Provision of Services	(5,111)
Adjustments between accounting basis & funding basis under regulations (note 9 on pages 59 to 63)	6,685
Deficit for the year	**1,574**
Add: Income from Government Grants and Local Taxpayers (as listed below)	18,783
Net expenditure (as above)	**20,357**

Income from Government Grants and Local Taxpayers of £18.783 million can be reconciled to the Comprehensive Income and Expenditure Statement on page 31 as the sum of the Council tax income excluding deficit of £15.780 million, Business Rates income less expenditure, excluding surplus/deficit, plus new homes bonus, other sundry general grants of £8.527 million, less precepts paid to Parish Councils of £5.524 million. These are highlighted in notes 11, 13 and 35 to the financial statements. The General Fund balance at 31 March 2025 is £24.047 million being general reserves of £2.500 million and earmarked reserves of £21.547 million.

The accounts are heavily influenced by the shifting pattern of funding receipts moving away from central government grants towards greater reliance on self-generated income. Revenue support grant is low and possible revisions to funding for New Homes Bonus could reduce future core Government funding.

Expenditure on services is influenced by our Council Strategy and the major themes running through this document. The strategies and action plans are built up around major themes with business plans. These are integrated with the medium term financial strategy, Local Plan, Neighbourhood plans, partnership working and other service strategies to deliver the desired outcomes.

The Council Strategy will be monitored annually and further refreshed and reviewed if necessary to ensure we are on track and consider new ideas and developments.

We produce Council Strategy performance reports quarterly to monitor how we are doing.

We carry out annual service reviews to consider best practice, alternative working methods, and identify further savings where possible.

More detail can be found here: https://www.teignbridge.gov.uk/councilstrategy

6. **Material charges in the accounts** – In 2024/25 there were revaluation losses net of revaluation reversals relating to our land and building values charged to the Comprehensive Income & Expenditure Statement amounting to £1.3 million. Revenue expenditure funded from capital under statute was slightly lower in 2024/25 at £7.8 million (£8.0 million in 2023/24) mainly due to a £2.2 million contribution to the Dawlish link road improvements and £2.0 million towards the regional coastal monitoring programme. Of the £8.0 million, £7.9 million is charged to 'Strategic Place' within Cost of Services in 2023/24 and all of the £7.8 million in 2024/25. In 2023/24 the revaluation losses net of revaluation reversals had resulted in a net reversal of £2.1 million. £1.5 million was credited to 'Strategic Place' and £0.6 million to 'Environment, Health & Wellbeing' within Cost of Services.

EXPENDITURE AND FUNDING ANALYSIS

Section 5 above identifies the actual surplus made of £5.111 million when compared to the original budget set in February 2024. Further detail is given in note 7 to the Accounts in the Expenditure and Funding Analysis which links the deficit/(surplus) made under generally accepted accounting practices with how annual expenditure is used and funded from resources. As a result the surplus in the Comprehensive Income and Expenditure Statement (CIES) is adjusted for these differences to arrive at the actual deficit/(surplus) to be deducted from/added to the General Fund.

The amounts which are charged to the CIES for items such as depreciation, revaluation of assets, capital grants and pension charges are eliminated to identify that which is chargeable to the General Fund Balance. Just under half of the net expenditure chargeable to the General Fund relates to the segment 'Environment, Health and Wellbeing' for 2024/25 and just over half for 2023/24 within Cost of Services.

CAPITAL EXPENDITURE

7. The table below shows the performance on Capital Investment for 2024/25.

The Council spent £14.899 million on capital projects compared with the original budget of £53.314 million.

The decrease is mainly due to projects which have been delayed or re-assessed during the due diligence and feasibility phases. This is to ensure they will be fulfilling Council priorities for example leisure strategy items, carbon management, provisions for employment land and town centre development works, infrastructure and affordable housing schemes.

	Budget £'000	Actual £'000	Difference £'000
Capital Investment:			
General	44,467	11,554	32,913
Housing	8,847	3,345	5,502
CAPITAL EXPENDITURE	**53,314**	**14,899**	**38,415**
Financed by:			
Capital Receipts	(3,445)	(244)	(3,201)
Revenue Contributions	(1,619)	(1,239)	(380)
Prudential Borrowing	(26,665)	(1,971)	(24,694)
Grants	(13,313)	(10,441)	(2,872)
Contributions	(8,272)	(1,004)	(7,268)
CAPITAL FINANCING	**(53,314)**	**(14,899)**	**(38,415)**

The analysis of Capital Investment in 2024/25 is:

Disrepair, energy and Disabled Facilities Grants	£ 2.035 million
Affordable Housing	£ 1.309 million
Environmental Schemes	£ 1.066 million
Flood Alleviation and Prevention	£ 2.057 million
Sports Halls and Recreation	£ 2.217 million
Planning & Development	£ 5.579 million
Industrial, Commercial and Infrastructure	£ 0.000 million
Open spaces (including SANGS)	£ 0.381 million
Car Parks	£ 0.087 million
Other schemes	£ 0.168 million
	£ 14.899 million

The main projects include £2.181 million towards decarbonisation schemes at Broadmeadow Sports Centre, Dawlish Leisure Centre and Newton Abbot Leisure Centre. There was also £1.166 million for community grants via the UK Shared Prosperity Fund and Rural Prosperity Fund, including green business grants, arts, towns and community safety. £1.309 million was invested in the purchase of affordable housing, including the local authority housing fund scheme. £2.035 million was spent on disrepair and disabled facilities grants. £1.979 million went to Regional Coastal Monitoring while Newton Abbot town centre regeneration accounted for £2.120 million. £1.066 million was invested in the waste collection and recycling service, including fleet decarbonisation. £0.381 million went towards open space improvements including changing places facilities and grants for cirl bunting habitat and the Stover Park scheme. A contribution of £2.246 million went to the Dawlish Link Road and bridge.

8. For 2025/26 the budgeted expenditure is as follows:

Sports Halls & Recreation	£ 2.687 million
Open Spaces	£ 2.035 million
Planning & Development	£ 5.250 million
Industrial, Commercial and Infrastructure	£ 5.880 million
Environmental Schemes	£ 6.225 million
Flood Alleviation & Prevention	£ 2.059 million
Disrepair, Disabled Facilities & Energy grants	£ 1.424 million
Affordable Housing	£ 2.701 million
Information Technology & Central Services	£ 0.598 million
Car parks	£ 0.585 million
	£ 29.444 million

Some of the specific schemes included in these totals are a provision of £2.471 million for the start of affordable housing construction at Sherborne House, Newton Abbot, plus £1.424 million for Disabled Facilities housing grants. £2.850 million is committed towards beginning the waste transfer station redevelopment, replacement sort-line equipment and simpler recycling statutory requirements. £1.767 million goes towards the completion of the Broadmeadow Sports Centre refurbishment and decarbonisation project, with £0.612 million towards further decarbonisation measures at Dawlish and Newton Abbot leisure centres. There is £1.337 million for the final phase of the Ridgetop Country Park. £4.958 million is the remaining, previously committed Future High Streets grant, budgeted to be spent on Newton Abbot Market Hall and Bradley Lane improvements. A further £1.000 million goes towards the A382 road improvements. £1.840 million is budgeted for Regional Coastal Monitoring, funded by Environment Agency grant. £0.698 million goes towards committed to habitat and wildlife protection. There is £0.598 million towards modernising IT systems. £4.800 million of Community Infrastructure Levy is provisionally set aside for contributions towards education and transport hubs which will be brought back to Full Council for approval in due course.

9. Capital funds:

The capital receipts, grants and contributions received including capital receipts in advance for 2024/25 can be analysed as follows:

	Capital resources brought forward	£ 32.949 million
Add:	Received in year	£ 14.110 million
Less:	Capital financing applied to expenditure	£ 11.182 million
	Loan/other	£ 0.014 million
	Capital resources carried forward	£ 35.891 million

BORROWING / FUNDING

10. There was no long term borrowing during the year.

PENSION LIABILITIES

11. International Accounting Standard 19 (IAS19) requires Local Authorities to recognise pension assets and liabilities within their accounts. The impact on the General Fund of the IAS 19 entries is neutral overall.

The actuary has now estimated a net deficit on the funded liabilities within the Pension Fund as at the 31 March 2025 of £17.347 million. The requirement to recognise the net pension liability in the balance sheet has reduced the reported net worth of the authority by 10.1% for 2024/25 and 11.5% for 2023/24 as shown on page 33.

The net deficit has decreased which is mainly due to a favourable movement on the actuarial financial assumptions. The deficit is derived by calculating the pension assets and liabilities at 31 March 2025. This is different to the valuation basis used to calculate the employers' contribution rate which is calculated using actuarial assumptions spread over a number of years. See also note 40 on pages 102 -109 for further information.

CASH FLOW

During the year the cash flow of the Authority decreased by £6.0 million. This was mainly due to an increase in short term investments at 31 March 2025.

There is no immediate necessity to borrow due to internal borrowing so no short term impact as a result of changes to inflation and higher interest rates.

BALANCE SHEET

During the year net assets at 31 March 2025 increased by £13.950 million. This was mainly due to an increase in capital grants unapplied, revaluation increases to property, plant and equipment and a decrease in the pension liability. Also see pages 32 and 33 for more information.

JOINT OPERATIONS

The accounts incorporate our share of the jointly owned company Strata Service Solutions Ltd. The ownership is shared with Exeter City Council and East Devon District Council with our share representing 27.372%. The figures consolidated on a joint operation basis are detailed in note 47. In 2024/25 our share of adjustments to the Comprehensive Income and Expenditure Statement amounted to (£0.176) million. The cumulative effect on our balance sheet is to reduce net assets by £1.945 million.

CHANGE IN ACCOUNTING POLICIES

12. The accounting policy related to Lease has changed in 2024/25 for the introduction of IFRS16.

KEY INFORMATION/ ECONOMIC CLIMATE

13. The Council provides a range of services within the District including housing, refuse collection and recycling, planning, economic development, tourism and leisure.

Our vision is: '*Making Teignbridge a healthy and desirable place where people want to live, work and visit'*

Further information on our environment and strategy can be found here:

https://www.teignbridge.gov.uk/councilstrategy (not subject to audit)

The economic climate continues to have an impact on the Council although there were no significant changes. The major issues have been the cost of living crisis and high inflation and interest rates (although inflation has now fallen back). In year collection of business rates and council tax has altered from last year increasing from 99.32% to 99.50% for rates and decreasing from 97.69% to 97.54% for council tax. There was a further decrease in housing benefit costs. Income from many sources including car parking, planning, rents etc had reduced significantly due to Covid 19 but many income streams have recovered significantly and have been relatively stable with some encouraging growth in some areas.

It is still unclear what the long term direction of the economy will be on businesses and the finances of the Council moving forward as economic pressures continue to provide financial challenges.

The cost of living crisis has had a significant impact on residents and geo-political events such as Ukraine. The Council has supported residents through Government backed schemes with cost of living support as appropriate and funding for accommodating refugees within the District including the purchase of appropriate housing accommodation.

ECONOMY, EFFICIENCY AND EFFECTIVENESS IN ITS USE OF RESOURCES

14. The Authority reports on its financial performance and economy, efficiency and effectiveness in its use of resources over the financial year in a number of ways;

    Spending against budget has been monitored monthly for the Strategic Leadership Team and Strategic Management Team and quarterly reports are submitted to the Executive Committee.

    There are also a number of reports submitted to the Audit Scrutiny Committee including:-

    - Internal Audit's Plan, Annual Report and audit findings.
    - Annual Governance Statement.
    - External Auditors Annual Report.
    - Review of risk management.
    - Treasury management including mid-year review.

    The Annual Governance Statement can be found on pages 125 to 135. This describes the governance framework in place with reference to the guiding principles recommended by the CIPFA/SOLACE Framework for Delivering Good Governance in Local Government. The Framework comprises the systems, processes, culture and values which direct and control our daily business, and includes the methods we use to engage, lead and account to the community. It enables us to monitor how we are doing and to consider whether our plans help us to deliver appropriate services that are value for money in the short, medium and long term. The Annual Governance Statement comments on the effectiveness of our governance arrangements which is informed by various assurance sources including the work of internal and external audit.

    Key performance indicators are monitored with reports being taken quarterly to Overview and Scrutiny Committee.

    The reports monitor performance against the Council Strategy programmes (T10) which are the 'super projects' that will have a high impact on and bring major benefits to the Council's key objectives. Each project has seven or more actions with performance indicator(s) and/or project(s) to monitor their progress against targets and milestones.

Every quarter an update on the progress of each project is compiled by the relevant managers and presented to Overview & Scrutiny Committee.

The latest update covers the financial year quarter 4 period from 1st January to 31st March 2025 and includes all PIs and reviews of the projects that have started.

At the end of 2024/25 for the Council Strategy:

- 9 of the T10 programmes are reported on Track. 1 are on Caution status.
- A total of 79 performance indicators are reported
- 42 projects are reported

Within the report are details of key performance achievements including:

- The number of dwellings which were improved through intervention by the Council was on target at 400.
- Affordable homes delivery was well ahead of target with 185 homes delivered against a target of 126.
- The number of empty properties impacting on New Homes Bonus was 352, against a target of 290.
- Homelessness preventions were behind target on helping clients remain in existing homes (36, target 90)
- Household recycling rate is at 53.36%, against a target of 56%
- 100% of beaches in Teignbridge were rated as excellent or good water quality (target 100%)
- 96% of major planning applications were processed within 13 weeks, against a target of 60%.

Other key performance indicator results for the year are shown in the table below:

‘Teignbridge Ten’ programme heading and performance description	Target 2024/25	Actual 2024/25
Clean scene		
Street cleaning & litter responsibilities. £'s per household	£34.18	£27.40
Household waste collected: £'s per household	£97.45	£82.41
% Beaches rated as excellent or good water quality	100%	100%
Great places to live and work		
Number of conservation areas with appraisal and management plan adopted within the last 5 years	6	0
Going to town		
% of businesses with the top food hygiene rating of 5	90%	89%
Investing in prosperity		
Processing of major planning applications within 13 weeks	60%	96%
Processing of minor planning applications within 8 weeks	65%	92%
Out and about and active		
Number of young people under 18 participating in activities we organise	103,830	111,945
Number of people 30-60 participating in activities we organise	102,975	116,912

‘Teignbridge Ten’ programme heading and performance description	Target 2024/25	Actual 2024/25
Number of older people over 60 participating in events we organise	123,555	138,628
A roof over our heads		
Number of households whose housing conditions have been improved through intervention by the Council	400	400
Net additional homes provided	717	459
Affordable homes delivered in urban areas as defined by the Local Plan	128	185
Homelessness prevented by client remaining in existing home	90	36
Homelessness prevented by assisting with alternative accommodation	225	225
What else will we do		
£ Income generated	£38,880,050	£48,065,646
£ External funding received	£1,732,220	£5,204,228
£ Cost per head of population on all services	£143.62	£139.79

Reports on performance are reported to Overview & Scrutiny Committee and can be found here:

Committee meetings and agendas - Teignbridge District Council

Internal reviews of all services are conducted every year under the Modern 25 process. This process identifies future efficiencies and savings that will be made to service provision and feeds into the budget.

FORWARD FINANCIAL PLANNING REVIEW

15. The Authority has a Medium Term Financial Plan which covers 3 years and is updated on an annual basis as part of the budget process. It includes planned future developments in service delivery including the capital programme. There are a number of issues that are impacting on the Authority, its finances and service delivery. These include:

Cuts to Central Government grant funding – Revenue Support Grant significantly lower than historic funding, potential reductions in New Homes Bonus and review of business rates

We continue to have lower levels of funding from new homes bonus, brought about initially by the changes in the 2017/18 Local Government Finance Settlement. The introduction of a baseline and reduced time period for legacy payments has required us to identify savings and additional income to meet the shortfall. The more recent settlements have exacerbated this by eliminating any legacy payments from the New Homes Bonus allocation earned for 2021/22 and thereafter.

We only have a funding agreement from Government for one year in 2025/26. In addition there is the potential for New Homes Bonus to be scrapped and possibly replaced with an alternative form of housing funding. There is currently a consultation process to identify preferred options for funding changes for future years for business rates which creates significant uncertainties for future financial planning. (See also 18 below).

The capital programme is fully funded in the medium term and by having no long term borrowing at present has the ability to enter the lending market for agreed schemes and if provisions for projects and schemes are approved with an appropriate business case.

UNCERTAINTIES, PROVISIONS, BREXIT & MATERIAL EVENTS AFTER THE REPORTING DATE

16. Please see note 6 to the financial statements for events after the reporting period. Contingent liabilities are itemised in note 41 and relate to any claims that may arise from the transfer of the Authority's housing stock in 2004. See also note 25 to the financial statements for provisions in the accounts. The provision we hold is for non-domestic rates appeals. There have been no major write offs in the year.

17. Withdrawal from the European Union (Brexit) – the opportunities and challenges arising from Brexit are still unclear for the Council and its public services. Withdrawal has probably had some implications for public services however these have been masked by subsequent historic events such as the Covid 19 pandemic and subsequent economic condition changes.

18. General – The budget for 2025/26 will need to be monitored carefully in conjunction with any further funding support from Government/use of reserves and projections/efficiency plans within the Medium Term Financial Plan (MTFP) /cash flow and recovery plans. Property, Plant & Equipment values are increasing and the pension liability has decreased. More detail on this is available in note 4 to the financial statements. Financial pressures in the medium term financial plan are being addressed as part of the Modern 25 agenda.

    We will continue to focus on our working methods, organisational structure and the annual review of business plans and service reviews through the Modern 25 process which will pull together savings and suggested savings to meet the likely budget gaps predicted in future years. We currently have a significant funding earmarked reserve which amounts to £11.698 million so there is no requirement to consider a s114 notice at present but the significant budget gaps identified in the MTFP will need to be addressed.

    The MTFP is regularly updated and business cases revisited to reflect changes in estimates/inflation/interest rates etc and future predictions are built into plans to mitigate adverse changes.

FURTHER INFORMATION

19. Further information about the accounts is available from Financial Services, Forde House, Newton Abbot. This is part of the Council's policy of providing full information about the Council's affairs. Also, interested members of the public have a statutory right to inspect the accounts before the audit. The availability of the accounts for inspection is advertised on our website. The accounts have been audited and the Auditors' opinion and conclusion is on pages 26 to 30. The accounts are available on request in large print, Braille, different colour, e-mail attachment, MP3 file or disc. If English is not your first language we can also arrange for it to be produced in another language.

    Gordon Bryant – Chief Finance Officer

Part 2

Financial Statements

STATEMENT OF ACCOUNTS 2024/25

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THE STATEMENT OF RESPONSIBILITIES FOR THE STATEMENT OF ACCOUNTS

The Authority's Responsibilities

The Authority is required to:-

- make arrangements for the proper administration of its financial affairs and to secure that one of its officers has the responsibility for the administration of those affairs. In this Authority, 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 authority's Statement of Accounts in accordance with proper practices as set out in the CIPFA / LASAAC Code of Practice on Local Authority Accounting in the United Kingdom (the Code).

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

The Chief Finance Officer has signed below to certify that the Statement of Accounts gives a true and fair view of the financial position of the Authority at 31 March 2025 and its income and expenditure for the year ended 31 March 2025.

……………………………………..

GORDON BRYANT – CHIEF FINANCE OFFICER

I confirm that these accounts were approved by the Audit Scrutiny Committee on 9 February 2026

………………………………………

COUNCILLOR SALLY MORGAN, CHAIR OF AUDIT COMMITTEE

9 February 2026

AUDIT OPINION AND CONCLUSION

Independent auditor's report to the Members of Teignbridge District Council Report on the Audit of the Financial Statements

Disclaimer of opinion

We were engaged to audit the financial statements of Teignbridge District Council (the 'Authority') for the year ended 31 March 2025, which comprise the Comprehensive Income and Expenditure Statement, the Movement in Reserves Statement, the Balance Sheet, the Cash Flow Statement, the Collection Fund and notes to the financial statements, including material accounting policy information. The financial reporting framework that has been applied in their preparation is applicable law and the CIPFA/LASAAC Code of Practice on Local Authority Accounting in the United Kingdom 2024-25.

We do not express an opinion on the accompanying financial statements of the Authority. Because of the significance of the matters described in the basis for disclaimer of opinion section of our report, we have not been able to obtain sufficient appropriate audit evidence to provide a basis for an audit opinion on these financial statements.

Basis for disclaimer of opinion

The Accounts and Audit (Amendment) Regulations 2024 ('the Regulations') require the Authority publish audited financial statements for the year ended 31 March 2025 by 27 February 2026 ('the backstop date'). The backstop date has been put in law with the purpose of clearing the backlog of historical financial statements.

On 25 February 2025, we issued a disclaimer of opinion on the Authority's financial statements for the year ended 31 March 2024. We were not able to obtain sufficient appropriate audit evidence by 28 February 2025, the previous backstop date, that the financial statements were free from material misstatement. We were therefore unable to obtain sufficient appropriate audit evidence over the corresponding figures or whether there was any consequential effect on the Authority Comprehensive Income and Expenditure Statement for the year ended 31 March 2025 for the same reason.

As a result of the limitations imposed by the backstop date, we have been unable to obtain sufficient appropriate audit evidence over the Authority's opening balances reported in the financial statements for the year ended 31 March 2025. Consequently, we have been unable to satisfy ourselves over the in-year movements in the net pension liability and property, plant and equipment. This has also resulted in uncertainty over the closing balance of property, plant and equipment of £129.636million as at 31 March 2025. Similarly, we have not been able to obtain assurance over the Authority's closing reserves balance of £154.706million as at 31 March 2025, also due to the uncertainty over their opening amount. We have also been unable to obtain sufficient appropriate audit evidence in respect of Creditors, Grants Received in Advance, the Movements in Reserves Statement, and the capital expenditure and capital financing disclosures.

We were also unable to obtain sufficient appropriate audit evidence in relation to the valuation of the Authority's land and buildings, linked to the matters which led us to issue a disclaimer of opinion on the Authority's financial statements for the year ended 31 March 2024:

The valuation of the Authority's land and buildings at 31 March 2021 was £98.015million and was undertaken by a professionally qualified valuer who subsequently left the Authority's employment before the audit commenced. Insufficient documentation was retained by the Authority to appropriately evidence the significant assumptions and judgements made by the valuer in their certified valuation. Limitations arising from the backstop date have prevented us from undertaking procedures in the current year necessary to obtain sufficient assurance over the accuracy of the valuation, which as at 31 March 2025 is £112.431million. We were therefore unable to confirm the accuracy of the valuation calculations or obtain sufficient appropriate audit evidence to conclude whether the basis of the valuation was reasonable.

In addition, the Authority's car parks had been valued at 31 March 2021 based on the average car parking income for the prior three accounting periods. However, this valuation did not include consideration of the impact of Covid-19 on the car parks' likely future income trends, given the fact that actual income levels for 2020-21 had significantly declined due to the national lockdowns in force. Limitations arising from the backstop date have prevented us from undertaking procedures in the current year necessary to obtain sufficient assurance over the accuracy of the valuation of £43.8million as at 31 March 2025. As a result, we were unable to obtain sufficient assurance that the carrying amounts of car parks reported in the financial statements were not materially overstated.

We have concluded that the possible effect of these matters on the financial statements could be both material and pervasive. We have therefore issued a disclaimer of opinion on the financial statements. This enables the Authority to comply with the requirement of the Regulations to publish the financial statements for the year ended 31 March 2025 by the backstop date.

Other information we are required to report on by exception under the Code of Audit Practice

Because of the significance of the matters described in the basis for disclaimer of opinion section of our report, we have been unable to consider whether the Annual Governance Statement does not comply with the requirements of the CIPFA/LASAAC Code of Practice on Local Authority Accounting in the United Kingdom 2024-25, or is misleading or inconsistent with the information of which we are aware from our audit. We are not required to consider whether the Annual Governance Statement addresses all risks and controls or that risks are satisfactorily addressed by internal controls.

Opinion on other matters required by the Code of Audit Practice

The Chief Finance Officer is responsible for the other information. The other information comprises the information included in the Statement of Accounts, other than the Authority's financial statements and our auditor's report thereon. Because of the significance of the matters described in the basis for disclaimer of opinion section of our report, we have been unable to form an opinion, whether based on the work undertaken in the course of the audit of the financial statements and our knowledge of the Authority gained through our work in relation to the Authority's arrangements for securing economy, efficiency and effectiveness in its use of resources, whether the other information published together with the financial statements in the Statement of Accounts for the financial year for which the financial statements are prepared is consistent with the financial statements.

Matters on which we are required to report by exception

Under the Code of Audit Practice, we are required to report to you if:

- we issue a report 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; or
- we make a written recommendation to the Authority under section 24 of the Local Audit and Accountability Act 2014 in the course of, or at the conclusion of the audit; or
- we make an application to the court for a declaration that an item of account is contrary to law under Section 28 of the Local Audit and Accountability Act 2014 in the course of, or at the conclusion of the audit; or;
- we issue an advisory notice under Section 29 of the Local Audit and Accountability Act 2014 in the course of, or at the conclusion of the audit; or
- we make an application for judicial review under Section 31 of the Local Audit and Accountability Act 2014, in the course of, or at the conclusion of the audit.

We have nothing to report in respect of the above matters except that on 4 February 2025 and as reiterated on 27 November 2025, we made a written recommendation to the Authority under section 24 of the Local Audit and Accountability Act 2014 in relation to the behaviour of some members. We recommended that the Authority should:

- commission a suitably qualified expert to investigate the underlying causes of member behaviours which contravene the standards set out in the Authority's constitution under the members' code of conduct and the member/officer protocol; and which have impacted the Authority's reputation and working culture. The Authority should then develop an action plan to enable members and officers to address those issues.

- adopt a consistent zero-tolerance approach to any swearing; lack of respect for other people attending meetings; or other abusive behaviour towards other members or officers in meetings. This should be done by making full use of the procedural rules set out in the Authority's constitution by: immediately adjourning the meeting; moving a motion that the member concerned be not heard; or moving a motion that the member concerned should leave the meeting.

- consider amendments to its constitution to extend those procedural rules to all meetings of committees and amend the Member Code of Conduct to include an obligation for all members to reinforce standards of behaviour and to support the Chair of the Council and chairs of committees in their use of procedural rules to ensure proper conduct. Group Leaders should model good behaviour and discipline members of their groups whose behaviour breaches the Code of Conduct and the member/officer protocol.

- continue to provide information and support to ensure that members and officers who are subjected to aggressive and abusive behaviour from individual members can, if they wish, submit a written complaint to the Monitoring Officer immediately, so that it can be dealt with under the Authority's Standards procedures.

- ensure that Group Leaders take responsibility for their members working collaboratively with officers and for their members improving behaviours and relationships.

- review membership of the Standards Committee, with only members who have an excellent behavioural track record being eligible to join it. Meetings should then resume. A Governance Committee should be introduced to reinforce the work of the Standards Committee. As with the Standards Committee, members on the Governance Committee must have an unblemished behavioural track record.

Responsibilities of the Authority and the Chief Finance Officer

As explained more fully in the Statement of Responsibilities for the Statement of Accounts, the Authority is required to make arrangements for the proper administration of its financial affairs and to secure that one of its officers has the responsibility for the administration of those affairs. In this authority, that officer is the Chief Finance Officer. The Chief Finance Officer is responsible for the preparation of the Statement of Accounts, which includes the financial statements, in accordance with proper practices as set out in the CIPFA/LASAAC Code of Practice on Local Authority Accounting in the United Kingdom 2024-25, for being satisfied that they give a true and fair view, and for such internal control as the Chief Finance 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 Finance Officer is responsible for assessing the Authority's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless they have been informed by the relevant national body of the intention to dissolve the Authority without the transfer of its services to another public sector entity.

Auditor's responsibilities for the audit of the financial statements

Our responsibility is to conduct an audit of the Authority's financial statements in accordance with International Standards on Auditing (UK) and to issue an auditor's report. However, because of the matters described in the basis for disclaimer of opinion section of our report, we were not able to obtain sufficient appropriate audit evidence to provide a basis for an audit opinion on those financial statements.

We are independent of the Authority in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. Owing to the inherent limitations of an audit, there is an unavoidable risk that material misstatements in the financial statements may not be detected, even though the audit is properly planned and performed in accordance with the ISAs (UK).

The audit was defective in its ability to detect irregularities, including fraud, on the basis that we were unable to obtain sufficient appropriate audit evidence due to the matters described in the basis for disclaimer of opinion section of our report.

Report on other legal and regulatory requirements – the Authority's arrangements for securing economy, efficiency and effectiveness in its use of resources

Matter on which we are required to report by exception – the Authority's arrangements for securing economy, efficiency and effectiveness in its use of resources

Under the Code of Audit Practice, we are required to report to you if, in our opinion, we have not been able to satisfy ourselves that the Authority has made proper arrangements for securing economy, efficiency and effectiveness in its use of resources for the year ended 31 March 2025.

We have nothing to report in respect of the above matter except that:

On 4 February 2025 and as reiterated on 27 November 2025, we made a written recommendation to the Authority under section 24 of the Local Audit and Accountability Act 2014 in relation to the Authority's governance arrangements, which is set out within the 'Matters on which we are required to report by exception section' of this report.

In addition, on 4 February 2025 we identified three significant weaknesses in the Authority's arrangements for the year ended 31 March 2024, in which we made key recommendations. Although there is some evidence of progress being made, the recommendations are retained, and two of the significant weaknesses in arrangements remain in place for the year ended 31 March 2025. These are in relation to:

- We identified a significant weakness in the Authority's governance arrangements. Members did not always understand their responsibilities and the council business they can have access to by law. We recommended that members should be clear what they can and cannot have access to and that, where appropriate, meetings should be used to discuss any sensitive issues.

We identified a significant weakness in the Authority's arrangements for governance, financial sustainability and improving economy, efficiency and effectiveness. This was in relation to the Authority's decision making. There were no specific issues arising from reversal of decisions that affected financial sustainability or improving economy, efficiency and effectiveness in 2024/25. Therefore, the significant weakness is retained solely for the Authority's governance arrangements for 2024/25. The following recommendation is retained. We recommended that the Authority strengthen its decision-making arrangements by implementing the following: A decision flowchart should be completed and used. If necessary, longer timescales for evaluation of the impact of decisions should be introduced; and

Once decisions are made, they should be treated with trust and respect by members and officers, and they should be acted on in a spirit of mutual co-operation.

Responsibilities of the Authority

The Authority is responsible for putting in place proper arrangements for securing economy, efficiency and effectiveness in its use of resources.

Auditor’s responsibilities for the review of the Authority’s arrangements for securing economy, efficiency and effectiveness in the Authority’s use of resources

We are required under Section 20(1)(c) of the Local Audit and Accountability Act 2014 to be satisfied that the Authority has made proper arrangements for securing economy, efficiency and effectiveness in its use of resources. We are not required to consider, nor have we considered, whether all aspects of the Authority's arrangements for securing economy, efficiency and effectiveness in its use of resources are operating effectively.

We have undertaken our review in accordance with the Code of Audit Practice, having regard to the guidance issued by the Comptroller and Auditor General in November 2024. This guidance sets out the arrangements that fall within the scope of ‘proper arrangements’. When reporting on these arrangements, the Code of Audit Practice requires auditors to structure their commentary on arrangements under three specified reporting criteria:

- Financial sustainability: how the Authority plans and manages its resources to ensure it can continue to deliver its services;
- Governance: how the Authority ensures that it makes informed decisions and properly manages its risks; and
- Improving economy, efficiency and effectiveness: how the Authority uses information about its costs and performance to improve the way it manages and delivers its services.

We have documented our understanding of the arrangements the Authority has in place for each of these three specified reporting criteria, gathering sufficient evidence to support our risk assessment and commentary in our Auditor’s Annual Report. In undertaking our work, we have considered whether there is evidence to suggest that there are significant weaknesses in arrangements.

Report on other legal and regulatory requirements – Delay in certification of completion of the audit

We cannot formally conclude the audit and issue an audit certificate for Teignbridge District Council for the ended 31 March 2025 in accordance with the requirements of the Local Audit and Accountability Act 2014 and the Code of Audit Practice until we have received confirmation from the National Audit Office the audit of the Whole of Government Accounts is complete for the year ended 31 March 2025. We are satisfied that this work does not have a material effect on the financial statements for the year ended 31 March 2025.

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 and as set out in paragraph 85 of the Statement of Responsibilities of Auditors and Audited Bodies published by Public Sector Audit Appointments Limited. Our audit work has been undertaken so that we might state to the Authority’s members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Authority and the Authority's members as a body, for our audit work, for this report, or for the opinions we have formed.

Beth Bowers, Engagement Lead

for and on behalf of Grant Thornton UK LLP, Local Auditor
2 Glass Wharf, Temple Quay, Bristol BS2 0EL

Bristol

30 January 2026

COMPREHENSIVE INCOME AND EXPENDITURE STATEMENT

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. Authorities raise taxation to cover expenditure in accordance with regulations; this may be different from the accounting cost. The taxation position is shown in the Movement in Reserves Statement.

2023/24 Restated				2024/25		
Gross Expenditure	**Gross Income**	**Net Expenditure**		**Gross Expenditure**	**Gross Income**	**Net Expenditure**
£'000	**£'000**	**£'000**		**£'000**	**£'000**	**£'000**
5,332	(749)	4,583	Corporate Services	5,427	(357)	5,070
44,841	(44,132)	709	Strategic Place	47,584	(43,544)	4,040
18,108	(8,153)	9,955	Environment, Health & Wellbeing	20,277	(8,593)	11,684
1,687	(185)	1,502	Financing items	2,556	(431)	2,125
69,968	**(53,219)**	**16,749**	**Cost of Services**	**75,844**	**(52,925)**	**22,919**
5,951	(210)	5,741	Other Operating Expenditure (Note 11)	5,899	(21)	5,878
1,163	(1,977)	(814)	Financing and Investment (Income) and Expenditure (Note 12)	1,392	(2,050)	(658)
12,981	(46,167)	(33,186)	Taxation and Non-Specific Grant (Income) and Expenditure (Note 13)	13,805	(47,055)	(33,250)
		(11,510)	**(Surplus) or Deficit on Provision of Services**			**(5,111)**
		(14,238)	(Surplus) or Deficit on revaluation of Property, Plant & Equipment assets			(9,528)
		(7,293)	Re-measurements of the net defined benefit liability****			689
		(21,531)	**Other Comprehensive (Income) and Expenditure**			**(8,839)**
		(33,041)	**Total Comprehensive (Income) and Expenditure**			**(13,950)**

**** see notes 4 and 5 (c) for explanation on the remeasurement of the net defined benefit liability

See note 38 for implications for the implementation of IFRS16 which will have altered charges from net cost of services in 2023/24 to financing and investment expenditure and statutory provision for the financing of capital investment in the MIRS statement in 2024/25 and notes 9 and 12.

MOVEMENT IN RESERVES STATEMENT

This statement shows the movement in the year on the different reserves held by the Authority, analysed into 'usable reserves' (i.e. those that can be applied to fund expenditure or reduce local taxation) and other reserves. The Surplus or (Deficit) on the Provision of Services line shows the true economic cost of providing the Authority's services, more details of which are shown in the Comprehensive Income and Expenditure Statement. These are different from the statutory amounts required to be charged to the General Fund Balance for council tax setting purposes. The Net Increase/(Decrease) before Transfers to Earmarked Reserves line shows the statutory General Fund Balance before any discretionary transfers to or from earmarked reserves undertaken by the Council.

	Unearmarked Reserves	Earmarked Reserves	**General Fund Balance**	Capital Receipts Reserve	Capital Grants Unapplied	**Total Usable Reserves**	Unusable Reserves	**Total Authority Reserves**
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Balance at 31 March 2023 Restated	**2,317**	**21,912**	**24,229**	**4,527**	**19,358**	**48,114**	**59,601**	**107,715**
Movements in reserves during 2023/24 - Restated								
Total Comprehensive Income and Expenditure	11,510	0	11,510	0	0	11,510	21,531	33,041
Adjustments between accounting basis & funding basis under regulations (Note 9)	(10,118)	0	(10,118)	(16)	5,573	(4,561)	4,561	0
Increase/(Decrease) in 2023/24 before transfer to earmarked reserves	**1,392**	**0**	**1,392**	**(16)**	**5,573**	**6,949**	**26,092**	**33,041**
Transfer to/from Earmarked Reserves	(1,275)	1,275	0	0	0	0	0	0
Increase/(decrease) in 2023/24	**117**	**1,275**	**1,392**	**(16)**	**5,573**	**6,949**	**26,092**	**33,041**
Balance at 31 March 2024 carried forward	**2,434**	**23,187**	**25,621**	**4,511**	**24,931**	**55,063**	**85,693**	**140,756**
Movement in reserves during 2024/25								
Total Comprehensive Income and expenditure	5,111	0	5,111	0	0	5,111	8,839	13,950
Adjustments between accounting basis & funding basis under regulations (Note 9)	(6,685)	0	(6,685)	(145)	4,187	(2,643)	2,643	0
Increase/(Decrease) in 2024/25 before transfer to earmarked reserves	**(1,574)**	**0**	**(1,574)**	**(145)**	**4,187**	**2,468**	**11,482**	**13,950**
Transfer to/from Earmarked Reserves	1,640	(1,640)	0	0	0	0	0	0
Increase/(decrease) in 2024/25	**66**	**(1,640)**	**(1,574)**	**(145)**	**4,187**	**2,468**	**11,482**	**13,950**
Balance at 31 March 2025 carried forward	**2,500**	**21,547**	**24,047**	**4,366**	**29,118**	**57,531**	**97,175**	**154,706**

BALANCE SHEET

The Balance Sheet shows the value as at the Balance Sheet date of the assets and liabilities recognised by the Authority. The net assets of the Authority (assets less liabilities) are matched by the reserves held by the Authority. Reserves are reported in two categories. The first category of reserves are usable reserves, i.e. those reserves that the Authority may use to provide services, subject to the need to maintain a prudent level of reserves and any statutory limitations on their use (for example the Capital Receipts Reserve that may only be used to fund capital expenditure or repay debt). The second category of reserves is those that the Authority is not able to use to provide services. This category of reserves includes reserves that hold unrealised gains and losses (for example the Revaluation Reserve), where amounts would only become available to provide services if the assets are sold; and reserves that hold timing differences shown in the Movement in Reserves Statement line 'Adjustments between accounting basis and funding basis under regulations' These financial statements replace the unaudited financial statements confirmed by Gordon Bryant on 9 February 2026.

1 April 2023 Restated £'000	31 March 2024 Restated £'000		Notes	31 March 2025 £'000
106,934	126,629	Property, Plant & Equipment	14	129,636
0	0	Right of use assets	14a	19,661
100	92	Investment Property	15	91
361	358	Intangible Assets	16	357
0	0	Assets Held for Sale	23	0
0	0	Long Term Investments	17	0
3420	5,108	Long Term Debtors	18	2,729
110,815	**132,187**	**Long Term Assets**		**152,474**
4,000	2,000	Short Term Investments	19	6,500
0	0	Assets Held for Sale	23	0
188	177	Inventories		179
18,234	21,060	Short Term Debtors	20	26,394
26,693	30,802	Cash and Cash Equivalents	22	24,796
49,115	**54,039**	**Current Assets**		**57,869**
0	0	Bank Overdraft	22	0
(10,092)	(13,221)	Short Term Creditors	24	(16,435)
(508)	(554)	Provisions	25	(455)
(2,922)	(971)	Grants Receipts in Advance-Revenue	35	(1,062)
(3,629)	(3,507)	Grants Receipts in Advance-Capital	35	(2,407)
(17,151)	**(18,253)**	**Current Liabilities**		**(20,359)**
0	0	Provisions	25	0
(29,601)	(22,894)	Other Long Term Liabilities	43	(29,570)
(5,411)	(4,323)	Grants Receipts in Advance – Revenue	35	(5,708)
(52)	0	Grants Receipts in Advance - Capital	35	0
(35,064)	**(27,217)**	**Long Term Liabilities**		**(35,278)**
(107,715)	**140,756**	**Net Assets**		**154,706**
48,114	55,063	Usable Reserves	26	57,531
59,601	85,693	Unusable Reserves	27	97,175
(107,715)	**140,756**	**Total Reserves**		**154,706**

CASH FLOW STATEMENT

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

2023/24 Restated £'000		**2024/25 £'000**
(11,510)	Net (surplus) or deficit on the provision of services	(5,111)
4,549	Adjustments to net surplus or deficit on the provision of services for non cash movements (Note 28(a))	(5,647)
9,898	Adjustments for items included in the net surplus or deficit on the provision of services that are investing and financing activities (Note 28(b))	7,699
2,937	Net cash flows from Operating Activities	(3,059)
(6,068)	Investing Activities (Note 29)	9,546
(978)	Financing Activities (Note 30)	(481)
(4,109)	Net (increase) or decrease in cash and cash equivalents	6,006
26,693	Cash and cash equivalents at the beginning of the reporting period	30,802
30,802	**Cash and cash equivalents at the end of the reporting period (Note 22)**	**24,796**

NOTES TO THE FINANCIAL STATEMENTS

1. Accounting Policies

a. General Principles

The Statement of Accounts summarises the Authority's transactions for the 2024/25 financial year and its position at the year-end of 31 March 2025. The Authority is required to prepare an annual Statement of Accounts by the Accounts and Audit Regulations 2015, which those Regulations require to be prepared in accordance with proper accounting practices. These practices primarily comprise the Code of Practice on Local Authority Accounting in the United Kingdom 2024/25, the Local Authorities (Capital Finance and Accounting)(England) Regulations 2003 (SI 2003 No 3146, as amended) supported by International Financial Reporting Standards (IFRS).

The accounting convention adopted in the Statement of Accounts is principally historical cost, modified by the revaluation of certain categories of non-current assets and financial instruments. The Statement of Accounts has been prepared using the going concern basis.

b. Accruals of Income and Expenditure

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

- The council recognises revenue from contracts with service recipients when it satisfies a performance obligation by transferring promised goods and services to a recipient, measured as the amount of the overall transaction price allocated to that obligation.
- Supplies are recorded as expenditure when they are consumed – where there is a gap between the date supplies are received and their consumption, they are carried as inventories on the Balance Sheet.
- Expenses in relation to services received (including services provided by employees) are recorded as expenditure when the services are received rather than when payments are made.
- Interest receivable on investments and payable on borrowings is accounted for respectively as income and expenditure on the basis of the effective interest rate for the relevant financial instrument rather than the cash flows fixed or determined by the contract.
- Where revenue and expenditure have been recognised but cash has not been received or paid, a debtor or creditor for the relevant amount is recorded in the Balance Sheet. Where debts may not be settled, the balance of debtors is written down and a charge made to revenue for the income that might not be collected.
- Revenue from council tax and business rates is measured at the full amount receivable (net of any impairment losses) and is accounted for on an accruals basis.

c. Cash and Cash Equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than 95 days or less from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

In the Cash Flow Statement, cash and cash equivalents are shown net of bank overdrafts that are repayable on demand and form an integral part of the Authority's cash management.

d. Material Items

When items of income and expense 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 Authority's financial performance.

e. Prior Period Adjustments, Changes in Accounting Policies and Estimates and Errors

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

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

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

f. 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 Authority 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 Authority in accordance with statutory guidance. Depreciation, revaluation and impairment losses and amortisations 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.

g. Employee Benefits

<u>Benefits Payable During Employment</u>
Short-term employee benefits are those due to be settled within 12 months of the year-end. They include such benefits as wages and salaries, paid annual leave and

paid sick leave, bonuses and non-monetary benefits (e.g. cars) for current employees and are recognised as an expense for services in the year in which employees render service to the Authority. An accrual is made for the cost of holiday entitlements (or any form of leave e.g. time off in lieu) earned by employees but not taken before the year-end which employees can carry forward into the next financial year. The accrual is made at the wage and salary rates applicable in the following accounting year, being the period in which the employee takes the benefit. 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 entitlements 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 Authority to terminate an officer's employment before the normal retirement date or an officer's decision to accept voluntary redundancy in exchange for those benefits and are charged on an accruals basis to the appropriate reporting segment (or Financing Items where they relate to pension enhancements) in the Comprehensive Income and Expenditure Statement to terminate at the earlier of when the Authority can no longer withdraw the offer of those benefits or when the Authority recognises costs for a restructuring.

Where termination benefits involve the enhancement of pensions, statutory provisions require the General Fund balance to be charged with the amount payable by the Authority 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

Employees of the Authority are members of the Local Government Pensions Scheme, administered by Devon County Council.

This schemes provides defined benefits to members (retirement lump sums and pensions), earned as employees worked for the Authority.

The Local Government Pension Scheme

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

- The liabilities of the Devon County Council pension fund attributable to the Authority 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 projected earnings for current employees.
- Liabilities are discounted to their value at current prices, using a discount rate based on the annualised yield on the Merrill Lynch AA rated corporate bond curve used by the actuary Barnet Waddington and with consideration of the duration of the liabilities of the Employer (Teignbridge District Council).
- The assets of the Devon County Council pension fund attributable to the Authority are included in the Balance Sheet at their fair value:
    - quoted securities – current bid price

- unquoted securities – professional estimate
- unitised securities – current bid price
- property – market value.

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

Changes in effect of asset ceiling – an increase in the pensions liabilities recognised by the Council to reflect the current commitment to pay employer's contributions to recover a deficit in the Pension Fund that had been assessed as greater than the net pension's liability established under Accounting Code requirements.

In relation to retirement benefits, statutory provisions require the General Fund Balance to be charged with the amount payable by the Authority to the pension fund or directly to pensioners in the year, not the amount calculated according to the relevant accounting standards. In the Movement in Reserves Statement, this means that there are transfers to and from the Pensions Reserve to remove the notional debits and credits for retirement benefits and replace them with debits for the cash paid to the pension fund and pensioners and any such amounts payable but unpaid at the year-end. The negative balance that arises on the Pensions Reserve thereby measures the beneficial impact to the General Fund of being required to account for retirement benefits on the basis of cash flows rather than as benefits are earned by employees.

Discretionary Benefits

The Authority 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.

h. 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.

i. Financial Instruments

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

Financial Liabilities

As the Authority's financial liabilities are basic lending arrangements and mainly of a short term nature they are subsequently measured at amortised cost. For the Authority's borrowing this means that the amount presented in the Balance Sheet is the outstanding principal repayable (plus accrued interest). Annual charges to the Financing and Investment Income and Expenditure line in the Comprehensive Income and Expenditure Statement are based on the carrying amount of the liability, multiplied by the effective rate of interest for the instrument (which for the Council's loans is the amount payable for the year per the loan agreement).

Financial Assets

As the Authority's financial assets are basic lending arrangements and are not held to make speculative gains through increases in their value, they are subsequently measured at amortised cost: the outstanding principal repayable (plus accrued interest). Annual credits to the Financing and Investment Income and Expenditure line in the Comprehensive Income and Expenditure Statement (CIES) are based on the carrying amount of the asset, multiplied by the effective rate of interest for the instrument, (which for the Authority's assets is the amount receivable for the year per the deposit agreement).

Allowances for impairment losses have been calculated for amortised cost assets, applying the expected credit losses model (see Note 42 below). In particular ‘other debtors’ is using the provision matrices option which takes into consideration historical data and grouping of debtor ages.

Financial assets are derecognised when the contractual rights to the cash flows from the financial asset expire, or when the financial asset and substantially all the risks and rewards are transferred. A financial liability is derecognised when it is extinguished, discharged, cancelled or expires.

Instruments Entered Into Before 1 April 2006

The Authority entered into a financial guarantee that is not required to be accounted for as a financial instrument. This guarantee is reflected in the Statement of Accounts to the extent that a provision might be required or a contingent liability note is needed under the policies set out in the section on Provisions, Contingent Liabilities and Contingent Assets.

j. Government Grants and Contributions

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

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

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

Monies advanced as grants and contributions for which conditions have not been satisfied are carried in the Balance Sheet as a current or long term liability – ‘grants receipts in advance’. If these are not obviously capital in nature then they are treated as revenue grants. When conditions are satisfied, the grant or contribution is credited to the relevant service line (attributable revenue grants and contributions) or Taxation and Non-Specific Grant Income (non-ring-fenced revenue grants and all capital grants) in the Comprehensive Income and Expenditure Statement.

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

k. Intangible Assets

Expenditure on non-monetary assets that do not have physical substance but are controlled by the Authority as a result of past events (e.g. software licences) is capitalised when it is expected that future economic benefits or service potential will flow from the intangible asset to the Authority.

Intangible assets are measured initially at cost. Amounts are only revalued where the fair value of the assets held by the Authority can be determined by reference to an active market. In practice, no intangible asset held by the Authority meets this criterion, and they are therefore carried at amortised cost. The depreciable amount of an intangible asset is amortised over its useful life to the relevant service line(s) in the Comprehensive Income and Expenditure Statement. An asset is tested for impairment whenever there is an indication that the asset might be impaired – any losses recognised are posted to the relevant service line(s) in the Comprehensive Income and Expenditure Statement. Any gain or loss arising on the disposal or abandonment of an intangible asset is posted to the Other Operating Expenditure line in the Comprehensive Income and Expenditure Statement.

Where expenditure on intangible assets qualifies as capital expenditure for statutory purposes, amortisation, impairment losses and disposal gains and losses are not permitted to have an impact on the General Fund Balance. The gains and losses are therefore reversed out of the General Fund Balance in the Movement in Reserves Statement and posted to the Capital Adjustment Account and (for any sale proceeds greater than £20,000) the Capital Receipts Reserve.

l. Inventories

Inventories are included in the Balance Sheet at the lower of cost and net realisable value. The cost of inventories is assigned using the FIFO costing formula.

m. Investment Property

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

Investment properties are measured initially at cost and subsequently at fair value, being the price that would be received to sell such an asset in an orderly transaction between market participants at the measurement date. As a non-financial asset, investment properties are measured at highest and best use. Properties are not depreciated and 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 Financing and Investment Income line and result in a gain for the General Fund Balance. However, revaluation and disposal gains and losses are not permitted by statutory arrangements to have an impact on the General Fund Balance. The gains and losses are therefore reversed out of the General Fund Balance in the Movement in Reserves Statement and posted to the Capital Adjustment Account and (for any sale proceeds greater than £20,000) the Capital Receipts Reserve.

n. Leases

In 2024/25, the Council has changed its accounting policies to align with those in *IFRS 16 Leases.* In previous years, property, plant and equipment was only brought onto the Balance Sheet as an asset where the council had entered into Finance Leases and the risks and rewards incidental to ownership had been substantially transferred. For other leases (operating leases), no assets were recognised and rents were charged as expenses when they became payable.

From 1st April 2024, an asset representing the right to use the item over the lease term will be recognised for all leases (except for those that are low value or those lease term is less than a year). Liabilities are also recognised in the Balance Sheet for the obligations that the Council has to pay rents for the rights acquired, discounted to their present value.

Where a lease covers both land and buildings, the land and buildings elements are considered separately for classification. Arrangements that do not have the legal status of a lease but convey a right to use an asset in return for payment are accounted for under this policy where fulfilment of the arrangement is dependent upon the use of specific assets.

<u>The Authority as Lessee</u>

Finance Leases

Property, plant and equipment held under finance leases is recognised on the Balance Sheet at the commencement of the lease at its fair value measured at the lease's inception (or the present value of the minimum lease payments, if lower). The asset recognised is matched by a liability for the obligation to pay the lessor. Initial direct costs of the Authority are added to the carrying amount of the asset. Premiums paid on entry into a lease are applied to writing down the lease liability. Contingent rents are charged as expenses in the periods in which they are incurred.

Lease payments are apportioned between:

- a charge for the acquisition of the interest in the property, plant or equipment – applied to write down the lease liability, and
- a finance charge (debited to the Financing and Investment Income and Expenditure line in the Comprehensive Income and Expenditure Statement).

Property, Plant and Equipment recognised under finance leases is accounted for using the policies applied generally to such assets, subject to depreciation being charged over the lease term if this is shorter than the asset's estimated useful life (where ownership of the asset does not transfer to the authority at the end of the lease period).

The Authority 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.

Low value leases and those where the lease term is less than a year will continue to have their costs recognised in the relevant service net cost of service line in the Comprehensive Income and Expenditure Statement.

<u>The Authority as Lessor</u>

Finance Leases

Where the Authority grants a finance lease over a property or an item of plant or equipment, the relevant asset is written out of the Balance Sheet as a disposal. At the commencement of the lease, the carrying amount of the asset in the Balance Sheet (whether Property, Plant and Equipment or Assets Held for Sale) is written off to the Other Operating Expenditure line in the Comprehensive Income and

Expenditure Statement as part of the gain or loss on disposal. A gain, representing the Authority's net investment in the lease, is 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), matched by a lease (long-term debtor) asset in the Balance Sheet.

Lease rentals receivable are apportioned between:

- a charge for the acquisition of the interest in the property – applied to write down the lease debtor (together with any premiums received), and
- finance income (credited to the Financing and Investment Income and Expenditure line in the Comprehensive Income and Expenditure Statement)

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

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

Operating Leases

Where the Authority grants an operating lease over a property or an item of plant or equipment, the asset is retained in the Balance Sheet. Rental income is credited to the Comprehensive Income and Expenditure Statement. Credits are made on a straight-line basis over the life of the lease.

o. Overheads/ Support Services/Central Costs

Total absorption costing is not fully applied under the principles within SeRCoP. Service segments do not have support services recharged to each front line service. Support services are reported separately in their own right within the 'Corporate Services' segment. This segment also includes the costs of the Corporate Leadership Team and the cost of democracy.

However, the central office costs are allocated to all services within the service segments on the basis of floor area.

Certain corporate costs such as discretionary benefits awarded to employees retiring early, past deficit pension contributions and general corporate costs such as bank charges and external audit fees are allocated to the 'Financing items' segment.

p. Property, Plant and Equipment

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

Recognition

Expenditure over £20,000 on the acquisition, creation or enhancement of Property, Plant and Equipment is capitalised on an accruals basis, provided that it is probable that the future economic benefits or service potential associated with the item will flow to the Authority and the cost of the item can be measured reliably. Expenditure that maintains but does not add to an asset's potential to deliver future economic benefits or service potential (i.e. repairs and maintenance) is charged as an expense when it is incurred.

Measurement

Assets are initially measured at cost, comprising:

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

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

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

Donated assets are measured initially at fair value. The difference between fair value and any consideration paid is credited to the Taxation and Non-specific Grant Income line of the Comprehensive Income and Expenditure Statement, unless the donation has been made conditionally. Until conditions are satisfied, the gain is held in the Donated Assets Account. Where gains are credited to the Comprehensive Income and Expenditure Statement, they are reversed out of the General Fund Balance to the Capital Adjustment Account in the Movement in Reserves Statement.

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

- infrastructure, community assets and assets under construction – depreciated historical cost
- surplus assets – the current value measurement base is fair value, estimated at highest and best use from a market participant's perspective
- all other assets – current value, determined as the amount that would be paid for the asset in its existing use (existing use value – EUV)

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

Where non-property assets that have short useful lives or low values (or both), depreciated historical cost basis is used as a proxy for current value.

Assets included in the Balance Sheet at current value are re-valued sufficiently regularly to ensure that their carrying amount is not materially different from their current value at the year-end. Where material changes in an assets value are identified, all assets within that class (e.g. car parks, public conveniences) will be re-valued in that year. As a minimum all assets will be valued every five years. Increases in valuations are matched by credits to the Revaluation Reserve to recognise unrealised gains. Exceptionally, gains might be credited to the Surplus or Deficit on the Provision of Services within the Comprehensive Income and Expenditure Statement where they arise from the reversal of a loss previously charged to a service.

Where decreases in value are identified, they are accounted for by:

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

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

Componentisation

All assets will be split into their land and buildings elements. Any asset in excess of £400,000 in value will be considered for componentisation. The component must have a minimum value of £200,000 or be at least 15% of the overall value of the asset (whichever is the higher) and the differential in the asset life must be more than 50% of that of the total asset. All three rules above must be met to consider componentisation and will be applied when an asset is revalued or a component is replaced. Where enhancement is integral to the whole asset e.g. roof on a building, then unless there is significant evidence to the contrary, the asset life of the enhancement will have the same remaining life as the existing asset and will not be separately identified as a component.

De-componentisation – Where, subject to materiality, a component is replaced or enhanced the carrying value of the old component shall be derecognised. Our internal valuer will provide a valuation for de-recognition.

Impairment

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

Where impairment losses are identified, they are accounted for by:

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

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

Depreciation

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

Depreciation is calculated on the following bases:

- dwellings and other buildings – straight-line allocation over the useful life of the property as estimated by the valuer (5 to 60 years)
- vehicles, plant, furniture and equipment – 5 to 30 years
- infrastructure – straight-line allocation over the useful life as estimated by the valuer. Most have useful lives in excess of 60 years and therefore the majority are not depreciated

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.

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.

Disposals and Non-Current Assets Held for Sale

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

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

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

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

Amounts received for a disposal in excess of £20,000 are categorised as capital receipts and are credited to the Capital Receipts Reserve, and can then only be used for new capital investment or set aside to reduce the Authority's underlying need to borrow (the capital financing requirement). Receipts are appropriated to the Reserve from the General Fund Balance in the Movement in Reserves Statement.

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

q. Provisions, Contingent Liabilities and Contingent Assets

Provisions

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

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

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

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

Provisions are held for refunds of business rates as a result of appeals. An impairment allowance is held for bad debts.

Contingent Liabilities

A contingent liability arises where an event has taken place that gives the Authority 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 Authority. 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.

Contingent Assets

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

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

r. Reserves

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

Certain reserves are kept to manage the accounting processes for non-current assets, financial instruments, retirement and employee benefits and do not represent usable resources for the Authority – these reserves are explained in the relevant policies.

s. Revenue Expenditure Funded from Capital under Statute

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

t. Value Added Tax (VAT)

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

u. Heritage Assets

Heritage assets are valued at insurance valuation which is based on market values. The assets will be revisited at least once every five years for revaluation. Apart from this the recognition and measurement (including the treatment of revaluation gains and losses, impairment and disposal) is in accordance with the Authority's accounting policies on property, plant and equipment. There are currently no material heritage assets which require disclosure.

v. Council Tax, Non-Domestic Rates & Business Rates Retention

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

Accounting for Council Tax and NDR

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

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

Business Rates Retention

The Local Government Finance Act 2012 introduced a business rates retention scheme that enabled local authorities to retain a proportion of the business rates generated in their area, with effect from 1 April 2013. The General Fund is adjusted as above.

Appeals – Provision is made for likely refunds of business rates as a result of appeals, against the rateable value of business properties. The appeals provision is based on the total value of outstanding appeals at the year end as advised by the Valuation Office Agency and on advice from them about the likely success rate of appeals.

w. Joint Operations

Joint operations are arrangements where the parties that have joint control of the arrangement have rights to the assets and obligations for the liabilities relating to the arrangement. The activities undertaken by the Authority in conjunction with other joint operators involve the use of the assets and resources of those joint operators. In relation to its interest in a joint operation, the Authority as a joint operator recognises:

- its assets, including its share of any assets held jointly
- its liabilities, including its share of any liabilities held jointly
- its revenue from the sale of its share of the output arising from the joint operation
- its share of the revenue from the sale of the output by the joint operation
- its expenses, including its share of any expenses incurred jointly

Teignbridge District Council, East Devon District Council and Exeter City Council each share control of Strata Service Solutions Ltd, which was incorporated on 15 May 2014 under the Companies Act 2006 for the provision of a shared Information Communications Technology service. The single entity financial statements for each authority reflect their respective shares of Strata Service Solutions Limited. However, the accompanying notes to the Council's financial statements only include information relating to Strata Service Solutions Limited where this would make a material difference to the usefulness of those notes (see also note 47).

x. Community Infrastructure Levy

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

CIL is received without outstanding conditions; it is therefore recognised at the commencement date of the chargeable development in the Comprehensive Income and Expenditure Statement in accordance with the accounting policy for government grants and contributions set out above (see 1 j). CIL charges will be largely used to fund capital expenditure. However, a small proportion of the charges may be used to fund revenue expenditure.

2. Accounting Standards That Have Been Issued but Have Not Yet Been Adopted

The Code of Practice on Local Authority Accounting in the United Kingdom 2025/26 (the Code) introduces changes in accounting policies that will have to be adopted fully by the authority in the 2025/26 financial statements i.e., from 1 April 2025.

The authority is required to disclose information relating to the impact of the accounting change on the financial statements as a result of the adoption by the Code of a new / amended standard that has been issued, but is not yet required to be adopted by the Authority.

From 1 April 2025, the Accounting Code will change the arrangements for the valuation of Property, Plant and Equipment. For 2024/25, there has been a general requirement that assets are revalued sufficiently regularly so that their carrying amount at 31 March does not differ materially from their current value at that date. This will be replaced by an option to revalue assets every five years, subject to annual reviews for impairment and the updating of carrying amounts by the application of relevant indices.

No adjustments to carrying amounts will be required at 1 April 2025. As indices for 2025/26 will not be available until after 31 March 2026, it is not possible to project what the impact of indexation will be. We currently value ‘in year’ property, plant & equipment at 31 March which includes an annual review of the highest value assets.

There are no other changes in accounting requirements for 2025/26 that are anticipated to have a material impact on the Council’s financial performance or financial position.

3. Critical Judgements in Applying Accounting Policies

In applying the accounting policies set out in Note 1, the Authority has had to make certain judgements about complex transactions or those involving uncertainty about future events. The critical judgements made in the Statement of Accounts are:

- There is a high degree of uncertainty about future funding for local government. However, the Authority has determined that this uncertainty is not yet sufficient to provide an indication that the assets of the Authority might be impaired as a result of a need to close facilities and reduce levels of service provision.
- The Authority transferred its housing stock in 2004. Warranties were given to safeguard the housing company on staffing, environmental and other issues. The environmental liabilities are covered by an insurance policy but the other liabilities would have to be funded from the Authority’s reserves. The uncertainties have

been reviewed with the Legal Department and it has been considered that this item is a contingent liability (see note 41).

- There is a high degree of uncertainty around the potential number and value of business rates appeals. The provision for any successful appeal is based upon advice from the Valuation Office Agency.

- Strata Service Solutions Ltd is a registered company which has been established to assist the three authorities; Teignbridge District Council, Exeter City Council and East Devon District Council, in the provision and operation of shared ICT services. It is deemed to be a joint operation due to the inherent rights to the assets and obligations for liabilities each authority has relating to the joint arrangement, based upon the following facts and circumstances:

  i) The three authorities have joint control of the entity. Each authority has one nominated Director and each Director has one vote. The Directors are responsible for the management of the company's business, for which purpose they may exercise all the powers of the company with decisions made collectively and unanimously.

  ii) The Company is required by the Councils to carry out the tasks as set out in the Business Plans and Service Plans and is limited to the business and objectives as set by the Councils.

  iii) The Company's revenue derives from the financial allocations set and controlled by each of the Councils.

  iv) Strata continues to provide services to the three authorities. The Company has been established as an in-house mutual trading local authority controlled company to assist them in the provision of services.

  Joint operations are not consolidated into group accounts, instead each authority has recognised in its financial statement its share of assets, liabilities, revenue and expenses pertaining to Strata Service Solutions Ltd.

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

The Statement of Accounts contains estimated figures that are based on assumptions made by the Authority 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 Authority's Balance Sheet at 31 March 2025 for which there is a significant risk of material adjustment in the forthcoming financial year are as follows:

Item	Uncertainties	Effect if Actual Results Differ from Assumptions
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 Authority will be able to sustain its current spending on	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 £0.052 million

	repairs and maintenance, bringing into doubt the useful lives assigned to assets.	for every year that useful lives had to be reduced.
Pensions Liability	Estimation of the net liability to pay pensions depends on a number of complex judgements relating to the discount rate used, the rate at which salaries are projected to increase, changes in retirement ages, mortality rates and expected returns on pension fund assets. A firm of consulting actuaries is engaged to provide the Authority with expert advice about the assumptions to be applied. The value of pension assets is estimated based upon information available at the Balance Sheet date, but these valuations may be earlier than the Balance Sheet date. The actual valuations at the Balance Sheet date, which may not be available until sometime later, may give a different value of pension assets, but this difference is not considered to be material.	The effects on the net pensions liability of changes in individual assumptions can be measured. For instance, a 0.1% increase in the discount rate assumption would result in a decrease in the pension liability of £1.678 million. The assumptions interact in complex ways. During 2024/25, the Authority's actuaries advised that the net pensions liability had decreased by £18.945 million attributable to updating of the assumptions. An adverse adjustment to age mortality assumptions of one year would increase the present value of the total obligation by £4.607 million.
Arrears	At 31 March 2025, the Authority had a balance of sundry debtors of £3.641 million. A review of significant balances suggested that an impairment of doubtful debts of 37% (£1.329 million) was appropriate. However, in the current economic climate it is not certain that such an allowance would be sufficient.	If collection rates were to deteriorate, a doubling of the amount of the impairment of doubtful debts would require an additional £1.329 million to set aside as an allowance.

This list does not include assets and liabilities that are carried at fair value based on a recently observed market price.

Arrears – It is not clear what the ongoing economic position will mean for collectability of debts and ability to pay. Increased inflation, cost of living and recessionary fears may exist for some time to come and the bad debt provisions has been increased to reflect potential further bad debts arising in relation to those debts at the balance sheet date.

Pension liability – whilst the pension assets are based upon month 12 valuations there may be changes in assumptions going forward about the expected return on pension fund assets. Again, this is not something that can be determined with any significant accuracy at this point.

5. Material Items of Income and Expense and Prior Period Adjustments

5 (a) Prior period adjustments:

In previous years accounts the transfer by way of a long lease of the improvement and maintenance of Suitable Alternative Natural Green Spaces had been capitalised on the

balance sheet as a long term debtor with the associated funding grant having been applied as a capital grant.
Following further findings on how the expenditure and grant can be applied by CIPFA through capital accounting guidance, the transaction and associated funding is to be treated as revenue. The original transaction took place in 2021/22. The key changes for the comparative year 2023/24 are therefore to eliminate the long term debtor, impact of amortisation on the CIES and MIRS and alteration to unusable reserves via a reduction to the Capital Adjustments Account.
The key changes are listed below including the original and restated balance sheet entries.

Effect on the Comprehensive Income & Expenditure Statement	2023/24 Published £'000	2023/24 Restated £'000	Correction £'000
Environment, Health & Wellbeing – Net Expenditure	10,102	9,955	(147)
Cost of Services	16,896	16,749	(147)
(Surplus) or Deficit on Provision of Services	(11,363)	(11,510)	(147)
Total Comprehensive (Income) and Expenditure	(32,894)	(33,041)	(147)

Effect on the Movement in Reserves Statement	2023/24 Published £'000	2023/24 Restated £'000	Correction £'000
Total Comprehensive Income and Expenditure	11,363	11,510	147
Adjustment between accounting basis and funding basis under regulations (Note 9)	(9,971)	(10,118)	(147)
Balance at 31 March 2023 carried forward	110,374	107,715	(2,659)
Net increase / (decrease) in 2023/24	32,894	33,041	147
Balance at 31 March 2024 carried forward	143,268	140,756	(2,512)

Effect on the Balance Sheet	2022/23 Published £'000	2022/23 Restated £'000	2023/24 Published £'000	2023/24 Restated £'000	Correction £'000
Long term debtors	6,079	3,420	7,620	5,108	(2,512)
Long term assets	113,474	110,815	134,699	132,187	(2,512)
Net Assets	110,374	107,715	143,268	140,756	(2,512)
Total Reserves	110,374	107,715	143,268	140,756	(2,512)

Effect on the Cash Flow Statement	2023/24 Published £'000	2023/24 Restated £'000	Correction £'000
Net (surplus) or deficit on the provision of services	(11,363)	(11,510)	(147)
Adjustments to net surplus or deficit on the provision of services for non-cash movements	4,402	4,549	147

5 (b) Material items in the Comprehensive Income & Expenditure Account :

In 2023/24 the revaluation losses were £2.4 million and reversals in relation to property, plant & equipment amounting to £4.5 million thus a net reversal of £2.1 million. £1.5 million was charged to 'Strategic Place' and £0.6 million to 'Environment, Health & Wellbeing' within Cost of Services. The major revaluation adjustments relate to revaluation increase of £1.5 million for the Market Walk shopping centre and revaluation losses of £0.5 million on housing properties and £0.5 million for the retail market.

In 2024/25 the revaluation losses net of reversals were £1.3 million. £0.9 million was charged to 'Strategic Place' and £0.4 million to Environment, Health & Wellbeing' within Cost of Services. The major revaluation adjustments relate to revaluation losses to land

and buildings at Bradley Lane totalling £0.75 million and revaluation increases of £0.45 million to car parks.
Revenue expenditure funded from capital under statute was slightly lower in 2024/25 at just over £7.8 million (just over £8.0 million in 2023/24) – mainly due to a £2.2 million contribution to the Dawlish link road improvement (£0.6 million lower than in 2023/24) and £2.0 million towards the regional coastal monitoring programme (an increase of £0.3 million compared to 2023/24). Of the total £8.0 million, £7.9 million is charged to 'Strategic Place' within Cost of Services in 2023/24 and all of the £7.8 million in 2024/25.

5 (c) Other material items within the financial statements:

In 2023/24 the pension liability has reduced by £8.080 million – see note 40 below – the main contributor is the change in actuarial assumptions and return on plan assets.

In 2024/25 the pension liability has reduced by a further £1.182 million mainly due to changes in actuarial assumptions.

6. Events after the Reporting Period

The Statement of Accounts was authorised for issue by the Chief Finance Officer on 9 February 2026. Events taking place after this date are not reflected in the financial statements or notes. Where events taking place before this date provided information about conditions existing at 31 March 2025, the figures in the financial statements and notes have been adjusted in all material respects to reflect the impact of this information.

There is one non adjusting event which took place after 31 March 2025 which require disclosure.

In May 2025 an arrangement for community infrastructure levy agreed in 2024/25 amounting to £2.106 million (including a parish creditor of £0.526 million) which had been correctly recorded as due in 2024/25 under the arrangement as a debtor and capital grant unapplied (and credited to the CIES) has been resubmitted as an approved phased development resulting in the sums receivable being staggered over a longer period than the original arrangement – each phase being treated as a separate chargeable development – payments will become due as and when each phase commences.

7. Expenditure and Funding Analysis

The Expenditure and Funding Analysis shows how annual expenditure is used and funded from resources (government grants, rents, council tax and business rates) by 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/ services/departments. Income and expenditure accounted for under generally accepted accounting practices is presented more fully in the Comprehensive Income and Expenditure Statement.

2023/24 - Restated				2024/25		
Net Expenditure Chargeable to the General	Adjustments between the Funding and Accounting Basis	Net Expenditure in the Comprehensive Income and Expenditure		Net Expenditure Chargeable to the General Fund Balance	Adjustments between the Funding and Accounting Basis	Net Expenditure in the Comprehensive Income and Expenditure

2023/24 - Restated				2024/25		
Fund Balance		**Statement**				**Statement**
£000	**£000**	**£000**		**£000**	**£000**	**£000**
4,695	112	4,583	Corporate Services	5,266	196	5,070
871	162	709	Strategic Place	1,737	(2,303)	4,040
10,010	55	9,955	Environment, Health & Wellbeing	9,282	(2,402)	11,684
2,606	1,104	1,502	Financing Items	4,098	1,973	2,125
18,182	1,433	16,749	Net Cost of Services	20,383	(2,536)	22,919
(19,574)	8,685	(28,259)	Other Income and Expenditure	(18,809)	9,221	(28,030)
(1,392)	10,118	(11,510)	(Surplus)/Deficit	1,574	6,685	(5,111)
(24,229)			Opening General Fund Balance	(25,621)		
(1,392)			Less/Plus (Surplus) / Deficit on General Fund in year	1,574		
(25,621)			Closing General Fund Balance at 31 March	(24,047)		

7 a. Note to the Expenditure and Funding Analysis

Adjustments between Funding and Accounting Basis

2024/25

Adjustments from General Fund to arrive at the Comprehensive Income and Expenditure Statement amounts	Adjustments for Capital Purposes (Note 1)	Net change for the Pensions Adjustments (Note 2)	Other Differences (Note 3)	Total Adjustments
	£000	**£000**	**£000**	**£000**
Corporate Services	36	(231)	(1)	(196)
Strategic Place	3,148	(848)	3	2,303
Environment, Health & Wellbeing	3,642	(1,249)	9	2,402
Financing Items	(1,579)	(394)	0	(1,973)
Net Cost of Services	5,247	(2,722)	11	2,536
Other income and expenditure from the Expenditure and Funding Analysis	(9,610)	851	(462)	(9,221)

Adjustments from General Fund to arrive at the Comprehensive Income and Expenditure Statement amounts	Adjustments for Capital Purposes (Note 1)	Net change for the Pensions Adjustments (Note 2)	Other Differences (Note 3)	Total Adjustments
Difference between General Fund surplus or deficit and Comprehensive Income and Expenditure Statement Surplus or Deficit on the Provision of Services	(4,363)	(1,871)	(451)	(6,685)

Adjustments between Funding and Accounting Basis

2023/24 - Restated

Adjustments from General Fund to arrive at the Comprehensive Income and Expenditure Statement amounts	Adjustments for Capital Purposes (Note 1)	Net change for the Pensions Adjustments (Note 2)	Other Differences (Note 3)	Total Adjustments
	£000	£000	£000	£000
Corporate Services	34	(154)	8	(112)
Strategic Place	397	(574)	15	(162)
Environment, Health & Wellbeing	825	(898)	18	(55)
Financing Items	(719)	(385)	0	(1,104)
Net Cost of Services	537	(2,011)	41	(1,433)
Other income and expenditure from the Expenditure and Funding Analysis	(9,989)	1,225	79	(8,685)
Difference between General Fund surplus or deficit and Comprehensive Income and Expenditure Statement Surplus or Deficit on the Provision of Services	(9,452)	(786)	120	(10,118)

Adjustments for Capital Purposes

1) 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 the Pensions Adjustments

2) Net change for the removal of pension contributions and the addition of IAS 19 Employee Benefits related expenditure and income:

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

Other differences

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

- For **services** the other differences column recognises adjustments to the General Fund for amounts by which officer remuneration charged on an accruals basis is different from remuneration chargeable in accordance with statutory requirements the timing differences for premiums and discounts. It also includes the amount by which finance costs charged differ to those chargeable in accordance with statutory requirements.
- 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 b. Segmental Income

Income received on a segmental basis is analysed below:

Revenue from external customers:

Services	**2023/24 Income from Services £000**	**2024/25 Income from Services £000**
Corporate Services	(300)	(192)
Strategic Place	(12,016)	(13,176)
Environment, Health & Wellbeing	(8,012)	(8,483)
Financing Items	(185)	(431)
Total income analysed on a segmental basis	**(20,513)**	**(22,282)**

The largest source of income for Strategic Place is car parking income at £5.394 million (2023/24 £4.710 million). Income from housing schemes including homelessness and rent allowance recoveries amounts to £1.973 million (2023/24 £1.413 million). Other major sources include planning fees and building control.

The major sources of income for Environment, Health & Wellbeing is from leisure related activities of which the income from leisure centres including memberships is £2.731 million (2023/24 £2.372 million) and recycling sales and credits at £3.581 million (2023/24 £3.385 million).

8. Expenditure and Income Analysed by Nature

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

Expenditure / Income	2023/24 Restated £000	2024/25 £000
Expenditure		
Employee benefits expenses	23,059	24,562
Other services expenses*	47,372	46,088
Depreciation, amortisation, impairment	722	6,037
Interest payments	0	616
Precepts and levies	4,826	5,524
(Gain) or loss on the disposal of assets	842	273
Total expenditure	**76,821**	**83,100**
Income		
Fees, charges and other service income	(20,513)	(22,282)
Interest and investment income	(1,977)	(2,051)
Income from council tax, non-domestic rates (net)	(13,469)	(14,269)
Government grants and contributions**	(52,372)	(49,609)
Total income	**(88,331)**	**(88,211)**
(Surplus) or Deficit on the Provision of Services	**(11,510)**	**(5,111)**

*Includes £19.638 million rent allowances paid (£20.330 million in 2023/24) and charged to Strategic Place.
** Includes rent allowance subsidy of £19.654 million (£20.399 million in 2023/24) and charged to Strategic Place.
Rent allowances recovered are within fees, charges and other service income and also charged to Strategic Place (£0.068 million in 2024/25 and £0.030 million in 2023/24).

9. Adjustments between Accounting Basis and Funding Basis under Regulations

This note details the adjustments that are made to the total comprehensive income and expenditure recognised by the Authority in the year in accordance with proper accounting practice to the resources that are specified by statutory provisions as being available to the Authority to meet future capital and revenue expenditure. The following sets out a description of the reserves that the adjustments are made against.

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

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

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

The detail of the adjustments made for 2024/25 and 2023/24 are as follows:

2024/25

	Usable reserves			
	General Fund Balance	**Capital Receipts Reserve**	**Capital Grants Unapplied**	**Movement in Unusable Reserves**
	£'000	**£'000**	**£'000**	**£'000**
Adjustments primarily involving the Capital Adjustment Account:				
Reversal of items debited or credited to the Comprehensive Income and Expenditure Statement:				

Charges for depreciation and impairment of non current assets	4,622	0	0	(4,622)
Revaluation (gains) losses on Property, Plant and Equipment	2,141	0	0	(2,141)
Revaluation reversals on Property, Plant and Equipment	(840)	0	0	840
Movements in the market value of Investment Properties	1	0	0	(1)
Operating / finance lease income adjustment	(1)	0	0	1
Amortisation of intangible assets	113	0	0	(113)
Capital grants and contributions applied	(8,159)	0	0	8,159
Revenue expenditure funded from capital under statute (REFCUS)	7,826	0	0	(7,826)
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	294	0	0	(294)
Income in relation to donated assets	0	0	0	0
Gain arising from donated assets	0	0	0	0
Amortisation of long term debtors	0	0	0	0
Disposal costs relating to future capital disposal	0	0	0	0
Insertion of items not debited or credited to the Comprehensive Income and Expenditure Statement:				
Statutory provision for the financing of capital investment	(1,579)	0	0	1,579
Financing of loan	0	0	0	0
Capital expenditure charged against the General Fund balance	(1,415)	0	0	1,415
Adjustments primarily involving the Capital Grants Unapplied Account:				
Capital grants and contributions unapplied credited to the Comprehensive Income and Expenditure Statement	(7,300)	0	7,300	0
Application of grants to capital financing transferred to the Capital Adjustment Account	0	0	(3,113)	3,113
Adjustments primarily involving the Capital Receipts Reserve:				
Transfer of cash sale proceeds credited as part of the gain/loss on disposal to the Comprehensive Income and Expenditure Statement	(0)	0	0	0
Use of the Capital Receipts Reserve to finance new capital expenditure	0	(241)	0	241
Right to buy/shared ownership receipts	(0)	0	0	0

Contribution from the Capital Receipts Reserve towards administrative costs of non current asset disposals	0	0	0	0
Loan repayment	(10)	39	0	(29)
Contribution from the Capital Receipts Reserve to finance the payments to the Government capital receipts pool.	0	0	0	0
Renovation grants repaid	(57)	57	0	0
Transfer from Deferred Capital Receipts Reserve upon receipt of cash	0	0	0	0
Adjustments primarily involving the Deferred Capital Receipts Reserve:				
Transfer of deferred sale proceeds credited as part of the gain/loss on disposal to the Comprehensive Income and Expenditure Statement/funding of loan	0	0	0	0
Transfer to the Capital Receipts Reserve upon receipt of cash- mortgages	0	0	0	0
Adjustments primarily involving the Financial Instruments Adjustment Account:				
Amount by which finance costs charged to the Comprehensive Income and Expenditure Statement are different from finance costs chargeable in the year in accordance with statutory requirements	0	0	0	0
Adjustments primarily involving the Pensions Reserve:				
Reversal of items relating to retirement benefits debited or credited to the Comprehensive Income and Expenditure Statement (see Note 40)	3,774	0	0	(3,774)
Employer’s pensions contributions and direct payments to pensioners payable in the year	(5,645)	0	0	5,645
Adjustments primarily involving the Collection Fund Adjustment Account:				
Amount by which council tax and non-domestic rating income credited to the Comprehensive Income and Expenditure Statement is different from council tax and non-domestic rating income calculated for the year in accordance with statutory requirements	(463)	0	0	463
Adjustment primarily involving the Accumulated Absences Account				
Amount by which officer remuneration charged to the Comprehensive Income and Expenditure Statement on an accruals basis is different from remuneration chargeable in the year in accordance with statutory requirements	13	0	0	(13)
Total Adjustments	**(6,685)**	**(145)**	**4,187**	**2,643**

2023/24 - Restated

	General Fund Balance	Capital Receipts Reserve	Capital Grants Unapplied	Movement in Unusable Reserves
	£'000	£'000	£'000	£'000
Adjustments primarily involving the Capital Adjustment Account:				
Reversal of items debited or credited to the Comprehensive Income and Expenditure Statement:				
Charges for depreciation and impairment of non current assets	2,759	0	0	(2,759)
Revaluation (gains) losses on Property, Plant and Equipment	2,369	0	0	(2,369)
Revaluation reversals on Property, Plant and Equipment	(4,516)	0	0	4,516
Movements in the market value of Investment Properties	8	0	0	(8)
Operating / finance lease income adjustment	(2)	0	0	2
Amortisation of intangible assets	110	0	0	(110)
Capital grants and contributions applied	(10,820)	0	0	10,820
Revenue expenditure funded from capital under statute (REFCUS)	8,040	0	0	(8,040)
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	647	0	0	(647)
Income in relation to donated assets	0	0	0	0
Gain arising from donated assets	0	0	0	0
Amortisation of long term debtors	0	0	0	0
Disposal costs relating to future capital disposal	0	0	0	0
Insertion of items not debited or credited to the Comprehensive Income and Expenditure Statement:				
Statutory provision for the financing of capital investment	(313)	0	0	313
Financing of loan	0	0	0	0
Capital expenditure charged against the General Fund balance	(611)	0	0	611
Adjustments primarily involving the Capital Grants Unapplied Account:				
Capital grants and contributions unapplied credited to the Comprehensive Income and Expenditure Statement	(6,853)	0	6,853	0
Application of grants to capital financing transferred to the Capital Adjustment Account	0	0	(1,280)	1,280

Adjustments primarily involving the Capital Receipts Reserve:				
Transfer of cash sale proceeds credited as part of the gain/loss on disposal to the Comprehensive Income and Expenditure Statement	(22)	22	0	0
Use of the Capital Receipts Reserve to finance new capital expenditure	0	(322)	0	322
Right to buy/shared ownership receipts	(161)	161	0	0
Contribution from the Capital Receipts Reserve towards administrative costs of non current asset disposals	0	0	0	0
Loan repayment	(17)	50	0	(33)
Contribution from the Capital Receipts Reserve to finance the payments to the Government capital receipts pool.	0	0	0	0
Renovation grants repaid	(73)	73	0	0
Transfer from Deferred Capital Receipts Reserve upon receipt of cash	0	0	0	0
Adjustments primarily involving the Deferred Capital Receipts Reserve:				
Transfer of deferred sale proceeds credited as part of the gain/loss on disposal to the Comprehensive Income and Expenditure Statement/funding of loan	0	0	0	0
Transfer to the Capital Receipts Reserve upon receipt of cash-mortgages	0	0	0	0
Adjustments primarily involving the Financial Instruments Adjustment Account:				
Amount by which finance costs charged to the Comprehensive Income and Expenditure Statement are different from finance costs chargeable in the year in accordance with statutory requirements	0	0	0	0
Adjustments primarily involving the Pensions Reserve:				
Reversal of items relating to retirement benefits debited or credited to the Comprehensive Income and Expenditure Statement (see Note 40)	4,177	0	0	(4,177)
Employer's pensions contributions and direct payments to pensioners payable in the year	(4,964)	0	0	4,964
Adjustments primarily involving the Collection Fund Adjustment Account:				
Amount by which council tax and non-domestic rating income credited to the Comprehensive Income and Expenditure Statement is different from council tax and non-domestic rating income calculated for the year in accordance with statutory requirements	81	0	0	(81)
Adjustment primarily involving the Accumulated Absences Account				
Amount by which officer remuneration charged to the Comprehensive Income and Expenditure Statement on an accruals basis is different from remuneration chargeable in the year in accordance with statutory requirements	43	0	0	(43)
Total Adjustments	**(10,118)**	**(16)**	**5,573**	**4,561**

10. Movements in Earmarked Reserves

This note sets out the amounts set aside from the General Fund in earmarked reserves to provide financing for future expenditure plans and the amounts posted back from earmarked reserves to meet General Fund expenditure in 2024/25.

	Balance at 31 March 2023	Transfers Out 2023/24	Transfers In 2023/24	Balance at 31 March 2024	Transfers Out 2024/25	Transfers In 2024/25	Balance at 31 March 2025
	£'000	**£'000**	**£'000**	**£'000**	**£'000**	**£'000**	**£'000**
General Fund:							
Building control partnership reserve	374	(192)	0	182	(31)	0	151
Open spaces reserve	472	(8)	63	527	(11)	0	516
Collection fund reserve	1,200	(59)	118	1,259	(482)	4	781
Insurance reserve	85	0	0	85	0	0	85
Revenue contribution to capital reserve	1,108	(327)	443	1,224	(180)	0	1,044
Business rates / funding reserve	12,004	0	0	12,004	(306)	0	11,698
Sundry revenue grants reserve	3,900	(505)	1,148	4,543	(1,085)	461	3,919
Carry forward reserve	2,578	(533)	1,127	3,172	(768)	766	3,170
Strata usable reserves	191	0	0	191	(8)	0	183
Total	**21,912**	**(1,624)**	**2,899**	**23,187**	**(2,871)**	**1,231**	**21,547**

The sundry revenue grants reserve covers grants received which have no repayment conditions attached to them and have not been spent in total or in part by the end of the financial year. The carry forward reserve represents major items of planned expenditure not carried out in the year but set aside for expenditure in the following year. The Collection Fund reserve covers deficit funding issues for future years from accounting arrangements and grant funding received to assist with those deficits as identified in note 13 and falls outside the scope of the reserves earmarked for service requirements. The Strata reserve represents our share of the usable funds held from the Strata joint operations. The Funding reserve has been built up to cover anticipated revenue funding deficits over the medium term financial plan.

11. Other Operating Expenditure

2023/24 £'000		2024/25 £'000
4,826	Parish council precepts	5,524
(161)	Shared ownership/Right to Buy receipts	0
73	Pension administration expenses	81
1,003	(Gains)/losses on the disposal of non current assets **	273
0	(Gain) on share of donated assets - Strata	0
5,741	**Total**	**5,878**

**Includes £0.9 million written off aborted projects in 2023/24.

12. Financing and Investment Income and Expenditure

2023/24 £'000		2024/25 £'000
4	Interest/tax payable and similar charges	620
1,159	Net interest on the net defined benefit liability	765
(1,970)	Interest receivable and similar income	(2,035)
(7)	Income and expenditure in relation to investment properties and changes in their fair value (see note 15)	(8)
0	Bank investment loss	0
(814)	**Total**	**(658)**

13. Taxation and Non Specific Grant Income and Expenditure

2023/24 £'000		2024/25 £'000
(14,626)	Council tax income (incl surplus/deficit)	(15,761)
(11,872)	Business rates (including surplus/deficit)	(12,377)
	Non ring fenced government grants:	
(245)	Revenue support grant	(261)
0	General Covid grants	0
(405)	New Homes Bonus	(650)
(1,258)	Lower tier/services/ funding guarantee	(1,298)
0	Sales/fees and charges compensation	0

0	CARF grant	0
(10,243)	Capital grants and contributions**	(8,480)
(2,289)	Retail relief grant	(2,029)
(8)	Transparency Code grant	(8)
(2,236)	Small business rate relief/threshold changes grant	(2,209)
(2,526)	Other business rates grants	(3,498)
(71)	Other general grants	(66)
11,795	Business rates tariff payment	12,543
2	Pooling costs	2
(388)	Pooling gain	(418)
0	Council tax support/ TIG grants	0
1,184	Business rates levy	1,260
(33,186)	**Total**	**(33,250)**

** includes various grants towards capital expenditure.
In 2023/24 £6.541 million relates to the Community Infrastructure Levy (CIL). In 2024/25 £4.628 million relates to CIL.

14. Property, Plant and Equipment

Movements on Balances

Movements in 2024/25:

	Other Land and Buildings	Vehicles, Plant, Furniture & Equipment	Infrastructure Assets	Community Assets	Surplus Assets	Assets Under Construction	Total Property, Plant and Equipment
	£'000	**£'000**	**£'000**	**£'000**	**£'000**	**£'000**	**£'000**
Cost or Valuation							
At 1 April 2024	**118,631**	**6,188**	**4,355**	**4,125**	**289**	**1,014**	**134,602**
Additions	2,844	407	0	0	711	2,875	**6,837**
Donations	0	0	0	0	0	0	**0**
Revaluation increases/(decreases) recognised in the Revaluation Reserve	7,084	0	0	0	0	0	**7,084**
Revaluation increases/(decreases) recognised in the Surplus/Deficit on the Provision of Services	(885)	0	0	0	(713)	0	**(1,598)**
Derecognition - Disposals	(303)	(179)	0	(3)	0	0	**(485)**
Strata reclassify/additions/disposals	0	83	0	0	0	0	**83**
Assets reclassified (to)/from Held for Sale	0	0	0	0	0	0	**0**
Other movements/reclassifications in Cost or Valuation	(13,802)	0	0	0	(85)	3,687	**(10,200)**
At 31 March 2025	**113,569**	**6,499**	**4,355**	**4,122**	**202**	**7,576**	**136,323**

	Other Land and Buildings	Vehicles, Plant, Furniture & Equipment	Infrastructure Assets	Community Assets	Surplus Assets	Assets Under Construction	Total Property, Plant and Equipment
	£'000	**£'000**	**£'000**	**£'000**	**£'000**	**£'000**	**£'000**
Accumulated Depreciation and Impairment							
At 1 April 2024	**2,814**	**3,701**	**770**	**615**	**73**	**0**	**7,973**
Depreciation charge	1,789	433	81	74	0	0	**2,377**
Depreciation written out to the Revaluation Reserve	(2,740)	0	0	0	(73)	0	**(2,813)**
Depreciation written out to the Surplus/Deficit on the Provision of Services	(327)	0	0	0	0	0	**(327)**
Impairment losses/ (reversals) recognised in the Revaluation Reserve	0	0	0	0	0	0	**0**
Impairment losses/(reversals) recognised in the Surplus/Deficit on the Provision of Services	0	0	0	0	0	0	**0**
Derecognition – Disposals	(12)	(179)	0	0	0	0	**(191)**
Strata – reclassify/charge/disposals	0	54	0	0	0	0	**54**
Other movements in Depreciation and Impairment	(386)	0	0	0	0	0	**(386)**
At 31 March 2025	**1,138**	**4,009**	**851**	**689**	**0**	**0**	**6,687**
Net Book Value							
At 31 March 2025	**112,431**	**2,490**	**3,504**	**3,433**	**202**	**7,576**	**129,636**
At 31 March 2024	**115,817**	**2,487**	**3,585**	**3,510**	**216**	**1,014**	**126,629**

Comparative Movements in 2023/24:

	Other Land and Buildings	Vehicles, Plant, Furniture & Equipment	Infrastructure Assets	Community Assets	Surplus Assets	Assets Under Construction	Total Property, Plant and Equipment
	£'000	**£'000**	**£'000**	**£'000**	**£'000**	**£'000**	**£'000**
Cost or Valuation							
At 1 April 2023	**98,633**	**5,727**	**4,355**	**4,001**	**289**	**1,364**	**114,369**
Additions	5,809	596	0	124	0	578	**7,107**
Donations	0	0	0	0	0	0	**0**
Revaluation increases/(decreases) recognised in the Revaluation Reserve	12,296	0	0	0	0	0	**12,296**
Revaluation increases/(decreases) recognised in the Surplus/Deficit on the Provision of Services	2,030	0	0	0	0	0	**2,030**
Derecognition - Disposals	(137)	(149)	0	0	0	(928)	**(1,214)**
Strata reclassify/additions/disposals	0	14	0	0	0	0	**14**
Assets reclassified (to)/from Held for Sale	0	0	0	0	0	0	**0**
Other movements/reclassifications in Cost or Valuation	0	0	0	0	0	0	**0**
At 31 March 2024	**118,631**	**6,188**	**4,355**	**4,125**	**289**	**1,014**	**134,602**

	Other Land and Buildings	Vehicles, Plant, Furniture & Equipment	Infrastructure Assets	Community Assets	Surplus Assets	Assets Under Construction	Total Property, Plant and Equipment
	£'000	**£'000**	**£'000**	**£'000**	**£'000**	**£'000**	**£'000**
Accumulated Depreciation and Impairment							
At 1 April 2023	**2,859**	**3,305**	**684**	**529**	**58**	**0**	**7,435**
Depreciation charge	2,069	439	86	86	15	0	**2,695**
Depreciation written out to the Revaluation Reserve	(1,942)	0	0	0	0	0	**(1,942)**
Depreciation written out to the Surplus/Deficit on the Provision of Services	(117)	0	0	0	0	0	**(117)**
Impairment losses/ (reversals) recognised in the Revaluation Reserve	0	0	0	0	0	0	**0**
Impairment losses/(reversals) recognised in the Surplus/Deficit on the Provision of Services	0	0	0	0	0	0	**0**
Derecognition – Disposals	(55)	(107)	0	0	0	0	**(162)**
Strata – reclassify/charge/disposals	0	64	0	0	0	0	**64**
Other movements in Depreciation and Impairment	0	0	0	0	0	0	**0**
At 31 March 2024	**2,814**	**3,701**	**770**	**615**	**73**	**0**	**7,973**

Revaluations - The freehold and leasehold properties which comprise the Authority's property portfolio are valued by a qualified internal valuer, Will Madden (FRICS) in accordance with the Valuation Standards Practice and Guidance Notes of The Royal Institution of Chartered Surveyors. Inspections are carried out annually to achieve full revaluation every 5 years. Approximately 20% of assets are revalued each year as at 31 March (previously 31 December in 2023/24). Where material changes in an assets value are identified all assets within that class (e.g. car parks, public conveniences) will be revalued within that year. Plant and machinery are included in the buildings valuation where appropriate unless the value is material and valued as a component within the Authority's componentisation policy. Other vehicles, plant and equipment are identified separately.

Other land and buildings are valued at current value. Surplus assets, investment properties, and assets held for sale are valued at fair value. Infrastructure, community assets, assets in the course of construction and vehicle, plant and equipment are valued at historical cost. Donated assets are measured initially at fair value. Assets acquired other than by purchase are deemed to be at fair value. Depreciation has been charged on a straight line basis to assets excluding land which have a useful life of 60 years or less. The assets incurring depreciation have useful lives of between 5 and 60 years.

The following statement shows the progress of the Authority's rolling programme for the revaluation of property, plant and equipment, including assets valued following completion of significant projects. Valuations of land and buildings are carried out by Will Madden (FRICS) (an internal valuer) in accordance with the methodologies and basis for estimation set out in the professional standards of the Royal Institution of Chartered Surveyors (RICS). The basis for valuation is set out in the Statement of Accounting Policies. The Authority is not aware of any material changes in asset values that have not been updated.

	Other Land & Buildings	**Vehicles, Plant, Furniture & Equipment**	**Surplus Assets**	**Infrastructure Assets**	**Community Assets**
	£'000	**£'000**	**£'000**	**£'000**	**£'000**
Carried at historical cost	0	6,499	0	4,355	4,122
Valued at current value in year:					
2024/25	95,971	0	200	0	0
2023/24	98,342	0	200	0	0
2022/23	78,156	0	200	0	0
2021/22	76,540	0	502	0	0
2020/21	82,082	0	0	0	0
Total cost or valuation *	431,091	6,499	1,102	4,355	4,122

* The five year totals for those assets at current value include some assets that have been valued twice over this period or subsequently sold or moved to an alternative asset category.

Property, plant and equipment above includes the following elements for property leased out as operating leases:

Cost or valuation	**£'000**
At 1 April 2024	33,124
Upward revaluations	848
Additions	598
Revaluation losses	(428)
At 31 March 2025	**34,142**
Accumulated Depreciation	
At 1 April 2024	986
Depreciation charge	685
Derecognition – disposals	(1,148)
At 31 March 2025	**523**
Net Book Value	
At 31 March 2025	**33,619**

Capital commitments - There are contracts for future capital expenditure to carry out coastal monitoring work, decarbonisation and refurbishment of Broadmeadow leisure centre and Market hall refurbishments of £6.2 million at 31 March 2025 (£1.5 million at 31 March 2024 for coastal monitoring).

14a. Right of Use Assets

Following the implementation of IFRS16 with effect from 1 April 2024 - the Council has recognised assets falling within this definition together with any corresponding lease liability and transferred assets from other asset categories accordingly – see also note 38 and 43 and change in accounting policies for more information.

Cost or Valuation	**£'000**
At 1 April 2024	0
Transferred on implementation from other land and buildings	10,200
Assets newly recognised on transition	1,587
Additions	10,782
Expenditure	69
Revaluation increases (decreases) recognised in the Revaluation Reserve	(950)
Revaluation increases (decreases) recognised in the Surplus / Deficit on the Provision of Services	(30)
Derecognition - Disposals	0
Other movements / reclassifications	0
At 31 March 2025	**21,658**
Accumulated Depreciation and Impairment	
At 1 April 2024	0
Transferred on implementation from other land and buildings	386
Depreciation charge	2,191
Depreciation written out to the Revaluation Reserve	(580)
Depreciation written out to the Surplus / Deficit on the Provision of Services	0
Derecognition - Disposals	0
Other movements / reclassifications	0
At 31 March 2025	**1,997**

Net Book Value	£'000
At 31 March 2025	19,661
At 31 March 2024	0

One right of use asset has been revalued – see note 14 for revaluation date/valuer.

15. Investment Properties

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

2023/24 £'000		2024/25 £'000
15	Rental income from investment property	9
(0)	Direct operating expenses arising from investment property	(0)
15	Net gain/(loss)	9

There are no restrictions on the Authority's ability to realise the value inherent in its investment property or on the Authority's right to the remittance of income and the proceeds of disposal. The Authority has no contractual obligations to purchase, construct or develop investment property or repairs, maintenance or enhancement.

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

2023/24 £'000		2024/25 £'000
100	Balance at start of the year	92
	Additions:	
0	Purchases	0
0	Construction	0
0	Subsequent expenditure	0
(0)	Disposals	(0)
(8)	Net gains/(losses) from fair value adjustments	(1)

	Transfers:	
(0)	To/from Inventories	(0)
0	To/from Property, Plant and Equipment	0
0	Other changes	0
92	Balance at end of the year	91

16. Intangible Assets

The Authority 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 are purchased licenses. There is no internally generated software.

The carrying amount of intangible assets is amortised on a straight-line basis over 5 years. All amortisation charged to revenue is allocated to the various headings within 'cost of services'. Software specifically for an individual service is charged directly to that service whereas corporate software is spread across the various services. The purchased intangible assets are grouped into the heading 'other assets' below. There are no contractual commitments for future capital expenditure at 31 March 2025.

The movement on Intangible Asset balances during the year is as follows:

	2023/24		2024/25	
	Other Assets £'000	**Total £'000**	**Other Assets £'000**	**Total £'000**
Balance at start of year:				
• Gross carrying amounts	1,154	1,154	1,258	1,258
• Accumulated amortisation	(793)	(793)	(900)	(900)
Net carrying amount at start of year	361	361	358	358
Additions				
• Purchases	0	0	0	0
Retirements and disposals (net)	(0)	(0)	(0)	(0)
Strata reclassify/movements/additions	107	107	112	112
Amortisation for the period	(110)	(110)	(113)	(113)
Net carrying amount at end of year	**358**	**358**	**357**	**357**
Comprising				
• Gross carrying amounts	1,258	1,258	1,366	1,366
• Accumulated amortisation	(900)	(900)	(1,009)	(1,009)
	358	**358**	**357**	**357**

17. Long term Investments

The Council purchased 3,333 Founder shares in South West Mutual Ltd at £15 each. The shares were subsequently converted into 15 new £1 shares changing the shareholding to 49,995.

These represent a long term investment in a regional bank which has yet to obtain a banking licence and commence trade. Due to these factors it is considered at this stage that there is currently no value to the investment and it has remained impaired to zero at the balance sheet date as detailed below:

	£000's
Opening balance at 1 April 2024	0
Purchase	0
Impairment	0
Closing balance 31 March 2025	**0**

18. Long term debtors

This balance covers the long term element of the Collection Fund balance from sharing local authorities and central government re. non domestic rates, mortgages / loans, sundry trade debtors and finance leases.

	31 March 2024 Restated £'000	31 March 2025 £'000
Collection Fund balance – non domestic rates	603	350
Sundry trade debtors/Community Infrastructure Levy	4,231	2,075
Mortgages / loans	256	286
Finance leases	18	18
	5,108	2,729

19. Short term investments

These relate to sums invested with banks / building societies or other local authorities repayable within one year but for an investment period greater than 95 days.

20. Short Term Debtors

31 March 2024 £'000		31 March 2025 £'000
6,925	Trade debtors*	8,540
91	Other debtors	108
12,230	Prepayments and accrued income	15,787
710	Council tax / Non domestic rates	722
1,104	Strata debtors	1,237
21,060	**Total**	**26,394**

*Includes Collection Fund debtors of £0.797 million at 31 March 2025 and £1.267 million at 31 March 2024.

21. Debtors for Local Taxation

The past due but not impaired amount for local taxation (council tax and non-domestic rates) can be analysed by age as follows:

31 March 2024 £'000		31 March 2025 £'000
368	Less than one year	348
235	One to three years	253
107	Over three years	121
710	**Total**	**722**

The analysis above only shows those balances where assessment has indicated that, by exception, no impairment is required and is analysed based upon the reporting information available.

22. Cash and Cash Equivalents

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

31 March 2024 £'000		31 March 2025 £'000
224	Cash held by the Authority	158
1,803	Bank current/instant call accounts	1,917
28,500	Short term deposits with banks/building societies/money market funds	22,500
275	Strata	221
30,802	**Total Cash and Cash Equivalents**	**24,796**

This item can be reconciled to the balance sheet as being the net total of cash and cash equivalents within 'current assets' and the bank overdraft within 'current liabilities'.

23. Assets Held for Sale

	Current		Non-Current	
	2023/24	**2024/25**	**2023/24**	**2024/25**
	£'000	**£'000**	**£'000**	**£'000**
Balance outstanding at start of year	**0**	**0**	**0**	**0**
Assets newly classified as held for sale:				
• Property, Plant and Equipment	0	0	0	0
• Intangible Assets	0	0	0	0
Revaluation losses	0	0	0	0
Revaluation gains	0	0	0	0
Impairment losses	0	0	0	0
Assets declassified as held for sale:				
• Property, Plant and Equipment	0	0	0	0
• Intangible Assets	0	0	0	0
• Other assets / liabilities in disposal groups	0	0	0	0
Assets sold	0	0	0	0
Transfers from non current to current	0	0	0	0
Balance outstanding at year-end	**0**	**0**	**0**	**0**

24. Short Term Creditors

31 March 2024 £'000		31 March 2025 £'000
(6,427)	Trade creditors	(9,332)
(373)	Other creditors	(553)
(5,609)	Accrued expenditure and income in advance	(5,537)
(271)	Council tax / Non domestic rates	(373)
(541)	Strata creditors	(640)
(13,221)	**Total**	**(16,435)**

25. Provisions

A provision is a liability of uncertain timing or amount. The Council has the following provision:

	Short Term	
	Non Domestic Rates Appeals	**Total**
	£'000	**£'000**
Balance at 1 April 2024	**(554)**	**(554)**
Additional provisions made in 2023/24	(0)	**(0)**
Amounts used in 2023/24	0	**0**
Unused amounts reversed in 2023/24	99	**99**
Balance at 31 March 2025	**(455)**	**(455)**

Short term – Non domestic rates appeals:
The Local Government Finance Act 2012 introduced a business rates retention scheme that enabled local authorities to retain a proportion of the business rates generated in their area with effect from 1 April 2013. Provision has therefore been made for likely refunds as a result of appeals against the rateable value of business properties.

26. Usable Reserves

Movements in the Authority's usable reserves are detailed in the Movement in Reserves Statement on page 32. See also note 9 for further breakdown and note 10 for movement on earmarked reserves. The Council has the following usable reserves:

Un-earmarked Reserves -	Resources available to meet future running costs and provides a financial cushion should anything unexpected happen which would require unplanned expenditure.
Earmarked Reserves -	The Council has a carry forward reserve for monies reserved for specific projects and unspent at the end of the financial year and a sundry revenue grants reserve which covers grants received which have no repayment conditions attached to them and have not been spent in total or in part by the end of the financial year.

The total of un-earmarked and earmarked reserves represent the Total General Fund balance.

Capital Receipts Reserve -	Proceeds from the sale of non current assets are held in this reserve to be made available for future capital investment.
Capital Grants Unapplied -	These represent grants and contributions received in advance of matching to new capital investment.

27. Unusable Reserves

The Council has the following unusable reserves and balances:

31 March 2024 Restated £'000		**31 March 2025 £'000**
59,236	Revaluation Reserve	67,669
45,767	Capital Adjustment Account	47,184
0	Financial Instruments Adjustment Account	0
(18,529)	Pensions Reserve	(17,347)
74	Deferred Capital Receipts Reserve	74
(513)	Collection Fund Adjustment Account	(50)
(342)	Accumulated Absences Account	(355)
85,693	**Total Unusable Reserves**	**97,175**

A detailed breakdown of the movement in these reserves and their purpose is as follows:

<u>Revaluation Reserve</u>

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

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

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

2023/24 £'000		2024/25 £'000	
45,939	**Balance at 1 April**		**59,236**
18,605	Upward revaluation of assets	11,639	
(4,367)	Downward revaluation of assets and impairment losses not charged to the Surplus/Deficit on the Provision of Services	(2,111)	
14,238	Surplus or deficit on revaluation of non-current assets not posted to the Surplus or Deficit on the Provision of Services		9,528
(941)	Difference between fair value depreciation and historical cost depreciation	(905)	
(0)	Accumulated gains on assets sold or scrapped	(190)	
(941)	Amount written off to the Capital Adjustment Account		(1,095)
59,236	**Balance at 31 March**		**67,669**

Capital Adjustment Account

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

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

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.

Notes 7/9 provides details of the source of all the transactions posted to the Account, apart from those involving the Revaluation Reserve.

2023/24 Restated £'000		2024/25 £'000	
40,928	**Balance at 1 April**		**45,767**
	Reversal of items relating to capital expenditure debited or credited to the Comprehensive Income and Expenditure Statement:		
(2,759)	• Charges for depreciation and impairment of non current assets	(4,622)	
2	• Operating lease income adjustment	1	
(2,369)	• Revaluation losses on Property, Plant and Equipment	(2,141)	
4,516	• Revaluation reversals on Property, Plant & Equipment	840	
(110)	• Amortisation of intangible assets	(113)	
(8,040)	• Revenue expenditure funded from capital under statute	(7,826)	
(647)	• 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	(294)	
(9,407)		(14,155)	
941	Adjusting amounts written out of the Revaluation Reserve	1,095	
(8,466)	Net written out amount of the cost of non current assets consumed in the year		(13,060)
	Capital financing applied in the year:		
322	• Use of the Capital Receipts Reserve to finance new capital expenditure/repay loan	241	
0	• Use of the Capital Receipts Reserve to meet previous year disposal costs	0	
10,517	• Capital grants and contributions credited to the Comprehensive Income and Expenditure Statement	8,159	

	that have been applied to capital financing		
1,583	• Application of grants to capital financing from the Capital Grants Unapplied Account	3,113	
0	• Transfer to the Capital Receipts Reserve upon receipt of cash	0	
313	• Statutory provision for the financing of capital investment charged against the General Fund balance	1,579	
0	• Disposal costs relating to future capital disposal	0	
0	• Financing of loan	0	
611	• Capital expenditure charged against the General Fund balance	1,415	
13,346			14,507
(8)	Movements in the market value of Investment Properties debited or credited to the Comprehensive Income and Expenditure Statement		(1)
0	Bank investment written off		0
(33)	Loan repayment adjustment		(29)
0	Donated asset		0
45,767	**Balance at 31 March**		**47,184**

Financial Instruments Adjustment Account

The Financial Instruments Adjustment Account absorbs the timing differences arising from the different arrangements for accounting for income and expenses relating to certain financial instruments and for bearing losses or benefiting from gains per statutory provisions. The Authority uses the Account to adjust financial assets and financial liabilities to 'fair value' – principally for 'soft loans' issued and planning agreements received (see Note 1 re accounting policies). Adjustments are debited / credited to the Comprehensive Income and Expenditure Statement when they are incurred, but reversed out of the General Fund Balance to the Account in the Movement in Reserves Statement.

2023/24 £'000		2024/25 £'000
0	**Balance at 1 April**	**0**
0	Amount by which finance costs charged to the Comprehensive Income and Expenditure Statement are different from finance costs chargeable in the year in accordance with statutory requirements	0
0	**Balance at 31 March**	**0**

Pensions Reserve

The Pensions Reserve absorbs the timing differences arising from the different arrangements for accounting for post employment benefits and for funding benefits in accordance with statutory provisions. The Authority 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 Authority 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 Authority 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.

2023/24 £'000		2024/25 £'000
(26,609)	**Balance at 1 April**	**(18,529)**
7,293	Re-measurements of the net defined benefit liability/(asset)	(689)
(4,177)	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	(3,774)
4,964	Employer's pensions contributions and direct payments to pensioners payable in the year	5,645
(18,529)	**Balance at 31 March**	**(17,347)**

Deferred Capital Receipts Reserve

The Deferred Capital Receipts Reserve 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 Authority 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.

2023/24 £'000		2024/25 £'000
74	**Balance at 1 April**	**74**
0	Transfer of deferred sale proceeds credited as part of the gain/loss on disposal to the Comprehensive Income and Expenditure Statement/funding of loan from capital receipts	0
0	Transfer to the Capital Receipts Reserve upon receipt of cash	0
74	**Balance at 31 March**	**74**

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.

2023/24 £'000		2024/25 £'000
(432)	**Balance at 1 April**	**(513)**
(81)	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	463
(513)	**Balance at 31 March**	**(50)**

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 Account.

2023/24 £'000		2024/25 £'000	
(299)	**Balance at 1 April**		**(342)**
299	Settlement or cancellation of accrual made at the end of the preceding year	342	
(342)	Amounts accrued at the end of the current year	(355)	

(43)	Amount by which officer remuneration charged to the Comprehensive Income and Expenditure Statement on an accruals basis is different from remuneration chargeable in the year in accordance with statutory requirements	(13)
(342)	**Balance at 31 March**	**(355)**

28. Cash Flow Statement – Operating Activities

(a) The surplus or deficit on the provision of services has been adjusted for the following non cash movements:

2023/24 Restated £'000		**2024/25 £'000**
(2,759)	Depreciation	(4,622)
2,147	Impairment, downward valuations & revaluation reversals	(1,301)
(110)	Amortisation	(113)
50	(Increase)/ decrease in impairment for bad debts	(323)
1,127	(Increase)/decrease in creditors	(4,152)
4,087	Increase/(decrease) in debtors	2,834
(11)	Increase/(decrease) in inventories	2
787	Movement in pension liability	1,871
(647)	Carrying amount of non-current assets and non-current assets held for sale, sold or derecognised	(294)
(122)	Other non-cash items charged to the net surplus or deficit on the provision of services	451
4,549		**(5,647)**

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

2023/24 £'000		**2024/25 £'000**
0	Proceeds from short-term (not considered to be cash equivalents) and long-term investments	0
22	Proceeds from the sale of property, plant & equipment, investment property and intangible assets	0
10,820	Capital grants and contributions applied	8,159

(8,040)	Revenue expenditure funded from capital under statute	(7,826)
7,096	Any other items for which the cash effects are investing or financing cash flows	7,366
9,898		7,699

(c) The cash flows for operating activities include the following items:

2023/24 £'000		2024/25 £'000
(1,774)	Interest received	(2,036)
0	Interest paid	0

29. Cash Flow Statement – Investing Activities

2023/24 £'000		2024/25 £'000
7,149	Purchase of property, plant and equipment, investment property and intangible assets	10,668
8,000	Purchase of short term and long term investments	25,500
180	Investment in Strata Service Solutions Ltd	169
6,932	Other payments for investing activities	10,288
(22)	Proceeds from the sale of property, plant and equipment, investment property and intangible assets	0
(10,000)	Proceeds from short term and long term investments	(21,000)
(18,307)	Other receipts from investing activities*	(16,079)
(6,068)	**Net cash flows from investing activities**	**9,546**

*Includes s.106 monies, capital grants and right to buy receipts.

30. Cash Flow Statement – Financing Activities

2023/24 £'000		2024/25 £'000
0	Cash receipts of short- and long-term borrowing	0
(978)	Other receipts from financing activities**	(481)
0	Cash payments for the reduction of the outstanding liabilities relating to finance leases	0

0	Repayments of short and long term borrowing	0
0	Other payments for financing activities**	0
(978)	**Net cash flows from financing activities**	**(481)**

**Net non-domestic rates/council tax after payments to major preceptors/sharing authorities/Central Government and after settlement of the estimated deficit/surplus on the Collection Fund. See note 38 for leasing repayments and interest.

Reconciliation of Liabilities arising from Financing Activities

	Balance at 1 April 2024	**Financing cash flows**		**Non-cash changes**		**Balance at 31 March 2025**
		Proceeds	Repayment	Acquisition	Other non-cash changes	
	£’000	£’000	£’000	£’000	£’000	£’000
Long-term borrowings	0	0	0	0	0	0
Short-term borrowings	0	0	0	0	0	0
Lease liabilities	0	0	0	0	0	0
Total liabilities from financing activities	**0**	**0**	**0**	**0**	**0**	**0**

31. Financial Instruments

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

Financial Liabilities

As the Authority’s financial liabilities are basic lending arrangements and mainly of a short term nature they are subsequently measured at amortised cost. Within the category table below, ‘creditors – financial liabilities carried at contract amounts’ mainly includes trade creditor invoices due and accrued trade expenditure for revenue and capital work.

Financial Assets

As the Authority’s financial assets are basic lending arrangements and are not held to make speculative gains through increases in their value, they are subsequently measured at amortised cost: the outstanding principal repayable (plus accrued interest). Within the category table below, long term debtors – assets carried at amortised cost include car loans and miscellaneous mortgage balances.

Financial assets carried at contract amounts include sundry trade debtors and accrued income, the short term element of car loans etc.

Categories of Financial Instruments

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

	Long-Term		**Current**	
	31 March 2024 Restated £'000	**31 March 2025 £'000**	**31 March 2024 £'000**	**31 March 2025 £'000**
Investments				
Assets carried at amortised cost:	0	0	2,000	6,500
Total investments	**0**	**0**	**2,000**	**6,500**
Debtors				
Assets carried at amortised cost	274	304	5,571	6,053
Total included in debtors	**274**	**304**	**5,571**	**6,053**
Non financial assets	4,834	2,425	15,489	20,341
Total	**5,108**	**2,729**	**21,060**	**26,394**
Cash and cash equivalents	0	0	30,802	24,796
Total cash & cash equivalents	**0**	**0**	**30,802**	**24,796**
Borrowings				
Financial liabilities at amortised cost – bank overdraft	0	0	0	0
Total included in borrowings	**0**	**0**	**0**	**0**
Creditors				
Financial liabilities at amortised cost	0	(9,379)	(7,358)	(9,001)
Total creditors	**0**	**(9,379)**	**(7,358)**	**(9,001)**
Non financial liabilities	(22,894)	(20,191)	(5,863)	(7,434)
Total	**(22,894)**	**(29,570)**	**(13,221)**	**(16,435)**

Investments also include the investment in South West Mutual as detailed in note 17 which is an equity instrument under IFRS9 and carried at zero value (level 3) due to the financial position of the company and ability to trade dependent upon obtaining a banking licence which appears remote.

Income, Expense, Gains and Losses

2024 / 2025	Financial Liabilities measured at amortised cost	Financial Assets: measured at amortised cost	Total
	£'000	£'000	£'000
Interest expense	616	0	616
Losses on derecognition	0	0	0
Impairment losses	0	0	0
Total expense in Surplus or Deficit on the Provision of Services	**616**	**0**	**616**
Interest income	0	(2,035)	(2,035)
Interest income accrued on impaired financial assets	0	0	0
Gains on derecognition	0	0	0
Total income in Surplus or Deficit on the Provision of Services	**0**	**(2,035)**	**(2,035)**
Gains on revaluation	0	0	0
Losses on revaluation	0	0	0
Amounts recycled to the Surplus or Deficit on the Provision of Services after impairment	0	0	0
Surplus/deficit arising on revaluation of financial assets in Other Comprehensive Income and Expenditure	**0**	**0**	**0**
Net (gain) / loss for the year	**616**	**(2,035)**	**(1,419)**

2023 / 2024	Financial Liabilities measured at amortised cost	Financial Assets: measured at amortised cost	Total
	£'000	£'000	£'000
Interest expense	0	0	0
Losses on derecognition	0	0	0
Impairment losses	0	0	0
Total expense in Surplus or Deficit on the Provision of Services	**0**	**0**	**0**

Interest income	0	(1,970)	(1,970)
Interest income accrued on impaired financial assets	0	0	0
Gains on derecognition	0	0	0
Total income in Surplus or Deficit on the Provision of Services	**0**	**(1,970)**	**(1,970)**
Gains on revaluation	0	0	0
Losses on revaluation	0	0	0
Amounts recycled to the Surplus or Deficit on the Provision of Services after impairment	0	0	0
Surplus/deficit arising on revaluation of financial assets in Other Comprehensive Income and Expenditure	**0**	**0**	**0**
Net (gain) / loss for the year	**0**	**(1,970)**	**(1,970)**

There is no substantial difference between the carrying amount of financial assets and liabilities and their fair value at 31 March 2025, mainly due to their short term nature. The fair value of trade and other receivables is taken to be the invoiced or billed amount.

32. Members' Allowances

The scheme in operation is based upon the Local Authorities (Members' allowances) (England) Regulations 2003. The total allowances paid in 2024/25 (including travel and subsistence) amounts to £452,618 (2023/24 £432,179). Further details on members' allowances can be obtained from the payroll section within the HR department.

33. Officers' Remuneration / Exit Packages & Termination Benefits

The number of employees whose remuneration, excluding employer's pension contributions, was £50,000 or more in bands of £5,000 (including senior officers listed below) were:

Remuneration Band	**Number of employees**		**Remuneration Band**	**Number of employees**	
	2023/24	**2024/25**		**2023/24**	**2024/25**
£50,000 - £54,999	14	11	£95,000 - £99,999	0	0
£55,000 - £59,999	2	3	£100,000 - £104,999	1	0
£60,000 - £64,999	6	7	£105,000 - £109,999	0	1
£65,000 - £69,999	3	4	£110,000 - £114,999	0	0
£70,000 - £74,999	0	2	£115,000 - £119,999	0	0
£75,000 - £79,999	1	1	£120,000 - £124,999	0	0
£80,000 - £84,999	0	0	£125,000 - £129,999	1	0
£85,000 - £89,999	2	2	£130,000 - £134,999	0	1
£90,000 - £94,999	0	0	£135,000 - £140,999	0	0

Senior Officers reporting directly to the Managing Director and statutory posts whose salary is between £50,000 and £150,000 per year for the year 2024/25 are as follows:

	Salary (Inc. fees & allowances) £	Compensation for loss of employment £	Benefits in Kind (e.g. car allowance) £	Total Remuneration Excl. Employers pension contributions £	Pension Contributions £	Total Remuneration Inc. Employers pension contributions £
Managing Director - Phil Shears	130,244	0	0	130,244	25,339	155,583
Director of Corporate Services & Section 151 Officer	108,305	0	0	108,305	20,641	128,946
Director of Customer Experience and Transformation	89,667	0	0	89,667	17,575	107,242
Director of Place	89,667	0	0	89,667	17,575	107,242
Head of Legal Services & Monitoring Officer	79,244	0	0	79,244	15,532	94,776
Head of HR and OD	69,167	0	0	69,167	13,557	82,724

Senior Officers reporting directly to the Managing Director and statutory posts whose salary is between £50,000 and £150,000 per year for the year 2023/24:

	Salary (Inc. fees & allowances) £	Compensation for loss of employment £	Benefits in Kind (e.g. car allowance) £	Total Remuneration Excl. Employers pension contributions £	Pension Contributions £	Total Remuneration Inc. Employers pension contributions £
Managing Director – Phil Shears	127,090	0	0	127,090	24,721	151,811
Director of Corporate Services & Section 151 Officer	104,257	0	0	104,257	20,266	124,523

Director of Customer Experience and Transformation	87,480	0	0	87,480	17,146	104,626
Director of Place and Commercial Services	87,480	0	0	87,480	17,146	104,626
Head of Legal Services & Monitoring Officer	76,143	0	0	76,143	14,924	91,067
Head of HR and OD	66,721	0	0	66,721	13,077	79,798

(a)	**(b)**		**(c)**		**(d)**		**(e)**	
Exit package cost band (including special payments)	**Number of compulsory redundancies**		**Number of other departures agreed**		**Total number of exit packages by cost band [(b) + (c)]**		**Total cost of exit packages in each band**	
	2023/24	**2024/25**	**2023/24**	**2024/25**	**2023/24**	**2024/25**	**2023/24**	**2024/25**
							£'000	£'000
£0 - £20,000	1	1	0	0	1	1	9	1
£20,001 – £40,000	0	0	0	0	0	0	0	0
£40,001 - £60,000	0	0	0	0	0	0	0	0
£60,001 - £80,000	0	0	0	0	0	0	0	0
£80,001 - £100,000	0	0	0	0	0	0	0	0
£100,001 - £150,000	0	0	0	0	0	0	0	0
£150,001 - £200,000	0	0	0	0	0	0	0	0
£200,001 - £250,000	0	0	0	0	0	0	0	0
£250,001 - £300,000	0	0	0	0	0	0	0	0
Total cost Included in bandings	**1**	**1**	**0**	**0**	**1**	**1**	**9**	**1**

Add: Amounts provided for in Comprehensive Income & Expenditure Statement not included in bandings	0	0
Total cost included in Comprehensive Income & Expenditure Statement	**9**	**1**

Termination Benefits:

The Authority terminated the contract of a one employee in 2024/25, incurring liabilities of £1k (£9k in 2023/24). The payment was for redundancy. Terminations are part of the Authority's rationalisation of its service costs and were charged to the Authority's Comprehensive Income and Expenditure Statement. These figures are included in the table above re. exit packages including those who retired early and any relevant pension strain payments. The comprehensive Income and Expenditure Statement has also been charged with those costs highlighted in note 40 relating to the pension scheme.

34. External Audit Costs

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

	2023/24	2024/25
	£'000	£'000
Fees payable to Grant Thornton with regard to external audit services carried out by the appointed auditor for the year*	152	160
Fees payable in respect of certification of grant claims during the year**	16	23
Total	**168**	**183**

*Any additional fees in excess of the scale fees would be subject to approval by the PSAA. The approved additional fees for 2023/24 are £140,000 for work covering VFM/accounts and an investigation into an objection raised.

**This fee is a non-audit fee provided by Grant Thornton for 2023/24 and KPMG for 2024/25.

35. Grant Income

The Authority credited the following grants, contributions and donations to the Comprehensive Income and Expenditure Statement in 2024/25:

	2023/24 £'000	2024/25 £'000
Credited to Taxation and Non Specific Grant Income		
Revenue Support Grant	(245)	(261)
Council tax support trans/new burdens	0	0
Small business rate relief/threshold changes grant	(2,236)	(2,209)
Community Infrastructure Levy*	(6,711)	(4,628)
Transparency code grant	(8)	(8)
Sports England - leisure	0	(169)
Returned New Homes Bonus top slice	0	0
Refugee housing grant	(2,369)	(645)
Sales/fees and charges compensation grant	0	0
Homes England	(11)	(24)
Decarb/energy grants	0	(348)
Dept for Levelling Up, Housing and Communities – Future High St Fund	0	0
Miscellaneous SANGS	(56)	0
New Homes Bonus	(405)	(650)
Retail relief grant	(2,289)	(2,029)
Other business rates/TIG grants	(2,526)	(3,498)
Other contributions	(2,425)	(4,030)
Total	**(19,281)**	**(18,499)**

*See note 6 re a post balance sheet non adjusting event change in arrangements for CIL receipts in 2024/25.

	2023/24 £'000	2024/25 £'000
Credited to Services		
REFCUS grants:		
Renovation/Disabled/energy grants	(2,376)	(2,025)
Shoreline/Coastal Monitoring	(1,719)	(2,054)
Play/recreation	(76)	(9)
Dawlish link road / Other	(3,263)	(2,892)
Rent Allowance subsidy	(19,950)	(19,210)
Housing Benefit administration subsidy	(285)	(282)
Rent rebate subsidy	(534)	(674)
Household support fund/UKSPF	0	(1,226)
Homelessness / rough sleeper grants/ housing	(1,525)	(1,351)

COMF grant	0	0
Elections	(323)	(149)
RPA/Habitat Regulations/open space	(26)	(31)
Business grants	(184)	0
Council tax / hardship fund / household support grants	(1,194)	(847)
Ukrainian refugee support	(387)	0
Other grants/contributions	(1,249)	(360)
Total	**(33,091)**	**(31,110)**

The Authority 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. The balances at the year end are as follows:

Current liabilities

Grants Receipts in Advance (Revenue Grants)	31 March 2024	31 March 2025
	£'000	£'000
Miscellaneous crime/disorder/community regeneration grants	(24)	(2)
Business rates compensation	0	0
Estuary contributions	(43)	(48)
Watercourse improvement contributions	(162)	(7)
Air quality / environmental health	0	0
Heritage trail	0	0
Community facilities/open space contributions	(570)	(658)
Homelessness	0	0
Business grants	(32)	(7)
Hardship grant/ housing	(81)	(32)
Miscellaneous	(59)	(308)
Total	**(971)**	**(1,062)**

Grants Receipts in Advance (Capital Grants)	31 March 2024 £'000	31 March 2025 £'000
Environment Agency/Natural England – Flood Prevention and Alleviation	(1,717)	(1,001)
DFG (Better Care Fund)	(260)	(217)
DEFRA – Air Quality	(49)	(49)
Public Open Spaces and recreation	(9)	(9)
Dept for Energy/DCC – Central Heating Fund	(3)	(3)
Shared prosperity/ Rural England prosperity	(205)	(101)
Green Homes	0	0
Housing/infrastructure	(273)	(203)
Self build	(585)	(585)
Changing places	(185)	(4)

Other	(221)	(235)
Total	**(3,507)**	**(2,407)**

Long term liabilities

Grants Receipts in Advance (Revenue Grants)	**31 March 2024 £'000**	**31 March 2025 £'000**
Dawlish Town Centre – community facilities	0	0
Parks, play & recreation facilities contribution	(1,862)	(2,707)
Langdon - Dawlish	(199)	(199)
Newton Abbot / Kingsteignton/Dawlish etc – air quality	(159)	(137)
Drainage - Kingsteignton	0	0
Miscellaneous open space, community facilities & wildlife contributions	(1,225)	(1,470)
Sundry drainage & flood defence contributions	0	(16)
Dawlish - drainage	0	0
Health contributions	(47)	0
Chudleigh – open space, indoor sports & play provision	0	0
Teignmouth town centre – pedestrianisation & public art	0	0
Other miscellaneous grants/contributions	(250)	(508)
Affordable housing	(581)	(671)
Total	**(4,323)**	**(5,708)**

Grants Receipts in Advance (Capital Grants)	**31 March 2024 £'000**	**31 March 2025 £'000**
Open Space and Recreation	0	0
Total	**0**	**0**

36. Related Parties

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

Central Government:
Central government has significant influence over the general operations of the Authority – it is responsible for providing the statutory framework within which the Authority operates, provides the majority of its funding in the form of grants and prescribes the terms of many of the transactions that the Authority has with other parties (e.g. council tax bills, housing benefits). Grant receipts credited to the Comprehensive Income and Expenditure Statement and those outstanding at 31 March 2025 are shown in Note 35.

Members:
Members of the Authority have direct control over the Authority's financial and operating policies. The total of Members' allowances paid in 2024/25 is shown in Note 32.

Grants and payments for services rendered totalling £52,130 were paid to the Citizens Advice Bureau (CAB) in 2024/25. Councillors of Teignbridge District Council are invited to oversee the business plan of the organisation, but they are not involved in controlling the decision making of the CAB or issues which involve the interests of the District Council.

During the financial year the Council paid grants to organisations totalling £0 (£0 - 2023/24) in which Members had an interest. In all instances the grants were made with proper considerations of declarations of interest. The relevant Members did not take part in any discussion relating to the grants.

Details of all items are recorded in the Register of Members Interest, open to public inspection at the Council offices during opening hours.

Other:
Dextco Limited was incorporated on 1 December 2016. It was established to fund and implement low carbon energy projects across Devon to deliver a reliable, low-cost energy infrastructure which will encourage inward investment, thereby driving growth in the local economy and skilled jobs for the workforce. Teignbridge District Council is one of five equal shareholders comprising: Devon County Council, Royal Devon & Exeter NHS Foundation Trust, University of Exeter and Exeter City Council.
Dextco Limited is deemed to be a joint venture, as it is a separate legal entity with shareholders that have equal and collective control with decisions made unanimously.

There were no grant payments in 2023/24 or 2024/25, and the company is currently not trading.

37. Capital Expenditure and Capital Financing

Where capital expenditure is to be financed in future years by charges to revenue as assets are used by the Authority, the expenditure results in an increase in the Capital Financing Requirement (CFR), a measure of the capital expenditure incurred historically by the Authority that has yet to be financed. The CFR calculated by consolidating capital-related items in the Balance Sheet is shown below. The change to the CFR is analysed in the second part of this note and is for Teignbridge District Council only.

	2023/24 Restated £'000	**2024/25 £'000**
Capital investment :		
Property, Plant and Equipment	126,494	129,472
Right of Use Assets	0	19,661
Strata ICT Capital Investment	2,835	3,004
Intangible Assets	0	0
Investment Property	92	91
Long term assets held for sale	0	0
Long term debtors relating to capital transactions	82	53
Revaluation Reserve	(59,236)	(67,669)
Capital Adjustment Account	(47,675)	(49,259)

Closing Capital Financing Requirement	22,592	35,353
Explanation of movements in year:		
Increase (decrease) in underlying need to borrowing (unsupported by government financial assistance)	1,885	14,340
Repayments of long-term debtors/other	0	0
Minimum Revenue Provision	(313)	(1,579)
Assets acquired under finance leases	0	0
Increase/(decrease) in Capital Financing Requirement	1,572	12,761

The major reason for the increase in the CFR is to recognise 'Right of Use' assets under adoption of IFRS16 with effect from 1 April 2024 and the respective leasing liability. See note 14a for further information and note 43 for details of the liability due.

38. Leases

The Council adopted IFRS16 from 1 April 2024, to recognise all right of use assets. Under this reporting standard some leases where the Council acts as lessee will be brought onto the balance sheet. Lessor accounting is effectively unchanged. Right of Use (RoU) assets and lease liabilities will have been calculated as if IFRS16 had always applied but recognised in 2024-25, and not by adjusting prior year figures.

The transitional provisions of the Code require the following amounts to be brought onto the Balance Sheet by adjusting the opening balances at 1 April 2024; Lease Liabilities, representing the discounted value of lease payments and right-of-use (ROU) assets.

The adjustments to opening balances were as follows:

Right-of-use Other Land & Buildings - £9,814,000 transferred from Property, plant and equipment (other land & buildings) plus £1,587,000 recognised on transition – total £11,401,000.

Other land& buildings – reduced by £9,814,000 (net) as shown above

Right-of-use Lease Liabilities: long term £1,261,000 plus short term £326,000 – total £1,587,000.

In calculating the liabilities, the incremental borrowing rate used for discounting the future rent payments was 4.98%. The liabilities recognised at 1 April 2024, on transition, differ from the previous operating lease commitments primarily due to the effects of discounting. In making these transitional adjustments, the Council has applied the following practical expedient in the Code: leases due to expire during 2024/25 have been treated as short-term leases, irrespective of their overall term.

The Council had the use of one leisure centre under a finance lease in 2024/25. The implementation of IFRS16 meant that this asset value carried as Property, Plant and Equipment (Land & Buildings – other) in the Balance Sheet at £9.124 million at 31 March 2024 was reclassified as a 'Right of Use' asset at 1 April 2024 and reclassified at a net book value of £9.814 million (see note 14a and explanation above).

Authority as Lessee

Finance Leases

The impact of IFRS 16 to the council's balance sheet position is shown in note 14a. These relate to homes operated under Private Sector Leases (PSLs), car parks and waste vehicles. Additionally, there was a Leisure Centre that was previously held on the balance sheet because the rights to use the asset were acquired under a finance lease, which is now categorised as a 'Right of Use 'asset with the other lease assets.

The implementation of IFRS 16 also involves certain transactions being recognised in other primary financial statements. These are shown below.

	2024/25 £000's
Comprehensive Income and Expenditure Statement	
Interest expense on lease liabilities	616
Expenses relating to short-term leases and low-value items	136
Cash Flow Statement	
Total cash outflow for leases	1,943

As the definition of on-balance sheet leases has broadened, a maturity analysis of lease liabilities has also changed.

	31 March 2025 £000's
Less than one year	1,685
One to five years	7,084
More than five years	2,295
Total undiscounted liabilities	**11,064**

Operating Leases

Vehicles, Plant & Equipment – Lease not captured within IFRS16 (short term and immaterial sums) are charged to the net cost of services within the Comprehensive Income & Expenditure Account and cover refuse vehicles, sweepers, other vehicles and miscellaneous equipment under terms of an operating lease.

Land & buildings – the Authority leases properties from private sector landlords as part of its housing function on short leases together with other miscellaneous land and property which have been accounted for as operating leases.

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

31 March 2024 £'000		31 March 2025 £'000
869	Not later than one year	184

1,286	Later than one year and not later than five years	9
122	Later than five years	0
2,277		193

The expenditure charged to the various segments within Net Cost of Services in the Comprehensive Income and Expenditure Statement during the year in relation to all operating leases was:

2023/24 £'000		**2024/25 £'000**
1,538	Minimum lease payments	463
0	Contingent rents	0
0	(Sublease payments receivable)	0
1,538		463

The reduction compared to 2023/24 is due to IFRS16 and leases captured within these calculations now being charged as interest within note 12 (financing and investment income & expenditure) and as minimum revenue provision (capital repayments) within the MIRS. The changes for 2024/25 are to move £1.807 million of leasing payments from net cost of services to 'interest paid' within note 12 of £0.616 million and £1.191 million in the MIRS for repayment of capital.

Authority as Lessor

Finance Leases

The Authority has leased out three properties in Teignmouth (museum, golf clubhouse, yacht club) on finance leases with remaining terms of between 66 and 83 years. These leases generate no / peppercorn rental streams on an annual basis and no residual value is anticipated for the buildings when the leases come to an end.

The Authority has an additional property in Newton Abbot rented out as a football headquarters. The Authority has a gross investment in this lease, made up of the minimum lease payments expected to be received over the remaining term and the residual value anticipated for the property when the lease comes to an end. The minimum lease payments comprise settlement of the long-term debtor for the interest in the property acquired by the lessee and finance income that will be earned by the Authority in future years whilst the debtor remains outstanding. The gross investment is made up of the following amounts:

31 March 2024 £'000		**31 March 2025 £'000**
	Finance lease debtor (net present value of minimum lease payments):	
0	• Current	0
18	• Non-current	18

61	Unearned finance income	58
0	Unguaranteed residual value of property	0
79	Gross investment in the lease	76

The gross investment in the lease and the minimum lease payments will be received over the following periods:

	Gross Investment in the Lease		Minimum Lease Payments	
	31 March 2024 £'000	**31 March 2025 £'000**	**31 March 2024 £'000**	**31 March 2025 £'000**
Not later than one year	1	1	0	0
Later than one year and not later than five years	5	5	0	0
Later than five years	73	70	18	18
	79	76	18	18

No provision has been made for lease payments not being made, the Authority has therefore not set aside an allowance for uncollectible amounts at 31 March 2025 (£0 at 31 March 2024).

The minimum lease payments do not include rents that are contingent on events taking place after the lease was entered into, such as adjustments following rent reviews (variable lease payments). In 2024/25 £3k of variable lease were receivable by the Authority (2023/24 £3k).

Operating Leases

The Authority leases out property and equipment under operating leases for various activities including the following purposes:

- for the provision of community services, such as sports facilities, tourism services and community centres
- for economic development purposes to provide suitable affordable accommodation for local businesses

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

31 March 2024 £'000		**31 March 2025 £'000**
1,803	Not later than one year	2,069
851	One to two years	1,154
756	Two to three years	1,030

659	Three to four years	804
566	Four to five years	671
9,005	Later than five years	8,777
13,640		14,505

The minimum lease payments receivable do not include rents that are contingent on events taking place after the lease was entered into (variable lease payments), such as adjustments following rent reviews. In 2024/25 variable lease payments of £69k were receivable by the Authority (2023/24 £78k).

The movement in value for these assets is identified in note 14.

39. Impairment Losses

Impairment losses and impairment reversals charged to the 'Surplus/Deficit on the Provision of Services' and to 'Other Comprehensive Income and Expenditure' are disclosed in Note 14 reconciling the movement over the year in Property, Plant and Equipment.

In 2023/24 and 2024/25 there were no impairment losses or impairment reversals.

40. Defined Benefit Pension Scheme

Participation in Pension Scheme:

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

The Authority participates in the Local Government Pension Scheme administered by Devon County Council – this is a funded defined benefit final salary scheme, meaning that the Authority and employees pay contributions into a fund, calculated at a level intended to balance the pension liabilities with investment assets.

The principal risks to the Authority of the scheme are the longevity assumptions, statutory changes to the scheme (i.e. large-scale withdrawal 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 the amounts required by statute as described in the accounting policies note.

In accordance with International Accounting Standard No. 19 – Employee Benefits (IAS 19) the Authority is required to disclose certain information concerning assets, liabilities, income and expenditure related to pension schemes for its employees. The information supplied is from a report by Barnett Waddingham.

Transactions Relating to Post-employment Benefits:

We recognise the cost of retirement benefits in the reported Cost of Services when they are earned by employees, rather than when the benefits are eventually paid as pensions. However, the charge we are required to make against council tax is based on the cash payable in the year, so the real cost of post employment / retirement benefits is reversed out of the General Fund via the Movement in Reserves Statement.

Pensions Assets and Liabilities and charges to the Comprehensive Income & Expenditure Statement (CIES):

The movement in the pension scheme asset and liabilities is detailed below together with their treatment in the CIES.

2024/25:	Scheme Assets £'000	Pensions Obligations £'000	Effect of the Asset Ceiling £'000	Net Pensions Liability £'000	Notes on Accounting Treatment
Opening balance at 1 April 2024	**126,622**	**(140,897)**	**(4,254)**	**(18,529)**	
Current service cost		(3,960)		(3,960)	Absorbed into the total cost of services in the CIES
Past service cost and gains/losses on settlements		(15)		(15)	Charged to Financing items in the CIES
Interest income and expenses	6,201	(6,757)	(209)	(765)	Charged as a net item to Financing and Investment Income and Expenditure in the CIES
Administration expenses	(81)			(81)	Charged to Other Operating Expenditure
Remeasurements: • Return on plan assets	(1,572)			(1,572)	Credited as Remeasurements of the Net Defined Benefit Liability to Other Comprehensive Income and Expenditure in the CIES
• Actuarial gains and losses arising from changes in demographic assumptions		374		374	Credited as Remeasurements of the Net Defined Benefit Liability to Other Comprehensive Income and Expenditure in the CIES
• Actuarial gains and losses arising from changes in financial assumptions		18,257		18,257	Credited as Remeasurements of the Net Defined Benefit Liability to Other Comprehensive Income and Expenditure in the CIES
• Other actuarial gains and losses	0	314		314	Debited as Remeasurements of the Net Defined Liability to Other Comprehensive Income and Expenditure in the CIES
• Changes in the effect of the asset ceiling	0		(18,062)	(18,062)	

Contributions: • Council employer's contributions	5,645			5,645	Transactions in the Cash Flow Statement. Debited to the General Fund Balance in the Movement in Reserves Statement (MIRS) as part of the adjustments between Accounting and Funding basis.
• Employee contributions	1,047			1,047	Absorbed into the total cost of services in the CIES – netted off Current Service Cost
Retirement grants and pensions	(7,200)	7,200		0	Transactions in the Cash Flow Statement. Debited to the General Fund Balance in the MIRS as part of the Adjustments between Accounting and Funding basis
Closing Balance at 31 March 2025	**130,662**	**(125,484)**	**(22,525)**	**(17,347)**	

2023/24:	Scheme Assets £'000	Pensions Obligations £'000		Net Pensions Liability £'000	Notes on Accounting Treatment
Opening balance at 1 April 2023	**113,615**	**(140,224)**		**(26,609)**	
Current service cost		(3,946)		(3,946)	Absorbed into the total cost of services in the CIES
Past service cost and gains/losses on settlements		0		0	Charged to Financing items in the CIES
Interest income and expenses	5,451	(6,610)		(1,159)	Charged as a net item to Financing and Investment Income and Expenditure in the CIES
Administration expenses	(73)			(73)	Charged to Other Operating Expenditure
Remeasurements: • Return on plan assets	7,744			7,744	Credited as Remeasurements of the Net Defined Benefit Liability to Other Comprehensive Income and Expenditure in the CIES
• Actuarial gains and losses arising from changes in demographic assumptions		1,992		1,992	Debited as Remeasurements of the Net Defined Benefit Liability to Other Comprehensive

					Income and Expenditure in the CIES
• Actuarial gains and losses arising from changes in financial assumptions		2,224		2,224	Credited as Remeasurements of the Net Defined Benefit Liability to Other Comprehensive Income and Expenditure in the CIES
• Other actuarial gains and losses	0	(413)		(413)	Credited as Remeasurements of the Net Defined Liability to Other Comprehensive Income and Expenditure in the CIES
• Changes in the effect of the asset ceiling			(4,254)	(4,254)	
Contributions: • Council employer's contributions	4,964			4,964	Transactions in the Cash Flow Statement. Debited to the General Fund Balance in the Movement in Reserves Statement (MIRS) as part of the adjustments between Accounting and Funding basis.
• Employee contributions	1,001			1,001	Absorbed into the total cost of services in the CIES – netted off Current Service Cost
Retirement grants and pensions	(6,080)	6,080		0	Transactions in the Cash Flow Statement. Debited to the General Fund Balance in the MIRS as part of the Adjustments between Accounting and Funding basis
Closing Balance at 31 March 2024	**126,622**	**(140,897)**	**(4,254)**	**(18,529)**	

Expected Return on Assets

For accounting years beginning on or after 1 January 2013, the expected return and the interest cost is replaced with a single net interest cost, which effectively set the expected return equal to the IAS19 discount rate.

The liabilities show the underlying commitments that the authority has in the long run to pay post employment (retirement) benefits. The total net liability of £17.347 million has a substantial impact on the net worth of the authority as recorded in the Balance Sheet, resulting in a reduced net assets position of £154.706 million at 31 March 2025. However, statutory arrangements for funding the deficit mean that the financial position of the Authority remains healthy. The deficit will be made good by increased contributions over the remaining working life of employees (i.e. before payments fall due), as assessed by the scheme actuary.

Basis for Estimating Assets and Liabilities

Liabilities have been assessed on an actuarial basis using the projected unit method - an estimate of the pensions that will be payable in future years dependent on assumptions about mortality rates, salary levels, etc. This has been assessed by Barnett Waddingham an independent firm of actuaries, estimates for the County Council Fund being based on the latest full valuation of the scheme as at 1 April 2022.

The expected return and the interest cost has been replaced with a single net interest cost which effectively sets the expected return equal to the discount rate. The principal assumptions used by the actuary have been:

Mortality assumptions:	**31 March 2024**	**31 March 2025**
Longevity at 65 for current pensioners:		
Men	21.5	21.4
Women	22.7	22.7
Longevity at 65 for future pensioners: (assumed retiring in 20 years)		
Men	22.8	22.7
Women	24.1	24.1
Take-up of option to convert annual pension into retirement lump sum	50%	50%

It is also assumed members will retire at one retirement age for all tranches of benefit, which will be the pension weighted average tranche retirement age. It is assumed that members opted in to the 50% of contributions for 50% of the benefits at the previous valuation date will continue.

Financial Assumptions

	31 March 2024	**31 March 2025**
	% p.a.	**% p.a.**
Salary increases	3.90%	3.90%
Pension increases	2.90%	2.90%
Discount rate	4.90%	5.80%

Demographic / Statistical assumptions

These assumptions by the actuary are set with reference to market conditions at 31 March 2025. An estimate of the Employer’s future cashflows is made using notional cashflows based on the estimated duration. These estimated cashflows are then used to derive a Single Equivalent Discount Rate (SEDR). The discount rate derived is such that the net present value of the notional cashflows, discounted at this single rate, equates to the net present value of the cashflows, discounted using the annualised Merrill Lynch AA rated corporate bond yield curve (where the spot curve is assumed to be flat beyond the 30 year point). This is consistent with the approach used at the previous accounting date.

Similarly to the approach used to derive the discount rate, the Retail Prices Index (RPI) increase assumption is set adopting a Single Equivalent Inflation rate (SEIR) approach. The SEIR adopted is such that the single rate of inflation results in the same liability value when discounted using the annualised Merrill Lynch AA rated corporate bond yield curve, as applying the Bank of England implied inflation curve. As above, the Merrill Lynch AA rated corporate bond yield spot curve is assumed to be flat beyond the 30 year point and the Bank of England implied inflation spot curve is assumed to be flat beyond the 40 year point. This is consistent with the approach used at the previous accounting date.

As future pension increases are expected to be based on the Consumer Prices Index (CPI) rather than RPI there is a further assumption about CPI which is that it will be 1.0% p.a. below the market implied increases in RPI up to 2030 and will be in line with market implied inflation from the Bank of England inflation curve.

Salaries are assumed to increase at 1% p.a. above CPI. This is consistent with the approach at the previous accounting date.

The estimation of the defined benefit obligations is sensitive to the actuarial assumptions set out in the table above. The sensitivity analyses below have been determined based on reasonably possible changes of the assumptions occurring at the end of the reporting period and assumes for each change that the assumption analysed changes while all the other assumptions remain constant. The assumptions in longevity, for example, assumed that life expectancy increases or decreases for men and women. In practice, this is unlikely to occur, and changes in some of the assumptions may be interrelated. The estimations in the sensitivity analysis have followed the accounting policies for the scheme, i.e. on an actuarial basis using the projected unit method. Demographic assumptions are consistent with those used for the most recent Fund valuation carried out as at 31 March 2022.

A judgement in the Court of Appeal about cases involving judges' and firefighters' pensions (the McCloud judgement) has provided regulations that came into force on 1 October 2023. The cases concerned possible age discrimination in the arrangements for protecting certain scheme members from the impact of introducing new pension arrangements. As the Local Government Pension Scheme was restructured in 2014, with protections for those members who were active in the Scheme in 2012 and over the age of 55, the judgement may affect the value of the liabilities in respect of accrued benefits. An allowance for the McCloud remedy will have been made in the liabilities which is consistent with the method adopted at the latest actuarial valuation.

Virgin Media judgement - In June 2023, the High Court (Virgin Media Limited v NTL Pension Trustees II Limited) ruled that amendments to certain defined benefit pension schemes were void if they were not accompanied by actuarial confirmation certificates issued under section 37 of the Pension Schemes Act 1993. The Court of Appeal rejected an appeal of this decision in July 2024. The LGPS is affected by this ruling. The Government Actuary's Department has so far been unable to locate evidence that section 37 certificates are in place for all amendments. Work is ongoing to discover whether the evidence exists. Until this work is complete, it is not possible to conclude whether there is any impact on the value of retirement benefits under IAS 19 or if it can be reliably estimated.

There remains uncertainty as the case may be subject to a further appeal or the Department for Work and Pensions could legislate to amend section 37 to allow retrospective actuarial confirmation. Developments are being monitored. In the current circumstances, it is not considered necessary to make any allowance for the potential impact of the Virgin Media case in the disclosure of the value of retirement benefits in the financial statements.

In 2024/25 the pension liability has reduced by £1.182 million – the main contributor is the change in financial assumptions. The IAS19 discount rate is determined based on bond yields at 31 March 2025. Asset returns have been lower than the discount rate assumed at the previous accounting date.

Demographic assumptions have been updated. The assumed life expectancies for members have reduced slightly since last year and again will lead to a reduction in the pension liability.

	Impact on the Defined Benefit Obligation in the Scheme	
	Increase in Assumption £'000	Decrease in Assumption £'000
Longevity (increase or decrease in 1 year) (increase is a shorter lifespan)	(4,607)	4,420
Rate of increase in salaries (increase or decrease by 0.1%)	(173)	170
Rate of increase in pensions (increase or decrease by 0.1%) and deferred revaluation	(1,593)	1,556
Rate for discounting scheme liabilities (increase or decrease by 0.1%)	1,678	(1,718)

The figures in brackets assume an increase in the obligation.

Impact on the Authority'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 for Teignbridge District Council to achieve a funding level of 100% over the period to 2037. Funding levels are monitored on an annual basis. The next triennial valuation will be set as at 31 March 2025.

The authority is anticipated to pay £4.413 million expected contributions to the scheme in 2025/26.

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

	31 March 2024		**31 March 2025**	
	£'000	**%**	**£'000**	**%**
Equities**	69,481	55	68,883	53
Gilts	0	0	0	0
Other Bonds	28,774	23	30,920	24
Property	9,725	8	10,863	8
Cash	2,850	2	3,375	3
Target Return Portfolio	2,991	2	3,075	2
Infrastructure	12,827	10	13,541	10
Other	(26)	0	5	0
Total	**126,622**	**100**	**130,662**	**100**

**At 31 March 2025 equities include £65.983 million of overseas equities.

Of the total fund asset at 31 March 2025, the following table identifies the split of those assets with a quoted market price and those that do not:

		31 March 2025	
		% Quoted	% Unquoted
Fixed interest government securities	UK	0	0
	Overseas	0	0
Corporate bonds	UK	7	0
	Overseas	0	0
Equities	UK	0	0
	Overseas	51	0
Property	All	0	8
Others	Absolute return portfolio	2	0
	Private Equity	0	2
	Infrastructure	0	10
	Private debt	0	4
	Multi sector credit	13	0
	Cash/Temporary investments	0	3
Net current assets	Debtors	0	0
	Creditors	0	0
Total		**73**	**27**

41. Contingent Liabilities

The transfer of the Authority's housing stock on 4 February 2004 resulted in a gross capital receipt of £13.1 million. Warranties for 25 years were given to Teign Housing on staffing, environmental and other issues (for example in relation to the existence of contaminated land, subsidence etc.). The purpose of these warranties is to safeguard the housing company if any of the main assumptions on which the transfer price was calculated turn out to be different in reality. The environmental liabilities are covered by an insurance policy but any other liabilities that do arise will be funded from the Authority's general reserves. Owing to the uncertainties surrounding any potential claim, it is not practicable to make an estimate of the total value of liabilities (if any).

Virgin Media judgement - In June 2023, the High Court (Virgin Media Limited v NTL Pension Trustees II Limited) ruled that amendments to certain defined benefit pension schemes were void if they were not accompanied by actuarial confirmation certificates issued under section 37 of the Pension Schemes Act 1993. The Court of Appeal rejected an appeal of this decision in July 2024. The LGPS is affected by this ruling. The Government Actuary's Department has so far been unable to locate evidence that section 37 certificates are in place for all amendments. Work is ongoing to discover whether the evidence exists. Until this work is complete, it is not possible to conclude whether there is any impact on the value of retirement benefits under IAS 19 or if it can be reliably estimated.

There remains uncertainty as the case may be subject to a further appeal or the Department for Work and Pensions could legislate to amend section 37 to allow retrospective actuarial confirmation. Developments are being monitored. In the current circumstances, it is not considered necessary to make any allowance for the potential impact of the Virgin Media case in the disclosure of the value of retirement benefits in the financial statements.

42. Nature and Extent of Risks Arising from Financial Instruments

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

- credit risk – the possibility that other parties might fail to pay amounts due to the authority
- liquidity risk – the possibility that the authority might not have funds available to meet its commitments to make payments
- market risk – the possibility that financial loss might arise for the authority as a result of changes in such measures as interest rates and stock market movements.

The Authority'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. Risk management is carried out by a central treasury team, under policies approved by the Authority in the annual treasury management strategy statement. There are treasury management practices that have been adopted in accordance with the policy statement to ensure risk is managed and covers areas, such as interest rate risk, credit risk, and the investment of surplus cash.

a) Credit risk

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

Asset type	**Credit risk management practices**	**Estimation of impairment loss allowance**
Government bonds, deposits, loans to other local authorities	Investments guaranteed by statute – no credit risk	No allowance required
Deposits with banks & building societies (& financial institutions)	Deposits are restricted by the Council's treasury management strategy to institutions with minimum acceptable credit ratings. All deposits held at 31 March 2025 therefore have low credit risk. Deposits are not made with banks and financial institutions unless they are rated independently. We invest in the top banks and building societies. We require the institution's lowest credit rating to be, at a minimum in the middle adequate range according to the Audit Commission report 'Risk and Return'. The Authority has a policy of not lending more than £3 million of its surplus	12 month expected credit losses have been assessed based upon risk factors which consider the credit rating and financial standing of the institution. The highest credit ratings for the deposits that the Authority has made mean that any allowance for expected credit losses would be insignificant.

Asset type	Credit risk management practices	Estimation of impairment loss allowance
	balances to one institution with the exception of the Government (via Treasury Bills, other local authorities and the Debt Management office which is unlimited).	
Other loans to businesses and voluntary organisations	Loans are subject to internal credit rating by reference to audited accounts etc. A significant increase in credit risk since initial recognition arises when a loan's categorisation changes adversely. Loans are credit impaired where financial difficulties are identified or where the borrower breaches contracted terms of the loan. Balances are not written off until there is no realistic prospect of recovery.	Expected credit losses are calculated using historical data for defaults and risks specific to the borrower identified in the internal assessment process. No allowance required
Other debtors	Debtors are not subject to internal credit ratings and have been grouped for the purposes of calculating expected credit losses based upon time overdue. An element of balances are written off when they are more than 12 months past due plus specific provision for those greater than 12 months. Balances are written off but enforcement activity continues until there is no realistic prospect of recovery.	Expected credit losses are calculated using provision matrices based upon historical data and grouping of debtor ages and some specific debtors based upon financial data e.g. accounts etc. Between 1 April 2024 and 31 March 2025 the loss allowance decreased from £1.007 million to £1.328 million as a result of a change in the volume of debtors and to provide for potential write offs and economic conditions. 'Other debtors' include trade debtors and housing benefit overpayments etc.

Changes in Expected Credit Losses

The following movements in the impairment loss allowances for financial assets took place in 2024/25.

	Allowance at 1 April 2024	Increase / (decrease) in provision	Allowance at 31 March 2025
	£'000	£'000	£'000
Deposits with banks and building societies			
12-month credit losses	0	0	0
Other loans to businesses and voluntary organisations			
12-month credit losses	0	0	0
Lifetime credit losses	0	0	0
Credit-impaired assets	0	0	0
Other debtors			
Grouped assets	1,007	321	1,328
Total loss allowances	**1,007**	**321**	**1,328**

The total amount of undiscounted expected credit losses at recognition on financial assets initially recognised during 2024/25 was £0.

Exposure to Credit Risk

		Gross Carrying Amount
		£'000
Other debtors		
Grouped assets	Not subject to credit rating *	6,053
Total amount exposed to credit risk		**6,053**

*Other sundry debtors have an impairment provision based upon historical experience, age of debt, economic conditions and arrangements for repayment.

As detailed above, all deposits are low risk (see table above). Loans to businesses and other organisations are not material. Credit risk is not measured for individual debtors.

Loss allowances for council tax are £0.244 million at 31 March 2025 and £0.173 million for non domestic rates. These are calculated based upon historic default patterns and economic conditions prevailing at the time.

During 2024/25 the Council wrote off financial assets with a contractual amount outstanding of £0.017 million (£0.076 million in 2023/24) that are still subject to enforcement activity.

b) **Liquidity risk**

The Authority has a comprehensive cash flow management system that seeks to ensure that cash is available as needed. If unexpected movements happen, the authority has ready access to borrowings from the money markets and the Public Works Loans Board. There is no significant risk that it will be unable to raise finance to meet its commitments under financial instruments. Instead, the risk is that the Authority will be bound to borrow at a time of unfavourable interest rates. There are no risks at present as we have no long term borrowing but any future plans will incorporate a sensible maturity structure for such loans.

The maturity analysis of financial liabilities is as follows:

	31 March 2024 £'000	**31 March 2025 £'000**
Less than one year	(7,358)	(9,001)
Between one and two years	0	(1,746)
Between two and five years	0	(5,339)
More than five years	0	(2,294)
	(7,358)	(18,380)

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

c) **Market risk**

i) **Interest rate risk**

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

- borrowings at variable rates – the interest expense charged to the Surplus or Deficit on the Provision of Services will rise (at present we have no borrowings at variable rates)
- borrowings at fixed rates – the fair value of the liabilities/ borrowings will fall
- investments at variable rates – the interest income credited to the Surplus or Deficit on the Provision of Services will rise (at present we have no investments at variable rates)
- investments at fixed rates – the fair value of the assets will fall.

Borrowings are not carried at fair value, so nominal gains and losses on fixed rate borrowings would not impact on the Surplus or Deficit on the Provision of Services or

Other Comprehensive Income and Expenditure. However, changes in interest 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 Other Comprehensive Income and Expenditure.

The Authority has a number of strategies for managing interest rate risk. Policy is to aim to keep a maximum of 10% (no more than 10% for 2025/26) of its borrowings in variable rate loans. During periods of falling interest rates, and where economic circumstances make it favourable, fixed rate loans may be repaid early to limit exposure to losses.

The treasury management team has an active strategy for assessing interest rate exposure that feeds into the setting of the annual budget and which is used to update the budget quarterly during the year. This allows any adverse changes to be accommodated. The analysis will also advise whether new borrowing taken out is fixed or variable.

According to this assessment strategy, at 31 March 2025, if 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	0
Increase in interest receivable on variable investments	(72)
Impact on Surplus or Deficit on the Provision of Services	**(72)**
Decrease in fair value of fixed rate investment assets	0
Impact on Other Comprehensive Income and Expenditure	0
Decrease in fair value of fixed rate borrowings liabilities (no impact on the Surplus or Deficit on the Provision of Services or Other Comprehensive Income & Expenditure)	0

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

ii) **Price risk**

The Authority does not invest in equity shares and consequently is not exposed to losses arising from movements in the prices of shares.

iii) **Foreign exchange risk**

The Authority has no financial assets or liabilities denominated in foreign currencies and thus has no exposure to loss arising from movements in exchange rates.

43. Other Long Term Liabilities

These relate to the pension liability, the long term element of the Collection Fund balance for council tax and income received in advance relating to two operating leases.

The breakdown is as follows:-

31 March 2024 £'000		31 March 2025 £'000
(229)	Operating leases - income in advance	(228)
(3,301)	Collection Fund balance – council tax/NNDR	(2,289)
(835)	CIL creditors	(327)
0	Right of use lease liability	(9,379)
(18,529)	Pension Liability	(17,347)
(22,894)		**(29,570)**

44. Trust Funds

The Authority is also sole trustee for Hamlyn Playing Fields, Buckfastleigh and King George V Playing Field, Shaldon. Income and expenditure for these is not material. The assets are not included in the balance sheet of the Authority.

45. Heritage Assets

There are a small number of heritage assets held by the authority, principally covering miscellaneous works of art and civic regalia. They are valued periodically for insurance purposes and the insurance value is used as the valuation for accounting purposes. The items held are all valued at less than the £20,000 capitalisation limit and are not recorded on the balance sheet – a register is held and updated by the insurance officer.

46. Agency Services

(a) The Authority collects land charge search fees on behalf of Devon County Council. These fees are reimbursed to the County Council on a periodic basis. The amount collected was £27,364 for 2024/25 (£29,944 in 2023/24).

(b) The Authority acts as agent for Devon County Council, Devon and Cornwall Police Authority and Devon & Somerset Fire & Rescue Authority in the collection of council tax and for Central Government, Devon County Council and Devon & Somerset Fire & Rescue Authority for the collection of Non Domestic Business Rates. Details can be found in the Collection Fund on pages 117 and 118.

(c) The Authority carries out payroll services for various organisations for which it received total fee income of £4,660 in 2024/25 (£6,497 in 2023/24).

(d) The Authority acted as agent for Central Government to administer grants. In 2024/25 the agency work was Ukrainian refugee support - £0.234 million being paid out. In 2023/24 the agency work totalled £0.558 million of which £0.333 million related to the Ukrainian refugee support scheme and £0.167 million in relation to energy support. £0.058 million related to other schemes.

47. Joint Operations

Teignbridge District Council, Exeter City Council and East Devon District Council each have interests in a joint operation called Strata Service Solutions Ltd, a registered company

(company number 09041662) whose registered office is Civic Centre, Paris Street, Exeter, Devon, EX1 1JN. The Company commenced trading on 1 November 2014.

The business of the Company is the operation and provision of a shared information communications technology service to each of the Councils including;

- A source of expertise regarding information technology
- A resilient and reliable ICT infrastructure
- A service desk that maintains and supports devices, operating systems and core applications
- Information security and information management services
- Developing and implementing business systems to meet Council business objectives
- A Street Name and Numbering function

The proportions of ownership interests are; Exeter City Council (35.936%), Teignbridge District Council (27.372%) and East Devon District Council (36.692%). Each authority has equal voting rights, with decisions taken collectively and unanimously.

The figures that have been consolidated into the Council's single entity financial statements are:

Adjustment to Comprehensive Income & Expenditure Statement (CIES)

	2023/24 £'000's	2024/25 £'000's
Fees	(2,414)	(2,552)
Cost of Sales	1,050	1,121
Admin Expenses	1,551	1,613
Transfer of pension scheme liability	0	0
Cost of Services`	**187**	**182**
(Gain) / loss on disposal of assets	0	0
Net interest on the net defined benefit liability	11	(1)
Interest receivable	(23)	(19)
(Surplus) or Deficit on Provision of Services	**175**	**162**
Remeasurement of the net defined benefit liability	(123)	14
Total CIES	**52**	**176**
Adjustments to Balance Sheet (cumulative for 2023/24 column)		
Property, Plant & Equipment	135	29
Intangible assets	358	(1)
Investment in Strata removed upon consolidation and replaced with proportional share of assets and liabilities	(2,835)	(169)
Total Long Term Assets	**(2,342)**	**(141)**
Inventories	8	0

	2023/24	2024/25
Short Term Debtors	1,104	133
Cash & Cash Equivalents	275	(54)
Total Current Assets	**1,387**	**79**
Short Term Creditors	(541)	(99)
Grants Receipts in Advance – Capital	(221)	(14)
Total Current Liabilities	**(762)**	**(113)**
	£'000's	£'000's
Pension Scheme Liability	(52)	(1)
Total Long Term Liabilities	**(52)**	**(1)**
Net Assets	**(1,769)**	**(176)**
Financed by:		
Usable reserves	191	(8)
Unusable reserves	(1,960)	(168)
Total Reserves	**(1,769)**	**(176)**

SUPPLEMENTARY SINGLE ENTITY FINANCIAL STATEMENTS
THE COLLECTION FUND

The Collection Fund is an agent's statement that reflects the statutory obligation for billing authorities to maintain a separate account. The statement shows the transactions of the billing authority in relation to the collection from taxpayers and distribution to local authorities and the Government of council tax and business rates.

	2023/24 Business Rates	2023/24 Council Tax	2024/25 Business Rates	2024/25 Council Tax
INCOME	**£'000**	**£'000**	**£'000**	**£'000**
Income from Council Tax		(116,237)		(123,798)
Business Rates Receivable	(26,564)		(29,806)	
(Plus): Transitional Protection/S13A Relief	(3,455)	(267)	(1,348)	(4)
	(30,019)	(116,504)	(31,154)	(123,802)
EXPENDITURE				
Precepts, Demands & Shares:				
Central Government	16,079		15,784	
Devon County Council	2,894	82,058	2,841	87,395
Devon & Cornwall Police Authority		13,134		13,983
Devon & Somerset Fire & Rescue Authority	322	4,860	316	5,078
Teignbridge District Council (net including Towns / Parishes)	12,863	14,403	12,627	15,529
Rates write offs and change in impairment allowance	(75)		93	
Council Tax written off and change in impairment allowance		322		(21)
Rates increase/(reduction) in provision for appeals	116		(248)	
Transitional Protection	245		355	
Renewable Energy disregard	78		94	
Business Rates – Cost of collection	198		199	
	32,720	114,777	32,061	121,964
Movements on the Collection Fund :				
DEFICIT / (SURPLUS) FOR THE YEAR	**2,701**	**(1,727)**	**907**	**(1,838)**
DEFICIT / (SURPLUS) BROUGHT FORWARD	416	(4,056)	1,005	(3,783)
ACCUMULATED DEFICIT / (SURPLUS)	3,117	(5,783)	1,912	(5,621)

(see note 4 to the Collection Fund)

NOTES TO THE COLLECTION FUND

1. The accounting arrangements for the Collection Fund are as follows:

- Under business rates retention as a billing authority we act as an agent, collecting business rates on behalf of the major preceptors and central government. Teignbridge received 40% of the estimated income as a payment of £12.627 million (2023/24 £12.863 million) from the rates collection fund. The authority had to pay a tariff to government of £10.388 million (2023/24 £10.078 million) and a levy of £1.260 million (2023/24 £1.184 million). However, as we are part of the Devon pool some of this was returned to us as a pooling gain of £0.418 million (2023/24 £0.388 million).

- The surplus or deficit on collection funds at the end of the year is required to be distributed to or made good by contributions from the Authority and major preceptors/ shares in a subsequent financial year. A £3.0 million surplus (2023/24 £2.0 million surplus) has been declared by Teignbridge as the council tax estimate in 2024/25. A £1.329 million (2023/24 £2.112 million) deficit was anticipated for non-domestic rates for 2024/25 however an actual deficit balance has arisen of £1.912 million (2023/24 £3.117 million).

2. Business Rates

The total business rateable value as at 31 March 2025 was £95.739 million (31 March 2024 £95.417 million) with a multiplier of 54.6 pence (51.2 pence 2023/24) in the pound and 49.9 pence (49.9 pence 2023/24) in the pound for properties where the rateable value is less than £51,000 (£51,000 2023/24).

3. Council Tax

Council Tax (CT) income derives from charges raised according to the value of residential properties which have been classified into 8 valuation bands. The income required to be taken from the collection fund is divided by the CT Base (the total number of properties in each band adjusted by a proportion to convert the number to a Band D equivalent and adjusted for discounts) to get individual charges. The relevant amount for 2024/25 was 52,032 (2023/24 51,292) adjusted for a collection rate of 97.9% (2023/24 97.9%) to give Teignbridge's Tax Base of 50,939 (2023/24 50,215) Band D equivalents. The average Band D charge for the Teignbridge CT, excluding Parishes, was £196.41 (2023/24 £190.71).

4. Collection Fund Balance

The deficit / (surplus) balance on the fund is split between the preceptors as follows:

	2023/24		2024/25	
	Business Rates £'000	Council Tax £'000	Business Rates £'000	Council Tax £'000
Central Government	1,559		956	
Devon County Council	281	(4,144)	172	(4,027)
Devon & Cornwall Police Authority		(663)		(645)
Devon & Somerset Fire and Rescue Authority	31	(243)	19	(234)
In short / long term debtors / short term creditors / long term liabilities	1,871	(5,050)	1,147	(4,906)
Balance of Fund to Teignbridge District Council (in Collection Fund Adjustment Account)	1,246	(733)	765	(715)
	3,117	(5,783)	1,912	(5,621)

GLOSSARY OF FINANCIAL TERMS

ACCRUALS	A sum included in the account to cover income or expenditure attributable to an accounting period for goods received or works done, but for which payment has not been received/made by the end date of the period for which the accounts have been prepared.
ACTUARIAL GAINS & LOSSES	These are changes in actuarial deficits or surpluses that arise because either actual experience or events have not been exactly the same as the assumptions adopted at the previous valuation (experience gains and losses) or the actuarial assumptions have changed.
BALANCES	The surplus or deficit on any account at the end of the year. Amounts in excess of that required for day to day working may be used to reduce the demand on the Collection Fund or Rents.
CAPITAL EXPENDITURE	Expenditure on the acquisition of property, plant equipment or intangible assets or expenditure which adds to and not merely maintains the value of such an asset.
CAPITAL FINANCING COSTS	Annual charges related to borrowing including interest, minimum revenue provision and repayments of principal on debt outstanding.
CAPITAL RECEIPTS	Income received from sale of assets which is available to finance other capital expenditure or to repay debt on assets financed from loan.
CHARTERED INSTITUTE OF PUBLIC FINANCE AND ACCOUNTANCY (CIPFA)	The governing body responsible for issuing the statement of recommended practice to prepare the accounts.
COLLECTION FUND	A separate fund which must be maintained by a district for the proper administration of Council Tax and Non Domestic Rates.
CURRENT SERVICE COST	Amount chargeable to Services based on the Actuary's assessment of pension liabilities arising and chargeable to the financial year.
CURTAILMENTS	This is the amount the Actuary estimates as the cost to the authority of events that reduce future contributions to the scheme, such as granting early retirement.
DEBT	Amounts borrowed to finance Capital Expenditure which are still to be repaid.

DEFINED BENEFIT SCHEME	A pension or other retirement benefit scheme other than a defined contribution scheme. Usually, the scheme rules define the benefits independently of the contributions payable, and the benefits are not directly related to the investments of the scheme. The scheme may be funded or unfunded (including notionally funded).
DEMAND	The charging authorities own Demand is, in effect, its precept on the fund.
FEES & CHARGES	In addition to the income from charge payers and the Governments, Local Authorities charge for services, including Planning Consents, Hire of Sporting Facilities, Car Parking etc.
FIFO	A method of valuing inventory (First In First Out) where stocks issued are assumed to be issued from the oldest available stocks.
FINANCIAL INSTRUMENTS	A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another.
GOVERNMENT GRANTS	Payments by Central Government towards the cost of Local Authority services, including both Revenue and Capital.
IMPAIRMENT ALLOWANCE	A sum provided against income due to prudently allow for non collectable accounts.
INTEREST COST	For the pension fund this represents the discount rate at the start of the accounting period applied to the liabilities during the year based on the assumptions at the start of the accounting period.
INTERNATIONAL FINANCIAL REPORTING STANDARDS (IFRS) & THE CODE OF PRACTICE (CODE)	Formal financial reporting standards adopted by the accounting profession and to be applied when dealing with specific topics within its accounting Code. The Code is based on approved accounting standards issued by the International Accounting Standards Board and interpretations of the International Financial Reporting Interpretations Committee, except where these are inconsistent with specific statutory requirements.
LOCAL AUTHORITY (SCOTLAND) ACCOUNTS ADVISORY COMMITTEE (LASAAC)	Formed a joint committee with CIPFA to produce the Code of Practice on Local Authority Accounting in the United Kingdom (referred to as the ‘Code’).
LOCAL DEVELOPMENT FRAMEWORK (LDF)	A plan which includes documents that establish the local policy towards the use of land and the vision for involving communities in the plan making process.

MINIMUM REVENUE PROVISION (MRP)	A ‘prudent’ annual provision from revenue in respect of capital expenditure financed by borrowing or credit arrangements.
PAST SERVICE COST	These will typically be additional benefits awarded on early retirement. This includes added years or augmentation and unreduced pension benefits awarded before eligible retirement age in the pension scheme.
PRECEPT	The levy made by precepting authorities including the County Council and Parish Councils, on the District Council requiring it to collect the required income from council taxpayers on their behalf.
PROJECTED UNIT METHOD	An accrued benefits valuation method in which the scheme liabilities make allowance for projected earnings. An accrued benefits valuation method is a valuation method in which the scheme liabilities at the valuation date relate to: a) the benefits for pensioners and deferred pensioners (i.e. individuals who have ceased to be active members but are entitled to benefits payable at a later date) and their dependants, allowing where appropriate for future increases, and b) the accrued benefits for members in service on the valuation date. The accrued benefits are the benefits for service up to a given point in time, whether vested rights or not. Guidance on the projected unit method is given in the Guidance Note GN26 issued by the Faculty and Institute of Actuaries.
PUBLIC WORKS LOAN BOARD (PWLB)	A Government Agency which provides longer term loans to Local Authorities at interest rates slightly higher than those at which the Government itself can borrow.
RATEABLE VALUE	A value placed on all properties subject to Rating. The value is based on a national rent that property could be expected to yield after deducting the cost of repairs.
REVENUE EXPENDITURE	Recurring items of day to day expenditure consisting principally of Salaries and Wages, Debt Charges and general running expenses etc.
SANGS	Suitable Alternative Natural Green Space. Accessible alternative green provision to migrate where development is close to a protected site.
SETTLEMENTS	A settlement will generally occur where there is a bulk transfer out of the Pension Fund or from the employer’s share of the Fund to a new contractor’s share of the Fund as a result of an outsourcing. It reflects the difference between the IAS 19 liability transferred and the assets transferred to settle the liability.

SHORT TERM LOAN Borrowing from outside the authority that may be recalled within the year.

STRAIN ON FUND CONTRIBUTIONS Additional employers pension contributions as a result of an employee’s early retirement.

SUNDRY CREDITORS Amounts owed by the Council at 31 March.

SUNDRY DEBTORS Amounts owed to the Council at 31 March.

TEMPORARY BORROWING Borrowing for revenue purposes for a period of less than one year.

VESTED RIGHTS In relation to a defined benefit scheme, these are:

a) for active members, benefits to which they would unconditionally be entitled on leaving the scheme;
b) for deferred pensioners, their preserved benefits;
c) for pensioners, pensions to which they are entitled.

Vested rights include where appropriate the related benefits for spouses or other dependants.

VIREMENT The authorised transfer of an under spending in one budget head to another head.

Part 3

Supplementary Information

Annual Governance Statement 2024-2025

Introduction

Teignbridge District Council must ensure its business is conducted in line with the law and proper standards, and use public money economically, efficiently and effectively. It is the Council's duty to put in place arrangements for the governance of its affairs, and effective delivery of services.

To achieve good governance, we have systems for managing and overseeing what we do. These arrangements are intended to ensure that we deliver intended outcomes while acting in the public interest at all times.

We have measured ourselves against the principles of the Chartered Institute of Public Finance and Accountancy (CIPFA) and Society of Local Authority Chief Executives (SOLACE) Framework for Delivering Good Governance in Local Government. The following statement explains how Teignbridge District Council has complied with the principles and also meets the requirements of the Accounts and Audit Regulations (England) 2015 in relation to the publication of an Annual Governance Statement.

The Guiding Principles

The governance framework

The governance framework comprises the systems, processes, culture and values which direct and control our daily business, and includes the methods we use to engage, lead and account to the community. It enables us to monitor how we are doing and to consider whether our plans have helped us deliver appropriate services that are value for money.

The system of internal control is a significant part of that framework and is designed to manage risk to a reasonable level. It cannot eliminate all risks of failure to achieve policies, aims and objectives and can therefore only provide reasonable but not absolute protection. The management of risk is an ongoing process designed to identify, prioritise and manage risks to the achievement of the Council's aims and objectives, and maximise opportunities.

The governance framework has been in place at Teignbridge District Council for the year ended 31 March 2025 and up to the date we approved the statement of accounts.

The Governance Framework and how we comply:

Principle 1: Behaving with integrity, demonstrating strong commitment to ethical values, and being lawful

- The Council's Constitution, Councillor and Officer Codes of Conduct, and Vision and Values statement set out required standards of members and officers.
- An updated Member and Officer protocol, which clarifies roles and responsibilities, was approved by Council in July 2024.
- The Constitution is reviewed on an ongoing basis to ensure it is fit for purpose. Fundamental changes have been made to Part 4 covering meeting and procedure rules, which were as a result of work undertaken by a cross-party working group led by the Centre for Governance and Scrutiny (CfGS).
- The CfGS have also been assisting the Council with exploring ways to better support good governance.
- A Procedures Committee oversees operation of the Constitution including review of proposed amendments. However, a review of this is planned in 2025 together with the Audit Scrutiny and Standards Committees, all of which have governance oversight roles.
- Registers of Interests are maintained to avoid conflicts, prejudice or bias.
- The designated statutory Head of Paid Service, Financial Officer and the Monitoring Officer are responsible for ensuring business is conducted lawfully.
- Internal and external audit scrutinise Council activities and report on the extent to which laws, policies and procedures are complied with. Audit Scrutiny and Standards Committees, and the Monitoring Officer also oversee this.
- Anti-Fraud and Corruption and Whistleblowing policies are in place.
- Council services are led by trained and professionally qualified staff.
- Comments and complaints processes are in place and are publicised, including how to complain to the Ombudsman.
- Our commitment to equality and inclusion is incorporated in the work we do, and we publish our adherence to the Equality Act duties annually.

Principle 2: Ensuring openness and comprehensive stakeholder engagement

- We encourage all members of the community to contribute to and participate in the work of the Council. Our Consultation Toolkit sets out the principles of stakeholder engagement.
- Our Modern 25 transformation programme involved focus groups to help us understand and improve customers' experiences when redesigning services.

- Members of the public have access to Council meetings, minutes and agendas, and most meetings are available to the public through Webcasting, which provides transparency in decision making.
- Key decisions are published on-line and are subject to a “call in” process which enables non-Executive members to raise any concerns they may have.
- Our weekly Residents’ Newsletter, websites and social media channels are used to communicate Council activity and other matters of interest.
- Plain English principles are used in publications and digital content meets the required Government Digital Services accessibility standards.
- We have an annual workforce (people) survey for our employees, the results of which are shared with the Senior Leadership Team, our recognised trade unions, and the workforce. We also use this to benchmark ourselves with other public sector organisations.
- We have developed a Digital Strategy to guide the way services will be delivered with a digital first approach.
- A Statement of Community Involvement sets out participation and engagement processes for planning policy. We engage and consult our communities on-line and in person, and the Council is a frontrunner in trialling artificial intelligence and modern methods of engagement in order to gather public views on proposals.
- Our Local Development Scheme is kept up to date and on our website, setting out clear timescales for the various stages of the Local Plan, from inception to adoption. The Local Plan was submitted to the Secretary of State and is being examined by independent inspectors who conducted public hearings in 2024. We are now working towards adoption in 2025.

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

- Our Council Strategy was formally adopted at Full Council in January 2025 following a series of community and stakeholder engagement events. Through this work, we have established an evidence base identifying community priorities and a framework setting out how we will engage with communities to deliver objectives covering five themes: Community, Economy, Environment, Homes, and Infrastructure. Through this overarching strategy, we will work to consider the environment in everything that we do and encourage others to do the same.

- The Council has declared a Climate Emergency and is a signatory and active member of the Devon Climate Emergency group; through this group and our endorsement of the Devon Carbon Plan, we have committed to a common goal of achieving net-zero emissions across Devon as soon as possible and by 2050 at the very latest.

- We have already made significant progress contributing to actions within the Devon Carbon Plan; this includes the establishment of new climate change policies within our emerging Local Plan promoting sustainable development, delivering active travel infrastructure under our Local Walking and Cycling Infrastructure Plan, and working through our Housing and Economy teams to support homes and businesses in benefiting from low carbon technology.

- Work is underway to transpose the Devon Carbon Plan into a specific plan for Teignbridge to form our District Carbon Action Plan. This plan will form part of the Environment theme of the Council Strategy and establish what actions we can influence as a local authority, and what the council can do to support communities in pursuit of our net-zero objective whilst reflecting local need.

- Through our in-house Carbon Action Plan, we have progressed a series of high-impact projects working to reduce our own carbon footprint and show leadership as we pursue efforts to achieve our net-zero objective. This includes a pipeline of policies and targets within our Part 1 Carbon Action Plan, including heat decarbonisation projects covering four of our top five most carbon-intensive buildings and the electrification of our vehicle fleet.

- Our Local Plan team have undertaken significant work to prepare our 2020 – 2040 Local Plan. This contains a dedicated chapter for Climate Change and details policies supporting sustainable development, site allocations for renewable energy, policies supporting battery energy storage, and policies setting standards for electric vehicle charging infrastructure, amongst further sustainability policies for specific site allocations.

- The Local Plan also amalgamates objectives relating to the national Garden Community programme. It sets out policies to deliver the Newton Abbot and Kingsteignton Garden Communities Project, which features climate change adaptation and mitigation as principal levers for change, as well as wider social, economic and environmental objectives relating to the Garden Community, such as green infrastructure delivery and our Local Walking and Cycling Infrastructure Plan (LCWIP).

- Budgets, the financial plan, and the capital programme direct financial resources to priorities.

- A Task and Finish Group set up by the Overview and Scrutiny Committee has been undertaking a review of the Medium Term Financial Plan with a view to identifying savings.

- We have reviewed our Procurement Strategy in conjunction with other Devon Districts which defines our commitment to support local economies. The updated Strategy is due to be approved September 2025. Sustainable Procurement policy sets out our approach to purchasing sustainably and with social value.

- Teignbridge's Economic Development Plan and associated Jobs Plan aids local businesses and the local economy.

- We have been awarded £424,964 under the UK Shared Prosperity fund for 2025/26 along with £195,000 Rural England Prosperity Fund (2025/26) and are running projects that have been approved at full Council.

- Our successful Future High Street Fund award is anticipated to bring benefits to Newton Abbot in 2025/26 from enhancements to Queen Street and the Market area. Queen Street works are now complete with the refurbished Market Hall / Square due for completion in Spring 2026.

- A number of small grants and funding schemes are provided, which benefit local communities.

- We are working jointly with our neighbouring authorities Exeter City Council, Mid Devon and East Devon District Councils, and Devon County Council, to achieve joined-up decision making on cross border planning and infrastructure matters. A non-statutory Joint Strategy (called "Our Shared Coordinates") has been adopted which sets out the shared challenges, future vision and shared objectives for the sub-region.

Principle 4: Determining the interventions necessary to achieve intended outcomes

- Performance measures track progress with delivery of our Strategy. These will be refreshed in October 2025 following finalisation of an action plan for recently updated Strategy.
- A Medium Term Financial Plan outlines how we intend to raise and manage the resources needed to deliver our services and priorities over the medium term. This is constantly under review to address the ongoing financial challenges we face. A member led Task and Finish Group also helps this.
- Executive Key decisions are publicised in advance so they can be scrutinised in line with decision making and Overview and Scrutiny arrangements.
- Overview and Scrutiny review groups are appointed to look at Council policy, services, and particular issues of local concern.
- Our Modern 25 transformation programme has been developed to modernise the way we work, looking at processes, structure and outcomes for customers. Working with consultants, Ignite, we have undertaken strategic alignment review and developed a new target operating model which is in the process of implementation.
- A digital transformation programme, digital strategy, and our annual business planning exercises, also drive service improvement and performance.
- A Partnership Toolkit aids collaborative working and strong partnership governance.

Principle 5: Developing capacity including the capability of leadership and the individuals within it

- We have a clear People and Culture Strategy which has three key themes:
  - Recruiting, Retaining and Rewarding
  - Developing Potential
  - Healthy, Well and Engaged
- Managers have clear recruitment guidance via a corporate SharePoint hub and timely HR advice.
- New employees now have both a local and corporate induction programme.
- Mandatory training on key areas such as Data Protection, Cyber Security, Safeguarding, sexual harassment and working safely are covered.
- Training and development needs are identified pre-induction, during probation, in regular 1:1s, through surveys and annual personal development meetings.
- Managers and Heads of Service are supported by experienced Human Resources, Organisational Development, and change professionals.
- Ongoing member development needs are co-ordinated by the Democratic Services Team Leader with oversight from the Procedures Committee. Our Member Development Strategy and training programme are being refreshed.
- There are significant wellbeing policies and support including an Employee Assistance Programme, a new Occupational Health service provider and a wellbeing workgroup.
- We have been awarded Disability Confident Employer status, Mindful Employer status, and Investors in People accreditation.

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

- Our Risk Management Strategy outlines our approach to managing risk and risk management reports are reviewed by the Strategic Leadership Team (via its newly formed Corporate Governance Group) and the Audit Scrutiny Committee.
- The Risk Management Strategy requires risks to be managed at all levels including service, strategic, and project levels, and risk must be identified and considered in all decision making. Risks have been kept under review to ensure appropriate

mitigations are in place. A strategic risk workshop for Heads of Service is planned for September 2025.

- Performance against the Council Strategy is monitored through annual business plans with performance monitoring reports to the SLT and Overview and Scrutiny Committees.
- Service managers use automated performance reporting through the Power BI reporting tool, which produces a suite of dashboards linked to a data warehouse. This is supplemented by reporting from service specific systems.
- Data from consultants Ignite, CIPFA, and LGA inform is used to benchmark cost and productivity across services.
- A programme of service reviews help ensure value for money in services is scrutinised, for efficient service delivery.
- Our Head of Corporate Services is the designated officer responsible for the proper administration of the Council's financial affairs and advises the Council on financial matters.
- Managers are responsible for ensuring internal control systems are in place, and a programme of internal auditing reviews the effectiveness of these.
- Internal financial control is based on a framework of Financial Instructions, Contract Procedure Rules, system and administrative procedures, and a scheme of delegation and accountability.
- A Medium Term Financial Plan is in place and updated regularly with Revenue and Capital budget planning based on corporate priorities undertaken by Managers, and approved by full Council.
- Revenue and Capital budget monitoring reports are produced and scrutinised on a regular basis.

Principle 7: Being transparent, with good practices in reporting and audit, to deliver effective accountability

- Agendas, reports, and minutes of Council meetings are published, along with a forward plan of Key Decisions, and meetings are accessible with live stream and recordings on our website where appropriate.
- An internal audit function undertakes an annual programme of audits and reports to both the SLT and Audit Scrutiny Committee who also receive and consider the external auditors' findings.
- The Audit Scrutiny Committee are appointing an independent member in Summer 2025 to strengthen independence.
- The 2023-2024 draft financial accounts were published in June 2024 and external audit of the 2023-2024 accounts commenced in October 2024. The final external audit report which included statutory and key recommendations was considered by the Audit Scrutiny Committee and Council February 2025. The current year's accounts publication and audit are in progress.
- Key data is published including Council spending and senior officer pay.
- Freedom of Information, Data Subject Access, and other information requests are dealt with fully and promptly with above average performance in processing times.

How do we know our arrangements are working?

At least annually, we review the effectiveness of the governance framework including the system of internal control. The review of effectiveness is informed by the work of the senior managers within the authority who have responsibility for the development and maintenance of the governance systems; the Audit Manager's annual report; and by comments made by external auditors, and other review agencies and inspectorates. Further assurance is provided by:

- Assurance statements completed by the Council's management team, which cover their areas of control, acknowledge accountability for risk management and internal control, and certify their satisfaction with the arrangements in place throughout the year.

- Key officers' views on the standards of governance within the Council – specifically the Section 151 Officer (responsible for the Council's financial affairs), the Monitoring Officer, and the Audit Manager. The Council's Monitoring Officer has a legal responsibility to look into matters of potential unlawfulness within the Council. The Monitoring Officer also reviews the operation of the Constitution, to ensure it is up to date, and reflects best practice and legal requirements.

- The Standards Committee is available to support the Monitoring Officer on standards of conduct and probity issues. The Standards Committee is currently reviewing Code of Conduct and Member Complaints Procedures with the Monitoring Officer.

- The Overview and Scrutiny process has monitored the Council's policies and performance on an ongoing basis. Executive Members have also kept issues under review during meetings with managers.

- The Audit Scrutiny Committee received risk monitoring reports during the year highlighting risks and their mitigations.

- Counter fraud arrangements have been kept under review through a Fraud Risk Assessment and fraud controls are evaluated during internal audit work.

- The Council's external auditor reviews the Council's financial statements and arrangements for value for money. Plans are in place the external auditor's statutory and key recommendations from their Annual Report for the year ended 31 March 2024.

- As a significant group relationship, our IT provider Strata Service Solutions Limited is audited by the Devon Audit Partnership, as the provider of its internal audit services in 2024-2025. Strata's performance has also been monitored by the Council's IT Requirements Board, and by the Joint Executive and Scrutiny Committees.

- Strata has maintained compliance with the Government PSN (Public Services Network) Code of Connection, which is a mandatory set of security standards Councils must meet in order to connect to this secure network, which also provides wider assurance as the PSN controls cover the complete Council network. The Council, through Strata have also received a very positive assessment under the Cyber Assessment Framework for local government.

- Assurance has also been given in respect of cyber risk in deployment of the following: National Cyber Security Centre's (NCSC) 10 Steps to Cyber Security, the Open Web Application Security Project (OWASP) website principles use of NCSC WebCheck, MailCheck, Protective Domain Name System security, and the Early Warning Vulnerability Service.

- The 2024 elections were held in line with the performance standards set by the Electoral Commission.

- We have reviewed our delivery on equality and inclusion against the Equality Framework for Local Government and are working through an action plan to implement areas of improvement identified through the self-assessment.

- The Local Government Ombudsman assessed and closed 6 complaints and investigated 3 in 2024-2025. Of the three investigated, one was upheld. No recommendations were made.

- CIPFA guidance on the role of the Chief Financial Officer in public service organisations was used to benchmark the Council's arrangements, showing how these standards are met.

- Financial Management was assessed against CIPFA's Financial Management Code with positive findings, which helps ensure financial resilience.

- Based on the assurance work undertaken by internal audit, the Audit Manager has provided an opinion on the control environment which concluded that this was adequate and effective. It should, however, be noted that all risks of failure cannot be eliminated, and the assurance given is therefore reasonable and not absolute.

- Information Governance – the Council self-reported just one data breach to the Information Commissioner's Office and notified the affected data subjects. Although it was low risk and below the threshold for notifying, in the interests of transparency it was decided to inform people affected. Average processing time for Freedom of Information and Environmental Information Regulation requests is above average compared to other similar organisations.

- Corporate governance arrangements Council-wide have been assessed against the requirements of the governance framework outlined in the CIPFA / SOLACE Framework for Delivering Good Governance in Local Government.

- Reviews previously commissioned to examine specific areas include:

  - Centre for Governance and Scrutiny review: to help us improve our governance framework following concerns over member – officer relations. This informed a programme of work involving the Monitoring Officer and a cross-party working group. A further programme of work is planned 2025-2026 to progress this.
  - a review of the Council's Operating Model by consultants Ignite
  - an independent review of our Development Management service commissioned from the Planning Advisory Service
  - Local Government Association – Corporate Peer Challenge: a team of expert peers comprising senior local government councillors and officers, reviewed how the council operates and made suggestions for improvement which are being addressed in an action plan developed with members and partners.

- Following a management restructure in 2024 we now have 12 Heads of Service in post who are working through local business plans as part of our Modern 25 transformation programme. Business Plans look at succession and removal of single points of expertise risk.

- A new Corporate Governance Group formed in April 2025 has received reports on audit, risk and governance issues.

Conclusion

Our governance arrangements continue to be regarded as fit for purpose in accordance with the governance framework. Set out below, are the most significant challenges and actions we need to focus on during 2025-2026.

The Council will monitor the implementation and operation of the improvement actions as part of its annual review, to ensure governance is strengthened in the areas identified.

Issue	Planned Action
Financial Sustainability	
The risk of future financial sustainability remains due to high inflation having an impact on business cases, relatively high interest rates, and low growth. Ongoing uncertainty around future levels of government funding also cause concern. It is recognised that there is a significant deficit in our Medium Term Financial Plan. Consultants "Ignite" were appointed to assist us in developing a new operating model for the Council. This has now become the Council's Modern 25 Programme which aims to deliver a proportion of the required savings. We have also updated our Strategic Asset Management Plan, following officer and members workshops, which will provide direction and clarity in the way we manage our land and buildings.	The Chief Financial Officer will continue to produce frequent analysis of the financial position and update the Strategic Leadership Team. Our Modernisation Programme M25, is ongoing with the aim of addressing the anticipated shortfalls. A re-structure of the Council's Management Team has been completed in order to realign the management structure to the target operating model. A Task and Finish Group was instigated by the Overview and Scrutiny Committee to review the Medium Term Financial Plan with a view to closing the future predicted budget gap. This work will continue in 2025. Further detailed information is included in our Financial Plan.
Member and Officer roles and relationships	
Good working relationships are crucial to good governance. The Council continued to experience challenges in this area during 2024/2025 resulting in Statutory Recommendations from external audit. The Centre for Governance and Scrutiny (CfGS) were previously commissioned to review officer/member roles and responsibilities, including consideration of values, behaviours, and ethical issues, and the constitutional provisions supporting these.	Work is ongoing to implement the recommendations from all independent reviews, particularly in respect of the Statutory Recommendations. Key actions remaining to be addressed in 2025-26 include: - Commissioning a suitably qualified expert to investigate the underlying causes of member behaviours. - Completing the Constitution Review. Workshops have

Issue	Planned Action
The Peer Review completed in January 2024 had also made recommendations around enhancing communication and collaboration, strengthening trust and moral, and implementing methods for effective decision making. An action plan was subsequently agreed and submitted to full Council. A new Member and Officer protocol was developed and agreed in July 2024, however the Constitution review remains a work in progress.	previously been held on various topics and feedback from these will be used to inform a revised Constitution combined with the Statutory Recommendations. This will include review of the terms of reference of the Audit Scrutiny Committee, in accordance with CIPFA guidance. - Continuing the enhanced member training programme. - The Council's Corporate Govenance Group and the Audit Scrutiny Committee will continue to monitor the governance improvement action plans.
<u>Planning Performance</u> Our Planning service was under threat of being placed in special measures by the Department for Homes, Communities and Local Government (DHLUC) in December 2023 due to poor performance processing non major planning applications. Our compliance rate was 68.53% against a government target of 70%.	Following improvements in the Development Management service and confirmation in October 2024 that the service was no longer under the threat of designation, we have continued to work through our submitted action plan to ensure sustainable changes continue to be embedded and we have continued to reduce our dependency on temporary resources with successful recruitment into planning officer positions and a new team manager in addition to a new Head of Service. We continue to streamline our processes. Performance reports are produced in real time and used to drive performance. Training has been increased, including a town and parish forum, and in summer we will be hosting our first developer forum to help build our relationships with developers in order to improve our housing delivery. Our next focus is on the pre-application part of the process to drive better quality developments through early, constructive dialogue. This will reduce pressures in the application

Issue	Planned Action
	process and provide greater confidence in the Council. Government changed the performance indicator from a two year rolling figure to a one year figure. We currently stand a 96% on time or within extension of time (EOT) for non-major applications against a target of 70%. We also continue to reduce our reliance on EOT agreements quarter on quarter with more being determined within the statutory 8 week target.
<u>Cyber Security and Resilience , and use of Artificial Intelligence (AI)</u> External cyber attack is an ever present threat and although we have mitigations in place to protect our infrastructure and systems, there is a continuing need to ensure we are in a state of preparedness. We are carefully exploring the use of certain AI technologies due to the potential benefits these may provide, whilst being mindful of the risks and challenges of doing so responsibly. All staff involved in AI trials have signed up to our AI policy setting out guidelines and their obligations to comply.	The Corporate Business Continuity Plan has been adopted by the Strategic Leadership Team (SLT). Service level plans have been produced by the 12 Heads of Service and have been reviewed by SLT. Heads of Service are currently enhancing cyber security content and a cyber security exercise is scheduled to test the adequacy of the corporate and service level plans. This will also include a test of the draft Strata disaster recovery and cyber incident response plans.

Signed on behalf of Teignbridge District Council:

<u>Managing Director</u> **<u>Leader of the Council</u>**

OTHER INFORMATION AND CONTACTS

1. Environmental Footprint/Climate Change

Teignbridge District Council declared a Climate Emergency in April 2019 and has pledged to do what is within its powers to become a net zero district. Working toward this aim, we have implemented our two-part Carbon Action Plan, which includes our In-House Carbon Action Plan and our District Carbon Action Plan.

Our In-house Carbon Action Plan, adopted by Full Council in July 2022, sets out a series of actions aimed at becoming a net zero authority. Under this plan, we have progressed four heat decarbonisation projects covering our most energy-intensive buildings, a first phase of fleet electrification, and a further energy efficiency project across our leisure sites. The heat decarbonisation projects include completed installations at Broadmeadow Sports Centre, Forde House, the Teignmouth Lido, and Newton Abbot Leisure Centre, where gas boilers have been replaced with air source heat pumps and supporting measures. These projects have contributed to a 90% reduction in natural gas demand across the buildings included in our Scope 1 carbon footprint, the equivalent of heating around 200 homes annually.

Our first phase of fleet electrification has delivered fuel savings equivalent to driving a hatchback around the world 17 times, while also providing the electrical infrastructure needed to electrify our entire fleet of vans and waste collection vehicles in the coming years. We have also completed a first phase of energy efficiency works at Dawlish Leisure Centre, including a new PV system and a highly efficient pool room ventilation system. Further work packages are planned at Newton Abbot Leisure Centre throughout the remainder of 2026 to continue our carbon descent toward net zero emissions.

Building on the momentum established through our In-house Carbon Action Plan, we have recently implemented our District Carbon Action Plan, which sets out the role we will play in embedding, enabling, and enacting measures to cut carbon emissions across the district. This includes actions we will deliver directly, as well as those realised through our influence on external partners. The actions in the plan reflect the Devon Carbon Plan, ideas and inspiration from staff across the organisation, insights from our residents' Making Changes Study focus groups, and one-to-one workshops with businesses and town and parish councils.

The plan will be delivered through the Environment Theme of our One Teignbridge Council Strategy, formally implemented in 2025, which features a priority action to achieve net-zero emissions by 2050 at the latest and within the shortest possible timescales.

Our emerging Local Plan (2020–2040), inspected in Autumn 2024, features a whole new chapter on climate change with policies covering home energy efficiency standards, renewable energy allocations, battery energy storage, electric vehicle charging infrastructure, and place-based approaches to sustainable transport. The emerging Local Plan incorporates the Newton Abbot Garden Communities Project and the priorities of our Local Cycling and Walking Infrastructure Plan, both of which reflect our ambition to create sustainable communities.

www.teignbridge.gov.uk/carbonfootprint

2. Building Regulations Control Account –Year Ended 31 March 2025

The Building (Local Authority Charges) Regulations 1998 require the disclosure of information regarding the setting of charges for the administration of the building control function. Building

Regulations Control Services operate as a separate trading unit and the Summary Accounts for the year are detailed in the Devon Building Control Partnership Accounts, which can be found at the following website:

Browse meetings - Devon Building Control Partnership Committee - Teignbridge District Council

3. Comments / Contacts

If you have any specific queries or comments in the context or format of these accounts please contact Gordon Bryant by email gordon.bryant@teignbridge.gov.uk

These Accounts can be found on our website at www.teignbridge.gov.uk . If you need a copy of these Accounts in another language or format please email info@teignbridge.gov.uk or call 01626 361101