

# Statement of Accounts

***31 March 2025***

**CROYDON**  
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### THE AUTHORITY'S RESPONSIBILITIES

The Authority is required:

- ▶ to make arrangements for the proper administration of its financial affairs and to ensure that one of its officers has the responsibility for the administration of those affairs. In this Authority, that officer is the Corporate Director of Resources and Section 151 Officer;
- ▶ to approve the Statement of Accounts.

### RESPONSIBILITIES OF THE CORPORATE DIRECTOR OF RESOURCES AND SECTION 151 OFFICER

The Corporate Director of Resources and Section 151 Officer is responsible for the preparation of the Authority's Statement of Accounts which, in terms of the CIPFA/LASAAC Code of Practice on Local Authority Accounting in the United Kingdom is required to present fairly the financial position of the Authority at the accounting date and its income and expenditure for the year ended 31 March 2025.

In preparing the Statement of Accounts, the Corporate Director of Finance and Section 151 Officer has:

- ▶ selected suitable accounting policies and then applied them consistently;
- ▶ made judgements and estimates that were reasonable and prudent;
- ▶ complied with the Code of Practice;
- ▶ kept proper accounting records which are up to date; and
- ▶ taken reasonable steps for the prevention and detection of fraud and other irregularities.

**LONDON BOROUGH OF CROYDON AND LONDON BOROUGH OF CROYDON PENSION FUND  
FINANCIAL ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2025**

**CERTIFICATE of the Corporate Director of Resources and Section 151 officer**

I certify that this Statement of Accounts presents a true and fair view of the financial position of the London Borough of Croydon and the London Borough of Croydon Pension Fund as at 31 March 2025, and of its income and expenditure for the financial year 2024-25, prepared in accordance with the CIPFA/LASAAC Code of Practice, with the exception of the following:

the effects of issues relating to the non implementation of IFRS 16 lease accounting changes, which will cause relevant lease payments to remain as revenue costs, and understate lease right of use assets and lease liabilities at 31.3.2025.

Corporate Director of Resources  
S151 Officer

Chair, Audit & Governance Committee

**REPORT OF THE AUDITOR**

**INDEPENDENT AUDITORS REPORT TO BE INSERTED AFTER COMPLETION OF AUDIT**

## INTRODUCTION

This statement summarises the Council's financial position as at 31st March 2025, describing the wider context and events leading up to this in order to enable the reader to better understand the exceptional circumstances that the Council has been challenged by. This Narrative Statement is an important part of the accounts. It provides information about Croydon and includes the key issues affecting the Council's accounts.

## BACKGROUND

The London Borough of Croydon experienced an unprecedented period of turmoil from 2019 through to 2021. The aftermath of that turmoil is still being worked through today, in 2025, which is why the previously published draft accounts for 2019-20 and 2020-21 had needed to be significantly revised prior to finalisation, and this has led to a knock-on impact in issuing draft accounts for subsequent years. The accounts for 2020-21 through to 2023-24 have now all been approved by the Council's Audit and Governance Committee, and have been issued a "backstop" audit opinion from the Council's auditor, Grant Thornton LLP, under the updated legislation designed to bring all local authorities' accounts at a national level up to date.

Croydon's accounts for 2020-21 to 2023-24 are currently awaiting approval from the Ministry of Housing, Communities and Local Government (MHCLG) to confirm the in principle use of Exceptional Financial Support (EFS) for those years. The Council's external auditor Grant Thornton LLP has however issued revised audit opinions for 2020-21, 2021-22 and 2022-23 years that qualify the amounts of Exceptional Financial Support applied in each year. This has created a path to enable the auditor to finalise the audits for those years, at which point the auditor will be in a position to issue the audit certificates for those years, as well as the 2023-24 year.

As set out in the Council's original Annual Governance Statement for 2024-25 significant issues relating to the Council's governance were identified in previous years:

- ▶ Croydon Council's external auditors published on 23 October 2020 a 'Report in the Public Interest' (RIPI). The report set out serious concerns about the Council's financial situation, its financial decision-making and governance and made 20 recommendations.
- ▶ An independent strategic review of Brick by Brick, Croydon Affordable Homes LLP and the Council's Revolving Investment, Asset Investment and Growth Zone Funds was conducted by PWC in November 2020. The review found that Brick by Brick significantly underperformed against its 2019-20 business plan, there was an absence of company-wide cash flow and forecasting arrangements and the company's ambitious strategy of development had placed the Council at risk in relation to loans. This has led to the establishment of Croydon Companies Supervision and Monitoring Panel. The Council has strengthened its governance arrangements and oversight of Brick by Brick with a (Member only) Brick by Brick Shareholder Cabinet Advisory Board and a new Board of Chair and non-executive Directors now in place at Brick by Brick.
- ▶ The accounting treatment of Croydon Affordable Homes and Croydon Affordable Tenures in the 2019-20 draft accounts was identified by Grant Thornton as requiring review and the Council was warned that any financial implications would need to be dealt with appropriately. It was highlighted by Grant Thornton that these could be significant.
- ▶ An adverse qualification in the external auditor's conclusion on Value For Money for 2018-19, meant that some significant issues were still to be resolved.
- ▶ The Council issued two 'Section 114 reports' in November and December 2020. These required the Council to identify actions in order to achieve a balanced budget, which included seeking a series of capitalisation directions. Significant work still remains in order to achieve a sustainable Medium Term Financial Strategy owing to the Council's disproportionate level of General Fund debt.
- ▶ The Annual Report of the Head of Internal Audit for the year ending March 2023-24 provided only 'Limited Assurance' that the system of internal control accorded with proper practice. A number of internal audit reports have nil or limited assurance.



**CROYDON RENEWAL PLAN**

During 2020-21, the Council fully recognised the scale and significance of issues to be addressed and the systemic change required. In December 2020 it adopted actions to address areas for improvement identified by the RIPI within the Croydon Renewal Plan, a major programme to deliver savings, strengthen governance and financial practices and embed new ways of working to put the Council on a more sustainable financial footing.

The Improvement and Assurance Panel (IAP), appointed in January 2021 and which first reported in February 2021, continued to be in place until 20 July 2025. It provided external advice and challenge to the Council along with assurance to the Secretary of State.

The Council immediately set to work delivering the Croydon Renewal Plan and reporting progress on a quarterly basis.

In addition to input from the Improvement and Assurance Panel, support has been sought from a number of different sources including the Local Government Association and a review of the Council's scrutiny arrangements informed by the Centre for Governance & Scrutiny.

In addition to these developments, in March 2021 the Council launched an investigation into the condition of its housing stock following complaints and national press coverage of conditions at Regina Road, South Norwood. An independent report commissioned by Croydon from the ARK consultancy made a number of far-reaching recommendations to significantly change the arrangements and management of Croydon Council's housing stock.

In January 2022, the Council's External Auditor issued a second Report in the Public Interest (RIPI 2) concerning the refurbishment of Fairfield Halls and related governance arrangements and made recommendations which were included in the Croydon Renewal and Improvement Plan.

Most of the recommendations contained in the Croydon Renewal Plan have now been implemented and the few that remain are incorporated into the regular Annual Governance Statement reporting to the independently chaired Audit and Governance Committee, established in May 2022 (previously reporting went to the old General Purposes and Audit Committee).

**OPENING THE BOOKS**

In May 2022 a new Mayor for Croydon was elected who initiated an Opening the Books exercise to understand the Council's financial position. This work was supported by Worth Technical Accounting Services and PWC. In November 2022, a third Section 114 report was issued which concluded that Croydon had no prospects of returning to financial sustainability without significant and extraordinary financial support from government above and beyond the usual mechanism of Capitalisation Directions.

The Opening the Books work identified a number of legacy issues which required the Council to revise its draft unaudited accounts for 2019-20 and 2020-21 in relation to:-

- ▶ Croydon Affordable Homes/Croydon Affordable Tenures incorrectly accounted for
- ▶ Incorrect charges from the General Fund to the Housing Revenue Account
- ▶ An insufficient level of Provision for Bad Debt
- ▶ Insufficient evidence to support charges to capital

This issues have since been resolved, and learning points from the opening the books have been incorporated into all subsequent accounts.

The S114 notice of November 2022 also identified that the work which had been done in preparation for the 2023-24 Council Tax Setting in March 2023 had identified that expenditure the authority was projected to incur in each year of the period 2023-24 to 2025-26 would exceed resources (including sums borrowed) available to the Council to meet that expenditure. The combination of the ongoing budget requirements of these legacy budget adjustments,

fundamental structural issues within the Council's finances such as a toxic debt burden of negative equity from historic uncontrolled borrowing plus the national and global issues the local government sector continues to face, had undermined the progress being made on the financial recovery.

It was clear that in order to balance the Council's budget over the medium term and beyond, further assistance would be required beyond the Capitalisation Directions usually deployed by central government. The S114 Notice noted that extraordinary support beyond Capitalisation Directions could include write off of all or part of the Council's outstanding debt, permission to repay debt over a longer period and/or at a lower rate of interest or permission to increase the Council Tax beyond the referendum cap.

At council tax setting in March 2023, the Council balanced its 2023-24 budget through a 15% council tax increase (10% above the national referendum limit through a flexibility granted by MHCLG) and capitalisation direction of £63m for that year was requested (although only £50m of this was applied in 2023-24, with the unused £13m being applied in 2024-25). The Council's Medium Term Financial Strategy published at the same time identified an ongoing gap of £38m per annum from 2024-25.

In early 2023, a Section 24 Statutory Recommendations Report was issued by the Council's external auditors, Grant Thornton and was presented to Council on 29 March 2023 and the Audit and Governance Committee on 20 April 2023.

This report made further recommendations to the Council in relation to improvements it could make to its governance processes. These recommendations have been included in the regular Annual Government Statement reporting to the Audit and Governance Committee.

In July 2023, the IAP's role was formally strengthened, and membership revised. Croydon still leads its recovery, but, as a last resort, the Panel had the power to direct the council to make decisions if they felt the Council was falling behind or not delivering on its Best Value Duty. In practice, the Panel never exercised their power with the Council continuing to make all decisions.

The revised 2019-20, 2020-21 and published 2021-22, 2022-23 and 2023-24 accounts include all the necessary adjustments identified through the Opening the Books exercise which enabled the accounts to be finalised. It is anticipated that the Council will have caught up with the backlog of accounts and audits under the government's backstop arrangements by February 2026.

In order to balance the 2024-25 budget, total borrowing of up to £51m for the financial year 2024-25 was sanctioned by the MHCLG under several tranches of Capitalisation Directions. This agreement was conditional on the Council delivering its renewal plans at pace and the provision of regular positive progress updates by the Improvement and Assurance Panel to MHCLG.

## **FINANCIAL UNSUSTAINABILITY**

By 2024, the local government sector was being hit by a tsunami of demand and increased unit costs for homelessness, children's and adults' services. The 2025-29 Medium Term Financial Strategy identified that for 2025-26 the Council's budget gap required Exceptional Financial Support of £136m and that this gap was predicted to increase each year subsequently as there were insufficient unsold assets to fund the capitalisation directions required. The Council remains in dialogue with MHCLG in relation to a path back to financial sustainability.

## EXIT STRATEGY AND STABILISATION PLAN

In October 2023, the Council and the IAP jointly published an Exit Strategy, setting out a pathway for the IAP's withdrawal. To date, 96% of the actions required by the Exit Strategy have been delivered.

In January 2025, the Minister for Local Government wrote to the Council requiring it to develop a Stabilisation Plan as a foundation of its request for Exceptional Financial Support for 2025-26. The Stabilisation Plan follows on from the Exit Strategy, demonstrating to Government that the Council is doing everything it can to address its financial position.

In implementing the Exit Strategy, the Council has delivered 96% of the actions, which has resulted in strengthened governance, more effective financial management and disciplines, and improved service delivery. Over the past 12 months, all external reviews of the Council's ability to deliver has been positive - highlighted by an Ofsted 'Good' rating, being shortlisted by the Local Government Chronicle for the Most Improved Council award, receiving positive endorsement through the Local Government Association Corporate Peer Challenge and the lifting of the voluntary undertaking by the Regulator for Social Housing. Even so, the Council recognises that it is still on a journey of improvement.

Like many councils across the country, Croydon has not been immune to escalating costs in temporary accommodation, special educational needs transport and children and adults placements. Combined with the cost of paying for the £1.6 billion debt burden, this has placed considerable strain on its budgets.

Owing to the unsustainable finances and the need for £136m of EFS in 2025-26, MHCLG and the Panel requested in January 2025 that the Council re-examine its saving opportunities, take more risk and find more ways to save as much money as it can in 2025-26.

A requirement of the Council's 2025-26 Exceptional Financial Support was that it developed a Stabilisation Plan to help manage demand, reduce costs, increase income, introduce new ways of delivering services, further help to fix the finances and drive the existing Transformation Plan to go faster and further. The plan contains an additional £27.3m of savings. Details of the Stabilisation Plan can be accessed using this link:

<https://democracy.croydon.gov.uk/documents/s64939/Appendix%20A%20-%20Croydon%20Stabilisation%20Plan.pdf>

## APPOINTMENT OF GOVERNMENT COMMISSIONERS

On the 12th June 2025, the Minister of State for Local Government published a written ministerial statement in response to the ninth and final report from the IAP, which coincided with the ninth report being made public. This report noted the deteriorating financial position of the Council and determined that Croydon is not yet meeting its Best Value Duty of "Continuous Improvement, Leadership and Use of Resources".

The ministerial statement set out that the receipt of £553m in exceptional financial support since March 2021 was not sustainable, and along with a lack of pace in delivering transformation and facing a deteriorating financial position, the Secretary of State was minded to move the statutory intervention to a Commissioner-led model.

Details of the ninth report, the ministerial statement and the Council's reply can be found at this following link: <https://www.gov.uk/government/collections/statutory-intervention-london-borough-of-croydon>

A further written statement was published on 17th July 2025 setting out an intervention package that will run until 20 July 2027, which is the appointment of three Commissioners as well as a Political Commissioner. The statement set out that a short, sharp reset is required, with fast action to shift the dial on the Council's recovery. The Secretary of State's view was that this is best achieved by escalating the statutory intervention to a Commissioner-led model to ensure the Council can achieve sustained change at the pace needed.

This written statement can be found at the following website address:

<https://questions-statements.parliament.uk/written-statements/detail/2025-07-17/hcws845>

## ORGANISATIONAL AIMS AND PERFORMANCE

Croydon Council is an outer London Borough in South London. It has the largest population of all the London boroughs with approximately 390,800 residents (ONS Census 2021). Nearly a quarter of Croydon's population (23.1%) are aged 17 years and under compared to the average for London (21.6%). Nearly two-thirds (63.3%) of Croydon residents are in the 18- 64 years age band which compares to the London average (66.6%) for the same age band. Croydon has a higher proportion (13.6%) of residents 65 years or over compared to the average for London (11.9%). Croydon's population continues to grow. The borough population recorded in the Census in 2001 was 330,587 and in the 2011 Census it had increased to 363,378. The latest Census 2021 figure was 390,800 showing that the Croydon population has again grown. The GLA population projections expect the number of Croydon residents to increase towards 500,000 by 2050.

The Council is led by a Directly Elected Mayor and Cabinet, and Executive Mayor Jason Perry was elected in June 2022. The Mayor's vision is for the council to listen to, respect and work in partnership with Croydon's diverse communities and businesses. The Mayor wants to strengthen collaboration and joint working with partner organisations and the voluntary, community and faith sectors.

The Mayor's Business Plan 2022-26 was approved at Cabinet in November 2022 and Full Council in December 2022. It sets out the following Council priorities:

1. The council balances its books, listens to residents and delivers good sustainable services.
2. Croydon is a place of opportunity for business, earning and learning.
3. Children and young people in Croydon have the chance to thrive, learn and fulfil their potential.
4. Croydon is a cleaner, safer and healthier place, a borough we're proud to call home.
5. People can lead healthier and independent lives for longer.

To track the delivery against these priorities, performance reports are presented to all Directorate Management Team meetings each month. Corporate Directors / Directors are responsible for discussing the contents of directorate and statutory performance reports with the relevant Cabinet Member and the Executive Mayor to ensure line of sight and accountability. The report is then presented to the Corporate Management Team (CMT) on a monthly basis, to allow check and challenge.



Latest information about the Council's performance monitoring can be found at the following link:

<https://www.croydon.gov.uk/council-and-elections/council-leadership-committees-and-meetings/committees-boards-and-meetings/corporate-performance-and-finance-reporting>

## FINANCIAL PERFORMANCE IN 2024-25

The Council presented its provisional outturn for 2024-25 to Cabinet on 23 July 2025. This is summarised over the next three pages, including both General Fund, Housing Revenue Account and Collection Fund performance, for revenue and capital expenditure.

The full report can be accessed using the following link:

<https://www.croydon.gov.uk/sites/default/files/2025-07/2024-25-provisional-outturn-financial-performance-report.pdf>

<b>General Fund Revenue Outturn Directorate</b>	<b>Budget £'m</b>	<b>Outturn £'m</b>	<b>Variance £'m</b>
Adult Social Care and Health	164.0	169.0	5.0
Assistant Chief Executive	22.2	20.6	(1.6)
Children Young People and Education	116.4	133.4	17.0
Housing (General Fund)	26.9	46.5	19.6
Resources	18.2	15.9	(2.3)
Sustainable Communities, Regeneration and Economic Recovery	89.5	90.4	0.9
Corporate items and Funding	(75.9)	(85.3)	(9.4)
<b>General Fund Outturn *</b>	<b>361.3</b>	<b>390.5</b>	<b>29.2</b>

\* Before Council Tax and non-specific grant funding

<b>Non-recurrent mitigations</b>	<b>Budget £'m</b>	<b>Outturn £'m</b>	<b>Variance £'m</b>
Use of one-off corporate earmarked reserves	0.0	(13.0)	(13.0)
Use of one-off business risk earmarked reserves	0.0	(3.9)	(3.9)
Proposed increased use of Capitalisation Direction *	(38.0)	(51.0)	(13.0)
<b>Total non-current mitigations</b>	<b>(38.0)</b>	<b>(67.9)</b>	<b>(29.9)</b>
Provisional Outturn over / (under) after use of non-current mitigations			<b>(0.7)</b>

\* £50m of Capitalisation Direction was used in 2023-24 compared to the "minded to" agreement of £63m. This freed up £13m which has been applied to 2024-25, following "minded to" agreement by MHCLG.

<b>Housing Revenue Account Revenue Outturn</b>	<b>Budget £'m</b>	<b>Outturn £'m</b>	<b>Variance £'m</b>
Income			
- Rental Income	(88.4)	(89.5)	(1.1)
- Service charges and other income	(14.6)	(14.5)	0.1
sub-total	(103.0)	(104.0)	(1.0)
Expenditure			
- Capital charges	39.2	39.2	0.0
- Responsive Repairs and Safety	25.8	30.7	4.9
- Centralised Directorate expenditure	11.5	13.6	2.1
- Tenancy & Resident engagement	11.8	11.8	0.0
- Tenant support services	7.9	8.2	0.3
- Other expenditure	6.8	6.8	0.0
sub-total	103.0	110.3	7.3
<b>Housing Revenue Account Total</b>	<b>0.0</b>	<b>6.3</b>	<b>6.3</b>

The HRA overspend was largely a result of additional repairs and safety expenditure, and was met from HRA balances.

The following page sets out information about the Council's provisional capital outturn for 2024-25.

<b>Directorate</b>	<b>Budget £m</b>	<b>Outturn £m</b>	<b>Variance £m</b>
Assistant Chief Executive	5.7	5.4	(0.4)
Adult Social Care and Health	4.4	4.3	(0.1)
Children Young People and Education	2.7	1.3	(1.4)
Housing (General Fund)	40.1	24.2	(15.9)
Resources	18.1	15.1	(3.1)
Sustainable Communities, Regeneration and Economic Recovery	28.4	20.0	(8.4)
Capitalisation Direction	38.0	51.0	13.0
<b>General Fund Total</b>	<b>137.4</b>	<b>121.2</b>	<b>(16.2)</b>
Housing Revenue Account	68.3	47.1	(21.2)
<b>Total Capital Outturn</b>	<b>205.7</b>	<b>168.3</b>	<b>(37.4)</b>

Key capital schemes included the freehold acquisition of housing units (£21m), highways works (£9.1m) and town centre improvement works under the Reconnecting Croydon programme (£4.8m)

Additionally, with the transformation programme, the following amounts were capitalised:

- adults living independently (£4.3m)
- strategic operating model for CYPE (£1.2m)
- the target operating model transformation (£3.6m)

The following table sets out how capital expenditure in 2024-25 was financed:

<b>Financing</b>	<b>Budget £m</b>	<b>Outturn £m</b>	<b>Variance £m</b>
Community Infrastructure Levy (CIL)	6.6	9.0	2.4
CIL Local meaningful proportion	0.5	0.1	(0.4)
Section 106 contributions	0.5	0.3	(0.2)
Grants and other contributions	26.1	22.0	(4.1)
Right to Buy Receipts	11.4	11.5	0.1
Growth Zone	4.4	1.4	(3.0)
HRA contributions	0.6	0.6	0.0
Capital Receipts	74.8	47.3	(27.5)
Borrowing	12.4	29.0	16.6
<b>Total General Fund Capital Financing</b>	<b>137.4</b>	<b>121.2</b>	<b>(16.2)</b>
Major Repairs Reserves	14.4	14.0	(0.4)
Revenue Contribution from HRA	12.2	12.2	0.0
Right to Buy Receipts	18.0	9.4	(8.6)
Other grants	2.0	1.3	(0.7)
Borrowing	21.7	10.2	(11.5)
<b>Total HRA Capital Financing</b>	<b>68.3</b>	<b>47.1</b>	<b>(21.2)</b>
<b>Total Capital Financing</b>	<b>205.7</b>	<b>168.3</b>	<b>(37.4)</b>



## USABLE RESERVES

Usable reserves in recent years, after the adjustments arising from the prior year accounts, and after the capitalisation directions have been taken into account, are presented below:-

Useable Reserves	31 March 2021 £'m	31 March 2022 £'m	31 March 2023 £'m	31 March 2024 £'m	31 March 2025 £'m
General Fund balances	16.6	27.5	27.5	27.5	27.5
General Fund earmarked reserves*	68.2	144.8	165.0	168.7	130.6
HRA balances and reserves	45.5	57.1	44.0	29.7	29.2
Capital Receipts Reserve	19.1	26.1	61.9	49.7	39.7
Capital Grants Unapplied	13.0	18.0	19.2	7.8	14.2
<b>TOTAL</b>	<b>162.4</b>	<b>273.5</b>	<b>317.6</b>	<b>283.4</b>	<b>241.2</b>

\*Please note: these figures for earmarked reserves are presented after Dedicated Schools Grant deficits have been removed. Detailed information about earmarked reserves can be found in Note 8 of these accounts.

## MEDIUM-TERM FINANCIAL STRATEGY

The finances of the wider local government sector including Croydon, are under mounting strain from inflation, market price pressures and an increase in demand for essential social care and housing services. The financial challenge for Croydon is compounded by significant, and independently well documented, local legacy (governance, financial, service delivery and structural) issues which have left Croydon with a debt burden that is not sustainable without future central government financial support.

The total value of Capitalisation Directions applied (both "minded to" and agreed) in the period from 2019- 20 to 2024-25 amount to £417m. These permissions for the Council to borrow have enabled Croydon to set balanced budgets but the resultant debt burden is not sustainable without future central government financial support. Annually, particularly moving forward, there is a significant budget pressure needing to be built into the Council's budget to fund the growing debt charges resulting from the Capitalisation Directions being applied.

In 2024, local government, including Croydon, has faced a new and unanticipated financial challenge of a scale that is unprecedented. Demand and unit costs have risen enormously on services such as adult social care, support for families facing homelessness, support for children with complex needs and home to school transport for children with special educational needs and disabilities.

The upsurge in the financial pressures facing Croydon has required an allowance of £61.7m to be made within the 2025-26 budget for inflationary pressures and £72.1m for growth (including £66.7m to meet demand, market price and legacy budget pressures). Overall, by 2028-29, new cumulative inflation and growth pressures of £223.7m are modelled. These pressures are being similarly modelled nationally across local government. Nothing of this scale in cost increases and demand pressures have been experienced before in local government.

The significant upturn in financial pressures, in conjunction with the unsustainability of Croydon's debt burden, mean that Exceptional Financial Support from Government continues to be necessary. The 2025-26 budget is based on a request for a Capitalisation Direction of £136m. The budget modelling indicates that such pressures will continue to build with an annual Capitalisation Direction of £203m being needed by 2028-29.

The use of Capitalisation Directions, which is the Government's only solution for councils in financial distress, simply adds to the already prohibitive cost of funding the Council's debt burden and increases the budget problems the Council faces. The Council's net cost of borrowing for 2025-26 is forecast at £71m, amounting to 16% of core spending power. Each £100m borrowed regarding the use of Capitalisation Directions adds £8.5m per annum to future borrowing costs. The forecast for Croydon's net cost of borrowing indicates that it will reach £108.8m by 2028-29 and be 21% of core spending power.

As part of the road to financial recovery Croydon is committed to moving towards a new operating model with a lower cost base. Future Croydon sets out the transformation work that is happening at pace with Croydon's strategic partners and this will become an increasingly important driver of change and reductions in the net cost.

Over autumn of 2024, the Council considered all the financial issues it faces and put together a package of financial proposals that protects the service needs of residents in the medium term whilst trying to meet the demands from government that the Council strives to return to financial sustainability as quickly as possible. The IAP were fully involved in the development of the 2025-26 annual budget and MTFs. Savings have been sought across the Council and a significant package has been put forward but these are more than offset by growing service pressures, inflation and increased debt charges. Given the budget pressures inflicted by the Capitalisation Directions and the reducing number of assets available for sale to fund them, the Council has severely limited its capital programme to essential projects only but the programme will still result in some new annual debt charges.

Given all these financial pressures, it is not yet possible to achieve a position of sustainability with the Council's overall annual budget in any of the next four financial years. The only route open to the Council to achieve a legal budget is to continue to rely on annual Capitalisation Directions from government to balance its books. This strategy makes the Council less financially sustainable into the future by loading on more and more annual debt charges.

The IAP requested the MTFs be modelled using the following assumptions:

- ▶ Council Tax (including the Adult Social Care Precept) – a 4.99% increase for all years.
- ▶ Inflation – Years beyond 2025-26 assumed in line with the Office for Budget Responsibility forecast in the Autumn Budget. 2.3% for 2026, 2.1% for future years. Whilst this is modelled the Council's experience is that provider inflation, in areas such as temporary accommodation, Adult and Children's social care, will be significantly higher than Consumer Price Index.
- ▶ Core grants and Revenue Support Grant assumed to be flat other than:
  - No New Homes Bonus beyond 2025-26
  - Only 50% of the new Extended Producer Responsibility Grant for 2026-27 onwards (lower packaging and potential emission trading costs).
  - Inflation increase in line with CPI for the compensation grant re the Business Rates Multiplier
- ▶ Business Rates – modelled to increase in line with the OBR forecast for CPI

The table below shows the position using these alternative assumptions

<b>Figures are cumulative</b>	<b>2025-26 £m</b>	<b>2026-27 £m</b>	<b>2027-28 £m</b>	<b>2028-29 £m</b>
<b>Base budget</b>	<b>390.427</b>	<b>390.427</b>	<b>390.427</b>	<b>390.427</b>
Provision for inflation	61.747	77.647	92.347	107.147
Growth (including demand and demographic pressures)	72.081	102.850	126.642	149.984
Net cost of borrowing	70.957	82.372	94.352	108.822
Contingencies and other sums	5.000	10.000	15.000	20.000
Savings	(16.096)	(51.349)	(79.493)	(87.332)
Core Grants	(73.483)	(68.691)	(69.031)	(69.379)
Revenue Support Grant and Business Rates	(99.320)	(101.185)	(102.928)	(104.770)
Council Tax (at 4.99%)	(275.430)	(292.103)	(308.212)	(325.210)
<b>Budget before capitalisation directions</b>	<b>135.883</b>	<b>149.968</b>	<b>159.104</b>	<b>189.689</b>



## **COLLECTION FUND**

The Collection Fund is a ring-fenced account into which all sums relating to Council Tax and Business Rates are paid. Any deficits on the Fund, in relation to Council Tax or Business Rates, must be met by the precepting bodies, but any surpluses can be used by those bodies to fund expenditure within their own organisation. The Collection Fund holds a surplus of £1.565m as at 31st March 2025, which has increased from the £3.821m deficit position of the previous year. This is made up of a Council Tax deficit of £2.284m and Business Rates surplus of £3.849m

A council tax deficit of (£1.558m) and business rates surplus of £6.293m was declared in January 2025. The difference between the amount declared in January 2025 and the year-end position at 31.3.2025 will be carried into 2025-26 and distributed to preceptors as part of the 2025-26 budget cycle.

## **COUNCIL TAX COLLECTION**

The Council monitors performance targets in relation to the amount of debt collected in the initial year of billing (2024-25 debt collected in 2024-25). The target set for Council Tax in year collection for 2024-25 was 94.26% with £6m of arrears to be collected in relation to earlier year's debt. Actual performance of in-year collection in 2024-25 was 93.95%, and arrears collection was £7.07m. Remaining funds will be collected in future years.

## **BUSINESS RATES COLLECTION**

The target set for Business Rates for 2024-25 was 99.25% and the actual performance was 99.69%. The Council acts as an administrator for Business Rates with the level of rates for businesses set by the national Valuation Office Agency (VOA).

## **GROUP STRUCTURE AND JOINT ACTIVITIES**

The Council's group structure is set out in Note 39 - Group Interests. Key components of the group structure are set out below:

Brick by Brick (Croydon) Ltd is a wholly owned company that developed housing sites within the Borough. It has now ended its main development programme and is in the process of finalising the sale of remaining schemes so the company can be wound up.

The Council also operates within a group structure with the Croydon Affordable Housing charity, where the Council has a minority interest in two Limited Liability Partnerships (LLPs) - Croydon Affordable Homes LLP and Croydon Affordable Tenures LLP - that together operate 344 properties on an affordable basis.

Croydon Central Management Company Ltd is a wholly owned company that became active in 2024-25, and oversees facility management functions for shared areas of the Queens Quarter site, formerly the Council's Taberner House offices.

The Council is a part of three Private Finance Initiatives (PFI) to deliver a range of services within the borough. Details of these can be found in Note 34 - Private Finance Initiatives.

## PENSION FUND

The Council's Pension Fund increased in value during 2024-25 by £81.2m an increase of 4%. The table below shows the change in value of the Council's Pension Fund during 2024-25.

<b>Pension Fund Net Assets</b>	<b>31 March 2025 £'m</b>	<b>31 March 2024 £'m</b>	<b>Net Increase/ (Decrease) £'m</b>	<b>Change %</b>
Assets held by the Fund Managers				
- Total Investments	1,880.5	1,803.8	76.7	4%
- Cash	10.2	7.6	2.6	34%
- Investment income due*	0.6	0.4	0.2	50%
- Unsettled purchase	1.4			
Other Current Assets	75.3	74.0	1.3	2%
Other Current Liabilities	(4.9)	(5.3)	0.4	(8%)
<b>Net Assets at Year End</b>	<b>1,963.1</b>	<b>1,880.5</b>	<b>81.2</b>	<b>4%</b>

\*Investment income due comprises outstanding trades, outstanding dividends and tax reclaimable.

I hope that you find the following accounts useful and informative in helping you to understand how the Council manages its finances on your behalf, and how we ensure your money is spent wisely.

Jane West  
Corporate Director of Resources  
(Section 151 Officer)

## Explanation of Accounting Statements

This Statement of Accounts is produced in accordance with legislation and in particular with the Accounts and Audit Regulations 2015. These financial statements have been prepared in line with the Code of Practice on Local Authority Accounting in the United Kingdom 2024-25 (the Code). Under the Code, local authorities produce accounts that are compliant with International Financial Reporting Standards (IFRS).

### Core financial statements

#### 1. Comprehensive Income and Expenditure Statement

This records all the Council's income and expenditure for the year in accordance with International Financial Reporting Standards. The top half of the statement provides an analysis by service area, the bottom half deals with the corporate transactions and funding.

#### 2. Movement in Reserves Statement

A summary of the changes to the Council's reserves over the course of the year. Reserves are divided into 'usable', which can be invested in capital projects or service improvements, and 'unusable' which must be set aside for specific purposes.

#### 3. Balance Sheet

A snapshot of the Council's assets, liabilities, cash balances and reserves at the year-end date.

#### 4. Cash Flow Statement

Shows the reason for changes in the Council's cash balances during the year, and whether that change is due to operating activities, new investment or financing activities (such as repayment of borrowing and other long-term liabilities).

In addition to the primary statements, the accounts contain disclosure notes explaining or analysing further the figures in the primary statements.

### Supplementary financial statements

#### 1. Housing Revenue Account (HRA)

Shows the income and expenditure at the year-end date for the ring-fenced Housing Revenue Account which identifies the Council's statutory landlord function as a provider of social housing under the Local Government and Housing Act 1989. The HRA figures are included in the primary core statements.

#### 2. Collection Fund

The Collection Fund reports the amounts raised and collected through local taxation for council tax and business rates. Only the Council's entitlement to taxation income and expenditure is included in the primary statements. The amounts collected on behalf of the government and the Greater London Authority are not included apart from amounts owing to or from those organisations.

#### 3. Pension Fund

These are the funds the Council manages to provide future retirement benefits for its employees. The funds are not included within the primary statements.

# MOVEMENT IN RESERVES STATEMENT

2024/25	General Fund Balance £000	Earmarked GF Reserves Balance £000	Total General Fund Balance £000	HRA Balance £000	Capital Receipts Balance £000	Capital Grants Unapplied Balance £000	Major Repairs Reserve Balance £000	Total Usable Reserves Balance £000	Total Unusable Reserves Balance £000	Total Authority Reserves Balance £000
Balance b/f at 1 April 2024	(27,500)	(168,677)	(196,177)	(29,734)	(49,735)	(7,785)	0	(283,431)	(590,192)	(873,623)
Movement in reserves during 2024/25:										
(Surplus) or deficit on provision of services	77,293		77,293	(18,890)				58,403	0	58,403
Other Comprehensive Expenditure and Income									64,785	64,785
<b>Total Comprehensive Expenditure and Income</b>	77,293	0	77,293	(18,890)	0	0	0	58,403	64,785	123,188
Adjustments between accounting basis and funding basis under regulations	(42,389)	0	(42,389)	19,426	10,024	(6,413)	0	(19,352)	19,352	0
<b>Net increase/Decrease before Transfers to Earmarked Reserves</b>	34,904	0	34,904	536	10,024	(6,413)	0	39,051	84,137	123,188
Transfers to/(from) Earmarked Reserves	(34,904)	34,904	0	0	0	0	0	0	0	0
<b>Net increase/(decrease) in reserves for the year</b>	(0)	34,904	34,904	536	10,024	(6,413)	0	39,051	84,137	123,188
Balance c/f at 31 March 2025	(27,500)	(133,773)	(161,273)	(29,198)	(39,711)	(14,198)	0	(244,380)	(506,055)	(750,435)

2023/24	General Fund Balance £000	Earmarked GF Reserves Balance £000	Total General Fund Balance £000	HRA Balance £000	Capital Receipts Balance £000	Capital Grants Unapplied Balance £000	Major Repairs Reserve Balance £000	Total Usable Reserves Balance £000	Total Unusable Reserves Balance £000	Total Authority Reserves Balance £000
Balance b/f at 1 April 2023	(27,500)	(165,000)	(192,500)	(43,953)	(61,935)	(19,200)	0	(317,588)	(489,667)	(807,255)
Movement in reserves during 2023/24:										
(Surplus) or deficit on provision of services	58,595		58,595	(12,097)				46,498	0	46,498
Other Comprehensive Expenditure and Income								0	(112,866)	(112,866)
<b>Total Comprehensive Expenditure and Income</b>	58,595	0	58,595	(12,097)	0	0	0	46,498	(112,866)	(66,368)
Adjustments between accounting basis and funding basis under regulations	(62,272)	0	(62,272)	26,316	12,200	11,415	0	(12,341)	12,341	0
<b>Net increase/Decrease before Transfers to Earmarked Reserves</b>	(3,677)	0	(3,677)	14,219	12,200	11,415	0	34,157	(100,525)	(66,368)
Transfers to/(from) Earmarked Reserves	3,677	(3,677)	0	0	0	0	0	0	0	0
<b>Net increase/(decrease) in reserves for the year</b>	0	(3,677)	(3,677)	14,219	12,200	11,415	0	34,157	(100,525)	(66,368)
Balance c/f at 31 March 2024	(27,500)	(168,677)	(196,177)	(29,734)	(49,735)	(7,785)	0	(283,431)	(590,192)	(873,623)

Full details of the adjustments between accounting basis and funding basis under regulations are shown in Note 7

Further details about the movements in earmarked reserves can be found in Note 8, and details around movements in all reserves can be found in Notes 22 and 23.

# COMPREHENSIVE INCOME AND EXPENDITURE STATEMENT

	Note No	2024/25			2023/24		
		Gross Expenditure £000	Income £000	Net £000	Gross Expenditure £000	Income £000	Net £000
<b>Gross expenditure, income and net expenditure of continuing operations</b>							
Sustainable Communities Regeneration and Economic Recovery		262,408	(177,516)	84,892	228,629	(157,404)	71,225
Children, Young People & Education		395,351	(273,066)	122,285	352,837	(254,542)	98,295
Adult Social Care & Health		280,750	(112,519)	168,231	250,793	(105,609)	145,184
Assistant Chief Executive		26,358	(1,907)	24,451	16,123	(485)	15,638
Resources		166,717	(152,213)	14,504	171,421	(152,452)	18,969
Housing		101,150	(56,987)	44,163	85,507	(56,617)	28,890
HRA		80,931	(102,822)	(21,891)	73,818	(90,491)	(16,673)
Corporate		14,041	(6,288)	7,753	34,764	(7,171)	27,593
<b>Net cost of services</b>		<b>1,327,706</b>	<b>(883,319)</b>	<b>444,387</b>	<b>1,213,892</b>	<b>(824,771)</b>	<b>389,121</b>
Other operating expenditure	9			13,515			27,039
Financing and Investment Income and Expenditure	10			51,013			40,298
Taxation and Grant Income	11			(450,512)			(409,960)
<b>(Surplus) or Deficit on Provision of Services</b>				<b>58,403</b>			<b>46,498</b>
(Surplus) or deficit on revaluation of non-current assets				(64,062)			11,556
Remeasurement of the net defined benefit liability				128,847			(124,422)
<b>Other Comprehensive Income and Expenditure</b>				<b>64,785</b>			<b>(112,866)</b>
<b>Total Comprehensive Income and Expenditure</b>				<b>123,188</b>			<b>(66,368)</b>

## BALANCE SHEET

The Balance Sheet shows the Council's position at the end of the year for all activities and services except the Pension Fund and trust funds, which are held on behalf of third parties. All internal transactions between funds have been eliminated.

	Note No.	31 March 2025 £000	31 March 2024 £000
Operational Assets (Property, Plant and Equipment)	12		
Council dwellings		1,087,629	1,092,484
Other land and buildings		1,033,691	928,743
Vehicles, plant, furniture and equipment		6,816	4,101
Infrastructure		172,007	168,213
Community assets		2,328	2,665
Total Operational Assets (Property, Plant and Equipment)		2,302,471	2,196,206
Non-Operational Assets (Property, Plant and Equipment)			
Assets under construction		9,920	4,598
Surplus assets not held for sale		229	100
Total Non-Operational Assets (Property, Plant and Equipment)		10,149	4,698
Total Property, Plant and Equipment		2,312,620	2,200,904
Heritage Assets	13	4,556	4,555
Investment Properties			
Investment Properties	14	14,800	32,176
Intangible Assets	15	12,035	10,769
Software			
Long-term Investments			
Non-property investments	16	34,344	40,364
Investments in Associates and Joint Ventures			
Pension Assets	31		28,377
Long-term Debtors	16	28,245	58,674
<b>Long-term Assets</b>		2,406,600	2,375,819
Short-term Investments			
Non-property investments excluding cash equivalents	16	60,000	-
Assets held for sale (< 1 year)	19	6,407	14,657
Inventories		854	1,735
Debtors, Payments In Advance (PIA) And Allowance For Doubtful Debt	17	180,695	163,988
Cash and cash equivalents	18	78,432	55,200
<b>Current Assets</b>		326,388	235,580
Bank overdraft	18	(2,508)	(18,666)
Short-term borrowing	16	(183,987)	(96,247)
Short-term creditors and receipts in advance	20	(195,077)	(207,972)
Short-term provision	21	(13,749)	(12,028)
<b>Current Liabilities</b>		(395,321)	(334,913)
Long-term Creditors			
Provisions	21	(24,391)	(27,457)
Long-term borrowing	16	(1,419,983)	(1,319,467)
Deferred capital creditors		(8,159)	(14,866)
Other non-current liabilities			
Net pensions liability	41	(90,678)	-
Other long term liabilities		(7,395)	(7,830)
Capital grants receipts in advance	30	(36,626)	(33,243)
<b>Long-term Liabilities</b>		(1,587,232)	(1,402,863)
<b>Net Assets</b>		750,435	873,623
<b>Usable reserves</b>	22	(244,380)	(283,431)
<b>Unusable reserves</b>	23	(506,055)	(590,192)
<b>Total Reserves</b>		(750,435)	(873,623)

**Signed: Jane West**

Corporate Director of Resources and Section 151 officer

*Jane West*

31 July 2025

Date:

# CASH FLOW STATEMENT

## OPERATING ACTIVITIES

The cash flows for operating activities include the following,

**Net surplus or (deficit) on the provision of services**

**The surplus or deficit on the provision of services has been adjusted for the following non-cash movements**

	Note	2024/25		2023/24	
	No.	£000	£000	£000	£000
<b>Net surplus or (deficit) on the provision of services</b>	1A & 7		(58,403)		(46,498)
<b>The surplus or deficit on the provision of services has been adjusted for the following non-cash movements</b>					
Depreciation	7,12				
Impairment and downward valuations	&23.3	42,283		41,308	
	7	(8,977)		-	
Amortisations	7,15 &				
Increase/(decrease) in creditors	23.3	4,530		5,150	
(Increase)/decrease in debtors		(21,879)		(60,415)	
(Increase)/decrease in inventories		9,715		(2,493)	
		882		374	
Movement in pension liability	1B,7 &				
Carrying amount of non-current assets sold	23.5	(9,792)		1,187	
Provisions	23.3	40,117		72,118	
		(1,345)		(7,559)	
Movements in the value of investment properties	7,10,14 &				
Other non-cash movements	23.3	8,296		-	
		(3,227)		2,597	
			60,603		52,267
<b>Items included/excluded from net surplus or deficit on the provision of services:</b>					
Proceeds from the sale of property, plant and equipment, investment property and intangible assets	22.4	(41,018)		(44,394)	
Any other items for which the cash effects are investing or financing cash flows		(39,284)		(15,029)	
			(80,302)		(59,423)
<b>Net cash (inflow)/outflow from operating activities</b>			(78,102)		(53,654)
<b>INVESTING ACTIVITIES</b>					
Purchase of property, plant and equipment, investment property		(96,636)		(66,690)	
Purchase of short-term and long-term investments		(60,000)		-	
Proceeds from the sale of property, plant and equipment, investment property and intangible assets		32,325		42,494	
Proceeds from short-term and long-term investments		8,693		10,000	
Other receipts from investing activities		42,667		17,839	
<b>Net cash inflow/(outflow) from investing activities</b>			(72,951)		3,643
<b>FINANCING ACTIVITIES</b>					
Cash receipts from short-term and long-term borrowing		230,228		214,488	
Cash payments for the reduction of the outstanding liabilities to finance leases and on-Balance Sheet PFI contracts (Principal)		(3,241)		(2,793)	
Repayments of short-term and long-term borrowing		(41,972)		(217,062)	
Other payments made		5,429		7,427	
<b>Net cash inflow/(outflow) from financing activities</b>			190,444		2,060
<b>Net increase/(decrease) in cash and cash equivalents</b>			39,391		(47,951)
Cash and cash equivalents at the beginning of the reporting period			36,534		84,485
<b>Cash and cash equivalents at the end of the reporting period</b>			75,925		36,534
Bank current accounts	18	(2,508)		(18,666)	
Short-term deposits with building societies and Money Market Funds	18	78,432		55,200	
<b>Cash and cash equivalents as at 31 March</b>			75,924		36,534

**1. ACCOUNTING POLICIES****1.1. BASIS OF PREPARATION - SINGLE ENTITY AND GROUP ACCOUNTS****Basis of Preparation**

The Statement of Accounts summarises the Council's transactions for the 2024-25 financial year and its position as at 31st March 2025. The Council is required to prepare an annual Statement of Accounts in accordance with the Accounts and Audit (England) Regulations 2015, which require preparation in accordance with proper accounting practices. These practices primarily comprise the Code of Practice on Local Authority Accounting in the United Kingdom 2024/25, issued by the Chartered Institute of Public Finance and Accountancy (CIPFA), 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 Statements Prepared**

The Comprehensive Income and Expenditure (CI&E) Statement presents the results of the Council's activities measured under the rules set out in the 2024/25 Code. Different rules are applied to measure the results for the purpose of setting Council Tax. The accumulated amount of the differences are set out in the Movement in Reserves Statement (MIRS) and explained in the notes to the financial statements.

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 reserves held by the Authority.

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 classifications within the Expenditure and Funding Analysis have been adapted to follow the current management structure and how reports are structured to cabinet and committee.

**The Selection of Accounting Policies**

In those instances where the 2024/25 Code permits a choice of accounting policy the selection has been made to facilitate a true and fair presentation of the Authority's results.

In future years the accounting policies selected, as amended from time to time by revised editions of the Code, will be applied consistently when dealing with items considered material in relation to the accounts.

**Single Entity Financial Statements**

The single entity financial statements are defined as including the income, expenditure, assets, liabilities, reserves and cash flows of the local authority maintained schools in England and Wales within the control of the local authority.



## **1. ACCOUNTING POLICIES**

### **1.1. BASIS OF PREPARATION - SINGLE ENTITY AND GROUP ACCOUNTS**

#### **Group Accounts - Recognition of Group Entities and Basis of Consolidation**

The Council prepared a review of group interests in the companies and other entities that have the nature of subsidiaries, associates and jointly controlled entities. It has concluded that there are material interests in Brick by Brick (Croydon) Ltd, but that other group interests are not material. Group accounts have been prepared on this basis.

- ▶ Brick By Brick Croydon Limited - 100% control and ownership by Croydon Council, and will be accounted for as a subsidiary under IFRS10.
- ▶ Croydon TH Limited - This is a 100% Council owned company. The company has been dormant and not carried out any activities.
- ▶ Croydon TH Commercial Limited - This is a 100% Council owned company. The company has been dormant and not carried out any activities.
- ▶ Croydon Central Management Company - This is a 100% Council owned company. The company has been dormant and not carried out any activities
- ▶ Croydon Holdings Ltd - This is a 100% Council owned company. This company is linked to the Croydon Affordable Homes and Croydon Affordable Tenure companies and was designed to be a holding company for these subsidiaries. The company has immaterial transactions to be consolidated within the Council's Group Accounts
- ▶ Croydon Affordable Homes LLP - This is a 100% Council owned company. This company is linked to the Croydon Affordable Homes and Croydon Affordable Tenure companies and was designed to be a holding company for these subsidiaries. The company has immaterial transactions to be consolidated within the Council's Group Accounts.
- ▶ Croydon Affordable Homes (Taberner House) LLP - This is company is part of the Council's group structure but the Council does not directly own its shares. The Council owns this company through Croydon Holdings Ltd and London Borough of Croydon Holdings LLP. The company has had no activity.
- ▶ Croydon Affordable Tenures LLP - This is a 100% Council owned company. This company is linked to the Croydon Affordable Homes and Croydon Affordable Tenure companies and was designed to be a holding company for these subsidiaries. The company has immaterial transactions to be consolidated within the Council's Group Accounts.
- ▶ Croydon Affordable Dwellings LLP - This is company is part of the Council's group structure but the Council does not directly own its shares. The Council owns this company through Croydon Holdings Ltd and London Borough of Croydon Holdings LLP. The company has had no activity.
- ▶ Croydon Pensions Nominee 1 Ltd - This is a 100% company owned by the Council. This company has been inactive and no transactions have taken place.
- ▶ Croydon Pensions Nominee 2 Ltd - This is a 100% company owned by the Council. This company has been inactive and no transactions have taken place.
- ▶ Croydon Enterprise Loan Fund - 100% control, although assessed as non material. It would otherwise be accounted for as an associate under IFRS12.
- ▶ Yourcare (Croydon) Ltd - 100% control and ownership by Croydon Council. Activity within this company began during 2018/19, which comprised retail sales of aids to daily living. Activity has since ceased and the company was dissolved in 2024.

See Note 39 for further details on the Council's Group Interests.

**1. ACCOUNTING POLICIES (continued)**

**1.1. BASIS OF PREPARATION - SINGLE ENTITY AND GROUP ACCOUNTS (continued)**

**Accruals of Income and Expenditure**

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

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

**Council Tax and Non-Domestic Rates**

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

**Accounting for Council Tax and NDR**

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

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

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

**Principal and Agent**

In the majority of transactions the Council undertakes it is acting entirely on its own behalf and completely owns any risks and rewards of the transaction. This is known as the Council acting as a Principal. However there are some situations whereby the Council is acting as an Agent, where the Council is acting as an intermediary for all or part of a transaction or service.

## **1. ACCOUNTING POLICIES (continued)**

### **1.1. BASIS OF PREPARATION - SINGLE ENTITY AND GROUP ACCOUNTS (continued)**

The three main instances where this occurs are in relation to Community Infrastructure Levy, Council Tax and Business Rates whereby the Council is collecting income on behalf of itself and the Greater London Authority. The implications for this is that any Balance Sheet transactions at the year end, in relation to these Agent relationships, are split between the principal parties and, therefore, the balances contained on the Balance Sheet for a particular debt are the Council's own proportion of the debt and associated balances. The proportions of transactions that relate to the other parties to the relationship are shown as debtors or creditors due from/to these parties.

### **1.2. ACCOUNTING REQUIREMENTS**

#### **Financial Performance Reflected by Accrual Accounting**

The Authority has prepared its financial statements, except for the Statement of Cash Flow, using the accruals basis of accounting, i.e. the Authority recognises items as assets, liabilities, income and expenses when they satisfy the definitions and recognition criteria for those elements in the 2024/25 Code. The accruals basis of accounting requires the non-cash effects of transactions to be reflected in the financial statements for the accounting period in which those effects are experienced and not in the period in which any cash is received or paid. 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.

#### **Underlying Assumption - Going Concern**

The Authority's financial statements have been prepared on a going concern basis; that is, the accounts have been prepared on the assumption that the functions of the Authority will continue in operational existence for the foreseeable future. Transfers of services under machinery of Government changes, such as Local Government reorganisation, do not negate the presumption of going concern. As local authorities cannot be created or dissolved without statutory prescription, the CIPFA Code of Practice confirms local authority accounts must be completed on a going concern basis. Of particular interest is that the Authority has received Exceptional Financial Support from Government, and continues to do so, without which this underlying assumption may require further examination and scrutiny.

### **1.3. 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.

### **1.4. NON-CURRENT ASSETS**

#### **Fair Value Measurement**

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

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

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

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

## **1. ACCOUNTING POLICIES (continued)**

### **1.4. NON-CURRENT ASSETS (continued)**

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

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

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

#### **1.4.1. Property, Plant and Equipment**

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

#### **Recognition**

Expenditure on the acquisition, creation or enhancement of property, plant and equipment is capitalised on an accruals basis, provided that it is probable that the future economic benefits or service potential associated with the item will flow to the 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. There is a de minimus of £10,000 in recognising expenditure as capital.

#### **Measurement**

Assets are initially measured at cost, comprising:

- ▶ 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; and
- ▶ 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 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 and Expenditure 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, vehicles, plant and equipment and assets under construction – depreciated historical cost
- ▶ Council dwellings – current value, determined using the basis of existing use value for social housing (EUV–SH)
- ▶ other land and buildings – current value, determined as the amount that would be paid for the asset in its existing use (existing use value – EUV), or at depreciated replacement cost (DRC), which is also known as instant build, as an estimate of current value. This includes council offices and school buildings
- ▶ surplus assets – the current value measurement base is fair value, estimated at highest and best use from a market participant's perspective

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

## **1. ACCOUNTING POLICIES (continued)**

### **1.4. NON-CURRENT ASSETS (continued)**

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 revalued sufficiently regularly to ensure that their carrying amount is not materially different from their current value at the year-end, but as a minimum every five years.

Increases in valuations are matched by credits to the Revaluation Reserve to recognise unrealised gains. [Exceptionally, gains might be credited to the Surplus or Deficit on the Provision of Services 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.

### **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 economic life of the property (as advised by the valuer). Land is not usually depreciated as it does not have a determinable useful life
- ▶ vehicles, plant, furniture and equipment – they are depreciated on a straight line basis over their useful life which is determined at the time of purchase (usually three to five years). These assets include all items except fixtures and fittings to a building.
- ▶ infrastructure - they are depreciated on a straight line basis over their useful life (usually thirty years). Some expenditure on infrastructure assets prior to 2009/10 did not separately identify the specific asset. The Council has decided to depreciate the balance of these items over 10 years.

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

### **Componentisation**

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

## **1. ACCOUNTING POLICIES (continued)**

### **1.4. NON-CURRENT ASSETS (continued)**

The Authority's policy is to recognise three components:

- ▶ Structure
- ▶ Mechanical and electrical
- ▶ Outside space.

The Authority's assets are considered for componentisation at the time of their revaluation under the rolling five year revaluation programme. Following the end of the HRA self financing transitional period, Council dwellings are now depreciated on a componentisation basis, which is in accordance with proper accounting practice. The components are:

- Kitchen
- Bathroom
- Windows and doors
- Structure
- Roof

When the Authority replaces or restores a separately identified component, it derecognises the carrying value of the old component and recognises the carrying value of the new component.

#### **1.4.2 Heritage Assets**

A Heritage Asset is defined as either:

- ▶ A tangible asset with historical, artistic, scientific, technological, geophysical or environmental qualities, that is held and maintained by the Authority principally for its contribution to knowledge and culture; or
- ▶ An intangible asset with cultural, environmental or historical significance.

The Authority presents Heritage Assets as a separate line item within the Balance Sheet. Assets are held at a valuation, but where obtaining a valuation would not be commensurate with the benefit to the users of the accounts, they are held at cost.

Assets, other than land, are normally regarded as having a finite life and are subject to depreciation. Heritage Assets are preserved by the Authority, not used by the Authority, as are other assets, in the provision of services. Consequently, no depreciation allowance is made against Heritage Assets.

Asset valuations are not undertaken at regular intervals but with sufficient frequency to report realistic values in the Balance Sheet. Assets values are reviewed immediately if there is any evidence of impairment. Impairment can arise due to physical deterioration or doubts about an asset's authenticity.

#### **1.4.3. Investment Properties**

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

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.

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 £10,000) the Capital Receipts Reserve.

#### **1.4.4. Intangible Assets**

An intangible asset is an identifiable non-monetary asset without physical substance. The Authority recognises an intangible asset if:

- ▶ it is probable that future economic benefits, or service potential will flow from the asset to the Authority;
- ▶ the asset is controlled by the Authority either through custody or legal rights; and
- ▶ the cost of the asset can be reliably measured.



## **1. ACCOUNTING POLICIES (continued)**

### **1.4. NON-CURRENT ASSETS (continued)**

The Authority's intangible assets are its purchased software licences and its in house developed software. These are measured on initial recognition at cost and subsequently at cost less accumulated amortisation and any impairment loss.

Intangible assets are amortised on a straight-line basis over their useful economic lives (usually initially five years). The useful economic lives of intangible assets are reviewed at the end of each reporting period and revised if necessary.

#### **1.4.5. Charges to Revenue for Non-Current Assets**

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

- ▶ depreciation attributable to the assets used by the relevant service
- ▶ revaluation and impairment losses on assets used by the service where there are no previous gains in the Revaluation Reserve
- ▶ 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 in accordance with statutory guidance). This charge is known as the Minimum Revenue Provision (MRP).

Depreciation revaluation and impairment losses and amortisation are therefore replaced by the contribution in the general fund balance, Minimum Revenue Provision (MRP), by way of an adjusting transaction with the Capital Adjustment Account in the Movement in Reserves Statement for the difference between the two.

#### **1.4.6. Investments in Associates**

The Authority's single entity financial statements record the actual dividend received or receivable. The interest in associates is set out in Note 39 Group Interests

In the group accounts, the equity method is a method of accounting whereby the investment is initially recognised at cost and adjusted thereafter for the post-acquisition change in the investor's share of net assets of the investee. The profit or loss of the investor includes the investor's share of the profit or loss of the investee.

#### **1.4.7. 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 £10,000 are categorised as capital receipts. A proportion of capital receipts relating to housing disposals may be payable to the government. The balance of receipts remains within the Capital Receipts Reserve, and can then only be used for new capital investment, or set aside to reduce the 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 noncurrent assets is fully provided for under separate arrangements for capital financing. Amounts are appropriated to the Capital Adjustment Account from the General Fund Balance in the Movement in Reserves Statement.

## **1. ACCOUNTING POLICIES (continued)**

### **1.5. CURRENT ASSETS**

#### **1.5.1. Inventories and Long Term Contracts**

The Authority's inventories include items it holds as stores in hand and that are held in the form of materials or supplies to be consumed in the rendering of its services. Inventories are recognised on the Authority's Balance Sheet and measured at:

- ▶ the lower of cost and net realisable value, except where inventories are acquired through a non-exchange transaction in which case their cost is deemed to be their fair value at the date of acquisition; or
- ▶ the lower of cost and current replacement cost where they are held for distribution at no charge or for a nominal charge, or consumption in the production process of goods to be distributed at no charge or for a nominal charge.

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

#### **1.5.2. Debtors**

Debtors are recognised when the ordered goods have been delivered or the services rendered, and are measured at the amortised cost of the consideration to be received. An allowance for credit losses is estimated based upon past experience. and where sufficient and reliable information is available for future impacts on receipts of the debts.

#### **1.5.3. 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 30 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.

### **1.6. CURRENT LIABILITIES**

#### **1.6.1. Short Term Creditors**

Creditors are recognised when the ordered goods or services have been delivered or rendered, and measured at the amortised cost of the consideration to be paid.

### **1.7. USABLE AND UNUSABLE RESERVES**

The Authority has two categories of reserves, usable and unusable:

#### **Usable Reserves**

These are reserves created by the Authority and earmarked for future policy purposes or to provide for contingencies. The reserves are created by transferring amounts out of the General Fund Balance. 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 transferred back to the General Fund Balance so that there is no net charge against council tax for the expenditure.

#### **Unusable Reserves**

These are established by the impact of accounting and statutory arrangements and are kept to manage the accounting process for non-current assets, financial instruments, local taxation, retirement and employee benefits. They do not represent usable resources for the Authority. See Note 23 on unusable reserves for further details.

### **1.8. 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



## **1. ACCOUNTING POLICIES (continued)**

### **1.8. GOVERNMENT GRANTS AND CONTRIBUTIONS (continued)**

consumed by the recipient as specified, or future economic benefits or service potential must be returned to the transferor.

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

#### **Community Infrastructure Levy**

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

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

### **1.9. LEASES**

IFRS 16 was issued by the International Accounting Standards Board (IASB) in 2016 to replace IAS 17. The main impact of the new standard is to remove (for lessees) the distinction between finance leases and operating leases. IFRS16 requires all substantial leases to be accounted for using the acquisition approach, recognising both the value of the rights acquired from the use of an asset, and all future liabilities arising from the arrangement. This effectively means that for all substantial leases the lessee must account for them as an acquisition.

It was originally intended that IFRS16 would be adopted by local government in the 2020/21 financial year. However, due partly to the delay by central government in adopting the standard itself, and due partly to concerns about the readiness of the sector, implementation was deferred to the 2024/25 financial year.

IFRS 16 requires all lessee leases (with two exemptions noted below) to be accounted for as finance leases, recognising the rights to use an asset i.e. accounted for as though the Authority had purchased the asset. These changes to IFRS16 do not apply where Croydon is acting as the lessor.

From 2024/25, the amount of annual lease payments will be split between an interest element and the principal element. Our proposed approach to determining the initial value of the asset will be to use the 'cost model' which in effect equates the value of the leased asset as the sum of the principal repayments within the lease contract. This approach works for all assets except where assets are leased for a concessionary or nil consideration. Where leases are provided at a concessionary rate (e.g. peppercorn) or nil consideration this approach would result in an understatement of the value of the asset. Consequently, assets from such arrangements will need to be recognised at Fair Value, but with no associated liability. In essence they will be treated as donated assets. These valuations will be undertaken as part of the Council's independent asset valuation contract.

After the initial recognition of leased assets on the Council's balance sheet the assets will be revalued and accounted for in accordance with the Council's current valuation policies for property, plant, and equipment assets.

There are two exemptions for lessees from applying this standard. These are:

- Short term leases and
- Leases where the value of the asset that the lease relates to is low.

The definitions we propose to apply when using these exemptions are:

- Short term leases will be defined as those with a lease term of twelve months or less at the date of their initial recognition;
- Leases where the value of the asset that the lease relates to is low will be defined as those where the value of the asset is less than £10,000 when new.

Exempt leases will continue to be accounted for as operating leases.

## 1. ACCOUNTING POLICIES (continued)

### 1.9. LEASES (continued)

Under current accounting policies, the Council make an annual charge to revenue for the use of assets through its depreciation policy. The Council's depreciation policy is that assets are depreciated on a straight-line basis over their useful life, with a full year's depreciation beginning the year after their initial recognition on the balance sheet. These proposals do not change this policy other than the requirement within IFRS16 to depreciate leased assets on a straight-line basis using the lower of the remaining useful life of the asset or the remaining years on the lease liability.

The introduction of increased numbers of finance leases onto the balance sheet will increase the level of capital spend to be financed i.e., the Capital Financing Requirement (CFR). Without any other change this would increase the Minimum Revenue Provision (MRP) set aside as part of annual budget setting to repay debt. However, the Council is already making lease rental payments for these assets and therefore an adjustment will be made to avoid budgets having to be set aside to fund the assets twice. The adjustment will be equal to the principal element of the lease payment so providing for a "net nil" effect on the revenue budget.

The proposed accounting policy in respect of leases under IFRS16 that will be in place for the 2024/25 accounts is as follows:

Under IFRS 16, leases are a contract, or part of a contract, that conveys the right to use an asset for a period of time in exchange for consideration with the right to use the asset and the associated liability being recognised on the balance sheet and accounted for as finance leases.

The definition above has been adapted slightly in the Cipfa Code to remove the wording 'in exchange for consideration'. This adaptation removes the requirement for any financial consideration to be made in return for the right to use the asset so IFRS16 will apply to those arrangements which contain the right to use an asset but where there are no payments made in return. This has the potential to bring arrangements into the scope of IFRS16 that previously have not appeared anywhere in the Council's accounts.

#### Measurement

For the majority of leased assets, the Council will use the 'cost model' to determine the initial value, which equates the value of at a the leased asset to the sum of the principal repayments within the lease contract. The exception is where leases are provided concessionary or nil rate. Assets from such arrangements will be recognised at Fair Value, but with little or no associated liability.

After the initial recognition of leased assets on the Council's balance sheet the assets will be revalued and accounted for in accordance with the approach set out in the Council's accounting policy for Property, Plant and Equipment.

#### Finance Leases

The Council will deal with finance leases where the Council is the lessee in the same way as other capital spending. We include these as assets in the Balance Sheet and charge depreciation on them. Rentals are apportioned between a charge for the acquisition of the asset (recognised as a liability in the Balance Sheet at the start of the lease and written down annually as rent becomes payable) and a finance charge made each year to the CIES. There are two exceptions to the requirement to treat all leases where we are the lessee as finance leases, these are:

- Short term leases; defined as those with a lease term of twelve months or less at the date of their initial recognition and;
- Leases where the value of the asset when new is less than £10,000.

#### 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 Other Operating Expenditure line in the Comprehensive Income and Expenditure Statement. Credits are made on a straight-line basis over the life of the lease, even if this does not match the pattern of payments (e.g. there is a premium paid at the commencement of the lease). Initial direct costs incurred in negotiating and arranging the lease are added to the carrying amount of the relevant asset and charged as an expense over the lease term on the same basis as rental income.

### 1.10. EMPLOYEE BENEFITS

#### Benefits Payable During Employment

Short-term employee benefits are those due to be settled wholly within 12 months of the year-end. They include such benefits for current employees as wages and salaries, paid annual leave and paid sick leave, bonuses and non-monetary benefits 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.

## **1. ACCOUNTING POLICIES (continued)**

### **1.10. EMPLOYEE BENEFITS (continued)**

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 service segment or, where applicable, to a corporate service segment 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 two separate pension schemes:

- ▶ the Teachers' Pension Scheme,
- ▶ the Local Government Pensions Scheme, administered by London Borough of Croydon.

Both schemes provided defined benefits to members (retirement lump sums and pensions), earned as employees worked for the authority.

However, the arrangements for the teachers' scheme mean that liabilities for these benefits cannot ordinarily be identified specifically to the authority. The scheme is therefore accounted for as if it were a defined contribution scheme and no liability for future payments of benefits is recognised in the Balance Sheet. The Children Young People & Education Directorate line in the Comprehensive Income and Expenditure Statement is charged with the employer's contributions payable to Teachers' Pensions in the year.

#### **The Local Government Pension Scheme**

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

- ▶ The liabilities of the London Borough of Croydon 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 of 5.8% (based on the indicative rate of return on high quality corporate bond).
- ▶ The assets of London Borough of Croydon 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.
- ▶ 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.

**1. ACCOUNTING POLICIES (continued)****1.10. EMPLOYEE BENEFITS (continued)**

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 London Borough of Croydon pension fund – cash paid as employer's contributions to the pension fund in settlement of liabilities; not accounted for as an expense.

In relation to retirement benefits, statutory provisions require the General Fund Balance to be charged with the amount payable by the 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 (including teachers) are accrued in the year of the decision to make the award and accounted for using the same policies as are applied to the Local Government Pension Scheme.

**1.11. FINANCIAL INSTRUMENTS****Financial Liabilities**

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

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

Gains and losses on the repurchase or early settlement of borrowing are credited and debited to the Financing and Investment Income and Expenditure line in the Comprehensive Income and Expenditure Statement in the year of repurchase/settlement. However, where repurchase has taken place as part of a restructuring of the loan portfolio that involves the modification or exchange of existing instruments, the premium or discount is respectively deducted from or added to the amortised cost of the new or modified loan and the write-down to the Comprehensive Income and Expenditure Statement is spread over the life of the loan by an adjustment to the effective interest rate.

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

The reconciliation of amounts charged to the Comprehensive Income and Expenditure Statement to the net charge required against the General Fund Balance is managed by a transfer to or from the Financial Instruments Adjustment Account in the Movement in Reserves Statement.

**Financial Assets**

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

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

## **1. ACCOUNTING POLICIES (continued)**

### **1.11. FINANCIAL INSTRUMENTS (continued)**

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

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

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

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

#### **Expected Credit Loss Model**

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

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

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

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

However, there is a statutory override (Statutory instrument 2018/1207, and Local Authorities (Capital finance and accounting) amendment 2023), giving a transitional period until 31.3.2025 amending this requirement for financial instruments held at FVPL. For this period any gains or losses on valuation should have no overall impact on the General Fund Balance. Therefore, all gains and losses are reversed out of the General Fund Balance in the Movement in Reserves Statement and posted to the Pooled Investment Fund Adjustment Account. This has subsequently been further extended by statutory instrument 2025/422, extending the transition period to 31 March 2029.

#### **Fair value measurement of financial assets**

Fair value of an asset is the price that would be received to sell an asset in an orderly transaction between market participants at the measurement date. The fair value measurements of the financial assets are based on the following techniques:

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

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

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

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

## 1. ACCOUNTING POLICIES (continued)

### 1.12. PRIVATE FINANCE INITIATIVE (PFI) CONTRACTS

PFI and similar contracts are agreements to receive services, where the responsibility for making available the property, plant and equipment needed to provide the services passes to the PFI contractor. As the authority is deemed to control the services that are provided under its PFI schemes, and as ownership of the property, plant and equipment will pass to the authority at the end of the contracts for no additional charge, the authority carries the assets used under the contracts on its Balance Sheet as part of property, plant and equipment.

The original recognition of these assets at fair value (based on the cost to purchase the property, plant and equipment) was balanced by the recognition of a liability for amounts due to the scheme operator to pay for the capital investment.

Non-current assets recognised on the Balance Sheet are revalued and depreciated in the same way as property, plant and equipment owned by the authority.

The amounts payable to the PFI operators each year are analysed into five elements:

- ▶ **fair value of the services received during the year** – debited to the relevant service in the Comprehensive Income and Expenditure Statement
- ▶ **finance cost** – an interest charge on the outstanding Balance Sheet liability, debited to the Financing and Investment Income and Expenditure line in the Comprehensive Income and Expenditure Statement
- ▶ **contingent rent** – increases in the amount to be paid for the property arising during the contract, debited to the Financing and Investment Income and Expenditure line in the Comprehensive Income and Expenditure Statement
- ▶ **payment towards liability** – applied to write down the Balance Sheet liability towards the PFI operator (the profile of write-downs is calculated using the same principles as for a finance lease)
- ▶ **lifecycle replacement costs** – proportion of the amounts payable is posted to the Balance Sheet as a prepayment and then recognised as additions to property, plant and equipment when the relevant works are eventually carried out.

### 1.13. 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 when the authority has an 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.

#### 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 are disclosed in the notes to the accounts.



**1. ACCOUNTING POLICIES (continued)****1.13. PROVISIONS, CONTINGENT LIABILITIES AND CONTINGENT ASSETS (continued)****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 are disclosed in the notes to the accounts where it is probable that there will be an inflow of economic benefits or service potential.

**1.14. VAT**

Output tax is VAT charged on sales, input tax is VAT paid on purchases. Revenue recognised in the Authority's Comprehensive Income and Expenditure Statement is net of all output tax charged on sales; the VAT collected remitted to HMRC. Purchases are recognised in the Comprehensive Income and Expenditure Statement for consistency net of VAT to the extent that the VAT is recoverable. Any irrecoverable VAT is part of the associated purchase cost. Recoverable VAT is remitted to the Authority by HMRC.

**1.15. FOREIGN CURRENCY TRANSLATION**

Where the authority has entered into a transaction denominated in a foreign currency, the transaction is converted into sterling at the exchange rate applicable on the date the transaction was effective. Where amounts in foreign currency are outstanding at the year-end, they are reconverted at the spot exchange rate at 31 March. Resulting gains or losses are recognised in the Financing and Investment Income and Expenditure line in the Comprehensive Income and Expenditure Statement.

**1.16. OPERATING SEGMENTS**

Segmental information is provided to enable users of the financial statements to evaluate the nature and financial effects of the activities in which the Authority engages and the environments in which it operates. This is achieved by providing financial performance data according to how the Authority has been managed, with information corresponding to that used by management in making decisions. For Croydon Council, these segments are:

- ▶ Sustainable Communities, Regeneration & Economic Recovery Directorate;
- ▶ Children, Young People & Education Directorate;
- ▶ Housing Directorate;
- ▶ Adult Social Care and Health Directorate;
- ▶ Assistant Chief Executive Directorate;
- ▶ Resources Directorate;
- ▶ Housing Revenue Account (HRA).

An additional Corporate segment holds central costs that belong in the Net Cost of Services in the CIES statement.

**1.17. STATUTORY PROVISION FOR THE REPAYMENT OF DEBT**

The Minimum Revenue Provision (MRP) is a charge to the General Fund, which reflects the statutory requirement to set aside revenue funds to repay those debts incurred in financing the Authority's fixed assets. Under accounting regulations the diminution in value of fixed assets through use or passage of time is recognised in the Comprehensive Income and Expenditure Statement by a Depreciation Charge. An adjustment is made through the MIRS to the General Fund balance that replaces the depreciation charge with the MRP.

The bases used for calculation of the MRP are as follows:

- ▶ Regulatory Method, which is used for inherited debt pre 2007, and is based on fixed payments of 2% of the balance, payable over 50 years, which is commensurate with the asset lives.
- ▶ Annuity method for unsupported borrowing and PFI debt, over a repayment period of either 40 years or 50 years
- ▶ Asset Life method for Capitalisation Direction over 20 years

**1. ACCOUNTING POLICIES (continued)****1.18. RECOGNITION OF INCOME AND EXPENDITURE**

Activity is accounted for in the year in which it takes place, which may not be the same year in which cash payments are made or received.

Revenue from the sale of goods and disposal of assets is recognised when the Council transfers the risks and rewards of ownership to the purchaser. Revenue from the provision of services is recognised when the Council can measure reliably the percentage of completion of the transaction and it is probable that economic benefits or service potential associated with the transaction will flow to the Council.

Government grants and third-party contributions are recognised when there is reasonable assurance that the Council will comply with any conditions attached to the payments, and that the grants or contributions will be received. Where conditions attached to grants or contributions have not been satisfied, monies received to date are carried in the Balance Sheet as creditors and credited to the CIES when the conditions are satisfied. 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.

Supplies and services are recorded as expenditure when they are received or consumed. If there is a gap between the date supplies are received and their consumption, they are carried as inventories in 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.

Housing and Council Tax benefits are calculated and paid in accordance with relevant regulations and accounted for accordingly.

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.

**1.19. 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 incurred 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.



**1. ACCOUNTING POLICIES (continued)****1.20. REVENUE EXPENDITURE FUNDED FROM CAPITAL UNDER STATUTE**

Legislation in England and Wales allows some expenditure to be classified as capital for funding purposes when it does not result in the expenditure being carried on the Balance Sheet as an item of property, plant and equipment. The purpose of this is to enable it to be funded from capital resources rather than charged to the General Fund and impact on that year's Council Tax.

Items classified as such are generally grants and expenditure on property not owned by the Council, and amounts directed under statute (see Exceptional Financial Support below).

Expenditure of this kind is charged to the Comprehensive Income and Expenditure Statement in accordance with the general requirements of the Code of Practice. Any statutory provision that allows capital resources to meet the expenditure is accounted for by charging it to the Capital Adjustment Account and crediting the General Fund Balance and showing it as a reconciling item in the Movement in Reserves Statement.

**1.21. EXCEPTIONAL FINANCIAL SUPPORT**

The government is providing Exceptional Financial Support (EFS) to the Council through Capitalisation Directions. These directions allow the Council to finance revenue expenditure via debt, which must be repaid over a period of 20 years.

**1.22. BORROWING COSTS**

The Authority does not capitalise borrowing costs. All borrowing costs are expensed in the year they are incurred.

**1.23. OVERHEADS AND SUPPORT SERVICES**

All overhead and support service costs are charged to the service segments in accordance with the authority's arrangements for accountability and financial performance.

**1.24. SCHOOLS**

In line with accounting standards and the Code on group accounts and consolidation, all maintained schools in the borough are considered to be entities of the Council. Rather than produce group accounts the income, expenditure, current assets, current liabilities, reserves and cash flows of each school are recognised in the Council's single entity accounts. The council has the following types of maintained schools under its control:

Community Schools  
Foundation Schools

School Non-Current Assets are recognised on the Balance Sheet where the Council directly owns the assets and where the Council holds the balance of control of the assets. Community schools and foundation schools are owned by the Council and both the buildings and land are, therefore, recognised on the Balance Sheet.

Non-current assets for Voluntary Aided and Academy schools (granted 125 year leases at peppercorn rent) are not directly owned by the Council and are not considered to be controlled by the Council as no formal rights to use the assets through a licence arrangement are passed to the School or Governing Bodies. As a result the buildings and land of these schools are not recognised on the Balance Sheet.

Where a community school transfers to academy status during the year, the value of the land and buildings are derecognised from the balance sheet and treated as a loss on disposal.

**1.25. 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 event can be identified.

- ▶ those providing evidence of conditions that existed at the end of the reporting period - the statement of accounts is adjusted to reflect such events
- ▶ those indicative of conditions that arose after the reporting period. The statement of accounts are 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.

## NOTES TO THE CORE FINANCIAL STATEMENTS

### 1A. 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 Authority's directorates. Income expenditure accounted for under generally accepted accounting practices is presented more fully in the Comprehensive Income and Expenditure Statement.

	Net Expenditure Chargeable to the GF and HRA Balances £000	Adjustments between Funding and Accounting Basis £000	Net Expenditure in the CIES £000
2024/25			
Sustainable Communities Regeneration and Economic Recovery	70,282	14,610	84,892
Children, Young People & Education	129,145	(6,860)	122,285
Adult Social Care & Health	169,887	(1,659)	168,231
Assistant Chief Executive	21,312	3,139	24,451
Resources	15,160	(656)	14,504
Housing	43,344	819	44,163
HRA	(21,387)	(504)	(21,891)
Corporate	12,192	(4,439)	7,753
<b>Net cost of services</b>	<b>439,933</b>	<b>4,450</b>	<b>444,387</b>
Other operating expenditure	3,004	10,511	13,515
Financing and Investment Income and Expenditure	9,355	41,658	51,013
Taxation and Non-Specific Grant Income	(418,956)	(31,556)	(450,512)
<b>(Surplus)/Deficit</b>	<b>33,336</b>	<b>25,063</b>	<b>58,403</b>
<b>Opening GF and HRA Balances and Reserves</b>	<b>(225,911)</b>		
Add (surplus) / deficit on General Fund in year	34,904		
Add (surplus) / deficit on HRA Balance in year	536		
<b>Closing General Fund and HRA balance 31 March 2025</b>	<b>(190,471)</b>		
	Net Expenditure Chargeable to the GF and HRA Balances £000	Adjustments between Funding and Accounting Basis £000	Net Expenditure in the CIES £000
2023/24			
Sustainable Communities Regeneration and Economic Recovery	55,598	15,627	71,225
Children, Young People & Education	94,344	3,951	98,295
Adult Social Care & Health	142,610	2,574	145,184
Assistant Chief Executive	12,554	3,084	15,638
Resources	18,801	168	18,969
Housing	23,749	5,141	28,890
HRA	(15,151)	(1,522)	(16,673)
Corporate	36,095	(8,502)	27,593
<b>Net cost of services</b>	<b>368,600</b>	<b>20,521</b>	<b>389,121</b>
Other operating expenditure	3,096	23,943	27,039
Financing and Investment Income and Expenditure	36,650	3,648	40,298
Taxation and Non-Specific Grant Income	(397,804)	(12,156)	(409,960)
<b>(Surplus)/Deficit</b>	<b>10,542</b>	<b>35,956</b>	<b>46,498</b>
<b>Opening GF and HRA Balances and Reserves</b>	<b>(236,453)</b>		
Add (surplus) / deficit on General Fund in year	(3,677)		
Add (surplus) / deficit on HRA Balance in year	14,219		
<b>Closing General Fund and HRA balance 31 March 2024</b>	<b>(225,911)</b>		

## NOTES TO THE CORE FINANCIAL STATEMENTS

### 1B Note to the Expenditure and Funding Analysis

This note provides further analysis of the adjustments between funding and accounting basis shown in Note 1A.

	Adjustments for capital purposes £000	Net change for the pensions adjustments £000	Other differences £000	Total adjustments between funding and accounting basis £000
<b>2024/25</b>				
Sustainable Communities Regeneration and Economic Recovery	17,200	(2,590)		14,610
Children, Young People & Education	(4,348)	(2,512)		(6,860)
Adult Social Care & Health	(681)	(978)		(1,659)
Assistant Chief Executive	3,416	(277)		3,139
Resources	1,014	(1,670)		(656)
Housing	819			819
HRA	0	(504)		(504)
Corporate	(4,750)	311		(4,439)
<b>Net cost of services</b>	<b>12,670</b>	<b>(8,220)</b>	<b>0</b>	<b>4,450</b>
Other Income and Expenditure				
Other operating expenditure	12,082	(1,571)		10,511
Financing and Investment Income and Expenditure	28,589		13,069	41,658
Taxation and non-specific grant income	(31,556)			(31,556)
<b>Differences between General Fund surplus or deficit and Comprehensive Income and Expenditure</b>				
<b>Statement Surplus or deficit</b>	<b>21,785</b>	<b>(9,791)</b>	<b>13,069</b>	<b>25,063</b>

	Adjustments for capital purposes £000	Net change for the pensions adjustments £000	Other differences £000	Total adjustments between funding and accounting basis £000
<b>2023/24</b>				
Sustainable Communities Regeneration and Economic Recovery	17,004	(1,285)	(92)	15,627
Children, Young People & Education	5,293	(1,218)	(124)	3,951
Adult Social Care & Health	3,137	(500)	(63)	2,574
Assistant Chief Executive	3,260	(145)	(31)	3,084
Resources	1,072	(853)	(51)	168
Housing	5,234	0	(93)	5,141
HRA	(1,276)	(207)	(39)	(1,522)
Corporate	(11,097)	965	1,630	(8,502)
<b>Net cost of services</b>	<b>22,627</b>	<b>(3,243)</b>	<b>1,137</b>	<b>20,521</b>
Other Income and Expenditure				
Other operating expenditure	23,943		-	23,943
Financing and Investment Income and Expenditure	-	4,430	(782)	3,648
Taxation and non-specific grant income	-		(12,156)	(12,156)
<b>Differences between General Fund surplus or deficit and Comprehensive Income and Expenditure</b>				
<b>Statement Surplus or deficit</b>	<b>46,570</b>	<b>1,187</b>	<b>(11,801)</b>	<b>35,956</b>

#### Adjustments for Capital purposes

This column adds in depreciation and impairment and revaluation gains and losses in the service line. For other operating expenditure, it adjusts for capital disposals with a transfer of income on disposal of assets and the amounts written off for those assets. For financing and investment income and expenditure, it adjusts for the statutory charges for capital financing and investment i.e. Minimum Revenue Provision and other revenue contributions are deducted from other income and expenditure as these are not chargeable under income and expenditure. Taxation and non specific grant income and expenditure - capital grants, with no outstanding conditions, 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 in year.

#### Net change for the pensions adjustments

Net change for the renewal of pension contributions and the addition of IAS19 Employee Benefits pension 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.

**1B Note to the Expenditure and Funding Analysis (continued)**

**Other differences**

Other differences between amounts debited / credited to the CIES and amounts payable / receivable to be recognised under statute. For services, this represents removal of the annual leave accrual adjustment. For financing and investment income and expenditure the other differences column recognises adjustments to General Fund for the timing differences for premiums and discounts and financial instruments. The charge under taxation and non-specific grant income and expenditure represents the difference between what is chargeable regulations under statutory for Council Tax and Non-Domestic Rates that was projected to be received at the start of the year and the income recognised under generally accepted accounting practices in the Code. This is a timing difference, as any difference will be brought forward in future Surpluses or Deficits on the Collection Fund.

**1C Expenditure and Income Analysed by Nature**

	<b>2024/25</b>	<b>2023/24</b>
	<b>£000</b>	<b>£000</b>
<b>Expenditure</b>		
Employee benefits expenses	422,625	374,640
Other service expenses	867,180	791,119
Depreciation amortisation and impairment	46,813	46,457
Loss on disposal of non-current assets	11,316	25,620
Interest payments	55,831	49,675
Precepts and Levies	1,433	1,419
<b>Total</b>	<b>1,405,198</b>	<b>1,288,930</b>
<b>Income</b>		
Fees and charges and other service income	(383,712)	(341,357)
Income from Council Tax and Business Rates & Non Service Income	(333,148)	(280,146)
Government grants and contributions	(616,653)	(611,601)
Interest and investment income	(13,282)	(9,328)
<b>Total</b>	<b>(1,346,796)</b>	<b>(1,242,432)</b>
<b>Deficit/(Surplus) on provision of services</b>	<b>58,402</b>	<b>46,498</b>

## 2. ACCOUNTING STANDARDS ISSUED, NOT ADOPTED

The Code of Practice on Local Authority Accounting in the United Kingdom (the Code) requires the disclosure of information relating to the expected impact of an accounting change that will be required by a new standard that has been issued but not yet adopted. At the balance sheet date, the following standards have been issued but not adopted:

- From 1 April 2025, the Accounting Code will change the arrangements for the valuation for 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. The Council currently values our assets every 5 years and indexes non-specialised operational assets, council dwellings and temporary accommodation annually in between the 5 year cycle. Therefore, the Council does not expect a material impact on the value of its non-current assets in 2025/26.
- The 2025/26 Code of Practice will also include a new interpretation of IAS 38 Intangible Assets. Intangible assets previously needed to be measured using fair value where an active market exists but, under the 2025/26 Code of Practice, they can only be valued at historic cost. The Council currently values all of its intangible assets at historic cost so this change in the Code will not change asset values in the Council's accounts in 2025/26.
- IAS 21 The Effects of Changes in Foreign Exchange Rate (Lack of Exchangeability) will be amended to specify how an entity should evaluate whether a currency is exchangeable and how it should choose the spot exchange rate where this is the case. The standard also requires that the impact of currency not being exchangeable is disclosed to users of financial statements. These changes are expected to have little impact on the Council's financial statements.
- FRS 17 Insurance Contracts replaces IFRS 4. It determines when the profit from a contract is recognised, how these contract values are measured and requires the disclosure of detailed information about these contracts. These changes are not expected to impact the Council's financial statements.

## 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 as follows:

### Local Government Funding

There is a high degree of uncertainty about future levels of funding for Local Government. However, the Council has determined that this uncertainty is not yet sufficient to provide an indication that the assets of the Council might be impaired as a result of a need to close facilities and reduce levels of service provision.

### Croydon Affordable Housing - long term lease of properties

During the period 2017/18 to 2019/20 the Council entered into a series of 80 year leases with Croydon Affordable Homes LLP (CAH LLP) and Croydon Affordable Tenures LLP (CAT LLP) with respect to 344 dwellings owned by the Council. The Council's judgement is that control of these properties did not pass to CAH LLP or CAT LLP, but instead remained with the Council. The properties therefore remain in the Council's balance sheet, with CAH LLP and CAT LLP as the landlord to the tenants.

As part of the lease of properties to CAH LLP and CAT LLP, two external funders entered into leases with the Council and the LLPs which resulted in the payment to the Council of an up front lease premium, in return for guaranteed future rent income being paid back to the funders over a period of 40 years. The Council had judged that because the leases were linked with the initial long term lease, the most appropriate accounting treatment is to reflect this agreement as if the Council has raised finance directly from the funders, and has included this as a Long Term Liability in the Council's accounts.

Net book value of properties recognised in the Council's accounts as a result of this judgement  
Financing held in the Council's balance sheet at 31.3.2024 as a result of this judgement

Amount £'000

115,625

(70,916)

### Schools Ownership

As set out in the accounting policies, the Council has reviewed control of schools on a case by case basis, and recognised only those schools where the Council has the balance of control, as shown in the table below:

	Number of schools	Value of Land & Buildings recognised £'000
Community Schools, Foundation Schools, Nursery Schools, Special Schools	30	351,808
Voluntary Aided Faith Schools (excluded from balance sheet)	10	nil

There are 10 voluntary aided schools within the borough for which the non-current assets have not been recognised within Croydon's accounts, based on the judgement that Croydon does not have control of these assets.

## Group Boundary

Croydon has made judgements in accordance with accounting policy 1.1 about which entities are within the group boundary. The judgements made are set out in Note 39.

## Pension Asset

In calculating the net pensions asset or liability, the Council has made a judgement that the statutory framework for setting employer's contributions under its pension schemes constitutes a minimum funding requirement. The Council has determined that the accounting standard (IFRIC 14 IAS19) has set an asset ceiling on the amount that can be disclosed as an assets. These restrict the current realisability of the pension surplus through the reductions in future employer's contributions. The asset ceiling has been factored into the calculations by the Council's actuary, and is reflected in the valuations in these accounts. This has resulted in a defined benefit liability for the Council's pension scheme at 31 March 2025. Please refer to note 41 for further information.

## 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 different from the assumptions and estimates. The following items are in the Authority's Balance Sheet for which there is a risk of adjustment in the forthcoming financial year:

### Pension Fund Assets and Liabilities

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. The actuaries Hymans Robertson LLP provide the Council with expert advice about the assumptions applied, and an estimation of the net pension position. Liabilities are discounted to their present value, using a discount rate of 5.8% (based on the indicative rate of return on high quality corporate bonds).

The assets of the scheme attributable to the London Borough of Croydon are included in the Balance Sheet at their fair value:

- Quoted securities - current bid price or the last trade price depending upon the convention of the market
- Unquoted securities - professional estimate
- Unlisted securities - current bid price
- Property - market value.

The difference between the two, the net liability, is a notional figure; the result of applying the measurement rules within IAS19. Their purpose is to provide a consistent framework of measurement for all Pension Funds to facilitate comparability. The result from the measurement rules would only become a reality if a Pension Fund invested all of its funds in high quality corporate bonds. This is not the case; the Pension Fund invests in a wide portfolio of assets utilising the skills of professional fund managers with the objective of securing a return sufficient to meet the obligations of the Fund as they fall due. IAS19 requires the disclosure of the sensitivity of the results to the methods and assumptions used. The sensitivities regarding the principal assumptions used to measure the scheme liabilities are set out below:

Change in assumptions at 31 March 2025:

- 0.1% decrease in Real Discount Rate
- 1 year increase in member life expectancy
- 0.1% increase in the Salary Increase Rate
- 0.1% increase in the Pension Increase Rate

Approximate % increase to Employer Liability	Approximate monetary amount £000
2.0%	20,617
1.00	50,778
0.0%	617
2.0%	20,587

Details of the Pension Fund position are provided in Note 41 (Pensions - IAS19 and Accounting Code of Practice disclosure notes). For 2024/25, the Council's actuary has concluded that the Council has a net Pensions Asset, but under IFRIC 14 this is being accounted for as a net Pensions Liability.

**4. ASSUMPTIONS MADE ABOUT THE FUTURE AND OTHER MAJOR SOURCES OF ESTIMATION UNCERTAINTY (contd)****Property, Plant and Equipment and Investment Properties**

Property, Plant and Equipment and Investment Properties are held on the Balance Sheet at net book value. These assets are depreciated according to the depreciation policy set by the Council, as detailed in the Accounting Policies section of this Statement of Accounts. The useful economic lives of all assets are reviewed annually to ensure that accurate asset values are reflected on the Balance Sheet. This procedure together with the 5 year rolling valuation and formal review of valuation changes each year is being undertaken to minimise the risk of asset values being mis-stated on the Balance Sheet.

There is always uncertainty in estimating the useful economic life of an asset, but it is expected that drawing upon past experience of useful lives, undertaking annual reviews, and the detailed acquisition plans within the Capital Strategy will minimise the uncertainty.

Estimated values may vary from the actual prices that could be achieved if an asset was disposed at the reporting date.

**Fair Value Measurement**

When the fair values of financial assets and liabilities cannot be measured based on quoted process in active markets, their fair value is measured using valuation techniques, such as quoted prices for similar assets, or a discounted cash flow model. Where possible, the inputs to these valuation techniques are based on observable data, but where this is not possible, judgement is required in establishing fair values. These judgements typically include considerations such as uncertainty and risk. However, changes in the assumptions used could affect the fair value of the authority's assets and liabilities.

The carrying amount of Investments held at Fair Value at 31.3.2025 is £34.3m

**Allowance for Credit Losses**

The allowance is estimated based upon the Authority's past experience of collection rates in conjunction with a prudent view of the current economic climate and its possible impact on those collection rates. The value of allowances for credit loss held at 31.3.2025 is £69.7m

**Business Rates**

Income from Business Rates will be affected in part by outstanding appeals that have been lodged, or may be lodged in the future. Appeals are made in respect of the rateable value (RV) given to the hereditaments by the Valuation Office Agency (VOA) for the 2017 and 2023 rating list. The outcomes of appeals on valuation (including both appeals in progress and an estimate of potential future appeals) can only be estimated using methodologies and vulnerability of some types of property to a wide range of valuation opinion and assumptions. The property diversity and the scale of the estimating process therefore carry a degree of risk regarding the accuracy of the resulting appeals provision computed for the Collection Fund within the Statement of Accounts. Croydon has set an appeals provision based on the following judgements:

- ▶ the outcome of outstanding 2017 list appeals will follow the same average outcomes as previous 2010 appeals,
- ▶ appeals against the 2023 list (both existing and future) will continue to be below the level experienced in 2017 and lower than the 4.7% appeal provision rates built into the 2018 multiplier,
- ▶ the implications of the covid-19 pandemic on the impact on valuations of commercial properties
- ▶ any other case specific appeal items will be absorbed within the appeal provision set for the 2023 list

The carrying amount of the Business Rates appeal provision at 31.3.2025 is £3.6m which represents 30% of the total provision made within the Collection Fund.



## NOTES TO THE CORE FINANCIAL STATEMENTS

### 5. MATERIAL ITEMS OF INCOME AND EXPENSE

Material items of income and expense during the year are highlighted to help the reader understand movements in the Comprehensive Income and Expenditure Statement.

#### Pensions Assets and Liabilities

During 2024/25, the Council's actuarial review determined that whilst the pension fund is a net asset, under IFRIC 14 it is accounted for as a liability. This valuation is a result of changes in financial assumptions and returns on assets. It should be noted that this is not an assessment of the cash value of the funding difference; it is a notional sum that is reversed out through the Local Government accounting mechanism.

The carrying value of the net Pension liability at 31.3.2025 is £0.2m

#### Capitalisation Directions used to balance the Council's General Fund

The Council has received permission from the Secretary of State to bring its General Fund into balance by charging exceptional amounts of revenue expenditure to capital in recent years. This is known as a Capitalisation Direction. The table below sets out the value of capitalisation directions applied to each financial year. Amounts are not cumulative.

*In Principle*\* permission, granted in 2023, now applied  
**Total Capitalisation Direction**

2024/25 £000's	2023/24 £000's
51,000	50,000
<b>51,000</b>	<b>50,000</b>

\*Permission was granted on a provisional basis, and is subject to final confirmation from the Secretary of State.

#### Capital Receipts

The Council is implementing an asset disposal programme, and generated general fund capital receipts of £31.1m from the disposal of assets and investments in 2024/25, which has been applied to finance capital expenditure so as to reduce the increase in borrowing.

#### Expected Credit Loss for capital loans

The Council had made a series of loans to its wholly owned development company Brick by Brick (Croydon) Limited. A review of the loans, and what was expected to be repaid has resulted in an increase in the expected credit loss for this asset. The carrying value of loans is now:

Gross value of loans at 31 March  
Expected Credit Loss  
**Carrying Value of Loan at 31 March**

2024/25 £000's	2023/24 £000's
86,679	104,750
(64,679)	(51,696)
<b>22,000</b>	<b>53,054</b>

### 6. EVENTS AFTER THE REPORTING PERIOD

#### Adjusting Events

There have been no adjusting events after the balance sheet date that have required a change to the balance sheet figures at 31 March 2025.

#### Non-adjusting events:

There were no events identified after the reporting date that require disclosure as non-adjusting events.



**NOTES TO THE CORE FINANCIAL STATEMENTS**

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

This note provides further details as to the make up of the relevant line in the Movement In Reserves Statement

2024-25	General Fund Balance £'000	HRA Balance £'000	Capital Receipts Balance £'000	Capital Grants Unapplied Balance £'000	Major Repairs Reserve Balance £'000	Total Usable Reserves Balance £'000	Total Unusable Reserves Balance £'000
<b>Adjustments involving the Capital Adjustment Account</b>							
<b>Reversal of items debited or credited to the CIES</b>							
Charges for depreciation and impairment of non-current assets (including HRA)	(28,243)				(14,040)	(42,283)	42,283
Revaluation losses on Property, Plant and Equipment	8,920	57				8,977	(8,977)
Impairment/revaluation gains reversing losses previously charged to CIES							
Amortisation of intangible assets	(4,443)	(87)				(4,530)	4,530
Revenue expenditure funded from capital under statute	(18,408)					(18,408)	18,408
Secretary of State Capitalisation Direction	(51,000)					(51,000)	51,000
Long term loans repaid	(16,817)					(16,817)	16,817
Long term loans - impairment	(12,983)					(12,983)	12,983
Amounts of investments written off on disposal or sale as part of the gain/loss on disposal to the CIES	(8,812)					(8,812)	8,812
Amounts of non-current assets written off on disposal or sale as part of the gain/loss on disposal to the CIES	(26,193)	(5,152)				(31,345)	31,345
Movement in the Fair Value of Investment Properties	(8,296)					(8,296)	8,296
Use of the Capital Receipts Reserve to finance new capital expenditure			67,858			67,858	(67,858)
Use of the Major Repairs Reserve to finance new capital expenditure					14,040	14,040	(14,040)
Capital grants and contributions applied	22,545	1,324				23,869	(23,869)
<b>Inclusion of items not debited or credited to the CIES</b>							
Application of grants to capital financing from the Capital Grants Unapplied Account				9,000		9,000	(9,000)
Statutory provision for the financing of capital investment (Minimum Revenue Provision)	28,900					28,900	(28,900)
Capital expenditure charged against the General Fund and HRA balances	1,480	12,196				13,676	(13,676)
<b>Adjustments involving the Capital Receipts Reserve</b>							
Receipts from disposals during the year	31,121	10,663	(41,784)			0	0
Cost of disposals	(592)	(175)	767			0	0
Receipts from the repayment of loans	16,817	0	(16,817)			0	0
<b>Adjustments involving Capital Grants Unapplied</b>							
transfer of unused capital grants to Capital Grants Unapplied	15,413			(15,413)		0	0
<b>Adjustments involving the Financial Instruments Adjustment Account</b>							
Amount by which finance costs charged to the CIES are different from finance costs chargeable in the year in accordance with statutory requirements	782					782	(782)
<b>Adjustments involving the Pensions Reserve</b>							
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	(29,458)	(1,924)				(31,382)	31,382
Employer's pensions contributions and direct payments to pensioners payable in the year	38,650	2,524				41,174	(41,174)
<b>Adjustments involving the Collection Fund Adjustment Account</b>							
Amount by which Council Tax and NNDR income credited to the CIES is different from Council Tax income calculated for the year in accordance with statutory requirements	(3,163)					(3,163)	3,163
<b>Adjustments involving the Pooled Investment Fund Adjustment Account</b>							
Gains / losses on valuation of financial instruments held at Fair Value Through Profit and Loss	2,791					2,791	(2,791)
<b>Adjustments involving the Dedicated Schools Grant Adjustment Account</b>							
School budget deficit transferred from General Fund in accordance with statutory requirements	(1,400)					(1,400)	1,400
<b>Total Adjustments</b>	<b>(42,389)</b>	<b>19,426</b>	<b>10,024</b>	<b>(6,413)</b>	<b>0</b>	<b>(19,352)</b>	<b>19,352</b>

# NOTES TO THE CORE FINANCIAL STATEMENTS

## 7. ADJUSTMENTS BETWEEN ACCOUNTING BASIS AND FUNDING BASIS UNDER REGULATIONS

This note provides further details as to the make up of the relevant line in the Movement In Reserves Statement

2023-24	General Fund Balance £'000	HRA Balance £'000	Capital Receipts Balance £'000	Capital Grants Unapplied Balance £'000	Major Repairs Reserve Balance £'000	Total Usable Reserves Balance £'000	Total Unusable Reserves Balance £'000
<b>Adjustments involving the Capital Adjustment Account</b>							
<b>Reversal of items debited or credited to the CIES</b>							
Charges for depreciation and impairment of non-current assets (including HRA)	(27,224)				(14,083)	(41,307)	41,307
Revaluation losses on Property, Plant and Equipment							
Impairment/revaluation gains reversing losses previously charged to CIES							
Amortisation of intangible assets	(5,063)	(87)				(5,150)	5,150
Revenue expenditure funded from capital under statute	(6,709)					(6,709)	6,709
Secretary of State Capitalisation Direction	(50,000)					(50,000)	50,000
Long term loans repaid			4144			4,144	(4,144)
Amounts of non-current assets written off on disposal or sale as part of the gain/loss on disposal to the CIES	(67,888)	(4,271)				(72,159)	72,159
Adjusting amounts written out of the Pooled Investment Fund Adjustment Account							
Adjusting amounts written out of the Revaluation Reserve							
Net written out amount of the cost of non-current assets consumed in the year							
Use of the Capital Receipts Reserve to finance new capital expenditure			54,352			54,352	(54,352)
Use of the Major Repairs Reserve to finance new capital expenditure					14,083	14,083	(14,083)
Transfers in respect of Community Infrastructure Levy receipts	(120)			9,303		9,183	(9,183)
Capital grants and contributions applied	13,645	1,383		2,112		17,140	(17,140)
<b>Inclusion of items not debited or credited to the CIES</b>							
Application of grants to capital financing from the Capital Grants Unapplied Account							
Statutory provision for the financing of capital investment	30,384					30,384	(30,384)
Repayment of loan financing							
Capital expenditure charged against the General Fund and HRA balances	1,435	21,592				23,027	(23,027)
Lessor Leases							
<b>Adjustments involving the Capital Receipts Reserve</b>							
Receipts from disposals during the year	38,963	7,846	(46,809)			0	0
Cost of disposals	(402)	(111)	513			0	0
Receipts from the repayment of loans							
Transfers from Deferred Capital Receipts							
Financing of capital expenditure							
Repayment of borrowing							
<b>Adjustments involving the Major Repairs Reserve</b>							
Use of MRR to finance new capital expenditure							
<b>Adjustments involving the Revaluation Reserve</b>							
Revaluations upward							
Downward revaluation of assets and impairment losses							
Surplus or deficit on revaluation of non-current assets							
The difference in depreciation arising from a revaluation gain and the depreciation charged on the historic cost							
Accumulated gain or loss on assets sold or scrapped							
Amount written off to the Capital Adjustment Account							
<b>Adjustments involving the Financial Instruments Adjustment Account</b>							
Premiums incurred in the year and charged to the CIES							
Proportion of premiums incurred in previous financial years to be charged against the General Fund Balance in accordance with statutory requirements							
Amount by which finance costs charged to the CIES are different from finance costs chargeable in the year in accordance with statutory requirements	782					782	(782)
<b>Adjustments involving the Pensions Reserve</b>							
Actuarial gains or losses on pensions assets and liabilities							
Reversal of items relating to retirement benefits debited or credited to the CIES	(37,313)	(2,545)				(39,858)	39,858
Employer's pensions contributions and direct payments to pensioners payable in the year	36,201	2,470				38,671	(38,671)
<b>Total Adjustments (A)</b>	<b>(73,309)</b>	<b>26,277</b>	<b>12,200</b>	<b>11,415</b>	<b>0</b>	<b>(23,417)</b>	<b>23,417</b>

**NOTES TO THE CORE FINANCIAL STATEMENTS**

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

This note provides further details as to the make up of the relevant line in the Movement In Reserves Statement

<b>2023-24</b>	<b>General Fund Balance £'000</b>	<b>HRA Balance £'000</b>	<b>Capital Receipts Balance £'000</b>	<b>Capital Grants Unapplied Balance £'000</b>	<b>Major Repairs Reserve Balance £'000</b>	<b>Total Usable Reserves Balance £'000</b>	<b>Total Unusable Reserves Balance £'000</b>
<b>Adjustments involving the Deferred Capital Receipts Reserve</b>							0
Transfer to the Capital Receipts Reserve upon receipt of cash							
<b>Adjustments involving the Collection Fund Adjustment Account</b> Amount by which Council Tax and NNDR income credited to the CIES is different from Council Tax income calculated for the year in accordance with statutory requirements	12,156					12,156	(12,156)
<b>Adjustments involving the Accumulated Absences Account</b> Settlement or cancellation of accrual made at the end of the preceding year Amount accrued at the end of the current year	379	39				418	(418)
Amount by which officer remuneration charged to the CIES on an accruals basis is different from remuneration chargeable in the year in accordance with statutory requirements							
<b>Adjustments involving the Pooled Investment Fund Adjustment Account</b> Gains / losses on valuation of financial instruments held at Fair Value Through Profit and Loss Accumulated gain or loss on assets sold or scrapped to the Capital Adjustment Account	(1,498)					(1,498)	1,498
<b>Adjustments involving the Dedicated Schools Grant Adjustment Account</b>  School budget deficit transferred from General Fund in accordance with statutory requirements							
<b>Total Adjustments (B)</b>	<b>11,037</b>	<b>39</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>11,076</b>	<b>(11,076)</b>
<b>Total Adjustments (A) + (B)</b>	<b>(62,272)</b>	<b>26,316</b>	<b>12,200</b>	<b>11,415</b>	<b>0</b>	<b>(12,341)</b>	<b>12,341</b>

## NOTES TO THE CORE FINANCIAL STATEMENTS

### 8. TRANSFERS TO / FROM 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 £000	Movement In 2023/24 £000	Balance at 31 March 2024 £000	Movement In 2024/25 £000	Balance at 31 March 2025 £000
<b>General Fund - Non Schools</b>					
Growth Zone	(28,509)	644	(27,865)	(2,132)	(29,997)
Business Rates Relief	(12,046)	12,046	0	0	-
Corporate Contingency	(5,554)	156	(5,398)	5,398	-
Public Health	(11,545)	(3,661)	(15,206)	2,673	(12,533)
Local Outbreak Planning	(4,956)	2,124	(2,832)	2,832	-
Council Tax and NNDR Smoothing	(19,987)	(151)	(20,138)	3,356	(16,782)
Insurance Reserve	(2,340)	(196)	(2,536)	(403)	(2,939)
Street Lighting	(5,933)	(1,930)	(7,863)	51	(7,812)
Council and Business Rates Income	(2,037)	2,037	0	0	0
Streets and Neighbourhood Reserve	(1,074)	0	(1,074)	824	(250)
Vulnerable Renters Fund Reserve	(1,304)	0	(1,304)	1,212	(92)
Schools Deficit Funding	(1,000)	0	(1,000)	0	(1,000)
Financial Improvement Reserve	(7,713)	304	(7,409)	3,961	(3,448)
Bad Debt Reserve	(1,000)	0	(1,000)	0	(1,000)
Homelessness Grant Reserve	(790)	0	(790)	790	-
Local Elections	0	(358)	(358)	(319)	(677)
Homes for the Future PFI	(1,122)	0	(1,122)	0	(1,122)
Ashburton PFI	(1,345)	(160)	(1,505)	(161)	(1,666)
Adult Social Care	(2,000)	200	(1,800)	0	(1,800)
Corporate Risk Reserve	0	(13,000)	(13,000)	13,000	-
Business Risk Reserve	(36,340)	27,332	(9,008)	517	(8,491)
HB Multidisciplinary Team	(530)	0	(530)	30	(500)
Economic Delivery and Employment	(506)	506	0	0	0
Dedicated Schools Grant (DSG)	(5,911)	(3,941)	(9,852)	0	(9,852)
Traded Services	(871)	0	(871)	0	(871)
Coroners	(698)	216	(482)	37	(445)
ILTA Remedies	0	0	0	(2,382)	(2,382)
Family Hubs Reserve	0	(2,047)	(2,047)	1,007	(1,040)
Croydon Works	0	(1,372)	(1,372)	(182)	(1,554)
Transformation Reserve	0	(5,250)	(5,250)	2,509	(2,741)
Borough CIL - Local Meaningful Proportion	0	(5,061)	(5,061)	(36)	(5,097)
Homes for Ukraine - Tariff	0	(4,609)	(4,609)	653	(3,956)
Homes for Ukraine - Education	0	(1,319)	(1,319)	490	(829)
Asylum dispersal	0	(623)	(623)	607	(16)
Borough CIL	0	(620)	(620)	0	(620)
Croydon Local Plan	0	(753)	(753)	523	(230)
Work Health Programme	0	(691)	(691)	(127)	(818)
Other Reserves under £0.5m	(2,979)	(3,150)	(6,129)	(1,691)	(7,820)
Sub-total Non Schools	(158,090)	(3,327)	(161,417)	33,037	(128,380)
<b>General Fund - Schools:</b>					
Balances held by schools	(6,910)	(350)	(7,260)	1,867	(5,393)
<b>Total GF Earmarked Reserves</b>	<b>(165,000)</b>	<b>(3,677)</b>	<b>(168,677)</b>	<b>34,904</b>	<b>(133,773)</b>

## 8. TRANSFERS TO / FROM EARMARKED RESERVES (continued)

### 8.1 Earmarked Reserves - Explanations

The Council has established various reserves for specific purposes. The amounts, purposes and objectives of these reserves are summarised below for all reserves over £0.5m:

**Growth Zone** - This funding will be used to meet borrowing costs of up-front investment until the Growth Zone can be supported by its own revenue generation.

**Corporate Contingency** - This reserve has been set aside to support various unknown one off risks, particularly as the organisation progresses through its recent financial challenges. This reserve was utilised in 2024-25.

**Public Health** - Public Health grant funding set aside to tackle specific public health issues as set out in the conditions of this grant.

**Local Outbreak Planning** - Public health grant funding to tackle COVID-19, working to break the chain of transmission and protecting the most vulnerable. The deadline for using this funding was September 2024, and the reserve is now fully used.

**Council Tax and NNDR Smoothing Reserve** - Reserve set aside for the Council Tax and Business Rate Income timing differences arising from the Collection Fund.

**Insurance Reserve** - Allowance for potential claims yet to be received that did not form part of the insurance provision.

**Street Lighting** - this reserve is to help smooth the costs recognised over the long-term life of the PFI contract.

**Council and Business Rates Income Guarantee** - Reserve set aside for the Council under the Tax Income Guarantee scheme in May 2022, to compensate for loss of business rates and council tax income. This was fully used in 2023-24.

**Streets and Neighbourhood** - Reserve to support initiatives across streets and neighbourhoods to promote resident and business experience.

**Vulnerable Renters Fund** - held to provide support to those at risk of eviction due to arrears to prevent homelessness.

**Schools Deficit Reserve** - Allowance for schools in deficit closing and remaining deficit falling on general fund.

**Financial Improvement Reserve** - funding earmarked to deliver improvements to financial processes and management to deliver the recommendations set out in the Council's Annual Governance Statement.

**Bad Debt Reserve** - Allowance for decline in collection rates in case of further economic decline.

**Homelessness Grant** - This is unspent grant ringfenced to prevent homelessness, and has been used in 2024-25.

**Local Elections** - This reserve is to smooth out the costs of elections, which do not fall equally each and every year.

**Homes for the Future PFI Sinking Fund** - This reserve is to smooth out the costs and income of this PFI contract over its life.

**Ashburton PFI Sinking fund** - This reserve is to smooth out the costs and income of this PFI contract over its life.

**Adult Social Care** - This reserve is to deal with unforeseen costs that may arise as knock-on impacts from the turbulence of recent years on the supply chain

**Corporate Risk Reserve** - This reserve is held to mitigate against risks arising at a corporate level, and was used in full in 2024-25 to address the in-year over-spend.

**Business Risk Reserve** - funds held to address operational business risks.

**HB Multidisciplinary Team** - to fund a working group drawn from across the Council to reduce Housing Benefit expenditure subsidy loss.

**Dedicated Schools Grant** - this represents underspends on the Dedicated Schools ringfenced grant. However, it excludes deficit amounts, which are held in an unusable reserve called "DSG Adjustment Account". These two reserves need to be combined to understand the total DSG position of the Council.

**Traded Services** - this represents accumulated gains to date of traded services.

**Coroners** - this is to assist in smoothing costs evenly each year.

**8. TRANSFERS TO / FROM EARMARKED RESERVES (continued)**

**8.1 Earmarked Reserves - Explanations (continued)**

**ILTA Remedies** - this reserve was created in 2024-25 to hold monies received by the Council in relation to a town centre development. Monies will be used to fund planned future revenue and capital expenditure.

**Family Hubs Reserve** - this is carried forward underspend on ring-fenced grant.

**Croydon Works** - this is carried forward unspent ring-fenced grant.

**Transformation Reserve** - this is to support the one-off costs of transformation.

**Community Infrastructure Levy - Local Meaningful Proportion** - this represents unused funding raised through Community Infrastructure Levy (CIL) that will be used to fund infrastructure investment (previously this had been recognised solely in Capital Grants Unapplied reserve).

**Homes for Ukraine - Tariff** - this is carried forward underspend on ring-fenced grant.

**Homes for Ukraine - Education** - this is carried forward underspend on ring-fenced grant.

**Asylum Dispersal** - this is carried forward underspend on ring-fenced grant.

**Borough CIL** - this represents unused funding raised through Community Infrastructure Levy (CIL). Funding will be used to fund infrastructure investment (previously this had been recognised solely in Capital Grants Unapplied reserve).

**Croydon Local Plan** - this is to fund the review of the Local Plan.

**Work Health Programme** - this is carried forward unspent ring-fenced grant.

## NOTES TO THE CORE FINANCIAL STATEMENTS

### 9. OTHER OPERATING EXPENDITURE

This note details the component elements of the Other Operating Expenditure section of the Comprehensive Income and Expenditure Statement

	2024/25 £000	2023/24 £000
Levies	1,433	1,419
Payments of Housing capital receipts to Government pool	-	
(Gain)/loss on disposal of non-current assets	12,082	25,620
<b>Total</b>	<b>13,515</b>	<b>27,039</b>

A levy is the act of an imposing or collecting an amount of money, as of a tax, by an authority. The money raised is used to meet expenditure on various projects. Some of the levies are often apportioned between various authorities. Levies are owed to the following authorities: the Financial Reporting Council - Preparers Levy; London Councils - London Boroughs Grants Scheme; Environment Agency; Lee Valley Regional Park Authority; and the London Pensions Fund Authority.

### 10. FINANCING AND INVESTMENT INCOME AND EXPENDITURE

This note details the component elements of the Finance and Investment Income and Expenditure section of the Comprehensive Income and Expenditure Statement.

	2024/25 £000	2023/24 £000
Interest payable and similar charges	55,831	49,675
Interest receivable and similar income	(1,512)	(6,388)
(Gains)/Losses <i>realised</i> on financial instruments classified as FVPL*	(4,996)	(3,879)
(Gains)/Losses <i>unrealised</i> on fair value of investment properties	(2,791)	1,498
Other investment income	(1,112)	(1,141)
Premium receivable	(435)	-
Investment property rental income	(864)	(3,848)
Pensions Interest Cost and Expected Return on Pensions Assets	(1,572)	4,430
(Surplus) / deficit on trading undertakings	38	(49)
Changes in fair value of investment properties	8,296	-
Exceptional items	130	-
<b>Total</b>	<b>51,013</b>	<b>40,298</b>

\*FVPL means Fair Value through Profit & Loss

### 11. TAXATION AND NON-SPECIFIC GRANT INCOME

	2024/25 £000	2023/24 £000
<b>Credited to Taxation and Non-Specific Grant Income</b>		
Recognised Capital Grants and Contributions	(31,310)	(11,034)
Council Tax Income	(257,378)	(233,798)
National Non-Domestic Rates (NNDR)	(75,770)	(46,349)
Revenue Support Grant	(19,457)	(16,711)
Non-service Related Government Grants (see Note 30)	(66,597)	(102,068)
<b>Taxation and Non-Specific Grants</b>	<b>(450,512)</b>	<b>(409,960)</b>

# NOTES TO THE CORE FINANCIAL STATEMENTS

## 12. PROPERTY, PLANT AND EQUIPMENT

2024/25

Net Book Value

at 1 April 2024

Gross Book Value

at 1 April 2024

Additions

Revaluation increase/(decrease)

recognised in the Revaluation

Reserve

Revaluation increase/(decrease)

recognised in the Surplus/Deficit

on the Provision of Services

Derecognition - Disposals

Derecognition - Other

Assets reclassified (to)/from

held for sale

Transfers/Reclassifications

Transfers from investment properties

Other Movements in cost or

valuation

**Gross book value**

**31 March 2025**

Accumulated

Depreciation and Impairment

at 1 April 2024

Depreciation for year

Depreciation written out to the

Revaluation reserve

Depreciation written out to the

Surplus/Deficit on the

Provision of Services

Impairment Losses/(Reversals)

recognised in the Revaluation

Reserve

Impairment Losses/(Reversals)

recognised in the Surplus/Deficit

on the Provision of Services

Derecognition - Disposals

Derecognition - Other

Assets reclassified (to)/from

held for sale

Transfers/Reclassifications

Other movements in

Depreciation and Impairment

Accumulated Depreciation and

Impairment 31 March 2024

**Net book value**

**31 March 2025**

	Council Dwellings £000	Other Land and Buildings £000	Vehicles, Plant, Furniture and Equipment £000	Community Assets £000	Surplus Assets £000	Assets under Construction £000	Total PPE £000	PFI Assets Included in PPE £000
Net Book Value at 1 April 2024	1,092,484	928,743	4,101	2,665	100	4,598	2,032,691	107,282
Gross Book Value at 1 April 2024	1,092,484	964,896	7,056	8,796	100	4,598	2,077,930	128,578
Additions	42,752	27,594	4,983	537	0	5,115	80,981	0
Revaluation increase/(decrease) recognised in the Revaluation Reserve	(42,183)	58,485	0	0	0	0	16,302	18,597
Revaluation increase/(decrease) recognised in the Surplus/Deficit on the Provision of Services	0	(5,985)	0	0	0	0	(5,985)	13
Derecognition - Disposals	(5,217)	(3,033)	0	0	0	0	(8,250)	0
Derecognition - Other	0	(4,491)	0	0	0	0	(4,491)	0
Assets reclassified (to)/from held for sale	0	(1,877)	0	0	0	0	(1,877)	0
Transfers/Reclassifications	(207)	(133)	0	0	133	207	0	0
Transfers from investment properties	0	116	0	0	0	0	116	0
Other Movements in cost or valuation							0	0
<b>Gross book value 31 March 2025</b>	<b>1,087,629</b>	<b>1,035,572</b>	<b>12,039</b>	<b>9,333</b>	<b>233</b>	<b>9,920</b>	<b>2,154,726</b>	<b>147,188</b>
Accumulated Depreciation and Impairment at 1 April 2024	0	(36,153)	(2,955)	(6,131)	0	0	(45,239)	(21,296)
Depreciation for year	(13,587)	(15,396)	(2,268)	(874)	1	0	(32,124)	(3,719)
Depreciation written out to the Revaluation reserve	13,522	34,238	0	0	0	0	47,760	5,247
Depreciation written out to the Surplus/Deficit on the Provision of Services	0	15,092	0	0	0	0	15,092	0
Impairment Losses/(Reversals) recognised in the Revaluation Reserve	0	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	0
Derecognition - Disposals	65	132	0	0	0	0	197	0
Derecognition - Other	0	182	0	0	0	0	182	0
Assets reclassified (to)/from held for sale	0	19	0	0	0	0	19	0
Transfers/Reclassifications	0	5	0	0	(5)	0	0	0
Other movements in Depreciation and Impairment							0	0
Accumulated Depreciation and Impairment 31 March 2024	0	(1,881)	(5,223)	(7,005)	(4)	0	(14,113)	(19,768)
<b>Net book value 31 March 2025</b>	<b>1,087,629</b>	<b>1,033,691</b>	<b>6,816</b>	<b>2,328</b>	<b>229</b>	<b>9,920</b>	<b>2,140,613</b>	<b>127,420</b>



# NOTES TO THE CORE FINANCIAL STATEMENTS

## 12. PROPERTY, PLANT AND EQUIPMENT

2023/24

Net Book Value

at 1 April 2023

Gross Book Value

at 1 April 2023

Additions

Revaluation increase/(decrease)

recognised in the Revaluation

Reserve

Revaluation increase/(decrease)

recognised in the Surplus/Deficit

on the Provision of Services

Derecognition - Disposals

Derecognition - Other

Assets reclassified (to)/from

held for sale

Transfers/Reclassifications

Other Movements in cost or

valuation

**Gross book value**

**31 March 2024**

Accumulated

Depreciation and Impairment

at 1 April 2023

Depreciation for year

Depreciation written out to the

Revaluation reserve

Depreciation written out to the

Surplus/Deficit on the

Provision of Services

Impairment Losses/(Reversals)

recognised in the Revaluation

Reserve

Impairment Losses/(Reversals)

recognised in the Surplus/Deficit

on the Provision of Services

Derecognition - Disposals

Derecognition - Other

Assets reclassified (to)/from

held for sale

Transfers/Reclassifications

Other movements in

Depreciation and Impairment

Accumulated Depreciation and

Impairment 31 March 2024

**Net book value**

**31 March 2024**

	Council Dwellings £000	Other Land and Buildings £000	Vehicles, Plant, Furniture and Equipment £000	Community Assets £000	Surplus Assets £000	Assets under Construction £000	Total PPE £000	PFI Assets Included in PPE £000
Net Book Value at 1 April 2023	1,089,805	968,941	3,267	2,304	3,546	0	2,067,863	111,051
Gross Book Value at 1 April 2023	1,089,805	990,087	19,263	7,982	3,564	0	2,110,701	128,578
Additions	31,263	7,270	2,372	901	0	4,598	46,404	0
Revaluation increase/(decrease) recognised in the Revaluation Reserve	(25,155)	0	0	0	0	0	(25,155)	0
Revaluation increase/(decrease) recognised in the Surplus/Deficit on the Provision of Services	0	0	0	0	0	0	0	0
Derecognition - Disposals	(3,431)	(114)	0	0	0	0	(3,545)	0
Derecognition - Other	0	(26,307)	(14,579)	(87)	0	0	(40,973)	0
Assets reclassified (to)/from held for sale	0	(9,504)	0	0	0	0	(9,504)	0
Transfers/Reclassifications	0	3,464	0	0	(3,464)	0	0	0
Other Movements in cost or valuation	2	0	0	0	0	0	2	0
<b>Gross book value 31 March 2024</b>	<b>1,092,484</b>	<b>964,896</b>	<b>7,056</b>	<b>8,796</b>	<b>100</b>	<b>4,598</b>	<b>2,077,930</b>	<b>128,578</b>
Accumulated Depreciation and Impairment at 1 April 2023	0	(21,146)	(15,996)	(5,678)	(18)	0	(42,838)	(17,527)
Depreciation for year	(13,598)	(16,165)	(1,538)	(539)	(19)	0	(31,859)	(3,769)
Depreciation written out to the Revaluation reserve	13,598	0	0	0	0	0	13,598	0
Depreciation written out to the Surplus/Deficit on the Provision of Services	0	0	0	0	0	0	0	0
Impairment Losses/(Reversals) recognised in the Revaluation Reserve	0	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	0
Derecognition - Disposals	0	12	0	0	0	0	12	0
Derecognition - Other	0	970	14,579	86	0	0	15,635	0
Assets reclassified (to)/from held for sale	0	-	0	0	0	0	0	0
Transfers/Reclassifications	0	213	0	0	37	0	213	0
Other movements in Depreciation and Impairment	0	(37)	0	0	0	0	0	0
Accumulated Depreciation and Impairment 31 March 2024	0	0	0	0	0	0	0	0
<b>Net book value 31 March 2024</b>	<b>0</b>	<b>(36,153)</b>	<b>(2,955)</b>	<b>(6,131)</b>	<b>0</b>	<b>0</b>	<b>(45,239)</b>	<b>(21,296)</b>
	1,092,484	928,743	4,101	2,665	100	4,598	2,032,691	107,282

## 12. PROPERTY, PLANT AND EQUIPMENT (continued)

### Infrastructure Assets

#### Movements on balances

In accordance with the temporary relief offered by the Update to the Code on infrastructure assets this note does not include disclosure of gross cost and accumulated depreciation for infrastructure assets because historical reporting practices and resultant information deficits mean that this would not faithfully represent the asset position to the users of the financial statements. The authority has chosen not to disclose this information as the previously reported practices and resultant information deficits mean that gross cost and accumulated depreciation are not measured accurately and would not provide the basis for the users of the financial statements to take economic or other decisions relating to infrastructure assets.

	2024/25 £'000	2023/24 £'000
Net Book Value (modified historical costs)		
At 1 April	168,213	166,012
Additions	13,951	11,657
Derecognitions	0	-8
Depreciation	(10,157)	(9,448)
Impairment		
Other movement in cost		
NBV at 31 March	172,007	168,213

Reconciliation with the total Property, Plant and equipment in the Balance Sheet

	2024/25 £'000	2023/24 £'000
Infrastructure Assets	172,007	170,414
Other PPE assets	2,140,613	2,030,489
Total PPE assets	2,312,620	2,200,903

The authority has determined in accordance with Regulation 30M England of the Local Authorities (Capital Finance and Accounting) (England/Wales) (Amendment) Regulations 2022 that the carrying amounts to be derecognised for infrastructure assets when there is replacement expenditure is nil.

### Council Dwellings

Council dwellings are valued at less than market value, as directed by Government. See HRA Note 2 for more details.

### Depreciation

The depreciation policy is set out under the Statement of Accounting Policies.

### Revaluations

The Authority carries out a rolling programme to ensure all Property, Plant and Equipment required to be measured is revalued at least every five years. Valuation of Other Land and Buildings were carried out by external valuers Wilks Head & Eve. Additionally, an internal annual review was undertaken to determine if there were any material changes to Property Plant and Equipment as at 31 March 2025 for assets not revalued in 2024/25

For the 2022-23 and 2023-24 accounts, in order to prepare the accounts ahead of the backstop date, it was judged the accounting entries in relation to the change in value of certain fixed assets would not be included in the accounts. This was because the calculation of such amounts represented the largest single piece of work to be undertaken for 2022-23 and 2023-24, and the changes in these asset values has no direct impact on the General Fund or reserves position of the Council. Valuation changes are instead held in an unusable reserve, and it is only upon the sale of an asset where the change in its value can affect the spending power of the authority.

As a result, for 2024-25, to ensure that the revaluation of Land and Buildings would cover all material items, the Council requested Wilks, Head & Eve to revalue specific material assets as at 31 March 2025, where valuation data from the rolling revaluation programme had not already done so.

The valuations of Council dwellings were undertaken externally by Wilks Head & Eve as at 31 March 2025.

All valuations were carried out in accordance with the methodologies and bases for estimation set in the professional standards of the Royal Institution of Chartered Surveyors. All valuations were as at 31 March 2025.

## 12. PROPERTY, PLANT AND EQUIPMENT (continued)

These valuations were carried out in accordance with the methodologies and bases for estimation set out in:

- ▶ the professional standards of the Royal Institution of Chartered Surveyors; and
- ▶ the Stock Valuation for Resource Accounting Guidance for Valuers 2016 from the MHCLG

The significant assumptions applied in estimating the current values are:

- ▶ There are no onerous conditions or restrictions which might affect the valuations
- ▶ Operational assets are valued using Depreciated Replacement Cost (DRC) for specialised properties, or Existing Use Value (EUV) for other properties
- ▶ Non operational properties are valued using fair value (FV)
- ▶ The external valuer uses a single, average rate to value land across the borough.

The table below sets out the categories of property assets and if applicable, when they were last revalued

	<b>Council Dwellings</b>	<b>Other Land &amp; Buildings</b>	<b>Vehicles &amp; Plant</b>	<b>Infrastructure</b>	<b>Community</b>	<b>Surplus Assets</b>	<b>Assets Under Construction</b>	<b>Total</b>
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Carried at historical cost			6,816	172,007	2,328		9,920	191,071
Valued at current value as at:								
31/03/2025	1,087,629	1,009,605				165		2,097,399
31/03/2024		0				0		0
31/03/2023		0				0		0
31/03/2022		7,535				40		7,575
31/03/2021		7,089				24		7,113
Up to 31/03/2020		9,462				0		9,462
Total cost or valuation (NBV)	1,087,629	1,033,691	6,816	172,007	2,328	229	9,920	2,312,620

### Valuation Techniques Used To Determine Level Two Fair Value

Investment properties and surplus assets have been valued using either the Market or Income approaches to Fair Value. The valuations were carried out by external valuers Wilks Head & Eve.

Valuations have taken into account the following factors:

- ▶ existing lease terms and rentals relating to each property, including income produced
- ▶ independent research into market evidence including market rentals and yields, adjusted to reflect the nature of each tenancy or void

### Highest and Best Use of Investment Properties

In estimating the fair value of Croydon's investment properties and surplus properties, the highest and best use of the properties is deemed to be their current use.

### Fair Value Measurement

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

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

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

## 12. PROPERTY, PLANT AND EQUIPMENT (continued)

When measuring the fair value of a non-financial asset, the authority takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use. The authority uses valuation techniques that are appropriate in the circumstances and for which sufficient data is available, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

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

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

### Measurement of fair value of non-financial assets

The following table shows the Levels within the hierarchy of non-financial assets measured at fair value on a recurring basis at 31 March 2025. Note, that the majority of Property, Plant and Equipment is carried at current value in accordance with IAS 16 adaptation and are not carried at fair value.

	Level 1 £000	Level 2 £000	Level 3 £000	31 March 2025 Total £000
Surplus Assets		229		229
Investment Properties		14,800		14,800
Assets held for Sale		6,407		6,407
<b>Total non-financial assets held at Fair Value</b>		<b>21,436</b>		<b>21,436</b>

	Level 1 £000	Level 2 £000	Level 3 £000	31 March 2024 Total £000
Surplus Assets		100		100
Investment Properties		32,176		32,176
Assets held for Sale		14,657		14,657
<b>Total non-financial assets held at Fair Value</b>	<b>0</b>	<b>46,933</b>	<b>0</b>	<b>46,933</b>

### CAPITAL COMMITMENTS

There were no capital schemes with significant contractual commitments for future capital expenditure in 2024/25

Department	Capital Scheme	Estimated Total Cost	
		31 March 2026 £000	31 March 2025 £000
Housing Revenue Account Capital Schemes			
- Major Repairs and Improvements Programme		22,749	
- Gas & Fire servicing		6,762	
- Building Safety Works		6,083	
- Repairs Referrals		8,600	
- Regina Road development scheme		22,301	
General Fund Capital Programme			
- Adult Living Independently Programme		5,348	
- Waste and Street Cleansing Vehicles		16,900	
	<b>Total Cost</b>	<b>88,743</b>	<b>-</b>

## 13. HERITAGE ASSETS

The carrying value of heritage assets held by the authority is no longer judged to be material and consequently the Heritage Assets note will no longer be prepared as part of the authority's financial statements

#### 14. INVESTMENT PROPERTIES

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 except for the properties in Imperial Way. The properties in Imperial Way were transferred to the London Borough of Croydon (LBC) from the London Borough of Sutton (LBS) due to a boundary change in 1994. Following an application to the High Court by LBS, the High Court decided that Sutton was entitled to all the rental income from the rent levels prevailing at the date of the boundary change and half from any subsequent increase. Consequently, LBC's only entitlement from its freehold interest in Imperial Way is one half of the rental produced from any increase in rental subsequent to the boundary change.

The Authority has no contractual obligations to purchase, construct or develop investment property or for repairs, maintenance or enhancement.

It is not possible to disclose the direct operating expenses arising from investment property; the expenses of property management are not yet separately recorded between property classes.

Investment property is measured at fair value. Valuation techniques and inputs into calculating the fair value of investment properties can be found in Note 12. The following table summarises the movement in the fair value of investment properties over the year:

	2024/25 Total £000	2023/24 Total £000
Balance at start of the year	32,176	75,396
Additions	1	0
Disposals	(8,965)	(43,220)
Net gains/losses from fair value adjustments	(8,296)	0
Transfers:		
to/from Property, Plant and Equipment	(116)	0
<b>Balance at end of the year</b>	<b>14,800</b>	<b>32,176</b>

#### 15. 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 include both purchased licenses and internally generated software.

All software is given a finite useful life, based on assessments of the period that the software is expected to be of use to the Authority. Currently this is set at five years for every intangible asset.

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

	2024/25 Intangible Assets £000	2023/24 Intangible Assets £000
<b>Balance at start of year:</b>		
Gross carrying amounts	27,589	31,010
Accumulated amortisation	(16,820)	(17,847)
Net carrying amount at start of year	10,769	13,163
Additions:		
Purchases	5,797	2,756
Amortisation for the period	(4,531)	(5,150)
Other changes - cost	0	(6,177)
Other changes - amortisation	0	6,177
<b>Net carrying amount at end of year</b>	<b>12,035</b>	<b>10,769</b>
Comprising:		
Gross carrying amounts	33,386	27,589
Accumulated amortisation	(21,351)	(16,820)
	12,035	10,769

There are no intangible assets that are individually material, i.e. with over £15 million gross carrying value, to the financial statements.

## 16. FINANCIAL INSTRUMENTS

A financial instrument is a contract that gives rise to a financial asset of one entity and a financial liability or equity instruments of another entity, recognised on the balance sheet when the Council becomes party to their contractual provisions.

Financial instruments range from straightforward trade receivables and trade payables to more complex transactions such as financial guarantees and derivatives. The Council's borrowing, service concession arrangements (PFI and similar contracts) and investment transactions are classified as financial instruments.

Non exchange transactions, like those relating to tax and government grants, do not give rise to financial instruments.

Further details of the treatment and classification of Financial Instruments can be found in the Accounting Policies (Note 1)

The following categories of financial instrument (investments, lending and borrowing) are carried in the Balance Sheet:

	31 March 2025 £000	31 March 2024 £000	31 March 2025 £000	31 March 2024 £000
	Non-Current	Non-Current	Current	Current
<b>Financial Liabilities at Amortised Cost</b>				
Borrowing	(1,361,843)	(1,257,839)	(180,499)	(93,000)
Service concessions and finance lease liabilities	(58,140)	(61,628)	(3,488)	(3,247)
Trade creditors			(156,181)	(165,368)
Bank overdraft			(2,508)	(18,666)
<b>Total Financial Liabilities</b>	<b>(1,419,983)</b>	<b>(1,319,467)</b>	<b>(342,676)</b>	<b>(280,281)</b>
<b>Financial Assets at Amortised Cost</b>				
Investments	0		60,000	
Loans and Receivables	92,924	110,370		
Expected lifetime credit risk on loans to Brick by Brick	(64,679)	(51,696)		
Current trade debtors			174,652	168,386
Cash and cash equivalents			5,000	10,000
<b>Financial Assets at Fair Value through Profit and Loss</b>				
Investments	34,344	40,364		
Cash and cash equivalents			73,432	45,200
<b>Total Financial Assets</b>	<b>62,589</b>	<b>99,038</b>	<b>313,084</b>	<b>223,586</b>

### Financial Instruments Classified at Fair Value through Profit or Loss

Croydon Council has an investment in shares in a property fund (the Real Lettings Property Fund), principally to secure service savings in relation to temporary accommodation. As this instrument is not structured to repay principal and interest, it is necessary to hold it at Fair Value.

### Notes

1. Financial liabilities at amortised costs: Under accounting requirements the carrying value of the financial instrument value is shown in the Balance Sheet which includes the principal amount borrowed or lent and further adjustments for breakage costs or stepped interest loans (measured by an effective interest rate calculation) including accrued interest. Accrued interest is shown separately in current assets/liabilities where the payments/receipts are due within one year. The effective interest rate is the rate that exactly discounts estimated future cash payments over the life of the instrument to the amount at which it was originally recognised.

2. All operational creditors and debtors are due for settlement within one year. Debtors and creditors falling within this definition are disclosed elsewhere in the Balance Sheet.

16. FINANCIAL INSTRUMENTS (continued)

Income, Expense, Gains and Losses

Net (gains)/losses on:

Financial assets measured at FVPL

Realised movement in valuation

Unrealised movement in valuation

Total (increase)/decrease in value

Interest/dividend income:

Financial assets measured at amortised cost

Dividend income

Premium receivable

Total interest/dividend income

Interest expense

2024/25 Surplus or Deficit on the Provision of Services £'000	2023/24 Surplus or Deficit on the Provision of Services £'000
(4,996)	(3,879)
(2,791)	1,498
(7,787)	(2,381)
(1,512)	(6,388)
(1,112)	(1,141)
(435)	-
(3,059)	(7,529)
55,831	49,675

FAIR VALUE OF FINANCIAL ASSETS AND FINANCIAL LIABILITIES

The fair value of each class financial assets and liabilities which are carried in the Balance Sheet is disclosed below. Please see Note 1.4 in the Accounting Policies section for further information.

Methods and Assumptions in Valuation Technique

The fair value of an instrument is determined by calculating the Net Present Value (NPV) of future cash flows, which provides an estimate of the value of payments in the future in today's terms.

The discount rate used in the NPV calculation is the rate applicable in the market on the date of valuation for an instrument with the same structure, terms and remaining duration. For debt, this will be the new borrowing rate since premature repayment rates include a margin which represents the lender's profit as a result of rescheduling the loan; this is not included in the fair value calculation since any motivation other than securing a fair price should be ignored.

The rates quoted in this valuation were obtained by the Council's Treasury Management consultants, Link Asset Services (UK) Ltd, from the Money Markets on 31 March, using bid prices where applicable. The calculations are made with the following assumptions:

- ▶ For Public Works Loans Board (PWLb) debt, the discount rate used is the rate for new borrowing as per the rate sheet in force on 31 March;
- ▶ For other market debt and investments the discount rate used is the rates available for an instrument with the same terms from a comparable lender;
- ▶ No early repayment or impairment is recognised;
- ▶ Fair value calculations have been done for all instruments in the portfolio, but only those which are materially different from the carrying value have been disclosed;
- ▶ The fair value of trade and other receivables or instruments with a maturity of less than 12 months is taken to be the invoiced or billed amount.

## NOTES TO THE CORE FINANCIAL STATEMENTS

### 16. FINANCIAL INSTRUMENTS (continued)

The fair values are calculated as follows:

#### FAIR VALUE OF LIABILITIES CARRIED AT AMORTISED COST

	Fair Value Hierarchy	31 March 2025		31 March 2024	
		Carrying Amount £000	Fair Value £000	Carrying Amount £000	Fair Value £000
PWLB - maturity	level 2	(1,323,153)	(1,036,500)	(1,092,601)	(974,042)
Market debt (including LOBOs)	level 2	(127,000)	(108,122)	(127,000)	(118,659)
Funding raised for Croydon Affordable Homes	level 2	(70,916)	(52,667)	(71,238)	(54,654)
Temporary borrowing	level 2	(21,273)	(21,273)	(60,000)	(60,000)
Private Finance Initiative (PFI) and finance lease Liability	level 2	(61,628)	(71,129)	(64,875)	(78,720)
Bank overdraft	level 1	(2,508)	(2,508)	(18,666)	(18,666)
<b>Financial Liabilities</b>		<b>(1,606,478)</b>	<b>(1,292,199)</b>	<b>(1,434,380)</b>	<b>(1,304,741)</b>

Fair value is lower than the carrying amount because the Council's portfolio of loans includes a number of fixed rate loans where the interest rate payable is lower than the rates available for similar loans at the Balance Sheet date. The fair value of the PFI liability is higher as the discount rate used is lower than the implicit rate used in the PFI models.

#### FAIR VALUE OF ASSETS CARRIED AT AMORTISED COST

	Fair Value Hierarchy	31 March 2025		31 March 2024	
		Carrying Amount £000	Fair Value £000	Carrying Amount £000	Fair Value £000
Term deposits with banks and other Local Authorities	level 2	65,000	65,000	10,000	10,000
Long-term debtors	level 2	28,245	26,993	58,674	61,174
<b>Financial Assets</b>		<b>93,245</b>	<b>91,993</b>	<b>68,674</b>	<b>71,174</b>

The fair value can be higher or lower than the carrying amount because the Council's portfolio of investments includes a few fixed rate investments where the interest rate receivable is different than the rates available for similar investments at the Balance Sheet date.

#### FAIR VALUE MEASUREMENT OF FINANCIAL INSTRUMENTS

Financial assets and financial liabilities measured at fair value in the statement of financial position are grouped into three Levels of a fair value hierarchy. The three Levels are defined based on the observability of significant inputs to the measurement as follows:

- ▶ Level 1: quoted process (unadjusted) in active markets for identical assets or liabilities
- ▶ Level 2: inputs other than quoted process included within level 1 that are observable for the asset or liability, either directly or indirectly
- ▶ Level 3: unobservable inputs for the asset or liability.



## NOTES TO THE CORE FINANCIAL STATEMENTS

### 16. FINANCIAL INSTRUMENTS (continued)

The following table shows the Levels within the hierarchy of financial assets and liabilities measured at fair value on a recurring basis at 31 March 2025:

	Level 1 £000	Level 2 £000	Level 3 £000	31 March 2024 Total £000
<b>Financial Assets</b>				
Cash and cash equivalents	73,432			73,432
Investments		34,344		34,344
<b>Total Financial Assets</b>	<b>73,432</b>	<b>34,344</b>	<b>0</b>	<b>107,776</b>

There were no transfers between Level 1 and Level 2 in 2024/25

#### Measurement of fair value of financial instruments

The Council's finance team performs valuations of financial items for financial reporting purposes in consultation with third party valuation specialists for complex valuations. Valuation techniques are selected based on the characteristics of each instrument, with the overall objective of maximising the use of market-based information. The finance team reports directly into the Corporate Director of Resources and Section 151 Officer and to the Audit and Governance Committee.

The valuation techniques used for material instruments categorised in Levels 2 and 3 are described below:

#### Investments (Level 2)

The Council has an investment in a property fund, the fundamental value of which is based on the valuations of the underlying properties. These valuations are estimated based on the amount an investor could be expected to pay for the existing leases and rental income, in addition to an appropriate level of reversionary value.

As the fair values have been calculated from observable market data, other than prices for identical instruments, these are classified as level 2.

#### Reconciliation of liabilities arising from financing activities 2024-25

	01 April 2024 £'000	Financing cash flows £'000	Acquisitions £'000	Other non-cash changes £'000	31 March 2025 £'000
Long-term borrowings	(1,257,839)	(230,229)		126,225	(1,361,843)
Short-term borrowings	(93,000)	51,726		(139,225)	(180,499)
Lease and PFI liabilities	(64,875)	3,247			(61,628)
<b>Total liabilities from financing activities</b>	<b>(1,415,714)</b>	<b>(175,256)</b>	<b>0</b>	<b>(13,000)</b>	<b>(1,603,970)</b>

#### 2023-24

	01 April 2023 £'000	Financing cash flows £'000	Acquisitions £'000	Other non-cash changes £'000	31 March 2024 £'000
Long-term borrowings	(1,056,351)	(214,488)		13,000	(1,257,839)
Short-term borrowings	(293,800)	213,800		(13,000)	(93,000)
Lease and PFI liabilities	(68,137)	3,262			(64,875)
<b>Total liabilities from financing activities</b>	<b>(1,418,288)</b>	<b>2,574</b>	<b>0</b>	<b>0</b>	<b>(1,415,714)</b>

## NOTES TO THE CORE FINANCIAL STATEMENTS

### 17. DEBTORS

The amounts receivable at the reporting date are shown in the table below:

	2024/25 £000	2023/24 £000
Trade receivables	174,652	168,386
Prepayments	18,642	18,050
Other receivable amounts	57,130	43,322
Allowance for credit losses	(69,729)	(65,770)
<b>Total</b>	<b>180,695</b>	<b>163,988</b>

The aged debt status of debt arising from local taxation is not judged to be material.

### 18. CASH AND CASH EQUIVALENTS

	2024/25 £000	2023/24 £000
Bank current accounts	(2,508)	(18,666)
Short-term deposits with other local authorities	5,000	10,000
Money Market Funds	73,432	45,200
<b>Total</b>	<b>75,924</b>	<b>36,534</b>

### 19. ASSETS HELD FOR SALE

	2024/25 £000	2023/24 £000
Balance at start of the year	14,657	5,348
Revaluation decrease recognised in the Surplus/Deficit	(215)	0
Reversal of loss recognised in the Surplus / Deficit	84	0
Asset additions	0	18
Assets Sold	(9,977)	0
Transfers from / (to) Property, Plant and Equipment	1,858	9,291
<b>Balance outstanding at year end</b>	<b>6,407</b>	<b>14,657</b>

### 20. CREDITORS AND RECEIPTS IN ADVANCE (RIA)

	2024/25 £000	2023/24 £000
Receipts In Advance	(10,916)	(19,130)
Trade payables	(156,181)	(165,368)
Other payables	(27,980)	(23,474)
<b>Total</b>	<b>(195,077)</b>	<b>(207,972)</b>

### 21. PROVISIONS

#### Short-Term Provisions

	Disability Care Package Charges review £000	Contract Claim £000	HRA Water £000	Subsidy Clawback £000	External Audit costs £000	Other Provisions £000	Total £000
Balance at 1 April 2024	(327)	0	(6,138)	(4,809)	(544)	(210)	(12,028)
Amounts used in 2024/25							0
Provisions released in 2024/25					544	130	674
Additional provisions made in 2024/25		(2,355)				(40)	(2,395)
<b>Balance at 31 March 2025</b>	<b>(327)</b>	<b>(2,355)</b>	<b>(6,138)</b>	<b>(4,809)</b>	<b>0</b>	<b>(120)</b>	<b>(13,749)</b>

#### Long-Term Provisions

	Insurance £000	NNDR Appeals £000	Subsidy Clawback £000	HRA Housing Disrepair £000	Other Provisions £000	Total £000
Balance at 1 April 2024	(4,002)	(3,232)	(8,901)	(8,262)	(3,060)	(27,457)
Amounts used in 2024/25	403			3,030		3,433
Provisions released in 2024/25						0
Additional provisions made in 2024/25		(336)			(30)	(366)
<b>Balance at 31 March 2025</b>	<b>(3,599)</b>	<b>(3,568)</b>	<b>(8,901)</b>	<b>(5,232)</b>	<b>(3,090)</b>	<b>(24,390)</b>

## 21. PROVISIONS (Continued)

### Insurance Provision

In line with most other Local Authorities, the Council aims to be self-insuring (i.e. meeting claims out of our own funds) for all but catastrophe risks for which cover is purchased on the external insurance market.

To this end, an insurance fund is maintained in order to underwrite a substantial proportion of the Council's insurable risks including damage to Council and school property and contents, consequential loss, theft, civic regalia, motor accidents and liability claims made by members of the public, customers or employees of the Council. The fund covers claims up to the Council's excess of £250,000 (£125,000 for motor vehicles), with a maximum yearly exposure to £1.25 million on property and £1.25 million on liability. Premiums are paid into the fund by the Council service centres, with them being based on commercial rates. By utilising an insurance fund, external insurance premiums are kept to a minimum.

The self insurance fund is reviewed on an annual basis to ensure that it has sufficient balances to cover existing and potential future claims. The Insurance team also work closely with the Risk Management section to identify and manage risks in order to further reduce the likelihood of claims.

### NNDR Appeals

The National Non-Domestic Rates (NNDR) appeals relate to appeals made by businesses to the Valuation Office Agency (VOA) to have their local rateable values reduced which in turn reduces the NNDR collectable by the Council. Croydon Council has a 30% share of all NNDR income after all relevant allowances, reliefs and costs of collection. The NNDR appeal provision is therefore Croydon's share of the expected loss in NNDR net income due to VOA appeals. The level of provision continues to be reviewed in relation to uncertainty around outstanding appeals, as well as future risk of appeals that could be in relation to the 2017 or 2023 Valuation list.

### HRA Water

A potential liability has arisen concerning the repayment of water charges for the period 2010-2016. The exact amount and timing is not yet known, but an amount has been set aside based on an initial estimate of costs, which is likely to be settled within the next 3 years.

### Housing Benefit Subsidy Clawback

During previous Housing Benefit subsidy claim audits, it was identified that certain payments of housing benefit were not eligible for full subsidy from the Department of Work and Pensions (DWP). An amount of clawback has been estimated based on these findings, but the final clawback will be determined when the subsidy claim audit is completed.

### Housing Disrepair

This provision represents the estimated cost of settling claims for damages and legal costs received from Council residents as at the balance sheet date.

### Contract Claim

The Council has created a provision for costs that are currently in dispute with a contractor.

### Other Provisions

Other provisions are shown under this heading. No individual provision in this category exceeds £1.0m.

## 22. USABLE RESERVES

This section provides details of the Council's Usable Reserves, summarised below:

	2024/25 £000	2023/24 £000
General Fund	(27,500)	(27,500)
Earmarked reserves - Council	(128,380)	(161,417)
Earmarked reserves - Schools	(5,393)	(7,260)
<b>Sub-total General Fund Balances</b>	<b>(161,273)</b>	<b>(196,177)</b>
Housing Revenue Account	(29,198)	(29,734)
Capital receipts reserve	(39,711)	(49,735)
Capital grants unapplied	(14,198)	(7,785)
Major repairs reserve	-	-
<b>Total Useable Reserves</b>	<b>(244,380)</b>	<b>(283,431)</b>

## NOTES TO THE CORE FINANCIAL STATEMENTS

### 22. USABLE RESERVES (Continued)

#### 22.1. General Fund

The General Fund Balance at 31 March 2025 is £27.5m (31 March 2024 was £27.5m).

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. [For housing authorities however, the balance is not available to be applied to funding HRA services.]

#### 22.2. Housing Revenue Account and Major Repairs Reserve

The Housing Revenue Account Balance at 31 March 2025 is £29.198m (31 March 2024: £29.73m).

The HRA balance reflects the statutory obligation to maintain a revenue account for local authority council housing provision in accordance with Part VI of the Local Government and Housing Act 1989. It contains the balance of income and expenditure as defined by the 1989 Act that is available to fund future expenditure in connection with the council's landlord function or (where in deficit) that is required to be recovered from tenants in future years.

#### 22.3. Earmarked Reserves

The Council keeps a number of reserves on the Balance Sheet. Some are required to be held for statutory reasons, some are needed to comply with proper accounting practice and others have been set up voluntarily to earmark resources for future spending plans. See Note 8 for further details of earmarked reserves.

#### 22.4. 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.

	General Fund £000	Housing Revenue Account £000	2024/25 Total £000	2023/24 Total £000
Balance brought forward	0	(49,735)	(49,735)	(61,935)
Receipts from sales of assets during the year	(22,428)	(10,663)	(33,091)	(46,809)
Receipts from the repayment of loans	(16,817)	0	(16,817)	0
Receipts from disposal of investments	(8,693)	0	(8,693)	0
Cost of disposals	592	175	767	513
Balance on account before application of receipts	(47,346)	(60,223)	(107,569)	(108,231)
Financing of capital expenditure	8,559	20,512	29,071	4,352
Financing of capitalisation direction	31,327	0	31,327	50,000
Financing of transformation	7,460	0	7,460	0
Repayment of borrowing	0	0	0	4,144
Balance carried forward	0	(39,711)	(39,711)	(49,735)

#### 22.5. Capital Grants Unapplied

The Capital Grant Unapplied Account (reserve) at 31 March 2025 is £14.198m (31 March 2024: £7.79m).

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.

#### 22.6. Major Repairs Reserve

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

The Major Repairs Reserve balance at 31 March 2025 is £nil (31 March 2024: £nil).

## NOTES TO THE CORE FINANCIAL STATEMENTS

### 23. UNUSABLE RESERVES

	2024/25 £000	2023/24 £000
Revaluation reserve	(764,728)	(720,547)
Capital adjustment account	115,669	109,185
Financial Instruments adjustment account	27,136	27,918
Pensions reserve	90,678	(28,377)
Deferred capital receipts	-	-
Collection Fund adjustment account	3,981	819
Short-term accumulating compensated absences account	4,047	4,047
Pooled Investment Fund Adjustment Account	(5,533)	(4,532)
Dedicated Schools Grant Adjustment Account	22,695	21,295
	(506,055)	(590,192)

#### 23.1. Revaluation Reserve

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.

#### Balance at 1 April

Revaluations upward	
Downward revaluation of assets and impairment losses not charged to the Surplus/Deficit on the Provision of Services	
Surplus or deficit on revaluation of non-current assets not posted to the Surplus/Deficit on the Provision of Services	
The difference in depreciation arising from a revaluation gain and the depreciation charged on the historic cost	
Accumulated gain or loss on assets sold or scrapped	
Amount written off to the Capital Adjustment Account	

#### Balance at 31 March

2024/25 £000	£000	2023/24 £000
(130,938)	(720,547)	(764,615)
66,875		0
	(64,063)	11,557
6,257		11,557
13,625		6,798
	19,882	25,713
		32,511
	(764,728)	(720,547)

#### 23.2 Financial Instruments Revaluation Reserve

The Financial Instruments Revaluation Reserve contains the gains made by the authority arising from increases in the value of its investments that are measured at fair value through other comprehensive income. The balance is reduced when investments with accumulated gains are reversed. The reserve currently holds no balances.

#### 23.3. Capital Adjustment Account

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

The Account contains accumulated gains and losses on Investment Properties and gains recognised on donated assets that have yet to be consumed by the 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. Note 7 provides details of the source of all the transactions posted to the Account, apart from those involving the Revaluation Reserve.

## NOTES TO THE CORE FINANCIAL STATEMENTS

### 23. UNUSABLE RESERVES (continued)

#### Balance at 1 April

#### Reversal of items relating to capital expenditure debited or credited to the Comprehensive Income and Expenditure Statement:

Charges for depreciation and impairment of non-current assets (including HRA)	42,283		41,308
Revaluation losses on Property, Plant and Equipment	17,353		0
Impairment/revaluation gains reversing losses previously charged to Comprehensive Expenditure and Income	(26,330)		
Amortisation of intangible assets	4,530		5,150
Revenue expenditure funded from capital under statute	10,948		6,708
Secretary of State Capitalisation Direction	51,000		50,000
Transformation expenditure financed from Flexible Capital Receipts	7,460		0
Long term loans repaid	16,817		0
Credit Loss Assessment of outstanding Brick By Brick loans	12,983		0
Disposal of long term investments	8,812		0
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	31,305		72,118

Adjusting amounts written out of the Pooled Investment Fund Adjustment Account

Adjusting amounts written out of the Revaluation Reserve

Net written out amount of the cost of non-current assets consumed in the year

#### Capital financing applied in the year:

Use of the Capital Receipts Reserve to finance new capital expenditure	(29,071)		(4,352)
Use of the Capital Receipts reserve to finance capitalisation direction	(31,327)		(50,000)
Use of the Capital Receipts reserve to finance transformation expenditure	(7,460)		0
Use of the Major Repairs Reserve to finance new capital expenditure	(14,040)		(14,083)
Capital grants and contributions credited to the Comprehensive Income and Expenditure Statement that have been applied to capital financing	(23,869)		(15,029)
Application of grants to capital financing from the Capital Grants Unapplied Account	(9,000)		(11,296)
Statutory provision for the financing of capital investment charged against the General Fund and HRA balances	(28,900)		(30,383)
Repayment of loan financing	0		(4,144)
Capital expenditure charged against the General Fund and HRA balances	(13,676)		(23,027)
		(157,343)	(152,314)
Movements in the market value of Investment Properties debited or credited to the Comprehensive Income and Expenditure Statement		8,296	0
Lessor Leases		42	38

#### Balance at 31 March

### 23.4. Financial Instruments Adjustment Account

This reserve allows for the timing differences in statutory requirements and proper accounting practices for borrowings and investments.

This account represents the remaining premium paid in respect of debt restructuring exercises carried out in 2003/04, 2009/10 as well as in 2018/19. This balance is made up of General Fund and Housing Revenue Account provisions which will be written down in accordance with the guidance which was in force at the time the debt was repaid.

#### Balance at 1 April

Proportion of premiums incurred in previous financial years to be charged against the General Fund Balance in accordance with statutory requirements

#### Balance at 31 March

2024/25 £000	2023/24 £000
27,918	28,699
(782)	(781)
27,136	27,918

### 23.5. 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 and 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.

## NOTES TO THE CORE FINANCIAL STATEMENTS

### 23. UNUSABLE RESERVES (continued)

#### 23.5. Pensions Reserve (continued)

##### Balance at 1 April

Actuarial gains or losses on pensions assets and liabilities

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

Employer's pensions contributions and direct payments to pensioners payable in the year

Application of Asset Ceiling adjustment under IAS19 IFRIC 14

2024/25 £000	2023/24 £000
(28,377)	94,858
(238,803)	(124,422)
31,382	39,858
(41,174)	(38,671)
367,650	0
90,678	(28,377)

##### Balance at 31 March

#### 23.6. 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.

##### Balance at 1 April

Transfer to the Capital Receipts Reserve upon receipt of cash

2024/25 £000	2023/24 £000
0	(2)
0	2
0	0

##### Balance at 31 March

#### 23.7. Collection Fund Adjustment Account

The Collection Fund Adjustment Account manages the differences arising from the recognition of Council Tax and NNDR income in the Comprehensive Income and Expenditure Statement as it falls due from Council Tax payers compared with the statutory arrangements for paying across amounts to the General Fund from the Collection Fund.

##### Balance at 1 April

Amount by which Council Tax and NNDR income credited to the Comprehensive Income and Expenditure Statement is different from Council Tax income calculated for the year in accordance with statutory requirements

Council Tax

Business Rates

Business Rates - Designated Area (Growth Zone)

2024/25 £000	2023/24 £000
819	12,975
2,362	(725)
(2,505)	(11,431)
3,305	
3,981	819

##### Balance at 31 March

#### 23.8. 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.

##### Balance at 1 April

Settlement or cancellation of accrual made at the end of the preceding year

Amount accrued at the end of the current year

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

2024/25 £000	2023/24 £000
4,047	4,465
(4,047)	(4,465)
4,047	4,047
0	(418)
4,047	4,047

##### Balance at 31 March



## NOTES TO THE CORE FINANCIAL STATEMENTS

### 23.9. POOLED INVESTMENT FUND ADJUSTMENT ACCOUNT

Pooled investment funds adjustment account (England and Wales) – this reserve is a mechanism that is required by the capital finance and accounting regulations in England and Wales to hold the fair value movements in those pooled investment funds specified by the regulations. The difference between the amount charged or credited in the year to surplus or deficit on the provision of services in accordance with the Code and the amount charged or credited to the General Fund in accordance with regulations should be debited or credited to the General Fund balance with the double entry going to the pooled investment funds adjustment account such that the General Fund is charged or credited with the amount that accords with the applicable regulations

#### Balance at 1 April

Gains / losses on valuation of financial instruments held at Fair Value Through Profit and Loss

Accumulated gain or loss on assets sold or scrapped to the Capital Adjustment Account

#### Balance at 31 March

2024/25	2023/24
£000	£000
(4,532)	(6,030)
(2,791)	1,498
1,790	
(5,533)	(4,532)

### 23.10. DEDICATED SCHOOLS GRANT ADJUSTMENT ACCOUNT

The Dedicated Schools Grant adjustment account holds accumulated deficits relating to the schools budget. Where the authority has incurred a deficit on its schools budget in years beginning 1 April 2020 ending 31 March 2026, the Local Authorities (Capital Finance and Accounting) Regulations do not allow for such amounts to be included in the General Fund and instead must be held in this adjustment account.

#### Balance at 1 April

School budget deficit transferred from General Fund in accordance with statutory requirements

#### Balance at 31 March

2024/25	2023/24
£000	£000
21,295	21,295
1,400	
22,695	21,295

## 24. AGENCY SERVICES

### Business Improvement Districts

A Business Improvement District (BID) scheme may exist within a designated area of the Borough. Schemes are funded by a BID levy paid by Non-Domestic Ratepayers. The Council acts as agent under the schemes and the BID levy income is the BID body's revenue. The billing Authority does not account for the income and expenditure in its Comprehensive Income and Expenditure Statement since it is collecting the BID levy income as an agent on behalf of the BID body.

The Council currently acts as an agent for three BIDs:

The Croydon Town Centre bid was incorporated as Croydon Town Centre Bid Limited from 6 July 2007. Their tenure was extended to 31 March 2027, following a ballot of local businesses on 21st October 2021.

The New Addington Business Improvement District is a private sector initiative led by the Central Parade Business Partnership Limited. The New Addington BID is funded by local businesses; it was approved by ballot in December 2012 and commenced on 4 February 2013.

The Purley BID was established from the 1st March 2016 following a successful ballot of local businesses.

## 25. POOLED BUDGETS

### Community Equipment Service

This agreement has been documented, approved by Cabinet, the Croydon Clinical Commissioning Group (CCG) and Croydon Health Services (CHS) NHS Foundation Trust and signed. The agreement commenced on 1 April 2004 for CCES, Croydon's integrated community equipment service.

This agreement is hosted by the council.

#### Croydon's Community Equipment Service

Funding provided to the pooled budget  
Expenditure met from the pooled budget

#### Net Expenditure

2024/25			2023/24		
£000 Council	£000 Partner	£000 Total	£000 Council	£000 Partner	£000 Total
(1,135)	(1,730)	(2,865)	(1,092)	(1,665)	(2,757)
3,545		3,545	3,461		3,461
2,410	(1,730)	680	2,369	(1,665)	704

## 25. POOLED BUDGETS (continued)

### Better Care Fund

This agreement commenced on 1st April 2014 and is hosted by the Croydon Clinical Commissioning Group.

Funding pooled by Croydon Council includes Disabled Facilities Grant and Improved BCF (iBCF) grant monies. Additional funding is received by the Council from the pool to fund the delivery of agreed objectives set by the BCF Executive Group.

Any surplus or deficit is shared between the pool members pro rata'd on the proportion of funding they contributed to the pool.

	2024/25			2023/24		
	£000 Council	£000 Partner	£000 Total	£000 Council	£000 Partner	£000 Total
<b>Better Care Fund</b>						
Gross Income	(15,566)	(36,320)	(51,886)	(14,067)	(32,822)	(46,889)
Gross Expenditure	31,905	19,981	51,886	26,978	19,911	46,889
Net Expenditure	16,339	(16,339)	0	12,911	(12,911)	(0)

## 26. MEMBERS' ALLOWANCES

Total allowances paid to the Members of the Council was £1.377m in 2024/25 (£1.337m in 2023/24). The Council pays employer's national insurance on Members allowances, taking the total cost to £1.478m in 2024/25 (£1.432m in 2023/24).

## 27. OFFICERS' REMUNERATION

Out of more than 7,000 employees, the number whose remuneration, excluding on-costs and allowances, was £50,000 or more in bands of £5,000 was:

Remuneration Band	2024/25		2023/24	
	Schools	Non-Schools	Schools	Non-Schools
£200,000 - £205,000		1		1
£195,000 - £199,999	0	0	0	0
£190,000 - £194,999	0	0	0	0
£185,000 - £189,999	0	0	0	0
£180,000 - £184,999	0	0	0	0
£175,000 - £179,999	1	0	0	0
£170,000 - £174,999	0	0	0	0
£165,000 - £169,999	0	0	0	0
£160,000 - £164,999	0	5	0	5
£155,000 - £159,999	0	0	0	0
£150,000 - £154,999	0	1	0	0
£145,000 - £149,999	0	0	0	1
£140,000 - £144,999	0	1	0	2
£135,000 - £139,999	0	0	0	0
£130,000 - £134,999	1	5	0	0
£125,000 - £129,999	1	0	0	6
£120,000 - £124,999	0	0	0	0
£115,000 - £119,999	2	7	2	4
£110,000 - £114,999	0	0	2	3
£105,000 - £109,999	1	1	1	2
£100,000 - £104,999	2	0	1	1
£95,000 - £99,999	6	32	2	29
£90,000 - £94,999	4	15	8	9
£85,000 - £89,999	6	0	0	8
£80,000 - £84,999	11	30	5	0
£75,000 - £79,999	15	8	14	29
£70,000 - £74,999	18	11	21	15
£65,000 - £69,999	19	40	17	38
£60,000 - £64,999	35	145	37	23
£55,000 - £59,999	40	119	22	172
£50,000 - £54,999	112	516	54	390

The table above includes the members of the Corporate Management Team listed on the following page.

## NOTES TO THE CORE FINANCIAL STATEMENTS

### 27. OFFICERS' REMUNERATION (continued)

Remuneration total is gross payable before individuals' contributions to the Pension Fund. This includes basic salary and any contracted additions where applicable. All amounts are given in £.

#### Corporate Management Team 2024-25

	Note	Basic Salary and allowances £000	Compensation for loss of Office £000	Total Remuneration excluding Pension Contributions £000	Employer's Pension £000	Pension Strain Contributions £000	Total Remuneration including Pension Contributions £000
Katherine Kerswell - Chief Executive		219,890		219,890	3,948		223,838
Jane West - Corporate Director of Resources and S151 Officer		174,813		174,813	0		174,813
Debbie Jones - Interim Executive Director of Children's, Young People and Education	1	164,151		164,151	0		164,151
Stuart Collins - Executive Director of Children's Young People and Education	2	61,250		61,250	14,210		75,460
Elaine Jackson - Interim Assistant Chief Executive		153,002		153,002	36,514		189,516
Nicholas Hibberd - Corporate Director of Sustainable Communities, Regeneration & Economic Recovery	3	125,320		125,320	29,074		154,394
Nazeya Hussain Corporate Director of Sustainable Communities, Regeneration & Economic Recovery	4	55,237		55,237	12,815		68,053
Susmita Sen - Corporate Director of Housing		169,604		169,604	39,348		208,952
Annette McPartland - Corporate Director Adult Social Care & Health		164,151		164,151	38,083		202,234
<b>TOTAL</b>		<b>1,287,418</b>	<b>0</b>	<b>1,287,418</b>	<b>173,992</b>	<b>0</b>	<b>1,461,410</b>

#### Corporate Management Team 2023-24

	Note	Basic Salary and allowances £000	Compensation for loss of Office £000	Total Remuneration excluding Pension Contributions £000	Employer's Pension £000	Pension Strain Contributions £000	Total Remuneration including Pension Contributions £000
Katherine Kerswell - Chief Executive		199,209		199,209			199,209
Jane West - Corporate Director of Resources and S151 Officer		170,808		170,808			170,808
Debbie Jones - Interim Executive Director of Children's, Young People and Education		160,147		160,147			160,147
Elaine Jackson - Interim Assistant Chief Executive		149,270		149,270	34,630		183,900
Nicholas Hibberd - Corporate Director of Sustainable Communities, Regeneration & Economic Recovery		165,600		165,600	37,154		202,754
Susmita Sen - Corporate Director of Housing		160,147		160,147	38,419		198,566
Annette McPartland - Corporate Director Adult Social Care & Health		160,147		160,147	37,154		197,301
<b>TOTAL</b>		<b>1,165,328</b>	<b>0</b>	<b>1,165,328</b>	<b>147,357</b>	<b>0</b>	<b>1,312,685</b>

#### Notes:

- 1 - Debbie Jones - Interim Executive Director of Children's, Young People and Education left on 31st March 2025
- 2 - Stuart Collins - Executive Director of Children's Young People and Education started on 25th November 2024
- 3 - Nicholas Hibberd - Corporate Director of Sustainable Communities, Regeneration & Economic Recovery left on 5th January 2025
- 4 - Nazeya Hussain Corporate Director of Sustainable Communities, Regeneration & Economic Recovery started on 4th November 2024

## NOTES TO THE CORE FINANCIAL STATEMENTS

### 27. OFFICERS' REMUNERATION (continued)

#### Exit Costs

This note discloses employee exit packages in rising bands of £20,000 up to £100,000 and bands of £50,000 thereafter. The packages included in the bands are those that have been agreed by the Authority, i.e. those packages for which the Authority is demonstrably committed. The costs included in the exit packages include all relevant redundancy including compulsory and voluntary redundancy costs, pension contributions in respect of added years, ex gratia payments and other departure costs.

2024/25	Total number of exit costs by cost band			Total cost of exit costs in each band		
	Compulsory Redundancies No.	Other Redundancies No.	Total No.	Compulsory Redundancies £	Other Redundancies £	Total £
£250,000-£299,999		1			274,685	274,685
£200,000-£249,999		1			208,750	208,750
£150,000 - £199,998		2	2		326,953	326,953
£100,000 - £149,999		2	2		237,287	237,287
£80,000 - £99,999	1		1	90,838		90,838
£60,000 - £79,999		3	3		214,930	214,930
£40,000 - £59,999	1	2	3	44,466	95,709	140,175
£20,000 - £39,999	2	4	6	59,286	108,586	167,872
£0 - £19,999	5	10	15	63,588	65,988	129,576
<b>Total</b>	<b>9</b>	<b>25</b>	<b>32</b>	<b>258,177</b>	<b>1,532,888</b>	<b>1,791,065</b>

2023/24	Total number of exit costs by cost band			Total cost of exit costs in each band		
	Compulsory Redundancies No.	Other Redundancies No.	Total No.	Compulsory Redundancies £	Other Redundancies £	Total £
£150,000 - £199,998	1	0	1	195,961	0	195,961
£100,000 - £149,999	3	0	3	399,394	0	399,394
£80,000 - £99,999	3	0	3	258,099	0	258,099
£60,000 - £79,999	2	0	2	131,993	0	131,993
£40,000 - £59,999	0	0	0	0	0	0
£20,000 - £39,999	7	2	9	208,388	63,829	272,217
£0 - £19,999	16	11	27	182,600	94,664	277,264
<b>Total</b>	<b>32</b>	<b>13</b>	<b>45</b>	<b>1,376,435</b>	<b>158,493</b>	<b>1,534,928</b>

### 28. EXTERNAL AUDIT COSTS

Draft audit fee for pension fund\*  
 Draft audit fee for London Borough of Croydon\*  
 Additional Audit work relating to 2019/20 paid in 2023/24  
 Fees payable for other services during the year  
 Total for Croydon Council

2024/25 £000	2023/24 £000
87	87
629	586
-	221
66	66
<b>782</b>	<b>960</b>

\*Figures provided for 2023/24 have been taken from the Public Sector Audit Appointments website, and are subject to finalisation.

### 29. DEDICATED SCHOOLS GRANT

The Council's expenditure on schools is funded by grant monies provided by the Department for Education, the Dedicated Schools Grant (DSG). DSG is ring-fenced and can only be applied to meet expenditure properly included in the Schools Budget. Details of the deployment of DSG receivable for 2024/25 are set out in the following table:

## 29. DEDICATED SCHOOLS GRANT (continued)

Final DSG for 2024/25 before academy and high needs recoupment  
Academy and high needs figure recouped for 2024/25

### Total DSG after academy and high needs recoupment for 2024/25

Plus: Brought forward from 2023/24

Less: Carry-forward to 2025/26 agreed in advance

### Agreed initial budget distribution in 2024/25

In year adjustments

### Final budget distribution in 2024/25

Less: actual central expenditure

Less: actual ISB deployed to schools

Plus: local authority contribution for 2024/25

### Carry-forward to 2025/26 - deficit/(surplus)

Plus: Carry-forward to 2025/26 agreed in advance

### Carry-forward to 2025/26 (DSG earmarked reserve)

DSG unusable reserve at the end of 2023/24

Addition to DSG unusable reserve at the end of 2024/25

### Total of DSG unusable reserve at the end of 2024/25

### Net DSG position at the end of 2024/25 (net deficit)

Central Expenditure £000	Individual Schools Budget £000	Total DSG 2024/25 £000
		470,675
		260,293
		<b>210,382</b>
		9,852
		9,852
30,334	180,048	<b>210,382</b>
	2,100	2,100
30,334	182,148	212,482
30,334		30,334
	183,548	183,548
		0
<b>0</b>	<b>1,400</b>	<b>1,400</b>
		9,852
		<b>9,852</b>
		21,296
		1,400
		<b>22,696</b>
		<b>12,844</b>

## 30. GRANT INCOME

This note sets out the grants and contributions the Authority credited to the Comprehensive Income and Expenditure Statement. It includes the funding body, and a description of how the grant was used:

### Credited to Taxation and Non-Specific Grant Income

Revenue Support Grant

### Capital Grants And Contributions

Zodiac House contribution from the Greater London Authority

Department for Education - School condition allocation

Department for Education - High needs provision

Transport for London

Regina Road contribution from the Greater London Authority

Section 106 contributions from developers

Community Infrastructure Levy - local meaningful proportion

other capital grants and contributions

### Non-service Related Government Grants

Department for Health - Improved Better Care

MHCLG - Section 31 grants for Business Rates

MHCLG - New homes bonus scheme

DWP - Housing benefit admin grant

MHCLG - Lower tier services grant

MHCLG - Services support grant

MHCLG - Covid 19 support - Retail Hospitality & Leisure

Other non-service related grants

### Subtotal Non-Specific Grant Income and Contributions

### Taxation and Non-Specific Grants Credited to Services

Home Office - Unaccompanied Asylum Seeking Children

Department for Education - Dedicated Schools Grant

Department of Health and Social Care - Public Health Grant

Department of Health and Social Care - Other

Department for Work and Pensions - Housing Benefit Subsidy

Home Office - Leaving Care support

Education Funding Agency

Skills Funding Agency - Adult Education

Better care fund

Prevention Services element of Homelessness Prevention Grant

Department for Education - Free School Meals funding

2024/25 £000	2023/24 £000
(19,457)	(16,711)
(5,106)	-
(3,447)	(3,788)
(1,580)	(1,057)
(1,376)	(3,183)
(1,054)	-
(12,424)	-
(2,990)	0
(3,333)	(3,007)
(9,978)	(9,979)
(26,401)	(56,644)
(1,896)	(1,646)
(1,441)	(2,297)
-	(2,995)
(25,025)	(19,022)
(1,001)	(9,010)
(855)	(475)
<b>(117,364)</b>	<b>(129,814)</b>
(5,685)	(6,394)
(210,382)	(188,943)
(24,651)	(23,588)
(433)	(1,648)
(135,354)	(140,258)
(2,878)	(3,837)
(4,336)	(8,300)
(5,073)	(6,821)
(12,791)	(12,090)
(9,503)	(9,297)
(7,800)	(6,179)

continued overleaf...

## NOTES TO THE CORE FINANCIAL STATEMENTS

	2024/25 £000	2023/24 £000
Department of Education -Staying Put Grant and other grants	(1,047)	(1,047)
Community Infrastructure Levy	(734)	(6,464)
Youth Justice Board - Youth Offending Services	(1,027)	(1,005)
Revenue Expenditure Financed by Capital Under Statute - Disabled Facilities Grant	(3,036)	(2,557)
Revenue Expenditure Financed by Capital Under Statute - Schools High Needs	(2,749)	(367)
Revenue Expenditure Financed by Capital Under Statute - Other	(2,071)	(1,071)
Street lighting PFI	(5,952)	(3,809)
Ashburton learning village PFI	(1,799)	(1,799)
Homes for future PFI	(2,869)	(2,869)
GLA - London Mayors Office for Police and Crime	(1,632)	(1,370)
Teachers Pension Grant	(2,198)	(43)
Teachers Pay Grant	(1,979)	(1,085)
Household Support Fund	(6,027)	(6,022)
Rough Sleeping Grant	(1,584)	(1,475)
DWP Work Health Programme	(2,096)	(2,772)
Market Sustainability and Improvement Fund	(6,131)	(5,413)
Holiday Activities & Food	(1,888)	(1,802)
Family Hubs Main Grant	(1,510)	(2,307)
Supporting Families	(1,949)	(2,424)
Contributions from Health	(7,307)	(4,936)
Homes For Ukraine Grant funding	(1,089)	(7,462)
Supported Accommodation Grant funding	(1,027)	(405)
Pupil Premium Grant	(6,206)	(6,144)
Adult Social Care Discharge Grant	(2,432)	(1,399)
Drugs and Alcohol treatment grant	(2,058)	(1,932)
Other Grants	(12,006)	(6,452)
<b>Sub Total - Service Grants and Contributions</b>	<b>(499,289)</b>	<b>(481,786)</b>
<b>Total Grants Income</b>	<b>(616,653)</b>	<b>(611,601)</b>

The Council has received a number of grants and contributions that have yet to be recognised as income because they have conditions attached to them that may require the monies or property to be returned to the grantor. The balances are:

	2024/25 £000	2023/24 £000
<b>Capital Grants Receipts in Advance</b>		
Ministry of Housing, Communities & Local Government - Disabled Facilities Grant	(6,063)	(5,385)
Department for Education - Basic Needs	(2,905)	(2,995)
Department for Education - School Condition Allocation	(4,164)	(5,921)
Department for Education - Special Provision Capital Fund	0	(1,733)
Department for Education - High Needs Provision	(11,906)	(11,424)
Department for Education - Wraparound Childcare Programme	(224)	(712)
Ministry of Housing, Communities and Local Government - Levelling Up Fund	(3,064)	0
Greater London Authority - grants to support house building	(1,724)	(2,303)
NHS England - contribution for Coulsdon Health Centre	(4,437)	0
Developer contributions	(1,426)	(1,711)
Other grants and contributions	(713)	(1,059)
<b>Total</b>	<b>(36,626)</b>	<b>(33,243)</b>

### 31. RELATED PARTY TRANSACTIONS

The Council is required to disclose material transactions with related parties - bodies or individuals that have the potential to control or significantly influence the Council or to be controlled or significantly influenced by the Council.

Disclosure of these is required as it could suggest the inability of the Council to take decisions with these related parties independently or might have secured the ability to limit another party's ability to bargain freely with the Council.

Note 39 of these statement of Accounts provide further details of the key entity owed by the Council - Brick By Brick Limited.

During the year no Council Members, Executive Directors and Directors or their close relations or members of the same household have undertaken any material declarable transactions with the Council other than the individuals and transactions disclosed below. The Council compiled the existing declarations for Members by issuing a form at the end of the financial year requesting the disclosure of any related party transactions that had taken place within the year. Members of the Corporate Management Team were issued with standard letters requesting declaration of any potential related party transactions. The accruals are not a material value. The amounts in the note below represent sums paid by the Council to the 3rd party. Only related transactions considered material (in relation to the related party) are detailed below:

Organisation	Related Party	Related Party Transactions	2024/25 transactions £'000	As at 31/03/2025, LBC is owed £'000	2023/24 transactions £'000
Apasen International	Cllr Sherwan Chowdhury- board member	Apasen provides social and community services	413	-	383
South West London Law Centres	Cllr Richard Chatterjee- Member	SWLLC provides free and independent legal advice on social welfare issues to local people who can't afford a lawyer.	-	-	17
Brick By Brick (Croydon) Limited	Wholly-owned subsidiary	Brick By Brick Croydon Limited is a private independent company with the council as sole shareholder. The Council has provided funding for residential-led development across a range of sites through a combination			
		Opening balance		104,750	103,496
		Loans made in year			1,254
		Loans repaid in year		(18,071)	0
		Closing balance		86,679	104,750
		The Council charges to Brick by Brick are for interest costs		1,372	6,234



## NOTES TO THE CORE FINANCIAL STATEMENTS

### 32. CAPITAL EXPENDITURE AND CAPITAL FINANCING

The total amount of capital expenditure incurred in the year is shown in the table below (including the value of assets acquired under finance leases and PFI/PPP contracts), together with the resources that have been used to finance it. Where capital expenditure is to be financed in future years by charges to revenue as assets are used by the 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 is analysed in the second part of this note.

#### EXPENDITURE:

Property, Plant and Equipment	25,804	38,686
Acquisition of council dwellings	0	9,382
Acquisition of other residential properties	9,660	11,400
Investment Properties & Assets held for sale	1	0
Revenue expenditure funded from capital under statute	10,948	0
Secretary of State Capitalisation Directions	51,000	0
Transformation Expenditure	7,460	0
Intangible assets	5,021	775
Heritage assets	1	0

General Fund £000	Housing Revenue Account £000	2024/25 Total £000	2023/24 Total £000
25,804	38,686	64,490	56,679
0	9,382	9,382	1,383
9,660	11,400	21,060	0
1	0	1	19
10,948	0	10,948	6,708
51,000	0	51,000	50,000
7,460	0	7,460	0
5,021	775	5,796	2,756
1	0	1	242
109,895	60,243	170,138	117,787

#### FINANCED BY:

Borrowing	(9,850)	(12,171)
Borrowing used to finance Secretary of State Capitalisation Direction	(19,673)	0
Capital receipts	(8,559)	(9,112)
Capital receipts used to acquire other residential properties	0	(11,400)
Capital receipts used to finance Secretary of State Capitalisation Direction	(31,327)	0
Capital receipts used to finance transformation expenditure	(7,460)	0
Government grants and other contributions	(31,654)	(1,324)
Growth Zone Fund	(1,372)	0
Direct revenue contributions	0	(12,196)
Major Repairs Reserve	0	(14,040)

(9,850)	(12,171)	(22,021)	0
(19,673)	0	(19,673)	0
(8,559)	(9,112)	(17,671)	(4,352)
0	(11,400)	(11,400)	0
(31,327)	0	(31,327)	(50,000)
(7,460)	0	(7,460)	0
(31,654)	(1,324)	(32,978)	(26,325)
(1,372)	0	(1,372)	(1,435)
0	(12,196)	(12,196)	(21,592)
0	(14,040)	(14,040)	(14,083)
(109,895)	(60,243)	(170,138)	(117,787)

#### EXPLANATION OF MOVEMENTS IN YEAR:

Opening Capital Financing Requirement	1,386,195	365,678
Increase in underlying need to borrow (unsupported by Government financial assistance)	29,523	12,171
MRP / Loans fund principal	(28,900)	0
Capital receipts used to reduce the Capital Financing Requirement	0	0
Property transfers between General Fund & Housing Revenue Account	750	(750)
Closing Capital Financing Requirement	1,387,568	377,099

General Fund £000	Housing Revenue Account £000	2024/25 Total £000	2023/24 Total £000
1,386,195	365,678	1,751,873	1,786,400
29,523	12,171	41,694	0
(28,900)	0	(28,900)	(30,383)
0	0	0	(4,144)
750	(750)	0	0
1,387,568	377,099	1,764,667	1,751,873

### 33. LEASES

Please note: the Council has not implemented the requirements of IFRS16 - lease accounting - into these draft statements. It is anticipated that additional lease disclosures will be added before the 2024-25 accounts are finalised, which will involve the recognition of non-trivial operating leases as both Right of Use assets and lease liabilities onto the Council's balance sheet.

#### Council as lessor - operating leases

The Council leases out properties relating to offices, retail space and industrial units

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

	2024/25 Total £000	2023/24 Total £000
Future minimum lease payments receivable at balance sheet date		
Within One Year	(2,944)	(3,332)
Later than one Year but within five years	(6,191)	(6,852)
Later than five years	(8,169)	(8,027)

### 34. PRIVATE FINANCE INITIATIVES AND SIMILAR CONTRACTS

The Authority currently has three Private Finance Initiative (PFI) contracts. A review, under International Financial Reporting Interpretations Committee (IFRIC) 12 - Service Concessions, of the accounting treatment of three of the PFI contracts was undertaken in 2009/10. The review of the Street Lighting PFI was undertaken prior to its commencement in August 2011. This resulted in assets for the Ashburton Learning Village, Street Lighting and three of the four Adults for the Future PFI schemes being recognised on the Balance Sheet. One Adults Homes for the Future building was assessed as not qualifying for recognition on the Balance Sheet.

#### Adults Homes For The Future (formerly New4Old)

Two of the homes opened during 2010 and the other two homes opened during 2011. The care services to the users and residents of the facilities were outsourced to Care UK Ltd during 2011/12. The facilities, including management of all soft facilities are fully maintained by Caring 4 Croydon Ltd, a subsidiary of Care UK Ltd. In 2024-25 the payment to Caring 4 Croydon Ltd was £6.2m ; PFI credits of £2.868m were received. The annual payment to Caring 4 Croydon Ltd is index-linked to the Retail Price (RPI) index and consequently, will increase each year until contract expiration in 2038/39.

#### Ashburton Learning Village

The Ashburton Learning Village incorporates an eight form entry (1,200 capacity) secondary school (Oasis Academy Shirley Park) together with a new purpose built library and a headquarters for the Housebound Library service. The village also houses office and teaching space for the Music Service. The Authority's Community Strategy states the Council's commitment to make Croydon a learning place by recognising the importance of ensuring good education and lifelong learning opportunities for everyone living and working in Croydon. Ashburton Learning Village is part of the previous Community Strategy and fulfils a commitment within the strategy to rebuild Ashburton High School. The Authority has entered into a 30 year contract with Norwest Holst on a design, build and operate basis, that includes enhanced facilities, improved ICT and access to the National Grid for Learning. This is supported through the Government's PFI scheme. The PFI credits include £17.1m from the Department for Education and £4.7m from the Department for Culture, Media and Sport; depending on usage, the Council may pay £32m over the remaining 11 years of the contract.

#### Street Lighting

The Croydon and Lewisham Street Lighting PFI is a joint procurement project that has been developed to replace the ageing street lighting stock of both London Boroughs. The 25 year contract with Skanska-Laing started in August 2011. In 2024/25 the Annual Unitary Payment (AUP) to Skanska-Laing was £12.4m; PFI credits of £5.9m were received. The PFI credits are in excess of the AUP, the excess is held in an equalisation account to offset charges in future years that will exceed the PFI credit. The PFI credit is fixed at £6.0m each year whereas the AUP is index linked to the RPI and consequently, will increase each year until contract expiration in 2036/37.

#### Value of Assets Held

Net book value as at 31 March 2024  
Gross book value as at 31 March 2024  
Revaluation  
Gross book value as at 31 March 2025  
Depreciation as at 1 April 2024  
Depreciation for year  
Depreciation written out after revaluation  
Accumulated depreciation at 31 March 2025  
**Net book value as at 31 March 2025**

Ashburton Learning Village	Adult Homes For The Future	Street Lighting	2024/25 Total	2023/24 Total
£000	£000	£000	£000	£000
36,143	37,078	34,061	107,282	111,051
37,857	38,896	51,825	128,578	128,578
5,998	12,612		18,610	
43,855	51,508	51,825	147,188	128,579
(1,714)	(1,818)	(17,764)	(21,296)	(17,528)
(832)	(883)	(2,004)	(3,719)	(3,769)
2,546	2,701		5,247	
		(19,768)	(19,768)	(21,297)
<b>43,855</b>	<b>51,508</b>	<b>32,057</b>	<b>127,420</b>	<b>107,282</b>

#### Value of Liabilities

Creditors as at 31 March 2024  
Capital repayment  
**Creditors as at 31 March 2025**

Ashburton Learning Village	Adult Homes For The Future	Street Lighting	2024/25 Total	2023/24 Total
£000	£000	£000	£000	£000
(10,931)	(16,823)	(37,189)	(64,943)	(67,960)
692	771	1,777	3,240	3,017
<b>(10,239)</b>	<b>(16,052)</b>	<b>(35,412)</b>	<b>(61,703)</b>	<b>(64,943)</b>

## NOTES TO THE CORE FINANCIAL STATEMENTS

### 34. PRIVATE FINANCE INITIATIVES AND SIMILAR CONTRACTS (continued)

Repayment of Liabilities	Ashburton Learning Village £000	Adult Homes For The Future £000	Street Lighting £000	2024/25 Total £000	2023/24 Total £000
Within one year	729	818	1,935	3,483	3,241
Within two to five years	3,327	3,795	12,586	19,709	15,575
Within six to ten years	5,263	6,180	19,277	30,720	28,241
Within 11 to 15 years	920	5,258	1,612	7,791	17,886
Within 16 to 20 years					
Within 21 to 25 years	-				
Within 26 to 30 years					
<b>Total</b>	<b>10,239</b>	<b>16,052</b>	<b>35,411</b>	<b>61,702</b>	<b>64,943</b>
Interest Payments	Ashburton Learning Village £000	Adult Homes For The Future £000	Street Lighting £000	2024/25 Total £000	2023/24 Total £000
Within one year	547	967	3,149	4,663	4,905
Within two to five years	1,778	3,344	12,836	17,958	17,007
Within six to ten years	1,119	2,744	6,152	10,015	13,763
Within 11 to 15 years	37	691	48	776	2,641
Within 16 to 20 years					
Within 21 to 25 years	-	-			
Within 26 to 30 years					
<b>Total</b>	<b>3,482</b>	<b>7,745</b>	<b>22,184</b>	<b>33,411</b>	<b>38,316</b>
Service Charge Payments	Ashburton Learning Village £000	Adult Homes For The Future £000	Street Lighting £000	2024/25 Total £000	2023/24 Total £000
Within one year	1,143	2,196	1,891	5,231	5,065
Within two to five years	4,971	9,451	10,506	24,929	21,966
Within six to ten years	7,188	13,444	12,484	33,116	33,218
Within 11 to 15 years	1,184	10,086	1,010	12,280	20,371
Within 16 to 20 years					27,718
Within 21 to 25 years					
Within 26 to 30 years					
<b>Total</b>	<b>14,486</b>	<b>35,178</b>	<b>25,891</b>	<b>75,555</b>	<b>108,338</b>
Lifecycle Payments	Ashburton Learning Village £000	Adult Homes For The Future £000	Street Lighting £000	2024/25 Total £000	2023/24 Total £000
Within one year	411	405		816	816
Within two to five years	1,643	1,621		3,264	3,264
Within six to ten years	2,054	2,026		4,080	4,491
Within 11 to 15 years	308	1,351		1,659	2,064
Within 16 to 20 years					135
Within 21 to 25 years					
Within 26 to 30 years					
<b>Total</b>	<b>4,416</b>	<b>5,402</b>	<b>0</b>	<b>9,818</b>	<b>10,769</b>
Contingent Rent	Ashburton Learning Village £000	Adult Homes For The Future £000	Street Lighting £000	2024/25 Total £000	2023/24 Total £000
Within one year			113	113	114
Within two to five years			405	405	427
Within six to ten years			249	249	324
Within 11 to 15 years			(62)	(62)	(48)
Within 16 to 20 years					
Within 21 to 25 years					
Within 26 to 30 years					
<b>Total</b>	<b>0</b>	<b>0</b>	<b>704</b>	<b>704</b>	<b>818</b>

### 35. IMPAIRMENT LOSSES

There were no material impairments to assets in 2024/25 (£nil in 2023/24). There is no impaired property, plant or equipment.

### 36. CONTINGENT LIABILITIES AND CONTINGENT ASSETS

The following items have been identified in accordance with accounting policy 1.13:

#### **Municipal Mutual Insurance (MMI) - potential for future claims**

In 1993, MMI ceased to accept new business, due to changes in insurance industry requirements. The appointed administrator has set a levy rate of 15%, and London Borough of Croydon is liable for this proportion of any future claim that pre-dates 1993. A likely amount cannot be estimated reliably, and the possibility does remain for the administrator to revise the levy rate, should the company's assets prove insufficient to meet liabilities.

#### **Reinforced Autoclaved Aerated Concrete (RAAC)**

In September 2023, there was widespread publicity about the use of reinforced autoclaved aerated concrete (RAAC) in public buildings. The Council has inspected all of its maintained schools and has confirmed none have RAAC present. However, survey work continues for some Council housing stock and operational buildings, where there is the possibility that some buildings may have used RAAC in their construction. An estimate of buildings affected and costs to mitigate the risks is not yet available.

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

The Council's management of treasury risks actively works to minimise the Council's exposure to the unpredictability of financial markets and to protect the financial resources available to fund services. The Council has fully adopted CIPFA's Code of Treasury Management Practices and has written principles for overall risk management as well as written policies and procedures covering specific areas such as credit risk, liquidity risk and market risk.

The annual treasury management strategy for 2024/25 which incorporates the prudential indicators was approved by Council on 6 March 2024 and is available on the Council's website. The key issues within the Strategy were:

1. The Authorised Borrowing Limit for 2024/25 was set at £1,472.5m. This is the maximum limit of external borrowings or other long term liabilities.
2. The Operational Boundary was set at £1,422.5m. This is the expected level of debt and other long term liabilities during the year.
3. The Minimum Revenue Provision Policy (MRP) Statement was approved. This is the revenue charge which reduces the borrowing need of the Council in line with the life of the assets which have been financed by borrowing.
4. The Council's authorised counterparty lending list criteria was approved.

These policies are implemented by the Council's treasury team. The Council maintains written policies for overall risk management, as well as written policies (Treasury Management Policies - TMPs) covering specific areas, such as interest rate risk, credit risk and the investment of surplus cash. These TMPs are a requirement of the Code of Practice and are reviewed periodically.

#### **Credit Risk**

Credit risk arises from the short-term lending of surplus funds to banks, building societies and other Local Authorities. It is the policy of the Council to place deposits only with a limited number of high quality banks and building societies whose credit rating is independently assessed as sufficiently secure by the Council's treasury advisers and to ensure lending is prudent.

Credit risk may also arise from lending by the authority to the Council owned company Brick by Brick Ltd. Development work has now ceased, and following a management review it is expected the anticipated sales proceeds from the remaining sites will not be sufficient to clear the outstanding debt. The Council has therefore made a lifetime credit risk impairment adjustment to the value of loans to group companies of £64.7m (£51.7m in 2023/24), bringing the carrying value of the loan to £22m at 31 March 2025.

**37. NATURE AND EXTENT OF RISKS ARISING FROM FINANCIAL INSTRUMENTS (continued)**

**Liquidity Risk**

The Council has access to a facility to borrow from the Public Works Loans Board. As a result there is no significant risk that the Council will be unable to raise finance to meet its commitments under financial instruments. The Council has safeguards in place to ensure that a significant proportion of its borrowing does not mature for repayment at any one time in the future to reduce the financial impact of re-borrowing at a time of unfavourable interest rates. The Council's policy is to ensure that not more than 25% of loans are due to mature within any financial year through a combination of prudent planning of new loans taken out and, where it is economic to do so, making early repayments.

The amount of £78.4m which is classified under Cash & Cash Equivalent on the Balance Sheet, and which is invested with financial institutions and other local authorities, is due back to the Council within 3 months.

Conversely, the Council has liabilities of duration less than 12 months amounting to £47.84m, as shown below.

**Refinancing and Maturity Risk**

The maturity structure of financial liabilities is as follows (at nominal value):

	<b>At 31 March 2025 £000</b>	<b>At 31 March 2024 £000</b>
<b>Loans outstanding:</b>		
PWLB	1,312,601	1,092,601
Market debt / LOBOs	127,000	127,000
External Financing for Croydon Affordable Homes	68,490	71,238
Temporary borrowing	20,000	60,000
Deferred purchases	61,702	64,873
Bank overdraft	2,508	18,666
<b>Total</b>	<b>1,592,301</b>	<b>1,434,378</b>
Less than 1 year	46,065	114,965
Between 1 and 2 years	132,530	132,235
Between 2 and 5 years	351,775	147,493
Between 5 and 10 years	196,509	166,225
More than 10 years	865,422	873,460
<b>Total</b>	<b>1,592,301</b>	<b>1,434,378</b>

**Interest Rate Risk**

The Council is exposed to interest rate risk in two different ways; the first being the uncertainty of interest paid/received on variable rate instruments, and the second being the effect of fluctuations in interest rates on the fair value of an instrument.

The current interest rate risk for the Authority is summarised below:

- ▶ Decreases in interest rates will affect interest earned on variable rate investments, potentially reducing income credited to the Comprehensive Income and Expenditure Statement.
- ▶ Increases in interest rates will affect interest paid on variable rate borrowings, potentially increasing interest expense charged to the Comprehensive Income and Expenditure Statement.
- ▶ The fair value of fixed rate financial assets will fall if interest rates rise. This will not impact on the Balance Sheet for the majority of assets held at amortised cost, but will impact on instruments held at fair value.
- ▶ The fair value of fixed rate financial liabilities will rise if interest rates fall. This will not impact on the Balance Sheet for the majority of liabilities held at amortised cost, but will impact on instruments held at fair value.

The Council has an active strategy for assessing interest rate exposure that feeds into the setting of the annual budget. This allows any adverse changes to be accommodated. The strategy will also advise on whether new borrowing taken out is to be at fixed or variable interest rates.

## NOTES TO THE CORE FINANCIAL STATEMENTS

### 37. NATURE AND EXTENT OF RISKS ARISING FROM FINANCIAL INSTRUMENTS (continued)

According to this assessment strategy, at 31 March 2025 if interest rates had been 1% higher, the financial effect would be:

	At 31 March 2025 £000	At 31 March 2024 £000
Decrease in fair value of fixed rate borrowing liabilities	(101,853)	(114,669)

(no impact on the Surplus or Deficit on the Provision of Services or Other Comprehensive Income and Expenditure )

Note: the Council does not hold any variable rate borrowings or investments at the end of the last reporting period.

#### Foreign Exchange Risk

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

### 38. TRUST FUNDS

The Council acts as trustee for various funds including trust fund legacies, prize funds, amenity funds of establishments and charity appeal funds.

The funds are not assets of the Council and are not included in the Balance Sheet.

### 39. GROUP INTERESTS

The Council reviewed its group activities during 2024/25, including a review of the nature of the risks it was exposed to through its group trading activities and the amounts involved after eliminating intragroup transactions. The Council concluded that its group activities were sufficiently material to justify the preparation of Group Accounts.

The significant information to disclose is regarding the wholly-owned subsidiary Brick By Brick Croydon Limited , which was established to deliver housing across a number of Council owned sites in the borough. The Council provided loans to Brick by Brick and provided services to it as well as received statutory planning application fees. In 2024/25 the company recognised a loss of £0.5m (£11.8m in 2023/24).

Furthermore, the Council has provided loans to Brick by Brick of £86.0m as at 31 March 2025 (£104.75 at 31 March 2024), and the Council has impaired these loans by £64.7m (£51.7m at 31 March 2024), reflecting the expectation that not all loans will be repaid.

Please see the Group Accounts on later pages for further details.



**39. GROUP INTERESTS (continued)**

Croydon TH Commercial Ltd – This is a 100% Council owned company. The company was established in connection with the commercial units on the Taberner site. It was planned that a separate company should be created to hold the commercial units due to the differing tax arrangements for commercial vs residential development and also to ring fence the activity between the commercial units and residential units.

Croydon Central Management Company – This is a 100% Council owned company. This company was established to provide management services to all residential and commercial units within the Taberner House development. Activity in 2024/25 is not material.

Croydon Holdings Ltd – This is a 100% Council owned company. This company is linked to the Croydon Affordable Homes and Croydon Affordable Tenure companies and was designed to be a holding company for these subsidiaries.

Croydon Affordable Homes LLP - This is company is part of the Council's group structure but the Council does not directly own its shares. The Council owns this company through Croydon Holdings Ltd and London Borough of Croydon Holdings LLP. This company is designed to lease residential units to investors.

Croydon Affordable Homes (Taberner House) LLP - This company is part of the Council's group structure but the Council does not directly own its shares. The Council owns this company through Croydon Holdings Ltd and London Borough of Croydon Holdings LLP. This company is designed to lease residential units to investors. No activity has taken place within this company since it was incorporated.

Croydon Affordable Tenures LLP - This is company is part of the Council's group structure but the Council does not directly own its shares. The Council owns this company through Croydon Holdings Ltd and London Borough of Croydon Holdings LLP. This company is designed to lease residential units to investors.

Croydon Affordable Dwellings LLP - This is company is part of the Council's group structure but the Council does not directly own its shares. The Council owns this company through Croydon Holdings Ltd and London Borough of Croydon Holdings LLP. This company is designed to lease residential units to investors. No activity has taken place within this company since it was incorporated.

Croydon Pension Nominee 1 Ltd - This is a 100% company owned by the Council. This company has been inactive and no transactions have taken place, but was designed to support residential and commercial property investments that the Council's Pension Fund could invest in.

Croydon Pension Nominee 2 Ltd - This is a 100% company owned by the Council. This company has been inactive and no transactions have taken place, but was designed to support residential and commercial property investments that the Council's Pension Fund could invest in.

Croydon also owns a 100% stake in Croydon Enterprise Loan Fund Limited , which is a growth programme designed to support businesses in Croydon to access finance in order to start or grow a business. Group activity is not judged to be material.

Croydon owned a 100% stake in YourCare (Croydon) Ltd, a company that was set up to carry out retail sales of aids to daily living equipment to the public. This company was dissolved in 2024.

Provider Equipment Hub - during 2024/25, the operation of the Council's Equipment Service was transferred to Provide Equipment Hub Limited. The Council does not have control of this organisation, so it has not been included in the Council's group accounts.

#### **40. DATE OF ACCOUNTS BEING AUTHORISED FOR ISSUE AND BY WHOM**

This Statement of Accounts was issued on 31 July 2025 by Jane West, Corporate Director of Resources and Section 151 officer.

#### **41. PENSIONS - IAS19 AND ACCOUNTING CODE OF PRACTICE DISCLOSURE NOTES**

Employees of the Council are members of two separate pension schemes:

- The Teachers' Pension Scheme, administered by Capita Teachers' Pensions on behalf of the Department for Education.
- The Local Government Pensions Scheme, administered by the London Borough of Croydon.
- The NHS Pensions Scheme, administered by the London Borough of Croydon.

Both schemes provide defined benefits to members (retirement lump sums and pensions), earned as employees working for the Council.

However, the arrangements for the teachers' scheme mean that liabilities for these benefits cannot be identified to the Council. The scheme is therefore accounted for as if it was a defined contributions scheme - no liability for future payments of benefits is recognised in the Council's Balance Sheet and the Children, Young People and Education revenue account is charged with the employer's contributions payable to the Teachers' Pension Scheme during the year.

In 2024/25, the Council paid £10.72m (2023/24: £8.44m) to Capita Teachers' Pensions in respect of teachers' retirement benefits, representing 28.78% (2023/24: 23.68%) of pensionable pay.

##### **The Local Government Pension Scheme**

The Local Government Scheme is accounted for as a defined benefits scheme; its members are the London Borough of Croydon and a number of Scheduled and Admitted bodies. A list of all member bodies is available in the Pension Fund Accounts.

The liabilities of the scheme attributable to the London Borough of Croydon are included in the balance sheet on an actuarial basis using the projected unit credit method of valuation - i.e. an assessment of the future payments that will be made in relation to retirement benefits earned to date by employees, based on assumptions about mortality rates, employee turnover rates and projections of earnings for current employees.

Liabilities are discounted to their present value, using a discount rate of 5.8% (based on the indicative rate of return on high quality corporate bonds).

The assets of the scheme attributable to the London Borough of Croydon are included in the Balance Sheet at their fair value:

- Quoted securities - current bid price or the last trade price depending upon the convention of the market
- Unquoted securities - professional estimate
- Unlisted securities - current bid price
- Property - market value.

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

**Current service cost** - the increase in the present value of a defined benefit obligation resulting from employee service in the current period - allocated in the Comprehensive Income and Expenditure Statement to the revenue accounts of services for which the employee worked.

**Past service cost** - the change in the present value of the defined benefit obligation for employee service in prior periods, resulting in the current period from the introduction of, or changes to, post-employment benefits or other long-term employee benefits. Past service cost may be either positive (when benefits are introduced or changed so that the present value of the defined benefit obligation increases) or negative (when existing benefits are changed so that the present value of the defined benefit obligation decreases) - debited / credited to the Net Cost of Services in the Comprehensive Income and Expenditure Statement as part of Non-Distributed Costs.

**Interest cost** - the increase during a period in the present value of a defined benefit obligation which arises because the benefits are one period closer to settlement - debited to Financing and Investment Income and Expenditure in the Comprehensive Income and Expenditure Statement.

**The return on Fund assets** - is interest, dividends and other revenue derived from the Fund assets, together with realised and unrealised gains or losses on the Fund assets, less any costs of administering the Funds (other than those included in the actuarial assumptions used to measure the defined benefit obligation) and less any tax payable by the Fund itself - credited to Financing and Investment Income and Expenditure in the Comprehensive Income and Expenditure Statement.

## NOTES TO THE CORE FINANCIAL STATEMENTS

### 41. PENSIONS - IAS19 AND ACCOUNTING CODE OF PRACTICE DISCLOSURE NOTES (continued)

**Gains / losses on settlements and curtailments** - the result of actions to relieve the Council of liabilities or events that reduce the expected future service or accrual of benefits of employees - debited to the Net Cost of Services in the Comprehensive Income and Expenditure Statement as part of Non-Distributed Costs.

**Actuarial gains and losses** comprise:

- experience adjustments, which are the effects of differences between the assumptions applied in the previous actuarial valuation, and what has actually occurred in reality
- the effects of changes in actuarial assumptions - are recognised in Other Comprehensive Income.

**Contributions paid to the Pension Fund** - cash paid as employer's contributions to the Pension Fund.

Actuarial valuations are carried out every three years as required by legislation. The most recent valuation was undertaken by Hymans Robertson as at 31 March 2022. This identified a funding level of 97% which equates to a deficit of £59m.

The reported funding level is based on an assumed future investment return of 4.0%p.a. The Actuary has calculated that there is a 75% likelihood that the Fund's investments will achieve at least 4.0% p.a. over the next 20 years.

The actuary sets contribution rates for each employer, after consideration of their relative risk profiles and funding time horizons.

#### Discretionary Benefits

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

#### Actuarial Assumptions

##### Financial assumptions

Rate of increase in salaries	2.75%
Rate of increase of pensions	2.75%
Discount rate	5.80%

##### Split of assets between investment categories

Equities	0.00%
Debt Securities	0.00%
Private Equity	8.00%
Real Estate	11.00%
Investment Funds and Unit Trusts	77.00%
Cash / Liquidity	4.00%

##### Life expectancy

of a male (female) future pensioner aged 65 in 20 years time	22.4 (25.4) years
of a male (female) current pensioner aged 65	21.5 (24.1) years

#### 31 March 2025

#### 31 March 2024

2.75%	2.75%
2.75%	2.75%
5.80%	4.85%
0.00%	0.00%
0.00%	0.00%
8.00%	9.00%
11.00%	10.00%
77.00%	78.00%
4.00%	3.00%
22.4 (25.4) years	22.5 (25.5) years
21.5 (24.1) years	21.6 (24.1) years

#### Commutation of pension for lump sum at retirement

take 50% of additional tax-free cash up to HMRC limits for pre-April 2008 and 75% of the maximum tax-free cash for post-April 2008 service

#### Market value of total funds (£ millions)

1,880  
as at 31 Mar 2025

1,675  
as at 31 Mar 2024

## NOTES TO THE CORE FINANCIAL STATEMENTS

### 41. PENSIONS - IAS19 AND ACCOUNTING CODE OF PRACTICE DISCLOSURE NOTES (continued)

#### Changes in the Fair Value of Plan Assets, Defined Benefit Obligation and Net Liability

	31 March 2025			31 March 2024		
	Assets £000	Obligations £000	Net (Liability) /Asset £000	Assets £000	Obligations £000	Net (Liability) /Asset £000
Fair value of employer assets	1,478,175		1,478,175	1,345,332		1,345,332
Present value of funded liabilities		(1,427,956)	(1,427,956)		(1,416,358)	(1,416,358)
Present value of unfunded liabilities		(21,842)	(21,842)		(23,832)	(23,832)
<b>Opening Position as at 31 March 2024 and 31 March 2023</b>	<b>1,478,175</b>	<b>(1,449,798)</b>	<b>2,927,973</b>	<b>1,345,332</b>	<b>(1,440,190)</b>	<b>2,785,522</b>
Service cost:						
Current service cost *		(32,623)	(32,623)		(34,397)	(34,397)
Past service cost (including curtailments)		(1,129)	(1,129)		(1,031)	(1,031)
Effect of settlements	(1,848)	2,646	798		0	0
<b>Total Service Cost</b>	<b>(1,848)</b>	<b>(31,106)</b>	<b>(32,954)</b>	<b>0</b>	<b>(35,428)</b>	<b>(35,428)</b>
Net interest:						
Interest income on plan assets	71,329		71,329	63,531		63,531
Interest cost on defined benefit obligation		(69,757)	(69,757)		(67,961)	(67,961)
Impact of asset ceiling on net interest						
<b>Total Net Interest</b>	<b>71,329</b>	<b>(69,757)</b>	<b>1,572</b>	<b>63,531</b>	<b>(67,961)</b>	<b>(4,430)</b>
<b>Total Defined Benefit Cost Recognised in Profit or (Loss)</b>	<b>69,481</b>	<b>(100,863)</b>	<b>(31,382)</b>	<b>63,531</b>	<b>(103,389)</b>	<b>(39,858)</b>
Cashflows:						
Plan participants' contributions	11,023	(11,023)	0	10,445	(10,445)	0
Employer contributions	39,097		39,097	36,639		36,639
Benefits paid	(61,213)		(61,213)	(62,929)	62,929	0
Unfunded benefits paid	(2,077)		(2,077)	(2,032)	2,032	0
Contributions in respect of unfunded benefits	2,077		2,077	2,032		2,032
<b>Expected Closing Position</b>	<b>1,536,563</b>	<b>(1,561,684)</b>	<b>2,874,475</b>	<b>1,393,018</b>	<b>(1,489,063)</b>	<b>2,784,335</b>
Remeasurements:						
Changes in financial assumptions		211,777	211,777		78,028	78,028
Changes in demographic assumptions		2,545	2,545		9,082	9,082
Other experience ***		14,633	14,633		(47,845)	(47,845)
Return on assets excluding amounts included in net interest	9,848		9,848	85,157		85,157
Changes in asset ceiling						
<b>Total remeasurements recognised in Other Comprehensive Income (OCI)</b>	<b>9,848</b>	<b>228,955</b>	<b>238,803</b>	<b>85,157</b>	<b>39,265</b>	<b>124,422</b>
Exchange differences			0			0
Effect of business combinations and disposals			0			0
Fair value of employer assets	1,546,411		1,546,411	1,478,175		1,478,175
Present value of funded liabilities		(1,249,908)	(1,249,908)		(1,427,956)	(1,427,956)
Present value of unfunded liabilities **		(19,531)	(19,531)		(21,842)	(21,842)
<b>Closing Position</b>	<b>1,546,411</b>	<b>(1,269,439)</b>	<b>276,972</b>	<b>1,478,175</b>	<b>(1,449,798)</b>	<b>28,377</b>
Effect of asset ceiling (see next page)	(367,650)		(367,650)			
<b>Adjusted Closing Position</b>	<b>1,178,761</b>	<b>(1,269,439)</b>	<b>(90,678)</b>	<b>1,478,175</b>	<b>(1,449,798)</b>	<b>28,377</b>

#### Notes:

\* The service cost figures include an allowance for administration expenses of 1.1% of payroll.

\*\* (31 March 2025) This liability of £19.531m comprises of approximately £10.058m in respect of LGPS unfunded pensions and £9.473m in respect of Teachers' unfunded pensions.

For unfunded liabilities as at 31 March 2025, it is assumed that all unfunded pensions are payable for the remainder of the member's life. It is further assumed that 90% of pensioners are 'married (or cohabiting) at death and that their spouse (cohabitee) will receive a pension of 50% of the member's pension as at the date of the member's death.

\*\*\* Within this other experience item, the funded obligations have decreased by £13.839m as a result of the Pension Increase (Order) Review 2025 issued by central government being different to the previous assumption.

## NOTES TO THE CORE FINANCIAL STATEMENTS

### 41. PENSIONS - IAS19 AND ACCOUNTING CODE OF PRACTICE DISCLOSURE NOTES (continued)

#### Pension Asset Ceiling

Accounting standards only allow a surplus (asset) to be recognised to the extent that an employer can gain economic benefit from that surplus. Paragraph 64 of IAS 19 limits the measurement of the defined benefit asset to the "present value of economics benefits available in the form of refunds from the plan or reductions in future contributions to the plan". This is known as an asset ceiling. An asset ceiling is required when the future projected contributions from an employer are calculated to be less than the surplus. IFRIC 14 limits the measurement of any defined benefit asset to the lower of the surplus in the defined benefit plan and the asset ceiling. Therefore, an asset ceiling is applicable to Croydon Council Pension Fund.

The table below shows a reconciliation of changes in the value of Pension net asset ceiling in respect of the Council:

	2024/25 £'000	2023/24 £'000
Opening Net Asset / (Liability)	28,377	(94,858)
Service costs (current and past)	(32,954)	(35,428)
Net Interest Gain / (cost)	1,572	(4,430)
Employer contributions (including for unfunded benefits)	41,174	38,671
Remeasurement of asset through OCI	238,803	124,422
<b>Closing Net Asset / (Liability) - unadjusted</b>	<b>276,972</b>	<b>28,377</b>
Effect of asset ceiling	(367,650)	0 *
<b>Closing Net Asset / (Liability) - adjusted</b>	<b>(90,678)</b>	<b>28,377</b>

\* The Council did not apply an asset ceiling to the 2023/24 pension asset.

#### Assumptions within the asset ceiling calculation

The present value of agreed past service contributions is calculated using the secondary rate percentage of pay and/or monetary amount multiplied by the corresponding annuities for each element. This amount has been calculated as £71,147,000.

	2024/25 £'000	2023/24 £'000
Net Asset / (Liability) with effect of asset ceiling	(71,147)	0
Add: present value of unfunded contributions	(19,531)	0
<b>Adjusted Pension Net Asset / (Liability)</b>	<b>(90,678)</b>	<b>0</b>

## NOTES TO THE CORE FINANCIAL STATEMENTS

### 41. PENSIONS - IAS19 AND ACCOUNTING CODE OF PRACTICE DISCLOSURE NOTES (continued)

The valuation of employer assets used in this analysis differs from the figures presented in the Pension Fund Statements in that it uses an estimate of returns (-0.1%) because it has to be prepared in advance of the year end, whereas the Pension Fund Accounts are prepared on the basis of actual and not assumed figures after the year's end. Good performance of the Fund's investments for the year and increases to expected future investment returns due to the continued rise in interest rates meant that the net asset moved from a surplus position of £28m to a surplus of £276m (before the application of the asset ceiling), which was another significant increase to the funding level in the year to 31 March 2025.

It should be noted however that this IAS19 valuation is not an assessment of the cash value of the funding difference; it is a notional sum that is reversed out through the Local Government accounting mechanism.

IAS19 requires that the cost of retirement benefits is recognised in the Comprehensive Income and Expenditure Statement when the entitlement is earned, irrespective of when the benefits are actually paid. However, the charge the Council is required to make in its financial statements is equal to the actual contribution to the Pension Fund payable in the year. Consequently, a transfer is made to, or from, the Pensions Reserve to achieve this.

The other adjustment to the Pensions Reserve during the year represents the Experience / Actuarial gain or loss recognised during the year. The gain or loss calculated is taken directly to Other Comprehensive Income.

Consequently, the balance on the reserve represents the amount required to meet the estimated liability for future pensions, and the change in the reserve during the year represents the change in that liability.

#### Fair value of employers assets

The below asset values are at bid value as required under IAS19. Please note, where IAS19 asset splits were not available at the exact start and end dates, we have used the nearest IAS19 assets split prior to these dates have been used.

Asset Category	Period Ended 31 March 2025				Period Ended 31 March 2024			
	Quoted Prices in Active Markets £000	Quoted Prices not in Active Markets £000	Total £000	Percentage of Total Assets %	Quoted Prices in Active Markets £000	Quoted Prices not in Active Markets £000	Total £000	Percentage of Total Assets %
<b>Equity Securities:</b>								
Consumer				0%				0%
Manufacturing				0%				0%
Energy and Utilities				0%				0%
Financial Institutions		118	118	0%		119	119	0%
Health and Care				0%				0%
Information Technology				0%				0%
Other				0%				0%
<b>Debt Securities:</b>								
Other				0%				0%
<b>Private Equity:</b>								
All		128,444	128,444	8%		129,118	129,118	9%
<b>Real Estate:</b>								
UK Property		163,839	163,839	11%		15,953	15,953	11%
Overseas Property				0%				0%
<b>Investment Funds and Unit Trusts:</b>								
Equities		687,111	687,111	44%		735,672	735,672	50%
Bonds		316,597	316,597	20%		220,458	220,458	15%
Hedge Funds				0%				0%
Commodities				0%				0%
Infrastructure		194,135	194,135	13%		187,728	187,728	13%
Other				0%				0%
<b>Cash and Cash Equivalents:</b>								
All		56,167	56,167	4%		45,507	45,507	3%
<b>Totals</b>		<b>1,546,411</b>	<b>1,546,411</b>	<b>100%</b>		<b>1,334,555</b>	<b>1,334,555</b>	<b>100%</b>

## HOUSING REVENUE ACCOUNT - INCOME AND EXPENDITURE STATEMENT

### INTRODUCTION

The Housing Revenue Account (HRA) is a record of revenue expenditure and income relating to Croydon Council's own housing stock. Income and expenditure on other housing services provided by the Council is recorded in the General Fund. The items recorded within the HRA are prescribed by statute because the Council has no general discretion to transfer sums into or out of the HRA, this type of account is known as ring fenced.

The ring fence was introduced by the Local Government and Housing Act 1989, to ensure that rents paid by Local Authority tenants accurately and realistically reflected the cost of providing the housing service.

	Note No.	2024/25 £000	2023/24 £000
<b>Income</b>			
Dwelling rents		(92,400)	(80,537)
Non-dwelling rents		(1,246)	(1,093)
Charges for services and facilities		(8,967)	(8,624)
Contributions towards expenditure		(209)	(237)
<b>Total Income</b>		<b>(102,822)</b>	<b>(90,491)</b>
<b>Expenditure</b>			
Repairs and maintenance		20,153	21,389
Supervision and management		40,616	36,481
Rents, rates, taxes and other charges		4,773	247
Allowance for debtors		750	965
Depreciation of non-current assets	2.1 & 3	14,040	14,083
Amortisation of intangible assets		87	87
Gain or loss on revaluation of non-current assets		(57)	0
Revenue expenditure funded from capital under statute	3 & 4	0	0
<b>Total Expenditure</b>		<b>80,362</b>	<b>73,252</b>
<b>Net cost of HRA services as included in the whole-Authority Comprehensive Income and Expenditure Statement</b>		<b>(22,460)</b>	<b>(17,239)</b>
<b>HRA services share of Corporate and Democratic Core</b>		<b>500</b>	<b>500</b>
<b>HRA share of Pensions Reserve contributions not allocated to specific services</b>	5	<b>69</b>	<b>66</b>
<b>Net cost of HRA services</b>		<b>(21,891)</b>	<b>(16,673)</b>
Gain or loss on sale of HRA non-current assets		(5,336)	(3,464)
Interest payable and similar charges		12,167	11,659
Interest and investment income		(2,410)	(2,519)
Pensions interest costs and expected return on pensions assets		(96)	283
Capital Grants & Contributions Receivable		(1,324)	(1,383)
<b>(Surplus)/ deficit for the year on HRA services</b>		<b>(18,890)</b>	<b>(12,097)</b>



## THE MOVEMENT IN RESERVES ON THE HRA STATEMENT

This Statement takes the outturn on the HRA Comprehensive Income and Expenditure Statement and reconciles it to the surplus or deficit for the year on the HRA Balance, calculated in accordance with the requirements of the Local Government and Housing Act 1989.

	Note No.	2024/25 £000	2023/24 £000
<b>HRA surplus balance brought forward</b>		<b>(29,734)</b>	<b>(43,953)</b>
<b>(Surplus)/deficit for the year on the HRA Comprehensive Income and Expenditure Statement</b>		<b>(18,890)</b>	<b>(12,097)</b>
<b>Amounts included in the HRA Comprehensive Income and Expenditure Statement but are required by statute to be excluded when determining the movement on the HRA balance for the year</b>			
Amortisation of intangible assets		(87)	(87)
Gain or loss on revaluation of non-current assets		57	0
Write out of Net Book Value on sale of HRA non-current assets		(5,153)	(4,271)
Capital receipts on disposals		10,663	7,846
Costs of disposals		(174)	(111)
Capital Grants & Contributions Receivable		1,324	1,383
Net charges made for retirement benefits in accordance with IAS19		600	(75)
		7,230	4,685
<b>Amounts excluded in the HRA Comprehensive Income and Expenditure Statement but are required by statute to be included when determining the movement on the HRA balance for the year</b>			
Transfer to Major Repairs Reserve for depreciation	3	14,040	14,083
Transfer from Capital Adjustment Account		(14,040)	(14,083)
Capital expenditure funded by the Housing Revenue Account	3	12,196	21,592
		12,196	21,592
<b>Contributions to/from reserves</b>			
Short-Term Accumulating Compensated Absences (STACA)		0	39
		0	39
<b>(Increase)/decrease in HRA balance for the year</b>		<b>536</b>	<b>14,219</b>
<b>HRA balance carried forward</b>		<b>(29,198)</b>	<b>(29,734)</b>

## NOTES TO THE HOUSING REVENUE ACCOUNT

### 1. NUMBER AND TYPE OF DWELLINGS IN THE HOUSING STOCK (Tenantable Units)

#### Types of Property

	2024/25	2023/24
Houses	5,074	5,092
Flats	8,314	8,330
<b>Total Dwellings</b>	<b>13,388</b>	<b>13,422</b>

### 2.1. PROPERTY, PLANT AND EQUIPMENT AND INVESTMENT PROPERTY ASSETS CATEGORY VALUES

#### 2024/25

	Council Dwellings	Other Land and Buildings	Assets Held For Sale	Surplus Assets	Assets Under Construction	Total
	£000	£000	£000	£000	£000	£000
Net book value as at 1 April 2024	1,092,484	13,657	184	0	4,598	1,110,923
Gross book value as at 1 April 2024	1,092,484	14,590	184	0	4,598	1,111,856
Additions	42,752	0	0	0	5,025	47,777
Revaluation increase/(decrease) recognised in the Revaluation Reserve	(42,184)	1,063	0	0	0	(41,121)
Revaluation increase/(decrease) recognised in Income and Expenditure		56	36	0	0	92
Derecognition - Disposals	(5,216)	0	0	0	0	(5,216)
Derecognition - Derecognitions						
Transfers/Reclassifications	(207)	(80)	55	25	0	(207)
Other movements in cost or valuation						0
Gross book value as at 31 March 2025	1,087,629	15,629	275	25	9,623	1,113,181
<b>Accumulated Depreciation and Impairment</b>						
At 1 April 2024	0	(933)	0	0	0	(933)
Depreciation for year	(13,587)	(452)	0	0	0	(14,039)
Depreciation written out to the Revaluation Reserve	13,522	1,284	0	0	0	14,806
Depreciation written out to Income and Expenditure	0	0	0	0	0	0
Derecognition - Disposals	65	0	0	0	0	65
Derecognition - Derecognitions						
Transfers/Reclassifications	0	1	0	(1)	0	0
Other movements in depreciation and impairment						0
Accumulated Depreciation and Impairment at 31 March 2025	0	(100)	0	(1)	0	(101)
<b>Net book value as at 31 March 2025</b>	<b>1,087,629</b>	<b>15,529</b>	<b>275</b>	<b>24</b>	<b>9,623</b>	<b>1,113,080</b>

The Council is required to charge depreciation on all HRA properties, including non-dwelling properties.

Depreciation is charged on Council dwellings, excluding garages and parking spaces. It is calculated on the basis of their fair value which is then adjusted by the Existing Use Value - Social Housing factor.

## NOTES TO THE HOUSING REVENUE ACCOUNT

### 2.2. PROPERTY, PLANT AND EQUIPMENT ASSETS CATEGORY VALUES

The depreciation charge in respect of HRA dwellings is a real charge in the HRA. Unlike depreciation charges in respect of other Local Authority assets, it is not offset against Minimum Revenue Provision (MRP) or reversed out.

The physical properties represented in the financial tables and their vacant possession value are disclosed below:

	31 March 2025	31 March 2024
Total Dwellings	13,388	13,422
Garages	2,577	2,627
Parking Spaces	104	50
	<b>16,069</b>	<b>16,099</b>
	<b>£M</b>	<b>£M</b>
Vacant possession value of dwellings at 31 March 2025	<b>4,352</b>	n/a
Vacant possession value of dwellings at 31 March 2024	4,366	4,366
Vacant possession value of dwellings at 31 March 2023	4,357	4,357
Vacant possession value of dwellings at 31 March 2022	4,153	4,153
Vacant possession value of dwellings at 31 March 2021	3,963	3,887

The vacant possession value is the Authority's estimate of the total sum that it would receive if all the assets were sold on the open market.

For the Balance Sheet, Council dwellings are required, by the Housing Revenue Account (Accounting Practices) Directions 2007, to be valued in a way that reflects their occupation by sitting tenants enjoying rents at less than open market rents and tenants' rights including the Right to Buy. This reduction from vacant possession values is achieved by the application of an adjustment, known as Existing Use Value - Social Housing (EUV-SH) factor. It is calculated by Government at 25% giving a value of £4,366m x 25% = £1,092m as at 31 March 2024

The valuation of council dwellings as at 31 March 2025 was undertaken by Wilks Head & Eve. This led to an increase in the vacant possession value of £14m to £4,352m. The EUV-SH value was £4,352m x 25% = £1,088m as at 31 March 2025.

The difference between the vacant possession value and balance sheet value of dwellings within the HRA shows the economic cost to Government of providing council housing at less than market rents.

## NOTES TO THE HOUSING REVENUE ACCOUNT

### 3. CAPITAL EXPENDITURE

#### Expenditure

Non-current assets (buildings)	
Acquisition of council dwellings	
Contribution towards acquisition of other residential properties	
Assets under construction	
Intangible assets	

2024/25 £000	2023/24 £000
33,661	29,881
9,382	1,383
11,400	0
5,025	4,598
775	1,196
60,243	37,058
(12,171)	0
(20,512)	0
(1,324)	(1,383)
(12,196)	(21,592)
(14,040)	(14,083)
(60,243)	(37,058)

#### Financed By

Borrowing
Capital receipts
Government grants and other contributions
Direct revenue contributions
Major Repairs Reserve

#### Capital Receipts

Balance brought forward
Receipts from sales of assets during the year
Receipts from repayment of loans
Cost of disposals
Transfer to Housing Capital Receipts Pool (via General Fund)
Balance of receipts after transfer
Balance on account before application of receipts
Financing of capital expenditure
<b>Balance carried forward</b>

2024/25 £000	2023/24 £000
(49,735)	(42,000)
(10,663)	(7,446)
0	(400)
175	111
0	0
(10,488)	(7,735)
(60,223)	(49,735)
20,512	0
(39,711)	(49,735)

#### Major Repairs Reserve

Authorities are required by the Accounts and Audit (England) Regulations 2015 to maintain the Major Repairs Reserve (MRR), which controls an element of the capital resources required to be used on HRA assets or for capital financing

Opening balance as at 1 April
Depreciation charge to HRA
Capital expenditure during the year
Other reserve adjustments
<b>Closing balance as at 31 March</b>

2024/25 £000	2023/24 £000
0	0
(14,040)	(14,083)
14,040	14,083
0	0
0	0

## NOTES TO THE HOUSING REVENUE ACCOUNT

### 4. REVENUE EXPENDITURE FUNDED FROM CAPITAL UNDER STATUTE

Revenue expenditure funded from capital under statute relates to expenditure on assets that do not belong to the Council. The amounts are written out in the movement in reserves statement within the HRA.

### 5. HRA SHARE OF CONTRIBUTIONS TO THE PENSIONS RESERVE

The HRA contribution to the Pensions Reserve is based on the employer's contributions for the HRA as a proportion of the total employers' contributions to the Pension Fund and calculated in accordance with IAS19.

### 6. DEBTORS AND ALLOWANCE FOR CREDIT LOSSES

	2024/25		2023/24	
	Debtors	Allowance for Credit Losses	Debtors	Allowance for Credit Losses
	£000	£000	£000	£000
Housing Revenue Account rents	18,425	(11,903)	17,724	(11,153)
Housing Revenue Account lease holder service charges/major works	2,902		3,998	
Housing Revenue Account other debtors	-		21	
	21,327	(11,903)	21,743	(11,153)

# COLLECTION FUND

## INCOME AND EXPENDITURE ACCOUNT

	Note No.	Business Rates £000	2024/25 Council Tax £000	Total £000	Business Rates £000	2023/24 Council Tax £000	Total £000
<b>INCOME DUE</b>							
Council Tax-payers	2		(330,434)	(330,434)		(309,867)	(309,867)
S13A1C Transfer			(510)	(510)		(1,050)	(1,050)
Business Rates	1(a)	(113,976)		(113,976)	(100,103)		(100,103)
Transition grant from MHCLG		(622)		(622)	(8,837)		(8,837)
Crossrail Business Rate Supplement	1(b)	(3,036)		(3,036)	(3,012)		(3,012)
<b>Total Income</b>		(117,634)	(330,944)	(448,578)	(111,952)	(310,917)	(422,869)
<b>EXPENDITURE</b>							
Charges to the Collection Fund:							
Changes in Provision for Bad and Doubtful Debts		(1,614)	7,518	5,904	1,407	5,130	6,537
Write-offs of Bad Debt			(202)	(202)	3		3
Changes in Provision for Appeals		1,120		1,120	780		780
Transfer to designated area (Growth Zone)		1,991		1,991	1,678		1,678
Cost of Collection		384		384	386		386
Cost of Collection - Crossrail		8		8	8		8
<b>Total Expenditure</b>		1,889	7,316	9,205	4,262	5,130	9,392
<b>Total Income less Charges</b>		(115,745)	(323,628)	(439,373)	(107,690)	(305,787)	(413,477)
Precepts, Demands and Shares:	3						
London Borough of Croydon		33,128	259,761	292,889	32,168	247,759	279,927
Greater London Authority (GLA)		40,857	64,601	105,458	39,674	59,577	99,251
Housing, Communities and Local Government (CLG)		36,440		36,440	35,385		35,385
Greater London Authority (Crossrail)	1(b)	3,028		3,028	3,005		3,005
<b>(Surplus)/Deficit for year</b>		(2,292)	734	(1,558)	2,542	1,549	4,091
<b>Distribution of Previous Year's Collection Fund Surplus / (Deficit) :</b>							
London Borough of Croydon		(1,817)	1,798	(19)	(12,214)	(1,986)	(14,200)
Greater London Authority (GLA)		(2,242)	432	(1,810)	(15,064)	(442)	(15,506)
Housing, Communities and Local Government (CLG)		(1,999)		(1,999)	(13,435)		(13,435)
<b>Total Distribution of Previous Year's Collection Fund Surplus / (Deficit)</b>		(6,058)	2,230	(3,828)	(40,713)	(2,428)	(43,141)
<b>Movement of Collection Fund in the Year</b>		(8,350)	2,964	(5,386)	(38,171)	(879)	(39,050)
Balance brought forward (surplus)/deficit		4,501	(680)	3,821	42,672	199	42,871
<b>Balance carried forward (surplus)/deficit</b>		(3,849)	2,284	(1,565)	4,501	(680)	3,821
<b>Allocation of (surplus)/deficit</b>							
(Surplus)/deficit declared in the January Delegation report to be distributed in the following year:							
London Borough of Croydon		(1,888)	1,249	(639)	1,817	(1,798)	90
GLA		(2,077)	309	(1,768)	2,242	(432)	1,896
CLG		(2,328)		(2,328)	1,999		2,077
Total (surplus) / deficit declared:		(6,293)	1,558	(4,735)	6,058	(2,230)	4,063
<b>Spreading Adjustment for Council Tax / NNDR</b>							
<b>Distribution of (surplus) /deficit - using current year ratios</b>							
LBC		30%	80%		30%	81%	
GLA		37%	20%		37%	19%	
		33%			33%		
		100%	100%		100%	100%	
Unallocated fund balance and surplus carried forward: (Distributed using ratios for the year in which the surplus was declared)							
London Borough of Croydon		733	582	1,315	(467)	1,249	692
GLA		904	145	1,049	(576)	300	(387)
CLG		807		807	(514)		(613)
		2,444	726	3,170	(1,557)	1,549	(309)

## INTRODUCTION

This account summarises the transactions of the Collection Fund, the purpose of which is to receive Council Tax and Non-Domestic Rates and apply the proceeds. The Council, together with the Greater London Authority and the Ministry of Housing, Communities and Local Government, demands/precepts upon the Fund to meet its expenditure, from both Council Tax and Non-Domestic Rates. The amounts of the demands/precepts are set at the beginning of the year and cannot vary.

The account is a statutory Fund required by the Local Government Finance Act 1988, separate from the other revenue accounts of the Council, whose transactions are wholly prescribed by legislation. The Council has no discretion to determine which receipts and payments are accounted for within and outside the Fund.

The Collection Fund is consolidated into the Council's Balance Sheet; there is no requirement to prepare a separate Balance Sheet.

### 1 (a) NATIONAL NON-DOMESTIC RATES COLLECTABLE

The Council collects Non-Domestic Rates (NDR) for its area based on local rateable values provided by the Valuation Office Agency (VOA) multiplied by a uniform basis set nationally by Central Government. Prior to 1st April 2013, the total amount due, less certain allowances, was paid to a central pool administered by Central Government, which, in turn, paid Local Authorities their share of the pool, such shares being based on a standard amount per head of population.

In 2013/14, the administration of NDR changed following the introduction of a business rates retention scheme which aims to give councils a greater incentive to grow businesses but also increases the financial risk due to volatility and non-collection of rates. Instead of paying NDR to the central pool, local authorities retain a proportion of the total collectable rates due with the rest distributed to preceptors. 2018/19 saw the amount retained by Local Government increase to 100%: as London piloted a 100% retention pool. In 2020/21, the retention rate change to 67%, which is consistent across England.

	2022-23	2023-24	2024-25
▶ Central Government	33%	33%	33%
▶ London Borough of Croydon	30%	30%	30%
▶ Greater London Authority	37%	37%	37%

The total Non Domestic Rateable Value as at 31 March 2025 was £316,304,752 (£320,976,028 at 31 March 2024). The multiplier for 2024/25 was set at 54.6p (51.2p for 2023/24) and the multiplier for small businesses was set at 49.9p (49.90p for 2023/24).

### 1 (b) CROSSRAIL BUSINESS RATE SUPPLEMENT

The Greater London Authority (GLA) introduced a business rate supplement (BRS) on 1 April 2010 to finance £4.1 billion of the costs of the £15.9 billion Crossrail project. This is levied at a rate of 2p (the BRS multiplier) on non-domestic properties in London with a rateable value of over £55,000 (i.e. £55,001 or more). The total amount collected less certain relief and other deductions is paid to the Greater London Authority.

## 2. COUNCIL TAX BASE

Council Tax is a banded capital value based property tax with a 25% discount where only one adult is liable. Under the arrangements for Council Tax, each domestic property within the Council's area was assigned to one of eight valuation bands based on the estimated market value at 1 April 1991. The income derives from the Tax levied according to which of the eight bands a property has been assigned.

Individual charges are calculated by estimating the amount of income required to be taken from the Collection Fund by the precepting Authorities and the Council for the forthcoming year and dividing this by the Council Tax Base (the total number of properties in each band adjusted by a proportion to convert the number to a Band D equivalent). The basic amount of Council Tax so calculated for a Band D property, £2366.91 for 2024/25 (£2,239.56 for 2024/25) is multiplied by the proportion specified for the particular band to give an individual amount due.



## NOTES TO THE COLLECTION FUND

### 2. COUNCIL TAX BASE (continued)

Council Tax bills are based on the following proportions and property numbers for Bands A to H:

#### Council Tax Base 2024/25

Valuation Band	Number of Chargeable Dwellings	Band D Proportion	Band D Equivalent Dwellings	Council Tax £.pp	Council Tax Income £000
Band A	3,099	6/9	2,066	1,577.94	3,260
Band B	16,009	7/9	12,451	1,840.93	22,921
Band C	40,664	8/9	36,146	2,103.91	76,048
Band D	35,338	9/9	35,338	2,366.91	83,642
Band E	21,299	11/9	26,032	2,892.89	75,308
Band F	10,865	13/9	15,694	3,418.87	53,656
Band G	6,975	15/9	11,625	3,944.85	45,859
Band H	600	18/9	1,200	4,733.82	5,681
Total	134,849		140,552		366,374
Multiplied by estimated collection rate			97.50%		
Number of Band D equivalent dwellings			137,038		
Total of Demands/Precepts for year			324,357		324,357
Adjustments to liability during the year (including prior years)					6,077
Income due from Taxpayers credited to Collection Fund					330,434

### 3. DEMANDS AND PRECEPTS

The Collection Fund is required to meet in full during the financial year the precepts and demands made on it by precepting Authorities and its own requirement as the billing Authority. Croydon Council's only precepting body is the Greater London Authority (GLA). The GLA requirement includes the budgets of its five functional bodies i.e. the Mayor's Office for Policing & Crime the London Fire and Emergency Planning Authority, Transport for London and the London Legacy Development Corporation.

This item therefore comprises the precept informed to Croydon by the GLA and its own demand, determined as required by the 1992 Act before the start of the financial year. The Authority's own payment is made direct to the General Fund.

	2024/25 £.pp	2023/24 £.pp
Band D equivalent Council Tax charge		
Split thereof:		
Croydon	1,895.51	1,805.42
Greater London Authority	471.40	434.14
Total	2,366.91	2,239.56
Payment to Croydon:-		
Share of Band D equivalent Council Tax charge	1,895.51	1,805.42
Number of Band D equivalent dwellings	137,040	137,230
Total	259,760,690	247,757,787
Rounded to £000's	259,761	247,758
Payment to the Greater London Authority:-		
Share of Band D equivalent Council Tax charge	471.40	434.14
Number of Band D equivalent dwellings	137,040	137,230
Total	64,600,656	59,577,032
Rounded to £000's	64,601	59,577

# GROUP STATEMENTS

## GROUP MOVEMENT IN RESERVES STATEMENT

2024/25	General Fund Balance £000	Earmarked GF Reserves Balance £000	Total General Fund Balance £000	HRA Balance £000	Capital Receipts Balance £000	Capital Grants Unapplied Balance £000	Major Repairs Reserve Balance £000	Total Usable Reserves Balance £000	Total Unusable Reserves Balance £000	Total Authority Reserves Balance £000	Council's Share of Subsidiaries' Balance £000	Total Reserves Balance £000
Balance b/f at 1 April 2024	(27,500)	(168,677)	(196,177)	(29,734)	(49,735)	(7,785)	0	(283,431)	(641,889)	(925,320)	66,654	(858,666)
<b>Movement in reserves during 2024/25</b>												
(Surplus) or deficit on provision of services	64,311		64,311	(18,890)				45,421		45,421	539	45,960
Other Comprehensive Expenditure and Income									64,785	64,785		64,785
<b>Total Comprehensive Expenditure and Income</b>	64,311	0	64,311	(18,890)	0	0	0	45,421	64,785	110,206	539	110,745
Adjustments between group accounts and authority accounts			0					0		0		0
<b>Net increase or decrease before transfers</b>	64,311	0	64,311	(18,890)	0	0	0	45,421	64,785	110,206	539	110,745
Adjustments between accounting basis and funding basis under regulations	(29,406)		(29,406)	19,427	10,023	(6,414)		(6,370)	6,370	0		0
<b>Net increase/Decrease before Transfers to Earmarked Reserves</b>	34,905	0	34,905	537	10,023	(6,414)	0	39,051	71,155	110,206	539	110,745
Transfers (to)/from Earmarked Reserves	(34,905)	34,905	0	0	0	0	0	0	0	0	0	0
<b>Net (increase)/decrease in reserves for the year</b>	0	34,905	34,905	537	10,023	(6,414)	0	39,051	71,155	110,206	539	110,745
Balance c/f at 31 March 2025	(27,500)	(133,772)	(161,272)	(29,197)	(39,712)	(14,199)	0	(244,380)	(570,734)	(815,114)	67,193	(747,921)

2023/24	General Fund Balance £000	Earmarked GF Reserves Balance £000	Total General Fund Balance £000	HRA Balance £000	Capital Receipts Balance £000	Capital Grants Unapplied Balance £000	Major Repairs Reserve Balance £000	Total Usable Reserves Balance £000	Total Unusable Reserves Balance £000	Total Authority Reserves Balance £000	Council's Share of Subsidiaries' Balance £000	Total Reserves Balance £000
Balance b/f at 1 April 2023	(27,500)	(165,000)	(192,500)	(43,953)	(61,935)	(19,200)	0	(317,588)	(541,364)	(858,952)	54,868	(804,084)
<b>Movement in reserves during 2023/24</b>												
(Surplus) or deficit on provision of services	58,595		58,595	(12,097)				46,498		46,498	11,786	58,284
Other Comprehensive Expenditure and Income										0		0
<b>Total Comprehensive Expenditure and Income</b>	58,595	0	58,595	(12,097)	0	0	0	46,498	0	46,498	11,786	58,284
Adjustments between group accounts and authority accounts			0					0	(112,866)	(112,866)		(112,866)
<b>Net increase or decrease before transfers</b>	58,595	0	58,595	(12,097)	0	0	0	46,498	(112,866)	(66,368)	11,786	(54,582)
Adjustments between accounting basis and funding basis under regulations	(62,272)		(62,272)	26,316	12,200	11,415		(12,341)	12,341	0		0
<b>Net increase/Decrease before Transfers to Earmarked Reserves</b>	(3,677)	0	(3,677)	14,219	12,200	11,415	0	34,157	(100,525)	(66,368)	11,786	(54,582)
Transfers (to)/from Earmarked Reserves	3,677	(3,677)	0	0	0	0	0	0	0	0	0	0
<b>Net (increase)/decrease in reserves for the year</b>	0	(3,677)	(3,677)	14,219	12,200	11,415	0	34,157	(100,525)	(66,368)	11,786	(54,582)
Balance c/f at 31 March 2024	(27,500)	(168,677)	(196,177)	(29,734)	(49,735)	(7,785)	0	(283,431)	(641,889)	(925,320)	66,654	(858,666)

Full details of the adjustments between accounting basis and funding basis under regulations are shown in Note 7.

Further details about the movements in earmarked reserves can be found in Note 8, and details around movements in all reserves can be found in Note 22 and 23.

# GROUP COMPREHENSIVE INCOME AND EXPENDITURE STATEMENT

	Note No.	2024/25			2023/24		
		Gross £000	Income £000	Net £000	Gross £000	Income £000	Net £000
<b>Gross expenditure, income and net expenditure of continuing operations</b>							
Sustainable Communities Regeneration and Economic Recovery		300,364	(216,401)	83,963	239,043	(162,266)	76,777
Children, Young People and Education		395,351	(273,066)	122,285	352,837	(254,542)	98,295
Adult Social Care and Health		280,750	(112,519)	168,231	250,793	(105,609)	145,184
Assistant Chief Executive		26,358	(1,907)	24,451	16,123	(485)	15,638
Resources		166,717	(152,213)	14,504	171,421	(152,452)	18,969
Housing		101,150	(56,987)	44,163	85,507	(56,617)	28,890
HRA		80,931	(102,822)	(21,891)	73,818	(90,491)	(16,673)
Corporate		1,059	(6,288)	(5,229)	34,764	(7,171)	27,593
<b>Net cost of services</b>		1,351,621	(915,916)	430,476	1,224,306	(829,633)	394,673
Other operating expenditure	9			13,515			27,039
Financing and Investment Income and Expenditure	10			52,481			46,532
Taxation and Non-Specific Grant Income	11			(450,512)			(409,960)
<b>(Surplus) or Deficit on Provision of Services</b>				45,960			58,284
(Surplus) or deficit on revaluation of non-current assets				(64,062)			11,556
Remeasurement of the net defined benefit liability				128,847			(124,422)
<b>Other Comprehensive Income and Expenditure</b>				64,785			(112,866)
<b>Total Comprehensive Income and Expenditure</b>				110,745			(54,582)

# GROUP BALANCE SHEET

The Balance Sheet shows the Council's position at the end of the year for all activities and services except the Pension Fund and trust funds, which are held on behalf of third parties. All internal transactions between funds have been eliminated.

	Note/ Page No.	31 March 2025		31 March 2024
		£000	£000	£000
Operational Assets (Property, Plant and Equipment)	12			
Council dwellings		1,087,629		1,092,484
Other land and buildings		1,033,691		928,743
Vehicles, plant, furniture and equipment		6,816		4,101
Infrastructure		172,007		168,213
Community assets		2,328		2,665
<b>Total Operational Assets (Property, Plant and Equipment)</b>			2,302,471	2,196,206
Non-Operational Assets (Property, Plant and Equipment)				
Assets under construction		9,920		4,598
Surplus assets not held for sale		229		100
<b>Total Non-Operational Assets (Property, Plant and Equipment)</b>			10,149	4,698
<b>Total Property, Plant and Equipment</b>			2,312,620	2,200,904
Heritage Assets	13	4,556		4,555
Investment property				
Investment property	14	14,800		32,176
Intangible Assets				
Software	15	12,035		10,769
Assets under construction				0
Long-term Investments				
Non-property investments	Grp 4 & 16	34,344		40,364
Investments in Associates and Joint Ventures				
Pension Assets	31			28,377
Long-term Debtors	Grp 4 & 16	24,864		3,331
<b>Long-term Assets</b>			2,403,219	2,320,476
Short-term Investments				
Non-property investments excluding cash equivalents	Grp 4 & 16	60,000		-
Assets held for sale (< 1 year)	19	6,407		53,799
Inventories	Grp 5	1,899		1,735
Short-term debtors, payments in advance and provision for doubtful debts	Grp 6	181,183		164,924
Cash and cash equivalents	Grp 7	79,925		60,713
<b>Current Assets</b>			329,414	281,170
Bank overdraft	Grp 7	(2,508)		(18,666)
Short-term borrowing	Grp 4 & 16	(183,987)		(96,247)
Short-term creditors and receipts in advance	Grp 8	(197,236)		(213,177)
Short-term provision	21	(13,749)		(12,028)
<b>Current Liabilities</b>			(397,480)	(340,118)
Long-term Creditors				
Provisions	21	(24,391)		(27,457)
Long-term borrowing	Grp 4 & 16	(1,419,983)		(1,319,467)
Deferred capital creditors		(8,159)		(14,866)
Other non-current liabilities				
Net pensions liability	42	(90,678)		(7,830)
Other long term liabilities		(7,395)		(7,830)
Capital grants receipts in advance	31	(36,626)		(33,243)
<b>Long-term Liabilities</b>			(1,587,232)	(1,402,863)
<b>Net Assets</b>			747,921	858,665
<b>Usable reserves</b>		(177,187)		(216,776)
<b>Unusable Reserves</b>		(570,734)		(641,889)
<b>Total Reserves</b>			(747,921)	(858,665)

Signed: Jane West

Corporate Director of Resources and Section 151 officer

Signature

Jane West

Date

31 July 2025

# GROUP CASH FLOW STATEMENT

	Note	2024/25		2023/24	
	No.	£000	£000	£000	£000
<b>OPERATING ACTIVITIES</b>					
Net (surplus) or deficit on the provision of services					
<b>Net surplus or (deficit) on the provision of services</b>	1A & 7		(45,960)		(58,284)
<b>The surplus or deficit on the provision of services has been adjusted for the following non-cash movements</b>					
Depreciation	7,12 & 32.2	42,283		41,312	
Impairment and downward valuations	7	(21,958)		-	
Amortisations	7,15 & 23.3	4,530		5,150	
Increase/(decrease) in creditors		(24,925)		(66,685)	
(Increase)/decrease in debtors		(10,837)		60,297	
(Increase)/decrease in inventories and assets held for sale		38,979		5,876	
Movement in pension liability	1B,7 & 23.5	(9,792)		1,187	
Carrying amount of non-current assets sold	23.3	40,117		72,118	
Provisions		(1,345)		(7,559)	
Movements in the value of investment properties	7,10,14 & 23.3	8,296		-	
Other non-cash movements		(3,227)		2,597	
			62,121		114,294
<b>Items included/excluded from net surplus or deficit on the provision of services:</b>					
Proceeds from the sale of property, plant and equipment, investment property and intangible assets	22.4	(41,018)		(44,394)	
Payment of local taxation to major preceptors		(39,284)		(15,029)	
Capital grants used for financing				-	
Any other items for which the cash effects are investing or financing cash flows		1,469		-	
			(78,833)		(59,423)
<b>Net cash inflow/(outflow) from operating activities</b>			(62,672)		(3,413)
<b>INVESTING ACTIVITIES</b>					
Purchase of property, plant and equipment, investment property and intangible assets		(96,636)		(66,690)	
Purchase of short-term and long-term investments		(60,000)			
Proceeds from the sale of property, plant and equipment, investment property and intangible assets		32,325		42,494	
Capital grants		8,693		10,000	
Proceeds from short-term and long-term investments		42,667		17,839	
<b>Net cash inflow/(outflow) from investing activities</b>			(72,951)		3,643
<b>FINANCING ACTIVITIES</b>					
Cash receipts from short-term and long-term borrowing		210,778		154,441	
Payment of local taxation to major preceptors					
Cash payments for the reduction of the outstanding liabilities to finance leases and on-Balance Sheet PFI contracts (Principal)		(3,241)		(2,793)	
Repayments of short-term and long-term borrowing		(41,972)		(217,062)	
Other payments made		5,429		7,427	
<b>Net cash inflow/(outflow) from financing activities</b>			170,994		(57,987)
<b>Net increase/(decrease) in cash and cash equivalents</b>			35,371		(57,757)
Cash and cash equivalents at the beginning of the reporting period			42,047		99,804
<b>Cash and cash equivalents at the end of the reporting period</b>	18		77,418		42,047
Cash held	Grp 7	1,493		5,513	
Bank current accounts	Grp 7	(2,508)		(18,666)	
Short-term deposits with building societies and Money Market Funds	Grp 7	78,433		55,200	
<b>Cash and cash equivalents as at 31 March</b>			77,418		42,047

### Basis of Consolidation

The group financial statements have been prepared by consolidating Croydon Council's single entity accounts with Brick by Brick Croydon Limited, a separate development company that is a 100% subsidiary of the Council. There are no other entities controlled by Brick by Brick Croydon Limited.

### The Group Accounting Policies

The Group Accounts have been prepared in accordance with the CIPFA Code of Practice on Local Authority Accounting 2024/25 and using the line-by-line consolidation method for subsidiaries under IFRS 10, Consolidated Financial Statements. There are no material subsidiaries or associated organisations excluded from the Group Accounts.

To harmonize accounting policies, the impairment of the loan to Brick by Brick by the Council has been eliminated from the Group Accounts. This elimination had the following effect

	2024/25 £'000	2023/24 £'000
Reduce Unusable Reserves - Capital Adjustment Account	(12,983)	(51,696)
Increase CIES - Other Operating Expenditure	12,983	51,696
Reduce Movement In Reserves - Accounting basis to funding basis	(12,983)	(51,696)
Increase Long Term Loans	12,983	51,696
	-	-

### Brick by Brick Croydon Limited - nature of activity and risks

The Company is a development company established by the London Borough of Croydon to deliver housing led development across the borough. The company's independent auditors (Ensors Accountants LLP) found that Brick by Brick's 2023-24 accounts give a true and fair view of the company at 31 March 2024.

In 2024-25 the company recognised a loss of £0.539m. During the year to 31 March 2025 the company's final completed residential development was sold to an investor and one undeveloped site was sold. During the year the Company made loan repayments to its lender, the London Borough of Croydon.

The Board remains in regular contact with its Lender / Shareholder to ensure alignment on methods to ensure repayments to the Council and the solvent orderly winddown of the company's activities. At the date of signing the accounts, the company is in the process of selling off undeveloped land, and freeholds of blocks in order to proceed further with the winddown. The Shareholder continues to be in discussions with a party that wish to acquire the company.

### Brick By Brick Croydon Limited - Loans between the parties

The Council has provided funding to Brick By Brick Croydon Limited to undertake development activity relating to a variety of sites around the borough. Loan balances, interest owed on these balances, and the provision of support services by Croydon Council to Brick By Brick Croydon Limited have been eliminated from the group statements.

At 31 March 2025, the balance of loans outstanding from Brick By Brick Croydon Limited to Croydon Council are set out below, along with the financial activity between the Council and Brick by Brick Croydon Limited:

	2024/25 £'000	2023/24 £'000
Development Costs	104,750	103,496
Repayments	(18,071)	
Interest	-	1,254
<b>Total loans</b>	<b>86,679</b>	<b>104,750</b>

These sums have been eliminated from the group statements.

Although the Council has applied an impairment to this loan of £64.679m at 31.3.2025 (£51.696m at 31.3.2024) this impairment has been removed to calculate the Group Accounts disclosures. The impaired loan balance held by the Council is £22m at 31.3.2025.

The following notes relate to the Group Structure, as described in Note 39 of the accounts. These notes detail where the group accounts are materially different from the single entity accounts. Where there is no material difference between the single entity and group a Group disclosure note has not been included,



### 3. GROUP ASSUMPTIONS MADE ABOUT THE FUTURE AND OTHER MAJOR SOURCES OF ESTIMATION UNCERTAINTY

#### Valuation of Brick by Brick assets under construction

The company applies a valuation to its work in progress based on the stage of completion of the project and in accordance with the project development plan agreed at the outset of the project. All valuations are performed by employees of the company who are qualified surveyors who are best placed in judging the stage of completion for all individual projects. In estimating the carrying value of work in progress the directors also have to estimate whether each project will be profitable or not in order that the financial statements reflect the carrying value at the lower of cost and net realisable value.

All other assumptions about the future and major sources of estimation uncertainty are the same as the single entity accounts. These can be found in Note 4 of the single entity accounts - "Assumptions made about the future and other major sources of estimation uncertainty"

### 4. GROUP FINANCIAL INSTRUMENTS

A financial instrument is a contract that gives rise to a financial asset of one entity and a financial liability or equity. Non exchange transactions, such as those relating to taxes and government grants, do not give rise to financial instruments.

The following categories of financial instrument (investments, lending and borrowing) are carried in the Balance Sheet:

The material differences between the group accounts and the single entity accounts are included below. Other details of the group's financial instruments are materially the same as the single entity's, which are explained in Note 16, "Financial Instruments" of the single entity accounts.

#### FINANCIAL INSTRUMENTS BALANCES

#### Group Financial Liabilities

##### Borrowings

Financial liabilities at amortised cost  
Service concessions and finance lease liabilities

##### Total borrowings

##### Creditors

Financial liabilities at amortised cost  
Bank Overdraft

##### Total Creditors

31 March 2025 £000	31 March 2024 £000	31 March 2025 £000	31 March 2024 £000
Non-Current	Non-Current	Current	Current
(1,361,842)	(1,257,839)	(180,499)	(93,000)
(58,140)	(61,628)	(3,488)	(3,247)
(1,419,982)	(1,319,467)	(183,987)	(96,247)
		(158,399)	(170,573)
		(2,508)	(18,666)
0	0	(160,907)	(189,239)

#### Group Financial Assets

##### Financial Assets at Amortised Cost

Investments  
Loans and Receivables  
Debtors  
Cash and cash equivalents

##### Fair value through profit and loss

Investments  
Cash and cash equivalents

##### Total Financial Assets

Non-Current		Current	
24,864	3,330	60,000	10,000
		175,140	169,322
		6,493	5,513
34,344	40,364	73,433	45,200
59,208	43,694	315,066	230,035

#### FAIR VALUE OF ASSETS CARRIED AT AMORTISED COST

	Fair Value Hierarchy	31 March 2025		31 March 2024	
		Carrying Amount £000	Fair Value £000	Carrying Amount £000	Fair Value £000
PWLB - maturity	level 2	(1,323,153)	(1,036,500)	(1,092,601)	(974,042)
Market debt (including LOBOs)	level 2	(127,000)	(108,122)	(127,000)	(118,659)
Funding raised for Croydon Affordable Homes	level 2	(70,916)	(52,667)	(71,238)	(54,654)
Temporary borrowing	level 2	(21,273)	(21,273)	(60,000)	(60,000)
Private Finance Initiative (PFI) and finance leases	level 2	(60,135)	(69,636)	(59,362)	(73,207)
Bank overdraft	level 1	(2,508)	(2,508)	(18,666)	(18,666)
<b>Financial Assets</b>		<b>(1,604,985)</b>	<b>(1,290,706)</b>	<b>(1,428,867)</b>	<b>(1,299,228)</b>

## NOTES REGARDING THE GROUP ACCOUNTS

### 5. GROUP INVENTORIES

Within the group, Brick by Brick are a housing development company with the intention of selling these properties. As a result, these housing developments are held as inventories within the group accounts

	2024/25 £000	2023/24 £000
Closing balance	1,899	40,877

### 6. GROUP DEBTORS

The amounts receivable at the reporting date are shown in the table below:

	2024/25 £000	2023/24 £000
Trade receivables	174,652	168,457
Prepayments	19,121	18,878
Other receivable amounts	57,139	43,360
Allowance for credit losses	(69,729)	(65,770)
<b>Total</b>	<b>181,183</b>	<b>164,925</b>

The aged debt status of debt arising from local taxation is not judged to be material.

### 7. GROUP CASH AND CASH EQUIVALENTS

	2024/25 £000	2023/24 £000
Cash held	1,493	5,513
Bank current accounts / (overdraft)	(2,508)	(18,666)
Short-term deposits with other Local Authorities	5,000	10,000
Short-term deposits with building societies and Money Market Funds	73,432	45,200
<b>Total</b>	<b>77,417</b>	<b>42,047</b>

There is no right of offset of bank balances between Brick by Brick and the London Borough of Croydon.

### 8. GROUP CREDITORS AND RECEIPTS IN ADVANCE (RIA)

	2024/25 £000	2023/24 £000
Receipts in advance	(13,061)	(24,276)
Trade payables	(156,194)	(58,366)
Other payables	(27,980)	(130,535)
<b>Total</b>	<b>(197,235)</b>	<b>(213,177)</b>

### 9. GROUP RESERVES

The Council's reserves in the group accounts are the same as the single entity accounts. These are included in Note 22 (Usable Reserves) and Note 23 (Unusable Reserves) of the single entity accounts

The group accounts include the Brick By Brick reserves

	2024/25 £000	2023/24 £000
Brick By Brick usable reserves		
Retained earnings / (losses)	(67,193)	(66,655)

	2024/25 £	2023/24 £
Brick By Brick unusable reserves		
Called up share capital	100	100

# Croydon Pension Fund

***31st March 2025***

**CROYDON**  
[www.croydon.gov.uk](http://www.croydon.gov.uk)







# PENSION FUND ACCOUNTS

## FUND ACCOUNT

### Dealings with members, employers and others directly involved in the fund

Contributions  
Individual Transfers in from Other Pension Funds

### Benefits

Pensions  
Commutation, Lump Sum Retirement and Death Benefits

### Payments to and on Account of Leavers

Individual Transfers Out to Other Pension Funds  
Refunds to Members Leaving Service

### Net additions/(withdrawals) from dealings with members

### Management Expenses

### RETURNS ON INVESTMENTS

Investment Income  
Profit and loss on disposal of investments and changes in the market value of investments

### Net returns on investments

### Net increase/(decrease) in the Fund during the year

### Net assets at the start of the year

### Net assets at the end of the year

Notes	2024/25 £'000	2023/24 £'000
8	75,213	69,853
	10,144	28,149
	<b>85,357</b>	<b>98,002</b>
9	(62,801)	(57,979)
9	(13,109)	(12,853)
	(16,057)	(15,111)
	(319)	(180)
	<b>(92,286)</b>	<b>(86,123)</b>
	<b>(6,929)</b>	<b>11,879</b>
10	(15,514)	(15,290)
	(22,443)	(3,411)
11	22,027	13,131
13	82,970	195,573
	<b>104,997</b>	<b>208,704</b>
	<b>82,554</b>	<b>205,293</b>
	1,880,573	1,675,280
	<b>1,963,127</b>	<b>1,880,573</b>



**NET ASSETS STATEMENT**

**Investments held by the Fund Managers:**

Equities - segregated funds  
Equities - pooled funds  
Private equity funds  
Infrastructure funds  
Fixed Interest funds  
Pooled Property funds

**Total Investments held by the Fund Managers**

**Other Balances held by the Fund Managers**

Cash held by the Fund Managers  
Investment income due  
Unsettled purchase

**Total Other Balances held by the Fund Managers**

**Total Assets held by the Fund Managers**

**Current Assets**

**Current Liabilities**

**Net Assets of the fund available to fund benefits**

Notes	31 March 2025 £'000	31 March 2024 £'000
13	150	150
13	870,617	925,690
13	164,298	168,110
13	245,703	238,086
13	401,150	277,400
13	198,625	194,368
	1,880,543	1,803,804
13	10,232	7,623
13	559	396
13	1,381	0
	12,172	8,019
	1,892,715	1,811,823
16	75,283	74,048
17	(4,871)	(5,298)
	1,963,127	1,880,573

The fund's financial statements do not take account of liabilities to pay pensions and other benefits after the period end. The actuarial position of the fund which does take into account such obligations is dealt with in note 22.

**1. GENERAL INFORMATION**

In addition to acting as a Local Authority, Croydon Council administers the Local Government Pension Scheme. As a Local Authority it is accountable to the residents of the London Borough of Croydon for its stewardship of public funds. As an administering authority for the LGPS it is accountable both to employees who are members of the Pension Fund, and to past employees in receipt of a pension, for its stewardship of pension assets. The two roles, and the relevant interest groups, are significantly different. Consequently, the Pension Fund accounts are presented as a supplementary statement to clearly demonstrate the distinction.

The London Borough of Croydon Pension Fund (the Fund) operates a contributory Career Average Revalued Earnings (CARE) scheme whose purpose is to provide benefits to all of the Council's employees, with the exception of teaching and NHS staff, and to the employees of admitted and scheduled bodies who are members of the Fund. These benefits include retirement pensions and lump sums, ill-health retirement benefits and payment of death benefits where death occurs either in service or in retirement. The benefits payable in respect of service from 1st April 2014 are based on career average revalued earnings and the number of years of eligible service. Pensions are increased each year in line with the Consumer Price Index.

The Fund is governed by the Public Service Pensions Act 2013. The fund is administered in accordance with the following secondary legislation:

the Local Government Pension Scheme Regulations 2013, (as amended);

the Local Government Pension Scheme (Transitional Provisions, Savings and Amendment ) Regulations 2014, (as amended);

the Local Government Pension Scheme (Management and Investment of Funds) Regulations 2016.

The financial statements have been prepared in accordance with the 2024/25 Code of Practice on Local Authority Accounting in the United Kingdom, issued by the Chartered Institute of Public Finance and Accountancy (CIPFA). The Code of Practice on Local Authority Accounting in the United Kingdom is based on International Financial Reporting Standards (IFRS), as amended for the UK public sector.

Below is a list of the admitted and scheduled bodies contributing to the Fund:

**Admitted:**

AXIS Europe plc (Housing Repairs), Brick by Brick Croydon Limited, Conway Construction & Training Ltd, Hats Group Ltd, Churchill Services Limited, Provide Equipment Hub, Croydon Voluntary Action, Keyring Living Support Networks Olive Dining Limited, Roman Catholic Archdiocese of Southwark, Skanska Construction UK Limited, Sodexo Limited, National Cleaning Service Limited, Veolia Environmental Services (UK) Recycling Limited (Croydon), Vinci Facilities Limited, Veolia Environmental Services (UK) Recycling Limited (SLWP1) & (SLWP2), Wallington Cars & Couriers Limited, Arthur McKay Limited, Greenwich Leisure Limited, Idverde Limited, Westgate Cleaning Services Limited, Milestones Infrastructure Ltd, Cleantex (Thomas More), Wates.

**Scheduled:**

Meridian (Addington) High Academy, Aerodrome Primary Academy, Applegarth Academy, The Archbishop Lanfranc School, ARK Oval Primary Academy, Atwood Primary School, BRIT School, Broadmead Primary Academy, Castle Hill Academy, Chesnut Park Primary School, Chipstead Valley Primary School, Coulsdon College, Crescent Primary Academy, Croydon College, David Livingstone Academy, Orchard Park High School, Fairchildes Academy Community Trust, Forest Academy, Gonville Academy, Good Shepherd Catholic Primary, Harris Academy (Purley), Harris Academy (South Norwood), Harris Academy (Purley Way) Harris City Academy (Crystal Palace), Harris Primary Academy (Benson), Harris Primary Academy (Kenley), Harris Invictus Academy Croydon, Harris Primary Academy Haling Park, Heathfield Academy, New Valley Primary, Norbury High School for Girls, Oasis Academy Byron, Oasis Academy Arena, Oasis Academy Coulsdon, Oasis Academy Ryelands, Oasis Academy Shirley Park, Pegasus Academy Trust, Quest Academy, Riddlesdown Collegiate, Robert Fitzroy Academy, Rowdown Primary School, Shirley High School Performing Arts College, South Norwood Academy, St Chad's Catholic Primary School, Davidson Primary Academy, Krishna Avanti Primary School, St Cyprian's Greek Orthodox Primary School Academy, St James the Great RC Primary and Nursery School, St Joseph's College, St Mark's COE Primary School, St Mary's Infants School, St Mary's Junior School, St Thomas Becket Catholic Primary School, Winterbourne Junior Boys, West Thornton Primary Academy, Paxton Academy, Woodcote High School, Orchard Way Primary, The Woodside Academy, STEP Academy Trust, St Aidans Catholic Primary, Kingsley Primary Academy, Kenley (TCT) Folio Education Trust, Courtwood Primary, Monks Orchard Primary, Keston Primary, Glibert Scott, Manor Trust The Beckmead Trust, Tudor Academy, ARK Blake Primary, Coloma Convent Girls' School, Woodcote Primary, Minster Infants, Minster Juniors, Regina Coeli, Saffron Valley Collegiate, Greenshaw Central, Coombe Wood School, Park Hill Junior School, St Peters Primary School, Harris Beulah Hill.

**1. GENERAL INFORMATION (continued)****Management of the Fund**

The London Borough of Croydon has a statutory responsibility to administer and manage the London Borough of Croydon Pension Fund on behalf of all the participating employers of the Fund in Croydon and the past and present contributing members and their dependents.

The Council is also responsible for making decisions governing the way the Fund is invested. In this respect, the Council delegates responsibility for making investment decisions and monitoring arrangements to the Pension Committee. The Pension Committee's responsibilities include reviewing and monitoring the Fund's investments: selecting and deselecting investment managers and other relevant third parties and establishing investment objectives and policies. The Pension Committee is made up of eight voting Members of the Council, two pensioner representatives (one voting), and a non-voting employee representative. In addition, the Committee is supported by officers and external advisors.

**2. INVESTMENT STRATEGY STATEMENT**

This is published on the Croydon Pension Scheme web page  
<http://www.croydonpensionscheme.org/croydon-pension-fund/about-us/forms-and-publications>

**3. BASIS OF PREPARATION****Going Concern**

The Pension Fund Accounts have been prepared on a going concern basis. That is the accounts assume that the Fund will continue in operational existence for the foreseeable future. This means, in particular, that the accounts assume that there is no intention to curtail significantly the scale of operations.

The Code of Practice on Local Authority Accounting in the United Kingdom 2024/25 gives administering authorities the option to disclose information about retirement benefits by reference to the actuarial report. Note 22 refers.

Note 1 (general information) above refers to the International Financial Reporting Standards applicable to this set of accounts. There are no standards issued that have not been adopted in preparation of this statement of accounts.

**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES****Contribution income**

Normal contributions, both from the members and from the employer, are accounted for on an accruals basis at the percentage rate recommended by the fund actuary in the payroll period to which they relate. Employer deficit funding contributions are accounted for in accordance with the agreement under which they are being paid. Pensions strain contributions are accounted for in the period in which the liability arises. Any amount due in year but unpaid will be classed as a current financial asset.

**Transfers to and from other schemes**

Transfer values represent the amounts received and paid during the year for members who have either joined or left the Fund during the financial year and are calculated in accordance with the Local Government Pension Scheme Regulations. Individual transfers in/out are accounted for when received/paid, which is normally when the member liability is accepted or discharged. Transfers in from members wishing to use the proceeds of their additional voluntary contributions to purchase scheme benefits are accounted for on a receipts basis and are included in Transfers in. Bulk (group) transfers are accounted for on an accruals basis in accordance with the terms of the transfer agreement.

**Investment income**

- ▶ **Interest income:** Interest income is recognised in the fund account as it accrues.
- ▶ **Dividend income:** Dividend income is recognised on the date the shares are quoted ex-dividend. Any amount not received by the end of the reporting period is disclosed in the Net Assets Statement as a current financial asset.
- ▶ **Distributions from pooled funds:** Distributions from pooled funds are recognised by our fund managers at the date of issue. Any amount not received by the end of the reporting period is disclosed in the Net Assets Statement as a financial asset.
- ▶ **Movement in the net market value of investments:** Changes in the net market value of investments are recognised as income and comprise all realised and unrealised profits/losses during the year

#### 4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

##### Benefits payable

Pensions and lump-sum benefits payable include all amounts known to be due as at the end of the financial year. Any amounts due but unpaid are disclosed in the Net Assets Statement as current liabilities.

##### Taxation

The Fund is a registered public service scheme under section 1(1) of Schedule 36 of the Finance Act 2004 and as such is exempt from UK income tax on interest received and from capital gains tax on the proceeds of investments sold. Income from overseas investments suffers withholding tax in the country of origin, unless exemption is permitted. Irrecoverable tax is accounted for as a fund expense as it arises.

##### Management expenses

Pension fund management expenses are accounted for in accordance with the CIPFA guidance Accounting for Local Government Pension Scheme Management Costs.

##### Administrative expenses

All administrative expenses are accounted for on an accruals basis. All staff costs of the pensions administration team are recharged at year end from the Authority to the Pension Fund.

##### Oversight and Governance costs

All oversight and governance expenses are accounted for on an accruals basis. All staff costs associated with oversight and governance are charged to the Fund.

The cost of obtaining investment advice from the external advisors is included in oversight and governance costs.

##### Investment management expenses

All investment management expenses are accounted for on an accruals basis. Fees of the external investment managers and custodian are agreed in the respective mandates governing their appointments. A proportion of the Council's costs representing management time spent by officers on investment management are recharged to the Fund.

##### Financial assets

A financial asset is recognised in the Net Assets Statement on the date the Fund becomes party to the contractual acquisition of the asset. The majority of the Fund's financial assets are included in the Net Assets Statement on a fair value basis as at the reporting date. Any gains and losses arising from changes in the fair value are recognised in the change in market value in the Fund Account.

Quoted securities and Pooled Investment Vehicles have been valued at bid price. Quoted securities are valued by the Fund's custodian; Bank of New York Mellon. Pooled Investments, Private Equity Funds, Infrastructure Funds and Pooled Property Funds are quoted by their fund managers.

Loans and receivables consist of cash at bank, other balances investment balances and contributions receivable. They are initially recognised at fair value and subsequently at amortised cost. Impairment losses are recognised where appropriate, although no impairment has been deemed necessary.

##### Derivatives

Derivatives are valued at fair value on the following basis: assets at bid price and liabilities at offer price.

Changes in the fair value are included in the change in market value in the Fund account.

The value of open futures contracts is determined using exchange prices at the reporting date.

##### Foreign currency transactions

Dividends, interest and purchases and sales of investments in foreign currencies have been accounted for at the spot market rates at the date of the transaction. End of year spot market exchange rates are used to value cash balances held in foreign currency bank accounts, market values of overseas investments and purchases and sales outstanding at the year end.

##### Cash and cash equivalents

Cash comprises cash in hand and term deposits. Cash equivalents are short-term, highly liquid investments that are readily convertible to known amounts of cash and that are subject to minimal risk of changes in value.

##### Financial liabilities

The Fund recognises financial liabilities at fair value as at the reporting date. A financial liability is recognised in the Net Assets Statement on the date the Fund becomes party to the liability. From this date any gains or losses arising from changes in the fair value of the liability are recognised by the Fund.

#### 4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

##### Actuarial present value of promised retirement benefits

The actuarial present value of promised retirement benefits is assessed on a triennial basis by the scheme actuary in accordance with the requirements of IAS 19 and relevant actuarial standards. As permitted by the Code, the Fund has opted to disclose the actuarial present value of promised retirement benefits by way of a note to the Net Assets Statement (see Note 22).

##### Additional voluntary contributions

The Fund provides an additional voluntary contributions (AVC) scheme for its members, the assets of which are invested separately from those of the Pension Fund. The Fund has appointed Prudential plc as its AVC provider. AVCs are paid to the AVC provider by employers and are specifically for providing additional benefits for individual contributors. AVCs are not included in the accounts in accordance with section 4(2)(b) of the Local Government Pension Scheme (Management and Investment of Funds) Regulations 2009 (SI 2009/3093) but are disclosed as a note only (Note 21).

#### 5. CRITICAL JUDGEMENTS IN APPLYING ACCOUNTING POLICIES

##### Pension fund liability

The pension fund liability is calculated every three years by the appointed actuary, with annual updates in the intervening years. The methodology used is in line with accepted guidelines and in accordance with IAS 19. Assumptions underpinning the valuations are agreed with the actuary and are summarised in Note 22. This estimate is subject to significant variances based on changes to the underlying assumptions.

##### Unquoted private equity and infrastructure investments

It is important to recognise the highly subjective nature of determining the fair value of many private equity and infrastructure investments. They are inherently based on forward-looking estimates and judgements involving factors which include the valuations of companies deemed comparable to the asset being valued, the future cash flow expectations and discount factors used.

#### 6. ASSUMPTIONS MADE ABOUT THE FUTURE AND OTHER SOURCES OF ESTIMATION UNCERTAINTY

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

##### Actuarial present value of promised retirement benefits

Estimation of the net liability to pay pensions depends on a number of complex judgements relating to the discount rate used, the rate at which salaries are projected to increase, changes in retirement ages, mortality rates and expected returns on Pension Fund assets. A firm of consulting actuaries is engaged to provide the fund managers with expert advice about the assumptions to be applied.

The effects on the net pension liability can be measured. For instance, a 0.1% decrease in the discount rate assumption would result in an increase in the pension liability of £27m. A 0.1% increase in the salary increase assumption would result in a £1m increase in the pension liability. A 0.1% increase in the pension increase assumption would result in a £26m increase to the pension liability.

##### Unquoted private equity and infrastructure investments

Due to the nature of private equity and infrastructure assets it is difficult to assess their true value until the assets are realised. Assumptions are made in the valuation of Unquoted private equities and infrastructure investments. Investment managers use the guidelines published by various bodies including the Financial Accounting Standards Board, the British Venture Capital Association and the Institutional Limited Partners Association.

The value of unquoted private equities and infrastructure at 31 March 2025 was £410.0m (2024: £406.2m). There is a risk that these investments may be under or overstated in the accounts, although it is considered unlikely to have a material impact on the value of the Fund.

## 7. FUND INFORMATION

The last full triennial Actuarial Valuation was completed as at 31 March 2022 which calculated the total accrued liabilities to be £1,790m (2019: £1,423m). The market value of the Fund's assets at the valuation date was £1,731m (2019: £1,258m). The Fund deficit was therefore £59m (2019: £165m) producing a funding level of 97% (2019: 88%). The next triennial valuation will be effective as at 31 March 2025. The contribution rates payable for 2024-25 were set at the Actuarial Valuation effective 31 March 2022.

The table below shows the contribution rates payable by each employer for 2024/25:

	% of pay	Additional sum £
<b>London Borough of Croydon Pool</b>		
London Borough of Croydon	23.2	-
<b>Further Education Bodies</b>		
Croydon College	23.1	-
<b>(Community) Admission Bodies</b>		
Croydon Voluntary Action	21.53	-
<b>Admission Bodies</b>		
Arthur Mckay Limited	0.0	-
AXIS Europe plc (Housing Repairs)	25.5	-
Brick by Brick Croydon Limited	28.1	-
Churchill Services Limited	0.0	-
Cleantex (Thomas More)	23.2	-
FM Conway Construction & Training Ltd	36.1	-
Greenwich Leisure Limited	19.3	-
Hats Group Ltd (Olympic South)	22.4	-
Milestones Infrastructure Ltd	38.8	-
Olive Dining Limited	29.0	-
Olive Dining Limited - Greenvale	23.2	-
Provide Equipment Hub	23.2	-
Sodexo Limited	39.7	-
South London Waste Partnership Idverde	17.5	-
Veolia Environmental Services (UK) Recycling Ltd	0.0	-
Veolia Environmental Services (UK) Recycling Ltd	15.5	-
Veolia Environmental Services (UK) Recycling Ltd	17.5	-
Vinci Facilities Limited	0.0	-
Wallington Cars & Couriers Limited	0.0	-
Westgate Cleaning Services Limited	32.0	-
Wates	20.2	-
<b>Academies</b>	<b>% of pay</b>	<b>Additional sum £</b>
Aerodome Primary Academy	19.63	-
Applegarth Academy	19.8	-
Archbishop Lanfranc School	30.03	-
Ark Blake Academy	18.8	-
Ark Oval Primary Academy	17.8	-
Atwood Primary School	24.8	-
BRIT School	16.6	-
Broadmead Primary Academy	34.5	-
Castle Hill Academy	16.0	-
Chestnut Park Primary School	20.7	-
Chipstead Valley Primary School	22.2	-
Coloma Convent Girls' School	18.6	-
Coombe Wood School	22.0	-
Courtwood	25.6	-
Crescent Primary Academy	17.9	-



## NOTES TO THE PENSION FUND ACCOUNTS

<b>Academies</b>	<b>% of pay</b>	<b>Additional sum £</b>
David Livingstone Academy	15.7	-
Fairchildes Primary School	16.93	-
Forest Academy	19.3	-
Gonville Academy	23.8	-
Good Shepherd Catholic Primary	28.0	-
Greenshaw Central Trust	22.0	-
Harris Academy Purley	22.1	-
Harris Academy Primary Kenley	18.6	-
Harris Academy South Norwood	17.0	-
Harris Beulah Hill	17.0	-
Harris City Academy Crystal Palace	16.8	-
Harris Croydon Academy (previously Kingsley)	36.6	-
Harris Invictus Academy Croydon	18.8	-
Harris Primary Academy Benson	24.0	-
Harris Primary Academy Haling Park	21.7	-
Harris Primary Purley Way	19.8	-
Heathfield Academy	19.2	-
John Wood (previously Davidson) Primary School	48.7	-
Kenley (TCT)	22.6	-
Kensington Avenue Primary (Manor Trust)	24.0	-
Keston Primary	25.4	-
Krishna Avanti Primary School	16.3	-
Meridian (Addington) High Academy	18.2	-
Minster Infants	19.2	-
Minster Juniors	22.5	-
Monks Orchard Primary School	27.33	-
New Valley Primary	24.1	-
Norbury High School for Girls	22.0	-
Oasis Academy Arena	22.9	-
Oasis Academy Byron	20.8	-
Oasis Academy Coulsdon	21.8	-
Oasis Academy Ryelands	25.7	-
Oasis Academy Shirley Park	23.2	-
Orchard Way Primary	23.1	-
Orchard Park	49.1	-
Park Hill Junior School	22.0	-
Paxton Academy	17.4	-
Pegasus Academy Trust	20.1	-
Quest Primary School (was Gilbert Scott)	29.1	-
Regina Coeli	16.9	-
Riddlesdown Collegiate	21.0	-
Robert Fitzroy Academy	19.7	-
Rowdown Primary School	21.23	-
Saffron Valley Collegiate	17.7	-
Shirley High School of Performing Arts College	20.23	-
South Norwood Academy	23.5	-
St Aidan's Catholic Primary School	24.6	-
St Chad's Catholic Primary School	26.4	-
St Cyprian's Greek Orthodox Primary School	21.6	-
St James the Great R.C Primary	26.0	-
St Joseph's College	25.03	-
St Mark's COE Primary School	22.4	-
St Mary's Infants School	31.5	-
St Mary's Junior School	23.5	-
St Peters Primary School	22.0	-
St Thomas Becket RC Primary	21.7	-
The Beckmead Trust	21.7	-
The Quest Academy	22.7	-
The Woodside Academy	22.3	-
Tudor Primary Academy	18.3	-
West Thornton Primary Academy	21.6	-
Winterbourne Junior Boys (Platanos)	29.0	-
Woodcote High School	23.5	-
Woodcote Primary	24.2	-
Woodside Primary Academy	22.3	-



## NOTES TO THE PENSION FUND ACCOUNTS

Employees in the scheme are required by the Local Government Pension Scheme Transitional Regulations 20 to make contributions to the Fund by deductions from earnings. The contribution rate payable is determined by the pay band applicable to each individual employee.

The pay bands for 2024/25 are detailed below:

Band	2024/25 Pensionable Pay	Contribution Rate %
1	£0 - £17,600	5.5%
2	£17,601 - £27,600	5.8%
3	£27,601 - £44,900	6.5%
4	£44,901 - £56,800	6.8%
5	£56,801 - £79,700	8.5%
6	£79,701 - £112,900	9.9%
7	£112,901 - £133,100	10.5%
8	£133,101 - £199,700	11.4%
9	£199,701 +	12.5%

Membership of the Fund consists of current and ex-employees not of pensionable age, retired employees and dependants.

	2024/25	2023/24	% change
Contributing members	9,989	9,853	1.4%
Deferred pensioners	11,690	12,274	(4.8%)
Pensioners	10,355	9,836	5.3%
Total	32,034	31,963	0.2%

### 8. CONTRIBUTIONS

#### By Authority:

Administering Authority  
Scheduled bodies  
Admitted bodies

2024/25 £'000	2023/24 £'000
50,153	46,715
23,692	21,744
1,368	1,394
75,213	69,853

#### By Type

Employees normal contributions

#### Employers:

Normal contributions  
Deficit recovery contributions  
Augmentation contributions

2024/25 £'000	2023/24 £'000
16,840	15,724
57,309	53,275
0	0
1,064	854
75,213	69,853

### 9. BENEFITS

#### By Authority

Administering Authority  
Scheduled bodies  
Admitted bodies

2024/25 £'000	2023/24 £'000
63,633	59,614
6,762	6,414
5,515	4,804
75,910	70,832

#### By Type

Pensions  
Commutation and lump sum retirement benefits  
Lump sum death benefits

2024/25 £'000	2023/24 £'000
62,801	57,979
11,628	10,776
1,481	2,077
75,910	70,832

## NOTES TO THE PENSION FUND ACCOUNTS

### 10. MANAGEMENT EXPENSES

	2024/25	2023/24
	£'000	£'000
Administration	1,516	1,517
Oversight and Governance	944	787
Investment management	13,054	12,986
	15,514	15,290

Some investment managers charge fees within the fund's net asset value and these (implicit) fees are not easily identifiable. Investment management fees have been adjusted to reflect the implicit fees charged by managers and a corresponding adjustment has been made to the change in market value. For 2025 the implicit fee was £12,293,644 (2024: £11,869,228 ) Included in the investment management expenses are £998,312 (2024: £914,955) in respect of transaction costs.

### 11. INVESTMENT INCOME

	2024/25	2023/24
	£'000	£'000
Equity dividends- segregated funds	0	0
Pooled Equity Income	1,077	938
Pooled Fixed Income	11,534	3,382
Pooled Property funds income	6,028	6,197
Interest on cash deposits	3,388	2,614
<b>Total</b>	<b>22,027</b>	<b>13,131</b>

### 12. INVESTMENTS

The Fund used the following investment managers during the year.

Asset Category	Fund Managers
Equities	Legal and General Investment Management Limited (LGIM) and London LGPS CIV Limited underlying manager RBC (LCIV RBC)
Private equity	Knightsbridge Advisors LLC, Pantheon Ventures LLP, Access Capital Partners and North Sea Capital
Infrastructure	Equitix Limited, Temporis Capital Limited, Green Investment Group Management Limited (GIGM), Access Capital Partners and I-Squared Capital
Fixed Interest	Aberdeen Standard Investments and London LGPS CIV Limited underlying manager PIMCO (LCIV PIMCO), LCIV Multi Asset Credit and LCIV All Maturities
Property	Schroder Investment Management Limited and M&G Investment Management Limited
Cash	Cash is invested by the in-house team

All managers have discretion to buy and sell investments within the constraints set by the Pension Committee and their respective Investment Management Agreements. Each manager has been appointed with clear strategic benchmarks which place maximum accountability for performance against that benchmark on the investment manager.

The Pension Committee has authorised the Corporate Director of Resources and Section 151 Officer to exercise delegated powers to vary the Pension Fund's target asset allocation between asset classes as is deemed necessary.

The market value and proportion of investments managed by each fund manager at 31 March 2025 was as follows

	2025		2024	
	Market £'000	Market %	Market £'000	Market %
LGIM	776,189	41.3%	835,459	46.3%
London LGPS CIV Limited (LCIV)	150	0.0%	150	0.0%
LCIV PIMCO	91,887	4.9%	87,029	4.8%
LCIV RBC	94,428	5.0%	90,231	5.0%
LCIV MAC (Multi Asset Credit)	108,097	5.7%	----	0.0%
LCIV All Maturities	129,779	6.9%	----	0.0%
Pantheon Ventures LLP (Pantheon)	60,312	3.2%	68,976	3.8%
Knightsbridge Advisors LLC (Knightsbridge)	61,120	3.3%	59,399	3.3%
Access Capital Partners (Access)	68,059	3.6%	58,069	3.2%
North Sea Capital	21,904	1.2%	21,867	1.2%
I-Squared Capital	33,314	1.8%	32,152	1.8%
Equitix Limited	70,866	3.8%	71,802	4.0%
Temporis Capital Limited (Temporis)	76,586	4.1%	73,804	4.1%
Green Investment Group Management Limited (GIGM)	17,840	0.9%	20,126	1.1%
Aberdeen Standard Investments (Aberdeen)	71,387	3.8%	133,193	7.4%
Wellington Management Company LLP (Wellington)	----	0.0%	57,179	3.2%
Schroder Investment Management Limited (Schroders)	137,425	7.3%	132,989	7.4%
M&G Investment Management Limited (M&G)	61,200	3.3%	61,379	3.4%
<b>Total investments</b>	<b>1,880,543</b>	<b>100.0%</b>	<b>1,803,804</b>	<b>100.0%</b>

## NOTES TO THE PENSION FUND ACCOUNTS

### 13. RECONCILIATION IN MOVEMENT IN INVESTMENTS

	Market value 01 April 2024	Purchases and derivative payments	Sales and derivative receipts	Change in market value	Market value 31 March 2025
	£'000	£'000	£'000	£'000	£'000
Equities - segregated funds	150	0	0	0	150
Equities - pooled funds	925,690	1,029	(101,529)	45,427	870,617
Private equity funds	168,110	9,287	(19,354)	6,255	164,298
Infrastructure funds	238,086	13,460	(25,082)	19,239	245,703
Fixed Interest funds	277,400	312,761	(196,982)	7,971	401,150
Pooled Property funds	194,368	14,939	(14,771)	4,089	198,625
	<b>1,803,804</b>	<b>351,476</b>	<b>(357,718)</b>	<b>82,981</b>	<b>1,880,543</b>
Cash deposits	7,623			(11)	10,232
Investment income due	396				559
Unsettled purchases	----				1,381
<b>Net investment assets</b>	<b>1,811,823</b>	<b>351,476</b>	<b>(357,718)</b>	<b>82,970</b>	<b>1,892,715</b>

	Market value 01 April 2023	Purchases and derivative payments	Sales and derivative receipts	Change in market value	Market value 31 March 2024
	£'000	£'000	£'000	£'000	£'000
Equities - segregated funds	150	0	0	0	150
Equities - pooled funds	748,825	922	(1,311)	177,254	925,690
Private equity funds	167,264	14,716	(15,437)	1,567	168,110
Infrastructure funds	246,381	16,686	(31,120)	6,139	238,086
Fixed Interest funds	262,127	3,433	(1,570)	13,410	277,400
Pooled Property funds	191,932	13,945	(8,721)	(2,788)	194,368
	<b>1,616,679</b>	<b>49,702</b>	<b>(58,159)</b>	<b>195,582</b>	<b>1,803,804</b>
Cash deposits	10,634			(9)	7,623
Investment income due	382				396
<b>Net investment assets</b>	<b>1,627,695</b>	<b>49,702</b>	<b>(58,159)</b>	<b>195,573</b>	<b>1,811,823</b>

## NOTES TO THE PENSION FUND ACCOUNTS

### 14. ANALYSIS OF INVESTMENTS

			2025			2024		
			UK £'000	Foreign £'000	Total £'000	UK £'000	Foreign £'000	Total £'000
Equities-segregated funds								
London CIV	Unquoted		150		150	150	-	150
<b>Total equities</b>			150	-	150	150	-	150
Equities - pooled funds								
LGIM	unit trust			776,189	776,189	-	835,459	835,459
LCIV RBC	managed fund			94,428	94,428	-	90,231	90,231
<b>Total equities - pooled investments</b>			-	870,617	870,617	-	925,690	925,690
Private equity funds								
Pantheon	managed fund			60,312	60,312	-	68,976	68,976
Knightsbridge	managed fund			61,120	61,120	-	59,399	59,399
Access	managed fund			20,963	20,963	-	17,867	17,867
North Sea Capital	managed fund			21,904	21,904	-	21,867	21,867
<b>Total private equity funds</b>			-	164,299	164,299	-	168,109	168,109
Infrastructure funds								
Equitix Limited	managed fund			70,866	70,866		71,802	71,802
Temporis	managed fund		64,605	11,981	76,586	63,896	9,908	73,804
GIGM	managed fund		17,840		17,840	20,126		20,126
Access	managed fund			47,096	47,096		40,202	40,202
I Squared	managed fund			33,314	33,314		32,152	32,152
<b>Total infrastructure funds</b>			82,445	163,257	245,702	84,022	154,064	238,086
Fixed interest funds								
Aberdeen	unit trust		71,387		71,387	133,193		133,193
Wellington	managed fund			-	-		57,179	57,179
LCIV PIMCO	managed fund			91,887	91,887		87,029	87,029
LCIV MAC	managed fund		108,097		108,097			-
LCIV All Maturities	managed fund		129,779		129,779			-
<b>Total Fixed Interest funds</b>			309,263	91,887	401,150	133,193	144,208	277,401
Pooled property funds								
Schroders	managed fund		137,425		137,425	132,989		132,989
M&G	managed fund		61,200		61,200	61,379		61,379
<b>Total pooled property funds</b>			198,625	-	198,625	194,368	-	194,368
<b>Total investments</b>			<b>590,483</b>	<b>1,290,060</b>	<b>1,880,543</b>	<b>411,733</b>	<b>1,392,071</b>	<b>1,803,804</b>

### 15. INVESTMENTS EXCEEDING 5% OF THE MARKET VALUE OF THE FUND

	2025			2024	
	Market £'000	% of Total Net assets		Market £'000	% of Total Net assets
LGIM FTSE Ex Tobacco World Equity Index	835,459	44.4%		835,459	44.4%
Schroders managed fund	137,425	7.3%		132,989	7.4%
SL Abrn Absolute Return Global Bond Strategies	71,387	3.8%		133,193	7.1%
LCIV Multi Asset Credit Fund	108,097	5.7%		-	-
LCIV All Maturities Fund	129,779	6.9%		-	-

## NOTES TO THE PENSION FUND ACCOUNTS

### 16. CURRENT ASSETS

	<b>2025</b> <b>£'000</b>	<b>2024</b> <b>£'000</b>
Cash balances	69,317	65,856
Other Local Authorities - Croydon Council	3,058	6,101
Other Entities and Individuals	2,908	2,091
	<b>75,283</b>	<b>74,048</b>

### 17. CURRENT LIABILITIES

	<b>2025</b> <b>£'000</b>	<b>2024</b> <b>£'000</b>
Other Local Authorities - Croydon Council	(2,847)	(4,005)
Other entities and individuals	(2,024)	(1,293)
	<b>(4,871)</b>	<b>(5,298)</b>

The amount due to Croydon Council relates to transactions between the Fund and the Council all of which were settled through the Pension Fund bank account after the year end.

**18. INFORMATION IN RESPECT OF MATERIAL TRANSACTIONS WITH RELATED PARTIES**

**Related Parties**

**Related parties include:**

- a. Councillors and their close families
- b. certain Officers and Managers
- c. entities controlled by, and associates and joint ventures of, the Scheme itself
- d. companies and businesses controlled by the Councillors or their close families

Councillor Hopley is the Council Shareholder Representative for the London LGPS CIV Limited.

**Officers and Managers**

Related parties under this heading include:

- a. key management (senior officers) of the Fund and their close families
- b. companies and businesses controlled by the key management of the Fund, or their close families.

The key management personnel of the fund during the year were the Corporate Director of Resources and Section 151 Officer and the Head of Pensions and Treasury.

During the year a charge of £150k (2024: £121k) was made to the Fund for their services.

The only other financial relationship that either Councillors or officers and managers have with the Fund is as prospective or actual pensioners for those who are scheme members.

**19. DETAILS OF STOCK RELEASED TO THIRD PARTIES UNDER A STOCK LENDING ARRANGEMENT**

There was no stock released to third parties under a stock lending arrangement.

**20. CONTINGENT LIABILITIES AND CONTRACTUAL COMMITMENTS**

The Fund had outstanding capital commitments of £74.0m at 31 March 2025 (2024:£95.7m) based on:

USD 42.2m at exchange rate 1.29 equals £32.6m (2024: £40.7m)  
 EUR 35.9m at exchange rate 1.19 equals £30.1m (2024: £39.8m)  
 GBP £11.3m (2024: £15.2m)

These commitments related to outstanding call payments due on Private Equity, Infrastructure and Property investments. The amounts 'called' by these funds are both irregular in size and timing over a period of usually 3 to 6 years from the date of the original commitment.

**21. DETAILS OF ADDITIONAL CONTRIBUTIONS NOT INCLUDED IN PENSION FUND ACCOUNTS**

In accordance with regulation 4(2)(b) of the Local Government Pension Scheme (Management and Investment of Funds) Regulations 2009 (SI 2009 No 3093), there were no additional contributions included in the Pension Fund Accounts since all Additional Voluntary Contributions (AVCs), in total £225,477 for 2024/25 are sent directly to the relevant AVC provider.

The value at 31 March 2025 of separately invested additional voluntary contributions was £1.440m (£1.486m in 2023/24).

## **22. PENSION FUND ACCOUNTS REPORTING REQUIREMENTS**

### **London Borough of Croydon Pension Fund ('the Fund') Actuarial Statement for 2024/25**

This statement has been prepared in accordance with Regulation 57(1)(d) of the Local Government Pension Scheme Regulations 2013. It has been prepared at the request of the Administering Authority of the Fund for the purpose of complying with the aforementioned regulation.

#### **Description of Funding Policy**

The funding policy is set out in the Administering Authority's Funding Strategy Statement (FSS), dated May 2021. In summary, the key funding principles are as follows:

- ▶ to ensure the long-term solvency of the Fund using a prudent long term view. This will ensure that sufficient funds are available to meet all members'/dependants' benefits as they fall due for payment;
- ▶ to ensure that employer contribution rates are reasonably stable where appropriate;
- ▶ to minimise the long-term cash contributions which employers need to pay to the Fund, by recognising the link between assets and liabilities and adopting an investment strategy which balances risk and return (this will also minimise the costs to be borne by Council Tax payers);
- ▶ to reflect the different characteristics of different employers in determining contribution rates. This involves the Fund having a clear and transparent funding strategy to demonstrate how each employer can best meet its own liabilities over future years; and
- ▶ to use reasonable measures to reduce the risk to other employers and ultimately to the Council Tax payer from an employer defaulting on its pension obligations.

The FSS sets out how the Administering Authority seeks to balance the conflicting aims of securing the solvency of the Fund and keeping employer contributions stable. For employers whose covenant was considered by the Administering Authority to be sufficiently strong, contributions have been stabilised to have a sufficiently high likelihood of achieving the funding target over 20 years. Asset-liability modelling has been carried out which demonstrate that if these contribution rates are paid and future contribution changes are constrained as set out in the FSS, there is at least a 75% likelihood that the Fund will achieve the funding target over 20 years.

#### **Funding Position as at the last formal funding valuation**

The most recent actuarial valuation carried out under Regulation 62 of the Local Government Pension Scheme Regulations 2013 was as at 31 March 2022. This valuation revealed that the Fund's assets, which at 31 March 2022 were valued at £1,731 million, were sufficient to meet 97% of the liabilities (i.e. the present value of promised retirement benefits) accrued up to that date. The resulting deficit at the 2022 valuation was £59 million.

Each employer had contribution requirements set at the valuation, with the aim of achieving their funding target within a time horizon and liability measure as per the FSS. Individual employers' contributions for the period 1 April 2023 to 31 March 2026 were set in accordance with the Fund's funding policy as set out in its FSS.

#### **Principal Actuarial Assumptions and Method used to value the liabilities**

Full details of the methods and assumptions used are described in the 2022 valuation report.

#### **Method**

The liabilities were assessed using an accrued benefits method which takes into account pensionable membership up to the valuation date, and makes an allowance for expected future salary growth to retirement or expected earlier date of leaving pensionable membership.



## NOTES TO THE PENSION FUND ACCOUNTS

### 22. PENSION FUND ACCOUNTS REPORTING REQUIREMENTS (continued)

#### Assumptions

A market-related approach was taken to valuing the liabilities, for consistency with the valuation of the Fund assets at their market value.

The key financial assumptions adopted for the 2022 valuation were as follows:

Financial assumptions	31 Mar 2022
Discount rate	4.0% pa
Salary increase assumption	2.7% pa
Benefit increase assumption (CPI)	2.7% pa

The key demographic assumption was the allowance made for longevity. The life expectancy assumptions are based on the Fund's VitaCurves with improvements in line with the CMI 2021 model, with a 0% weighting of 2021 (and 2020) data, standard smoothing (Sk7), initial adjustment of 0.25% and a long term rate of 1.50% p.a. Based on these assumptions, the average future life expectancies at age 65 are as follows:

	Males	Females
Current Pensioners	22.8 years	25.9 years
Future Pensioners*	22.0 years	24.6 years

\*Aged 45 at the 2022 Valuation

Copies of the 2022 valuation report and Funding Strategy Statement are available on request from the Administering Authority to the Fund and on the Fund's website.

#### Experience over the period since 31 March 2022

Markets were disrupted by the ongoing war in Ukraine and inflationary pressures in 2022 and 2023, impacting on investment returns achieved by the Fund's assets. Asset performance improved in 2024 and early 2025; however the recent increase in US tariffs on imports has caused significant market volatility. The peak of this market volatility was experienced immediately after 31 March 2025, however, generally lower than expected asset returns were experienced in the month immediately prior to this.

High levels of inflation in the UK (compared to recent experience) have resulted in higher than expected LGPS benefit increases of 10.1% in April 2023 and 6.7% in April 2024. However, inflation has reduced towards historical levels and the Bank of England's target (2% pa), with LGPS benefits increasing by 1.7% in April 2025

There has been a significant shift in the wider economic environment since 2022, resulting in generally higher expected future investment returns and a reduction in the value placed on the Fund's liabilities. Overall, the funding position is likely to be stronger than at the previous formal valuation at 31 March 2022.

The next actuarial valuation will be carried out as at 31 March 2025, and will be finalised by 31 March 2026. The FSS will also be reviewed at that time, and a revised version will come into effect from 1 April 2026.

Adrian Loughlin FFA C.Act  
9 May 2025  
For and on behalf of Hymans Robertson LLP

**22. PENSION FUND ACCOUNTS REPORTING REQUIREMENTS (continued)**

**Pension Fund Accounts Reporting Requirement**

**Introduction**

CIPFA's Code of Practice on Local Authority Accounting 2024/25 requires administering Authorities of LGPS funds that prepare pension fund accounts to disclose what IAS26 refers to as the actuarial present value of promised retirement benefits. I have been instructed by the Administering Authority to provide the necessary information for the London Borough of Croydon Pension Fund ('the Fund').

The actuarial present value of promised retirement benefits is to be calculated similarly to the Defined Benefit Obligation under IAS19. There are three options for its disclosure in pension fund accounts:

- ▶ showing the figure in the Net Assets Statement, in which case it requires the statement to disclose the resulting surplus or deficit;
- ▶ as a note to the accounts; or
- ▶ by reference to this information in an accompanying actuarial report.

If an actuarial valuation has not been prepared at the date of the financial statements, IAS26 requires the most recent valuation to be used as a base and the date of the valuation disclosed. The valuation should be carried out using assumptions in line with IAS19 and not the Pension Fund's funding assumptions.

**Present value of promised retirement benefits**

<b>Year ended</b>	<b>31 Mar 2025 £m</b>	<b>31 Mar 2024 £m</b>
Active members	557	611
Deferred members	362	435
Pensioners	670	767
Present Value of Promised Retirement Benefits*	1,589	1,813

The promised retirement benefits at 31 March 2025 have been projected using a roll forward approximation from the latest formal funding valuation as at 31 March 2022. The approximation involved in the roll forward model means that the split of benefits between the three classes of member may not be reliable. However, I am satisfied that the total figure is a reasonable estimate of the actuarial present value of benefit promises.

The figures include both vested and non-vested benefits, although the latter is assumed to have a negligible value. Further I have not made any allowance for unfunded benefits.

It should be noted the above figures are appropriate for the Administering Authority only for preparation of the pension fund accounts. They should not be used for any other purpose (i.e. comparing against liability measures on a funding basis or a cessation basis).

## NOTES TO THE PENSION FUND ACCOUNTS

### 22. PENSION FUND ACCOUNTS REPORTING REQUIREMENTS (continued)

#### Assumptions

The assumptions used are those adopted for the Administering Authority's IAS19 report and are different as at 31 March 2025 and 31 March 2024. I estimate that the impact of the change in financial assumptions to 31 March 2025 is to decrease the actuarial present value by £280m. I estimate that the impact of the change in demographic assumptions is to decrease the actuarial present value by £4m.

#### Financial Assumptions

Year ended	31 Mar 2025 %p.a.	31 Mar 2024 %p.a.
Pensions Increase Rate	2.75%	2.75%
Salary Increase Rate	2.75%	2.75%
Discount Rate	5.80%	4.85%

#### Demographic Assumption

The longevity assumptions have changed since the previous IAS26 disclosure for the Fund.

Life expectancy is based on the Fund's VitaCurves with improvements in line with the CMI 2023 model, with a 15% weighting of 2023 (and 2022) data, 0% weighting of 2021 (and 2020) data, standard smoothing (Sk7), initial adjustment of 0.25% and a long term rate of improvement of 1.5% p.a.. Based on these assumptions, the average future life expectancies at age 65 are summarised below:

	Males	Females
Current Pensioners	21.4 years	24.1 years
Future Pensioners (assumed to be age 45 at the latest formal valuation)	22.2 years	25.4 years

All other demographic assumptions are unchanged from last year and as per the latest funding valuation of the Fund.

#### Sensitivity Analysis

CIPFA guidance requires the disclosure of the sensitivity of the results to the methods and assumptions used. The sensitivities regarding the principal assumptions used to measure the obligations are set out below:

Sensitivity to the assumptions for the year	Approximate %	Approximate monetary
0.1% p.a. decrease in the Discount Rate	2%	27
1 year increase in member life expectancy	4%	64
0.1% p.a. increase in the Salary Increase Rate	0%	1
0.1% p.a. increase in the Pension Increase Rate (CPI)	2%	26

#### Professional Notes

This paper accompanies the 'Accounting Covering Report – 31 March 2025' which identifies the appropriate reliances and limitations for the use of the figures in this paper, together with further details regarding the professional requirements and assumptions.

Prepared by:-

Adrian Loughlin FFA C.Act

5 May 2025

For and on behalf of Hymans Robertson LLP

## NOTES TO THE PENSION FUND ACCOUNTS

### 23. EVENTS AFTER THE REPORTING PERIOD

### 24. FINANCIAL INSTRUMENTS

Below is the target asset allocation agreed by Pension Committee and in force during 2024/25

<b>Asset Class</b>	<b>Benchmark</b>	<b>Weighting</b>
UK and Overseas Listed Equities	FTSE Developed World (ex Tobacco) Index MSCI World (NDR) Index	42% + / - 5%
Fixed Interest Securities	Markit iBoxx Sterkling Non-Gilts Index ICE Bank of America Merrill Lynch Sterling Broad Market index Barclays Aggregate - Credit Index Hedged (GBP) SONIA	23% + / - 5%
Property	MSCI All Balanced Property Funds Index All Balanced property Index	10% + / - 3%
Private Rental Sector Property	Target return 6-8%	6%
Private Equity	CPI +5%	8%
Infrastructure	CPI +5%	10%
Cash and Short Term Deposits		1%
<b>Total</b>		<b>100%</b>

## NOTES TO THE PENSION FUND ACCOUNTS

### 24. FINANCIAL INSTRUMENTS (Continued)

#### Classification of Financial Instruments

Accounting policies describe how different asset classes of financial instruments are measured, and how income and expenses, including fair value gains and losses, are recognised. The following table analyses the carrying amounts of financial assets and liabilities by category and Net Assets Statement heading. The carrying value for Pension Funds is the same as the Fair Value.

**31 March 2025**

#### Financial Assets

Fixed Interest funds	401,150	-	-
Equities - segregated funds	150	-	-
Pooled property funds	198,625	-	-
Private equity funds	164,298	-	-
Infrastructure funds	245,703	-	-
Global equities - pooled investments	870,617	-	-
Other investment balances	-	12,172	-
Current Assets	-	75,283	-

#### Total Financial Assets

#### Financial Liabilities

Current liabilities

#### Total Financial Liabilities

#### Net Assets

Designated as fair value through profit and loss £'000	Financial assets at amortised cost £'000	Financial liabilities at amortised cost £'000
401,150	-	-
150	-	-
198,625	-	-
164,298	-	-
245,703	-	-
870,617	-	-
-	12,172	-
-	75,283	-
<b>1,880,543</b>	<b>87,455</b>	<b>-</b>
-	-	<b>(4,871)</b>
<b>-</b>	<b>-</b>	<b>(4,871)</b>
<b>1,880,543</b>	<b>87,455</b>	<b>(4,871)</b>

**31 March 2024**

#### Financial Assets

Fixed Interest funds	277,400	-	-
Equities - segregated funds	150	-	-
Pooled property funds	194,368	-	-
Private equity funds	168,110	-	-
Infrastructure funds	238,086	-	-
Global equities - pooled investments	925,690	-	-
Other investment balances	-	8,019	-
Current Assets	-	74,048	-

#### Total Financial Assets

#### Financial Liabilities

Current liabilities

#### Total Financial Liabilities

#### Net Assets

Designated as fair value through profit and loss £'000	Financial assets at amortised cost £'000	Financial liabilities at amortised cost £'000
277,400	-	-
150	-	-
194,368	-	-
168,110	-	-
238,086	-	-
925,690	-	-
-	8,019	-
-	74,048	-
<b>1,803,804</b>	<b>82,067</b>	<b>-</b>
-	-	<b>(5,298)</b>
<b>-</b>	<b>-</b>	<b>(5,298)</b>
<b>1,803,804</b>	<b>82,067</b>	<b>(5,298)</b>

24. FINANCIAL INSTRUMENTS (Continued)

Net Gains and Losses on Financial Instruments

**Financial assets**

Designated at fair value through profit and loss  
Financial assets at amortised cost

**Financial liabilities**

Designated at fair value through profit and loss  
Financial liabilities at amortised cost

**Total**

31 March 2025 £'000	31 March 2024 £'000
82,981	195,582
(11)	(9)
<b>82,970</b>	<b>195,573</b>
-	-
-	-
-	-
<b>82,970</b>	<b>195,573</b>

**Valuation of financial instruments carried at fair value**

The valuation of financial instruments has been classified into three levels, according to the quality and reliability of information used to determine fair values.

**Level One**

Financial instruments at Level 1 are those where the fair values are derived from unadjusted quoted prices in active markets for identical assets and liabilities. Products classified as Level 1 comprise quoted equities, quoted fixed securities and quoted index linked securities.

Listed investments are shown at bid prices. The bid value of the investment is based on the bid market quotation of the relevant stock exchange.

**Level Two**

Financial instruments at Level 2 are those whose quoted market prices are not available; for example, where an instrument is traded in a market that is not considered to be active, or where valuation techniques use inputs that are based significantly on observable market data.

The pooled investment vehicles for global equities and fixed interest funds are classified as Level 2 as the fund valuations are based on the market prices of the underlying investments using evaluated price feeds.

**Level Three**

Financial instruments at Level 3 are those where at least one input, that could have a significant effect on the instrument's valuation, is not based on observable market data.

These instruments include various unquoted equity investments, Private Equity Funds, Infrastructure Funds and Pooled Property Funds, which are valued using various valuation techniques that require significant judgement in determining appropriate assumptions.

The values of the investment in private equity and infrastructure funds are based on valuations provided by the General Partners to the funds in which the London Borough of Croydon Pension Fund has invested.

The General Partners use a variety of methods and assumptions based on market conditions existing at the statement of financial position date which is usually at the end of December. Valuations are then rolled forward to the 31 March.

These valuations are prepared in accordance with the International Private Equity and Venture Capital Valuation Guidelines, which follow the valuation principles of IFRS and US GAAP. Valuations are usually undertaken annually at the end of December.

Valuations in Pooled Property Funds are carried out by qualified surveyors with relevant qualifications from the Royal Institute of Chartered Surveyors. All assets have been classified as level 3 as the inputs are considered to be unobservable and developed by the valuer using best information available where there is little or no market activity at the valuation date.

The following table provides an analysis of the financial assets and liabilities of the Pension Fund grouped into Levels 1 to 3, based on the level at which the fair value is observable.

## NOTES TO THE PENSION FUND ACCOUNTS

### 24. FINANCIAL INSTRUMENTS (Continued)

#### Values at 31 March 2025

##### Financial Assets at fair value through profit and loss

	Level 1 £'000	Level 2 £'000	Level 3 £'000	Total £'000
Fixed Interest funds		401,150		401,150
Global equities - segregated funds			150	150
Pooled property investments			198,625	198,625
Private equity funds			164,298	164,298
Infrastructure funds			245,703	245,703
Global equities - pooled investments		870,617		870,617
<b>Financial Assets at amortised cost</b>				
Other investment balances	12,172			12,172
Current Assets	75,283			75,283

##### Total Assets

##### Financial Liabilities at amortised cost

Current liabilities	(4,871)	-	-	(4,871)
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##### Net financial assets

#### Values at 31 March 2024

##### Financial Assets at fair value through profit and loss

	Level 1 £'000	Level 2 £'000	Level 3 £'000	Total £'000
Fixed Interest funds		277,400		277,400
Global equities - segregated funds			150	150
Pooled property investments			194,368	194,368
Private equity funds			168,110	168,110
Infrastructure funds			238,086	238,086
Global equities - pooled investments		925,690		925,690
<b>Financial Assets at amortised cost</b>				
Other investment balances	8,019			8,019
Current Assets	74,048			74,048

##### Total Assets

##### Financial Liabilities at amortised cost

Current liabilities	(5,298)	-	-	(5,298)
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##### Net financial assets

24. FINANCIAL INSTRUMENTS (Continued)

Fair Value- Basis of Valuation

The basis of the valuation of each class of investment is set out in the table below. There has been no change in valuation techniques used during the year. All assets have been valued using fair value techniques based on the characteristics of each instrument, with the overall objective of maximising the use of market-based information.

Asset type	Valuation hierarchy level	Basis of Valuation	Observable and Unobservable inputs	Key Sensitivities affecting valuations
Pooled global equities	Level 2	The NAV for each share class is calculated based on the market value of the underlying equity assets	Evaluated price feeds	Not required
Fixed income funds	Level 2	Fixed income securities are priced based on evaluated prices provided by independent pricing services.	Evaluated price feeds	Not required
Pooled property funds	Level 3	Closing bid price where bid and offer prices are published. Valuations of properties within the funds are carried out by qualified chartered surveyors with the relevant qualification from the Royal Institution of Chartered Surveyors.	Direct comparison with sales of similar properties. Discount rates and cash flow projections as part of income capitalisation approach.	Real Estate values can be affected by a number of factors including changes to global or local economic conditions, financial conditions of tenants, availability of debt financing, changes in interest rates, operational expenses, planning and environmental laws and other government legislation.
Private equity	Level 3	Annually at fair value using the net asset value per share (or its equivalent) as a practical expedient (ASC Topic 820, Fair Value Measurement) or market approach in accordance with International Private Equity and Venture Capital Valuation Guidelines.	Discount rates and futures cash flow projections. Evaluation based on recent market activity of comparable companies.	Events which can affect the assumptions and inputs used in determining valuations. These include risk-free and benchmark interest rates, credit spreads and inflation rates. Expected price volatilities and correlations
Infrastructure	Level 3	Annually at fair value in accordance with IFRS 13 and International Private Equity and Venture Capital Valuation Guidelines	Discount rates and futures cash flow projections. Evaluation based on recent market activity of comparable companies.	Events which can affect the assumptions and inputs used in determining valuations. These include risk-free and benchmark interest rates, credit spreads and inflation rates. Expected price volatilities and correlations.



## NOTES TO THE PENSION FUND ACCOUNTS

### 24. FINANCIAL INSTRUMENTS (Continued)

#### Reconciliation of Fair Value Measurements within Level 3 assets

2024/2025	Market value 01 April 2024 £'000	Transfers to Level 3 £'000	Transfers out of Level 3 £'000	Purchases £'000	Sales £'000	realised gains/losses £'000	Unrealised gains/losses £'000	Market value 31 March 2025 £'000
Private Equity Funds	168,110			9,287	(19,354)	19,354	(13,099)	164,298
Infrastructure Funds	238,086			13,460	(25,082)	25,082	(5,843)	245,703
Pooled Property Funds	194,368			14,939	(14,771)	14,771	(10,682)	198,625
Unquoted Equity	150							150
<b>Total assets</b>	<b>600,714</b>	<b>----</b>	<b>----</b>	<b>37,686</b>	<b>(59,207)</b>	<b>59,207</b>	<b>(29,624)</b>	<b>608,776</b>

2023/2024	Market value 01 April 2023 £'000	Transfers to Level 3 £'000	Transfers out of Level 3 £'000	Purchases £'000	Sales £'000	realised gains/losses £'000	Unrealised gains/losses £'000	Market value 31 March 2024 £'000
Private Equity Funds	167,264			14,716	(15,437)	15,437	(13,870)	168,110
Infrastructure Funds	246,381			16,686	(31,120)	31,120	(24,981)	238,086
Pooled Property Funds	191,932			13,945	(8,721)	8,721	(11,509)	194,368
Unquoted Equity	150							150
<b>Total assets</b>	<b>605,727</b>	<b>----</b>	<b>----</b>	<b>45,347</b>	<b>(55,278)</b>	<b>55,278</b>	<b>(50,360)</b>	<b>600,714</b>

#### Sensitivity analysis of Level 3 assets

Due to the increased uncertainty brought about by Covid-19, 10% has been used to measure the sensitivity of all level 3 assets.

Level 3 Asset	Market value 31 March 2025 £'000	Value on Increase £'000	Value on Decrease £'000
Private Equity Funds	164,298	180,728	147,868
Infrastructure Funds	245,703	270,273	221,133
Pooled Property Funds	198,625	218,488	178,763
Unquoted Equity	150	165	135
<b>Total</b>	<b>608,776</b>	<b>669,654</b>	<b>547,899</b>

Level 3 Asset	Market value 31 March 2024 £'000	Value on Increase £'000	Value on Decrease £'000
Private Equity Funds	168,110	184,921	151,299
Infrastructure Funds	238,086	261,895	214,277
Pooled Property Funds	194,368	213,805	174,931
Unquoted Equity	150	165	135
<b>Total</b>	<b>600,714</b>	<b>660,785</b>	<b>540,643</b>

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

The Fund's primary long-term risk is that the Fund's assets will fall short of its liabilities (i.e. promised benefits payable to members). Therefore the aim of investment risk management is to minimise the risk of an overall reduction in the value of the Fund and to maximise the opportunity for gains across the whole Fund portfolio. The Fund achieves this through asset diversification to reduce exposure to market risk (price risk, currency risk and interest rate risk) and credit risk to an acceptable level. In addition, the Fund manages its liquidity risk to ensure there is sufficient liquidity to meet the Fund's forecast cash flows. The Council manages these investment risks as part of its overall Pension Fund risk management programme.

Responsibility for the Fund's risk management strategy rests with the Pension Committee. Risk management policies are established to identify and analyse the risks faced by the Council's pensions operations. Policies are reviewed regularly to reflect changes in activity and in market conditions. A risk register is maintained and reviewed bi-annually.

### Market Risk

This is the risk that financial loss could arise as a result of fluctuations in interest rates, foreign exchange rates, credit spreads and equity and commodity prices. The Fund is exposed to market risk from its investment activities, particularly through its equity holdings. The level of risk exposure depends on market conditions, expectations of future price and yield movements and the asset mix.

The objective of the Fund's risk management strategy is to identify, manage and control market risk exposure within acceptable parameters, whilst optimising the return on risk.

In general, excessive volatility in market risk is managed through the diversification of the portfolio in terms of geographical and industry sectors and individual securities. To mitigate market risk, the Council and its investment advisors undertake appropriate monitoring of market conditions and benchmark analysis.

### Price risk

Price risk represents the risk that the value of a financial instrument will fluctuate as a result of changes in market prices (other than those arising from interest rate risk or foreign exchange risk), whether those changes are caused by factors specific to the individual instrument or its issuers or factors affecting all such instruments in the market.

The Fund is exposed to share and derivative price risk. This arises from investments held by the Fund for which the future price is uncertain. All securities investments present a risk of loss of capital. Except for shares sold short, the maximum risk resulting from financial instruments is determined by fair value of the financial instruments. Possible losses from shares sold short is unlimited.

The Fund's investment managers mitigate this price risk through diversification and the selection of securities and other financial instruments is monitored by the Council to ensure it is within limits specified in the fund investment strategy.

### Price risk - sensitivity analysis

The following table demonstrates the change in net assets available to pay benefits if the market price had increased or decreased by 10%. The analysis excludes cash, debtors, creditors, other investment balances and forward foreign exchange, as these financial instruments are not subject to price risk.

Assets exposed to price risk	Value £'000	Value on Increase £'000	Value on Decrease £'000
At 31 March 2024	1,803,804	1,984,184	1,623,424
<b>At 31 March 2025</b>	<b>1,880,543</b>	<b>2,068,597</b>	<b>1,692,489</b>

**25. NATURE AND EXTENT OF RISKS ARISING FROM FINANCIAL INSTRUMENTS (continued)**

**Interest rate risk**

The Fund invests in financial assets for the primary purpose of obtaining a return on investments. These investments are subject to interest rate risk, which represent the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates.

The Fund's exposure to interest rate risk is monitored and assessed against the strategic asset allocation benchmark.

**Interest rate risk sensitivity analysis**

The Council recognises that interest rates can vary and can affect both income to the Fund and the value of the net assets available to pay benefits. A 1% movement in interest rates is consistent with the level of sensitivity applied as part of the Fund's risk management strategy.

The analysis that follows assumes that all other variables, in particular exchange rates, remain constant, and shows the effect in the year on the net assets available to pay benefits of a +/- 1% change in interest rates.

Fixed interest funds, cash at bank and cash held by Fund managers are exposed to interest rate risk.

Assets exposed to interest rate risk	Value £'000	Value on 1% Increase £'000	Value on 1% Decrease £'000
At 31 March 2024	350,879	354,388	347,370
<b>At 31 March 2025</b>	<b>480,699</b>	<b>485,506</b>	<b>475,892</b>

**Currency risk**

Currency risk represents the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates. The Fund is exposed to currency risk on financial instruments that are denominated in any currency other than pounds sterling (£GBP). The Fund holds both monetary and non-monetary assets denominated in currencies other than £GBP.

The Fund's currency rate risk is routinely monitored by the Council and its investment advisors in accordance with the Fund's risk management strategy, including monitoring the range of exposure to currency fluctuations. During the year 50% of the equities held by LGIM were fully hedged to £GBP.

**Currency exposure - asset type**

Overseas equities securities (unhedged portion)
Overseas Private Equity and Infrastructure
Overseas fixed interest
Overseas Private Equity and Infrastructure (outstanding commitments)
Total assets

Asset Value as at 31 March 2025 £'000
94,428
327,556
91,887
62,747
<b>576,618</b>

**Currency risk - sensitivity analysis**

The following table demonstrates the change in value of overseas assets had there been a 10% strengthening/weakening of the pound against foreign currencies.

Assets exposed to currency risk	Value £'000	Value on 10% weakening of pound £'000	Value on 10% strengthening of pound £'000
At 31 March 2024	637,099	700,809	573,389
<b>At 31 March 2025</b>	<b>576,618</b>	<b>634,280</b>	<b>518,956</b>

**25. NATURE AND EXTENT OF RISKS ARISING FROM FINANCIAL INSTRUMENTS (continued)**

**Credit risk**

Credit risk is the risk that parties in whom the Fund invests may fail to pay amounts that are due to the Pension Fund. For example an entity in which the Pension Fund invests may fail. This risk is minimised by investing in specialist fund managers across different asset classes and geographical regions. Additionally there is a risk that an admitted body will be unable to meet its contributions obligations. Contribution receipts are monitored monthly and, if necessary, remedial action is taken.

Credit risk also represents the risk that the counterparty to a transaction or a financial instrument will fail to discharge an obligation and cause the Fund to incur a financial loss. The market values of investments generally reflect an assessment of credit in their pricing and consequently the risk of loss is implicitly provided for in the carrying value of the Fund's financial assets and liabilities.

In essence the Fund's entire investment portfolio is exposed to some form of credit risk. However, the selection of high quality counterparties, brokers and financial institutions minimises credit risk that may occur through the failure to settle a transaction in a timely manner.

Contractual credit risk is represented by the net payment or receipt that remains outstanding, and the cost of replacing the derivative position in the event of a counterparty default. The residual risk is minimal due to the various insurance policies held by the exchanges to cover defaulting counterparties.

Deposits are not made with banks and financial institutions unless they are rated independently and meet the Council's credit criteria. The Council invests in money market funds with a AAA rating from a leading rating agency and also with other local authorities.

The Council believes it has managed its exposure to credit risk, and has had no experience of default or uncollectable deposits over the past six financial years. The Fund's cash holding under its treasury management arrangements at 31 March 2025 was £69.3m (£65.9m at 31 March 2024). This was held with the following institutions:

Summary	Balances at 31 March 2025 £'000
Money Market Funds	
Goldman Sachs Sterling Liquid Reserves Fund	13,800
Other Local Authorities	55,000
Current Account NatWest Bank	517
Total	<u>69,317</u>

**Liquidity risk**

Liquidity risk represents the risk that the Fund will not be able to meet its financial obligations as they fall due. The Council therefore takes steps to ensure that the Pension Fund has adequate cash resources to meet its commitments. The Council has immediate access to its Pension Fund cash holdings including cash invested in money market funds. The Fund defines liquid assets as assets that can be converted to cash within three months. Non-liquid assets are those assets which will take longer than three months to convert into cash. All financial liabilities at 31 March 2025 are due within one year.

**Refinancing risk**

The key risk is that the Council will be bound to replenish a significant proportion of its Pension Fund financial instruments at a time of unfavourable interest rates. The Fund does not have any financial instruments that have a refinancing risk as part of its investment strategy.

### **ACCOUNTING POLICIES**

Those principles, bases, conventions, rules and practices applied by an entity that specify how the effects of transactions and other events are to be reflected in its financial statements. Accounting policies define the process whereby transactions and other events are reflected in financial statements.

### **ACCRUALS**

An accounting principle where income and expenditure are taken into account in the year in which they are earned or incurred, rather than when monies are received and/or invoices are actually paid.

### **ACTUARIAL VALUATION**

The Actuary reviews the assets and liabilities of the Pension Fund every three years and reports to the Council on the Fund's financial position and recommended employers' contribution rates.

### **ACTUARY**

An independent professional who advises on the financial position of a Pension Fund.

### **ALLOWANCE FOR DOUBTFUL DEBT**

An amount set aside to cover money owed to the Council where it is considered doubtful that payment will be received.

### **AMORTISATION**

The equivalent of depreciation for intangible assets.

### **BALANCES**

The amount of money on the various funds of the Council left over at the end of the financial year after allowing for all expenditure and income that has taken place. These are also known as financial reserves.

### **BUDGET**

A forecast of the Council's planned expenditure and income, either over a set period or for a specific project.

### **CAPITAL EXPENDITURE**

Expenditure on the purchase, construction and enhancement of Council assets such as houses, offices, schools and roads. Expenditure can only be treated as 'capital' if it meets the statutory definitions and is in accordance with accounting practice and regulations.

### **CAPITAL RECEIPTS**

Monies received from the sale of the Council's assets such as land and buildings. These receipts are used to pay for additional capital expenditure.

### **CAPITALISATION DIRECTION**

In principle or final permission granted by the Secretary of State to treat revenue costs as capital expenditure. It is subject to conditions and any capitalisation must be financed through either capital receipts or capital borrowing. Borrowing must be repaid over a period of 20 years.

### **CIPFA**

The Chartered Institute of Public Finance and Accountancy is the accountancy body which represents at national level the interests of Local Government and public service finance. The Institute produces advice, codes of practice and guidance to Local Authorities on best practice.

### **COLLECTION FUND**

A Fund operated by the billing Authority into which all receipts of Council Tax and National Non-Domestic Rates are paid. The Fund must be maintained separately from the Authority's General Fund.

### **COMMUNITY ASSETS**

Assets that the Authority intends to hold in perpetuity that have no determinable useful life and that may have restrictions on their disposal. Examples are parks and historic buildings.

### **CONTINGENT ASSETS**

Contingent assets are possible assets arising from past events whose existence will be confirmed only by the occurrence of one or more uncertain future events not wholly within the Council's control.

### **CONTINGENT LIABILITIES**

Possible losses that arise from past events which will only be confirmed by one or more uncertain future events not wholly within the Council's control.

### **COUNCIL TAX**

A system of local taxation on domestic property introduced from 1st April 1993. It is set by both the billing and precepting Authorities at a level determined by the Council Tax base for the area.

### **COUNCIL TAX BASE**

An amount calculated by the billing authority, by applying the band proportions to the total properties in each band in order to ascertain the number of band D equivalent properties in the Authority's area. The Tax base is also used by the precepting and some levying bodies in determining their charge to the area.

**CREDITORS**

Amounts owed by the Authority for goods and services received where payment has not been made at the date of the Balance Sheet.

**DEBTORS**

Amounts owed to the Authority for goods and services provided at the date of the Balance Sheet.

**DEDICATED SCHOOLS GRANT (DSG)**

Funding received by Local Authorities to meet specific school related costs. Much of this funding is delegated directly to schools, and managed by schools locally.

**DEPRECIATION**

A provision made in the accounts to reflect the value of assets used during the year. Depreciation forms part of the capital charge made to service revenue accounts and is covered by International Accounting Standard (IAS) 16.

**EARMARKED RESERVES**

Amounts set aside for a specific purpose to meet future commitments or potential liabilities, for which it is not appropriate to establish a provision.

**EVENTS AFTER THE REPORTING PERIOD**

Events after the Reporting Period are those events, favourable or unfavourable, that occur between the Balance Sheet date and the date when the Statement of Accounts is authorised for issue.

**EXCEPTIONAL FINANCIAL SUPPORT**

Exceptional Financial Support is temporary financial assistance provided by the government to councils that are facing severe financial difficulties. The support is not a grant, but is permission to borrow to fund revenue expenditure. See also Capitalisation Direction.

**FAIR VALUE**

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

**FINANCE AND OPERATING LEASES**

A finance lease is one that transfers a substantial proportion of the risks and rewards of a non-current asset to the lessee. With a finance lease the present value of the lease payments equates to substantially all of the value placed on the leased asset. For an operating lease a rental payment is payable to the lessor for the use of the asset and the ownership reverts to the owner when the lease is terminated.

**FINANCIAL INSTRUMENT**

A contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

**GENERAL FUND (GF)**

The Council's main revenue account that covers the net cost of all services other than the provision of Council housing for rent.

**GOVERNMENT GRANTS**

Assistance by Government and inter-Government agencies and similar bodies, whether local, national or international, in the form of cash or transfers of assets to an Authority in return for past or future compliance with certain conditions relating to the activities of the Authority.

**GROSS EXPENDITURE, GROSS INCOME AND NET EXPENDITURE**

Gross Expenditure and Gross Income arise from the provision of services as shown in the General Fund. Net Expenditure is the cost of service provision after the income is taken into account.

**HERITAGE ASSETS**

These are tangible assets with historical, artistic, scientific, technological, geophysical or environmental qualities that are held and maintained principally for their contribution to knowledge and culture.

**HOUSING REVENUE ACCOUNT (HRA)**

A statutory account that contains all expenditure and income on the provision of Council housing for rent. The HRA must be kept entirely separate from the General Fund and the account must balance. Local Authorities are not allowed to make up any deficit on or transfer any surplus to the HRA from the General Fund.

**IAS19**

The International Accounting Standard is based on the principle that an organisation should account for retirement benefits when it is committed to give them, even if the actual giving will be many years into the future.

**IMPAIRMENT**

This is where the value of an asset falls below the carrying value in the accounts and so to reflect the commercial reality of the situation a charge is made in the running costs.

**INFRASTRUCTURE ASSETS**

Non-current assets that cannot be easily disposed of, expenditure on which is only recovered by continued use of the asset. Examples include highways and footpaths.

**INTANGIBLE ASSETS**

Non-current assets, which do not have a physical form but provide an economic benefit for a period of more than one year. Examples include software licences.

**INTERNATIONAL FINANCIAL REPORTING STANDARDS (IFRS)**

International Financial Reporting Standards (IFRS) is a set of accounting standards, developed by the International Accounting Standards Board (IASB). Local Authorities moved to accounting on an IFRS basis in 2010/11, a year after Central Government and the National Health Service.

**INVESTMENT PROPERTIES**

Interest in land and/or buildings in respect of which construction work and development have been completed and which is held for its investment potential, with any rental income being negotiated at arm's length.

**LEASE**

A lease is a contractual agreement, where the lessee (user) pays the lessor (owner) for use of an asset. These assets are usually property, buildings, vehicles or equipment

**LEVIES**

Payments to London-wide bodies such as the London Pension Fund Authority. The cost of these bodies is borne by Local Authorities in the area concerned, based on their Council Tax base and is met from the General Fund.

**MINIMUM REVENUE PROVISION (MRP)**

The minimum amount that the Council must charge to the revenue account in the year in respect of the repayment of principal of borrowing for capital purposes. In the accounts the MRP is included within capital financing charges.

**NATIONAL NON-DOMESTIC RATES (NNDR)**

The charge payable on all business premises, calculated by multiplying the rateable value of the property by a nationally set rate multiplier. The Tax is collected by the Council and is allocated between central government, the Greater London Authority and Croydon Council in accordance with the business rates retention regulations.

**NET BOOK VALUE**

The amount at which non-current assets are included in the Balance Sheet, i.e. their historical cost or current value less the cumulative amounts provided for depreciation.

**NET REALISABLE VALUE**

The open market value of an asset less the expenses to be incurred in realising the asset.

**NON-CURRENT ASSETS**

These are tangible and intangible assets that yield benefit to the Council and the services it provides for a period of more than a year.

**NON-OPERATIONAL ASSETS**

Non-current assets held by the Council but not used or consumed in the delivery of services. Examples include investment properties and assets that are surplus to requirements.

**OPERATIONAL ASSETS**

Non-current assets held and occupied, used or consumed by the Council in the direct delivery of those services for which it has a statutory or discretionary responsibility.

**OUTTURN**

Actual income and expenditure for a financial year.

**PAST SERVICE COST**

For a defined benefit scheme, the increase in the present value of the scheme liabilities related to employee service in prior periods arising in the current period as a result of the introduction of, or improvements to, retirement benefits.

**PRECEPT**

A charge raised by another Authority to meet its net expenditure. The precepting Authority for this Council is the Greater London Authority (GLA). The GLA calculates its total spending needs for the year and sets its own Council Tax in the same way as a London Borough. The Council then collects the Tax for them.



**PRIVATE FINANCE INITIATIVE (PFI)**

Government initiative under which the Council buys the services of a private sector to design, build, finance and operate a public facility.

**PROVISIONS**

Amounts set aside for any liability or loss that is likely to be incurred, but where the exact amount and date is uncertain.

**PUBLIC WORKS LOAN BOARD (PWLb)**

A Central Government agency which provides long and medium-term loans to Local Authorities at interest rates only slightly higher than those at which the Government itself can borrow. Local Authorities are able to borrow a proportion of their requirements to finance capital spending from this source.

**RELATED PARTIES**

Related Parties are those individuals and entities that the Council either has the ability to influence, or to be influenced by. Related parties include the Government, subsidiary and associated companies, the Pension Fund, Councillors and senior officers.

**RESERVES**

The amounts held by way of balances and funds that are free from specific liabilities or commitments. The Council is able to earmark some of its reserves towards specific projects, whilst leaving some free to act as a working balance.

**REVENUE EXPENDITURE**

The regular day to day running costs incurred in providing services. Examples include salaries, wages and running costs.

**REVENUE EXPENDITURE FUNDED FROM CAPITAL UNDER STATUTE (REFCUS)**

Expenditure that is treated by the regulations as capital expenditure but which does not meet the definition of capital expenditure in the Statement of Recommended Practice.

**REVENUE SUPPORT GRANT (RSG)**

The main grant payable to support Local Authorities' revenue expenditure. A Local Authority's RSG entitlement is intended to make up the difference between a Council's Retained Business Rates and its Settlement Funding Assessment.

**RIGHT TO BUY**

The Council is legally required to sell Council homes to tenants, at a discount, where the tenant wishes to buy their home. The money received from the sale is a capital receipt, some of which may be payable over to the Ministry of Housing, Communities and Local Government (MHCLG) under pooling arrangements over multiple years.

**SETTLEMENT FUNDING ASSESSMENT**

The main channel of Government funding which includes Retained Business Rates and Revenue Support Grant. There are no restrictions on what Local Authorities can spend it on.

**SORP**

The Statement of Recommended Practice. Its aims are to specify the principles and practices of accounting required to prepare a Statement of Accounts which represents a 'true and fair view' of the financial position and transactions of a Local Authority.

**SUPPORT SERVICES**

Activities of a professional, technical and administrative nature, which are not Local Authority services in their own right, but support front line services.

**TANGIBLE ASSETS**

Physical assets such as land, buildings and equipment that provide an economic benefit for a period of more than one year.

**TRADING OPERATION**

An activity of a commercial nature that is financed substantially by charges to recipients of the service.