

Ramsey Town Commissioners

Statement of Accounts

For the year ended 31 March 2021

Ramsey Town Commissioners

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Ramsey Town Commissioners

Year ended 31 March 2021

Members, Officers and Advisors

Members

Ramsey Town Commissioners (the "Authority") is managed from Ramsey Town Hall, Parliament Square, Ramsey.

The Authority normally consists of 12 elected members, however due to a resignation in March 2020 and the postponement of elections due to the Covid-19 pandemic only 11 members served during the year ended 31 March 2021. At the year end the serving members and their main roles were:

Mr A.G.R Cowie J.P.	Chairman.
Mr L. Parker	Deputy Chairman.
Rev'd Canon N.D. Greenwood	
Mr W.L. Hankin	Resigned 8 November 2020.
Mr N. Howard	Ramsey Chamber of Commerce Representative.
Mr J. McGuinness	Lead Member for Finance, General Purposes & Establishment.
Mr A.J. Oldham	Joint Northern Civic Amenity Site Representative.
Mrs M.B. Quayle	Lead Member for Parks and Leisure.
Mrs J. Wedgwood	Lead Member for Housing and Property.
Mr F.B.R. Williams	Lead Member for Works and Development.
Mr W.G. Young	Northern Traffic Management Liaison Group Representative.

There were un-contested elections in July 2021 with the elected members, their roles and responsibilities being:

Mr A.J. Oldham	Chairman.
Mr F.B.R. Williams	Deputy Chairman. Deputy Member for Parks and Leisure.
Mr G.S. Court	Lead Member for Parks and Leisure.
Mr R.D. Cowell	Deputy Member for Finance, General Purposes & Establishment. Deputy Member for Housing and Property. Joint Northern Civic Amenity Site Representative.
Rev'd Canon N.D. Greenwood	
Mr S.R. Kelly	Lead Member for Works and Development.
Mr J. McGuinness	Lead Member for Finance, General Purposes & Establishment. Northern Local Authorities Swimming Pool Board Representative.
Mr L.I. Singer	Deputy Member for Works and Development.
Mr W.G. Young	Lead Member for Housing and Property. Ramsey & Northern Districts Housing Committee Representative.

The Authority is responsible for implementing and maintaining systems of internal control and corporate governance and the methods by which this is achieved are laid out in the Statement of Internal Control on pages 7 to 8 of these Statement of Accounts.

Officers

The daily management of the Authority is undertaken by staff presently employed by Ramsey Town Commissioners. The staff involved are:

Mr T.P. Whiteway	Town Clerk and Chief Executive Office
Mr H.S. Bevan	Deputy Town Clerk
Ms B. Wallace	Technical Services Manager
Mr M. Close LCGI, CIHCM	Housing and Property Manager
Mr N.Q. Cannell FCCA	Responsible Financial Officer

Advisors

External auditors	Crowe Isle of Man Audit LLC, Chartered Accountants
Internal auditors	Evolution Accounting Limited

Ramsey Town Commissioners

Year ended 31 March 2021

Explanatory Foreword and Annual Review

Introduction

The aims and objectives of the Commission are to set and collect town rates at an appropriate level to fund the expenditure necessary to continue to provide the residents of the town with the many services presently provided. These services include the provision of refuse collection services, social housing, street lighting and cleaning, library services, Civil Registry services and the maintenance of highways and community areas within the town boundary.

This Statement provides a summary of the Commission's financial performance for the year ended 31 March 2021.

The individual accounts within the Statement are as follows:

The **Comprehensive Income and Expenditure Statement** reports the net cost for the year of all functions for which the Commission is responsible and how those costs are financed from local ratepayers and other income sources. This also reflects any non-operational gains and losses recognised by the Commission during the year.

The **Statement of Movement on Reserves** shows the surplus or deficit on the Comprehensive Income and Expenditure Statement and shows the adjustments of amounts which are required by statute and non-statutory proper practices to be charged or credited to the General Fund in determining the movement on the General Fund balance for the year.

The **Balance Sheet** sets out the financial position of the Commission at the end of the year.

The **Cash Flow Statement** summarises the inflows and outflows of cash arising from the Commission's transactions with third parties during the year.

The **Housing Revenue Income and Expenditure Account** is an account which independently records the costs of maintaining and managing the Commission's own social housing stock and how these costs are met by rent payers and other income.

The **General Rate Fund** shows the transactions of the Commission as a charging Authority in respect of rates income.

Annual Review

Comprehensive Income and Expenditure Statement

The Comprehensive Income and Expenditure Statement covers the day to day running costs of the Commission's services with the exception of social housing which is contained within the Housing Revenue Income and Expenditure Account.

Net expenditure is met from the following sources:

- Income from the General Rate Fund;
- Income from social housing; and
- Miscellaneous income.

For the year ended 31 March 2021 the deficit during the year after non-operational gains and losses (including the disposal of certain fixed assets and re-measurement of the pension liability) amounted to £1,274,992 (2020: surplus £687,530). Once the other movements on the general fund have been taken into account, as detailed below, the results show an overall surplus of £115,115 (2020: £129,977).

Ramsey Town Commissioners

Year ended 31 March 2021

Explanatory Foreword and Annual Review - continued

Statement of the Movement on Reserves

This relates to amounts which are included in the Comprehensive Income and Expenditure Statement but do not relate to the General Fund.

Primarily the movements relate to the depreciation cost in the year, impairment of fixed assets, income and expenditure on other funds, movement on the pension liability, gains or losses on sale of fixed assets and the inclusion of capital repayments on loans and finance leases which are met by the General Fund.

Reserves

The Authority has increased its General Fund reserves from £853,778 at 31 March 2020 to £968,893 at 31 March 2021. These resources are retained to cover planned and potential expenditure, including support of the capital programme, debt repayment and as a buffer against anticipated financial risks.

Housing Revenue Account

The Housing Revenue Account shows the income and expenditure on Authority social housing. For the year ended 31 March 2021 the deficiency requirement amounted to £1,034,813 (2020: £1,111,939).

Having received £1,244,375 (2020: £1,331,966) deficiency payment on account, cumulatively £272,601 is repayable to Isle of Man Government as at 31 March 2021 (2020: £63,039 repayable).

General Rate Fund

The general rate income due and collected by the Authority is shown in the General Rate Fund. Rates were levied at 411p (2020: 394p) in the £ on an average rateable value of £722,688 (2020: £711,018) during the year.

Pensions Liability

The Authority is required to disclose certain information within its Financial Statements and included in note 17 is the net liability on the Isle of Man Local Government Superannuation Scheme that is attributable to Ramsey Town Commissioners.

This is the difference between future liabilities and assets as valued at 31 March 2021 and amounts to £5,538,000 (2020: £3,356,000). This increase is primarily as the result of an actuarial re-measurement.

Capital Expenditure and Borrowing

Total capital expenditure in the year was £342,037 (2020: £1,324,209).

Investments and Borrowing

During the year no external investments were made (2020: £Nil).

Ramsey Town Commissioners

Year ended 31 March 2021

Statement of Responsibilities for the Statement of Accounts

The Authority's responsibilities

The Authority is required to:

- make arrangements for the proper administration of its financial affairs and to secure that one of its officers has the responsibility for the administration of those affairs through the appointment of a Responsible Financial Officer;
- manage its affairs to secure economic, efficient and effective use of resources and safeguard its assets; and
- approve the Statement of Accounts.

The Responsible Financial Officer's responsibilities

The Responsible Financial Officer is responsible for the preparation of the Authority's Statement of Accounts.

In preparing this Statement of Accounts, the Responsible Financial Officer has:

- selected suitable accounting policies and then applied them consistently; and
- made judgements and estimates that are reasonable and prudent.

The Responsible Financial Officer has also:

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

The Responsible Financial Officer should sign and date the statement of accounts, stating that it presents fairly the financial position of the Authority at the accounting date and its income and expenditure for the year ended 31 March 2021.

Ramsey Town Commissioners

Year ended 31 March 2021

Independent Auditor's Report to the Members of Ramsey Town Commissioners

Opinion

We have audited the Statement of Accounts of Ramsey Town Commissioners (the 'Authority') for the year ended 31 March 2021 which comprise the Comprehensive Income and Expenditure Statement, the Statement of Movement on Reserves, the Balance Sheet, the Cash Flow Statement and notes to the Statement of Accounts, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the Statement of Accounts:

- give a true and fair view of the state of the Authority's affairs as at 31 March 2021 and of its total comprehensive income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Accounts and Audit Regulations 2018 and the relevant provisions of the Audit Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the Statement of Accounts section of our report. We are independent of the Authority in accordance with the ethical requirements that are relevant to our audit of the Statement of Accounts in the United Kingdom, including the Financial Reporting Council's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the Statement of Accounts, we have concluded that the Responsible Financial Officer's use of the going concern basis of accounting in the preparation of the Statement of Accounts is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Authority's ability to continue as a going concern for a period of at least twelve months from when the Statement of Accounts are authorised for issue.

Our responsibilities and the responsibilities of the Responsible Financial Officer with respect to going concern are described in the relevant sections of this report

Other information

The Responsible Financial Officer is responsible for the other information contained within the Annual Report. The other information comprises the information included in the Annual Report, other than the Statement of Accounts and our Auditor's report thereon. Our opinion on the Statement of Accounts does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the Statement of Accounts or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the Statement of Accounts themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to Section 4 of the Audit Act 2006 which requires us to report to you if, in our opinion:

- any transaction effected by or on account of the Authority is or will be contrary to law; or
-

Ramsey Town Commissioners

Year ended 31 March 2021

Independent Auditor's Report to the Members of Ramsey Town Commissioners - continued

- the internal organisation of the Authority and the controls maintained by it are not sufficient as to secure proper management of the finances of the Authority and economy and efficiency in the use of its resources.

Responsibilities of Responsible Financial Officer

As explained more fully in the Statement of Responsibilities for the Statement of Accounts on page 4, the Responsible Financial Officer is responsible for the preparation of the Statement of Accounts and for being satisfied that they give a true and fair view, and for such internal control as the Responsible Financial Officer determines is necessary to enable the preparation of Statement of Accounts that are free from material misstatement, whether due to fraud or error.

In preparing the Statement of Accounts, the Responsible Financial Officer is responsible for assessing the Authority's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Authority either intends to liquidate the Authority or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the Statement of Accounts

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

We considered the opportunities and incentives that may exist within the Authority for fraud and identified the greatest potential for fraud in the following areas:

- timing of recognition of income;
- posting of unusual journals along with complex transactions; and
- manipulating the Authority's figures to meet budget.

We discussed these risks with Responsible Financial Officer, designed audit procedures to test the timing of commercial revenue, tested a sample of journals to confirm they were appropriate and reviewed areas of judgement for indicators of management bias to address these risks.

A further description of our responsibilities for the audit of the Statement of Accounts is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our Auditor's report.

Use of our report

This report is made solely to the Authority's Members, as a body, in accordance with Section 6 of the Audit Act 2006. Our audit work has been undertaken so that we might state to the Authority's Members those matters we are required to state to them in an Auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Authority and the Authority's Members as a body, for our audit work, for this report, or for the opinions we have formed.

Crowe Isle of Man Audit LLC

Crowe Isle of Man Audit LLC

6th Floor, Victory House

Prospect Hill

Douglas

Isle of Man. IM1 1EQ

Date: 5th April 2022

Ramsey Town Commissioners

Year ended 31 March 2021

Statement of Internal Control

Introduction

Regulation 6 (2) of the Accounts and Audit Regulations 2018 requires the Authority to maintain, in accordance with proper practices, an adequate and effective system of internal audit of its accounting records and of its system of internal control.

This statement is made by the Authority to the Isle of Man Government Treasury in accordance with the requirements of the Isle of Man Government's Corporate Governance Principles and Code of Conduct ("the Code").

Scope of Responsibilities of the Authority and the Responsible Financial Officer

The Members and Officers control strategy, policy and key financial and operational matters within the Authority. In addition, it is the Authority's responsibility to ensure that the work of the Responsible Financial Officer and other senior officers supports the strategy and policy approved by the Authority.

The Authority is responsible for implementing and maintaining systems of internal control and corporate governance which:

- ensure compliance with legislation and other regulations;
- safeguard public money, ensure that it is properly accounted for and that it is used economically, efficiently and effectively; and
- support the achievement of the strategy, policies, aims and objectives approved by the Authority.

In discharging this responsibility the Authority works with senior officers to put in place arrangements for the governance of the Authority's affairs and the stewardship of resources in accordance with the Code.

Purpose of the internal control system

The instigating and maintenance of an internal control system is a process for assuring the Authority's objectives in operational effectiveness and efficiency, reliable financial reporting, compliance with applicable laws, regulations and policies and helps protect the Authority's assets and reduce the possibility of fraud.

Internal control and corporate governance environment

The Authority's systems of internal control and corporate governance have been developed through an ongoing process designed to identify the principal risks, to evaluate the nature and extent of those risks and to manage them efficiently, effectively and economically. The following are considered to be key aspects of the internal control and corporate governance environment:

- **Annual review**

On an annual basis the Authority engages the professional services of an independent internal auditor.

- **Board meetings**

The Authority meets monthly and consists of a Chairman and a maximum of 11 other Authority members. The Authority receives reports from the Authority's Officers on operational matters and ensures that the work of the Responsible Financial Officer and other senior officers supports the strategy and policy approved by the Authority.

Ramsey Town Commissioners

Year ended 31 March 2021

Statement of Internal Control - continued

Review of internal control and corporate governance environment

The effectiveness of the Authority's internal control and corporate governance arrangements is continuously assessed by the work of management and the Authority.

The review of the effectiveness of the system of internal financial control is informed by:

- the work of the Responsible Financial Officer within the Authority,
- the work of the internal auditors, and
- the external auditors in their annual audit letter and other reports.

The internal auditor concluded that no high risk observations were identified.

The Responsible Financial Officer has met with the Authority to discuss the detailed findings of the report with a view to implementing, where practical, the key recommendations of the Internal Auditor.

Report on internal control and corporate governance environment

Attention is drawn to the fact that systems of internal control and corporate governance are designed to manage rather than eliminate the risk of failure to achieve objectives. They can therefore only provide reasonable and not absolute assurance. Accordingly, reasonable assurance is given that the Authority's internal control and corporate governance arrangements are adequate and operated effectively during the period ended 31 March 2021.

The following improvements have been identified by the internal auditors to address internal control weaknesses:

- The formalisation of a purchasing policy for Board approval to incorporate existing documented guidelines in order to provide information and guidance on:
 - Levels of spend authorisation.
 - Tendering procedures.
 - Potential centralisation for certain categories of purchases.
- Enhance the existing Tenancy Handbook in order to provide greater clarity to applicants.
- Ensure all Authority forms and documents are GDPR compliant.

Signed: 
Chairman

Signed: 
Responsible Financial Officer

Dated: 1 APRIL 2022

Ramsey Town Commissioners

Comprehensive Income and Expenditure Statement

For the year ended 31 March 2021

	Notes	2020-21 Gross expenditure £	2020-21 Gross income £	2020-21 Net expenditure £	2019-20 Net expenditure £
Continuing operations:					
Finance and general purposes		(1,046,188)	81,170	(965,018)	(853,019)
Miscellaneous		(38,497)	62,176	23,679	1,475
Property		(259,058)	262,262	3,204	(22,946)
Works and development		(1,563,580)	562,200	(1,001,380)	(940,568)
Parks and leisure		(485,982)	87,275	(398,707)	(458,622)
Net pension current service cost		(106,000)	0	(106,000)	(66,000)
Net cost of General Fund services		(3,499,305)	1,055,083	(2,444,222)	(2,339,680)
Housing income & expenditure account		(2,324,004)	3,274,621	950,617	904,172
Housing Deficiency		0	1,034,813	1,034,813	1,111,939
Net income from housing services	8	(2,324,004)	4,309,434	1,985,430	2,016,111
Income from General Rate Fund	7			2,830,352	2,670,973
Interest payable and similar charges				(1,589,032)	(1,689,131)
Interest and investment income				0	0
Net pension interest cost				(75,000)	(75,000)
Surplus/(deficit) on disposal of fixed assets				18,480	14,257
Surplus/(deficit) on provision of services				726,008	597,530
Other Comprehensive Income & Expenditure					
Re-measurement of net pension liability				(2,001,000)	90,000
Total comprehensive income & expenditure				(1,274,992)	687,530

The Statement of Accounting Policies and Notes on pages 15 to 34 form part of these financial statements.

Ramsey Town Commissioners
Statement of Movement on Reserves
For the year ended 31 March 2021

	General Fund £	Capital Adjustment Account £	Revaluation Reserve £	Pensions Reserve £	Housing Repairs Account £	Usable Capital Receipts £	Heating Reserve £	Civic Amenity Reserve £
Total comprehensive income & expenditure	726,008			(2,001,000)				
Transfers (to)/from other reserves:								
Depreciation & amortisation	245,459	(970,457)	(159,379)		884,377			
(Surplus)/deficit on disposal of fixed assets	(18,480)	18,480						
Net charges made for retirement benefits	181,000			(181,000)				
Loan fund principal payments	(219,903)	1,720,803			(1,500,900)			
Fixed assets financed from General Fund	(99,803)	99,803						
Finance lease capital repayments	(15,904)	15,904						
Housing revenue surplus net of loan interest	(537,175)				537,175			
Heating revenue (surplus)/deficit	(28,056)						28,056	
Civic Amenity (surplus)/deficit	(89,031)							89,031
Other reserve account transfers	(29,000)					29,000		
Balance b/f	115,115	884,533	(159,379)	(2,182,000)	(79,348)	29,000	28,056	89,031
	853,778	16,231,683	13,954,530	(3,356,000)	131,676	38,007	10,919	19,126
Balance c/f	968,893	17,116,216	13,795,151	(5,538,000)	52,328	67,007	38,975	108,157

The Statement of Accounting Policies and Notes on pages 15 to 34 form part of these financial statements.

Ramsey Town Commissioners
Statement of Movement on Reserves
For the year ended 31 March 2020

	General Fund £	Capital Adjustment Account £	Revaluation Reserve £	Pensions Reserve £	Housing Repairs Account £	Usable Capital Receipts £	Heating Reserve £	Civic Amenity Reserve £
Total comprehensive income & expenditure	597,530			90,000				
Transfers (to)/from other reserves:								
Depreciation & amortisation	257,026	(954,573)	(159,379)		856,926			
(Surplus)/deficit on disposal of fixed assets	(14,257)	14,257						
Net charges made for retirement benefits	141,000			(141,000)				
Loan fund principal payments	(194,575)	1,611,221			(1,416,646)			
Fixed assets financed from General Fund	(77,863)	77,863						
Finance lease capital repayments	(49,379)	49,379						
Housing revenue surplus net of loan interest	(481,073)				481,073			
Heating revenue surplus/deficit	(17,561)						17,561	
Civic Amenity surplus/deficit	(2,871)							2,871
Other reserve account transfers	(28,000)					28,000		
	129,977	798,147	(159,379)	(51,000)	(78,647)	28,000	17,561	2,871
Balance b/f	723,801	15,433,536	14,113,909	(3,305,000)	210,323	10,007	(6,642)	16,255
Balance c/f	853,778	16,231,683	13,954,530	(3,356,000)	131,676	38,007	10,919	19,126

The Statement of Accounting Policies and Notes on pages 15 to 34 form part of these financial statements.

Ramsey Town Commissioners

Balance Sheet

As at 31 March 2021

	Notes	2021 £	2021 £	2020 £	2020 £
Tangible fixed assets					
Operational assets					
Dwellings	1		51,073,174		51,360,982
Other land & buildings	1		8,009,316		8,104,786
Vehicles, plant, furniture & equipment	1		347,126		431,540
Infrastructure assets	1		67,812		79,019
			<u>59,497,428</u>		<u>59,976,327</u>
Non-operational assets					
Assets under construction	1	334,253		641,818	
Investment properties	1	<u>2,105,250</u>		<u>2,105,250</u>	
			2,439,503		2,747,068
Intangible assets					
	2		2,732		4,582
Long term debtors					
	3		<u>1,027,258</u>		<u>1,073,995</u>
			62,966,921		63,801,972
Current assets					
Debtors & prepayments	3	729,708		757,031	
Cash at bank		<u>1,275,764</u>		<u>709,964</u>	
		<u>2,005,472</u>		<u>1,466,995</u>	
Current liabilities					
Other creditors & accruals	4	641,516		422,769	
Short-term borrowing	5	1,757,883		1,736,271	
Finance agreement liability	6	<u>3,480</u>		<u>15,034</u>	
		<u>2,402,879</u>		<u>2,174,074</u>	
Net current liabilities			<u>(397,407)</u>		<u>(707,079)</u>
Total assets less current liabilities					
			62,569,514		63,094,893
Long-term liabilities					
Other creditors	4	310,800		325,600	
Long-term borrowing	5	30,105,899		31,529,574	
Finance agreement liability	6	<u>6,088</u>		<u>0</u>	
Pension liability	17	<u>5,538,000</u>		<u>3,356,000</u>	
			35,960,787		35,211,174
Total assets less liabilities					
			<u>26,608,727</u>		<u>27,883,719</u>

Ramsey Town Commissioners

Balance Sheet – continued

As at 31 March 2021

	2021 £	2020 £
Financed by:		
Revaluation Reserve	13,795,151	13,954,530
Capital Adjustment Account	17,116,216	16,231,683
Usable Capital Receipts Reserve	67,007	38,007
Pension Reserve	(5,538,000)	(3,356,000)
Heating Reserve	38,975	10,919
General Fund	968,893	853,778
Housing Repairs Account	52,328	131,676
Northern Civic Amenity Reserve	108,157	19,126
	<hr/> 26,608,727 <hr/>	<hr/> 27,883,719 <hr/>

The financial statements were approved and authorised for issue by the Authority on 1 APRIL 2022 and were signed on their behalf by:


Chairman


Responsible Financial Officer

The Statement of Accounting Policies and Notes on pages 15 to 34 form part of these financial statements.

Ramsey Town Commissioners

Cash Flow Statement

For the year ended 31 March 2021

	Notes	2021 £	2020 £
Net surplus/(deficit) on provision of services		726,008	597,530
Adjustments to net (surplus)/deficit on provision of services for non-cash movements	11	1,570,363	1,282,734
Adjustments for items included in net (surplus)/deficit on provision of services that are investing and financing activities	12	1,588,682	1,689,127
Net cash flow from Operating Activities		3,885,053	3,569,391
Net cash flow from Investing Activities	13	(323,042)	(1,309,952)
Net cash flow from Financing Activities	14	(2,996,211)	(2,131,224)
Net increase in cash and cash equivalents		565,800	128,215
Cash and cash equivalents at the start of the reporting period		709,964	581,749
Cash and cash equivalents at the end of the reporting period		1,275,764	709,964

The Statement of Accounting Policies and Notes on pages 15 to 34 form part of these financial statements.

Ramsey Town Commissioners

Year ended 31 March 2021

Statement of Accounting Policies

1. Basis of preparation

These financial statements have been prepared in accordance with applicable United Kingdom Accounting Standards, including Financial Reporting Standard 102 – 'The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland ('FRS 102'), with the Audit Act 2006 and with the Accounts and Audit Regulations 2018. The financial statements have been prepared under the historical cost convention except for the modification to a fair value basis for certain land and buildings as specified in the accounting policies below.

The financial statements are presented in Sterling (£) to the nearest £.

2. Going concern

The Coronavirus pandemic affected the Authority's operations during the 2020-21 financial year and at the commencement of the 2021-22 financial year with various restrictions being imposed including the January and February 2021 circuit breaker lockdowns. The Members of the Authority have considered the impact of the lockdown and have reviewed the expected future activities of the Authority.

Having undertaken the review the Members have a reasonable expectation that, with the continued support from Central Government, the Authority has adequate resources to continue in operational existence for the foreseeable future.

3. Income

a. Rates income

Rates income for the year credited to the Comprehensive Income and Expenditure Statement is the accrued income for the year adjusted for discounts and exempt and uninhabitable properties.

b. Rental income

Gross rent income is the total rent due for the year after voids, write-offs, refunds etc.

c. Other income

Other income includes consideration for the provision of commercial refuse collection services, commercial rental income from investment properties and car parks, the provision of communal heating and laundry facilities, property search fees and Registry Office fees. The associated income streams are the total received or receivable for the services rendered.

d. Bank interest

Bank interest is the total received or receivable in the year.

4. Accruals of income and expenditure

The accounts of the Authority are maintained on an accruals basis; activity is accounted for in the year that it takes place. In particular:

- Fees, charges and rents due from tenants are accounted for as income at the date the Authority provides the relevant goods or services.
- Employee costs are charged as expenditure when they are due rather than paid, including any arrears of pay or pay awards.
- 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 stocks on the balance sheet.
- Works are charged as expenditure when they are completed before which they are carried as works in progress on the balance sheet.
- Interest payable and receivable on borrowings is accounted for in the year to which it relates.
- Where income and expenditure has been recognised but cash has not been received or paid a debtor or creditor for the relevant amount is recorded in the balance sheet. Where it is doubtful that debts will be settled, the balance of debtors is written down and a charge made to revenue for the income that might not be collected.
- Income and expenditure are credited and debited to the relevant account unless they properly represent capital receipts or capital expenditure. These accruals are largely based on known commitments and can be assessed accurately. Where estimates are made they are based on historical records, precedence and officers' knowledge and experience. In all cases the Authority adopts a prudent approach to avoid overstating its resources.

Ramsey Town Commissioners

Year ended 31 March 2021

Statement of Accounting Policies – continued

5. Value Added Tax

Value Added Tax is included in income and expenditure accounts, whether of a capital or revenue nature, only to the extent that it is irrecoverable.

6. Intangible Fixed Assets

Intangible fixed assets are fixed assets that do not have physical substance but which are separately identifiable and where future economic benefits will be received by the Authority through custody or legal rights (e.g. software licences). Purchased intangible assets are measured at cost less accumulated amortisation and any accumulated impairment losses.

Amortisation is charged so as to allocate the cost of intangibles less their residual values over their estimated useful lives using the straight-line method. The intangible assets are amortised over the following useful economic lives:

- Software costs 5 years

7. Tangible fixed assets

Tangible fixed assets have physical substance and are held by the Authority for the provision of services or for administrative purposes on a continuing basis.

a. Recognition

Expenditure on the acquisition or creation of tangible fixed assets and subsequent expenditure that adds to, replaces part of or services tangible fixed assets, is capitalised on an accruals basis where:

- it is probable that the future economic benefits or service potential associated with the asset will flow to the Authority; and
- the cost can be measured reliably.

Expenditure that maintains but does not add to an asset's potential to deliver future economic benefits or service potential (e.g. repairs and maintenance) is charged as an expense to the relevant service when it is incurred.

b. Measurement (valuation bases)

All assets are initially measured at cost. The initial cost includes all expenditure that is directly attributable to bringing the asset into working condition for its intended use. Borrowing costs are not capitalised.

Subsequent to initial recognition, assets are then carried on the Balance Sheet using the following measurement bases:

- Infrastructure and Community assets are measured at depreciated cost (or a nominal value where the historic cost is not known);
- Social Housing is measured at current value which is determined as the amount that would be paid for the asset in its existing use (i.e. existing use value – 'EUV');
- Land and Buildings (other than Social Housing and Investment Properties) are measured at current value; and
- Assets under construction are measured at historic cost.

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.

For 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.

c. Revaluation

Assets included in the Balance Sheet at current value may be revalued on a rolling basis provided revaluation of assets is completed within five years. Asset valuations were last carried out in 2018 and are undertaken with sufficient regularity to ensure that their carrying amount is not materially different from their current value.

Ramsey Town Commissioners

Year ended 31 March 2021

Statement of Accounting Policies – continued

c. Revaluation - continued

All valuations are undertaken by a qualified valuer, using a professional valuer contracted to the Authority.

Short-life assets, such as vehicles and computer equipment are not revalued but are measured at depreciated cost as a proxy for fair value.

Increases in valuation are matched by credits to the Revaluation Reserve to recognise unrealised gains. When assets are subject to revaluation losses they are accounted for as follows:

- 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); and
- 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 in the Comprehensive Income and Expenditure Statement.

d. Impairment

Assets are subject to an annual impairment review at the end of each financial year for evidence of reductions in value. Where indications exist and the reduction is 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 as follows:

- 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); and
- 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 in the Comprehensive Income and Expenditure Statement.

Where an impairment loss is reversed subsequently, the reversal is credited to the relevant service line 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.

e. Depreciation

Depreciation is provided for on all tangible fixed 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 (e.g. freehold land) and assets that are not yet available for use (e.g. assets under construction).

Depreciation is calculated on a straight basis allocating the cost (or revalued amount) of the asset over the number of years that the asset is expected to be of useful benefit as follows:

• Freehold land	Not depreciated
• Freehold buildings	50 years
• Component elements (central heating boilers and kitchen refurbishments)	15 years
• Plant and machinery	7 years
• Furniture and equipment	7 years
• Motor vehicles	7 years
• Infrastructure assets	7 years
• Other tangible assets	7 years

Ramsey Town Commissioners

Year ended 31 March 2021

Statement of Accounting Policies – continued

e. Depreciation - continued

Where an item has major components (e.g. major social housing refurbishments) whose cost is significant in relation to the total cost of the asset or whose useful life is considered different then the components are depreciated separately over 15 years.

The useful life of an asset is estimated on a realistic basis and is regularly reviewed as part of the revaluation process. Where the useful life of a fixed asset is revised, depreciation is charged over the revised life of the asset.

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

f. Disposals

Income from the disposal of fixed assets is accounted for on an accruals basis. Capital receipts are held in the Usable Capital Receipts Reserve until such time as they are used to finance other capital expenditure at which time they are credited to the Capital Adjustment Account.

8. Investment property

Investment properties are those that are used solely to earn rental income or for capital appreciation purposes. Properties that are used to facilitate the delivery of services are not Investment properties.

Investment properties are measured initially at cost and subsequently at fair value. The assets are not depreciated but are subject to five yearly revaluation reviews according to market conditions at the year end.

All valuations are undertaken by a qualified valuer, using a professional valuer contracted to the Authority.

Gains and losses on revaluation are posted to the Comprehensive Income and Expenditure Statement. These gains and losses are reversed out in the Statement of Movement on Reserves to the Capital Adjustment Account.

9. 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 investments that mature in 3 months or less from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

Cash and cash equivalents include bank overdrafts that are repayable on demand and form an integral part of the Authority's cash management.

10. Government grants and contributions

Government grants and other third party contributions/donations are accounted for on an accruals basis and recognised when the conditions attached to the payments have been met and there is reasonable assurance that they will be received.

a. Revenue Grants

Amounts due are credited to the Comprehensive Income and Expenditure Statement when conditions attached to the grants or contributions are satisfied. Amounts advanced for which conditions have not been satisfied are carried in the Balance Sheet as creditors and released to the relevant service line when conditions are satisfied.

Ramsey Town Commissioners

Year ended 31 March 2021

Statement of Accounting Policies – continued

b. Capital Grants

Amounts due are credited to the Comprehensive Income and Expenditure Statement when conditions attached to the grants or contributions are satisfied. Amounts advanced for which conditions have not been satisfied are carried in the Balance Sheet as creditors and released to the Comprehensive Income and Expenditure Statement when conditions are satisfied.

Grants toward the cost of capital assets are credited to deferred income and released over the life of the assets so as to match the depreciation of the assets to which the grants relate.

c. Housing deficiency

Housing deficiency is accounted for on an accruals basis and represents an amount due in respect of the shortfall in housing income over housing expenditure in the year in accordance with the housing deficiency scheme operated by the Department of Infrastructure.

11. Leases

Assets held under finance leases are recognised initially at the fair value of the leased asset (or, if lower, the present value of minimum lease payments) at the inception of the lease, are included in tangible fixed assets and are depreciated and assessed for impairment in the same way as owned assets.

The corresponding liability to the lessor is included in the Balance Sheet as a finance lease obligation. Lease payments are apportioned between finance charges and a reduction of the lease obligation using the effective interest method so as to achieve a constant rate of interest on the remaining balance of the liability. Finance charges are deducted in measuring profit and loss.

Rentals payable under operating leases are charged to the Comprehensive Income and Expenditure Statement on an accruals basis over the lease term unless the rental payments are structured to increase in line with expected general inflation, in which case the Authority recognises annual rent expense equal to amounts owed to the lessor.

The aggregate benefit of lease incentives are recognised as a reduction to the expense recognised over the lease term on a straight line basis.

12. Debtors

Short term debtors are measured at transaction price less any impairment.

13. Creditors

Short term creditors are measured at transaction price. Other financial liabilities, including bank loans, are measured initially at fair value net of transaction costs and are measured subsequently at amortised cost using the effective interest method.

14. Employee benefits

The Authority provides a range of benefits to employees including paid holiday arrangements and a defined benefit pension plan.

a. Short term benefits

Short term benefits such as holiday pay are recognised as an expense in the period in which the service is received.

b. Defined benefit pension plan

The Authority participates in the Local Government Superannuation Scheme administered by Douglas Borough Council in accordance with the Isle of Man Local Government Superannuation Scheme Regulations. A defined benefit plan defines the pension benefit that the employee will receive on retirement, usually dependent upon several factors including age, length of service and remuneration.

Ramsey Town Commissioners

Year ended 31 March 2021

Statement of Accounting Policies – continued

b. Defined benefit pension plan - continued

The Authority and its employees pay contributions into the scheme and these contributions are calculated at a level intended to balance the pension liabilities with investment assets. The liability recognised in the Balance Sheet in respect of the defined benefit plan is the present value of the Authority's defined benefit obligation at the end of the reporting date less the fair value of the plan assets attributable to the Authority's employees at the reporting date.

The defined benefit obligation is calculated using the projected unit method. Annually the administering Authority engages independent actuaries, Barnett Waddingham LLP, to calculate the obligation of the Authority. The present value is determined by discounting the estimated future payments using market yields on high quality corporate bonds that are denominated in Sterling and have terms approximating the estimated period of the future payments ('discount rate').

The fair value of plan assets is measured in accordance with the FRS 102 fair value hierarchy. This includes the use of appropriate valuation techniques.

Actuarial gains and losses arising from experienced adjustments and changes in actuarial assumptions are charged or credited to the Comprehensive Income and Expenditure Statement. These amounts together with the return on plan assets, less amounts included in net interest, are disclosed as 'Re-measurement of net pension liability'.

The cost of the defined benefit plan recognised in profit or loss as employee costs, except where included in the cost of an asset, comprises:

- the increase in pension benefit liability arising from employee service during the period; and
- the cost of plan introductions, benefit changes, curtailments and settlements.

The net interest cost is calculated by applying the discount rate to the net balance of the defined benefit obligation and the fair value of plan assets. This cost is recognised in profit or loss as 'Finance expense'.

15. Provisions

Provisions are made for any liability of uncertain timing where there is a legal or constructive obligation that probably requires settlement by a transfer of economic benefits or service potential and a reliable estimate can be made of the amount of the obligation.

Provisions are charged to the Comprehensive Income and Expenditure Statement in the year that the obligation arises and are based on the best estimate of the amount that is likely to settle the obligation.

16. Reserves

Reserves include earmarked reserves set aside for specific policy purposes and balances which represent resources set aside for purposes such as general contingencies and cash flow management. The Authority maintains the following significant reserves:

- **General Fund:** set up to act as a buffer against the potential risks of increased expenditure to be charged to future years' Statement of Accounts and to assist in organisational development.
- **Housing Repairs Account:** representing the balance of the surpluses or deficits arising on housing income, repair spend against the allowance received and loan interest incurred. This allowance is increased for inflation each year only.
- **Heating Reserve:** representing the balance of the surpluses or deficits of heating receipts against heating costs.
- **Usable Capital Receipts Reserve:** representing the balance arising from monies received being available solely for capital purchases for the benefit of the town.
- **Northern Civic Amenity Reserve:** representing the balance of the surpluses or deficits arising on the administration of the Northern Civic Amenity Site on behalf of the Northern Districts Civic Amenity Site Joint Committee.

Ramsey Town Commissioners

Year ended 31 March 2021

Statement of Accounting Policies – continued

The following reserve accounts have been established in accordance with the capital accounting provisions. They are not fully backed by cash, nor generally available to finance expenditure.

- **Revaluation Reserve:** representing principally the balance of the surpluses or deficits arising on the periodic revaluation of fixed assets.
- **Capital Adjustment Account:** amounts set aside from capital receipts or revenue resources to finance expenditure on fixed assets or for the repayment of external loans and certain other capital financing transactions.
- **Pension Reserve:** the Reserve absorbs the timing differences arising from the different arrangements for accounting for post-employment benefits and for funding those benefits.

Ramsey Town Commissioners

Year ended 31 March 2021

Significant Judgements and Estimates

a. Judgements

In applying the accounting policies set out above the Authority has had to make assumptions and form judgements about transactions which are complex in nature and where there is uncertainty about future events. The critical judgements made in the Statement of Accounts are as follows:

- The Authority operates a rolling 5 year revaluation programme for fixed assets held on the Balance Sheet at revalued amount. This means that not all assets are revalued formally every year. However, a desktop review is undertaken of the assets that were not formally revalued during the year, taking into account factors such as changes to building cost indices since the asset's last revaluation and the impact of revaluations in the year for similar assets. As a result it is judged that the potential difference in value that would result from formal revaluation is not material in the context of the overall carrying value of the assets, and therefore the risk of material misstatement to the Balance Sheet is low.
- Social housing property assets are judged to be held for their service potential rather than future resale value and therefore the Authority does not allocate residual values to assets when calculating depreciation. This could lead to the potential overstatement of depreciation and understatement of asset carrying values in the Balance Sheet.
- The Authority has judged that amounts held on deposit or invested for periods of less than 3 months are sufficiently liquid as to be classed as cash equivalents. Judgement is also required as to whether the primary purpose of holding such deposits is for meeting short term cash commitments (classified as cash equivalents) or for investment return (classified as short term investment).

b. Estimates

The Authority is required to disclose those estimates and assumptions which it has made in the preparation of its Statement of Accounts for which there is the potential for a material adjustment within the next financial year. These include:

- Pension liability – Pension liability is an estimation of the net pension liability that depends on a number of complex and inter-related actuarial assumptions and judgements, i.e. the rate of inflation, the rate of increase in salaries, the age of retirement, the rate of increase in pensions, mortality rates and expected returns on pension fund assets. A firm of actuaries is engaged to provide expert advice about the assumptions to be applied. As a result there is inevitably some uncertainty concerning the value of the net pension liability in the financial statements. Changes in the assumptions can give rise to major changes in the liability within the year and across years, i.e. actuarial gains and losses.
- Bad debt provision – Bad debt provision is held against arrears of major income sources to the extent that the recoverability of those arrears is in doubt. At the year end the Authority reviews the position of outstanding arrears and where debts are unlikely to be recovered those debts are provided for. Any debts recovered after being provided against are credited to the relevant service line.

Ramsey Town Commissioners

Notes to the Statement of Accounts

Forming part of the Statement of Accounts for the year ended 31 March 2021

1. Tangible fixed assets

Operational assets	Dwellings £	Other land & buildings £	Motor vehicles, plant & equipment £	Infrastructure assets £	Community assets £	Total £
Cost or valuation						
As at 1 April 2020	53,049,725	8,354,406	2,504,853	555,505	160,745	64,625,234
Additions in the year	0	0	46,352	11,465	0	57,817
Transfers from non-operational assets	591,785	0	0	0	0	591,785
Disposals in the year	0	0	(186,806)	(24,500)	(28,202)	(239,508)
As at 31 March 2021	53,641,510	8,354,406	2,364,399	542,470	132,543	65,035,328
Depreciation						
As at 1 April 2020	1,688,743	249,620	2,073,313	476,486	160,745	4,648,907
Charge for the year	879,593	95,470	130,251	22,672	0	1,127,986
Released on disposals	0	0	(186,291)	(24,500)	(28,202)	(238,993)
As at 31 March 2021	2,568,336	345,090	2,017,273	474,658	132,543	5,537,900
Net book value						
As at 31 March 2021	51,073,174	8,009,316	347,126	67,812	0	59,497,428
As at 31 March 2020	51,360,982	8,104,786	431,540	79,019	0	59,976,327

Included within Motor vehicles, plant and equipment above, are 2 vehicles which are held on finance lease (2020: 2 vehicles). The cost of these assets are £246,895 (2020: £246,895) to which £35,271 (2020: £35,271) of depreciation has been attributed in the year.

Non-operational assets	Assets under construction £	Investment properties £	Total £
Cost or valuation			
As at 1 April 2020	641,818	2,105,250	2,747,068
Additions in the year	284,220	0	284,220
Transfers to operational assets	(591,785)	0	(591,785)
As at 31 March 2021	334,253	2,105,250	2,439,503

Valuation of fixed assets

The Authority plans to revalue its fixed assets regularly on a rolling 5 year basis. Valuations have been carried out by Chrystals Commercial, Chartered Surveyors, Douglas, Isle of Man, the Authority's external valuer, as at 31 March 2018.

The basis for valuation is set out in the statement of accounting policies.

Ramsey Town Commissioners

Notes to the Statement of Accounts - continued

Forming part of the Statement of Accounts for the year ended 31 March 2021

1. Tangible fixed assets - continued

Assets were valued at that date as follows:

	Land & dwellings £	Other land & buildings £	Motor vehicles, plant & equipment £	Infra-structure assets £	Community assets £	Non-operational assets £	Total £
Valued at historical cost	2,468,787	487,404	2,364,399	542,470	132,543	334,253	6,329,856
Valued at current value in use	51,172,723	7,867,002	0	0	0	2,105,250	61,144,975
	53,641,510	8,354,406	2,364,399	542,470	132,543	2,439,503	67,474,831

Assets held	Number at 31 March 2020	Changes in year	Number at 31 March 2021
Operational assets			
Dwellings			
Houses and bungalows	382	-	382
Flats and maisonettes	175	-	175
Total	557	-	557
Other land and buildings			
Car parks	4	-	4
Workshops	2	-	2
Public conveniences	4	-	4
Public offices	1	-	1
Recreational properties	3	-	3
Miscellaneous properties	4	-	4
Vehicles, plant and equipment			
Vehicles	23	(3)	20
Community assets			
Parks and open spaces	2	-	2
Non-operational assets			
Commercial properties	4	-	4

Capital expenditure and financing of fixed asset additions

	2021 £	2020 £
Operational assets	57,817	915,411
Non-operational assets	284,220	408,798
	342,037	1,324,209

The capital expenditure has been financed by contributions from revenue.

Ramsey Town Commissioners

Notes to the Statement of Accounts - continued

Forming part of the Statement of Accounts for the year ended 31 March 2021

2. Intangible fixed assets

Cost	£
As at 1 April 2020	40,655
As at 31 March 2021	40,655
Amortisation	
As at 1 April 2020	36,073
Charge for the year	1,850
As at 31 March 2021	37,923
Net book value	
As at 31 March 2021	2,732
As at 31 March 2020	4,582

3. Debtors

Amounts falling due in one year:

	2021	2020
	£	£
Government departments	50,700	50,883
Manx Utilities Authority loan – current portion	46,737	44,453
Other local authorities	73,920	72,847
Ratepayers	270,775	175,798
Housing rents	75,297	58,452
Sundry debtors	110,327	163,876
Prepayments	51,410	59,677
VAT	50,542	131,045
	729,708	757,031

Debtor balances are shown net of provisions for bad or doubtful debts as follows:

Provisions	2021	2020
	£	£
Rate debtors	22,000	22,000
Housing rents	15,100	15,100
Sundry debtors	93,884	93,884
	130,984	130,984

Amounts falling due after more than one year:

	2021	2020
	£	£
Manx Utilities Authority loan	1,027,258	1,073,995

Ramsey Town Commissioners

Notes to the Statement of Accounts - continued

Forming part of the Statement of Accounts for the year ended 31 March 2021

3. Debtors - continued

The Authority has previously acquired financing through a number of fixed term loans from the Isle of Man Bank to fund long-term capital projects (see note 5) in relation to updating the local sewer systems which are secured by a Letter of Comfort provided by Treasury. The fixed term loans are repayable quarterly, over periods between 10 and 30 years and interest is charged at fixed rates of between 4.83% and 6.11% per annum.

During the 2013-14 financial year the responsibility for the local sewers was adopted by the Manx Utilities Authority and as such the responsibility for the servicing of the loans was also transferred. In order to avoid breaking the fixed term loans it was agreed that the Authority retain the original borrowings and the Manx Utility Authority reimburse the Authority on a quarterly basis in line with the repayment schedule.

4. Creditors

Amounts falling due in one year:

	2021	2020
	£	£
Central Government	14,800	14,800
Housing rents	45,356	33,728
Sundry creditors and accruals	581,360	374,241
	641,516	422,769

Amounts falling due after more than one year:

	2021	2020
	£	£
Central Government	310,800	325,600

In the financial year ended 31 March 2019 the Authority entered into an agreement with Central Government to purchase Ramsey Courthouse under which the Authority makes annual payments of £14,800 over a 25 year period. The agreement is free from interest and unsecured.

5. Long term borrowing

Loans outstanding are the amounts borrowed from external lenders at the balance sheet date. They may be analysed as follows:

Falling due within one year:

	2021	2020
	£	£
Commercial loans	1,757,883	1,736,271

Falling due after more than one year:

	2021	2020
	£	£
Commercial loans	30,105,899	31,529,574
Total long term borrowing	31,863,782	33,265,845

Loan security

The Authority has previously acquired financing through a number of fixed term loans from the Isle of Man Bank to fund long-term capital projects which are secured by a Letter of Comfort provided by Treasury. The fixed term loans are repayable quarterly, over periods between 10 and 30 years and interest is charged at fixed rates of between 4.83% and 6.11% per annum.

Ramsey Town Commissioners

Notes to the Statement of Accounts - continued

Forming part of the Statement of Accounts for the year ended 31 March 2021

5. Long term borrowing - continued

The Authority has also taken out variable rate loans with the Isle of Man Bank to fund long-term capital projects with interest being charged at Libor plus 1.25%. Again these loans are repayable quarterly and are secured by a Letter of Comfort provided by Treasury.

The Authority has also acquired financing in the form of variable rate loans from HSBC Bank to fund long-term capital projects. Interest is charged at Libor plus 0.95% to 1.2%; again the loans are repayable quarterly and are secured by a Letter of Comfort provided by Treasury.

6. Finance Agreements

The Authority holds certain tangible fixed assets under finance agreements. The minimum liability payments under finance agreements fall due as follows:

	2021	2020
	£	£
Amounts due within one year	3,871	16,499
Later than one year and not later than five years	6,773	0
	10,644	16,499
Less future finance charges	(1,076)	(1,465)
	9,568	15,034
	2021	2020
	£	£
Due for settlement within one year	3,480	15,034
Due for settlement later than one year and not later than five years	6,088	0
	9,568	15,034

Ramsey Town Commissioners

Notes to the Statement of Accounts - continued

Forming part of the Statement of Accounts for the year ended 31 March 2021

7. General Rate Account

	2021		2020	
	£	£	£	£
General rates levied for the year		2,951,886		2,819,748
Add:				
Due from Treasury re prior year	50,882		43,315	
Arrears brought forward	197,799		148,211	
		248,681		191,526
Less:				
Discounts	(60,738)		(68,210)	
Exempt and unoccupied properties	(63,478)		(80,565)	
Collection charge	(27,621)		(26,627)	
		(151,837)		(175,402)
Total rates collectable		3,048,730		2,835,872
Rates received in the year:				
Current year rates	2,570,738		2,480,444	
Arrears collected	48,394		39,397	
Balance from Treasury re previous year	50,882		43,315	
Rates surfeit	35,241		24,035	
Total rates received in the year		2,705,255		2,587,191
Balances outstanding carried forward:				
Due from Treasury re current year	50,700		50,882	
Arrears: current year	140,663		88,983	
previous years	152,112		108,816	
		343,475		248,681
		3,048,730		2,835,872
General rates levied for the year		2,951,886		2,819,748
Less:				
Discounts	(60,738)		(68,210)	
Exempt and unoccupied properties	(63,478)		(80,565)	
		(124,216)		(148,775)
Add: interest		2,682		0
Per Comprehensive Income & Expenditure Statement		2,830,352		2,670,973

Ramsey Town Commissioners

Notes to the Statement of Accounts - continued

Forming part of the Statement of Accounts for the year ended 31 March 2021

8. Housing Income and Expenditure Account

	2021	2020
	£	£
Income:		
Dwelling rents	2,747,363	2,727,101
Housing Deficiency	1,034,813	1,111,939
Other income	527,258	503,497
Total income	4,309,434	4,342,537
Expenditure:		
Repairs & maintenance	756,155	801,505
Supervision & management	156,215	152,405
Rent, rates, taxes & other charges	492,016	491,555
Provision for doubtful debts	0	0
Depreciation	884,377	856,926
Rates surfeit	35,241	24,035
	(2,324,004)	(2,326,426)
Net income from Housing Revenue services	1,985,430	2,016,111

Dwelling rent income

Dwelling rent income is the total rent due for the year after voids, write-offs, refunds, etc. Voids of £130,138 represent 4.73% of the rental debit for the year (2020: £108,871 or 4.00%).

a. Rent arrears	2021	2020
	£	£
Rent arrears	75,297	58,452
Rent arrears as a percentage of gross rental income	2.74%	2.14%

Arrears written off during the year amounted to £Nil (2020: £Nil). A provision of £15,100 (2020: £15,100) has been made against doubtful rent debtors.

b. Housing deficiency grant

Housing deficiency grant is paid from central government to meet the shortfall of housing income over housing expenditure incurred by the Authority. The amount of deficiency is calculated as follows:

	2021	2020
	£	£
Opening balance brought forward - (repayable)/receivable	(63,039)	156,988
Charges to Deficiency Grant	1,034,813	1,111,939
Payments received from Department of Infrastructure	(1,244,375)	(1,331,966)
Closing balance carried forward – (repayable)/receivable	(272,601)	(63,039)

Ramsey Town Commissioners

Notes to the Statement of Accounts - continued

Forming part of the Statement of Accounts for the year ended 31 March 2021

9. Remuneration

a. Employee remuneration

The number of employees whose remuneration, excluding pension contributions, was £50,000 or more in bands of £25,000 was:

	2021	2020
Remuneration band	Number of employees	Number of employees
£50,000 - £74,999	2	2

Key management compensation

Key management personnel are those persons having authority and responsibility for planning, directing and controlling the activities of the Authority. Total key management personnel compensation for the year was £139,877 (2020: £136,355).

b. Members' allowances

During the year the Authority paid £4,398 (2020: £4,486) to its Members in respect of their attendance at meetings, undertaking duties and responsibilities.

10. Related party transactions

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

All members and officers of the Authority are asked to complete a disclosure statement in respect of themselves and their family members/close relatives, detailing any material transactions with related parties. The following is the case:

- Officers of the Authority - no related party disclosures arose in relation to officers.
- Members of the Authority - have direct control over the Authority's financial and operating policies.

The following are instances where related party transactions are evident:

a. Central Government

Central Government has a direct influence over the general operations of the Authority in that it is responsible for providing the statutory framework within which the Authority operates. During the year, housing deficiency requirements were funded by Central Government as disclosed in Note 8.

The Authority disposes of both domestic and commercial waste at the Energy from Waste Plant in its own right and on behalf of the Northern Civic Amenity Site. During the year the Authority incurred waste disposal charges of £408,586 (2020: 438,798).

Central Government acts as a control for the disposal of electronic household goods which contain ozone depleting substances and during the year charged the Authority £9,049 (2020: 13,425) for the disposal of such items from the Northern Civic Amenity Site.

Central Government is the landlord of the Northern Civic Amenity Site and leases the site to the Northern District Civic Amenity Joint Committee with the rent for the year being £15,240 (2020: £12,192).

During the 2019 financial year the Authority purchased Ramsey Courthouse from a Central Government department for £450,000. The purchase was financed by way of an £80,000 deposit and a 25 year agreement for the Authority to make annual payments of £14,800. The third annual repayment of £14,800 was made in the year.

The Authority is registered for VAT purposes and is therefore able to reclaim any VAT incurred on purchases which exceeds VAT applied on income from IOM Customs & Excise. During the year the Authority reclaimed VAT totalling £258,940 (2020: £397,835).

During the year the Authority incurred costs of £6,749 (2020: £5,741), payable to Central Government, renewing its fleet vehicle road licences.

Ramsey Town Commissioners

Notes to the Statement of Accounts - continued

Forming part of the Statement of Accounts for the year ended 31 March 2021

b. Ramsey and Northern Districts Housing Committee

Ramsey and Northern Districts Housing Committee are related by virtue of common influence and by virtue of the provision of management support. During the year Ramsey and Northern Districts Housing Committee were charged £112,314 (2020: £133,493) in respect of administration charges, clerk's salary and the provision of maintenance services.

At the year-end there is a balance due to Ramsey Town Commissioners of £73,920 (2020: £72,847).

c. Manx Utilities Authority

Manx Utilities Authority provides the Authority with electricity supply and annual maintenance support for street lighting, renewal of street light columns and heads and electricity and water supply for Authority properties. During the year the Authority incurred charges of £116,892 (2020: £125,062).

d. IOM Post Office

During the year the Authority incurred costs of £nil (2020: £nil) relating to postal services provided leading up to a by-election.

e. Northern Local Authority Swimming Pool Board

The Northern Local Authority Swimming Pool Board manages the Ramsey Swimming Pool and raises an annual rate on the northern local authorities as a contribution to the running costs of maintaining the pool. During the year the Authority incurred rates of £16,795 (2020: £16,524).

f. Northern District Civic Amenity Joint Committee

The Northern District Amenity Joint Committee was set up to run the Northern Civic Amenity Site and consists of one elected member from seven northern Parishes – Andreas, Ballaugh, Bride, Garff, Jurby, Lezayre and Ramsey. The Authority manages the Civic Amenity site on behalf of the Joint Committee and charges each Parish on an annual basis a share of the running costs. During the year the total charges to the other six Parishes was £182,884 (2020: £167,760).

11. Cash flow statement – Operating activities

The following table provides a breakdown of the main elements within the adjustment for the non-cash movements figure shown in the cash flow statement:

	2021 £	2020 £
Depreciation and amortisation	1,129,836	1,113,952
(Gain)/loss on disposal of fixed assets	(18,480)	(14,257)
(Decrease)/Increase in debtors	74,106	(95,373)
Increase in creditors	203,947	137,412
Difference between FRS 102 pension costs and contributions paid	181,000	141,000
	1,570,363	1,282,734

12. Cash flow statement – Operating activities

The following table provides a breakdown of the main elements within the adjustment for items included in the net surplus/(deficit) that are investing and financing activities shown in the cash flow statement:

	2021 £	2020 £
Bank loan interest paid	1,587,217	1,684,190
Finance interest paid	1,465	4,937
	1,588,682	1,689,127

Ramsey Town Commissioners

Notes to the Statement of Accounts - continued

Forming part of the Statement of Accounts for the year ended 31 March 2021

13. Cash flow – Investing activities	2021	2020
	£	£
Purchase of fixed assets	342,037	1,324,209
Less: proceeds from sale of tangible fixed assets	(18,995)	(14,257)
	323,042	1,309,952
14. Cash flow statement - Financing activities	2021	2020
	£	£
Borrowing repayments - capital	1,750,458	1,638,247
Loan interest paid	1,587,217	1,684,190
Borrowing – new capital received	(348,395)	(1,245,529)
Borrowing – new hire purchase agreement	(10,438)	0
Finance interest paid	1,465	4,937
Cash payments for the reduction in finance agreement liabilities	15,904	49,379
	2,996,211	2,131,224

15. Audit fees

During the year the Authority incurred external audit fees of £12,715 (2020: £12,651).

16. Total rateable value

The total rateable value at the year end was £722,688 (2020: £711,018) and rates were levied at 411p in the £ (2020: 394p).

17. Post-employment benefits

The Authority operates a defined benefit pension scheme with assets held in a separately administered fund. The scheme provides retirement benefits on the basis of members' final salary. The plan is administered by Douglas Borough Council as the Administering Authority. The Authority has committed to a funding plan with the Administering Authority whereby ordinary contributions are made into the scheme based on a percentage of active employees' salary. Additional contributions are agreed with the Administering Authority to reduce the funding deficit where necessary.

A comprehensive actuarial valuation of the Local Government Superannuation Scheme, using the projected unit credit method, was carried out at 31 March 2021 by independent consulting actuaries. Adjustments to the valuation at that date have been made based on the following assumptions:

	31 March 2021	31 March 2020
	% per annum	% per annum
Rate of Pension increase	2.80%	1.90%
Rate of increase in salaries	3.60%	2.70%
Rate for discounting scheme liabilities	2.00%	2.35%

The assets in the Isle of Man Local Government Superannuation Scheme are valued at fair value, principally market value for investments, and the asset categories are shown in the Isle of Man Government Superannuation Scheme Accounts.

Ramsey Town Commissioners

Notes to the Statement of Accounts - continued

Forming part of the Statement of Accounts for the year ended 31 March 2021

17. Post-employment benefits - continued

The mortality assumptions used were as follows:

	31 March 2021	31 March 2020
	Years	Years
Longevity at the age of 65 yrs. for current pensioners		
• Men	21.2	21.1
• Women	24.2	24.1
Longevity at the age of 65 yrs. for future pensioners		
• Men	22.5	22.5
• Women	25.6	25.5

Reconciliation of scheme assets & liabilities	Assets	Liabilities	Total
	£	£	£
As at 1 April 2020	8,309,000	(11,665,000)	(3,356,000)
Benefits paid	(274,000)	274,000	0
Participant contributions	88,000	(88,000)	0
Employer contributions	365,000	0	365,000
Current service cost	0	(447,000)	(447,000)
Interest income/(expense)	197,000	(272,000)	(75,000)
Administration expenses	(24,000)	0	(24,000)
Re-measurement gains/(losses)			
- Actuarial	0	(3,250,000)	(3,250,000)
- Return on plan assets excluding interest income	1,249,000	0	1,249,000
- Experience loss/gain on defined benefit obligation	0	0	0
As at 31 March 2021	9,910,000	(15,448,000)	(5,538,000)

Total cost recognised as an expense:	2021	2020
	£	£
Current service cost	82,000	37,000
Administration expenses	24,000	29,000
Interest cost	75,000	75,000
	181,000	141,000

No amounts were included in the cost of assets (2020: £Nil).

The Authority's share of the fair value of plan assets was:	2021	2020
	%	%
Equities	54%	46%
Bonds	32%	37%
Property	14%	16%
Cash	0%	1%
	100%	100%

Ramsey Town Commissioners

Notes to the Statement of Accounts - continued

Forming part of the Statement of Accounts for the year ended 31 March 2021

17. Post-employment benefits - continued

The Authority's share of the return on plan assets was:	2021	2020
	£	£
Interest income	75,000	75,000
Return on plan assets less interest income	1,249,000	(631,000)
	1,324,000	(556,000)

18. Operating leases

The Authority acts as lessor in respect of the commercial letting of certain of its operational properties and the minimum future rentals receivable under existing lease arrangements are as follows:

	2021	2020
	£	£
Amounts due within one year	66,676	63,996
Later than one year and not later than five years	198,700	200,576
Later than five years	411,600	453,400
	676,976	717,972

The leases are in respect of the Authority's commercial lettings portfolio which includes part of the Town Hall re Ramsey Police Station, the Authority's investment properties re the Bowling Alley, Mooragh Lakeside Centre and Mooragh Hall and the Mooragh Park Boathouse.

19. Capital commitments

The estimated commitments for capital expenditure that had started, or legal contracts entered into by 31 March 2021 are listed below:

	2021	2020
	£	£
Social housing improvements	0	95,783
Vehicles, Plant and equipment	131,000	6,000
	131,000	101,783

Ramsey Town Commissioners
Detailed Income and Expenditure Accounts
For the year ended 31 March 2021

Office administration and general expenses

	2021		2020	
	£	£	£	£
Rate collection costs		27,621		26,627
Audit fees		12,715		12,651
Internal audit fees		5,000		5,000
Legal expenses		2,482		2,189
Election expenses		105		32
Insurance		11,956		11,590
Heat and light		17,598		22,649
Printing, stationery, telephone & rent		55,462		55,973
Caretaker's wages		21,931		20,701
Salaries		678,848		665,609
Pensions		164,153		163,726
Staff training		1,674		671
Business continuity plans		1,596		1,913
Fuel & repairs for vehicle		1,353		2,700
Depreciation		30,661		32,875
Doubtful debts		13,033		(93,323)
		<u>1,046,188</u>		<u>931,583</u>
Fixed penalties	250		2,217	
Administration fees	<u>80,920</u>		<u>76,347</u>	
		<u>(81,170)</u>		<u>(78,564)</u>
		<u>965,018</u>		<u>853,019</u>

Miscellaneous

	2021		2020	
	£	£	£	£
Advertising		340		2,013
Members' expenses		4,398		4,486
Chairman's expenses		45		639
Town Band		2,000		2,000
Municipal Sunday		439		589
War Memorial		1,403		2,608
Incidental		4,090		2,414
Town Warden		2,749		14,915
Bank & debit card reader charges		16,178		14,029
Amenity byelaw regulations		2,316		380
Ramsey Town centre management		<u>4,539</u>		<u>4,589</u>
		<u>38,497</u>		<u>48,662</u>
Incidental	33,351		28,069	
Flat regulation fees	625		571	
Search fees	<u>28,200</u>		<u>21,497</u>	
		<u>(62,176)</u>		<u>(50,137)</u>
		<u>(23,679)</u>		<u>(1,475)</u>

This schedule does not form part of the audited Statement of Accounts.

Ramsey Town Commissioners
Detailed Income and Expenditure Accounts
For the year ended 31 March 2021

Housing and Property

	2021		2020	
	£	£	£	£
Housing				
Oil and electricity	51,214		72,263	
Garage repairs	492		330	
		51,706		72,593
Heating charges	73,155		84,458	
Drying tokens	29		742	
Restroom hire	364		780	
Garage rents	1,352		1,378	
		(74,900)		(87,358)
		(23,194)		(14,765)
Workshops				
Maintenance and insurance	29,168		43,038	
Rates and insurance	10,756		10,556	
		39,924		53,594
Town Hall				
Maintenance	32,837		35,747	
Rates and insurance	11,104		10,996	
Depreciation	57,200		57,200	
Rental & hire income	(20,510)		(22,848)	
Registry office income	(8,022)		(11,753)	
		72,609		69,342
Public Conveniences				
Contract cleaners	23,685		24,235	
Maintenance	16,627		14,820	
Rates and insurance	5,191		5,127	
Cleaning materials	2,351		1,967	
Depreciation	10,640		10,640	
		58,494		56,789
Ramsey Courthouse				
Maintenance	1,698		5,968	
Rates and insurance	3,111		3,219	
Heat and light	2,984		4,734	
Rental and hire income	(2,615)		(3,530)	
		5,178		10,391
Housing Revenue Account				
Administration charge		(156,215)		(152,405)
		(3,204)		22,946

This schedule does not form part of the audited Statement of Accounts.

Ramsey Town Commissioners
Detailed Income and Expenditure Accounts
For the year ended 31 March 2021

Works and Development

	2021		2020	
	£	£	£	£
Amenities and services				
Foreshore, flags and deckchairs		670		1,683
Car Parks				
Operational costs	6,852		17,841	
Car parking spaces income	(15,736)		(16,394)	
		(8,884)		1,447
Refuse				
Wages	266,178		250,161	
Operational costs	646,523		619,243	
Depreciation	60,657		65,097	
	973,358		934,501	
Collection charges	(89,487)		(128,031)	
Sale of bins	(428)		(591)	
		883,443		805,879
Sewers and Pumps				
Government refund re sewer connections		(33,988)		(89,075)
Civic Amenity Site				
Operational costs	36,103		46,733	
Labour costs	107,577		96,193	
Waste haulage and disposal	167,618		230,636	
Rent and rates	16,209		13,030	
Depreciation	5,680		3,702	
	333,187		390,294	
Parish contributions	(400,000)		(355,000)	
Recycling and scrap income	(22,218)		(38,165)	
		(89,031)		(2,871)
Miscellaneous				
Seats, promenade shelters, street nameplates & town clock maintenance	8,368		17,559	
Street and decorative lighting maintenance	86,586		78,534	
CCTV town area	1,224		8,087	
Local services	130,663		91,830	
Property repairs private sector	(343)		1,283	
Depreciation	22,672		26,212	
		249,170		223,505
		1,001,380		940,568

This schedule does not form part of the audited Statement of Accounts.

Ramsey Town Commissioners
Detailed Income and Expenditure Accounts
For the year ended 31 March 2021

Parks and Leisure

	2021		2020	
	£	£	£	£
Advertising and entertainment				
Publicity	0		449	
Seasonal entertaining and attractions	35,209		42,369	
Ramsey in Bloom	7,970		14,247	
TT week events	0		13,982	
	<u>43,179</u>		<u>71,047</u>	
Camper van permit income	(3,812)		(3,123)	
Advertising income	(417)		0	
TT week events	<u>0</u>		<u>(7,278)</u>	
		38,950		60,646
Amenities and Services				
Mooragh Park amusements maintenance		10,011		13,037
Mooragh Park Gardens and Land				
Wages	142,320		169,730	
Maintenance	50,307		68,173	
Skate Park	134		1,228	
Depreciation	<u>26,401</u>		<u>26,400</u>	
	219,162		265,531	
Area rents	<u>(623)</u>		<u>(1,113)</u>	
		218,539		264,418
Trading Concessions				
Rates, insurance and licences	6,662		6,426	
Courts and greens maintenance	7,196		7,912	
Maintenance of buildings	6,647		7,087	
Depreciation	<u>4,070</u>		<u>4,070</u>	
	24,575		25,495	
Rent & rates	<u>(36,602)</u>		<u>(51,943)</u>	
		(12,027)		(26,448)
Swimming Pool				
Rate contribution		16,795		16,524
Maintenance of Properties		3,138		4,827
Ramsey & Northern Districts Housing Committee				
Wages etc.	34,636		49,551	
Income	<u>(38,427)</u>		<u>(60,646)</u>	
		(3,791)		(11,095)
Parks and Leisure carried forward		<u>271,615</u>		<u>321,909</u>

This schedule does not form part of the audited Statement of Accounts.

Ramsey Town Commissioners

Detailed Income and Expenditure Accounts

For the year ended 31 March 2021

Parks and Leisure - continued

	2021		2020	
	£	£	£	£
Parks and Leisure brought forward		271,615		321,909
Library				
Salaries	88,003		96,992	
Repairs and maintenance	19,005		19,231	
Depreciation	27,478		30,830	
	<u>134,486</u>		<u>147,053</u>	
Library fee income	(7,394)		(10,340)	
		<u>127,092</u>		<u>136,713</u>
		<u><u>398,707</u></u>		<u><u>458,622</u></u>

This schedule does not form part of the audited Statement of Accounts.

