

Statement of Accounts 2026



Belfast
City Council



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BELFAST CITY COUNCIL
Statement of Accounts
For the year ended 31 March 2026

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Narrative Report

Introduction

Organisational overview and external environment

Belfast City Council remains the largest of Northern Ireland's 11 local authorities, serving a population of 348,005 residents, as well as the thousands of people who travel to the city to work, study and visit each day.



With a net budgeted expenditure of £220.1m in 2025/26 Belfast City Council's 2,466 employees, led by 60 councillors across 10 electoral areas, carry out six principal roles:

- i. a civic leadership role to ensure a better quality of life for our citizens;
- ii. provision of a number of services and facilities including planning, parks and leisure, refuse and recycling and community services;
- iii. promoting the arts, tourism, community and economic development;
- iv. regulating and licensing activities relating to environmental health, consumer protection, building and public safety;
- v. a representative role on a number of bodies and boards, including education and health; and
- vi. a consultative role in relation to functions conducted by other government bodies and agencies on issues such as planning, water, roads and housing.

With our role in leading community planning in Belfast we have published the Belfast Agenda, outlining our priorities for the City which will require collaboration with key partners to ensure delivery of these ambitions for the City.

The key services delivered by the Council are outlined below under our Operational Model and the key objectives of the Council are outlined below under Strategic Performance. The key deliverables for year ended 31 March 2026 reflect the priorities articulated by local people and relate to the council's functions as both a civic leader and service provider.

Operational Model

Each year, the Council must ensure it has the resources it needs to deliver services to the standard expected by its ratepayers. Budget plans are submitted to the relevant committees for approval regarding what the Council hopes to do and how much it will cost. This helps the Council understand how much money is required and, taking account of other sources of income, what 'rate' needs to be set for the city to raise the required money.

Throughout the year the Council reports to the relevant committees on the financial performance against agreed budget for each committee. The Comprehensive Income and Expenditure Statement shows the accounting cost in the year of providing services in accordance with generally accepted accounting practices, rather than the amount to be funded from taxation. Councils raise taxation to cover expenditure in accordance with statutory requirements; this may be different from the accounting cost. The taxation position is shown in both the Expenditure and Funding Analysis (Note 2) and the Movement in Reserves Statement.

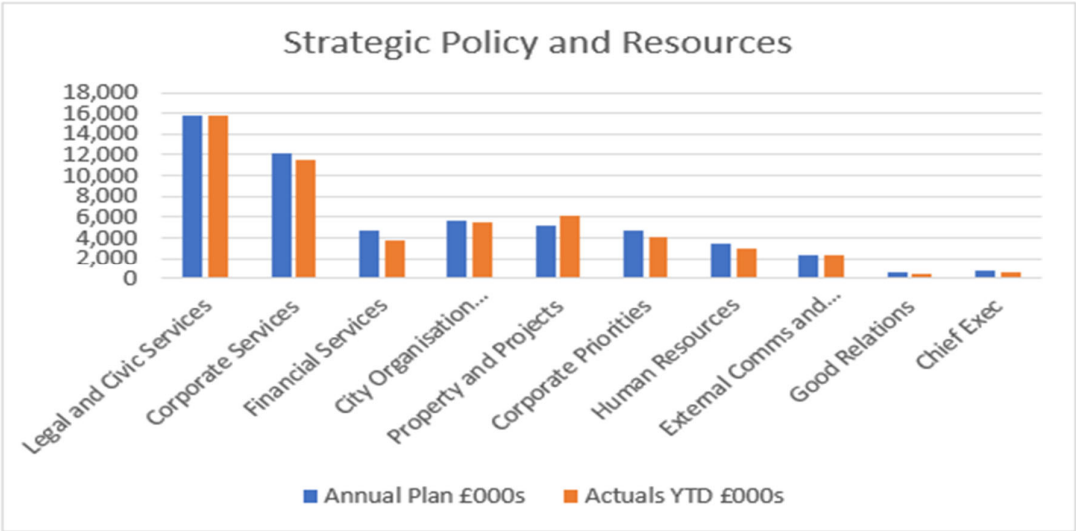
The majority of the variance between budget and actual expenditure is disclosed in the Expenditure and Funding Analysis and is mainly due to accounting adjustments that are required for the purposes of preparing the financial statements, such as depreciation and impairments, fair value adjustments on investment properties and IAS 19 accounting adjustments. There are also variances due to reclassification of income and expenditure to other income and expenditure for financial accounting purposes such as rental and financing activities.

Each committee is responsible for the delivery of key services to the Council and the main services included in each committee is as follows:

Strategic Policy and Resources Committee

This committee is responsible for setting the strategic direction of the Council through the development of its Corporate Plan and other key corporate and cross cutting strategies and policies. The net expenditure of this committee includes Legal and Civic Services, Corporate Services, Financial Services, City Organisation Structure and Property and Projects with Corporate Priorities, Human Resources, External Comms and Marketing and Good Relations. The total net expenditure budget for this committee for these services in 2025/26 was £55.6m, with actual net expenditure for the year amounting to £53.2m.

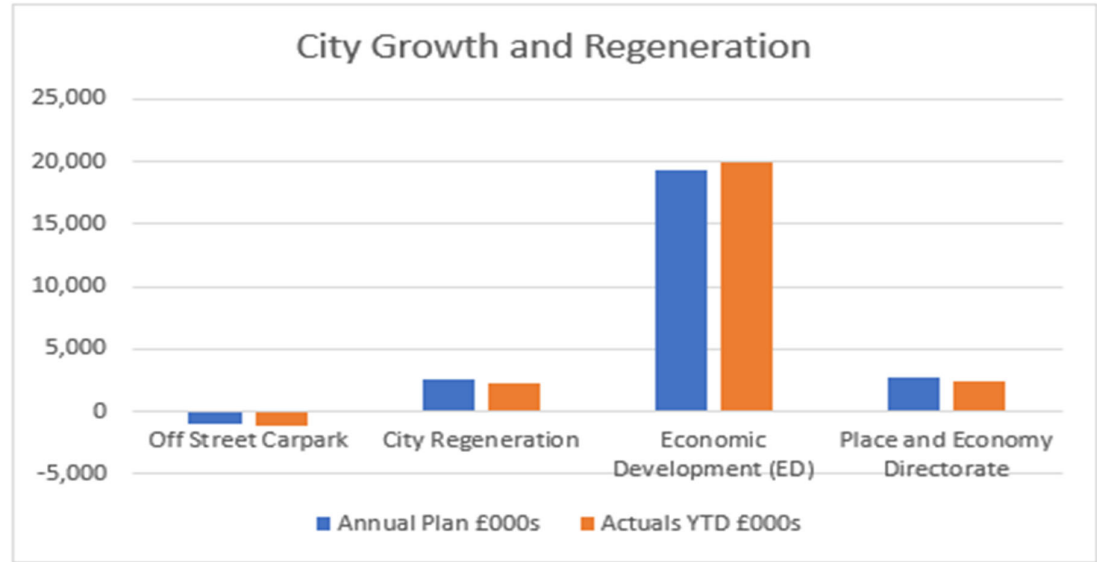
The graph below outlines the services delivered within this committee and performance against budget. These amounts do not include the accounting adjustments that are required to be included in the net expenditure for this committee in the Comprehensive Income and Expenditure Account. The net expenditure of £64.0m reported in the Comprehensive Income and Expenditure Statement for this Committee includes the accounting adjustments that are required for preparing the financial statements.



City Growth and Regeneration Committee

This committee is responsible for the development and implementation of strategies, policies, programmes and projects directed to the regeneration and growth of the City in the context of outcomes agreed in the Community and Corporate plans and other corporate strategies. The net expenditure of the committee includes Economic Development including City Events and Venues such as the Zoo, City Regeneration, Off-Street Car Parking and Place and Economy Directorate. The total budget for net expenditure for this committee for these services was £23.7m and actual net expenditure was £23.7m.

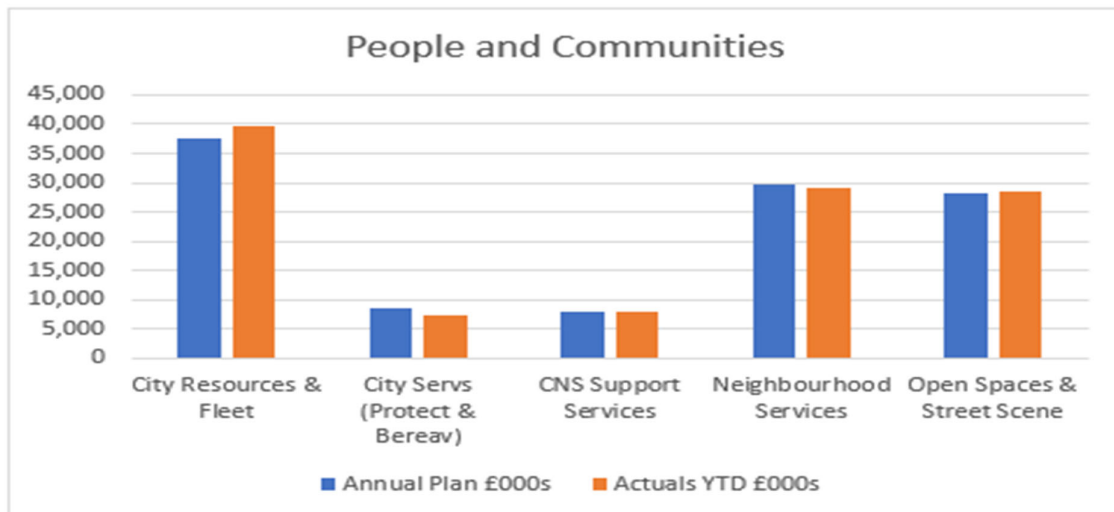
The graph below outlines the services delivered within this committee and performance against budget. These amounts do not include the accounting adjustments that are required to be included in the net expenditure for this committee in the Comprehensive Income and Expenditure Account. The net expenditure of £32.6m for this Committee reported in the Comprehensive Income and Expenditure Statement includes the accounting adjustments that are required for preparing the financial statements.



People and Communities Committee

This committee is responsible for the development and implementation of strategies, policies, programmes and projects aimed at improving life at a local level in the context of the outcomes agreed in the community and corporate plans and other corporate strategies. The net expenditure of the committee includes City Services such as Environmental Health and Bereavement, City Resources and Fleet (including waste collection and management), Neighbourhood Services, such as Community services and Leisure Centres, and Open Spaces and Street Scene, such as parks, street cleansing and City and Neighbourhood Support Services . The total budget for net expenditure for this committee for these services was £112m and actual net expenditure was £112.4m.

The graph below outlines the services delivered within this committee and performance against budget. These amounts do not include the accounting adjustments that are required to be included in the net expenditure for each committee in the Comprehensive Income and Expenditure Account. The net expenditure of £129.8m for this Committee reported in the Comprehensive Income and Expenditure Statement includes the accounting adjustments that are required for preparing the financial statements.



Planning and Licensing Committee

These two committees are responsible for delivery of all of the Council's planning functions and policy and legislation in relation to licensing issues. The net expenditure includes Planning and Building Control services. The total budget for net expenditure for this committee for these services was £3.1m and actual net expenditure was £3.3m.

The graph below outlines the services delivered within this committee and performance against budget. These amounts do not include the accounting adjustments that are required to be included in the net expenditure for each committee in the Comprehensive Income and Expenditure Account. The net expenditure of £2.8m for this Committee reported in the Comprehensive Income and Expenditure Statement includes the accounting adjustments that are required for preparing the financial statements.



Further information regarding the variances between budgeted (planned) and actual expenditure is included in the individual committee reporting for 2025/26. Total net expenditure budget of £220.1m includes the above committees budgets totalling £194.3m and the capital financing budget of £25.8m.

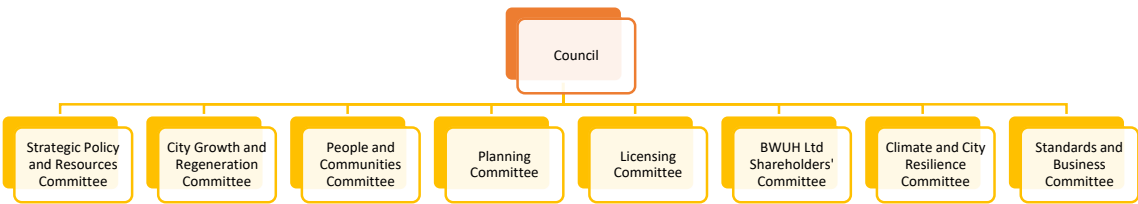
Financial Outlook

Despite the challenging financial position faced by the Council during 2025/26, departments worked to deliver the financial strategy for 2025/26. The departmental underspend at the year end was an underspend of £1.77m (0.9%). The main drivers to this were underspends due to unbudgeted grants and vacant posts off setting overspends in non-staff costs and losses of income in demand -led services.

Going forward, the 2026/27 budget reflects the increasing costs of business as usual and the need to find efficiencies to keep rates low, whilst investing in the Council's key priorities. The conflict in the Middle East means that prospects for global energy prices are highly uncertain, and the impact of this on inflation is hard to predict. The Bank of England Monetary Policy Committee Report for April 26 outlined 3 scenarios for CPI in 26/27 ranging from 3.1-3.6%, and scenarios for CPI in 27/28 ranging from 2.9-5.6%. Furthermore, delayed rating policy changes and the paused 2026 Revaluation create further challenges to sustaining and growing the rate base which funds almost 80% of Council expenditure. The delivery of priorities including regeneration, climate and Fleadh Cheoil will require significant investment at a time when ratepayers face uncertainty. Although investment continues throughout the city to grow the rate base, setting budgets over the medium term will be challenging and is likely to require the realignment of existing budgets to Member agreed priorities.

Governance

The work of Belfast City Council is overseen by the committee structure outlined below and detailed further in our Governance Statement on pages 17 - 29. This Annual Governance Statement for 2025/26 highlights the Council's governance arrangements during the year and how significant governance issues are being addressed and actions implemented. A programme management framework is in place to manage both revenue and capital streams of activity for the Council. Directors and Members have oversight in accordance with the terms of reference for the relevant Committee as well as finance reports covering all aspects of Council expenditure being presented to the Strategic Policy and Resources Committee on a quarterly basis. The Committee structure, which is based on the full council and eight standing committees, is illustrated and described below.



Strategic Performance

We have an extensive network of plans and strategies that comprise our strategic planning and performance management framework. At a City level, the Belfast Agenda outlines the Council's ambitions for Belfast by 2035 and our immediate priorities to:

- Our people and communities: making life better for all of our residents
- Our economy: creating inclusive and sustainable growth, learning and opportunity
- Our place: creating a liveable and connected, vibrant and competitive city
- Our planet: creating a sustainable, nature-positive city
- Compassionate city: making Belfast a welcoming, caring, fair and inclusive city – leaving no one behind.

Cascading from these longer term objectives, are our medium term objectives set out in the Corporate Plan 2025-28. All of our priorities are based upon extensive external and internal analysis, including key socio-economic data, analysis of the plans and strategies impacting the city and its communities, performance information and political engagement.

An annual Corporate Delivery plan defines our objectives, sets out our in-year deliverables and the KPIs and targets we will achieve, which are all set against the priorities agreed as part of the four-year corporate plan. Our Performance Improvement Plan 2025-26 sets out Council's key priorities for improvement during the year, which are as follows:

- i. We will continue to adapt and improve our services to better meet the needs of our residents and stakeholders.
- ii. We will improve our local areas and provide opportunities to support our residents to become healthier and engaged.
- iii. We will create a more vibrant, attractive, and connected city (including the city centre).
- iv. We will champion climate action; protect the environment and improve the sustainability of Belfast.
- v. We will stimulate inclusive growth and innovation, help businesses to start-up and grow and create opportunities for more and better jobs and employment.
- vi. We will support our most vulnerable people to make Belfast a more caring, safe and inclusive city.

We have extensive arrangements in place to monitor and manage strategic performance. As part of these robust performance management arrangements, we undertake an annual self-assessment of our progress against these performance improvement objectives, including how we are delivering on the statutory performance indicators set out in the Local Government Act (Northern Ireland) 2014.

Financial Statements

The Council's financial performance for the year ended 31st March 2026 is as set out in the Comprehensive Income and Expenditure Statement and its financial position is as set out in the Balance Sheet and Cash Flow Statement.

These financial statements have been prepared in line with the Code of Practice on Local Authority Accounting in the United Kingdom for the year ended 31st March 2026 (the Code) and the Department for Communities Accounts Direction, Circular LG 07/2026. It is the purpose of this foreword to explain, in an easily understandable way, the financial facts in relation to the Council.

This Statement of Accounts explains Belfast City Council's finances during the financial year 2025/26 and its financial position at the end of that year. It follows approved accounting standards and is necessarily technical in parts.

The annual accounts for 2025/26 have been prepared on the assumption that the Council will continue in existence for the foreseeable future.

Group Accounts

The Code requires Local Authorities to consider all their interests and to prepare a full set of group financial statements where they have material interests in subsidiaries, associates or joint ventures. Belfast City Council have prepared group financial statements for the financial year ended 31 March 2026 to include Belfast Waterfront and Ulster Hall Limited (BWUH) and Belfast City Council's contribution to Beltel LLP in relation to the redevelopment of the Belfast Telegraph Building. The results of Beltel LLP are included in the group financial statements. The results of Belfast Gasworks Management Co Ltd for the year ended 31 March 2026 are not deemed material to Belfast City Council accounts and as such are not included in the group financial statements.

The Movement in Reserves Statement

This statement, as set out on page 43, shows the movement in the year on the different reserves held by the Council, analysed into 'usable reserves' (i.e. those that can be applied to fund expenditure or reduce local taxation) and unusable reserves. The 'Surplus or (Deficit) on the Provision of Services' line shows the true economic cost of providing the Council's services, more details of which are shown in the Comprehensive Income and Expenditure Statement (CIES). These are different from the statutory amounts required to be charged to the General Fund Balance for Local Tax purposes. The 'Net Increase/Decrease before transfers to Earmarked Reserves' line shows the statutory General Fund Balance before any discretionary transfers to or from earmarked reserves undertaken by the Council.

The group Movement in Reserves Statement on page 103, includes the reserves of BWUH Ltd, contributing to an increase of £7.4k on the Group General Fund.

The Comprehensive Income and Expenditure Statement

This statement, as set out on page 44, shows the accounting cost in the year of providing services in accordance with generally accepted accounting practices, rather than the amount to be funded from taxation. Councils raise taxation to cover expenditure in

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

The group Comprehensive Income and Expenditure Statement on page 104, includes the consolidated income and expenditure of BWUH Ltd.

The Balance Sheet

The Balance Sheet, as set out on page 45, shows the value as at the Balance Sheet date of the Council's assets and liabilities. The net assets of the Council (assets less liabilities) are matched by the reserves held by the Authority. Reserves are reported in two categories:

- The first category of reserves are *usable reserves*, i.e. those reserves that the Council may use to provide services, subject to the need to maintain a prudent level of reserves and any statutory limitations on their use (for example the Capital Receipts Reserve that may only be used to fund capital expenditure or repay debt).
- The second category of reserves are *unusable reserves* i.e. those that the authority is not able to use to provide services. This category of reserves includes reserves that hold unrealised gains and losses (for example the Revaluation Reserve), where amounts would only become available to provide services if the assets are sold; and reserves that hold timing differences shown in the Movement in Reserves Statement line 'Adjustments between accounting basis and funding basis under regulations'.

The group Balance Sheet on page 105, includes relevant balances for BWUH Ltd and Beltel LLP.

The Cash Flow Statement

The Cash Flow Statement, as set out on page 46, shows the changes in cash and cash equivalents of the Council during the reporting period. The statement shows how the Council generates and uses cash and cash equivalents by classifying cash flows as operating, investing and financing activities. The amount of net cash flows arising from operating activities is a key indicator of the extent to which the operations of the Council are funded by way of taxation and grant income or from the recipients of services provided by the Council. Investing activities represent the extent to which cash outflows have been made for resources which are intended to contribute to the Council's future service delivery. Cash flows arising from financing activities are useful in predicting claims on future cash flows by providers of capital (i.e. borrowing) to the Council.

The group Cash Flow Statement on page 106, includes the cash and cash equivalents of BWUH Ltd and the Council's interests in Beltel LLP.

Expenditure and Funding Analysis

The resourcing of the Council's activities is outlined in the Annual Report, demonstrating the funding available and what services this funding provided for 2025/26.

The objective of the Expenditure and Funding Analysis is to demonstrate to ratepayers how the funding available to the Council (i.e. government grants, rates, fees and charges) for the

year has been used in providing services in comparison with those resources consumed or earned by the Council in accordance with generally accepted accounting practices. The main services provided under each committee are summarised in this note and performance against budget is summarised in the Narrative Report. The main variances from the results as reported in the Narrative Report will arise due to the accounting cost of providing services in accordance with generally accepted accounting practices, such as depreciation charges and IAS 19 pension adjustments which are not funded from taxation. These charges are summarised per committee in Note 2a and Note 2b.

The Expenditure and Funding Analysis also shows how this expenditure is allocated for decision-making purposes between the Council's committees. Income and expenditure accounted for under generally accepted accounting practices is presented more fully in the Comprehensive Income and Expenditure Statement.

Financial Performance

For the year ended 31 March 2026, the Council increased its General Fund to £60.4m. The Budget plans form part of the Revenue Estimates and in 2025/26 the total net expenditure budget for the Council was set at £220.1m.

The Council reported a £1.77m underspend on service delivery at the year end. Performance against budget for each of the Committees is continuously monitored throughout the year. This performance is reported to the Strategic Policy and Resources Committee on a quarterly basis as agreed at Strategic Policy and Resources on 19th February 2021. The overall position for the year ended 31 March 2026 is mainly due to underspends in capital financing and employee budgets.

The Cost of Services on Continuing Operations of £229.3m as reported in the Comprehensive Income and Expenditure Statement, also includes the accounting cost of providing services in addition to the amount to be funded from taxation. The total net expenditure reported in the Comprehensive Income and Expenditure Statement is (£1.3m) being net surplus on the provision of services.

Borrowings

For the 2025/26 year the Council has an authorised borrowing limit of £118.7m. This is based on the Council's forecast capital expenditure plans over the medium to long term. In conjunction with the Council's Capital Financing Requirement of £112.5m, this ensures that the Council only borrows for capital purposes. During the year, the Council repaid external loans of £4.51m with Department of Finance. At 31 March 2026, the total amount outstanding on external loans was £28.6m.

Capital Expenditure

Expenditure on capital projects during the year amounted to £25.9m. The most significant expenditure was on: Redevelopment Ballysillan Playing Fields £3.3m, Assembly Rooms £3m, Fleet Replacement £4.2m, NFS Development Sites infrastructure Works £1.9m, Belfast Story £1.7m and Floral Hall Health & Safety Works £1.2m

Strategy and Resource allocation

Members agreed to a district rate increase of 5.99% when setting the revenue budget for 2025/26.

This increase included uncontrollable costs such as Employee payraises, Utilities costs, members allowances and the £3m National Insurance increase, growth proposals totalling over £4.8m and £3m of additional Capital Financing to support future challenges in a number of areas including leisure and pitches.

Savings were found through budgetary realignment and waste contract efficiencies resulting in a district rate increase of 5.99% for 2025/26.

Outlook

The Council is fully aware that it is operating in a continually challenging environment with the ongoing cost of living crisis and inflationary pressures. The Council is committed to delivering business as usual where possible and will continue with our ambitions for the City under the Belfast Agenda and City Deal.

The Council strives to deliver at the highest of standards and these efforts have been recognised in the many awards achieved by the Council in the year ended 31 March 2026, including:

- Our Digital Services team won a NILGA (NI Local Government Association) Award for Best Use of Data and Technology and Engaging Communities Award
- Director of Planning and Building Control, honoured by 'The Planner' magazine as a Woman of Influence in Planning
- Belfast Business Promise accreditation scheme reaches Ambassador status
- Belfast Castle and Malone House achieve Autism Impact Award
- Trip Advisor Travellers Choice Award – to front of House Staff in Facilities Management
- 23 Green Flag Awards given across BCC green spaces
- Autism Impact Award for City Hall
- Shankill Shared Womens Centre wins awards – A Europe Closer to Citizens at Regiostars, and a National Award at RICS Awards
- The Queen's Quay Kiosk on Belfast's Maritime Mile has garnered major architectural recognition, taking home the Small Project of the Year award at the RIBA Northern Ireland Awards. The vibrant riverside structure was also named Highly Commended at the Civic Trust Awards in Manchester.
- Our Lead Registrar received a British Empire Medal

- Belfast will host the Fleadh Cheoil na hÉireann for the first time in 2026 and it has been confirmed it will return to our City in 2027

The Council seeks out opportunities to pursue additional funding streams for the City, adopting innovative approaches to delivering services and working in partnership to ensure the City optimises its resources to deliver on its six key objectives. A few of the current initiatives the Council is currently developing are outlined below:

- Smart Belfast – The City Innovation Office continues to deliver its urban innovation programme that seeks to promote cross-sector collaborations to bring novel solutions to public policy challenges while supporting inclusive growth. The Office delivered the £900,000 Augment the City programme (funded via Belfast Region City Deal) that enabled the region's tourism leads to better understand the future role of immersive technologies and opportunities to collaborate with local SMEs. We also successfully delivered a £5.8 million programme funded by the Department for Science, Innovation and Technology (DSIT) to establish Belfast as a 5G Innovation Region and secured \$1 million from the Bloomberg Mayoral Challenges to transform how the council and neighbourhoods work together to manage and improve the network of alleyways across the city. We continue to work with Belfast Region City Deal partners to design investment programmes aimed at growing and enhancing the city region's innovation ecosystem
- In a major move forward to accelerate city centre living and housing regeneration across the city, Belfast City Council has selected GRAHAM as its long-term private sector partner to work alongside Council to deliver residential-led, mixed-use, sustainable developments across multiple sites.

The Project Description Document issued for the procurement exercise identified a total Gross Development Value at £630m over life of the partnership with an apportioned value for the four initially identified locations of £280m.

Following a public procurement exercise, Council have entered into a contractual Joint Venture with GRAHAM on basis of a Strategic Partnership Agreement and whereby GRAHAM can drawdown sites following a Site Proposal Procedure via a Development Agreement.

Utilising Council owned assets in delivering out mixed tenure residential led mixed use schemes will result in deemed disposal of respective assets on basis of either a capital land receipt and/or geared ground rent returns.

- Belfast Region City Deal – The signing of the Belfast Region City Deal (BRCD) in December 2021 secured the financial commitment of the UK Government, NI Executive and BRCD partners, to work with industry to deliver a £1bn programme of investment that offers a 'once in a generation' opportunity to accelerate inclusive economic growth for the region. Belfast City Council has been established as the Accountable Body for the Deal through which funding will flow to projects.

Significant progress has been made during 2025/26 across the BRCD Programme. The most advanced projects are now recruiting and upskilling staff, constructing new premises, co-designing projects with industry, procuring next generation technology and equipment, and moving fully into operation. Three projects are now operational,

Studio Ulster, Augment the City and Digital Twin, and three more are in construction or fit-out – Advanced Manufacturing Innovation Centre (AMIC), iREACH Health and Momentum One Zero. During 2025-2026 planning approval has been secured for Newry City Centre Regeneration, Destination Royal Hillsborough and Centre for Digital Healthcare Technology (CDHT) projects.

In all, a total of 22 projects now have Outline Business Cases approved. Of these 22, 16 also have Contracts for Funding (CfFs) and Funding Agreements signed, with Innovation Pillar projects generally at a more advanced stage of development. Five projects now have Full Business Cases approved. During 2025/26, contracts were signed for i4C, Advanced Wireless Investment Models and the Contracts for Innovation projects. These signed CfFs will enable project delivery with an approximate value of £674m, with a total of £86m paid to projects from the Accountable Body up to 31 March 2026 (of which £45m was paid out in the 25-26 financial year).

- The Council continues to deliver programmes to support peace and reconciliation across the City and has successfully secured £26.8m (€30.6m) of PEACEPLUS funding to deliver two significant investments for our residents.

The PEACEPLUS Local Community Action Plan valued at £15.1m (€17.4m) will deliver 16 projects engaging over 17,400 participants across three strategic themes of community regeneration and transformation, thriving and peaceful community and celebrating cultures and diversity. The £11.7m (€13.5m) Reconnected Belfast project will deliver infrastructure and transformation at the Waterworks and Alexandra Parks sites, engaging over 7,000 residents.

This investment enables the Council to promote peacebuilding, community engagement and cross-community initiatives, and aligns with the Council's strategic priorities of community and neighbourhood regeneration, good relations and a shared future and a compassionate city.

The funding is provided through PEACEPLUS, a programme managed by the Special EU Programmes Body.

- During 2025/26, payments totalling £ 7.7m were received by the Council under the UK's Extended Producer Responsibility for packaging (pEPR). This funding is to be used for collecting, managing, recycling and disposing of household packaging waste. The intention of the scheme is to drive up recycling rates and improve the circularity of materials.

Through 2026/27 the Council will continue to adopt a pro-active approach to ensure that it responds to the emerging needs of residents and businesses to support communities, businesses and vulnerable people.

In line with all other councils in Northern Ireland and the wider public sector, Belfast City Council is still facing a number of challenges. Public finances are under increasing pressure as a result of ongoing tightening of government spending agendas, inflationary pressures, amongst other challenges. The Council will continue to develop its approach to financial planning to support performance, aligning corporate and service plans with financial plans.

Statement of the Council's and Chief Financial Officer's Responsibilities for the Statement of Accounts

The Council's Responsibilities

Under Section 1 of the Local Government Finance Act (Northern Ireland) 2011 a council shall make arrangements for the proper administration of its financial affairs. A council shall designate an officer of the council as its chief financial officer and these arrangements shall be carried out under the supervision of its chief financial officer.

Under Regulation 7 of the Local Government (Accounts and Audit) Regulations (Northern Ireland) 2015 the Council, or a Committee, is required by resolution, to approve the accounts.

These accounts were approved by the Chief Finance Officer on 18 September 2026.

The Chief Financial Officer's Responsibilities

Under Regulation 8 of the Local Government (Accounts and Audit) Regulations (Northern Ireland) 2015, the Chief Financial Officer is responsible for the preparation of the Council's Statement of Accounts in the form directed by the Department for Communities.

The accounts must give a true and fair view of the income and expenditure and cash flows for the financial year and the financial position as at the end of the financial year.

In preparing this Statement of Accounts, the Chief Financial officer is required to:

- observe the Accounts Direction issued by the Department for Communities including compliance with the Code of Practice on Local Authority Accounting in the United Kingdom
- follow relevant accounting and disclosure requirements and apply suitable accounting policies on a consistent basis, and
- make judgements and estimates that are reasonable and prudent.

The Chief Financial Officer is also required to:

- keep proper accounting records that are up-to-date, and
- take reasonable steps for the prevention and detection of fraud and other irregularities.

Annual Governance Statement 2025/2026

The Council's Annual Governance Statement (AGS) follows the CIPFA Code of Practice on Local Authority Accounting in the UK 2025/26 and comprises the following sections:

- Scope of responsibility
- The purpose of the governance framework
- The governance framework
- Review of effectiveness of the system of internal control
- Update on the significant governance issues that were declared last year
- Significant governance issues for the year-end 2026

Scope of responsibility

Belfast City Council is responsible for ensuring that its business is conducted in accordance with the law and proper standards, that public money is safeguarded and properly accounted for, and is used economically, efficiently and effectively. The Council also has a duty under Part 12 of the Local Government Act (Northern Ireland) 2014 to make arrangements for continuous improvement in the way in which its functions are exercised, having regard to a combination of strategic effectiveness, service quality, service availability, fairness, sustainability, efficiency and innovation.

In discharging this overall responsibility, the Council is responsible for putting in place proper arrangements for the governance of its affairs and facilitating the effective exercise of its functions, which includes arrangements for the management of risk.

The Council has prepared an Annual Governance Statement, which is consistent with the principles of the new CIPFA/SOLACE Framework *Delivering Good Governance in Local Government (2016 edition)* and the *Addendum (May 2025)*. This statement explains how the Council has complied with the code and meets the requirements of regulation 4 of the Local Government (Accounts and Audit) Regulations (Northern Ireland 2015) in relation to the publication of an annual governance statement.

The purpose of the governance framework

The governance framework comprises the systems and processes, and culture and values, by which the Council is directed and controlled and the activities through which it accounts to, engages with and leads its communities. It enables the Council to monitor the achievement of its strategic objectives and to consider whether those objectives have led to the delivery of appropriate services and value for money.

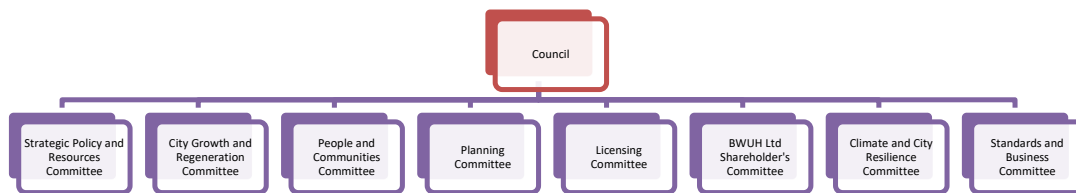
The system of internal control is a significant part of that framework and is designed to manage risk to a reasonable level. It cannot eliminate all risk of failure to achieve policies, aims and objectives and can therefore only provide reasonable and not absolute assurance of effectiveness. The system of internal control is based on an ongoing process designed to identify and prioritise the risks to the achievement of the Council's policies, aims and objectives, to evaluate the likelihood of those risks being realised and the impact should they be realised, and to manage them efficiently, effectively and economically.

The governance framework continues to be in place at Belfast City Council for the year ending 31st March 2026 and up to the date of approval of the Annual Governance Statement and statement of accounts. The following section sets out the key elements of the governance framework.

The governance framework

The Local Government (Remote Meetings) Regulations (Northern Ireland) 2024 were approved by the NI Assembly and became operational from 25 June 2024 which required councils to put in place standing orders governing remote attendance at meetings of council. Belfast City Council approved the Supplement to the Standing Orders, Remote Meetings Protocol and Procedure Rules, on 2nd September 2024. The first remote meeting under the new legislation was Strategic Resources and Policy committee on 20 September 2024.

Our committee structure, which is based on the full council and eight standing committees is illustrated and described below.



Through the work of committees, our members oversee the work of the council. All committee decisions need to be ratified by the full council except where committees have been granted delegated authority to make decisions.

The full council, which consists of all 60 elected representatives, is the overarching decision-making body.

The Strategic Policy and Resources Committee is responsible for setting the strategic direction of the Council through the development of its corporate plan and other key corporate and cross cutting strategies and policies. It will also ensure effective use of resources and value for money for ratepayers and oversee the Council's relationship with a number of key agencies and partners.

The City Growth and Regeneration Committee is responsible for the development and implementation of strategies, policies, programmes and projects directed to the regeneration and growth of the city in the context of the outcomes agreed in the community and corporate plans and other corporate strategy.

The People and Communities Committee is responsible for the development and implementation of strategies, policies, programmes and projects aimed at improving life at a local level in the context of the outcomes agreed in the community and corporate plans and other corporate strategy.

The Planning Committee is responsible for all the Council's planning functions, except those matters, which are delegated to officers or reserved to full Council.

The Licensing Committee is responsible for the consideration of all matters pertaining to policy and legislation in relation to licensing issues.

The Belfast Waterfront and Ulster Hall Ltd Shareholders' Committee is responsible for making the decisions required by the Shareholders' Agreement and ensure that the company complies with the contract for the operation of the venues.

The Climate and City Resilience Committee is responsible for political oversight of the resilience strategy for Belfast, liaising with Belfast Resilience and Sustainability Board who are responsible for monitoring and delivery with the support of Belfast Climate Commission, supporting a targeted approach through existing structures to those issues which pose the greatest risk to the city, its economy and its people. This includes considering the potential implications of climate change for the city of Belfast and for making recommendations to the Council on Belfast City Council's approach to addressing the climate crisis and Council's role and responsibilities at city level.

The terms of reference of the Standards and Business Committee are to: promote, sustain and safeguard the conduct of Councillors within the Council; promote a collaborative working relationship between senior officers and Members; ensure the probity of all the council's proceedings; and review and improve processes in relation to bringing business before the Council, including review of all Notices of Motion, any review of Standing Orders and the Council's Scheme of Delegation.

In addition to the Committees listed in the diagrams above there are 18 Working Groups established which include the Audit and Risk Panel and four Area Working Groups. In addition, there is a Party Leaders' Consultative Forum.

The Audit and Risk Panel provides an independent assurance on the adequacy of the Council's risk management framework and associated control environment. It provides an independent scrutiny of the Council's financial and non-financial performance, which is relied upon by the Council, to the extent that it exposes it to risk and weakens the control environment. The Panel reports to the Strategic Policy and Resources Committee. The Audit and Risk Panel met four times during 2025/26.

The Council's Code of Governance is based on the seven core principles set out in the *CIPFA/SOLACE Framework (2016 edition)* and *Addendum (May 2025)*. How we meet these seven core principles is reviewed and updated annually. A summary Code of Governance setting out the key elements of our governance framework is set out in the table overleaf. This is based on a detailed Code of Governance which is not published because the summary version enables the reader to understand how governance works and the Council's commitment to good governance and because publication of some of the information within the Code has the potential to enable a cyber-attack.

Our Code of Governance

A: Behaving with integrity

- Shared values communicated via corporate plan, community plan and key strategies
- Codes of conduct for Members and staff
- PDP / appraisal process for Members and staff
- Gifts and hospitality and conflicts of interest policies and registers in place
- Fraud and Raising Concerns policies
- Good Relations Unit
- Equality and Diversity Framework
- Council constitution, standing orders and scheme of delegation
- Expert professional advice
- Partners and contractors required to comply with relevant policies
- Achieving Through People Framework
- Standards and Business Committee
- Accessibility Statement for the updated website
- Social Value Procurement Policy

B: Ensuring openness

- Council / committee meetings open to the public and agendas / minutes on website
- Belfast Agenda developed via extensive consultation and engagement.
- Corporate plan and annual improvement plan are subject to consultation before agreement
- Statement of Community Involvement for production of the Local Development Plan
- Industrial Relations Framework
- Corporate communications
- Annual financial report published on the BCC website
- Equality Screening Outcome reports available through the BCC website
- Formal Partnership arrangements with GLL, Active Belfast, arc21, BWUH Ltd, Visit Belfast, Innovation City Belfast
- “Your Say” consultation hub
- Working with Belfast Region City Deal partners

C: Defining outcomes

- Belfast Agenda outlines long term economic, social and environmental benefits and is refreshed every four years
- Belfast Region City Deal Investment Plan
- Cultural Strategy
- Corporate plan outlines the annual contribution to the Belfast Agenda
- City Centre Regeneration and Investment strategy
- Physical Investment Programme
- Grant funding processes
- Equality Impact Assessments

D: Optimising the achievement of outcomes

- Corporate plan aligned to delivery of Belfast Agenda
- Adoption of the Belfast Local Development Plan (LDP) - Plan Strategy
- Key partner in the Belfast Region City Deal
- Consultation and engagement processes
- Strategic financial management and reporting framework in place.
- Performance management framework
- Regular reports on progress of our performance improvement plan to CMT and members
- Risk management strategy and framework

E: Developing capacity and capability

- People Strategy
- Achieving Through People Framework
- Regular performance monitoring of the delivery of improvement objectives
- Learning and development policy
- Health and wellbeing strategy
- Appraisal scheme in place for Chief Officers, Operational Directors / Heads of Service and Senior Managers
- PDPs for officers and Members
- Member capacity building / training
- Continuing Development Programme for members
- Party group briefings

F: Finance, performance and risk management

- Annual Rate Setting process
- Financial Strategy
- Compliance with CIPFA Financial Management Code
- Performance management framework
- Treasury Management Strategy
- Capital Strategy
- Risk management strategy and framework
- Regular reporting of finance, risk and performance
- Audit Assurance Board and Audit and Risk Panel
- Internal audit function / annual internal audit strategy and plan in place
- Recommendations monitor process
- Data protection policy and procedures
- Corporate Fraud Risk Assessment
- Increased data security controls
- Generative AI policy
- Asset management arrangements

G: Transparency, reporting and effective accountability

- BCC website regularly updated
- Publication of key reports including the annual financial report; annual governance statement and; performance improvement report
- Committee support to approve papers prior to submission to Members
- AGRS (internal audit) annual assurance statement
- Internal Audit effectiveness annually reviewed against relevant internal audit standards, with an independent external review every five years
- Internal / external audit recommendations followed up regularly
- Key governance arrangements in place for the Council's Accountable Body role for the Belfast Region City Deal
- Various accreditations for Quality Management System, Health and Safety and Environment 14001.

The Chief Executive is the Council's designated Chief Financial Officer under the Local Government Finance Act (Northern Ireland) 2011, responsible for the proper administration of the Council's financial affairs.

The Council's financial management arrangements conform to the governance requirements of the *CIPFA Statement on the Role of the Chief Financial Officer in Local Government (2016)*.

We have re-assessed our compliance with the principles of the *CIPFA Financial Management Code* and work is ongoing to improve compliance in three areas:

- Governance - the City Solicitor and Director of Legal Services is leading on the update of the Council's Scheme of Delegation and 2015 Financial Regulations. The draft Financial Regulations have been discussed with Senior Finance Group and the Director of Finance; however, they are not yet been approved by CMT and the Strategic Policy and Resources Committee.
- Integrated Planning – a cross departmental working team has reviewed the current financial and corporate planning processes so that Corporate, Departmental and Service Plans are better aligned with approved estimates. Further integration is envisaged through the involvement of Members in agreeing priorities through the Transformation and Efficiency Agenda which will support medium term financial planning.
- Investment Planning – the new 8 - 10 year capital programme is currently under development. Once approved it will be integrated with the annual rate setting and medium-term financial planning processes.

The Council's arrangements substantially conform with the standards and requirements within the *Code of Practice on Good Governance for Local Authority Statutory Officers (2024)*, with the Chief Executive fulfilling the role of Head of Paid Service and Chief Finance Officer, supported by the Director of Finance and; the City Solicitor fulfils the role of Monitoring Officer.

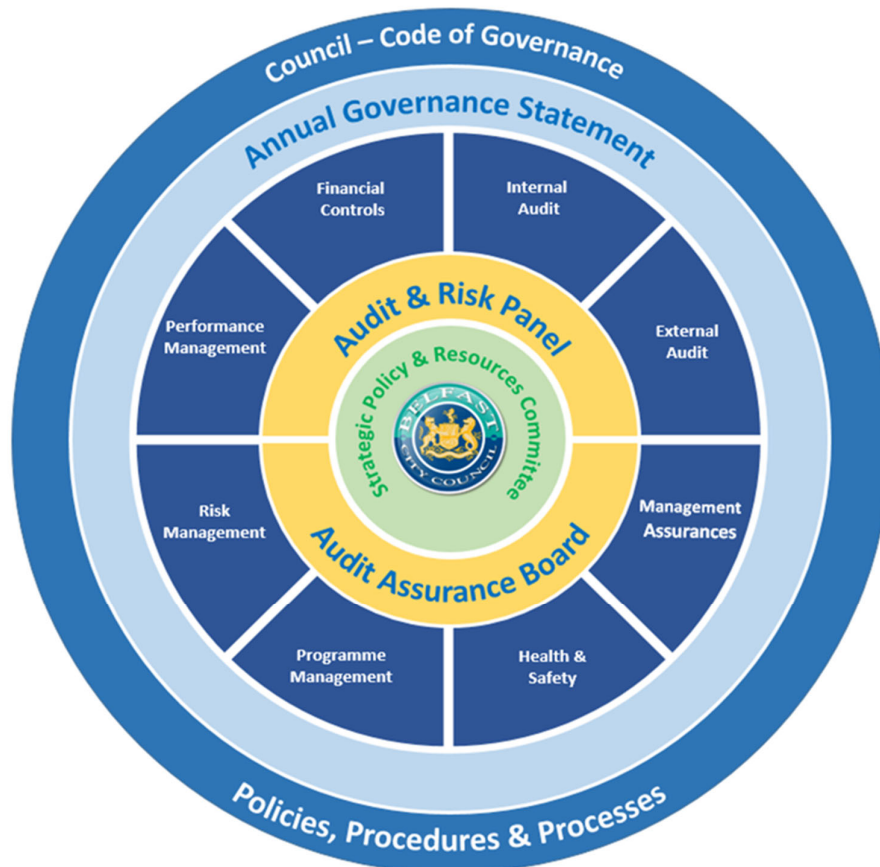
Having considered all the principles of the *CIPFA Code of Practice on Managing the Risk of Fraud and Corruption (2014)*, subject to the implementation of the Corporate Fraud Risk Action Plans, the Council has adopted a response that is appropriate for its fraud and corruption risks and commits to maintain its vigilance to tackle fraud.

The Council's arrangements conform to the requirements of the *CIPFA Code of Practice for the Governance of Internal Audit in UK Local Government (2025)* which apply from 1st April 2025.

The *CIPFA Statement on the Role of the Head of Internal Audit (2019)* outlines the five principles that set out the organisation's responsibilities to ensure the Head of Internal Audit (HIA) can operate effectively and perform their core duties. The Statement also sets out the core responsibilities of the HIA along with the personal skills and professional standards expected of the HIA. The Head of Audit, Governance and Risk Services (AGRS), and the supporting operational arrangements in place, conform to the five principles set out in the CIPFA Statement. This is demonstrated through a self-assessment exercise undertaken by the Head of AGRS. While the principles state that the HIA should not be responsible for preparing the annual governance report, the arrangements within the council, involve AGRS co-coordinating the annual review and update of the Annual Governance Statement which is then reviewed and agreed by the Corporate Management Team, Audit Assurance Board and Audit and Risk Panel, before being reviewed by Strategic Policy and Resources committee and signed by the Chair of Strategic Policy and Resources and the Chief Executive.

There were no reports to the Information Commissioner's Office of a breach of personal data by Belfast City Council during 2025/26.

The following diagram illustrates the Assurance Framework in place that provides information and assurance to members and management on the operation of the various governance arrangements throughout the year as well as at the year-end. The Framework, includes performance reports, health and safety reports, finance reports, external audit reports, internal audit reports and risk management report



Review of effectiveness of the system of internal control

Executive Summary

Management and members have arrived at the overall opinion that the Council's governance is fit for purpose in that the Council's governance arrangements for the 2025/26 financial year as outlined in our code of governance (with the key elements outlined in a table in this statement) were operating effectively and support the achievement of the Council's outcomes, with key improvements in the year relating to our new Generative AI Policy and an assessment against the National Cyber Security Centre Cyber Assessment Framework.

The Council is committed to ensuring that governance will be fit for purpose for the year ahead, with no significant changes anticipated. The Council has identified three main areas to further improve our governance arrangements relating to; undertaking a governance review; improving our asset management approach and; further developing our medium-term financial plan. These improvements will be progressed during 2026/27.

Review of Effectiveness

The assessment of effectiveness was undertaken by the Audit Assurance Board and reviewed and agreed by the Audit and Risk Panel, who in turn provide assurance on the completion and outcome of this review to the Strategic Resources and Policy Committee and ultimately full Council. The assessment arrived at the overall opinion that the Councils governance arrangements are fit for purpose; are adequately aligned to support the delivery of the corporate plan and meet our responsibilities for value for money; support and deliver each of the principles of good governance as summarised earlier. This overall opinion is informed by consideration of the following information:

- The annual assurance statements completed by senior managers, whereby they provide assurance on the operation of their risk management frameworks and the implementation of audit actions, along with any issues and associated improvement actions that they may wish to highlight
- The quarterly assurance statements completed by members of the Corporate Management Team (CMT);
- The updates to the Code of Governance alongside confirmation from management that the various governance arrangements within the Code that fall within their responsibility are operating effectively and; review of the areas for improvement identified by management.
- Assessments and statements of compliance by management against best practice guidance that underpin the Council's core governance arrangements such as the; *CIPFA Statement on the Role of the Chief Financial Officer in Local Government*; *CIPFA Financial Management Code*; *CIPFA Code of Practice on Managing the Risk of Fraud and Corruption (2014)*; *CIPFA Code of Practice for the Governance of Internal Audit in UK Local Government (2025)*; *CIPFA Statement on the Role of the Head of Internal Audit (2019)*; *Global Internal Audit Standards in the UK Public Sector (2025)* and; *the Code of Practice on Good Governance for Local Authority Statutory Officers (2024)*.
- Review of quarterly management reports on risk management, delivery of the internal audit plan (including updates on fraud and raising concerns), performance management, health and safety and absence management.
- The findings of the annual audit of the accounts for the Council by the Local Government Auditor, who certified the 2024-25 financial statements without qualification.
- The findings of the annual audit and assessment of the Council's performance by the Local Government Auditor who indicated that they were satisfied that the Council had discharged its statutory performance improvement reporting duties, and that it had acted in accordance with the legislation and guidance and concluded that the Council is likely to discharge its duties in respect of Part 12 of the Act during 2024-25 and has demonstrated a track record of improvement.
- The Head of Audit Governance and Risk Services annual assurance statement on the Councils governance, risk management and control arrangements, who provided an opinion of reasonable assurance regarding the adequacy and effectiveness of the Council's framework of governance, risk management and control for the year-end 2026.
- Review of managements confirmation that the following accreditations and independent assessments against control frameworks or standards are in place;
 - Completion of an external assessment against the National Cyber Security Centre Cyber Assessment Framework
 - Waste Management - Quality Management System ISO 9001, Health and Safety OHSAS 45001 and Environment 14001;
 - Legal Services - Quality Management System ISO 9001;
 - Physical Programmes Delivery Unit - Quality Management System ISO 9001
 - Property Maintenance Unit - National Inspection Council for Electrical Installation Contracting (NICEIC)

- Commercial and Procurement Services - Quality Management System ISO 9001 and Environment 1400

The following actions, designed to further improve our governance arrangements, are being progressed and will be monitored as part of delivery of the corporate delivery plan:

- Undertaking a governance review
- Establishing an approach to improve the management of the Councils assets base in a way that will ensure the maximum contribution to delivery of our corporate objectives.
- Further work on the Medium-Term Financial Plan, including development of a Transformation and Efficiency programme.

The Councils governance arrangements have further improved during the 2025/26 year with the introduction of the Generative AI Policy, the assessment against the National Cyber Security Centre Cyber Assessment Framework and the collection of information on external accreditations and assessments across the Council for member and management review. Looking forward we do not expect our governance arrangements to change significantly.

A Statement by the Head of Internal Audit

As Head of Audit, Governance and Risk Services (AGRS), on the basis of work carried out, I can provide a reasonable assurance regarding the adequacy and effectiveness of the Council's framework of governance, risk management and control.

We developed our audit plan in consultation with management to ensure that our audit work was focussed on the areas where assurance was most valuable. Member and management agreement of this plan combined with delivery of the majority of this plan signifies members and managers recognition of the importance of receiving independent assurance over the council's risk, control and governance frameworks and provided me with sufficient evidence to support my assurance statement.

My opinion is based on completion of audits in the audit plan for 25/26; programme and project assurance and advisory work; other advisory work and; quarterly assurance statements from senior management on compliance with risk management and internal control systems.

Specifically, my opinion is based on the following:

- Evidence from areas subject to detailed internal audit during 2025/2026, in that AGRS has been able to provide positive statements of assurance with the majority of audits falling into the 'some improvement needed' category - the 2nd tier of assurance in the four-tier model (see Table 2 at section 3 of this report).
- Provision of assurance and advisory work for programmes and projects. (see sections 3.3 and 3.4 of this report).
- The results of the recommendations monitor exercise completed in March 2026 which showed an improvement in the implementation rate for audit actions.
- The work that was undertaken to support management in their quarterly review and update on the management of the corporate risks that could potentially impact on delivery of our corporate plan and priorities.
- The work that was undertaken to complete the review of the Corporate Fraud Risk Assessments and to support management in the development of associated fraud risk mitigation plans.
- The results of the 24/25 National Fraud Initiative.

- Quarterly assurances from senior management on the management of key risks and maintenance of internal control systems.
- The evidence set out in the review of the Council's Code of Governance and Annual Governance Statement regarding the range of key assurance and governance arrangements that the Council has in place to direct / oversee its activities.

However, some weaknesses and areas for improvement have been identified through audit work. These have been reported in detail to the Council's Audit Assurance Board and Audit and Risk Panel during 2025/26 through quarterly progress reports. In addition, I have highlighted, where appropriate, where further action is required to implement agreed audit actions. The key issues I would highlight in this statement are as follows:

- AGRS was able to provide positive statements of assurance in the majority of audits completed in 2025/26, however two audits resulted in 'major improvement' assurance level, relating to Agency and Gifts, Hospitality & Potential Conflicts of Interest. It is important that the action plan for these audits are implemented in as timely a manner as possible.
- The Asset Management gap analysis reported to the Panel in December 2024, set out improvement actions that should enable the Council to manage its substantial asset base in a way that should ensure the maximum contribution to delivery of corporate objectives. It is important that an agreed approach to improving asset management is progressed.
- Given the removal of eight risks from the corporate risk register in March 2026, I underline the importance of Directors ensuring that arrangements are in place to effectively manage these risks within their departmental risk management frameworks.

Both the Audit and Risk Panel and I are satisfied that internal audit has the appropriate resources to fulfil the internal audit terms of reference and achieve the internal audit plan.

Limitations – the most recent External Quality Assessment (EQA) of AGRS found strong evidence that AGRS is viewed as making a positive contribution to the continuous improvement of governance, risk management and internal control in the Council and conforms to the requirements of the Public Sector Internal Audit Standards. One of the recommendations for improvement arising from the EQA was that my annual assurance report should highlight the limitations that result from AGRS' role in supporting the Council's risk management arrangements. In this regard I highlight that AGRS is responsible for assisting the Director in establishing, maintaining and supporting the implementation of the council's Risk Management Strategy. This places limitations on AGRS' ability to assess the overall effectiveness of the Council's risk management arrangements. To manage these limitations and to preserve the independence and objectivity of AGRS a number of safeguards have been put in place including resource planning to manage boundaries between our advisory and assurance work; self-assessments against best practice and periodic external assurance reviews of the council's arrangements for risk management

Further information to support the above statements is provided at Section 3 to this report.

Global Internal Audit Standards in the UK Public Sector

AGRS generally conforms with the Global Internal Audit Standards in the UK Public Sector. A small number of non-conformances have been reported through the governance structures and relate to:

- The Chair of the Audit and Risk Panel having a direct role in the reporting line, appointment and removal, performance appraisal and remuneration of the Head of AGRS. While the Head of AGRS has the authority to report directly the Chair whenever necessary and the Chair is involved in the appraisal and recruitment of the Head of AGRS, it would not be appropriate for the Chair to have a direct management role.
- While an external assessment is undertaken every five years, it is not feasible for the Quality Assurance and Improvement Plan to be assessed annually by someone independent of the delivery of the audit plan.
 - Making the AGRS Charter publicly available and reviewing and updating the documented AGRS methodologies, which will be progressed.

Update on the significant governance issues that were declared last year

Three issues were declared last year and two continue to be declared as issues in this year's statement regarding Digital Information Security and the Brexit Implementation Programme for Port Health. The issue declared last year relating to Bank Reconciliations is no longer considered to be a significant governance issue for the year ended 31st March 2026 and an update on the work that was completed last year to manage this issue is set out below.

Bank Reconciliations

Actions have been implemented to address configuration of bank rules to maximise automatic clearing of transactions and training has been undertaken to ensure correct reconciliation coding to facilitate timely clearing of unreconciled items. Strengthened management and control systems have been developed for escalation of any issues surrounding unallocated income with monthly reports to management on volume and aging of uncleared items. These measures should prevent recurrence for the 2026 year-end bank reconciliations.

Significant governance issues for the year ended 31 March 2026

The significant governance issues for the year ended 31 March 2026 were identified through review of the risks in the Corporate Risk Register and review of the Directors' Annual Assurance Statements.

The most significant issues for the Council are listed below and relate to two issues which have been carried forward from last year:

1. Digital Information Security / Digital Strategy
2. Brexit Implementation Programme for Port Health

More information on these significant governance issues is provided below.

1. Digital Information Security / Digital Strategy

Digital information security continues to be a significant governance issue and is overseen through the Council's risk management processes by the Council's Corporate Management Team. Digital Services has implemented the following controls to manage and have better visibility of the growing threats in this area:

- Completion of penetration tests and vulnerability scans.
- Completion of Payment Card Industry Data Security Standard attestation.
- Ongoing delivery of a Security Awareness programme.
- Unannounced phishing tests.
- Mobile device management.
- Completion of firewall upgrades.
- Ransomware incident response playbook development.
- Cloud services access report reviewed by Security Oversight Group.
- Completion of a cyber security desktop exercise with the Corporate Management Team.

The Digital information Security programme will continue to focus on priority areas that are most important to enhance the council's cyber security controls. A new cyber security programme of work is being formulated to address the top risks identified in a recent external assessment based on the NCSC Cyber Assessment Framework.

Additional actions to be undertaken to further mitigate this key corporate risk in 2026/27 include:

- Complete the implementation of a new Managed Security Operations Centre.
- Development of new cyber security programme to resolve CAF recommendations.
- Carry out Cyber Security desktop exercise with the corporate business continuity working group.
- Complete an externally facilitated tabletop exercise with key staff in Digital Services.
- Update cyber playbooks following tabletop exercise.

An internal audit highlighted issues with the management of the corporate risk on the strategic approach to the use of data, including future ownership of this risk. A Data and Analytics Board chaired by the Deputy Chief Executive / Strategic Director of Corporate Services has been established and has focused on:

- The development of technical infrastructure to support a corporate approach to Data and Analytics.
- Preparing a pipeline of data and analytics use cases.
- Developing an AI policy.
- Developing an Outline Business Case for the implementation of a corporate approach to the implementation of an Electronic and Document Records Management system.

Our Digital Strategy aims to make the best use of digital and data to deliver excellent public services and inclusive growth in the Belfast City Region is supported through the delivery of a digital programme of work. The main objectives of the Digital Strategy relate to Digital Public Services; Information as an Asset; Digital City Innovation and Digital Capability.

Further work will take place on the corporate implementation of AI to augment the implementation of the objectives outlined in the Digital Strategy.

ICT capability is an intrinsic pillar of the overall operating model of the Council, and it is important that we have the right skills within Digital Services and across the Council. Digital Services will continue to work with our internal workforce planning group to:

- Ensure all vacant posts continue to be successfully filled.
- Review and determine future skills and development needs across the service.
- Continue with succession planning in the service.

2. Brexit Implementation Programme for Port Health

Engagement has continued at strategic and operational levels with partners including Food Standards Agency (FSA), Department of Agriculture, Environment and Rural Affairs (DAERA) and Department for Environment, Food and Rural Affairs (DEFRA) across all key strands of work to implement the changes, processes, systems and facilities required for delivery of the Council's Port Health statutory functions, including delivery of the Windsor Framework. This has included:

- Update report to the Corporate Management Team on review of shift working and options for establishing posts on a permanent basis. Due to ongoing uncertainty regarding the UK / EU political negotiations, a short-term extension to temporary contracts may be required in the first instance. The most recent recruitment exercise has assisted in filling nearly all the temporary posts.

- Continue horizon scanning for any developments at UK / EU level regarding possible Sanitary and Phytosanitary Inspection (SPS) Agreement that may remove the requirement for some checks at ports and assess the impact on the Council.
- Undertake pre-engagement with FSA and DAERA and submit funding bid for 2027/28 in quarters three or four.
- Port Health continues to engage with the Organics Trade team at DEFRA and DAERA on the need for new regulations to be brought forward by Assembly regarding divergence .
- DEFRA indicated forthcoming UK / EU discussions on the SPS Agreement may address some of the issues, announcements expected in 2026/27.
- The Council has continued to advocate for a longer-term funding model for the provision of Port Health services. A further one-year funding arrangement is planned for 2026/27 however there is also no final confirmation from Government on whether fees and charges for checks / inspections will form part of the longer-term funding model and a longer-term funding model is looking less likely given recent communications with the FSA.
- The team moved into the new SPS inspection facility facility in quarter three and there are some snagging issues and ICT connection issues.

In 2026/27, this item will remain an important governance issue for the Council due to the lack of clarity regarding future funding models, trade volumes and resourcing requirements and potential new UK and EU deals on trade.

Signed:

Chair Strategic Policy and Resources Committee

Signed:

Chief Executive Officer

Belfast City Council
REMUNERATION REPORT FOR THE YEAR ENDED 31 MARCH 2026

INTRODUCTION

The Local Government (Accounts and Audit) Regulations (Northern Ireland) 2015 require larger local government bodies to prepare a remuneration report as part of the statement of accounts.

ALLOWANCE AND REMUNERATION ARRANGEMENTS

COUNCILLORS

Allowances are payable by councils to Councillors and committee members under Part 3 of the Local Government Finance Act (Northern Ireland) 2011 and The Local Government (Payments to Councillors) Regulations (Northern Ireland) 2019, which came into operation on 1 October 2019.

Guidance and determinations on Councillors' Allowances applicable from 1 April 2025 were issued by the Department for Communities on 20 October 2025 (Circular LG 17/2025). Details of the allowances paid to individual Councillors are published on Council websites.

Following local elections on 18 May 2023, 462 Councillors were elected to the 11 new Councils for a four year term. Belfast City Council has 60 elected Members representing 10 District Electoral Areas in 2025/26.

SENIOR EMPLOYEES

The remuneration of senior employees employed by the Council is determined by the Council in line with that determined by the National Joint Council (NJC) for Local Government Services. Senior staff are those staff who are members of the Corporate Management Team, namely the Chief Executive and Directors.

Council appointments of employees are made in accordance with the Local Government Staff Commissions' Code of Procedures on Recruitment and Selection, which requires appointment to be on merit and on the basis of fair and open competition.

Unless otherwise stated below, the officials covered by this report hold appointments which are open-ended.

ALLOWANCES PAID TO COUNCILLORS

The total amount paid to Councillors by way of allowances, under Part 3 of the Local Government Finance Act (Northern Ireland) 2011 and the Local Government (Payments to Councillors) Regulations (Northern Ireland) 2019 was:

Table 1: Total Allowances paid to Councillors (audited information)

Allowance	2025/26		2024/25	
	Total Allowances £	Number of Councillors receiving the Allowance (FTE)	Total Allowances £	Number of Councillors receiving the Allowance (FTE)
Basic Allowance	1,134,656	60	1,049,366	60
Special Responsibility Allowance	136,927	30	125,630	30
Lord Mayor Allowance	34,800	1	34,800	1
Deputy Lord Mayor Allowance	6,250	1	6,250	1
PCSP Allowance	9,540	13	10,860	26
High Sheriff's Allowance	6,250	1	6,250	1
Fees & Travel	6,993	16	9,572	13
Mileage Allowance	1,232	5	1,381	9
Accommodation & Subsistence	9,203	15	8,154	12
TOTAL ALLOWANCES	1,345,851		1,252,263	

Details of the allowances paid to individual Councillors in 2025/26 are published on the Council website at www.belfastcity.gov.uk/council/your-council/councillors-allowances

The above table provides further information and details on the allowances paid to Councillors to that published on the Council website.

Details of the current Councillors can be found on the Council website.

REMUNERATION OF SENIOR EMPLOYEES

The remuneration of senior employees covers the Corporate Management Team (CMT). The following table provides details of the remuneration paid to senior employees:

Table 2 - Table 2: Remuneration (including salary) [audited information]

Officers	2025/26				2024/25			
	Salary (Full year equivalent in brackets where applicable) £'000	Bonus Payments £'000	Benefits in kind £'000	Total £'000	Salary (Full year equivalent in brackets where applicable) £'000	Bonus Payments £'000	Benefits in kind £'000	Total £'000
Chief Executive - John Walsh	165-170			165-170	150-155			150-155
Deputy Cx / Strategic Dir of Corporate Services) - Sharon McNicholl	125-130			125-130	120-125			120-125
Director of City and Organisational Strategy - John Tully	120-125			120-125	115-120			115-120
Strategic Director of City Operations - David Sales	125-130			125-130	120-125			120-125
Strategic Director of Place and Economy - Damien Martin	125-130			125-130	115-120			115-120
City Solicitor - Nora Largey	120-125			120-125	115-120			115-120
Director Operational of Physical Programmes - Sinead Grimes	110-115			110-115	105-110			105-110
Director of Human Resources - Christine Sheridan	110-115			110-115	105-110			105-110
Director of Finance - Trevor Wallace	110-115			110-115	105-110			105-110
Director of Ext Affairs, Comms & Market - Eunan McConville	105-110			105-110	100-105			100-105

Councils are required to disclose the relationship between the remuneration of the highest paid member of the Corporate Management Team and the median remuneration of the Councils workforce.

The banded remuneration of the highest paid member of the Corporate Management Team at 31 March 2026 was £165-£170k. This was 4.92 times the median remuneration of the workforce, which was £33,699.

Table 3: Relationship between the remuneration of the highest paid member of the Corporate Management Team (CMT) and the median remuneration of the Councils workforce (audited information)

	2025/26 £'000	2024/25 £'000
Salary Band of Highest Paid member of the CMT	165-170	150-155
Median Total Remuneration	33.7	31.1
Ratio	4.92	4.98

In 2025/26, no employees received remuneration in excess of the highest paid member of the CMT.

Total remuneration includes salary, bonus payments and benefits in kind.

Salary and Benefits in Kind:

"Salary" includes gross salary and any ex gratia payments.

Benefits in Kind:

The monetary value of benefits in kind covers any benefits provided by the employer and treated by HM Revenue and Customs as a taxable emolument.

Exit Packages for staff

The number of exit packages provided to all staff by the Council, together with total cost per band and total cost of the voluntary redundancies as agreed under the Council's voluntary redundancy scheme are set out in the table below:

Table 4: Exit Packages in 2025/26 (audited information)

Severance Package Cost Band	2025/26				2024/25			
	Number of Compulsory Redundancies	Number of Other departures agreed	Total Number of Exit Packages in each Cost Band	Total Cost of Packages in each Cost Band £'000	Number of Compulsory Redundancies	Number of Other departures agreed	Total Number of Exit Packages in each Cost Band	Total Cost of Packages in each Cost Band £'000
£0 - £20,000	0	0	0	0	0	1	1	2
£20,001 - £40,000	0	0	0	0	0	0	0	0
£40,001 - £60,000	0	1	1	45	0	0	0	0
£60,001 - £80,000	0	0	0	0	0	1	1	65
£80,001 - £100,000	0	0	0	0	0	0	0	0
£100,001 - £150,000	0	0	0	0	0	2	2	254
£150,001 - £200,000	0	0	0	0	0	0	0	0
£200,001 - £250,000	0	0	0	0	0	0	0	0
Total	0	1	1	45	0	4	4	321

Pension Benefits

The Local Government Pension Scheme (Northern Ireland) (the Scheme) is a funded defined benefit pension scheme, which provides retirement benefits for council employees on a "career average revalued earnings" basis from 1 April 2015. Prior to that date benefits were built up on a "final salary" basis.

From 1 April 2015, a member builds up retirement pension at the rate of 1/49th pensionable pay for each year. Pension benefits in relation to membership between 1 April 2009 and 31 March 2015 were built up at the rate of 1/60th pensionable pay for each year of membership. There is no automatic lump sum provided in respect of membership after 31 March 2009. Pension benefits in relation to any membership before 1 April 2009 were built up at the rate of 1/80th (pension) and 3/80ths (tax-free lump sum) of pensionable pay for each year of membership up to 31 March 2009. At retirement, members may give up some pension for additional lump sum, subject to HM Revenue and Customs (HMRC) limits. The conversion rate is £12 additional lump sum for every £1 of pension given up.

Councillors have been able to join the Scheme since May 2011. The Scheme application is modified to reflect the fact that councillors hold an elected office. Councillor members have always accrued pension on a career average basis. Prior to 1 April 2015 pension was accrued at a rate of 1/60th and thereafter at a rate of 1/49th.

The Scheme is funded by contributions made by both employees/councillors and employers. Prior to 1 April 2009, a member's contribution rates were fixed at 6% of their pensionable remuneration (except for those who were entitled to contribute to the Scheme at 5% before 1 February 2003 and have remained in continuous employment). Tiered member contribution rates, determined by the whole-time equivalent rate of pay, were introduced from 1 April 2009. From 1 April 2015, the member contribution rates are determined on the actual rate of pay.

The ranges for the bands for tiered contribution rates are revised by the Department for Communities in April each year in accordance with the increase applied to a pension in payment. The bands, effective from 1 April 2024, were as follows:

Table 5: Employee Contribution Rates

Band	Range	Employee Contribution Rate
1	£0 - £18,300	5.50%
2	£18,301 - £28,100	5.80%
3	£28,101 - £47,000	6.50%
4	£47,001 - £57,200	6.80%
5	£57,201 - £113,500	8.50%
6	More than £113,500	10.50%

Employers' contribution rates are determined by the fund's actuary every three years at the triennial valuation. Contribution rates for the 2025/26 year were set from the formal triennial actuarial valuation of the Fund as at 31 March 2022 carried out in 2022/23 and set the employer contribution rates for the 3 years commencing 1 April 2023 as follows:

Table 6: Employer Contribution Rates

Year	Employer Contribution Rate
1 April 2023 - 31 March 2024	19.0%
1 April 2024 - 31 March 2025	19.0%
1 April 2025 - 31 March 2026	19.0%

The Local Government Pension Scheme Regulations (Northern Ireland) 2014 were made on 27 June 2014 and The Local Government Pension Scheme (Amendment and Transitional Provisions) Regulations (Northern Ireland) 2014 were made on 30 June 2014. Both sets of regulations are effective from 1 April 2015.

Councillors have been able to join the Scheme since May 2011 and therefore have not accrued significant benefits thus far. However, the in-year pension contributions made by the Council for all Councillors during 2025/26 was £256,676 (2024/25 £191,914).

The value of pension benefits of the most senior management of the Council accrued during the year was as follows:

Table 7: Pension Benefits of senior staff in 2025/26 (audited information)

Officers	Accrued Pension and Related Lump Sum (LS) at pension age as at 31/03/26 £'000	Real increase/(decrease) in pension and related lump sum at pension age	CETV at 31/03/26 £'000	CETV at 31/03/25 £'000	Real increase in CETV £'000
John Walsh	80-85	5-7.5	1,704	1,550	77
	95-100 (LS)	2.5-5 (LS)			
Sharon McNicholl	60-65	2.5-5	1,295	1,185*	52
	80-85 (LS)	0-2.5 (LS)			
John Tully	35-40	0-2.5	653	591	26
David Sales	5-10	0-2.5	140	99	25
Damien Martin	20-25	0-2.5	370	321	24
Nora Largey	40-45	0-2.5	696	633	26
	20-25 (LS)	(0-2.5) (LS)			
Sinead Grimes	40-45	0-2.5	726	665	27
	25-30 (LS)	(0-2.5) (LS)			
Christine Sheridan	50-55	2.5-5	1,068	973	48
	60-65 (LS)	0-2.5 (LS)			
Trevor Wallace	50-55	2.5-5	1,082	986	49
	60-65 (LS)	0-2.5 (LS)			
Eunan McConville	5-10	0-2.5	62	34	18

*Sharon McNicholl opted to combine her current record with an older deferred record therefore 2025 figures were recalculated

The Cash Equivalent Transfer Value (CETV)

This is the actuarially assessed capitalised value of the pension scheme benefits accrued by a member at a particular point in time. The benefits valued are the member's accrued benefits and any contingent spouse's pension payable from the scheme. It is a payment made by a pension scheme or arrangement to secure pension benefits in another pension scheme or arrangement when the member leaves a scheme and chooses to transfer the pension benefits they have accrued in their former scheme. The pension figures shown relate to the benefits that the individual has accrued as a consequence of their total membership of the pension scheme, not just their service in a senior capacity to which disclosure applies. CETVs are calculated in accordance with The Occupational Pension Schemes (Transfer Values) (Amendment) Regulations and do not take account of any actual or potential reduction to benefits resulting from Lifetime Allowance Tax which may be due when pension benefits are taken.

The real increase in the value of the CETV

This reflects the increase in CETV effectively funded by the employer. It takes account of the increase in accrued pension due to inflation, contributions paid by the employee (including the value of any benefits transferred from another pension scheme or arrangement) and uses common market valuation factors for the start and end of the period.

Chief Executive

Date

Certificate of the Chief Financial Officer

I certify that:

- (a) The Statement of Accounts for the year ended on pages 43 to 119 has been prepared in the form directed by the Department for Communities and under the accounting policies set out on pages 47 to 59 and page 107.
- (b) in my opinion the Statement of Accounts gives a true and fair view of the income and expenditure and cash flows for the financial year and the financial position as at the end of the financial year ending 31st March 2026.

Chief Financial Officer

Date

These accounts were approved by resolution of the Strategic Policy & Resource Committee on 18 September 2026.

Chairperson

Date

Belfast City Council
Movement in Reserves Statement for the year ended 31 March 2026

The Movement in Reserves Statement shows the movement from the start of the year to the end on the different reserves held by the authority, analysed into 'usable reserves' (ie those that can be applied to fund expenditure or reduce local taxation) and 'unusable reserves'. The Statement shows how the movements in year of the Council's reserves are broken down between gains and losses incurred in accordance with generally accepted accounting practices and the statutory adjustment required to return to the amounts chargeable to council tax for the year. The net "Increase/(Decrease)" line shows the statutory General Fund Balance movements in the year following those adjustments.

	General Fund Summary	Other Fund Balances and Reserves	Capital Receipts Reserves (inc deferred and unapplied)	Total Usable Reserves	Total Unusable Reserves	Total Council Reserves
	£	£	£	£	£	£
Balance as at 1 April 2024	59,299,011	27,932,049	729,008	87,960,068	765,199,807	853,159,875
Movement in reserves during the year						
Surplus/ (Deficit) on the provision of services	921,477	-	-	921,477	-	921,477
Other Comprehensive Income and Expenditure	-	-	-	-	25,446,123	25,446,123
Total Comprehensive Income and Expenditure	921,477	-	-	921,477	25,446,123	26,367,600
Adjustments between accounting basis & funding under regulations	3,895,124	1,261,786	5,962,500	11,119,410	(9,225,219)	1,894,191
Net increase before transfers to Statutory and Other Reserves	4,816,601	1,261,786	5,962,500	12,040,887	16,220,904	28,261,791
Transfers to / from Statutory and Other Reserves	146,254	(146,254)	-	-	-	-
Other movements	309,202	-	(1,753,630)	(1,444,428)	103,953	(1,340,475)
Increase/ (Decrease) in year	5,272,057	1,115,532	4,208,870	10,596,459	16,324,858	26,921,317
Balance as at 31 March 2025	64,571,068	29,047,581	4,937,878	98,556,527	781,524,665	880,081,192
Movement in reserves during the year						
Surplus/ (Deficit) on the provision of services	1,289,257	-	-	1,289,257	-	1,289,257
Other Comprehensive Income and Expenditure	-	-	-	-	13,055,013	13,055,013
Total Comprehensive Income and Expenditure	1,289,257	-	-	1,289,257	13,055,013	14,344,270
Adjustments between accounting basis & funding under regulations	(5,742,270)	(4,447,312)	1,399,132	(8,790,450)	9,520,593	730,143
Net increase before transfers to Statutory and Other	(4,453,013)	(4,447,312)	1,399,132	(7,501,193)	22,575,606	15,074,413
Transfers to / from Statutory and Other Reserves	283,006	(283,006)	-	-	-	-
Other movements	-	-	-	-	(104,000)	(104,000)
Increase/ (Decrease) in year	(4,170,007)	(4,730,318)	1,399,132	(7,501,193)	22,471,606	14,970,413
Balance as at 31 March 2026	60,401,061	24,317,263	6,337,010	91,055,334	803,996,271	895,051,605

Belfast City Council
Comprehensive Income and Expenditure Statement for the year ended 31 March 2026

The Comprehensive Income and Expenditure Statement shows the accounting cost in the year of providing services in accordance with generally accepted accounting practices, rather than the amount to be funded from taxation. Councils raise taxation to cover expenditure in accordance with statutory requirements; this may be different from the accounting cost. The taxation position is shown in both the Expenditure and Funding Analysis (Note 2) and the Movement in Reserves Statement.

		2025/26			2024/25		
		Gross Expenditure	Gross Income	Net Expenditure	Gross Expenditure	Gross Income	Net Expenditure
Service Expenditure	Note	£	£	£	£	£	£
Strategic Policy & Resources	2	132,345,499	(68,333,765)	64,011,734	110,265,101	(54,102,376)	56,162,725
City Growth & Regeneration	2	53,927,326	(21,338,242)	32,589,084	62,250,793	(29,644,238)	32,606,555
People & Communities	2	157,259,314	(27,423,853)	129,835,461	148,141,633	(23,818,216)	124,323,417
Planning & Licensing	2	10,151,560	(7,308,052)	2,843,508	10,288,097	(7,103,184)	3,184,913
Cost of Services on Continuing Operations		353,683,699	(124,403,912)	229,279,787	330,945,624	(114,668,014)	216,277,610
Other Operating Expenditure/ Income	8	1,032,781	(1,497,436)	(464,655)	5,992,173	(9,902,865)	(3,910,692)
Financing and Investment Income and Expenditure	9	1,037,964	(8,334,268)	(7,296,304)	1,247,095	(8,876,526)	(7,629,431)
(Surplus) or Deficit on Discontinued Operations				-			-
Net Operating Expenditure		355,754,444	(134,235,616)	221,518,828	338,184,892	(133,447,405)	204,737,487
Taxation and Non-Specific Grant Income	10	3,645,545	(226,453,630)	(222,808,085)	2,788,459	(208,447,423)	(205,658,964)
(Surplus)/Deficit on the Provision of Services		359,399,989	(360,689,246)	(1,289,257)	340,973,351	(341,894,828)	(921,477)
(Surplus)/Deficit on revaluation of non-current assets	11			(18,520,013)			(24,562,123)
Impairment losses on non-current assets charged to the Revaluation Reserve	11			-			-
Surplus/(Deficit) arising on revaluation of available-for-sale financial assets	11						
Remeasurements of the Net Defined Benefit Liability (Asset)	20			5,465,000			(884,000)
Share of Other Comprehensive Expenditure & Income of associates and joint ventures	29			-			-
Other Comprehensive Income and Expenditure				(13,055,013)			(25,446,123)
Total Comprehensive Income and Expenditure				(14,344,270)			(26,367,600)

Belfast City Council
Balance Sheet as at 31 March 2026

The Balance Sheet shows the value as at the Balance Sheet date of the assets and liabilities recognised by the Council. The net assets of the Council (assets less liabilities) are matched by the reserves held by the Council. Reserves are reported in two categories. The first category is usable reserves, i.e. those reserves that the Council may use to provide services, subject to the need to maintain a prudent level of reserves and any statutory limitations on their use. The second category is unusable reserves, those that the Council is not able to use to provide services. This category of reserves includes reserves that hold unrealised gains and losses (for example the Revaluation Reserve), where amounts would only become available to provide services if the assets are sold; and reserves that hold timing differences shown in the Movement in Reserves Statement line 'Adjustments between accounting basis & funding basis under regulations'.

		31st March 2026	31st March 2025
	Note	£	£
Fixed Assets	11	915,855,695	903,680,574
Long Term Investments		-	-
Investment in Associates and Joint Ventures	29	3,436,859	3,436,859
Long Term Debtors	15	426,170	276,161
Contract Assets		-	-
Contract Costs		-	-
LONG TERM ASSETS		919,718,724	907,393,594
Short Term Investments		-	-
Inventories	14	177,677	222,543
Short Term Debtors	15	29,683,174	28,348,917
Cash and Cash Equivalents	24	54,336,605	57,539,430
Assets Held for Sale	11	8,025,000	2,650,001
Contract Assets	3, 15	304,180	486,489
Contract Costs		-	-
CURRENT ASSETS		92,526,636	89,247,380
Bank Overdraft	24	-	-
Short Term Borrowing	16	4,598,568	4,512,476
Short Term Creditors	17	70,740,993	68,594,155
Provisions	18	5,152,872	3,593,301
Contract Liabilities	17	25,650	-
CURRENT LIABILITIES		80,518,083	76,699,932
Long Term Creditors	17	767,783	1,020,343
Provisions	18	1,844,093	1,844,093
Long Term Borrowing	16	24,034,592	28,633,163
Other Long Term Liabilities	20	5,803,942	6,154,942
Contract Liabilities		-	-
Donated Assets Account	21	4,024,182	1,914,576
Capital Grants Receipts in Advance	21, 22	201,079	292,732
LONG TERM LIABILITIES		36,675,671	39,859,849
NET ASSETS		895,051,606	880,081,193
USABLE RESERVES			
Capital Receipts Reserve	25a	5,154,574	4,139,224
Deferred Capital Receipts	25b	1,068,886	665,000
Capital Receipts Unapplied	25c	111,725	111,725
Capital Grants Unapplied	25d	1,825	21,929
Capital Fund	25e	12,351,855	16,607,146
Leisure Mobilisation Fund	25f	512,392	534,521
Neighbourhood Regeneration Fund	25g	8,610,149	9,906,334
Local Community Ownership Fund	25h	1,500,000	-
Other Balances and Reserves	25i	1,342,867	1,999,580
General Fund	25j	60,401,061	64,571,068
		91,055,334	98,556,527
UNUSABLE RESERVES			
Capital Adjustment Account	26a	542,636,696	530,276,689
Revaluation Reserve	26b	269,308,226	259,650,318
Pensions Reserve	26c	(5,803,942)	(6,154,942)
Accumulated Absences Account	26d	(2,140,512)	(2,243,204)
Provisions Discount Rate Reserve	26e	(4,196)	(4,196)
		803,996,272	781,524,666
NET WORTH		895,051,606	880,081,193

Belfast City Council
Cash Flow Statement at 31 March 2026

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

		2025/26	2024/25
	Note	£	£
Surplus/(Deficit) on the Provision of Services		1,289,257	921,477
Adjustment for non-cash movements	24	29,651,953	64,476,592
Adjust for items included in the (Surplus)/Deficit on the Provision of Services that are investing and financing activities	24	(7,893,445)	(10,670,399)
Net cash flows from operating activities		23,047,765	54,727,670
Cash flows from Investing Activities	24	(21,738,111)	(5,311,658)
Net Cash flows from Financing Activities	24	(4,512,479)	(5,375,704)
Net increase or decrease in cash and cash equivalents		(3,202,825)	44,040,308
Cash and cash equivalents at the beginning of the reporting period	24	57,539,430	13,499,122
Cash and cash equivalents at the end of the reporting period		54,336,605	57,539,430

Belfast City Council
Notes to the Financial Statements
FOR THE YEAR ENDED 31 MARCH 2026

1 Accounting Policies

a General Principles

The Statement of Accounts summarises the Council's transactions for the 2025/26 financial year and its position at the year-end of 31 March 2026. The Council is required to prepare an annual Statement of Accounts in a form directed by the Department for Communities in accordance with regulations 3 (7) and (8) in the Local Government (Accounts and Audit) Regulations (Northern Ireland) 2015 in accordance with proper accounting practices.

These practices primarily comprise the Code of Practice on Local Authority Accounting in the United Kingdom 2025/26, 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.

Summary of Significant Accounting Policies

i) Accruals of Income and Expenditure

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

- 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

- 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 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.

ii) 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 six 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.

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 Council's cash management.

iii) Contingent Assets

A contingent asset arises where an event has taken place that gives the Council 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 Council.

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

iv) Contingent Liabilities

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

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

v)

Employee Benefits

Short-term employee benefits are those due to be settled wholly within 12 months of the year-end. They include such benefits as wages and salaries, paid annual leave and paid sick leave, bonuses and non-monetary benefits (e.g. cars) for current employees, and are recognised as an expense in the year in which employees render service to the Council. 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 applicable wage and salary rate. The accrual is charged to Surplus or Deficit on the Provision of Services, but then reversed out through the Movement in Reserves Statement so that holiday 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 Council 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 Council can no longer withdraw the offer of those benefits or when the Council 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 Council to the pension fund or pensioner in the year, not the amount calculated according to the relevant accounting standards. In the Movement in Reserves Statement, appropriations are required to and from the Pensions Reserve to remove the notional debits and credits for pension enhancement termination benefits and replace them with debits for the cash paid to the pension fund and pensioners and any such amounts payable but unpaid at the year-end.

Post Employment Benefits

The majority of employees of the Council are members of the Northern Ireland Local Government Officers' Pension Fund administered by the Northern Ireland Local Government Officers' Superannuation Committee. The scheme provides defined benefits to members (retirement lump sums and pensions), earned as employees worked for the Council.

The Northern Ireland Local Government Officers' Pension Fund

The Northern Ireland Local Government Officers' Pension Fund is accounted for as a defined benefits scheme.

The liabilities of the Northern Ireland Local Government Officers' Pension Fund attributable to the Council are included in the Balance Sheet on an actuarial basis using the projected unit method – i.e. an assessment of the future payments that will be made in relation to retirement benefits earned to date by employees, based on assumptions about mortality rates, employee turnover rates, etc., and projections of projected earnings for current employees.

Liabilities are discounted to their value at current prices, using a discount rate based on the Aon Hewitt GBP Select AA Curve over the duration of the Employer's liabilities.

The assets of the Northern Ireland Local Government Officers' pension fund attributable to the Council are included in the Balance Sheet at their fair value:

- quoted securities – current bid price
- unquoted securities – professional estimate
- property – market value
- unutilised securities – current bid price

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

Within the Cost of Services

Current Service Cost – the increase in the present value of the defined benefit obligation (liabilities) resulting from employee service in the current period.

Past Service Cost – (where applicable) the change in the present value of the defined benefit obligation for employee service in prior periods, resulting from a scheme amendment (the introduction or withdrawal of, or changes to, a defined benefit scheme) or a curtailment (a significant reduction in the number of employees covered by the scheme).

Any Gains or Losses on Settlement – (where applicable) arising where a council enters into a transaction that eliminates all further legal or constructive obligations for part or all of the benefits provided under a defined benefit scheme.

Within Financing and Investment Income and Expenditure

Net interest on the net defined benefit liability (asset), – i.e. net interest expense for the Council, the change during the period in the net defined benefit liability (asset) that arises from the passage of time charged to the Financing and Investment Income and Expenditure line of the Comprehensive Income and Expenditure Statement - this is calculated by applying the discount rate used to measure the defined benefit obligation at the beginning of the period to the net defined benefit liability (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.

Within Other Comprehensive Income and Expenditure (Remeasurements)

The Return on Plan Assets – excluding amounts recognised in the Net Interest on the Net Defined Benefit Liability (Asset). This includes interest, dividends and other income derived from the plan assets, together with realised and unrealised gains or losses on the plan assets, less any costs of managing plan assets, and any tax payable by the plan itself other than tax included in the actuarial assumptions used to measure the present value of the defined benefit obligation.

Actuarial Gains and Losses – changes in the present value of the defined benefit obligation resulting from: a) experience adjustments (the effects of differences between the previous actuarial assumptions and what has actually occurred) and b) the effects of changes in actuarial assumptions.

Within the Movement in Reserves Statement Appropriations

Contributions by Scheme Participants – the increase in scheme liabilities and assets due to payments into the scheme by employees (where increased contribution increases pension due to the employee in the future).

Contributions by the Employer - the increase in scheme assets due to payments into the scheme by the employer.

In relation to retirement benefits, statutory provisions require the General Fund balance to be charged with the amount payable by the Council to the pension fund or directly to pensioners in the year, not the amount calculated according to the relevant accounting standards. In the Movement in Reserves Statement, 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 Council also has restricted powers to make discretionary awards of retirement benefits in the event of early retirements. Any liabilities estimated to arise as a result of an award to any member of staff are accrued in the year of the decision to make the award and accounted for using the same policies that are applied to the Northern Ireland Local Government Officers' pension fund.

Northern Ireland Civil Service (NICS) Pension Scheme

As a result of Local Government Reform on 1 April 2015, staff that transferred from Central Government to the Council retained membership of the Northern Ireland Civil Service (NICS) Pension Scheme. The scheme provides defined benefits to members (retirement lump sums and pensions). However, the arrangements for the NICS Pension Scheme mean that liabilities for these benefits cannot ordinarily be identified specifically to the Council. 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.

vi) **Events After the Balance Sheet Date**

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

1) Those that provide evidence of conditions that existed at the end of the reporting period – the Statement of Accounts is adjusted to reflect such events.

2) Those that are indicative of conditions that arose after the reporting period – the Statement of Accounts is not adjusted to reflect such events, but where a category of events would have a material effect, disclosure is made in the notes of the nature of the events and their estimated financial effect.

The Statement of Accounts may subsequently be adjusted up to the date when they are authorised for issue. This date will be recorded on the Statement of Accounts and is usually the date the Local Government Auditor issues the certificate and opinion. Where material adjustments are made in this period they will be disclosed.

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

vii) **Exceptional Items**

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

viii) **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 Council'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.

ix) **Financial Instruments**

Financial Liabilities

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

For most of the borrowings that the Council 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.

Where premiums and discounts have been charged to the Comprehensive Income and Expenditure Statement, regulations allow the impact on the General Fund Balance to be spread over future years. The Council has a policy of spreading the gain or loss over the term that was remaining on the loan against which the premium was payable or discount receivable when it was repaid. The reconciliation of amounts charged to the Comprehensive Income and Expenditure Statement to the net charge required against the General Fund Balance is managed by a transfer to or from the Financial Instruments Adjustment Account in the Movement in Reserves Statement.

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 or loss (FVPL), and
- fair value through other comprehensive income (FVOCI)

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

Financial Assets Measured at Amortised Cost

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

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 or Loss

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

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

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

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

- Level 1 inputs - quoted prices (unadjusted) in active markets for identical assets that the 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.

x) Foreign Currency Translation

Where the Council 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.

xi) 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 Council when there is reasonable assurance that:

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

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

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

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

xii) Inventories and Long Term Contracts

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

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.

xiii) Overheads and Support Services

The majority of overheads and support services are included in the expenditure of the Strategic Policy & Resources Committee in the Comprehensive Income and Expenditure Statement.

xiv) **Landfill Allowance Scheme**

The Landfill Allowances Scheme operates under the Landfill Allowances Scheme (Northern Ireland) Regulations 2005. Local Authorities are allocated annual target figures for the maximum amount of biodegradable municipal waste that can be sent to landfill but there are no tradable allowances. It is not a 'cap and trade' scheme since landfill allowances are not tradable. For this reason, landfill allowances are not recognised as assets on the Balance Sheet.

xv) **Intangible Assets**

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

Internally generated assets are capitalised where it is demonstrable that the project is technically feasible and is intended to be completed (with adequate resources being available) and the Council will be able to generate future economic benefits or deliver service potential by being able to sell or use the asset. Expenditure is capitalised where it can be measured reliably as attributable to the asset and restricted to that incurred during the development phase (research expenditure is not capitalised).

Expenditure on the development of websites is not capitalised if the website is solely or primarily intended to promote or advertise the Council's goods or services.

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

Where expenditure on intangible assets qualifies as capital expenditure for statutory purposes, amortisation, impairment losses and disposal gains and losses are not permitted to have an impact on the General Fund Balance. The gains and losses are therefore reversed out of the General Fund Balance in the Movement in Reserves Statement and posted to the Capital Adjustment Account and (for any sale proceeds greater than £5,000) the Capital Receipts Reserve.

xvi) **Investment Property**

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 measurable date. As a non-financial asset, investment properties are measured at highest and best use. Properties are not depreciated but are revalued annually according to market conditions at the year-end. Gains and losses on revaluation are posted to the Financing and Investment Income and Expenditure line in the Comprehensive Income and Expenditure Statement. The same treatment is applied to gains and losses on disposal.

Rentals received in relation to investment properties are credited to the Financing and Investment Income line in the Comprehensive Income and Expenditure Statement 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 the Capital Receipts Reserve.

xvii) **Leases**

Leases are classified as leases where the terms of the lease transfer substantially all the risks and rewards incidental to ownership of the property, plant or equipment from the lessor to the lessee. All other leases are classified as operating leases.

Where a lease covers both land and buildings, the land and buildings elements are considered separately for classification.

Arrangements that do not have the legal status of a lease but convey a right to use an asset in return for payment are accounted for under this policy where fulfilment of the arrangement is dependent on the use of specific assets.

The Council as Lessee - lease

In 2024/25, the Council applied IFRS 16 Leases as required by the Code of Practice for Local Authority Accounting in the United Kingdom. The main impact of the new requirements is that arrangements previously accounted for as operating leases (i.e. without recognising the leased property as an asset and future rents as a liability) a right-of-use asset and a lease liability were brought onto the Balance Sheet.

Provisions in the Code also allow for leases not to be recognised if they are short-term leases (less than one year) or where the underlying asset is of low value. At the commencement of the lease, its fair value is measured at the lease's inception (or the present value of the minimum lease payments, if lower). The asset recognised is matched by a liability for the obligation to pay the lessor. Initial direct costs of the Council are added to the carrying amount of the asset. Premiums paid on entry into a lease are applied to writing down the lease liability. Contingent rents are charged as expenses in the periods in which they are incurred.

Lease payments are apportioned between:

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

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

The Council is not required to raise district rates to cover depreciation or revaluation and impairment losses arising on leased assets. Instead, a prudent annual contribution is made from revenue towards the deemed capital investment in accordance with statutory requirements. Depreciation and revaluation and impairment losses are therefore substituted by a revenue contribution in the General Fund Balance, by way of an adjusting transaction with the Capital Adjustment Account in the Movement in Reserves Statement for the difference between the two.

Rentals paid under operating leases that are of low value or exempt under the provisions of IFRS16 are charged to the Comprehensive Income and Expenditure Statement as an expense of the services benefiting from use of the leased property, plant or equipment. Charges 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 rent-free period at the commencement of the lease).

Where the Council grants a finance lease over a property or an item of plant or equipment, the relevant asset is written out of the Balance Sheet as a disposal. At the commencement of the lease, the carrying amount of the asset in the Balance Sheet (whether Property, Plant and Equipment or Assets Held for Sale) is written off to the Other Operating Expenditure line in the Comprehensive Income and Expenditure Statement as part of the gain or loss on disposal. A gain, representing the Council's net investment in the lease, is credited to the same line in the Comprehensive Income and Expenditure Statement also as part of the gain or loss on disposal (i.e. netted off against the carrying value of the asset at the time of disposal), matched by a lease asset (long term debtor) in the Balance Sheet.

The Council as Lessor - lease

Lease rentals receivable are apportioned between:

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

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

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

Where the Council 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.

The Council as Lessor - Operating Lease

The council has no sale and leaseback arrangements.

xviii) **Surplus Assets**

Surplus assets are non-operational assets that do not meet the conditions to be classified as assets held for sale. They are measured at fair value, reflecting the actual market state and conditions at the balance sheet date (which is the valuation date) with best evidence of fair value in an active market for similar properties in the same location. The Council classifies assets to surplus assets on the advice of its estates management officers and in consultation with its external property valuers.

The surplus assets held by the Council comprise a number of properties including land, buildings or sites of land and buildings combined, which have not reached the stage where the council can market these for sale advantageously, or where the properties have restrictions that prevent them currently being brought to market.

xix) **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 previously recognised losses in the Surplus or Deficit on the 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 its 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 greater than £5k received for a disposal are categorised as capital receipts and credited to the Capital Receipts Reserve. 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 District Rates, as the cost of non-current assets is fully provided for under separate arrangements for capital financing. Amounts are appropriated to the Capital Adjustment Account from the General Fund Balance in the Movement in Reserves Statement.

xx) **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 Council and the cost of the item can be measured reliably. Expenditure that maintains but does not add to an asset's potential to deliver future economic benefits or service potential (i.e., repairs and maintenance) is charged as an expense when it is incurred. The Council applies a de-minimis level of £25k to Plant & Machinery, Information Technology equipment, Fixtures & Fittings and Office equipment, meaning only assets over £25k are capitalised. Subsequent capital expenditure is only capitalised where it provided an enhancement to the economic benefits of the asset in excess of those previously addressed.

Measurement

Assets are initially measured at cost, comprising:

- a. the purchase price.
- b. 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.
- c. the initial estimate of the costs of dismantling and removing the item and restoring the site on which it is located.

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

The cost of assets acquired other than by purchase is deemed to be its 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 Council). In the latter case, where an asset is acquired via an exchange, the cost of the acquisition is the carrying amount of the asset given up by the Council.

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

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

- infrastructure, community assets and assets under construction: depreciated historical cost.
- short life assets, including road vehicles, plant and equipment, fixtures and fittings, office equipment, and IT and IT equipment: depreciated historic cost as a proxy for current value.
- surplus assets: fair value (at highest and best use).
- investment properties: measured initially at cost and subsequently at fair value as outlined in accounting policy xv.
- all other assets: service potential (current value).

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

Valuation

The Council operates a rolling programme for the revaluation of Land and Buildings with approximately 20% of these being revalued by physical inspection each year and the remainder being revalued by a desktop exercise. Increases in valuations are matched by credits to the Revaluation Reserve to recognise unrealised gains. Exceptionally, gains might be credited to the Comprehensive Income and Expenditure Statement where they arise from the reversal of a loss previously charged to a service.

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:

- a. 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).
- b. 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.

The same accounting treatment is applied to revaluation losses as a result of a general fall in asset prices across the board as opposed to a consumption of economic benefit specific to an asset as is in the case of impairment losses.

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 a straight-line basis on the following classes of tangible asset:

- buildings, installation and fittings are depreciated on their fair value over the estimated remaining lives of those assets as advised by the Independent Chartered Surveyors. Depending on the type of building, installation or fitting the maximum useful life will be a range up to 60 years.
- infrastructure assets, short-life assets, including road vehicles, plant and equipment, fixtures and fittings, office equipment, and IT and IS equipment are depreciated over their estimated useful lives.

Intangible assets are amortised on a straight-line basis over their estimated useful lives.

Amortisation is calculated on the following basis:

- straight-line allocation of the estimated useful lives.
- amortisation is charged in the month of capitalisation but not in the month of disposal.

Componentisation

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

Componentisation is only applicable to larger value land and buildings or equipment assets. The Council applies the following de-minimis levels in relation to componentisation:

- a component should be valued separately if it is greater than or equal to 3% of the total value of the asset; and
- the individual component has a valuation of greater than or equal to £300k.

Revaluations

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.

xxi)

Community Assets

From 1 April 2017, community assets are recognised, measured and accounted for at their depreciated historic cost. The historical cost of a community asset is deemed to be the carrying amount of an asset as at 1 April 2007 or at the date of acquisition, whichever date is the later, and adjusted for subsequent depreciation or impairment (if applicable).

Community assets that consist of land or that have an indeterminable useful life will not be depreciated but will be subject to annual review for impairment. Community assets that are depreciable, or that have depreciable components, and have a determinable useful life will be depreciated systematically at a constant (straight-line) rate over their useful lives, as well as being subject to impairment review if there is evidence of excessive deterioration or that their value to the Council is below their then carrying amount.

Depreciation on community assets will be charged on an annual basis to the appropriate service of the Council in that year against the Surplus or Deficit on the Provision of Services in the Comprehensive Income and Expenditure Statement.

xxii) **Heritage Assets**

Heritage Assets are assets with historical, artistic, scientific, technological, geophysical or environmental qualities that are held and maintained principally for their contribution to knowledge and culture.

Heritage Assets are those assets that are intended to be preserved in trust for future generations because of their cultural, environmental or historic associations. They would be held by this authority in pursuit of our overall objectives in relation to the maintenance of heritage.

The Council's collection of Heritage Assets (Works of Art and Civic Items) is reported in the balance sheet at insurance valuation, which is based on market values, or if it is not possible to obtain a valuation, they are maintained at historical cost less any depreciation, amortisation or impairment losses. These insurance valuations based on market values are updated on a periodic basis. Where no cost can be measured reliably, heritage assets are not held at a monetary value and are not reported in the balance sheet. Such assets will continue to be retained by the Council and will form part of its heritage assets collection, and will be reported in summary by way of a note to the financial statements.

Summary information on Heritage Assets has been provided for current financial year along with comparatives for the previous financial year. Detailed information relating to transactions has not been included for prior years as it would not be practical to do so and there is little value added for the users of the accounts.

xxiii) **Provisions**

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

Provisions are charged as an expense to the appropriate service line in the Comprehensive Income and Expenditure Statement in the year that the Council becomes aware of the obligation, and 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 Council settles the obligation.

xxiv) **Reserves**

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

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

xxv) **Charges to Revenue for Non-Current Assets**

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

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

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

xxvi) **Revenue Expenditure Funded from Capital under Statute**

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

xxvii) **Value Added Tax**

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

xxviii) **Landfill Exploration and Evaluation**

The Council considers the facts and circumstances to determine whether an exploration and evaluation asset should be recognised in respect of the landfill site including assessment of the amount, timing and certainty of future cash flows under IFRS 6. The Council's landfill site produces gas to generate electricity. The increase in utility prices in recent years due in principal to a number of Global Geo-political factors has ended and prices have fallen back substantially from their peak in 2022. This has led to a substantial reduction in income from electricity generation during financial year 25/26 and an under recovery position at Period 13 of £355,526. Gas levels have also continued to decrease in line with expectations and will continue to do so, leading to lower KWH output. Whilst operating costs have increased due to index linking of contract costs with Renewable Power Systems, the Council does not recognise any asset in respect of this gas production as any forecasting or estimating of future income is uncertain. The Council cannot reliably measure or value such an asset under IAS 38.

xxix) **Fair Value Measurement**

The Council measures some of its non-financial assets such as surplus assets and investment properties and some of its financial instruments such as equity shareholdings [other financial instruments as applicable] 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 Council 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 Council takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

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

Inputs to the valuation techniques in respect of assets and liabilities for which fair value is measured or disclosed in the Council'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.

xxx) **Capital Receipts Unapplied**

This represents capital receipts that are held on the balance sheet to finance future capital expenditure. Income from disposal of fixed assets is posted into the capital receipts unapplied account until such time as it is allocated to finance other capital expenditure.

b Accounting Standards That Have Been Issued but Have Not Yet Been Adopted

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

- a) Amendments to the Classification and Measurement of Financial Instruments
- b) Annual improvements to IFRS accounting standards

c Critical Judgements in Applying Accounting Policies

In applying accounting policies set out from Note 1a above the Council has had to make certain judgements about complex transactions or those involving uncertainty about future events.

The critical judgements made in the Statement of Accounts are:

Landfill Provision

The calculation of the necessary financial provision for the capping and aftercare costs for the landfill site depends on a judgement around the appropriate discount rate to be used and the number of years over which these costs need to be provided. The landfill provision figures are sensitive to the assumptions used. The impact of amending the interest rates used to discount this provision has been mitigated through the creation of a Provision Discount Rate Reserve to accommodate fluctuations in the current value of the annual calculation of long term provisions for landfill costs.

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

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

The items in the Council's Balance Sheet at 31 March 2026 for which there is a significant risk of material adjustment in the forthcoming financial year are as follows:

Pension Liability

Estimation of the net liability to pay pensions depends on a number of complex judgements relating to the discount rate used, the rate at which salaries are projected to increase, changes in retirement ages, mortality rates and expected returns on pension fund assets. A firm of consulting actuaries AON Hewitt is engaged to provide the Council with expert advice about the assumptions to be applied. The pension figures disclosed in these financial statements are sensitive to the assumptions used.

The approximate impact of changing key assumptions on the present value of the funded defined benefit obligation as at 31 March 2026 and the projected service cost for the year ending 31 March 2026 is set out in Note 20.

2

a Expenditure and Funding Analysis

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

	2025/26			2024/25		
	Net Expenditure Chargeable to the General Fund	Adjustments	Net Expenditure in the Comprehensive Income and Expenditure Statement	Net Expenditure Chargeable to the General Fund	Adjustments	Net Expenditure in the Comprehensive Income and Expenditure Statement
	£	£	£	£	£	£
Strategic Policy & Resources	60,470,104	(3,541,630)	64,011,734	53,273,447	(2,889,278)	56,162,725
City Growth & Regeneration	29,940,477	(2,648,607)	32,589,084	27,962,346	(4,644,209)	32,606,555
People & Communities	111,193,558	(18,641,903)	129,835,461	105,821,387	(18,502,030)	124,323,417
Planning & Licensing	4,720,261	1,876,753	2,843,508	3,156,287	(28,626)	3,184,913
Net Cost of Services	206,324,399	(22,955,388)	229,279,787	190,213,467	(26,064,143)	216,277,610
Other Income and Expenditure	(202,154,391)	28,414,653	(230,569,044)	(195,485,524)	21,713,563	(217,199,087)
Surplus or Deficit	4,170,008	5,459,265	(1,289,257)	(5,272,057)	(4,350,580)	(921,477)
Opening General Fund			64,571,068			59,299,011
Surplus/(Deficit) on General Fund Balance in Year			(4,170,007)			5,272,057
Closing General Fund			60,401,061			64,571,068

Councils are required to report on the basis of how they are structured and how they operate, monitor and manage financial performance. The purpose of the Expenditure and Funding Analysis is to bring together the operating framework and accounting framework. The adjustments referenced above are detailed in Note 2b.

2

b Note to the Expenditure and Funding Analysis

This note provides a reconciliation of the main adjustments to Net Expenditure Chargeable to the General Fund to arrive at the amounts in the Comprehensive Income and Expenditure Statement. The relevant transfers between reserves are explained in the Movement in Reserves Statement.

Adjustments between Funding and Accounting Basis 2025/26					
Adjustments from General Fund to arrive at the Comprehensive Income and Expenditure Statement Amounts	Adjustments for Capital Purposes	Net Change for the Pension Adjustments	Other Statutory Adjustments	Other non-statutory Adjustments	Total adjustments
	£	£	£	£	£
Strategic Policy & Resources	(3,891,140)	537,566	25,226	(213,282)	(3,541,630)
City Growth & Regeneration	(5,454,277)	2,851,219	24,176	(69,724)	(2,648,607)
People & Communities	(19,098,374)	420,739	35,731	-	(18,641,903)
Planning & Licensing	-	1,859,194	17,559	-	1,876,753
Net Cost of Services	(28,443,791)	5,668,718	102,692	(283,006)	(22,955,388)
Other Income and Expenditure from the Expenditure and Funding Analysis	28,163,370	251,282	-	-	28,414,653
Difference between General Fund surplus or deficit and Comprehensive Income and Expenditure Statement Surplus or Deficit on the Provision of Services	(280,421)	5,920,000	102,692	(283,006)	5,459,265

Adjustments between Funding and Accounting Basis 2024/25					
Adjustments from General Fund to arrive at the Comprehensive Income and Expenditure Statement Amounts	Adjustments for Capital Purposes	Net Change for the Pension Adjustments	Other Statutory Adjustments	Other non-statutory Adjustments	Total adjustments
	£	£	£	£	£
Strategic Policy & Resources	(2,556,644)	(287,333)	57,457	(102,758)	(2,889,278)
City Growth & Regeneration	(4,509,478)	(29,435)	(61,800)	(43,496)	(4,644,209)
People & Communities	(18,262,450)	(158,636)	(80,944)	-	(18,502,030)
Planning & Licensing	-	(24,605)	(4,021)	-	(28,626)
					-
Net Cost of Services	(25,328,572)	(500,009)	(89,308)	(146,254)	(26,064,143)
Other Income and Expenditure from the Expenditure and Funding Analysis	21,495,756	527,009	-	(309,202)	21,713,563
Difference between General Fund surplus or deficit and Comprehensive Income and Expenditure Statement Surplus or Deficit on the Provision of Services	(3,832,816)	27,000	(89,308)	(455,456)	(4,350,580)

Adjustments for Capital Purposes

Adjustments to General Fund Balances to meet the requirements of generally accepted accounting practices, this column adds in depreciation and impairment and revaluation gains and losses in the services line and for:

- i) Other operating expenditure – adjusts for capital disposals with a transfer of income on disposal of assets and the amounts written off for those assets.
- ii) Financing and investment income and expenditure - the statutory charges for capital financing, i.e. Minimum Revenue Provision and other revenue contributions are deducted from financing and investment income and expenditure as these are not chargeable under generally accepted accounting practices.
- iii) Taxation and Non Specific Grant Income and Expenditure – Capital grants are adjusted for income not chargeable under generally accepted accounting practices. Revenue grants are adjusted from those receivable in the year to those receivable without conditions or for which conditions were satisfied throughout the year. The Taxation and Non Specific Grant Income and Expenditure line is credited with capital grants receivable in the year without conditions or for which conditions were satisfied in the year.

Net change for the Pensions Adjustments

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

For Services: this represents the removal of the employer pension contributions made by the authority as allowed by statute and the replacement with current service costs and past service costs.

For Financing and investment income and expenditure: the net interest on the defined benefit liability is charged to the CIES.

Other statutory differences

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

For Financing and investment income and expenditure the other statutory adjustments column recognises adjustments to General Fund for the timing differences for premiums and discounts.

The charge under Taxation and non-specific grant income and expenditure represents the difference between what is chargeable under statutory regulations for district rates and NDR that was projected to be received at the start of the year and the income recognised under generally accepted accounting practices in the Code.

Other non-statutory adjustments

Other non-statutory adjustments represent amounts debited/credited to service segments which need to be adjusted against the 'Other income and expenditure from the Expenditure and Funding Analysis' line to comply with the presentational requirements in the Comprehensive Income and Expenditure Statement:

For financing and investment income and expenditure the other non-statutory adjustments column recognises adjustments to service segments, e.g. for interest income and expenditure and changes in the fair values of investment properties.

For taxation and non-specific grant income and expenditure the other non-statutory adjustments column recognised adjustments to service segments, e.g. for unfenced government grants.

Each committee is responsible for the delivery of key services to the Council and the main services included in each committee is as follows:

Strategic Policy and Resources Committee

The net expenditure of this committee includes Legal and Civic Services, Finance, Corporate Services, City Organisation Structure and Major Projects and Corporate Priorities, Human Resources, External Comms and Marketing and Good Relations.

City Growth and Regeneration Committee

The net expenditure of the committee includes Economic Initiatives and City Regeneration, City Events and Venues including Off-Street Car Parking, Place and Economy and Parks Estates and Zoo.

People and Communities Committee

The net expenditure of the committee includes Cleansing, Waste Management and Vehicles, Parks, Cemeteries and Leisure Centres, Environmental Health, Neighbourhood and Development and Community Services.

Planning and Licensing Committees

The net expenditure includes Planning and Building Control Services.

3 a Expenditure and Income Analysed by Nature

Expenditure		2025/26	2024/25
	Note	£	£
Employee Benefits Expenses	7	129,899,998	118,288,761
Other Services Expenditure		197,040,345	195,457,702
Support Service Recharges		-	-
Depreciation, Amortisation, Impairment	11	28,443,792	25,328,572
Interest Payments	9	704,007	854,093
Investment Property Expenditure	9	333,957	393,002
District Rate Clawback	10	3,645,545	2,788,458
(Gain)/Loss on the Disposal of Assets	8	(474,655)	(2,044,237)
Other Expenditure	9	(193,000)	(93,000)
Total Expenditure		359,399,989	340,973,351
Income		2025/26	2024/25
	Note	£	£
Fees, Charges and Other Service Income		(125,901,348)	(124,570,879)
Interest and Investment Income	9	(8,334,268)	(8,876,526)
District Rate Income	10	(212,984,981)	(199,532,067)
Government Grants and Contributions	10	(13,468,649)	(8,915,356)
Support Service Income		-	-
Other Income		-	-
Total Income		(360,689,246)	(341,894,828)
(Surplus)/Deficit on the Provision of Services		(1,289,257)	(921,477)

b Revenue from contracts with service recipients

On transition to IFRS 15, there is no impact on the Belfast City Council revenue recognition for contracts with customers.

Amounts included in the Comprehensive Income and Expenditure Statement for contracts with service recipients:

Revenue from contracts with service recipients		2025/26	2024/25
		£	£
Strategic Policy & Resources		4,973,697	4,869,475
City Growth & Regeneration		1,441,578	1,465,096
People & Communities		4,512,726	4,747,674
Total included in Comprehensive Income and Expenditure Statement		10,928,001	11,082,245

Revenue from contracts with service recipients includes services such as the provision of IT support, the provision of off street car parking facilities, and the sale of recycle. Income is recognised as the contract obligation is satisfied and received in arrears after each event.

The Council has applied the accounting standard to determine revenue recognition under IFRS 15.

Amounts included in the Balance Sheet for contracts with service recipients:

		31st March 2026	31st March 2025
	Note	£	£
Receivables, which are included in Debtors		-	-
Contract Assets	15	304,180	486,489
Contract Liabilities	17	(25,650)	-
Other		-	-
Total included in Net Assets		278,530	486,489

4 Adjustments between an Accounting Basis and Funding Basis under Regulations:
 a Amounts included in the Comprehensive Income and Expenditure Statement but required by statute to be excluded when determining the Movement on the General Fund Balance for the year:

		2025/26		2024/25	
	Note	£	£	£	£
Amounts included in the Comprehensive Income and Expenditure Statement but required by statute to be excluded when determining the Movement on the General Fund Balance for the year:					
Impairments (losses & reversals) of non-current assets		-		-	
Derecognition (other than disposal) of non-current assets	11	-		-	
Revaluation increases/decreases taken to Surplus/Deficit on the Provision of Services	11	(1,724,210)		(3,576,975)	
Depreciation charged in the year on non-current assets	11	30,130,878	28,406,668	28,791,047	25,214,072
Net Revenue expenditure funded from capital under statute	12	10,303,197		8,100,274	
REFCUS - Government Grants and other Contributions	12	(7,680,012)		(5,855,398)	
REFCUS - Direct Financing	12	(2,623,185)		(1,971,946)	
REFCUS - Capital grants applied	12	-	-	(272,930)	-
Carrying amount of non current assets sold	8, 11	1,032,781		5,992,173	
Proceeds from the sale of PP&E, investment property and intangible assets	8, 9, 24	(1,507,436)	(474,655)	(8,036,410)	(2,044,237)
Difference between finance costs calculated on an accounting basis and finance costs calculated in accordance with statutory requirements			-		-
Net charges made for retirement benefits in accordance with IAS 19	20		12,878,000		17,754,000
Direct revenue financing of Capital Expenditure	12, 25		(11,954,700)		(7,562,536)
Capital Grants and Donated Assets Receivable and Applied in year	10		(6,386,009)		(2,633,989)
Capital Grants Receivable and Unapplied in year	10		-		-
Rates Claw-Back Reserve			-		-
Adjustments in relation to Short-term compensated absences	26		(102,692)		89,308
Adjustments in relation to Lessor Arrangements			-		-
Landfill Regulations Reserve Adjustment			-		-
Provisions Discount Rate Reserve Adjustment	26		-		-
Amounts not included in the Comprehensive Income and Expenditure Statement but required by statute to be included when determining the Movement on the General Fund Balance for the year					
Statutory Provision for the financing of Capital Investment	26		(9,310,882)		(9,140,494)
Employers contributions payable to the NILGOSC and retirement benefits payable direct to pensioners	20		(18,798,000)		(17,781,000)
		(5,742,270)		3,895,124	

b Net transfers (to)/from statutory and other earmarked reserves:		2025/26	2025/26	2024/25	2024/25
	Note	£	£	£	£
Capital Fund					
Interest		-	-	-	-
From Capital		-	-	-	-
Other	25e	(192,021)	(192,021)	(935,402)	(935,402)
Leisure Mobilisation Fund					
Interest		-	-	-	-
Other	25f	22,129	22,129	-	-
Capital Receipts Reserve					
Interest		-	-	-	-
Other	25a	-	-	-	-
Neighbourhood Regeneration Fund					
Interest		-	-	-	-
Other	25g	1,296,185	1,296,185	145,684	145,684
Local Community Ownership Fund					
Interest		-	-	-	-
Other	25h	(1,500,000)	(1,500,000)	-	-
Other Funds and earmarked reserves					
Interest		(25,816)	-	(12,652)	-
From Other funds		-	-	-	-
Other	25i	682,529	656,713	948,624	935,972
Unusable reserves					
Capital Adjustment Account		-	-	-	-
			283,006		146,254

5 Cost of Services on Continuing Operations

a General power of competence

Under Section 79 of the Local Government Act (Northern Ireland) 2014, the Council has the power to do anything that individuals generally may do. Councils have the power to do this with or without charge. The power of competence is not limited to benefitting the area or its residents nor is it limited by existing powers.

Expenditure under the power of competence during 2025/26 was £263,920 (2024/25 £1,037,151).

b External Audit Fees

The Council has incurred the following costs relating to the annual audit of the Statement of Accounts, certification of grant claims and other services provided by the Councils external auditors.

	2025/26	2024/25
	£	£
External Audit Fees	138,500	131,850
National Fraud Initiative	-	1,437
Performance Improvement work	23,500	28,750
	162,000	162,037

The were no other fees payable in respect of any other services provided by the appointed auditor over and above those described above.

6 Leases (as a Lessor and Lessee)

Council as Lessor

a Finance Leases (Council as lessor)

The Council leases out a number of land and building assets by long term leases with lease terms from 250 to 999 years. The leases for 250 years are on a perpetual basis and it is assumed the leases will be renewed so the economic substance is similar to disposal. The rental income is either nil or 5p per annum. Rent is not normally received on these properties and so future minimum lease income is assumed to be nil.

The Council has a gross investment in the lease, made up of the minimum lease payments expected to be received over the remaining term and the residual value anticipated for the property when the lease comes to an end.

The minimum lease payments comprise settlement of the long-term debtor for the interest in the property acquired by the lessee and finance income that will be earned by the Council in future years while the debtor remains outstanding. The gross investment is made up of the following amounts:

	31st March 2026	31st March 2025
	£	£
lease debtor (net present value of minimum lease payments):		
Current	-	-
Non-current	-	-
Unearned finance income	-	-
Unguaranteed residual value of property	-	-
Gross Investment in the lease	-	-
Total undiscounted lease receivables	-	-
Discounted amount of unguaranteed residual values	-	-

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

	Gross Investment in the Lease		Minimum Lease Payments	
	31st March 2026	31st March 2025	31st March 2026	31st March 2025
	£	£	£	£
Not later than one year	-	-	-	-
1 - 2 years	-	-	-	-
2 - 3 years	-	-	-	-
3 - 4 years	-	-	-	-
4 - 5 years	-	-	-	-
Later than five years	-	-	-	-
	-	-	-	-

	31st March 2026	31st March 2025
	£	£
Transactions under leases:		
The council made the following gains and losses as a lessor during the year		
Finance Leases		
Selling gain or loss	-	-
Finance income on the net investment in the lease	-	-
Income relating to variable lease payments not included in the measurement of the net investment in the lease	-	-
Operating Leases		
Total lease income	-	-
Share of lease income relating to variable lease payments that do not depend on an index	-	-

	31st March 2026	31st March 2025
	£	£
Net investment in finance leases:		
The council experienced the following changes in the carrying amount of its net investment		
Net investment at 1 April	-	-
New leases entered into	-	-
Payments by lessees	-	-
Lease modifications	-	-
Impact of changes in unguaranteed residual values	-	-
Movements in impairment loss allowances	-	-
Net investment at 31 March	-	-

As there is a possibility that worsening financial circumstances might result in lease payments not being made, the Council has set aside an allowance for uncollectable amounts of £nil (£nil at 31 March 2024)

The minimum lease payments do not include rents that are contingent on events taking place after the lease was entered into, such as adjustments following rent reviews. In 2025/26, £nil contingent rents were receivable by the Council (2024/25 £nil).

b Operating Leases (Council as lessor)

The Council leases out property and equipment under operating leases for the following purposes:

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

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

	31st March 2026	31st March 2025
	£	£
Not later than 1 year	6,397,619	6,380,290
1-2 years	5,719,750	5,624,488
2-3 years	5,676,909	5,624,488
3-4 years	5,595,417	5,580,405
4-5 years	5,561,374	5,520,015
Later than 5 years	397,408,783	410,182,678
	426,359,852	438,912,364

The minimum lease payments receivable do not include rents that are contingent on events taking place after the lease was entered into, such as adjustments following rent reviews. In 2025/26, no contingent rents were receivable by the Council (2024/25 £nil).

Council as Lessee
c Leases - Right of Use Assets - (Council as lessee)

The Council has acquired a number of operational buildings, vehicles, plant and equipment and copier-printer systems under leases.

The assets acquired under these leases are carried as property, plant and equipment in the Balance Sheet at the following net amounts:

	31st March 2026	31st March 2025
	£	£
Other Land and Buildings	769,242	1,031,459
Vehicles, Plant, Furniture and Equipment	363,032	319,737
	1,132,274	1,351,196

The Council is committed to making minimum payments under these leases comprising settlement of the long-term liability for the interest in the property acquired by the Council and finance costs that will be payable by the authority in future years while the liability remains outstanding. The minimum lease payments are made up of the following amounts:

	31st March 2026	31st March 2025
	£	£
Leases liabilities (net present value of minimum lease payments):		
Current	375,898	345,516
Non- Current	733,482	974,994
Finance costs payable in future years	132,844	192,489
Minimum Lease Payments	1,242,224	1,512,999

The minimum lease payments will be payable over the following periods:

	Minimum Lease Payments		Lease Liabilities	
	31st March 2026	31st March 2025	31st March 2026	31st March 2025
	£	£	£	£
Not later than one year	375,898	345,516	430,518	414,778
Later than one year and not later than five years	665,038	849,672	739,455	962,914
Later than five years	68,444	125,322	72,251	135,307
	1,109,380	1,320,510	1,242,224	1,512,999

The Council incurred the following expenses and cash flows

	31st March 2026	31st March 2025
	£	£
Comprehensive Income and Expenditure Statement		
Interest expense on lease liabilities	66,178	-
Expense relating to short-term leases	-	78,227
Expense relating to exempt leases of low-value items	-	-
Variable lease payments not included in the measurement	-	-
Income from subletting right-of-use assets	(270,402)	(270,402)
Expense relating to operating leases prior to implementation of IFRS 16 (Prior Year)	-	-
Gains or losses arising from sale and leaseback transactions	-	-
Balance Sheet		
Repayment of Lease Liabilities held on the Balance Sheet	478,559	439,749
Cash flow statement		
Total cash outflow for leases	274,335	247,574

	31st March 2026	31st March 2025
	£	£
Future cash outflows to which the lessee is potentially exposed that are not reflected in the measurement of lease liabilities; including exposures arising from:		
Variable lease payments	-	-
Extension options and termination options	-	-
Residual value guarantees	-	-
Leases not yet commenced to which the lessee is committed	-	-
Restrictions or covenants imposed by leases	-	-
Sale and leaseback transactions	-	-

The minimum lease payments do not include rents that are contingent on events taking place after the lease was entered into, such as adjustments following rent reviews. In 2025/26, no contingent rents were payable by the Council (2024/25 £nil).

The Council has sub-let some of the property held under these leases. At 31 March 2026, the minimum payments expected to be received under non-cancelable sub-leases was £764,897 (2024/25 £984,838).

d Operating Leases (Council as lessee)

The Council is paying ground rent on 19 properties.

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

	31st March 2026	31st March 2025
	£	£
Not later than 1 year	5,739	6,759
Later than 1 year and no later than 5 years	-	-
Later than 5 years	-	-
	5,739	6,759

Where assets acquired under operating leases are sub-let, disclosures is required of the future minimum sublease payments expected to be received by the Council, per paragraph 4.2.4.2(7) of the Code.

The expenditure charged to the Business Change line in the Comprehensive Income and Expenditure Statement during the year in relation to these leases was:

	31st March 2026	31st March 2025
	£	£
Minimum lease payments	5,739	6,759
Contingent rentals	-	-
Less: Sublease payments receivable	-	-
Total	5,739	6,759

7 Employee Costs and Member Allowances

Staff Costs	2025/26	2024/25
	£	£
Salaries and Wages	97,578,125	90,814,374
Employers NIC	12,765,789	9,546,274
Employers Superannuation	19,556,084	17,928,111
Total staff costs	129,899,998	118,288,761

The above staff costs include the costs of voluntary redundancies in 2025/26. These costs total £45,289 (2024/25 £320,433) and are disclosed separately in Table 4 of the Remuneration Report. In addition, agency costs during the year amounted to £7,758,953 (2024/25 £7,708,888).

The total staff costs above include the actual Pension contributions made to NILGOSC of £19.6m, included in the financial statements is the the current service cost calculated under IAS19 which is £13.1m.

The Council's contribution rate to the NILGOSC scheme in 2025/26 was 19%. At the last actuarial valuation dated 31 March 2025 there was a surplus of £1.782m relative to the liabilities and funding level was 119%.

Average Number of Employees - where FTE represents fulltime equivalent employee:

Average Number of Employees	2025/26	2024/25
	FTE	FTE
Strategic Policy & Resources	651	608
City Growth & Regeneration	215	196
People & Communities	1,310	1,276
Planning & Licensing	150	150
Total Number	2,326	2,230

	2025/26	2024/25
	Actual Numbers	Actual Numbers
Full-time numbers employed	2,159	2,068
Part-time numbers employed	307	308
Total Number	2,466	2,376

Senior Employees' Remuneration	2025/26	2024/25
	£	£
£50,001 to £60,000	270	183
£60,001 to £70,000	110	87
£70,001 to £80,000	44	26
£80,001 to £90,000	1	6
£90,001 to £100,000	5	3
£100,001 to £110,000	6	9
£110,001 to £120,000	6	3
£120,001 to £130,000	5	2
£130,001 to £140,000	-	-
£140,001 to £150,000	-	-
£150,001 to £160,000	-	1
£160,001 to £170,000	1	-
Total Number	448	320

d Members' Allowances

	2025/26	2024/25
	£	£
Salaries	-	-
Basic Allowance	1,134,656	1,049,366
Special Responsibility Allowance	136,927	125,630
Lord Mayor Allowance	34,800	34,800
Deputy Lord Mayor Allowance	6,250	6,250
PCSP Allowance	9,540	10,860
High Sheriff Allowance	6,250	6,250
Fees & Travel	6,993	9,572
Mileage Allowance	1,232	1,381
Subsistence (including Accommodation)	9,203	8,154
	-	-
Total	1,345,851	1,252,263

e Northern Ireland Civil Service Pension Arrangements

As a result of Local Government Reform on 1st April 2015, staff transferred from Central Government to the Council but remain members of the Northern Ireland Civil Service Pension Scheme.

The Northern Ireland Civil Service Pension arrangements are unfunded multi-employer defined benefit schemes but the Department for Communities is unable to identify its share of the underlying assets and liabilities. The Government Actuary's Department (GAD) is responsible for carrying out scheme valuations. The Actuary reviews employer contributions every four years following the scheme valuation. The 2020 scheme valuation has been finalised. The outcome of this valuation informed contribution rates from April 2023 for both employers and employees.

For 2025/26, employers' contributions of £382,268 (2024/25 £379,345) were payable to the NICS pension arrangements at a rate of 34.25% of pensionable pay.

The Government Actuary's Department (GAD) is responsible for carrying out scheme valuations. The Actuary reviews employer contributions every four years following the scheme valuation. The 2020 scheme valuation was completed by GAD in October 2023. The outcome of this valuation was used to set the level of contributions for employers from 1 April 2023.

8 Other Operating Income & Expenditure**a Surplus/Deficit on Non-Current Assets (excl. Investment Properties)**

	2025/26	2024/25
	£	£
Proceeds from sale	(1,497,436)	(8,036,410)
Carrying amount of non-current assets sold (excl Investment Properties)	1,032,781	5,992,173
	(464,655)	(2,044,237)

b Other Operating Income/ Expenditure

	2025/26	2024/25
	£	£
Income	-	(1,866,455)
Expenditure	-	-
	-	(1,866,455)

Other Operating Income for 24/25 is in relation to compensation from a VAT court case.

Other Operating Expenditure	2025/26	2024/25
	£	£
(Surplus) / Deficit on Non Current Assets	(464,655)	(2,044,237)
Other Operating (Income) / Expenditure	-	(1,866,455)
	(464,655)	(3,910,692)

9 Financing and Investment Income and Expenditure**a Interest Payable and Similar Charges**

	2025/26	2024/25
	£	£
Lease/hire purchase interest	-	-
Bank interest	-	-
Government Loan Interest	674,691	837,941
Commercial Loan Interest	-	-
Other interest	29,316	16,152
	704,007	854,093

b Interest and Investment Income

	2025/26	2024/25
	£	£
Bank Interest	1,829,979	2,338,673
Employee car loan interest	2,876	1,076
NIHE Loan interest receivable	-	-
Investment income on Fund Balances	-	-
Capital Fund	-	-
Repairs & Renewals Fund	-	-
Election Fund	25,816	12,652
Other Investment income	-	-
	1,858,671	2,352,401

c Pensions interest costs and expected return on pensions asset:

	2025/26	2024/25
	£	£
Net interest on the net defined benefit liability (asset)	(193,000)	(93,000)
Past service cost increase		
	(193,000)	(93,000)

d Surplus/ (Deficit) on trading operations

	2025/26	2024/25
	£	£
Income from trading	-	-
Expenditure	-	-
(Surplus)/Deficit for the year	-	-

e Income, Expenditure and changes in Fair Value of Investment Properties:

	2025/26	2024/25
	£	£
Income/Expenditure from Investment Properties		
Income including rental income	(6,235,473)	(6,316,625)
Expenditure	333,957	393,002
Net income from investment properties	(5,901,516)	(5,923,623)
Surplus/deficit on sale of Investment Properties		
Proceeds from sale	(10,000)	-
Carrying amount of investment properties sold	-	-
(Surplus)/deficit on sale of Investment Properties:	(10,000)	-
Changes in Fair Value of Investment Properties	(37,124)	(114,500)
	(5,948,640)	(6,038,123)

Financing and Investment Income and Expenditure	2025/26			2024/25		
	Gross Expenditure	Gross Income	Net Expenditure	Gross Expenditure	Gross Income	Net Expenditure
	£	£	£	£	£	£
Interest Payable and Similar Charges	704,007	-	704,007	854,093	-	854,093
Interest and Investment Income	-	(1,858,671)	(1,858,671)	-	(2,352,401)	(2,352,401)
Pensions interest cost	-	(193,000)	(193,000)	-	(93,000)	(93,000)
Surplus/(Deficit) on trading operations	-	-	-	-	-	-
Other investment income	333,957	(6,245,473)	(5,911,516)	393,002	(6,316,625)	(5,923,623)
Changes in Fair Value of Investment Properties	-	(37,124)	(37,124)	-	(114,500)	(114,500)
	1,037,964	(8,334,268)	(7,296,304)	1,247,095	(8,876,526)	(7,629,431)

10 Taxation and Non Specific Grant Income

a Revenue Grants

	2025/26	2024/25
	£	£
General	(7,082,640)	(6,281,367)
Other	-	-
	(7,082,640)	(6,281,367)

b Revenue Grants - Unapplied

	2025/26	2024/25
	£	£
Government & Other Grants - Conditions met and applied in year	-	-
Other	-	-
	-	-

c Capital Grants and Donated Assets - Applied

	2025/26	2024/25
	£	£
Government & Other Grants - Conditions met and applied in year	(5,460,055)	(1,316,198)
Government & Other Grants - Transfer from receipts in advance	(905,850)	(1,317,791)
Transfer Capital Grants Unapplied Reserve	(20,104)	-
Donated Assets - Conditions met	-	-
Donated Assets - Transfer from donated assets creditor	-	-
	(6,386,009)	(2,633,989)

d Capital grants from capital receipts unapplied

	2025/26	2024/25
	£	£
Government & Other Grants - Conditions met and not applied in year	-	-
Capital grants from capital receipts unapplied	-	-
	-	-

e District Rates

	2025/26	2024/25
	£	£
Current year	(212,984,981)	(199,532,067)
Clawback/ (Finalisation) - previous year	3,645,545	2,788,458
Transitional Relief	-	-
Clawback/ (Finalisation) - other years	-	1
	(209,339,436)	(196,743,608)

Taxation and Non Specific Grant Income Summary	2025/26	2024/25
	£	£
District Rate Income	(209,339,436)	(196,743,608)
Revenue Grants	(7,082,640)	(6,281,367)
Capital Grants from capital receipts unapplied	-	-
Capital Grants and Contributions	(6,386,009)	(2,633,989)
	(222,808,085)	(205,658,964)

Belfast City Council
Notes to the Financial Statements
FOR THE YEAR ENDED 31 MARCH 2026

11 a Long - Term Assets - Current Year

Cost or Valuation	Land	Buildings	Infrastructure Assets	Landfill Sites	Vehicles, Plant & Equipment	Community Assets	PP&E Under Construction	Surplus Assets	Total PP&E	Heritage Assets	Assets Held for Resale	TOTAL
	£	£	£	£	£	£	£	£	£	£	£	£
Balance as at 1 April 2025	120,410,503	556,159,919	5,093,674	-	56,472,483	61,712,139	35,734,654	1,277,001	836,860,373	10,231,693	13,750,000	860,842,066
Adjustments between cost/value & depreciation/impairment	-	-	-	-	-	-	(420,805)	-	(420,805)	-	-	(420,805)
Balance as at 1 April 2025	120,410,504	556,159,919	5,093,674	-	56,472,483	61,712,139	35,313,849	1,277,001	836,439,569	10,231,693	13,750,000	860,421,261
Additions	-	854,559	-	-	7,557,711	590,740	12,525,130	-	21,528,139	66,338	-	21,594,477
Donations	90,000	2,024,500	-	-	-	-	-	-	2,114,500	(4,894)	-	2,109,606
Revaluation increases/ (decreases) to Revaluation Reserve	508,500	(2,392,047)	-	-	-	-	130,000	-	(1,753,547)	(311,645)	(240,000)	(2,305,192)
Revaluation increases/ (decreases) to Surplus or Deficit on the Provision of Services	1,124,500	(216,535)	-	-	-	-	-	150,000	1,057,965	(6,050)	-	1,051,915
Impairment to Surplus or Deficit on the Provision of Services	-	-	-	-	-	-	-	-	-	-	-	-
Derecognition - Disposals	(85,000)	(52,162)	-	-	(1,962,367)	-	-	-	(2,099,529)	-	-	(2,099,529)
Derecognition - Other	-	-	-	-	(171,720)	-	-	-	(171,720)	(125,000)	-	(296,720)
Reclassifications & Transfers	-	1,535,713	-	-	1,762,521	207,667	(4,015,503)	280,000	(229,602)	31,200	(5,025,000)	(5,223,403)
Newly recognised on the valuation report	-	-	-	-	-	-	-	-	-	-	-	-
Balance as at 31 March 2026	122,048,503	557,913,947	5,093,674	-	63,658,628	62,510,546	43,953,476	1,707,001	856,885,775	9,881,642	8,485,000	875,252,417

Depreciation and Impairment	Land	Buildings	Infrastructure Assets	Landfill Sites	Vehicles, Plant & Equipment	Community Assets	PP&E Under Construction	Surplus Assets	Total PP&E	Heritage Assets	Assets Held for Resale	TOTAL
	£	£	£	£	£	£	£	£	£	£	£	£
Balance as at 1 April 2025	-	275,945	1,471,408	-	35,408,293	13,972,863	-	-	51,128,509	136,304	-	51,264,813
Adjustments between cost/value & depreciation/impairment	-	-	-	-	-	-	-	-	-	-	-	-
Balance as at 1 April 2025	-	275,945	1,471,408	-	35,408,293	13,972,863	-	-	51,128,509	136,304	-	51,264,813
Depreciation Charge	-	21,600,097	164,649	-	4,575,940	3,027,424	-	-	29,368,110	231,539	-	29,599,649
Depreciation written out on Revaluation Reserve	-	(20,702,709)	-	-	-	-	-	-	(20,702,709)	(122,496)	-	(20,825,205)
Depreciation written out on Revaluation taken to Surplus or Deficit on the Provision of Services	-	(635,171)	-	-	-	-	-	-	(635,171)	-	-	(635,171)
Impairment losses/reversals to Revaluation Reserve	-	-	-	-	-	-	-	-	-	-	-	-
Impairment losses/reversals to Surplus or Deficit on the Provision of Services	-	-	-	-	-	-	-	-	-	-	-	-
Derecognition - Disposals	-	(52,162)	-	-	(1,789,586)	-	-	-	(1,841,748)	-	-	(1,841,748)
Derecognition - Other	-	-	-	-	(169,058)	-	-	-	(169,058)	-	-	(169,058)
Reclassifications & Transfers	-	-	-	-	-	-	-	-	-	-	-	-
Eliminated on reclassification to Held for Sale	-	-	-	-	-	-	-	-	-	-	-	-
Balance as at 31 March 2026	-	486,000	1,636,057	-	38,025,589	17,000,287	-	-	57,147,933	245,347	-	57,393,280
Balance as at 31 March 2026	122,048,503	557,427,947	3,457,617	-	25,633,039	45,510,259	43,953,476	1,707,001	799,737,842	9,636,295	8,485,000	817,859,137

b Long - Term Assets - Comparative Year

Cost or Valuation	Land	Buildings	Infrastructure Assets	Landfill Sites	Vehicles, Plant & Equipment	Community Assets	PP&E Under Construction	Surplus Assets	Total PP&E	Heritage Assets	Assets Held for Resale	TOTAL
	£	£	£	£	£	£	£	£	£	£	£	£
Balance as at 1 April 2024	112,336,504	555,929,618	5,093,674	-	53,465,269	60,835,882	30,998,214	5,446,001	824,105,162	10,108,954	1,863,000	836,077,116
Adjustments between cost/value & depreciation/impairment	-	100,933	-	-	-	(77,061)	-	-	23,872	-	-	23,872
Balance as at 1 April 2024	112,336,504	556,030,551	5,093,674	-	53,465,269	60,758,820	30,998,214	5,446,001	824,129,035	10,108,954	1,863,000	836,100,989
Additions	8,100	7,215,184	-	-	3,917,554	213,358	6,744,958	-	18,099,153	200	-	18,099,353
Donations	16,900	1,106,770	-	-	-	247,050	-	-	1,370,720	100,000	-	1,470,720
Revaluation increases/decreases to Revaluation Reserve	6,740,500	(8,827,628)	-	-	-	94,866	6,189,256	1,000	4,197,994	16,109	-	4,214,103
Revaluation increases/decreases to Surplus or Deficit on the Provision of Services	1,268,500	(228,486)	-	-	-	-	1,666,466	-	2,706,480	(6,070)	-	2,700,410
Impairment to Surplus or Deficit on the Provision of Services	-	-	-	-	-	-	-	-	-	-	-	-
Derecognition - Disposals	(140,000)	-	-	-	(1,212,376)	-	-	-	(1,352,376)	-	-	(1,352,376)
Derecognition - Other	-	(1)	-	-	(7,728)	-	-	-	(7,729)	-	-	(7,729)
Reclassifications & Transfers	180,000	863,529	-	-	309,764	398,044	(9,864,241)	(4,170,000)	(12,282,904)	12,500	11,887,000	(383,405)
Reclassified to(-) / from(+) Held for Sale	-	-	-	-	-	1	-	-	1	-	-	1
Balance as at 31 March 2025	120,410,504	556,159,918	5,093,674	-	56,472,483	61,712,139	35,734,653	1,277,001	836,860,374	10,231,693	13,750,000	860,842,067

Depreciation and Impairment	Land	Buildings	Infrastructure Assets	Landfill Sites	Vehicles, Plant & Equipment	Community Assets	PP&E Under Construction	Surplus Assets	Total PP&E	Heritage Assets	Assets Held for Resale	TOTAL
	£	£	£	£	£	£	£	£	£	£	£	£
Balance as at 1 April 2024	-	189,098	1,301,614	-	32,485,521	11,237,013	-	-	45,213,246	27,261	1,863,000	47,103,507
Adjustments between cost/value & depreciation/impairment	-	(24)	-	-	-	(77,064)	-	-	(77,088)	-	(1,863,000)	(1,940,088)
Balance as at 1 April 2024	-	189,075	1,301,614	-	32,485,521	11,159,949	-	-	45,136,158	27,261	-	45,163,419
Depreciation Charge	-	21,079,766	169,794	-	4,059,350	2,812,914	-	-	28,121,824	226,232	-	28,348,056
Depreciation written out on Revaluation Reserve	-	(20,230,831)	-	-	-	-	-	-	(20,230,831)	(117,189)	-	(20,348,020)
Depreciation written out on Revaluation taken to Surplus or Deficit on the Provision of Services	-	(762,065)	-	-	-	-	-	-	(762,065)	-	-	(762,065)
Impairment losses/reversals to Revaluation Reserve	-	-	-	-	-	-	-	-	-	-	-	-
Impairment losses/reversals to Surplus or Deficit on the Provision of Services	-	-	-	-	-	-	-	-	-	-	-	-
Derecognition - Disposals	-	-	-	-	(1,130,203)	-	-	-	(1,130,203)	-	-	(1,130,203)
Derecognition - Other	-	-	-	-	(6,376)	-	-	-	(6,376)	-	-	(6,376)
Reclassifications & Transfers	-	-	-	-	-	-	-	-	-	-	-	-
Eliminated on reclassification to Held for Sale	-	-	-	-	-	-	-	-	-	-	-	-
Balance as at 31 March 2025	-	275,945	1,471,408	-	35,408,292	13,972,863	-	-	51,128,507	136,304	-	51,264,811
Net Book Values												
Balance as at 31 March 2025	120,410,504	555,883,973	3,622,266	-	21,064,191	47,739,276	35,734,653	1,277,001	785,731,866	10,095,389	13,750,000	809,577,256
Balance as at 31 March 2026	122,048,503	557,427,947	3,457,617	-	25,633,039	45,510,259	43,953,476	1,707,001	799,737,842	9,636,295	8,485,000	817,859,137

Valuations

The land and buildings assets held by the Council were valued originally as at 1 April 1997 by the Valuations and Lands Agency, in accordance with the statements of asset valuation practice and guidance notes of the Royal Institute of Chartered Surveyors. The Council operates a rolling programme for the valuation of its land and building properties, so approximately 20% of these assets are revalued discretely by physical inspection each year, and the remainder are revalued annually by a desktop exercise.

In the 2025/26 year, land and buildings including investment properties were valued as at 31 March 2026. The valuations were carried out by Land and Property Services (LPS), a part of the Department of Finance.

Capital Commitments

A total of 7 capital contracts were entered into during the period:

Project Name	Date	Capital Commitment
Active Travel Under the Bridges	10.04.2025	176,000
North Foreshore Green Economy Business	09.06.2025	446,700
Historic Cemeteries - Clifton Street	16.06.2025	129,841
Zoo Improvement Works Phase 2	29.08.2025	382,500
North Foreshore Green Economy Business	10.09.2025	490,283
Alexander Park & Waterworks (Reconnected Belfast)	23.09.2025	349,000
Cathedral Gardens (Buoys Park)	07.10.2025	3,257,922
	Total	5,232,246

Effects of Changes in Estimates

There were no material changes in accounting estimates for property, plant and equipment during the period.

Surplus Assets

Surplus assets are non-current assets that are not being used to deliver services but which do not meet the criteria to be classified as either investment properties or non-current assets held for sale. Assets held for sale are assets which are not being used to deliver services and whose economic value will be realised by disposal, are actively being marketed, and ordinarily are expected to be disposed of within 12 months of the balance sheet date.

Impairment and revaluation losses

There were no material impairments to property during the period.

11 c Property, plant and equipment

Depreciation

The useful lives and depreciation rates applied to calculate the depreciation are outlined in Note 1.

d Intangible Assets

Intangible assets relate to landfill closure costs with a net book value of £nil (2024/25: £nil) and a gross cost before amortisation of £16,700k (2024/25: £16,700k); and purchased licensed software and related implementation costs with a net book value of £1,582k (2024/25: £1,608k), and a gross costs before amortisation of £4,563k (2024/25: £4,058k).

Intangible Assets	2025/26	2024/25
	£	£
Balance at start of year:		
Gross carrying amounts	21,983,427	21,442,663
Accumulated amortisation	(20,375,105)	(19,932,114)
Net carrying amount at start of year	1,608,322	1,510,549
Additions	26,064	107,359
Amortisation for the period	(531,229)	(442,991)
Reclassification and transfer from WIP	478,404	433,405
Gross carrying amount of assets derecognised in the year	-	(1,156,215)
Accumulated amortisation on assets derecognised during the year	-	1,156,215
Net carrying amount at end of year	1,581,561	1,608,322
Comprising:		
Gross carrying amounts as previously published	22,487,895	21,983,427
Derecognise intangible assets for the year	-	-
Gross carrying amounts	22,487,895	21,983,427
Accumulated amortisation as previously published	(20,906,334)	(20,375,105)
Derecognise intangible assets for the year	-	-
Accumulated amortisation	(20,906,334)	(20,375,105)
Net carrying amount at end of year	1,581,561	1,608,322

e Investment Properties

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

Investment Properties	2025/26	2024/25
	£	£
Rental Income from Investment Activities	6,235,473	6,316,625
Direct Operating expenses arising from investment properties	(333,957)	(393,002)
Net gain/(loss)	5,901,516	5,923,623

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

The following table summarises the movement in the fair value of Investment Properties over the year:

Investment Properties	2025/26	2024/25
	£	£
Balance at start of the year	92,495,000	94,455,000
Additions	4,512,876	625,500
Disposals	-	-
Net gains/losses from fair value adjustments	37,124	114,500
Transfers to/ from inventories	-	-
Transfers to/ from property, plant and equipment	(630,000)	(2,700,000)
Other changes	-	-
Balance at end of the year	96,415,000	92,495,000

Investment Properties are comprised of the following properties, all held at valuation:

Investment Property	2025/26	2024/25
	£	£
Industrial Estates	77,100,000	76,540,000
Commercial Units	11,265,000	11,955,000
Land/building combined	8,050,000	4,000,000
Balance at end of the year	96,415,000	92,495,000

Summary of the net book values of non-current assets as reported in the balance sheet is as follows

Non-current assets	Total PP&E	Heritage Assets	Investment Properties	Intangible Assets	Assets held for sale	TOTAL
	£	£	£	£	£	£
Net Book Value as at 31 March 2025	785,731,865	10,095,389	92,495,000	1,608,322	13,750,000	903,680,576
Net change in cost or valuation	20,025,402	(350,051)	3,920,000	504,468	(5,265,000)	18,834,819
Depreciation and Impairment in the year	(6,019,424)	(109,043)		(531,229)		(6,659,696)
Net movement for the year	14,005,978	(459,094)	3,920,000	(26,761)	(5,265,000)	12,175,123
Net Book Value as at 31 March 2026	799,737,843	9,636,295	96,415,000	1,581,561	8,485,000	915,855,699

Fair Value Hierarchy

Details of the Council's Investment Properties and information about the fair value hierarchy as at 31 March 2026 and 31 March 2025 are as follows

2025/26 Recurring fair value measurements using:	Quoted Prices in active markets for identical assets (Level 1)	Other significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)	Fair value as at 31st March 2026
	£	£	£	£
Industrial Estates and Commercial Units	-	96,415,000	-	-
Total	-	96,415,000	-	-

2024/25 Recurring fair value measurements using:	Quoted Prices in active markets for identical assets (Level 1)	Other significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)	Fair value as at 31st March 2025
	£	£	£	£
Industrial Estates and Commercial Units	-	92,495,000	-	-
Total	-	92,495,000	-	-

Transfers between levels of the fair value hierarchy

There were no transfers between Levels 1 and 2 during the year

Investment Properties are considered to have enough uniqueness so they no longer can be compared to similar items that are used for reference in an active market, and are valued using inputs other than quoted prices that are observable. As such, they are valued using Level 2 inputs.

Valuation techniques used to determine Level 2 and 3 Fair Values for Investment Properties

Significant Observable Inputs - Level 2

In 2025/26, all Investment Properties were measured using the same methodology as in 2024/25, and additionally, for industrial estates included within investment properties, an assessment was made of their incomes and expenditures over the preceding rolling 5-year period. The inputs used to value these properties have been classified as Level 2, other significant observable inputs.

Highest and best use of Investment Properties

In estimating the fair value of the Council's Investment Properties, the highest and best use of the properties is their current use, reflecting best estimates of fair value given by current prices on a market for similar property in similar locations.

Valuation Techniques

There has been no change in the valuation techniques used during the year for Investment Properties

Gains or losses arising from changes in the fair value of the investment properties are recognised in Surplus or Deficit on the Provision of Services - Financing and Investment Income and Expenditure line.

Valuation process for Investment Properties

The fair value of the Council's investment properties is measured at market value as at 31 March 2026. All valuations are carried out by Land and Property Services, in accordance with their methodologies and bases for estimation as set out in the professional standards of the Royal Institution of Chartered Surveyors. The Council's valuation experts work closely with Council finance officers reporting directly to the Chief Financial Officer on a regular basis regarding all valuation matters.

f Heritage Assets

The Council's collection of heritage assets consists of works of art, civic items, donated works of art, and certain historic buildings and monuments with historical, artistic, scientific, technological, geophysical or environmental qualities that are held and maintained principally for their contribution to knowledge and culture. These assets are reported in the balance sheet at valuation; or at insurance valuation as a proxy for market value; or, if it is not possible to obtain a valuation, they are measured at historic cost less depreciation, amortisation or impairment losses. Insurance valuations are updated on a periodic basis.

Where no cost can be measured accurately for a heritage asset, it is not held on the balance sheet at a monetary value. The item will still be retained in the Council's possession and will form part of its heritage asset collection. There are currently 170 of these items recorded by Belfast City Council.

Heritage assets - additions	2025/26	2024/25
	£	£
Frederick Douglass Statue		200
Portrait of Councillor Tina Black		12,500
Tropical Ravine Building additional cost	52,445	
Portrait of Councillor Ryan Murphy	9,000	
Rory Gallagher Statue Plinth	4,894	
LGBT Window	31,200	
Total	97,538	12,700

There were no other additions, transfers or disposals of heritage assets during the period.

g Assets Held for Sale

Assets Held for Sale	Current	Non Current	Total
	£	£	£
Cost or Valuation			
Balance as at 1 April 2025	2,650,001	13,750,000	16,400,001
Adjustments between cost/value & depreciation/impairment	775,000	-	775,000
Transferred from Non-Current Assets during year	7,575,000	-	7,575,000
Transferred from Property, Plant & Equipment during year	350,000	-	350,000
Assets Held for Sale Donations	-	-	-
Assets Held for Sale Revaluation increases/decreases to Revaluation Reserve	-	(240,000)	(240,000)
Revaluation increases/decreases taken to Surplus or Deficit on the Provision of Services	-	-	-
Assets Held for Sale Impairment @ Cost to Provision of Services	-	-	-
Derecognition - Disposals	(775,000)	-	(775,000)
Derecognition - Other	-	-	-
	(2,550,000)	(5,025,000)	(7,575,000)
Reclassified from Current Assets Held for Sale to non current Assets Held for Sale			
Transferred to Property, Plant & Equipment during year	(1)	-	(1)
Balance as at 31 March 2026	8,025,000	8,485,000	16,510,000
Impairment			
Balance as at 1 April 2025	-	-	-
Adjustments between cost/value & depreciation/impairment	-	-	-
Impairment losses/reversals taken to Surplus or Deficit on the Provision of Services	-	-	-
Derecognition - Disposals	-	-	-
Derecognition - Other	-	-	-
	-	-	-
Reclassified from Current Assets Held for Sale to non current Assets Held for Sale			
Transferred to Property, Plant & Equipment during year	-	-	-
Balance as at 31 March 2026	-	-	-
Net Book Values			
Balance as at 31 March 2026	8,025,000	8,485,000	16,510,000
Balance as at 31 March 2025	2,650,001	13,750,000	16,400,001

During 2025/26, non-current assets with a fair value of £1,125,000 met the criteria to be recognised as assets held for sale.

The loss on assets classified as held for sale and sold during the year was £700.

Assets Held for Sale	Current	Non Current	Total
Cost or Valuation	£	£	£
Balance as at 1 April 2024	5,770,001	1,863,000	7,633,001
Adjustments between cost/value & depreciation/impairment			
Transferred from Non-Current Assets during year	2,650,000	-	2,650,000
Assets Held for Sale Donations	-	-	-
Assets Held for Sale Revaluation increases/decreases to Revaluation Reserve	-	-	-
Revaluation increases/decreases taken to Surplus or Deficit on the Provision of Services	-	-	-
Assets Held for Sale Impairment @ Cost to Provision of Services	-	-	-
Derecognition - Disposals	(5,770,000)	-	(5,770,000)
Derecognition - Other	-	-	-
Reclassified from Current Assets Held for Sale to non current Assets Held for Sale	-	11,887,000	11,887,000
Transferred to Property, Plant & Equipment during year	-	-	-
Balance as at 31 March 2025	2,650,001	13,750,000	16,400,001
Impairment			
Balance as at 1 April 2024	-	-	-
Adjustments between cost/value & depreciation/impairment	-	-	-
Impairment losses/reversals taken to Surplus or Deficit on the Provision of Services	-	-	-
Derecognition - Disposals	-	-	-
Derecognition - Other	-	-	-
Reclassified from Current Assets Held for Sale to non current Assets Held for Sale	-	-	-
Transferred to Property, Plant & Equipment during year	-	-	-
Balance as at 31 March 2025	-	-	-

During 2024/25, non-current assets with a fair value of £11,887,000 met the criteria to be recognised as assets held for sale.

The gain on assets classified as held for sale and sold during the year was £650,000.

h Right of Use Assets held under leases (Included within Land and Buildings, Vehicles, and Equipment)

	Land and Buildings	Vehicles	Equipment	TOTAL
	£	£	£	£
Cost or Valuation				
At 1 April 2025 (Recognition upon implementation of IFRS 16)	1,307,404	89,857	362,998	1,760,259
Additions	-	201,825	65,604	267,429
Revaluations	-	-	-	-
Disposals	(52,162)	(11,508)	(43,681)	(107,351)
At 31 March 2026	1,255,242	280,174	384,921	1,920,337
Depreciation				
At 1 April 2025	(275,945)	(47,613)	(85,505)	(409,063)
Disposals	52,162	11,508	43,681	107,351
Provided for year	(262,217)	(146,421)	(77,713)	(486,351)
At 31 March 2026	(486,000)	(182,526)	(119,537)	(788,063)
Net Book Value	769,242	97,648	265,384	1,132,274

	Land and Buildings	Vehicles	Equipment	TOTAL
	£	£	£	£
Cost or Valuation				
At 1 April 2024 (Completion of comparatives required if implemented IFRS 16 early)	1,307,404	55,608	110,369	1,473,381
Additions	-	34,249	252,629	286,878
Revaluations	-	-	-	-
Disposals	-	-	-	-
At 31 March 2025	1,307,404	89,857	362,998	1,760,259
Depreciation				
At 1 April 2024 (Completion of comparatives required if implemented IFRS 16 early)	-	-	-	-
Disposals	-	-	-	-
Provided for year	(275,945)	(47,613)	(85,505)	(409,063)
At 31 March 2025	(275,945)	(47,613)	(85,505)	(409,063)
Net Book Value	1,031,459	42,244	277,493	1,351,196

Fair Value Hierarchy for Surplus Assets

Surplus assets are non-operational assets that do not meet the conditions to be classified as assets held for sale. They are measured at fair value, reflecting the actual market state and conditions at the balance sheet date (which is the valuation date) with best evidence of fair value in an active market for similar properties in the same location. The council classifies assets to surplus assets on the advice of its estates management officers and in consultation with its external property valuers.

The surplus assets held by the council comprise a number of properties including land, buildings or sites of land and buildings combined, which have not reached the stage where the council can market these for sale advantageously, or where the properties have restrictions that prevent them currently being brought to market.

Details of the Council's surplus assets and information about the fair value hierarchy as at 31 March 2026 and 31 March 2025 are as follows:

2025/26 Recurring fair value measurements using:	Quoted Prices in active markets for identical assets (Level 1)	Other significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)	Fair value as at 31st March 2026
	£	£	£	£
Land	-	1,397,001	-	1,397,001
Buildings	-	300,000	-	300,000
Land and Buildings combined	-	10,000	-	10,000
Total	-	1,707,001	-	1,707,001

2024/25 Recurring fair value measurements using:	Quoted Prices in active markets for identical assets (Level 1)	Other significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)	Fair value as at 31st March 2025
	£	£	£	£
Land	-	967,001	-	967,001
Buildings	-	300,000	-	300,000
Land and Buildings combined	-	10,000	-	10,000
Total	-	1,277,001	-	1,277,001

Surplus Assets are considered to have enough uniqueness that they no longer can be compared to similar items that are used for reference in an active market, and are valued using inputs other than quoted prices that are observable. As such, they are valued using Level 2 inputs.

Transfers between levels of the fair value hierarchy

There were no transfers between Levels 1 and 2 during the year

In 2025/26, all Surplus Assets were measured using the same methodology as in 2024/25. The inputs used to value these properties have been classified as Level 2, other significant observable inputs, due to the uniqueness of these properties.

Highest and best use of surplus assets

In estimating the fair value of the Council's surplus assets, the highest and best use of the assets is their current use, reflecting best estimates of fair value given by current prices on a market for similar property in similar locations.

Valuation Techniques

There has been no change in the valuation techniques used during the year for surplus assets.

The fair value of the Council's Surplus Assets is measured at market valuation as at 31 March 2026. All valuations are carried out externally by Land and Property Services, in accordance with the methodologies and bases for estimation set out in the professional standards of the Royal Institution of Chartered Surveyors. The Council's valuation experts work closely with finance officers reporting directly to the chief financial officer on a regular basis regarding all valuation matters.

12 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 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 Council, the expenditure results in an increase in the Capital Financing Requirement (CFR), a measure of the capital expenditure incurred historically by the Council that is yet to be financed. The CFR is analysed in the second part of this note.

Capital Expenditure	Note	2025/26 £	2024/25 £
Opening Capital Financing Requirement		118,513,292	121,643,598
Capital Investment			
Property, Plant and Equipment	11	21,594,478	18,099,354
Investment Properties	11	4,512,876	625,500
Intangible Assets	11	26,064	107,359
Revenue Expenditure Funded from Capital under Statute Investments		10,303,197	8,100,274
		-	-
Sources of Finance			
Capital Receipts	25a	-	(2,000,000)
Government Grants and Other Contributions	10c	(6,386,009)	(2,633,989)
REFCUS - Government Grants and other Contributions		(7,680,012)	(5,855,398)
REFCUS - Direct Financing		(2,623,185)	(1,971,946)
REFCUS - Capital grants applied			(272,930)
Transfers from Earmarked Reserves	25e, 26a	(4,498,601)	(625,500)
Sums set aside from Revenue:			
Direct Revenue Contributions		(11,954,700)	(7,562,536)
Minimum Revenue Provision		(9,310,882)	(9,140,494)
Closing Capital Financing Requirement		112,496,518	118,513,292
Explanation of Movements in Year			
		2025/26 £	2024/25 £
Increase/(decrease) in underlying need to borrow		(6,016,774)	(3,130,306)
Assets acquired under finance leases		-	-
Assets acquired under PFI/PPP contracts		-	-
Increase/(decrease) in Capital Financing Requirement		(6,016,774)	(3,130,306)

Belfast City Council have undertaken a number of projects including expenditure on community and leisure infrastructure and have provided grant aid to community organisations which have been included in the REFUS totals above.

13 Future Capital Commitments

	Gross Cost £	Grant Aid £	Net Cost £
Schemes underway	28,722,049	4,556,803	24,165,246
Other Commitments	69,487,625	1,326,684	68,160,941
Total	98,209,674	5,883,487	92,326,187

Total net expenditure of £4,978,543 has been incurred against these projects in the year ended 31 March 2026

Inventories	2025/26 £	2024/25 £
Central Stores	177,677	222,543
Total	177,677	222,543

The cost of inventories written down, recognised as an expense and included in 'services' amounted to £840k (2024/25 £786k).

Belfast City Council also hold £127k worth of stock on behalf of suppliers (2024/25 £109k), which is only charged when used. This value does not form part of the stock figure disclosed in the Accounts.

15 Debtors		
a Long Term Debtors	2025/26	2024/25
	£	£
Government Departments	-	-
Other Councils	-	-
Public corporations and trading funds	-	-
Bodies external to general government	-	-
Employee car loans	28,114	13,177
Revenue Grants	-	-
Capital Grants	-	-
Interest Receivable	-	-
Capital Debtors	-	-
Loans and advances	-	-
Finance lease debtors	-	-
Trade debtors	398,056	262,984
NIHE Loans	-	-
Other	-	-
Impairment of loans and receivables	-	-
Contract Receivables	-	-
Total Long Term Debtors	426,170	276,161
b Short Term Debtors	2025/26	2024/25
	£	£
Government Departments	1,070,105	1,446,650
Other Councils	226,105	100,640
Public corporations and trading funds	-	-
Bodies external to general government	-	-
Rates finalisation	-	-
NIHE loans	-	-
Employee car loans	16,166	17,743
Revenue Grants	8,455,508	5,973,020
Capital Grants	7,370,927	8,269,981
Interest receivable	-	-
Capital Debtors	403,886	665,000
Value Added Tax	3,435,211	4,382,047
Prepayments	3,685,355	2,567,182
Finance lease debtors	-	-
Other	3,736,628	3,011,865
Trade receivables	1,973,461	2,435,067
Impairment loss - Trade receivables	(690,178)	(520,278)
Contract receivables	304,180	486,489
Total Short Term Debtors	29,987,354	28,835,406
Total Debtors	30,413,524	29,111,567
Trade debtors, inclusive of VAT, can be analysed by age as follows:		
		£
Less than 3 months		2,945,848
Three months to one year		486,512
More than one year		539,547
		3,971,907

16	Borrowings		
a	Short Term Borrowing	2025/26	2024/25
		£	£
	Loans re-payable within one year	4,598,568	4,512,476
	Finance lease principal	-	-
	Total Short Term Borrowing	4,598,568	4,512,476
b	Long Term Borrowing	2025/26	2024/25
		£	£
	Between 1 and 2 years	4,187,233	4,598,568
	Between 2 and 5 years	11,342,426	12,838,723
	Between 5 and 10 years	4,410,506	6,260,226
	In more than 10 years	4,094,427	4,935,646
	Government Loans Fund	24,034,592	28,633,163
	Total Borrowing	28,633,160	33,145,639

Belfast City Council also have two loans due to Lisburn & Castlereagh Borough Council totalling £34,479 (2024/25 £45,349). These relate to assets transferred under Local Government Reform in 2015, and are included in creditors in the accounts.

17	Creditors		
a	Short Term Creditors	2025/26	2024/25
		£	£
	Government Departments	5,259,481	4,101,146
	Other Councils	331	463
	Lease liability right of use assets	376,074	345,516
	Bodies external to general government	-	-
	Rates clawback	3,664,223	2,742,451
	De-rating grant clawback	18,678	240,000
	Remuneration due to employees	1,585	2,879
	Accumulated absences	2,140,512	2,243,204
	Loan interest payable	101,472	130,824
	Capital creditors	3,614,491	6,437,938
	Receipts in advance	34,553,753	25,580,261
	Trade creditors	1,910,391	1,462,295
	Creditor accruals	19,100,002	25,307,178
	Contract payables	25,650	-
	Total Short Term Creditors	70,766,643	68,594,155
b	Long Term Creditors	2025/26	2024/25
	<i>Other creditors falling due after more than one year</i>	<i>£</i>	<i>£</i>
	Government Departments	-	-
	Other Councils	-	-
	Lease liability right of use assets	733,304	974,994
	Bodies external to general government	-	-
	Rates clawback	-	-
	Remuneration due to employees	-	-
	Accumulated absences	-	-
	Receipts in advance	-	-
	Trade creditors	-	-
	Other	34,479	45,349
	Contract payables	-	-
	Total Long Term Creditors	767,783	1,020,343
	Total Creditors	71,534,426	69,614,498

c Payment of Invoices

The Council has a target, where no other terms are agreed, of paying supplier invoices within 30 days. During the year 2025/26 the Council paid 99,133 (2024/25: 69,124) invoices totalling £208,858,841 (2024/25: £180,851,764).

The Council paid:

87,557 invoices within 10 working days target (2024/25: 53,191);
95,441 invoices within 30 calendar days target (2024/25: 61,691); and
3,692 invoices outside of the 30 day target (2024/25: 7,433).

The average number of days taken to pay suppliers during the year was 15 days (2024/25: 19 days).

The Council paid 96.28% of invoices within the target of 30 days (2024/25: 89.25%), against the target objective of 90%.

18 Provisions						
	Balance as at 1 April 2025	(Decrease)/Increase in provision during year	Utilised during year	Unused amounts reversed	Interest cost and/or discount rate changes	Balance as at 31 March 2026
	£	£	£	£	£	£
Landfill Closure	2,875,589	432,914	(401,794)	-	-	2,906,709
Claims Management	2,561,805	2,875,417	(1,143,764)	(203,202)	-	4,090,256
EU Fine Black Mountain	-	-	-	-	-	-
Total	5,437,394	3,308,331	(1,545,558)	(203,202)	-	6,996,965

Current Provisions	3,593,301	3,308,331	(1,545,558)	(203,202)	-	5,152,872
Long Term Provisions	1,844,093	-	-	-	-	1,844,093
Total	5,437,394	3,308,331	(1,545,558)	(203,202)	-	6,996,965

Comparative Year

	Balance as at 1 April 2024	(Decrease)/Increase in provision during year	Utilised during year	Unused amounts reversed	Interest cost and/or discount rate changes	Balance as at 31 March 2025
	£	£	£	£	£	£
Landfill Closure	3,236,198	(272,640)	(87,969)	-	-	2,875,589
Claims Management	2,338,982	999,660	(490,937)	(285,900)	-	2,561,805
EU Fine Black Mountain	534,648	101,042	(635,690)	-	-	-
Total	6,109,828	828,062	(1,214,596)	(285,900)	-	5,437,394

The above EU fine relates to a penalty for a non-compliance issue on Black Mountain Shared Space project.

Current Provisions	4,265,735	828,062	(1,214,596)	(285,900)	-	3,593,301
Long Term Provisions	1,844,093	-	-	-	-	1,844,093
Total	6,109,828	828,062	(1,214,596)	(285,900)	-	5,437,394

Landfill Closure

The financial provision for the capping and annual monitoring costs required to meet the Council's environmental obligations under the NIEA licence has been agreed on a Local Authority Deed. The discount rates applied on the provision are based on PWLB borrowing rates adjusted for inflation which has resulted in a valuation of £2,906,709.

Claims Management

A provision of £4,090,256 has been made in respect of public liability, employer's liability and other claims/legal cases notified but not processed. Adequate insurance arrangements are in place covering the Council's activities as recommended by the Council's Insurance Brokers. The related insurance premiums paid are accounted for in the financial statements. At 31 March 2026, the total liability for legal cases notified but not processed amounted to an estimated maximum liability of £7,851,531

19 Financial Instruments

Financial Assets as at 31 March 2026

The Council has the following non-current Investments and debtors:

The Council's contribution to Belfel LLP is included in 'Investments in Associates and Joint Ventures' and is disclosed at the original value of the contribution.

The majority of the long term debtor relate to trade debtors and car loan balances with employees. The relevant credit losses have been calculated and included in the impairment loss balance.

Current financial assets, namely trade debtors, employee car loans and cash balances have been assessed and relevant credit losses calculated. These amounts are included in the impairment loss balance of £690,178 for 2025/26 (2024/25 £520,278).

The employee car loan rate at 31 March 2026 was 2.45 %, in comparison to the HMRC official rate of 3.75%.

Financial Liabilities as at 31 March 2026

The Council is in receipt of loans from the Department of Finance at concessionary interest rates that differ from the prevailing market rates. The fair value of these loans is £26,223,715 (2024/25 £30,468,684).

20 Retirement Benefits

a Participation in the Northern Ireland Local Government Officers' Pension Fund.

As part of the terms and conditions of employment of its officers and other employees, the Council offers retirement benefits. Although these benefits will not actually be payable until employees retire, the Council has a commitment to make the payments that need to be disclosed at the time that employees earn their future entitlement.

The Council participates in the Northern Ireland Local Government Officers' Pension Fund administered by the Northern Ireland Local Government Officers' Superannuation Committee. This is a funded scheme, meaning that the Council and employees pay contributions into a fund, calculated at a level intended to balance the pension's liabilities with investment assets.

b Transactions relating to retirement benefits - Comprehensive Income and Expenditure Statement

The Council recognises the cost of retirement benefits in the Cost of Services on Continuing Operations when they are earned by employees, rather than when the benefits are eventually paid as pensions.

However, the charge the Council is required to make against district rates is based on the cash payable in the year, and the real cost of retirement benefits is reversed out in the 'Adjustments between accounting basis & funding under regulations' line, in the Movement on Reserves Statement.

The following transactions have been made in the Comprehensive Income and Expenditure Statement and the adjustments between accounting basis & funding basis under regulations line, in the Movement on Reserves Statement during the year:

	Note	2025/26 £	2024/25 £
Net cost of services:			
Current service cost		13,066,000	17,663,000
Past service cost/(gain)		5,000	184,000
Gains and losses on settlements or curtailments		-	-
Net operating expenditure:			
Net interest on net defined benefit liability (asset)		(193,000)	(93,000)
			-
Total Post-employment Benefits charged to the Surplus or Deficit on the Provision of Services		12,878,000	17,754,000
Movement in Reserves Statement:			
Reversal of net charges made for retirement benefits in accordance with IAS 19 and the Code		(12,878,000)	(17,754,000)
Actual amount charged against the general fund balance for pensions in the year:			
Employers' contributions payable to scheme		18,798,000	17,781,000
Net adjustment to General Fund		5,920,000	27,000

The service cost figures include an allowance for administration expenses of £382k (2024/25 £445k).

The impact of the McCloud judgement has been allowed for in these figures with the change in allowance over the period being treated as an experience item through Other Comprehensive Income.

Remeasurements recognised in Other Comprehensive Income and Expenditure	Note	2025/26 £	2024/25 £
Liability gains/(losses) due to change in assumptions		7,801,000	109,696,000
Liability gains/(losses) due to demographic changes		(7,281,000)	4,745,000
Liability experience gains/(losses) arising in the year		(7,714,000)	(899,000)
Actuarial gains/(losses) on plan assets		16,781,000	(2,822,000)
Adjustment due to restriction of surplus (para 64 IAS19)		(15,052,000)	(109,836,000)
Total gains/(losses) recognised in Other Comprehensive Income and Expenditure		(5,465,000)	884,000

c Assets and liabilities in relation to retirement benefits			
Reconciliation of present value of the scheme liabilities:			
	Note	2025/26 £	2024/25 £
Balance as at 1 April		567,648,000	651,745,000
Current service cost		13,066,000	17,663,000
Interest cost		32,338,000	30,838,000
Contributions by members		6,511,000	6,130,000
Remeasurement (gains) and losses:			
Actuarial gains/losses arising from changes in financial assumptions		(7,801,000)	(109,696,000)
Actuarial gains/losses arising from demographic changes		7,281,000	(4,745,000)
Actuarial gains/losses arising on liabilities from experience		7,714,000	899,000
Other (if applicable)		-	-
Past service costs/(gains)		5,000	184,000
Losses/(gains) on curtailments		-	-
Liabilities extinguished on settlements		-	-
Estimated unfunded benefits paid		(647,000)	(683,000)
Estimated benefits paid		(26,731,000)	(24,687,000)
Balance as at 31 March		599,384,000	567,648,000

Reconciliation of present value of the scheme assets:			
	Note	2025/26 £	2024/25 £
Balance as at 1 April		747,310,058	717,190,058
Interest Income		43,296,000	34,401,000
Contributions by members		6,511,000	6,130,000
Contributions by employer		18,151,000	17,098,000
Contributions in respect of unfunded benefit:		647,000	683,000
Remeasurement gain/(loss)		16,781,000	(2,822,000)
Assets distributed on settlements		-	-
Unfunded benefits paid		(647,000)	(683,000)
Benefits paid		(26,731,000)	(24,687,000)
Balance as at 31 March		805,318,058	747,310,058

Belfast City Council employs a building block approach in determining the rate of return on Fund assets. Historical markets are studied and assets with higher volatility are assumed to generate higher returns consistent with widely accepted capital market principles. The assumed rate of return on each asset class is calculated and the overall expected rate of return on assets so derived by aggregating the expected return for each asset class over the actual asset allocation for the Fund at 31 March 2026.

The actual return on scheme assets in the year was a gain of £60,077,000 (2024/25: gain £31,579,000).

Fair Value of Plan Assets		
	2025/26 £	2024/25 £
Equity investments	335,012,277	300,418,678
Bonds	210,993,342	141,988,900
Property	78,921,176	74,731,000
Multi Asset Credit	107,107,310	100,139,540
Cash	24,964,866	85,193,340
Other	48,319,087	44,838,600
	805,318,058	747,310,058

The Council's share of the Net Pension Liability (included in the Balance Sheet):

	2025/26 £	2024/25 £
Fair Value of Employer Assets	805,318,058	747,310,058
Present value of funded defined benefit obligation	(593,898,000)	(561,707,000)
Pension asset/(liability) of Funded Scheme	211,420,058	185,603,058
Present Value of unfunded defined benefit obligation	(5,486,000)	(5,941,000)
Adjustment due to restriction of surplus (para 64 IAS19)	(211,420,000)	(185,603,000)
Net asset/(liability) arising from the defined benefit obligation	(5,485,942)	(5,940,942)
Amount in the Balance sheet:		
Liabilities	(599,384,000)	(567,648,000)
Assets	805,318,058	747,310,058
Adjustment due to restriction of surplus (para 64 IAS19)	(211,420,000)	(185,603,000)
Net Asset/(Liability)	(5,485,942)	(5,940,942)

d Scheme History		
Analysis of scheme assets and liabilities		
	2025/26	2024/25
	£	£
Fair Value of Assets in pension scheme	805,318,058	747,310,058
Present Value of Defined Benefit Obligation	(599,384,000)	(567,648,000)
Adjustment due to restriction of surplus (para 64 IAS19)	(211,420,000)	(185,603,000)
Surplus/(deficit) in the Scheme	(5,485,942)	(5,940,942)

Amount recognised in Other Comprehensive Income and Expenditure:		
	2025/26	2024/25
	£	£
Actuarial gains/(losses)	(5,465,000)	884,000
Expected Return on Plan Assets	-	-
Increase/(decrease) in irrecoverable surplus from membership fall and other factors	-	-
Remeasurements recognised in Other Comprehensive Income and Expenditure	(5,465,000)	884,000
Cumulative actuarial gains and losses	171,808,000	177,273,000
History of experience gains and losses:		
Experience gains and (losses) on assets	16,781,000	(2,822,000)
Experience gains and (losses) on liabilities	(7,714,000)	(899,000)

The Council has a net pension asset at 31 March 2026 mainly due to higher asset returns. The Council has restricted the surplus under para 64 of IAS 19 and this is reflected in notes b, c and d.

Analysis of projected amount to be charged to the Comprehensive Income and Expenditure Statement for the year to 31 March 2027		
	31/03/2027	31/03/2027
	£	%
Projected current cost	13,737,000	101.2%
Net interest on the net defined benefit liability (asset)	(159,000)	-1.2%
Past service cost	-	-
Gains and losses on settlements or curtailments	-	-
	13,578,000	100.0%

The total contributions expected to be made to the Northern Ireland Local Government Officers' Pension Fund by the Council in the year to 31 March 2027 is £16,112k (2025/26 £18,299k).

History of experience gains and losses

The actuarial gains/losses identified as movements on the Pensions Reserve 2025/26 can be analysed into the following categories, measured as a percentage of assets or liabilities at 31 March 2026.

	2025/26	2024/25
	%	%
Experience gains and (losses) on Asset:	2.08%	-0.38%
Experience gains and (losses) on Liabilities	1.29%	0.16%

e Basis for estimating assets and liabilities

Liabilities have been assessed on an actuarial basis using the projected unit method, an estimate of the pensions that will be payable in the future years dependent on assumptions about mortality rates, salary levels, etc. The Council's Fund liabilities have been assessed by Aon Hewitt Limited, an independent firm of actuaries, estimates for the Council Fund being based on data pertaining to the latest full valuation of the scheme as at 31 March 2025.

Pension scheme assumptions:	2025/26 %	2024/25 %
Mortality assumptions:		
<i>Longevity at 65 current pensioners:</i>	Years	Years
Men	22.0	21.6
Women	25.3	24.5
<i>Longevity at 65 for future pensioners:</i>		
Men	22.3	22.2
Women	25.6	25.2
Inflation/Pension Increase Rate	2.80%	2.50%
Salary Increase Rate	4.30%	4.00%
Discount Rate	6.20%	5.80%
Pension accounts revaluation rate	2.80%	2.50%
Take-up of option to convert annual pension into retirement lump sum:		
Service to April 2009	85%	80%
Service post April 2009	85%	80%

Pension Assumptions Sensitivity Analysis

The pension figures disclosed in these financial statements are sensitive to the assumptions used.

The approximate impact of changing key assumptions on the present value of the funded defined benefit obligation as at 31 March 2026 is set out below.

In each case, only the assumption noted below is altered; all other assumptions remain the same and are summarised in the disclosure above.

Funded Pension Scheme Benefits

Discount Rate Assumption		
Adjustment to discount rate	+0.1%p.a.	-0.1%p.a.
Present value of the total obligation	585,583,000	602,806,000
% change in the present value of the total obligation	-1.40%	1.50%
Projected service cost	13,160,000	14,328,000
Approximate % change in projected service cost	-4.20%	4.30%
Rate of General Increase in Salaries		
Adjustment to salary increase rate	+0.1%p.a.	-0.1%p.a.
Present value of the total obligation	595,086,000	592,710,000
% change in the present value of the total obligation	0.20%	-0.20%
Projected service cost	13,737,000	13,737,000
Approximate % change in projected service cost	0.00%	0.00%
Rate of Increase to Pensions in Payment and Deferred Pension Assumption		
Adjustment to pension increase rate	+0.1%p.a.	-0.1%p.a.
Present value of the total obligation	601,619,000	586,771,000
% change in the present value of the total obligation	1.30%	-1.20%
Projected service cost	14,328,000	13,160,000
Approximate % change in projected service cost	4.30%	-4.20%
Post Retirement Mortality Assumption		
Adjustment to mortality age rating assumption*	-1 year	+1 year
Present value of the total obligation	606,964,000	580,238,000
% change in the present value of the total obligation	2.20%	-2.30%
Projected service cost	14,204,000	13,256,000
Approximate % change in projected service cost	3.40%	-3.50%

* A rating of +1 year means that members are assumed to follow the mortality pattern of the base table above for an individual that is 1 year older than that.

f Major categories of plan assets as percentage of total plan assets

The Northern Ireland Local Government Officers' Pension Fund's assets consist of the following categories, by proportion of the total assets held:

	31/03/2026	31/03/2025
	%	%
Equity investments	41.60%	40.20%
Government Bonds	21.90%	15.40%
Corporate Bonds	4.30%	3.60%
Property	9.80%	10.00%
Multi Asset Credit	13.30%	13.40%
Cash	3.10%	11.40%
Other	6.00%	6.00%
Total	100.00%	100.00%

g Northern Ireland Civil Service Pension Arrangements

The Northern Ireland Civil Service Pension arrangements are unfunded multi-employer defined benefit schemes but the Council is unable to identify its share of the underlying assets and liabilities. The most up to date actuarial valuation was completed by October 2023. This valuation is then reviewed by the Scheme Actuary and updated to reflect current conditions and rolled forward to the reporting date of the DoF Superannuation and Other Allowances Resource Accounts as at 31 March 2026.

h Assets and Liabilities in relation to the retirement benefits of the Gas Pension fund

Reconciliation of present value of the scheme liabilities:		2025/26	2024/25
	Note	£	£
Balance as at 1 April		372,000	499,000
Current service cost		-	-
Interest cost		18,000	21,000
Contributions by members		-	-
Remeasurement (gains) and losses:			
Actuarial gains/losses arising from changes in financial assumptions		(1,000)	(15,000)
Actuarial gains/losses arising from demographic changes		9,000	(8,000)
Actuarial gains/losses arising on liabilities from experience		76,000	1,000
Other (if applicable)		-	-
Past service costs/(gains)		-	-
Losses/(gains) on curtailments		-	-
Liabilities extinguished on settlements		-	-
Net benefits paid		(103,000)	(126,000)
Balance as at 31 March		371,000	372,000
Reconciliation of present value of the scheme assets:		2025/26	2024/25
	Note	£	£
Balance as at 1 April		158,000	282,000
Interest income		6,000	11,000
Contributions by members		-	-
Contributions by employer		-	-
Remeasurement gain/(loss)		(8,000)	(9,000)
Assets distributed on settlements		-	-
Net Benefits paid		(103,000)	(126,000)
Balance as at 31 March		53,000	158,000
Analysis of scheme assets and liabilities		2025/26	2024/25
	Note	£	£
Fair Value of Assets in pension scheme		53,000	158,000
Present Value of Defined Benefit Obligation		371,000	372,000
Net Asset/(Liability) recognised on the balance sheet		(318,000)	(214,000)

Funded Pension Scheme Benefits- Gas Pension Fund Sensitivity Analysis

Discount Rate Assumption		
Adjustment to discount rate	+0.1% p.a.	-0.1% p.a.
Present value of the total obligation	370,000	372,000
% change in the present value of the total obligation	-0.40%	0.40%
Rate of Increase to Pensions in Payment accounts assumption		
Adjustment to pension increase rate	+0.1% p.a.	-0.1% p.a.
Present value of the total obligation	372,000	370,000
% change in the present value of the total obligation	0.40%	-0.40%
Post Retirement Mortality Assumption		
Adjustment to mortality age rating assumption*	-1 Year	+1 Year
Present value of the total obligation	395,000	347,000
% change in the present value of the total obligation	6.60%	-6.40%

* A rating of +1 year means that members are assumed to follow the mortality pattern of the base table above for an individual that is 1 year older than that.

	2025/26 %	2024/25 %
Government Bonds	0.00%	0.00%
Cash	100.00%	100.00%
Total	100.00%	100.00%
Mortality assumptions:		
Members aged 85 at accounting date	Years	Years
Men	6.8	6.7
Women	7.9	7.7
Inflation/Pension Increase Rate	2.80%	2.50%
Discount Rate	6.00%	5.60%

Gas Pension Fund

The Council's Gas Pension Fund had been established under an agreement between the Council and the Department of Economic Development on 3rd July, 1990. The purpose of the Fund was to provide for the continuation of pension payments to former Gas Department employees and their dependants who were members of various statutory pension schemes. The Gas Pension Fund is maintained to provide for future pension payments to the beneficiaries, the objective being to maintain a fund sufficient to provide all future anticipated payments. No contributions are currently being paid and there are no service members accruing further benefits. Members' benefits are guaranteed by statute. Should the Fund's assets not be sufficient to provide all the benefits, the residual liability for pension payments would fall on Belfast City Council.

The current market value of the Fund at 31 March 2026 is assessed by the Council's actuaries, Aon Hewitt and is disclosed above. The Fund's financial statements outlined below do not take account of liabilities to pay pensions and other benefits after 31 March 2026.

At 31 March 2026 there were 8 pensioners left in the Gas Pensions Fund and the balances relating to the Gas Pension Fund are fully consolidated in the Group financial statements.

GAS PENSION FUND RESULTS	31/03/2026	31/03/2025
	£	£
INCOME AND EXPENDITURE STATEMENT:		
INCOME		
Investment Income	0	1,623
EXPENDITURE		
Pensions Paid	(99,558)	(122,347)
Administration Expenses	(5,169)	(4,876)
Surplus/(Deficit) for the Year	(104,727)	(125,600)
NET ASSET MOVEMENTS:		
Brought forward balance	157,692	210,263
Unrealised gain	0	72,770
Opening Value of Fund	157,692	283,033
Add contribution from City Council	0	0
Add surplus/(deficit) for the year	(104,727)	(125,600)
CHANGE IN MARKET VALUES OF INVESTMENTS		
Realised gain for year	0	58,031
Unrealised gain/(loss) for year	0	(57,770)
Closing value of fund	52,965	157,692
FINANCED BY:		
UK Index Linked Investments	0	0
Cash deposits and at bank	52,965	157,692
Debtors	0	0
	52,965	157,692
Bank Balance	-	-
Creditors	-	-
	-	-
Closing value of fund	52,965	157,692

Summary Net Asset/Liability recognised on the Balance Sheet	2025/26	2024/25
Northern Ireland Local Government Officers' Pension Fund	(5,485,942)	(5,940,942)
Gas Pension Fund	(318,000)	(214,000)
Belfast Waterfront & Ulster Hall Limited	-	-
Total Net Asset/(Liability) recognised on the Balance Sheet	(5,803,942)	(6,154,942)

The figures above include a pension amount in respect of Belfast Waterfront & Ulster Hall Limited (BWUH Ltd). BWUH Ltd became a participating employer in the NILGOSC scheme on 1 April 2016. Belfast City Council has agreed to include and disclose the net pension amount under this scheme up to 31 March 2026 within the net total for Belfast City Council. The net pension asset of BWUH Ltd has been restricted under para 64 of IAS 19 by £4,458. Further details can be found in note G2.

Allowance for the McCloud Judgement and GMP Indexation / Equalisation

The above amounts include an allowance for additional liabilities arising from the McCloud Judgement and GMP Indexation and Equalisation cases outlined below.

McCloud Judgement

In December 2018, the Court of Appeal ruled in the 'McCloud/Sargeant' judgement that the transitional protection arrangements put in place when the Firefighters' and Judges' pension schemes were reformed in 2015 were age discriminatory. While the judgement was not in relation to members with Local Government Pension Scheme (NI) benefits it would be reasonable to assume that the Government will seek remedy for all public sector schemes including Local Government Pension Scheme (NI).

The method for valuing the McCloud remedy is closely aligned with the method proposed by MHCLG (now DLUHC) in its consultation issued in July 2020 and the Department of Communities in its consultation issued in November 2020.

As under the proposed remedy the period of protection will apply from 1 April 2015 to 31 March 2022. The McCloud allowances are included within the past service liabilities, and no allowance has been made within the current service cost over this accounting period.

Virgin Media Judgement

In June 2023, the High Court headed down a decision (Virgin Media Limited v NTL Pension Trustees II Limited and others) which potentially has implications for the validity of amendments made by pension schemes, including the LGPS (NI), which were contracted-out on a salary-related basis between 6 April 1997 and the abolition of contraction-out in 2016. The ruling related to the requirement on the Trustees to obtain the Scheme actuary's confirmation that a Scheme continued to provide a minimum level of benefits following certain types of rule amendments. Without this confirmation, the amendment may be void and ineffective. The decision was subsequently upheld by the Court of Appeal.

Government is proposing to legislate to allow retrospective validation of certain scheme changes through the 2024 Pension Schemes Bill, which would be a significant step forward in addressing issues potentially arising from the ruling. Given the uncertainty, we have not made any allowance for the possible impact of the ruling as it is currently unclear whether any additional liabilities might arise, and if they were to arise, how they would be reliably measured.

Goodwin Ruling

In June 2020 an Employment Tribunal ruled, in relation to the Teachers' Pension Scheme, the survivor provisions were discriminatory on grounds of sexual orientation. This was because for members who joined the scheme before 1988, the pension payable to a male survivor of a female member were less favourable than the pension payable to a male survivor of a male member. The chief secretary to the Treasury announced in a written ministerial statement on 20 July 2020 that he believed that changes would be required to other public service pension schemes with similar arrangements. Changes to the LGPS (NI) Regulations were made on 24 March 2022 and came into effect on 18 April 2022. These changes were reflected in the 31 March 2025 valuation, so no further adjustments are required.

GMP Indexation and Equalisation

Guaranteed Minimum Pension (GMP) is a portion of pension that is payable to members who were contracted out of the State Second Pension and accrued benefits in the scheme between 6 April 1978 and 5 April 1997. The LGPS (NI) was contracted out. The GMP was intended to approximately replace the State Pension which members were giving up, however the payment terms of GMP are different between men and women, which was a consequence of the state pension itself being unequal at that time.

On 26 October 2018 the High Court ruled in the Lloyds Bank case that equalisation for the effect of unequal GMPs is required. The estimated liability has been based on a typical Local Government pension fund to quantify the value of fully indexing GMPs in line with CPI inflation for those reaching State Pension Age (SPA) after 5 December 2018. This was calculated to be 0.3% of the liabilities/defined benefit obligation.

Allowance has been made for full pension increases to be paid on GMPs to individuals reaching SPA after 6 April 2016. Any increase in liability at this accounting date has been charged through Other Comprehensive Income. No allowance has been made for the outcome of the second ruling in the Lloyds bank case in October 2020.

21	Donated Assets Account	Note	2025/26 £	2024/25 £
	Opening balance		1,914,576	443,856
	Add: new donated assets received (condition of use not met)		2,109,606	1,470,720
	Less: amounts released to the District Fund - Comprehensive Income and Expenditure Account (conditions met)		-	-
			4,024,182	1,914,576

Analysis of Donated Assets Account

The balance of the Donated Assets Account represents donations received that have yet to be recognised as income, as they have conditions attached to them, which will require the donated assets to be returned, if conditions are not met. The balances at the year end are as follows:

Donated Assets Account	Note	2025/26 £	2024/25 £
Neil Shawcross "Writers of Belfast" collection		430,000	430,000
Animal Welfare Van Vauxhall Combo Cargo		13,856	13,856
Rory Gallagher Statue		95,106	100,000
Pairc an Lonnain (Land)		16,900	16,900
Pairc an Lonnain (Built)		1,106,770	1,106,770
Ravenhill Road Site (Built)		247,050	247,050
Ravenhill Road Site (Built)		2,114,500	
Lower Shankill Park			
		4,024,182	1,914,576

Capital Receipts Unapplied		2025/26	2024/25
	Note	£	£
Opening balance		-	111,725
Add: new capital grants received in advance (condition of use not met)		-	-
Less: amounts transferred to Capital Receipts Unapplied Reserve	25		(111,725)
		-	-

Proceeds of £250k was received in 17/18 in relation to a disposal to NIHE. To date, £138k of this has been used to finance a playground, with the balance remaining of £112k transferred to Capital Receipts Unapplied Reserve in 24/25.

22 Capital Grants Received in Advance		2025/26	2024/25
	Note	£	£
Opening balance		292,732	621,914
Add: new capital grants received in advance (condition of use not met)		1,300,000	1,809,544
Less: amounts released to the Comprehensive Income and Expenditure Statement other projects		(485,803)	(799,006)
Less: amounts released to the Comprehensive Income and Expenditure Statement		(905,850)	(1,317,791)
Less: amounts transferred to Capital Grants Unapplied Reserve	25	0	(21,929)
		201,079	292,732

Analysis of Capital Grants Receipts in Advance Balance

The balance of Capital Grants Receipts in Advance represents grants received that have yet to be recognised as income, as they have conditions attached to them, which will require the grant to be repaid, if conditions are not met. The balances at the year end are as follows:

Capital Grants Receipts in Advance		2025/26	2024/25
	Note	£	£
Forth Meadow DFC		117,338	117,338
Paisley Park Refurb		42,741	46,236
Belfast Castle LWWP		1,000	1,000
Forthriver LWWP		5,327	5,327
Ballysillan PF LWWP		34,673	122,831
Botanic Upsurge			
		201,079	292,732

23 Contingencies

Residential Waste Treatment Project

The arc21 Joint Committee has, with the approval of their Participant Councils, entered into a Contingent Liability Undertaking with the bidding consortium in the procurement for the Residential Waste Treatment Project. Payments made, if any, in accordance with this undertaking will be funded by the Participant Councils.

Landfill Site

The financial provision for the capping and annual monitoring cost of the landfill site, required to meet the Council's environmental obligations under the NIEA licence, has been agreed on a Local Authority Deed and disclosed in Note 18. The remaining area not covered by NIEA licence may require specific capping depending on the future use of this land. The impact of any future capping of this area on the liabilities of Belfast City Council is uncertain and therefore no provision for any such costs has been made.

Contingent Asset

The Council is awaiting resolution of the outcome of the remaining elements of the ongoing legal action against HMRC to recover previously overdeclared output VAT in respect of leisure and recreational income. It will take time to conclude this matter and assess any associated financial impact.

24 Other cash flow disclosures

a Analysis of Adjustments to Surplus/Deficit on the Provision of Services

Adjustment to surplus or deficit on the provision of services for non-cash movements		2025/26	2024/25
	Note	£	£
Depreciation	4a, 11	30,130,878	28,791,047
Impairment & downward revaluations (& non-sale derecognitions)	4a, 11	(1,724,210)	(3,576,975)
Amortisation (included with depreciation above)			
(Increase)/Decrease in inventories	14	44,866	(1,730)
(Increase)/Decrease in Debtors	15	(1,471,857)	18,212,805
Increase/(Decrease) in impairment provision for bad debts	15	169,900	(554,360)
Increase/(Decrease) in Creditors	17	2,022,620	19,063,708
Increase/(Decrease) in Interest Creditors		-	-
Payments to NILGOSC	20b	(5,920,000)	(27,000)
Carrying amount of non-current assets sold	4a, 8a, 11	1,032,781	5,992,173
AIC/WIP written off to Net Cost of Services		-	-
Contributions to Other Reserves/Provisions		5,366,975	(3,423,076)
Movement in value of investment properties (included with Impairment & downward revaluations (& non-sale derecognitions) above)		-	-
Amounts posted to CIES from Donated Assets Account	21	-	-
Contract Costs		-	-
Contract Assets		-	-
Contract Liabilities		-	-
Deferred Revenue		-	-
		29,651,953	64,476,592

Adjust for items included in the net surplus or deficit on the provision of services that are investing and financing activities		2025/26	2024/25
	Note	£	£
Purchase of short-term (not considered to be cash equivalents) and long-term investments (includes investments in associates, joint ventures and subsidiaries)		-	-
Proceeds from short-term (not considered to be cash equivalents) and long-term investments (includes investments in associates, joint ventures and subsidiaries)		-	-
Proceeds from the sale of PP&E, investment property and intangible assets	4a, 8a, 9e	(1,507,436)	(8,036,410)
Capital grants included in Taxation & non-specific grant income	10c	(6,386,009)	(2,633,989)
		(7,893,445)	(10,670,399)

b Cash and Cash Equivalents

For the purposes of the cash flow statement, cash and cash equivalents include cash on hand and in bank and short term deposits and investments (considered to be cash equivalents), net of outstanding bank overdrafts. Cash and cash equivalents at the end of the reporting period as shown in the statement of cash flows can be reconciled to the related items in the Balance Sheet as follows:

	Note	2025/26	2024/25
		£	£
Cash and Bank Balances		(2,838,300)	(764,131)
Short Term Deposits (considered to be cash equivalents)		57,174,905	58,303,561
Short Term Investments (considered to be cash equivalents)		-	-
Bank Overdraft		-	-
		54,336,605	57,539,430

c Cash flows from Investing Activities

	Note	2025/26	2024/25
		£	£
Purchase of PP&E, investment property and intangible assets	11	28,956,865	15,144,116
Purchase of Short Term Investments (not considered to be cash equivalents)		-	-
Purchase of Long Term Investments		-	-
Other Payments for Investing Activities		674,691	837,941
Proceeds from the sale of PP&E, investment property and intangible assets	4a, 8a, 9e	(1,507,436)	(8,036,410)
Proceeds from Short Term Investments (not considered to be cash equivalents)		-	-
Proceeds from Long Term Investments		-	-
Capital Grants and Contributions Received	10c	(6,386,009)	(2,633,989)
Other Receipts from Investing Activities		-	-
Net Cash flows from Investing Activities		21,738,111	5,311,658

d Cash flows from Financing Activities		2025/26	2024/25
		£	£
Cash Receipts from Short and Long Term Borrowing		-	-
Other Receipts from Financing Activities		-	-
Cash payments for the reduction of the outstanding liability relating to a finance lease and on-Balance Sheet PFI contracts		-	-
Repayment of Short and Long Term Borrowing		(4,512,479)	(5,375,704)
Other payments for Financing Activities		-	-
Net Cash flows from Financing Activities		(4,512,479)	(5,375,704)

25 Usable Reserves

a Capital Receipts Reserve

These are capital receipts which have originated primarily from the sale of assets which have not yet been used to finance capital expenditure.

The Capital Receipts Reserve is credited with the proceeds from fixed asset sales and other monies defined by statute as capital receipts. These are originally credited to the Comprehensive Income and Expenditure Statement as part of the gain/loss on disposal and posted out via the Movement in Reserves Statement to the Capital Receipts Reserve. The reserve is written down when resources are applied to finance new capital expenditure or set aside to reduce an authority's capital financing requirement (or used for other purposes permitted by statute).

Capital Receipts Reserve		31/03/2026	31/03/2025
		£	£
At 1 April	Note	4,139,224	729,008
Transfers between Statutory & Other Reserves & the General Fund		-	-
Disposal of Non Current Assets/ Capital Sales	8, 9e	1,015,350	7,297,500
Capital Receipts used to finance capital expenditure	12	-	(2,000,000)
Difference between finance and other costs and income calculated on an accounting basis and finance costs calculated in accordance with statutory requirements		-	-
Other Movements		-	(1,887,284)
At 31 March		5,154,574	4,139,224

b Deferred Capital Receipts Account

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

Deferred Capital Receipts Account		31/03/2026	31/03/2025
		£	£
At 1 April	Note	665,000	-
Other movements		403,886	665,000
At 31 March		1,068,886	665,000

c Capital Receipts Unapplied

Where a capital receipt (or part thereof) has been recognised as income in the Comprehensive Income and Expenditure Statement, but the expenditure to be financed from that receipt has not been incurred at the Balance Sheet date, the receipt shall be transferred to the Capital Receipts Unapplied Account, reflecting its status as a capital resource available to finance expenditure. This transfer is reported in the Movement in Reserves Statement.

When, at a future date, the expenditure to be financed from the receipt is incurred, the receipt (or part thereof) shall be transferred from the Capital Receipts Unapplied Account to the Capital Adjustment Account, reflecting the application of capital resources to finance expenditure. This transfer is also reported in the Movement in Reserves Statement or in the notes to the accounts.

Capital Receipts Unapplied Account		31/03/2026	31/03/2025
		£	£
At 1 April	Note	111,725	-
Transfer from Capital Receipts Unapplied	21	-	111,725
Other movements		-	-
At 31 March		111,725	111,725

Proceeds of £250k was received in 2017/18 in relation to a disposal to NIHE. To date £138k of this has been used to finance a playground with a balance of £112k remaining. Previously these funds were held in Note 21 Donated Assets Account before being transferred to Capital Receipts Unapplied Account in 2024/25.

d Capital Grants Unapplied

Where a capital grant (or part thereof) has been recognised as income in the Comprehensive Income and Expenditure Statement, but the expenditure to be financed from that grant has not been incurred at the Balance Sheet date, the grant shall be transferred to the Capital Grants Unapplied Account, reflecting its status as a capital resource available to finance expenditure. This transfer is reported in the Movement in Reserves Statement.

When, at a future date, the expenditure to be financed from the grant is incurred, the grant (or part thereof) shall be transferred from the Capital Grants Unapplied Account to the Capital Adjustment Account, reflecting the application of capital resources to finance expenditure. This transfer is also reported in the Movement in Reserves Statement or in the notes to the accounts.

Capital Grants Unapplied Account		31/03/2026	31/03/2025
	Note	£	£
At 1 April		21,929	-
Transfer from Capital Grants Received in Advance	22		21,929
Other movements		(20,104)	-
At 31 March		1,825	21,929

£22k was received in 2024-25 for an IT Programme Project for which there was £20k expenditure in 2025-26

e Capital Fund

This fund is authorised under Section 9 of Part 1 of the Local Government Finance Act (Northern Ireland) 2011.

Capital Fund		31/03/2026	31/03/2025
	Note	£	£
At 1 April		16,607,146	14,409,960
Transfers between statutory & other reserves & the General Fund	4b	192,021	935,402
Transfer to Neighbourhood Regeneration Fund		-	-
Financing from CCIF		-	-
CCIF new contributions	12, 26a	51,289	1,887,284
CCIF drawdowns from fund	12, 26a	(4,498,601)	(625,500)
At 31 March		12,351,855	16,607,146

	£	£
Local Investment Fund	235,213	304,937
Belfast Investment Fund	6,173,649	5,872,462
City Centre Investment Fund	5,061,185	9,508,497
Social Outcomes Fund	881,808	921,250
Total	12,351,855	16,607,146

The movement and purpose of these funds is outlined below:

Local Investment Fund		31/03/2026	31/03/2025
	Note	£	£
Opening balance		304,937	348,433
Add: new contributions to fund		-	-
Less: financing drawn down from fund	4b	(69,724)	(43,496)
At 31 March		235,213	304,937

Local Investment Fund (LIF) is a key part of the Investment Programme that provides funding for smaller initiatives focusing on physical work on buildings or facilities within communities.

Belfast Investment Fund		31/03/2026	31/03/2025
	Note	£	£
Opening balance		5,872,462	4,807,700
Add: new contributions to fund	4b	1,270,000	1,270,000
Less: financing drawn down from fund	4b	(968,813)	(205,238)
Less: transfer to Neighbourhood Regeneration fund		-	-
At 31 March		6,173,649	5,872,462

The Belfast Investment Fund was established to support partnership projects across the City.

City Centre Investment Fund		31/03/2026	31/03/2025
	Note	£	£
Opening balance		9,508,497	8,246,713
Add: new contributions to fund		51,289	1,887,284
Less: amounts drawn down from fund		(4,498,601)	(625,500)
At 31 March		5,061,185	9,508,497

City Centre Investment Fund (CCIF) is a fund to support the Belfast City Centre Regeneration Investment Plans. The proposed investment principles for the CCIF are as follows:

- the project should make a significant impact on the City Centre economy in terms of "gross value added" and job creation
- the project should make positive and net contribution to the business rates income received by Belfast City Council

Belfast City Council used this fund to support ongoing and potential City Centre regeneration projects.

Social Outcomes Fund		31/03/2026	31/03/2025
	Note	£	£
Opening balance		921,250	1,007,114
Add: transfer from Belfast Investment fund		-	-
Less: amounts drawn down from fund	4b	(39,442)	(85,864)
At 31 March		881,808	921,250

Social Outcomes Fund is set up to support City Centre projects which might not generate a direct financial return but which would enhance the overall City Centre offer and support the attraction of investment into the City Centre.

f Leisure Mobilisation Fund

This fund is authorised under Section 9 of Part 1 of the Local Government Finance Act (Northern Ireland) 2011.

Leisure Mobilisation Fund		31/03/2026	31/03/2025
	Note	£	£
At 1 April		534,521	534,521
Transfers between statutory & other reserves & the General Fund	4b	(22,129)	-
Transfers between Renewal & Repair Fund & CAA to finance Capital Expenditure	12	-	-
At 31 March		512,392	534,521

The Leisure Mobilisation Fund is a fund to support the Leisure Transformation Programme. This fund will cover programme level costs including communications, engagements and procurement costs.

g Neighbourhood Regeneration Fund

This fund is authorised under Section 9 of Part 1 of the Local Government Finance Act (Northern Ireland) 2011.

Neighbourhood Regeneration Fund		31/03/2026	31/03/2025
	Note	£	£
At 1 April		9,906,334	10,052,018
Transfers between statutory & other reserves & the General Fund	4b	-	-
Less: amounts drawn down from fund		(1,296,185)	(145,684)
At 31 March		8,610,149	9,906,334

The Neighbourhood Regeneration Fund is a fund to support neighbourhood regeneration and tourism projects in local neighbourhoods.

h Local Community Ownership Fund

This fund is authorised under Section 9 of Part 1 of the Local Government Finance Act (Northern Ireland) 2011.

Local Community Ownership Fund		31/03/2026	31/03/2025
	Note	£	£
At 1 April		-	-
Transfers between statutory & other reserves & the General Fund	4b	1,500,000	-
Less: amounts drawn down from fund		-	-
At 31 March		1,500,000	-

The Local Community Ownership Fund is a fund to support the acquisition of community assets or existing derelict sites for viable and sustainable community use.

i Other Balances & Reserves

Other Balances & Reserves		31/03/2026	31/03/2025
	Note	£	£
At 1 April		1,999,580	2,935,552
Transfers between statutory & other reserves & the General Fund	4b	(656,713)	(935,972)
Transfer to BWUH Subvention Fund		-	276,768
Transfer to BWUH Sinking Fund		-	(276,768)
At 31 March		1,342,867	1,999,580

	£	£
Election Fund	651,213	225,397
BWUH Subvention Fund	384,160	1,102,648
BWUH Sinking Fund	307,494	671,535
Total	1,342,867	1,999,580

The movement and purpose of these funds is outlined below:

Election Fund		31/03/2026	31/03/2025
	Note	£	£
Opening balance		225,397	62,745
Add: new contributions to fund		425,816	162,652
Less: financing drawn down from fund		-	-
At 31 March		651,213	225,397

This reserve is used to equalise (smooth) the cost of elections by building up a fund to cover the costs of future elections by making contributions, as and when required, to the reserve.

BWUH Subvention Fund		31/03/2026	31/03/2025
	Note	£	£
Opening balance		1,102,648	1,078,513
Add: new contributions to fund		300,903	300,903
Less: amounts drawn down from fund		(1,019,391)	-
Less: amounts transferred to Sinking Fund		-	(276,768)
At 31 March		384,160	1,102,648

BWUH Subvention Fund was established to support national and international corporate organisations in bringing their conferences to Belfast.

BWUH Sinking Fund			31/03/2026	31/03/2025
	Note		£	£
Opening balance			671,535	1,794,294
Add: new contributions to fund			200,000	200,000
Less: amounts drawn down from fund			(564,041)	(1,322,759)
At 31 March			307,494	671,535

BWUH Sinking Fund is a fund to support planned maintenance and future capital works of the new exhibition centre at Waterfront Hall.

General Fund

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

General Fund		2025/26	2024/25
	Note	£	£
At 1 April		64,571,068	59,299,011
Prior year adjustment		-	-
Applied Capital Grants	10, 12	(6,386,009)	(2,633,989)
Unapplied Capital Grants received in year		-	-
Direct Revenue Financing	4, 12	(11,954,700)	(7,562,536)
Depreciation and Impairment adjustment	4	28,406,668	25,214,072
Statutory Provision for financing Capital Investment	4	(9,310,882)	(9,140,494)
Net Revenue expenditure funded from capital under statute	4, 12	10,303,197	8,100,274
REFCUS - Government Grants and other Contributions	4, 12	(7,680,012)	(5,855,398)
REFCUS - Direct Financing	4, 12	(2,623,185)	(1,971,946)
REFCUS - Capital grants applied	4, 12	-	(272,930)
Surplus/(Deficit) on the Provision of Services	CIES	1,289,257	921,477
Transfers between Statutory and Other Reserves and the General Fund	4	283,006	146,254
Net movements on Pension Reserve	4, 20	(5,920,000)	(27,000)
Disposal of Fixed Assets/Capital Sales	4, 11	(474,655)	(2,044,237)
Difference between finance and other costs and income calculated on an accounting basis and finance costs calculated in accordance with statutory requirements	26d	(102,692)	89,308
Other Movements		-	309,202
At 31 March		60,401,061	64,571,068

This fund represents the surplus of income over expenditure. It can be used to supplement income and unexpected expenditure in future years. Of the £60.4m, £41.2m relates to expenditure committed at the year end (24/25 £64.6m, £50.1m committed).

Committed Expenditure by Theme		£
Theme 1: Our services		7,827,474
Theme 2: Our organisation		8,441,470
Theme 3: Our people and communities		8,051,177
Theme 4: Our economy		8,057,534
Theme 5: Our place		5,407,700
Theme 6: Our planet		1,227,259
Theme 7: Compassionate city		1,242,380
Other		956,980
Total		41,211,974

26 Unusable Reserves

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 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 an historic cost basis.

The account is credited with the amounts set aside by the Council as finance for the costs of acquisition, construction and subsequent costs.

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

The Account also contains revaluation gains accumulated on Property, Plant and Equipment before 1 April 2007, the date that the Revaluation Reserve was created to hold such gains.

Capital Adjustment Account		2025/26	2024/25
	Note	£	£
At 1 April		530,276,689	526,101,099
Prior year restatement	31	-	333,404
At 1 April		530,276,689	526,434,504
Applied Capital Grants	10, 12	6,365,905	2,633,989
Unapplied Capital Grants transferred to CAA in year		20,104	-
Direct Revenue Financing	4, 12	11,954,700	7,562,536
Depreciation & Impairment adjustment	11	(28,406,668)	(25,214,072)
Statutory Provision for financing Capital Investment	4, 12	9,310,882	9,140,494
Net Revenue expenditure funded from Capital under statute	4, 12	10,303,197	8,100,274
REFCUS - Government Grants and other Contributions	4, 12	(7,680,012)	(5,855,398)
REFCUS - Direct Financing	4, 12	(2,623,185)	(1,971,946)
REFCUS - Capital grants applied	4, 12	-	(272,930)
Disposal of Fixed Assets/ Capital Sales	4, 11	(1,020,623)	(5,911,353)
Capital Receipts used to finance capital expenditure	4, 12	-	2,000,000
Other Movements		9,637,106	13,005,091
Transfers between Capital Fund & CAA to finance capital expenditure	12	4,498,601	625,500
At 31 March		542,636,696	530,276,689

b Revaluation Reserve

The Revaluation Reserve contains the gains made by the Council arising from increases in the value of its Property, Plant and Equipment and Intangible Assets. The reserve 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 2008, the date the reserve was created. Accumulated gains arising before that date are consolidated into the balance on the Capital Adjustment Account.

The purpose of this account is to build up a balance based on the revaluation (upwards or downwards) of individual assets. All such revaluations (excluding impairment losses that have been debited to Surplus/(Deficit) on the Provision of Services are mirrored in Other Comprehensive Income and Expenditure. It is a fundamental principle of this account that it never becomes negative. If an asset was held at current value when derecognised, the balance held on the Revaluation Reserve is written off to the Capital Adjustment Account.

Revaluation Reserve		2025/26	2024/25
	Note	£	£
At 1 April		259,650,318	248,325,740
Prior year restatement			(232,447)
At 1 April		259,650,318	248,093,293
Revaluation & Impairment	11	19,295,013	24,562,123
Movements from associates & joint ventures		-	-
Other Movements		(9,637,106)	(13,005,098)
At 31 March		269,308,225	259,650,318

c Pension Reserve

Pension Reserve		2025/26	2024/25
	Note	£	£
At 1 April		(6,154,942)	(7,068,942)
Net Movements on Pension Reserve	4, 20	5,920,000	27,000
Revaluation & Impairment	20	(5,465,000)	884,000
Gas pension & BWUH movement		(104,000)	3,000
At 31 March		(5,803,942)	(6,154,942)

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

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

d 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. staff annual leave entitlement carried forward at the end of the financial year. Statutory arrangements are expected to require that the impact on the General Fund is neutralised by transfers to or from this Accumulated Absences Account.

Accumulated Absences Account		31/03/2026	31/03/2025
	Note	£	£
At 1 April		(2,243,204)	(2,153,896)
Difference between finance and other costs and income calculated on an accounting basis and finance costs calculated in accordance with statutory requirements		102,692	(89,308)
At 31 March		(2,140,512)	(2,243,204)

e Provisions Discount Rate Reserve

The Provisions Discount Rate Reserve covers the arrangement, put in place by the Department under its amendment to the 2017/18 accounts direction (see DfC circular LG O5/2018), to accommodate changes in the current value of the annual calculation of long term provisions for landfill costs, which arises as a result of changes to the interest rates used to discount these provisions and landfill cash flows being increased for inflation.

Provisions Discount Rate Reserve		31/03/2026	31/03/2025
	Note	£	£
At 1 April		(4,196)	(4,196)
Difference between finance and other costs and income calculated on an accounting basis and finance costs calculated in accordance with statutory requirements		-	-
Other Movements		-	-
At 31 March		(4,196)	(4,196)

27 Significant Trading Operations

The Council considers a trading operation exists where the service it provides is competitive i.e the user always has the choice to use an alternative supplier to the Council and the Council charges the user on a basis other than a straightforward recharge of the Council's costs in supplying the service. The Council uses a variety of charging mechanisms such as quoted lump sums, fixed periodical charges or rates, or a combination of these.

In deciding whether a trading operation is significant the Council takes both financial and non-financial criteria into account.

Financial criteria taken into account in deciding whether trading operations are significant to the Council are:

- the magnitude of each individual trading operation's turnover when compared with the Council's net revenue budget
- the risk of financial loss the Council may be exposed to in providing the service to the user.

Non-financial criteria taken into account in deciding whether trading operations are significant to the Council are:

- the importance of each individual trading operation to demonstrating the achievement of Council targets and improving performance.
- the exposure of the Council to service reputational loss risk by providing the service.
- whether the provision of the service is likely to be of interest to the Council's key stakeholders and their needs.

In applying the aforementioned criteria, the Council considers the letting of industrial estates to be a significant trading operation. The income and expenditure associated with these industrial estates is disclosed below:

Industrial Estate Lettings	2025/26	2024/25
	£	£
Rental Income	5,426,606	5,471,940
Rental Expenditure	(8,526)	(72,371)
Net Income	5,418,080	5,399,569

These significant trading operations form part of Note 9e to these financial statements.

28 Agency Services

The Council acts as an agent collecting income on behalf of Belfast One BID Ltd, Destination CQ BID Ltd and Belfast Central Business District Ltd. These three companies were set up as part of a UK initiative to help regenerate town centres. The BID companies issue a levy on the businesses in Belfast City Centre. During 2025/26 these entities paid an administration fee to the Council totalling to £18,892 (2024/25 £30,527).

The Council holds bank accounts for Belfast One BID Ltd, Destination CQ BID Ltd and Belfast Central Business District Ltd. During 2025/26 the Council collected £2,594,493 (2024/25 £3,197,098) on behalf of the BID companies and paid over £2,977,799 (2024/25 £2,703,700) to the BID companies. The total amount held across these bank accounts at 31 March 2026 was £592,757 (2024/25 £976,063).

29 Joint Arrangements

During 2025/26 Belfast City Council did not make a financial contribution to Beltel LLP relating to the redevelopment of the Belfast Telegraph Building (2024/25 £nil).

The contribution to LLP is included in the Long term Assets of Belfast City Council. This represents 46% of the net assets of the LLP which is included in Belfast City Council's consolidated balance sheet.

The amount in the table below of £3,436,859 represents financial contributions made to date. The underlying value of the asset in Beltel LLP fluctuates year on year depending on market conditions.

The recoverability of this amount is contingent on the market value of the underlying asset at the conclusion of the project.

	2025/26	2024/25
	£	£
Long term assets	3,231,429	3,231,429
Current assets	242,435	242,435
Current liabilities	(37,005)	(37,005)
Long term liabilities	-	-
Net Assets	3,436,859	3,436,859

On 1 April 2016, the operations of Waterfront Hall and Ulster Hall were transferred to a company BWUH Limited. Belfast City Council hold the entire share capital of this company, 1 ordinary share at £1 each. Belfast City Council entered into an agreement with BWUH Limited under which the Council pays the company a management fee for the operation of Belfast Waterfront and Ulster Hall. Payments to and from the company are outlined in Note 30f.

30 Related Party Transactions

A Related Party Transaction is a transfer of resources or obligations between related parties, regardless of whether a price is charged. Related Party Transaction exclude transactions with any other entity that is a related party solely because of its economic dependence on the Council or the Government of which it forms part. A related party is one that has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions. This includes cases where the related party entity and another entity are subject to common control but excludes providers of finance in the course of their normal business with the Council and Trade Unions in the course of their normal dealings with the Council. In addition, where the relationship with the Council and the entity is solely that of an Agency (see note 28) these are not deemed to be Related Party Transactions.

Central government has significant influence over the general operations of the council - it is responsible for providing the statutory framework within which the council operates, provides the majority of its funding in the form of grants and prescribes the terms of many of the transactions that the council has with other parties. Grant receipts outstanding at 31 March 2026 are shown in Note 15b.

As part of their duties, Councillors are appointed to represent the Council in a range of other organisations and further details of these arrangements can be found on the Council's website.

Transactions with related parties not disclosed elsewhere in these financial statements are set out below.

Councillors have direct control over the Council's financial and operating policies. In the 2025/26 financial year the Council commissioned £3,374,978 (2024/25 £3,152,863) of works and services from Visit Belfast in which Councillors have an interest. The Council entered into these contracts in full compliance with the Council's standing orders and codes of conduct.

The Council also paid grants of £2,022,049 (2024/25 £3,054,614) to a number of organisations in which Councillors and Council officers had an interest. These grants were made with proper consideration of declaration of interests.

During 2025/26 the Council had expenditure of £6,817,551 (2024/25 £3,728,966) to other Councils and income received of £3,024,837 (2024/25 £2,996,512) from other Councils, and £132 (2024/25 £100,640) was outstanding at 31 March 2026. These amounts mainly related to services provided.

a Other Organisations

	Councillors	2025/26	2024/25
		£	£
Active Communities Network	1	155,608	25,760
Arellan Nursery School	1	2,136	0
Ashfield Girls High	1	0	2,100
Belfast Community Sports Development Network	1	7,168	0
Belfast Film Festival	0	0	60,000
Belfast Harbour Commissioners	7	48,874	53,857
Belfast Health and Social Care Trust	0	0	220,300
Belfast Hills Partnership	3	95,739	68,121
Belfast Orange Hall	1	15,750	4,703
Belmont Primary School	1	0	0
Black Mountain Shared Spaces Project	1	105,305	88,939
Blackie River Centre	1	145,772	92,088
Boy's Brigade	0	0	4,000
Cathedral Quarter Trust	2	98,900	0
Children's Law Centre	0	0	15,000
Cl Ladies Hockey Club	1	8,000	0
Coláiste Feirste	1	58,682	100,000
Colin Neighbourhood Partnership	3	38,139	64,076
Common Youth	0	0	693
County Grand Orange Lodge of Belfast	5	200	0
Crumlin Star Social Club Committee	1	1,383	891
Cumann Cultúrtha Mhic Reachtain	0	0	44,029
Denmark Community Centre	1	40,051	29,594
Duncairn Community Partnership	1	7,800	6,000
East Belfast Community Development Agency	1	600	0
Féile an Phobail	0	0	625,029
Glenbank Community Association	1	16,379	16,129
Gort na Mona GAA	1	2,832	2,460
Grand Opera House Trust	2	0	982
Greater Shankill Partnership Board	1	17,000	1,500
Groundwork	1	6,600	2,160
Harwood Trust	1	115,374	110,969
Healing Through Remembering	1	1,500	1,500
Here NI	0	0	35,442
Impact Training	1	0	3,051
James Connolly Visitor Centre	0	0	220
Lagan Valley Regional Park	3	176,000	70,400
Lagmore Youth Project	1	9,670	22,650
Ligoniel Amateur Boxing Club	1	4,240	2,220
Ligoniel Improvement Association	0	0	276,793
Linenhall Library Board	1	212,787	34,750
Lower Shankill Community Association	1	9,389	6,029
Lyric Theatre	2	161,374	0
Mitchell House Special School	1	3,600	0
Mount Eagles/Lagmore Youth & Community Association	1	23,888	8,744
MW Advocate Ltd	0	0	1,224
National Association of Councillors	11	3,560	3,560
Nettlefield Multi-Sports	1	1,966	4,035
NI Amenity Council	1	3,030	2,330
NI Local Government Association	12	113,395	118,565
NI Local Government Partnership on Travellers Issues	2	500	0

Open University	0	0	1,187
PIPS Charity	1	41,889	20,629
Queens University Belfast	0	0	1,387
Roden Street Community Development Group	1	207,297	226,458
Rosario Youth Centre	0	0	2,198
Royal Society of Ulster Architects	0	0	0
Shankill Housing and Enterprise Ltd	1	0	8,190
Short Strand Partnership	1	230	0
Somme Advisory Council	3	1,800	0
Spectrum Centre Trust	0	0	48,898
St. Peter's Primary School	1	1,750	0
St. Teresa's Youth Centre	1	4,485	20,969
Sure Start	1	2,500	800
Sustainable NI working group	2	27,532	6,000
Sustainable NI working group	1	1,750	4,500
Tauaghmonagh Primary School	1	688	2,369
Templemore Avenue Schools Trust	1	8,107	4,853
Tullycarnet Boxing Club	0	0	282,581
Ulster Orchestra	1	0	188,951
Upper Springfield Development Trust	5	3,374,978	3,152,863
Visit Belfast	1	2,580	3,750
Welcome Organisation	1	8,250	0
Westland Community and Residents' Association	1	0	0
At 31 March		5,397,027	6,207,477

b Payments to Community Groups

Belfast City Council made payments to the following Community Groups that have Councillors as part of their committee structure:

	Councillors	2025/26 £	2024/25 £
Eastside Partnership (East Belfast Partnership Board)	4	182,512	162,734
Forward South (previously South Belfast Partnership Board)	5	171,661	136,520
West Belfast Partnership Board	8	553,160	398,670
Total		907,333	697,924

c Joint Committees

Belfast City Council made payments to the following Joint Committees:

	Councillors	2025/26 £	2024/25 £
Arc 21	3	21,608,929	20,799,228

The origins of arc21 can be traced back to June 1999, when a small number of Council representatives agreed that a joint approach was the best way to deliver an effective waste management strategy for the region. By 2000, 11 Councils had joined together from the eastern Region Waste Management Group, which was eventually renamed arc21.

At present arc21 has successfully been awarded and is managing waste management contracts on behalf of Councils with a value in the region of £200m.

d Greenwich Leisure Limited

Belfast City Council entered into an agreement with Greenwich Leisure Limited (GLL) for the provision of leisure services. These financial statements include expenses of £10,344,736 (2024/25 £9,529,057) for the provision of these services in the year ended 31 March 2026. During 2025/26 the Council also received a profit share of £133,506 (2024/25 £639,508) which has been recorded in reserves.

e Car Loans to Council Officers

The Council makes car loans available to employees who are designated essential car users. The total amount outstanding in respect of car loans to designated employees as at 31 March 2026 was £44,280 (2024/25 £30,921).

f Belfast Waterfront and Ulster Hall Limited

With effect from 1 April 2016 the Council transferred the operations of Belfast Waterfront Hall and Ulster Hall to a new company BWUH Limited with the Council being the sole shareholder in this new company. During 2025/26 the Council invoiced BWUH Ltd for £3,080,220 for expenditure incurred on its behalf and also received invoices from the Company for £6,199,052.17 mainly for the management fee. At 31 March 2026, £841,585 (2024/25 £1,273,212) was owed to the company by the Council and £371,719 (2024/25 £555,460) receivable from the company.

g Beltel LLP

During 2025/26, Belfast City Council did not make a financial contribution to Beltel LLP (2024/25 £nil), relating to the redevelopment of the Belfast Telegraph Building (as outlined in Note 29). The Council is represented by two officers on the Management Board of the LLP and ES BT Holdings Limited is also represented by two members on the Management Board.

Belfast City Council
Group Movement in Reserves Statement for the year ended 31 March 2026

	General Fund Summary £	Other Fund Balances and Reserves £	Capital Receipts Reserves (Inc deferred and unapplied) £	Total Usable Reserves £	Total Unusable Reserves £	Total Council Reserves £
Balance as at 1 April 2024	59,310,472	27,932,049	729,008	87,971,529	765,199,807	853,171,336
Movement in reserves during the year						
Surplus/ (Deficit) on the provision of services*	835,431	-	-	835,431	-	835,431
Other Comprehensive Income and Expenditure	-	-	-	-	25,446,123	25,446,123
Total Comprehensive Income and Expenditure	835,431	-	-	835,431	25,446,123	26,281,554
Adjustments between accounting basis & funding under regulations	4,061,672	1,261,786	5,962,500	11,285,958	(9,225,219)	2,060,739
Net increase before transfers to Statutory and Other Reserves	4,897,103	1,261,786	5,962,500	12,121,389	16,220,904	28,342,293
Transfers to / from Statutory and Other Reserves	146,254	(146,254)	-	-	-	-
Other movements	228,202	-	(1,753,630)	(1,525,428)	103,953	(1,421,475)
Increase/ (Decrease) in year	5,271,559	1,115,532	4,208,870	10,595,961	16,324,857	26,920,818
Balance as at 31 March 2025	64,582,031	29,047,581	4,937,878	98,567,490	781,524,665	880,092,155
Movement in reserves during the year						
Surplus/ (Deficit) on the provision of services	1,732,257	-	-	1,732,257	-	1,732,257
Other Comprehensive Income and Expenditure	-	-	-	-	13,055,013	13,055,013
Total Comprehensive Income and Expenditure	1,732,257	-	-	1,732,257	13,055,013	14,787,270
Adjustments between accounting basis & funding under regulations	(5,957,858)	(4,447,312)	1,399,132	(9,006,038)	9,520,593	514,555
Net increase before transfers to Statutory and Other Reserves	(4,225,601)	(4,447,312)	1,399,132	(7,273,781)	22,575,606	15,301,825
Transfers to / from Statutory and Other Reserves	283,006	(283,006)	-	-	-	-
Other movements	(231,000)	-	-	(231,000)	(104,000)	(335,000)
Increase/ (Decrease) in year	(4,173,595)	(4,730,318)	1,399,132	(7,504,781)	22,471,606	14,966,825
Balance as at 31 March 2026	60,408,436	24,317,263	6,337,010	91,062,709	803,996,271	895,058,980

Belfast City Council
Group Comprehensive Income and Expenditure Statement for the year ended 31 March 2026

Service Expenditure	Note	2025/26			2024/25		
		Gross £	Gross Income £	Net Expenditure £	Gross £	Gross Income £	Net Expenditure £
Strategic Policy & Resources	2	132,345,499	(68,333,765)	64,011,734	110,265,101	(54,102,376)	56,162,725
City Growth & Regeneration	2	76,351,756	(43,974,672)	32,377,084	76,848,823	(44,075,222)	32,773,601
People & Communities	2	157,259,314	(27,423,853)	129,835,461	148,141,633	(23,818,216)	124,323,417
Planning & Licensing	2	10,151,560	(7,308,052)	2,843,508	10,288,097	(7,103,184)	3,184,913
Cost of Services on Continuing Operations		376,108,129	(147,040,342)	229,067,787	345,543,654	(129,098,998)	216,444,656
Other Operating Expenditure	8	1,032,781	(1,497,436)	(464,655)	5,992,173	(9,902,865)	(3,910,692)
Financing and Investment Income and Expenditure	9	806,964	(8,334,268)	(7,527,304)	1,166,095	(8,876,526)	(7,710,431)
Net Operating Expenditure		377,947,874	(156,872,046)	221,075,828	352,701,922	(147,878,389)	204,823,533
Taxation and Non-Specific Grant Income	10	3,645,545	(226,453,630)	(222,808,085)	2,788,458	(208,447,422)	(205,658,964)
(Surplus)/Deficit on the Provision of Services		381,593,419	(383,325,676)	(1,732,257)	355,490,380	(356,325,811)	(835,431)
(Surplus)/Deficit on revaluation of non-current assets	11			(18,520,013)			(24,562,123)
Surplus/(Deficit) arising on revaluation of available-for-sale financial assets	11			-			-
Remeasurements of the Net Defined Benefit Liability (Asset)	20			5,465,000			(884,000)
Other Comprehensive Income and Expenditure				(13,055,013)			(25,446,123)
Total Comprehensive Income and Expenditure				(14,787,270)			(26,281,554)

Belfast City Council
Group Balance Sheet as at 31 March 2026

		31st March 2026	31st March 2025
	Note	£	£
Fixed Assets	G4	919,317,649	907,084,916
Long Term Investments		-	-
Investment in Associates and Joint Ventures		-	-
Long Term Debtors	G6	426,170	276,161
Contract Assets		-	-
LONG TERM ASSETS		919,743,819	907,361,077
Short Term Investments		-	-
Inventories		177,677	222,543
Short Term Debtors	G6	31,326,305	29,673,054
Cash and Cash Equivalents	G8	62,875,874	62,185,739
Assets Held for Sale		8,025,000	2,650,001
Contract Assets	G6	304,180	486,489
CURRENT ASSETS		102,709,036	95,217,826
Bank Overdraft		-	-
Short Term Borrowing		4,598,568	4,512,476
Short Term Creditors	G7	80,934,805	74,499,992
Provisions		5,152,872	3,593,301
Contract Liabilities		25,650	-
CURRENT LIABILITIES		90,711,895	82,605,769
Long Term Creditors	G7	774,091	1,041,472
Provisions		1,844,093	1,844,093
Long Term Borrowing		24,034,592	28,633,163
Other Long Term Liabilities		5,803,942	6,154,942
Contract Liabilities		-	-
Donated Assets Account		4,024,182	1,914,576
Capital Grants Receipts in Advance		201,079	292,732
LONG TERM LIABILITIES		36,681,979	39,880,978
NET ASSETS		895,058,981	880,092,156
USABLE RESERVES			
Capital Receipts Reserve		5,154,574	4,139,224
Deferred Capital Receipts		1,068,886	665,000
Capital Receipts Unapplied		111,725	111,725
Capital Grants Unapplied		1,825	21,929
Capital Fund		12,351,855	16,607,146
Leisure Mobilisation Fund		512,392	534,521
Neighbourhood Regeneration Fund		8,610,149	9,906,334
Local Community Ownership Fund		1,500,000	-
Other Balances and Reserves		1,342,867	1,999,580
General Fund		60,408,436	64,582,031
		91,062,709	98,567,490
UNUSABLE RESERVES			
Capital Adjustment Account		542,636,696	530,276,689
Revaluation Reserve		269,308,226	259,650,318
Pensions Reserve		(5,803,942)	(6,154,942)
Accumulated Absences Account		(2,140,512)	(2,243,204)
Provisions Discount Rate Reserve		(4,196)	(4,196)
		803,996,272	781,524,666
NET WORTH		895,058,981	880,092,156

Belfast City Council
Group Cash Flow Statement at 31 March 2026

	Note	2025/26	2024/25
		£	£
Net Deficit on the Provision of Services		1,732,257	835,431
Adjustment for non-cash movements	G8	33,234,722	62,351,892
Adjust for items included in the net surplus or deficit on the provision of services that are investing and financing activities	G8	(7,893,445)	(10,670,399)
Net cash flows from operating activities		27,073,534	52,516,924
Cash flows from Investing Activities	G8	(21,870,921)	(5,370,743)
Net Cash flows from Financing Activities	G8	(4,512,479)	(5,375,704)
Net increase or decrease in cash and cash equivalents		690,135	41,770,478
Cash and cash equivalents at the beginning of the reporting period		62,185,739	20,415,261
Cash and cash equivalents at the end of the reporting period		62,875,874	62,185,739

Belfast City Council
Notes to the Group Financial Statements
FOR THE YEAR ENDED 31 MARCH 2026

G1 Group Accounts

The Group Accounting Policies are the same as the Council policies and have not been repeated again in these Notes. The exception to this is in relation to Retirement Benefits which have been treated in BWUH Limited as a defined contribution scheme as the liabilities of the NILGOSC scheme remain with Belfast City Council and have been disclosed in Belfast City Council's financial statements.

Since there are no significant changes to the Consolidated Group Balance Sheet as compared to the Council's Balance Sheet, only those notes affected by group transactions have been included.

G2 Combining Entities

Belfast Waterfront Ulster Hall Limited (BWUH Ltd)

Belfast Waterfront Ulster Hall Limited is a company incorporated under the terms of the Companies Acts to operate the Belfast Waterfront and Ulster Hall. The Authority is the principal shareholder in the company holding 1 ordinary £1 shares and representing 100% of the issued share capital. Under accounting standards, the Authority has a controlling interest in this company. The financial results for the company have been included in the group accounts as a subsidiary.

Net assets of the company were £7,375 at 31 March 2026 (2024/25: £10,963). There was no profit/loss on ordinary activities before taxation for the period to 31 March 2026 (2024/25 £nil). No dividend payments were due to, or received by, the Authority in respect of its investment. The latest set of accounts is for the year to 31 March 2026 has an unqualified audit certificate.

As noted in Note 20, the pension asset of BWUH Limited is included in the pension asset of Belfast City Council. The asset was restricted to nil in 2025/26 in accordance with Paragraph 64 of IAS 19.

An analysis of BWUH Ltd scheme assets and liabilities is detailed as follows:

	2025/26	2024/25
	£	£
Present value of defined benefit	7,688,000	7,157,000
Fair value of plan assets	12,146,000	10,906,000
Surplus in scheme	4,458,000	3,749,000
Total Asset / (Liability) recognised	-	-

Movements in the present value of defined benefit obligations	2025/26	2024/25
	£	£
Liability at 1 April	7,157,000	8,433,000
Current service cost	349,000	538,000
Benefits paid	(90,000)	(38,000)
Contributions from scheme members	226,000	200,000
Actuarial gains and losses	(373,000)	(2,376,000)
Interest cost	419,000	400,000
At 31 March	7,688,000	7,157,000

Movements in fair value of plan assets	2025/26	2024/25
	£	£
Fair value of assets at 1 April	10,906,000	9,931,000
Interest income	650,000	481,000
Return on plan assets	(19,000)	(101,000)
Benefits paid	(90,000)	(38,000)
Contributions by the employer	473,000	433,000
Contributions by scheme members	226,000	200,000
At 31 March	12,146,000	10,906,000

BELTEL LLP

For the purposes of economic regeneration as part of the City Centre Regeneration objectives the Council made a financial contribution in the form of a loan totalling £3,436,859 as at year ended 31 March 2026, to Beltel LLP relating to the redevelopment of the Belfast Telegraph building. This contribution represents 46% of the net assets of Beltel LLP which have been included in the Council's group balance sheet and the breakdown of the net assets is included in Note 29 Joint Arrangements.

Gas Pension Fund

The liability of £318,000 in respect of the Gas Pension Fund is disclosed and recognised in Belfast City Council's balance sheet and Note 20 Retirement Benefits disclosures. The Group balance sheet has included the assets and liabilities giving rise to this liability:

	2025/26	2024/25
	£	£
Long term assets	-	-
Current assets	52,965	157,693
Long term liabilities	(370,965)	(371,693)
Net liability	(318,000)	(214,000)

Other Entities

The Council has not consolidated its interests in Belfast Gasworks Management Co Ltd or Arc21 as the Council's share of these balance sheets is not deemed material to the group accounts at this point in time.

Financial Impact of combination

The effect of the inclusion of the subsidiaries and associates in 2025/26 was to increase the Council's reserves and net assets by £7,375 representing the net asset in the consolidating entities.

G3 Adjustments between an Accounting Basis and Funding Basis under Regulations

Amounts included in the Comprehensive Income and Expenditure Statement but required by statute to be excluded when determining the Movement on the General Fund Balance for the year:

	2025/26		2024/25	
	£	£	£	£
Amounts included in the Comprehensive Income and Expenditure Statement but required by statute to be excluded when determining the Movement on the General Fund Balance for the year:				
Impairments (losses & reversals) of non-current assets	-		-	
Derecognition (other than disposal) of non-current assets	-		-	
Revaluation	(1,724,210)		(3,576,975)	
increases/decreases taken to Surplus/Deficit on the Provision of Services				
Depreciation charged in the year on non-current assets	30,270,290	28,546,080	28,933,595	25,356,620
Net Revenue expenditure funded from capital under statute	10,303,197		8,100,274	
REFCUS - Government Grants and other Contributions	(7,680,012)		(5,855,398)	
REFCUS - Direct Financing	(2,623,185)		(1,971,946)	
REFCUS - Capital grants applied	-	-	(272,930)	-
Carrying amount of non current assets sold	1,032,781		5,992,173	
Proceeds from the sale of PP&E, investment property and intangible assets	(1,507,436)	(474,655)	(8,036,410)	(2,044,237)
Difference between finance costs calculated on an accounting basis and finance costs calculated in accordance with statutory requirements		-		-
Net charges made for retirement benefits in accordance with IAS 19		12,996,000		18,211,000
Direct revenue financing of Capital Expenditure		(11,954,700)		(7,562,536)
Capital Grants and Donated Assets Receivable and Applied in year		(6,365,905)		(2,633,989)
Capital Grants Receivable and Unapplied in year		(20,104)		-
Rates Claw-Back Reserve		-		-
Adjustments in relation to Short-term compensated absences		(102,692)		89,308
Adjustments in relation to Lessor Arrangements		-		-
Provisions Discount Rate Reserve Adjustment		-		-
Amounts not included in the Comprehensive Income and Expenditure Statement but required by statute to be included when determining the Movement on the General Fund Balance for the year				
Statutory Provision for the financing of Capital Investment		(9,310,882)		(9,140,494)
Employers contributions payable to the NILGOSC and retirement benefits payable direct to pensioners		(19,271,000)		(18,214,000)
		(5,957,858)		4,061,672

G4 Fixed Assets

Cost or Valuation	Land	Buildings	Infrastructure Assets	Landfill Sites	Vehicles, Plant & Equipment	Community Assets	PP&E Under Construction	Surplus Assets	Total PP&E	Heritage Assets	Assets Held for Resale	TOTAL
	£	£	£	£	£	£	£	£	£	£	£	£
Balance as at 1 April 2025	120,410,503	556,159,919	5,093,674	-	57,377,293	61,712,141	35,734,653	1,277,001	837,765,184	10,231,693	13,750,000	861,746,877
Adjustments between cost/value & depreciation/impairment	-	-	-	-	-	-	(420,805)	-	(420,805)	-	-	(420,805)
Balance as at 1 April 2025	120,410,503	556,159,919	5,093,674	-	57,377,293	61,712,141	35,313,848	1,277,001	837,344,379	10,231,693	13,750,000	861,326,072
Additions	-	854,559	-	-	7,690,521	590,740	12,525,130	-	21,660,950	66,338	-	21,727,288
Donations	90,000	2,024,500	-	-	-	-	-	-	2,114,500	(4,894)	-	2,109,606
Revaluation increases/ (decreases) to Revaluation Reserve	508,500	(2,392,047)	-	-	-	-	130,000	-	(1,753,547)	(311,645)	(240,000)	(2,305,192)
Revaluation increases/ (decreases) to Surplus or Deficit on the Provision of Services	1,124,500	(216,535)	-	-	-	-	-	150,000	1,057,965	(6,050)	-	1,051,915
Impairment to Surplus or Deficit on the Provision of Services	-	-	-	-	-	-	-	-	-	-	-	-
Derecognition - Disposals	(85,000)	(52,162)	-	-	(1,962,367)	-	-	-	(2,099,529)	-	-	(2,099,529)
Derecognition - Other	-	-	-	-	(171,720)	-	-	-	(171,720)	(125,000)	-	(296,720)
Reclassifications & Transfers	-	1,535,713	-	-	1,762,521	207,667	(4,015,503)	280,000	(229,602)	31,200	(5,025,000)	(5,223,402)
Reclassified to(-) / from(+) Held for Sale	-	-	-	-	-	-	-	-	-	-	-	-
Balance as at 31 March 2026	122,048,503	557,913,947	5,093,674	-	64,696,248	62,510,548	43,953,475	1,707,001	857,923,396	9,881,642	8,485,000	876,290,038

Depreciation and Impairment	Land	Buildings	Infrastructure Assets	Landfill Sites	Vehicles, Plant & Equipment	Community Assets	PP&E Under Construction	Surplus Assets	Total PP&E	Heritage Assets	Assets Held for Resale	TOTAL
	£	£	£	£	£	£	£	£	£	£	£	£
Balance as at 1 April 2025	-	275,945	1,471,408	-	36,090,256	13,972,863	-	-	51,810,472	136,304	-	51,946,776
Adjustments between cost/value & depreciation/impairment	-	-	-	-	-	-	-	-	-	-	-	-
Balance as at 1 April 2025	-	275,945	1,471,408	-	36,090,256	13,972,863	-	-	51,810,472	136,304	-	51,946,776
Depreciation Charge	-	21,600,097	164,649	-	4,705,409	3,027,424	-	-	29,497,579	231,539	-	29,729,118
Depreciation written out on Revaluation Reserve	-	(20,702,709)	-	-	-	-	-	-	(20,702,709)	(122,496)	-	(20,825,205)
Depreciation written out on Revaluation taken to Surplus or Deficit on the Provision of Services	-	(635,171)	-	-	-	-	-	-	(635,171)	-	-	(635,171)
Impairment losses/reversals to Revaluation Reserve	-	-	-	-	-	-	-	-	-	-	-	-
Impairment losses/reversals to Surplus or Deficit on the Provision of Services	-	-	-	-	-	-	-	-	-	-	-	-
Derecognition - Disposals	-	(52,162)	-	-	(1,789,586)	-	-	-	(1,841,748)	-	-	(1,841,748)
Derecognition - Other	-	-	-	-	(169,058)	-	-	-	(169,058)	-	-	(169,058)
Reclassifications & Transfers	-	-	-	-	-	-	-	-	-	-	-	-
Eliminated on reclassification to Held for Sale	-	-	-	-	-	-	-	-	-	-	-	-
Balance as at 31 March 2026	-	486,000	1,636,057	-	38,837,021	17,000,287	-	-	57,959,365	245,347	-	58,204,712

Net Book Values

Balance as at 31 March 2026	122,048,503	557,427,947	3,457,617	-	25,859,227	45,510,261	43,953,475	1,707,001	799,964,031	9,636,295	8,485,000	818,085,326
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Cost or Valuation	Land	Buildings	Infrastructure Assets	Landfill Sites	Vehicles, Plant & Equipment	Community Assets	PP&E Under Construction	Surplus Assets	Total PP&E	Heritage Assets	Assets Held for Resale	TOTAL
	£	£	£	£	£	£	£	£	£	£	£	£
Balance as at 1 April 2024	112,336,504	555,929,618	5,093,674	-	54,310,994	60,835,884	30,998,212	5,446,001	824,950,887	10,108,954	1,863,000	836,922,841
Adjustments between cost/value & depreciation/impairment	-	100,933	-	-	-	(77,061)	-	-	23,872	-	-	23,872
Balance as at 1 April 2024	112,336,504	556,030,551	5,093,674	-	54,310,994	60,758,823	30,998,212	5,446,001	824,974,759	10,108,954	1,863,000	836,946,713
Additions (Note 11)	8,100	7,215,184	-	-	3,976,639	213,358	6,744,958	-	18,158,239	200	-	18,158,439
Donations	16,900	1,106,770	-	-	-	247,050	-	-	1,370,720	100,000	-	1,470,720
Revaluation increases/decreases to Revaluation Reserve	6,740,500	(8,827,628)	-	-	-	94,866	6,189,256	1,000	4,197,994	16,109	-	4,214,103
Revaluation increases/ decreases to Surplus or Deficit on the Provision of Services	1,268,500	(228,486)	-	-	-	-	1,666,466	-	2,706,480	(6,070)	-	2,700,410
Impairment to Surplus or Deficit on the Provision of Services	-	-	-	-	-	-	-	-	-	-	-	-
Derecognition - Disposals	(140,000)	-	-	-	(1,212,376)	-	-	-	(1,352,376)	-	-	(1,352,376)
Derecognition - Other	-	(1)	-	-	(7,728)	-	-	-	(7,729)	-	-	(7,729)
Reclassifications & Transfers	180,000	863,529	-	-	309,764	398,044	(9,864,241)	(4,170,000)	(12,282,904)	12,500	11,887,000	(383,404)
Reclassified to(-) / from(+) Held for Sale	-	-	-	-	-	1	-	-	1	-	-	1
Balance as at 31 March 2025	120,410,504	556,159,919	5,093,674	-	57,377,293	61,712,142	35,734,651	1,277,001	837,765,184	10,231,693	13,750,000	861,746,877

Depreciation and Impairment	Land	Buildings	Infrastructure Assets	Landfill Sites	Vehicles, Plant & Equipment	Community Assets	PP&E Under Construction	Surplus Assets	Total PP&E	Heritage Assets	Assets Held for Resale	TOTAL
	£	£	£	£	£	£	£	£	£	£	£	£
Balance as at 1 April 2024	-	189,098	1,301,614	-	33,034,879	11,237,013	-	-	45,762,604	27,261	-	45,789,865
Adjustments between cost/value & depreciation/impairment	-	(24)	-	-	-	(77,061)	-	-	(77,088)	-	-	(77,088)
Balance as at 1 April 2024	-	189,074	1,301,614	-	33,034,879	11,159,952	-	-	45,685,516	27,261	-	45,712,777
Depreciation Charge	-	21,079,766	169,794	-	4,191,955	2,812,914	-	-	28,254,429	226,232	-	28,480,661
Depreciation written out on Revaluation Reserve	-	(20,230,831)	-	-	-	-	-	-	(20,230,831)	(117,189)	-	(20,348,020)
Depreciation written out on Revaluation taken to Surplus or Deficit on the Provision of Services	-	(762,065)	-	-	-	-	-	-	(762,065)	-	-	(762,065)
Impairment losses/reversals to Revaluation Reserve	-	-	-	-	-	-	-	-	-	-	-	-
Impairment losses/reversals to Surplus or Deficit on the Provision of Services	-	-	-	-	-	-	-	-	-	-	-	-
Derecognition - Disposals	-	-	-	-	(1,130,203)	-	-	-	(1,130,203)	-	-	(1,130,203)
Derecognition - Other	-	-	-	-	(6,376)	-	-	-	(6,376)	-	-	(6,376)
Reclassifications & Transfers	-	-	-	-	-	-	-	-	-	-	-	-
Eliminated on reclassification to Held for Sale	-	-	-	-	-	-	-	-	-	-	-	-
Balance as at 31 March 2025	-	275,944	1,471,408	-	36,090,255	13,972,866	-	-	51,810,470	136,304	-	51,946,774

Net Book Values

Balance as at 31 March 2025	120,410,504	555,883,975	3,622,266	-	21,287,038	47,739,276	35,734,651	1,277,001	785,954,711	10,095,389	13,750,000	809,800,103
Balance as at 31 March 2026	122,048,503	557,427,947	3,457,617	-	25,859,227	45,510,261	43,953,475	1,707,001	799,964,031	9,636,295	8,485,000	818,085,326

Belfast City Council
Notes to the Group Financial Statements
FOR THE YEAR ENDED 31 MARCH 2026

Intangible Assets	2025/26	2024/25
	£	£
Balance at start of year:		
Gross carrying amounts	22,082,857	21,542,093
Accumulated amortisation	(20,448,849)	(19,995,915)
Net carrying amount at start of year	1,634,008	1,546,178
Additions	26,064	107,359
Assets reclassified as held for sale	-	-
Revaluation increases or decreases	-	-
Impairment losses recognised or reversed directly in the Revaluation Reserve	-	-
Impairment losses recognised or reversed directly in the Surplus/ Deficit on the Provision of Services	-	-
Amortisation for the period	(541,172)	(452,934)
Other Changes	478,404	433,405
Net carrying amount at end of year	1,597,304	1,634,008

Investment Properties	2025/26	2024/25
	£	£
Balance at start of the year	95,650,788	97,693,877
Additions	4,512,876	625,500
Disposals	-	-
Net gains/losses from fair value adjustments	37,124	114,500
Transfers to/ from inventories	-	-
Transfers to/ from property, plant and equipment	(630,000)	(2,700,000)
Other changes	64,230	(83,089)
Balance at end of the year	99,635,018	95,650,788

Investment Property	2025/26	2024/25
	£	£
Industrial Estates	77,100,000	76,540,000
Commercial Units	22,535,018	19,110,788
Balance at end of the year	99,635,018	95,650,788

G5

Employee Costs and Member Allowances		
Staff Costs		
	2025/26	2024/25
	£	£
Salaries and Wages	101,680,557	94,819,460
Employers NIC	13,198,084	9,885,902
Employers Superannuation	20,011,782	18,375,101
Total staff costs	134,890,423	123,080,463

The above staff costs include the costs of voluntary redundancies in 2025/26. These costs total £45,289 (2024/25 £320,433) and are disclosed separately in Table 4 of the Remuneration Report. In addition, agency costs during the year amounted to £7,758,953 (2024/25 £7,708,888).

The total staff costs above include the actual Pension contributions made to NILGOSC of £19.6m, included in the financial statements is the the current service cost calculated under IAS19 which is £13.1m.

Average Number of Employees - where FTE represents fulltime equivalent employees.

Average Number of Employees		
	2025/26	2024/25
	FTE	FTE
Strategic Policy & Resources	651	608
City Growth & Regeneration	301	267
People & Communities	1,310	1,276
Planning and Licencing	150	150
Total Number	2,412	2,301

	2025/26	2024/25
	Actual Numbers	Actual Numbers
Full-time numbers employed	2,245	2,139
Part-time numbers employed	523	556
Total Number	2,768	2,695

Senior Employees' Remuneration		
	2025/26	2024/25
	£	£
£50,001 to £60,000	270	183
£60,001 to £70,000	110	87
£70,001 to £80,000	44	26
£80,001 to £90,000	1	6
£90,001 to £100,000	5	3
£100,001 to £110,000	6	9
£110,001 to £120,000	6	3
£120,001 to £130,000	5	2
£130,001 to £140,000	-	-
£140,001 to £150,000	-	-
£150,001 to £160,000	-	1
£160,001 to £170,000	1	-
Total Number	448	320

G6	Debtors		
	a	Long Term Debtors	
		2025/26	2024/25
		£	£
	Government Departments	-	-
	Other Councils	-	-
	Public corporations and trading funds	-	-
	Bodies external to general government	-	-
	Employee car loans	28,114	13,177
	Revenue Grants	-	-
	Capital Grants	-	-
	Interest Receivable	-	-
	Capital Debtors	-	-
	Loans and advances	-	-
	Finance lease debtors	-	-
	Trade debtors	398,056	262,984
	NIHE Loans	-	-
	Other	-	-
	Impairment of loans and receivables	-	-
	Contract Receivables	-	-
	Total Long Term Debtors	426,170	276,161
b	Short Term Debtors		
		2025/26	2024/25
		£	£
	Government Departments	1,070,105	1,446,650
	Other Councils	226,105	100,640
	Public corporations and trading funds	-	-
	Bodies external to general government	-	-
	Rates finalisation	-	-
	NIHE loans	-	-
	Employee car loans	16,166	17,743
	Revenue Grants	8,455,508	5,973,020
	Capital Grants	7,370,927	8,269,981
	Interest Receivable	-	-
	Capital Debtors	403,886	665,000
	Value Added Tax	3,435,211	4,382,047
	Prepayments	3,685,355	2,567,182
	Finance lease debtors	-	-
	Other	3,736,628	3,011,865
	Trade receivables	3,616,592	3,759,204
	Impairment loss - Trade receivables	(690,178)	(520,278)
	Contract Receivables	304,180	486,489
	Total Short-Term Debtors	31,630,485	30,159,543
	Total Debtors	32,056,655	30,435,704

G7	Creditors		
	a	Short Term Creditors	
		2025/26	2024/25
		£	£
	Government Departments	5,259,481	4,101,146
	Other Councils	331	463
	Public corporations and trading funds	376,074	345,516
	Bodies external to general government	-	-
	Rates clawback	3,664,223	2,742,451
	De-rating grant clawback	18,678	240,000
	Remuneration due to employees	1,585	2,879
	Accumulated Absences	2,140,512	2,243,204
	Receipts in advance	34,553,753	25,580,261
	Trade creditors	1,910,391	1,462,295
	Loan interest	101,472	130,824
	Capital Creditors	3,614,491	6,437,938
	Creditor Accruals	29,293,814	31,213,015
	Contract Payables	25,650	-
	Total Short Term Creditors	80,960,455	74,499,992
b	Long Term Creditors		
	Other creditors falling due after more than one year		
		£	£
	Government Departments	-	-
	Other Councils	-	-
	Public corporations and trading funds	733,304	974,994
	Bodies external to general government	-	-
	Rates clawback	-	-
	Remuneration due to employees	-	-
	Accumulated Absences	-	-
	Receipts in advance	-	-
	Trade creditors	-	-
	Other	40,787	66,478
	Contract Payables	-	-
	Total Long Term Creditors	774,091	1,041,472
	Total Creditors	81,734,546	75,541,464

G8 Other cash flow disclosures
a Analysis of Adjustments to Surplus/Deficit on the Provision of Services

Adjustment to surplus or deficit on the provision of services	2025/26	2024/25
	£	£
Depreciation	30,270,290	28,933,595
Impairment & downward revaluations (& non-sale derecognitions)	(1,724,210)	(3,576,975)
Amortisation (included with depreciation above)	-	-
(Increase)/Decrease in Inventories	44,866	(1,730)
(Increase)/Decrease in Debtors	(1,790,851)	16,809,193
Increase/(decrease) in impairment provision for bad debts	169,900	(554,360)
Increase/(Decrease) in Creditors	6,295,774	17,902,436
Increase/(Decrease) in Interest Creditors	-	-
Payments to NILGOSC	(6,275,000)	(3,000)
Carrying amount of non-current assets sold	1,032,781	5,992,173
AIC/WIP written off to Net Cost of Services	-	-
Contributions to Other Reserves/Provisions	5,211,172	(3,149,440)
Movement in value of investment properties - included above in Impairment & downward revaluations (& non-sale derecognitions)	-	-
Amounts posted to CIES from Donated Assets Account	-	-
Contract Costs	-	-
Contract Assets	-	-
Contract Liabilities	-	-
Deferred revenue	-	-
	33,234,722	62,351,892

Adjust for items included in the net surplus or deficit on the provision of services that are investing and financing activities	2025/26	2024/25
	£	£
Purchase of short-term (not considered to be cash equivalents) and long-term investments (includes investments in associates, joint ventures and subsidiaries)	-	-
Proceeds from the sale of PP&E, investment property and intangible assets	(1,507,436)	(8,036,410)
Capital grants included in "Taxation & non-specific grant income"	(6,386,009)	(2,633,989)
	(7,893,445)	(10,670,399)

b Cash and Cash Equivalents

	2025/26	2024/25
	£	£
Cash and Bank balances	5,700,969	3,882,178
Short Term Deposits (considered to be cash equivalents)	57,174,905	58,303,561
Short Term Investments (considered to be cash equivalents)	-	-
Bank Overdraft	-	-
	62,875,874	62,185,739

c	Cash flows from Investing Activities	2025/26	2024/25
		£	£
	Purchase of PP&E, investment property and intangible assets	29,089,675	15,203,201
	Purchase of Short Term Investments (not considered to be cash equivalents)	-	-
	Purchase of Long Term Investments	-	-
	Other Payments for Investing Activities	674,691	837,941
	Proceeds from the sale of PP&E, investment property and intangible assets	(1,507,436)	(8,036,410)
	Proceeds from Short Term Investments (not considered to be cash equivalents)	-	-
	Proceeds from Long Term Investments	-	-
	Capital Grants and Contributions Received	(6,386,009)	(2,633,989)
	Other Receipts from Investing Activities	-	-
	Net Cash flows from Investing Activities	21,870,921	5,370,743

d	Cash flows from Financing Activities	2025/26	2024/25
		£	£
	Cash Receipts from Short and Long Term Borrowing	-	-
	Other Receipts from Financing Activities	-	-
	Cash payments for the reduction of the outstanding liability relating to a finance lease and on-Balance Sheet PFI contracts	-	-
	Repayment of Short and Long Term Borrowing	(4,512,479)	(5,375,704)
	Other payments for Financing Activities	-	-
	Net Cash flows from Financing Activities	(4,512,479)	(5,375,704)

Date of authorisation for issue

The Chief Financial Officer authorised these financial statements for issue on