



The Royal Borough of Windsor & Maidenhead

Planning report to the Audit and Performance Review Panel for the year ending 31 March 2019

Issued 1 April for the meeting on 9 April 2019

Deloitte Confidential: Government and Public Services

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Introduction

The key messages in this report:

Audit quality is our number one priority. We plan our audit to focus on audit quality and have set the following audit quality objectives for this audit:

- A robust challenge of the key judgements taken in the preparation of the statement of accounts.
- A strong understanding of your internal control environment.
- A well planned and delivered audit that raises findings early with those charged with governance.

We have pleasure in presenting our planning report to the Audit and Performance Review Panel for the 2019 audit. This report provides an update and confirms our planning approach as communicated to you in our preliminary planning report dated 4 February 2019. We would like to draw your attention to the key messages of this paper:

Scope of our work

Our audit work will be carried out in accordance with the requirements of the Code of Audit Practice ('the Code') and supporting guidance published by the National Audit Office (NAO) on behalf of the Comptroller and Auditor General.

The Code sets the overall scope of the audit which includes an audit of the accounts of the Council and work to satisfy ourselves that the Council has made proper arrangements to secure value for money (VFM) in its use of resources. There have not been any changes to the Code, itself, and therefore the scope of our work is broadly similar to the scope of work set for your auditor in the prior year.

We have prepared a separate audit planning report covering our work on the pension scheme.

Our responsibilities as auditor, and the responsibilities of the Council, are set out in "*PSAA Statement of responsibilities of auditors and audited bodies: Principal Local Authorities and Police Bodies*", published by Public Sector Audit Appointments Limited.

Areas of focus in our work on the accounts

We summarise below the areas of significant audit risk we have so far identified:

- Valuation of properties – there is significant judgement over subjective inputs to the valuation.
- Capitalisation of expenditure – there is judgement over the appropriate classification of spend as capital and not revenue. The Council has greater flexibility over the use of its revenue compared to its capital resources. This provides an incentive to inappropriately classify spend as capital which does not meet the accounting criteria for classification as such.
- Management override of controls – auditing standards presume there is a risk that the accounts may be fraudulently misstated by management overriding controls. Key areas of focus are: bias in the preparation of accounting estimates; inappropriate journal entries; and transactions which have no economic substance.

Introduction

The key messages in this report:

Areas of focus in our work on VFM

The Code and supporting auditor guidance note require us to perform a risk assessment and to carry out further work where we identify a significant risk.

Our predecessor identified the following areas as significant VFM risks:

- Delivery of Budgets
- Contract Management

Our predecessor did not qualify their VFM conclusion. While we have held discussions with a number of senior officers, in line with our plan, our assessment to determine whether there are any significant VFM risks is on-going at the date of this report.

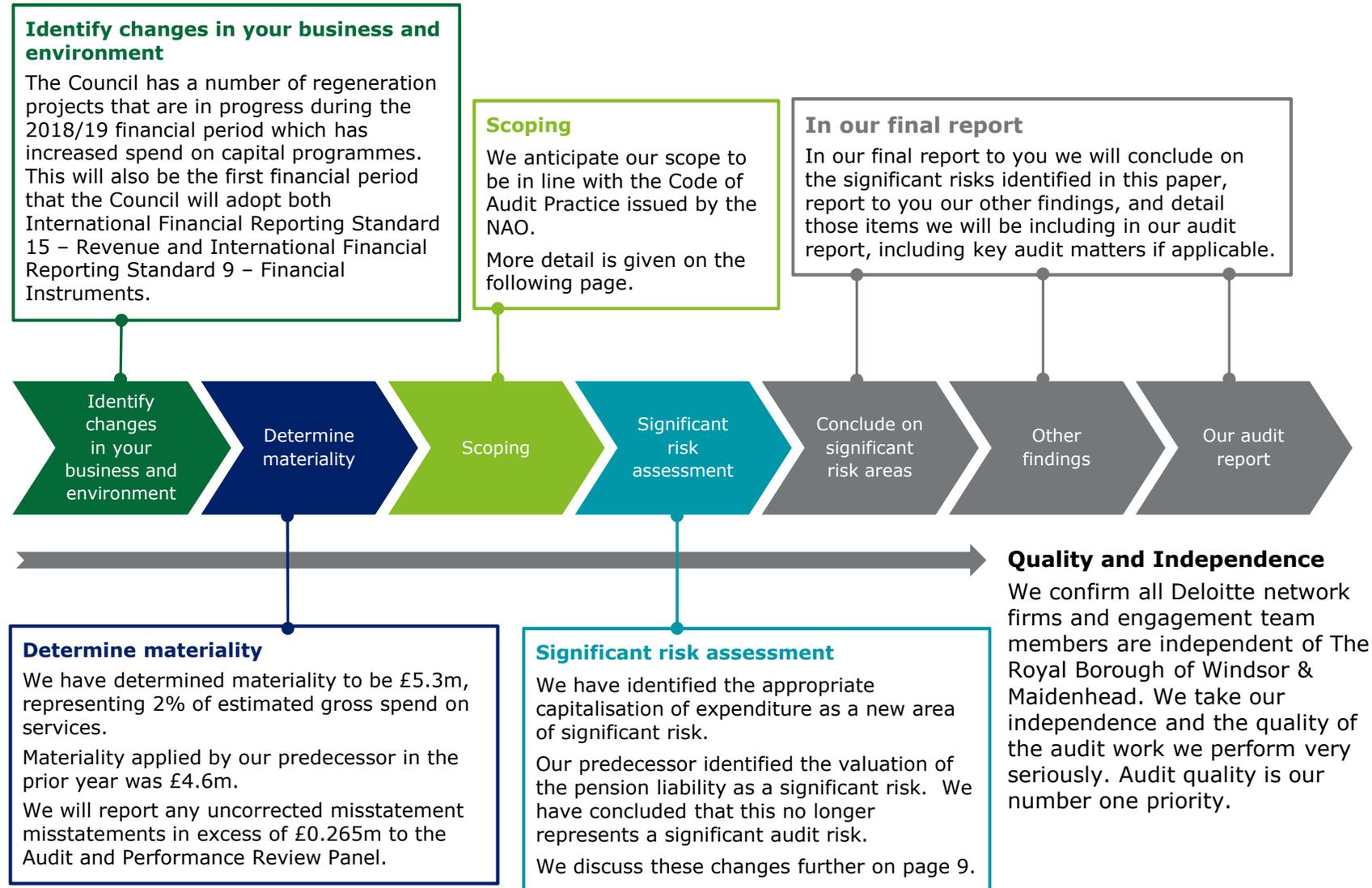
We expect to carry out the remainder of our risk assessment procedures in April. We will then perform update procedures in June, in particular to update for the findings of internal audit work completed in the latter part of the year, outturn performance against financial and operational metrics and the outcome of any findings from the work of regulators.

Brexit

The arrangements following the UK's exit from the EU are not yet clear. Our audit plan does not include any risks or procedures in respect of the impact upon the Council, whether on VFM arrangements, or more widely. We will update the Audit and Performance Review Panel if any risks are identified as the eventual circumstances of the UK's exit become clear.

Our audit explained

We tailor our audit to your Council



Scope of work and approach

We have the following areas of responsibility under the Code of Audit Practice

Opinion on the Council's financial statements

We will conduct our audit in accordance with the Code of Audit Practice and supporting guidance issued by the National Audit Office ("NAO") and International Standards on Auditing (UK) ("ISA (UK)") as adopted by the UK Auditing Practices Board ("APB").

We report on whether the financial statements:

- Give a true and fair view of the financial position and income and expenditure
- Are prepared properly in accordance with the Code of Practice on Local Authority Accounting ("the Code").

We also issue a separate opinion that relates to the accounts of the pension fund.

Opinion on other matters

We are required to report on whether other information published with the audited financial statements is consistent with the financial statements.

Other information includes information included in the statement of accounts, in particular the Narrative Report. It also includes the Annual Governance Statement which the Council is required to publish alongside the Statement of Accounts.

In reading the information given with the financial statements, we take into account our knowledge of the Council, including that gained through work in relation to the body's arrangements for securing value for money through economy, efficiency and effectiveness in the use of its resources.

Whole Government Accounts

We are required to issue a separate assurance report on the Council's separate return required to facilitate the preparation of the Whole of Government Accounts.

Our work on the return is carried out in accordance with instructions issued by the NAO and typically focuses on testing the consistency of the return with the Council's financial statements, together with the validity, accuracy and completeness of additional information about the Council's transaction and balances with other bodies consolidated within the Whole of Government Accounts. We are also typically asked to report to the NAO on key findings from our audit of the accounts. The NAO has not yet issued its instructions for the current year.

Value for Money conclusion

We are required to provide a conclusion on whether the Council has put in place proper arrangements for securing economy, efficiency and effectiveness in its use of resources.

We carry out a risk assessment to identify any risks that, in our judgement, have the potential to cause us to reach an inappropriate conclusion on the audited body's arrangements. The risk assessment enables us to determine the nature and extent of further work that may be required. This means that if we do not identify any significant risks, there is no requirement to carry out further work.

We also consider the impact of findings of other inspectorates, review agencies and other relevant bodies on their risk assessment, where they are relevant and available.

Our responsibilities as auditor, and the responsibilities of the Council, are set out in "PSAA Statement of responsibilities of auditors and audited bodies: Principal Local Authorities and Police Bodies", published by PSAA

Scope of work and approach

Our approach

Liaison with internal audit

The Auditing Standards Board's version of ISA (UK) 610 "Using the work of internal auditors" prohibits use of internal audit to provide "direct assistance" to the audit. Our approach to the use of the work of Internal Audit has been designed to be compatible with these requirements.

We will review their reports and meet with them to discuss their work. We will discuss the work plan for internal audit, and where they have identified significant control weaknesses, we will consider adjusting our testing so that the audit risk is covered by our work.

Approach to controls testing

Our risk assessment procedures will include obtaining an understanding of controls considered to be 'relevant to the audit'. This involves evaluating the design of the controls and determining whether they have been implemented ("D & I").

The results of our work in obtaining an understanding of controls and any subsequent testing of the operational effectiveness of controls will be collated and the impact on the extent of substantive audit testing required will be considered.

Promoting high quality reporting to stakeholders

We view the audit role as going beyond reactively checking compliance with requirements: we seek to provide advice on evolving good practice to promote high quality reporting.

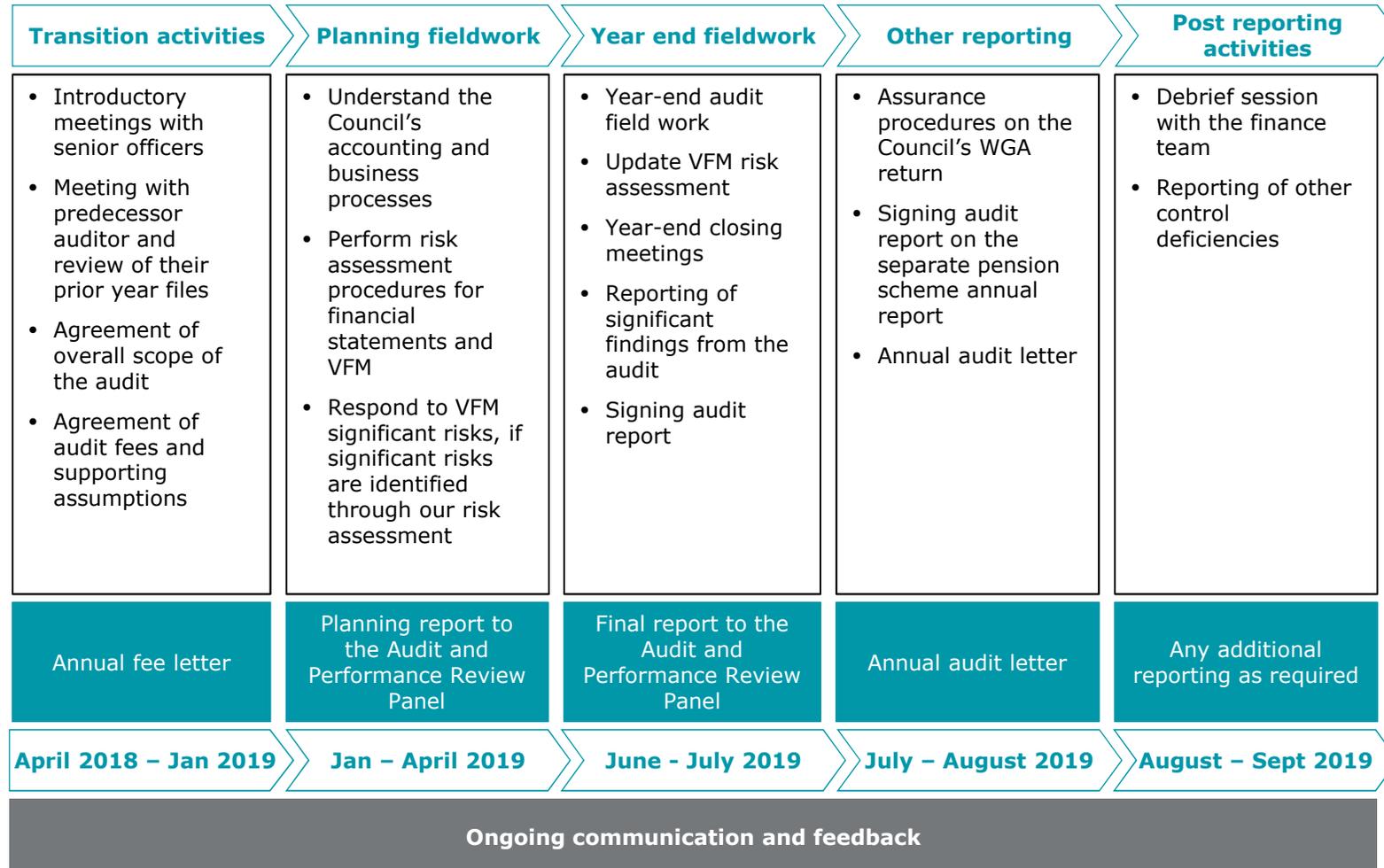
We recommend the Council complete the Code checklist during drafting of their statement of accounts.

We would welcome early discussion on the planned format of the statement of accounts, and whether there is scope for simplifying or streamline disclosures, as well as the opportunity to review a skeleton set of statement of accounts and early drafts of the narrative report and annual governance statement ahead of the typical reporting timetable to feedback any comments to officers.

Continuous communication and reporting

Planned timing of the audit

As the audit plan is executed throughout the year, the results will be analysed continuously and conclusions (preliminary and otherwise) will be drawn. The following sets out the expected timing of our reporting to and communication with you.



Significant risks – statement of accounts

Our risk assessment process

We consider a number of factors when deciding on the significant audit risks. These factors include:

- the significant risks and uncertainties previously reported in the narrative report and financial statements;
- the IAS 1 critical accounting estimates previously reported in the annual report and financial statements;
- our assessment of materiality; and
- the changes that have occurred in the business and the environment it operates in since the last annual report and financial statements.

Deloitte view

IAS 1 requires entities to make disclosures about the assumptions it has made about the future and other major sources of estimation uncertainty at the year end that have a significant risk of resulting in a material adjustment to the carrying amount of assets and liabilities within the next financial year.

If a matter does not meet this criterion, it should not be included in the disclosure on sources of estimation uncertainty.

The Council did not identify any critical judgements involving estimates in its 2017/18 accounts. In preparing the 2018/19 statement of accounts, we recommend the Council re-look at this disclosure.

Key Risk Report (Red or amber risks)

- Increase in the number of homelessness applications
- Exceeding the maximum caseload for social workers putting children’s safeguarding at risk

Current year developments

- Ramp-up in regeneration and other capital project spend
- First time adoption of IFRS 9 and 15.

IAS 1 Critical accounting judgement

- Accounting for Schools – Balance sheet recognition of schools

Prior year significant audit risks (financial statements)

- Valuation of PPE
- Valuation of pension liabilities
- Group accounts and faster close
- Management override of controls

Presumed risk of fraud in revenue recognition

Auditing standards also presume there is a risk of fraud in revenue recognition. Following an analysis of the Council’s income streams, we have rebutted this presumption. The key factors considered include: the amount of annual income from each source; the transaction size; the extent of any estimates; and the complexity of the recognition principles. Our conclusion is the same as that reached by our predecessor last year.

Significant risks – statement of accounts

Our risk assessment process

Changes to prior year in risks identified as significant audit risks

The risks we have identified as significant audit risks are summarised on the following pages. They reflect the following changes to the equivalent summary of risks identified by our predecessor for their audit of the 2017/18 accounts:

- We have identified an additional risk in relation to the appropriate capitalisation of expenditure as the capital plan in the current year is substantial.
- Our predecessor identified a significant risk in relation to the valuation of the pension liability. The process of estimating the quantum of the pension liabilities is usually complex and small changes in assumptions can have a significant impact on the estimated liability. However, the Council has engaged a reputable actuary and we understand that there are no significant changes in the membership of the scheme or significant transactions in the pension scheme which impact on the valuation. For these reasons our preliminary assessment is that the risk of material misstatement is towards the higher end of the range, but is not a significant audit risk. We will update our assessment when we have received and evaluated further information on the actuary's approach and assumptions.
- Of particular interest this year will be the impact on the valuation of the pension liability of the recent ruling that all schemes must equalise Guaranteed Minimum Pensions ('GMP') between males and females. Although there have been interim measures to bring about equalisation, it is unclear how this will be factored in by actuaries in calculating the IAS 19 liability. The impact for individual pension schemes will vary; at the current time it is estimated that, in nearly all cases, the potential impact of the ruling will be between 0-2% of the defined benefit obligations of a scheme. Once the impact of this ruling is confirmed we will assess whether this leads to a significant risk over the valuation of the pension liability.

Significant risks – statement of accounts

Risk 1 – Property valuation

Risk identified The Council held other land and buildings of £283.0m and investment property of £135.3m at 31 March 2018 which are required to be recorded at current or fair value at the balance sheet date.

The Council's practice is to obtain a valuation at the end of the year with a full valuation performed for different asset groups on a rolling basis that ensures that all properties are valued at least every 5 years.

Key judgements include:

- Whether there has been a material change since the date of the last valuation;
- In the valuation of dwellings, defining appropriate beacon groups, such that the level homogeneity of properties within each group is appropriate, and selecting appropriate comparators and, where relevant, making appropriate adjustments; and
- In the valuation of schools, appropriate selection of the location and design of modern equivalents.

Following discussion at the last meeting of the audit and performance review panel, it was our intention to begin our procedures with respect to the property valuation in March. However, we have not yet been provided with the valuation report by the Council.

Our response

We will test the design and implementation of key controls in place around the property valuation.

We will use our valuation specialists, Deloitte Real Estate, to review judgements made on the timing and type of valuation performed and whether this is adequate for the valuation as a whole to remain current at year end. We will also use our valuation specialists to assist in reviewing the qualifications and experience of the valuer and their methodology and approach and to challenge the appropriateness of the year-end valuation, focusing on the key subjective inputs.

Other work on the valuation, which does not form part of the significant risk, includes tests on information provided to the valuer for the purpose of the valuation, including pupil numbers and location and type of other land and buildings, tests on the posting of the revalued amounts to the financial statements and recalculation of gains and losses and posting to the appropriate accounts in the financial statements.

Significant risks – statement of accounts

Risk 2 – Capital expenditure

Risk identified The capital plans for the Council incorporate a number of large regeneration projects which extend from 2017/18 into 2018/19 and beyond (18/19 budget: £79.3m).

Determining whether or not expenditure should be capitalised can involve judgement as to whether costs should be capitalised under International Financial Reporting Standards.

The Council has greater flexibility over the use of revenue resource compared to capital resource. There is also, therefore, an incentive for officers to misclassify revenue expenditure as capital and as such we identify this as a risk of fraud.

Our response We will test the design and implementation of controls around the capitalisation of costs.

We will select a sample of additions in the year to test whether they have been appropriately capitalised in accordance with the accounting requirements.

Significant risks – statement of accounts

Risk 3 – Management override of controls

Risk identified

In accordance with ISA 240, management override of controls is a presumed significant risk. This risk area includes the potential for management to use their judgement to influence the financial statements as well as the potential to override the Council’s controls for specific transactions.

The key judgments in the financial statements are those which we have selected to be the significant audit risks; capitalisation of expenditure and valuation of the Council’s estate. These are inherently the areas in which management has the potential to use their judgment to influence the financial statements.

Our response

In considering the risk of management override, we plan to perform the following audit procedures that directly address this risk:

- We will risk assess journals and select items for detailed follow up testing. We do this by using computer-assisted profiling to identify journals which have characteristics of increased interest. We will then test the appropriateness of journal entries selected through this profiling activity, and other adjustments made in the preparation of financial reporting.
 - We will review accounting estimates for evidence of bias that could, in aggregate, result in material misstatements due to fraud. Other areas of estimation in addition to the above include provisions (of which the most significant is the provision for NNDR appeals), bad debt provisions and estimation of depreciation based on a selection of useful economic lives.
 - We will obtain an understanding of the business rationale of significant transactions that we become aware of that are outside of the normal course of business for the entity, or that otherwise appear to be unusual, given our understanding of the entity and its environment.
-

Value for money conclusion

Our risk assessment process

We are required to provide a conclusion on whether the Council has put in place proper arrangements for securing economy, efficiency and effectiveness in its use of resources.

The Code and supporting auditor guidance note require us to perform a risk assessment to identify any risks that have the potential to cause us to reach an inappropriate conclusion on the audited body's arrangements. We are required to carry out further work where we identify a significant risk - if we do not identify any significant risks, there is no requirement to carry out further work.

Our risk assessment procedures include:

- Reading the annual governance statement;
- Considering local and sector developments and how they impact on the Council;
- Reviewing the audit report issued by our predecessor in respect of 2017/18;
- Meeting with senior officers;
- Understanding and assessing the appropriateness of the governance arrangements in place over third party contracts relating to outsourced services;
- Reviewing reports issued by internal audit;
- Reviewing other documentation of the Council including budget setting reports, financial and operational performance monitoring reports;
- Understanding the arrangements in potential areas of significant risk – in particular the planning of the Council's finances; and
- Reviewing reports issued by regulators.

While we have held discussions with a number of senior officers our risk assessment to determine whether there are any further significant risks is still on-going at the date of this report.

We expect to carry out the remainder of our risk assessment procedures in April. We will then perform update procedures in June, in particular to update for the findings of internal audit work completed in the latter part of the year, outturn performance against financial and operational metrics and the outcome of any findings from the work of regulators.

Our predecessor identified the following areas as significant VFM risks:

- Delivery of Budgets
- Contract Management

Our predecessor did not qualify their VFM conclusion.

Purpose of our report and responsibility statement

Our report is designed to help you meet your governance duties

What we report

Our report is designed to establish our respective responsibilities in relation to the audit, to agree our audit plan and to take the opportunity to ask you questions at the planning stage of our audit. Our report includes our audit plan, including key audit judgements and the planned scope. It also includes an update on developments in financial reporting which may impact on the Council in the current or future years.

Use of this report

This report has been prepared for the Audit and Performance Review Panel, as a body, and we therefore accept responsibility to you alone for its contents. We accept no duty, responsibility or liability to any other parties, since this report has not been prepared, and is not intended, for any other purpose. Except where required by law or regulation, it should not be made available to any other parties without our prior written consent.

What we don't report

As you will be aware, our audit is not designed to identify all matters that may be relevant to the Council.

Also, there will be further information you need to discharge your governance responsibilities, such as matters reported on by officers or by other specialist advisers.

Finally, the views on internal controls and business risk assessment in our final report should not be taken as comprehensive or as an opinion on effectiveness since they will be based solely on the audit procedures performed in the audit of the statement of accounts and the other procedures performed in fulfilling our audit plan.

Other relevant communications

We will update you if there are any significant changes to the audit plan.

Deloitte LLP
St Albans | 1 April 2019

Appendix 1 - Fraud responsibilities and representations

Responsibilities explained



Your Responsibilities:

The primary responsibility for the prevention and detection of fraud rests with officers and those charged with governance, including establishing and maintaining internal controls over the reliability of financial reporting, effectiveness and efficiency of operations and compliance with applicable laws and regulations.



Our responsibilities:

- We are required to obtain representations from your officers regarding internal controls, assessment of risk and any known or suspected fraud or misstatement.
- As auditors, we obtain reasonable, but not absolute, assurance that the statement of accounts as a whole are free from material misstatement, whether caused by fraud or error.
- As set out in the significant risks section of this document, we have identified the risk of valuation of land and buildings, capital expenditure and management override of controls as key audit risks for your organisation.

Fraud Characteristics:



- Misstatements in the statement of accounts can arise from either fraud or error. The distinguishing factor between fraud and error is whether the underlying action that results in the misstatement of the statement of accounts is intentional or unintentional.
- Two types of intentional misstatements are relevant to us as auditors – misstatements resulting from fraudulent financial reporting and misstatements resulting from misappropriation of assets.

We will request the following to be stated in the representation letter:

- We acknowledge our responsibilities for the design, implementation and maintenance of internal control to prevent and detect fraud and error.
- We have disclosed to you the results of our assessment of the risk that the statement of accounts may be materially misstated as a result of fraud.
- We are not aware of any fraud or suspected fraud / We have disclosed to you all information in relation to fraud or suspected fraud that we are aware of and that affects the entity or group and involves:
 - (i) officers;
 - (ii) officers who have significant roles in internal control; or
 - (iii) others where the fraud could have a material effect on the statement of accounts.
- We have disclosed to you all information in relation to allegations of fraud, or suspected fraud, affecting the entity's statement of accounts communicated by officers, former officers, analysts, regulators or others.

Appendix 1 - Fraud responsibilities and representations

Inquiries

We will make the following inquiries regarding fraud:



Officers:

- Officers assessment of the risk that the statement of accounts may be materially misstated due to fraud, including the nature, extent and frequency of such assessments.
- Officers process for identifying and responding to the risks of fraud in the entity.
- Officers communication, if any, to those charged with governance regarding its processes for identifying and responding to the risks of fraud in the entity.
- Officers communication, if any, to employees regarding its views on business practices and ethical behaviour.
- Whether officers have knowledge of any actual, suspected or alleged fraud affecting the entity.
- We plan to involve officers from outside the finance function in our inquiries.



Internal audit

- Whether internal audit has knowledge of any actual, suspected or alleged fraud affecting the entity, and to obtain its views about the risks of fraud.

Those charged with governance



- How those charged with governance exercise oversight of officers processes for identifying and responding to the risks of fraud in the entity and the internal control that officers have established to mitigate these risks.
- Whether those charged with governance have knowledge of any actual, suspected or alleged fraud affecting the entity.
- The views of those charged with governance on the most significant fraud risk factors affecting the entity.

Appendix 2 - Independence and fees

Independence

As part of our obligations under International Standards on Auditing (UK), we are required to report to you on the matters listed below:

Independence confirmation	We confirm the audit engagement team, and others in the firm as appropriate, Deloitte LLP and, where applicable, all Deloitte network firms are independent of the Council and will reconfirm our independence and objectivity to the Audit and Performance Review Panel for the year ending 31 March 2019 in our final report to the Audit and Performance Review Panel.
Non-audit fees	There are no non-audit fees other than the £14.5k for agreed on procedures to be performed on the Council's Housing Benefit claim. This work is typically carried out by an authority's external auditor.
Independence monitoring	We continue to review our independence and ensure that appropriate safeguards are in place including, but not limited to, the rotation of senior partners and professional staff and the involvement of additional partners and professional staff to carry out reviews of the work performed and to otherwise advise as necessary.
Relationships	We have no other relationships with the Council, its members, officers and affiliates, and have not supplied any services to other known connected parties.

Appendix 2 – Independence and Fees

Fees

The professional fees expected to be charged by Deloitte in the period from 1 April 2018 to 31 March 2019 are as follows:

	Current year £'000
Financial statement audit including Whole of Government and procedures in respect of Value for Money assessment	63.0
Audit of pension fund	19.1
Total audit	82.1
Other assurance services – Housing Benefit work	14.5
Total fees	96.6

Appendix 3 – Developments in financial reporting

We have set out below developments which may impact on the 2018/19 statement of accounts, together with a key change to the accounting for leases which has been deferred to 2020/21:

<p>New accounting standards in 2018-19 - IFRS 9 Financial Instruments</p>	<p>IFRS 9 Financial Instruments replaces IAS 39 Financial Instruments: Recognition and Measurement. IFRS 9 reclassifies financial assets and aims to simplify financial instrument accounting by more closely aligning accounting with how instruments are used in the business.</p> <p>The accounting code sets out several transitional issues and arrangements for authorities reporting under IFRS 9. The most significant change for local authorities will be the change in the impairment loss model for financial assets from one based on incurred losses to one based on expected (credit) losses. Under IFRS 9 the other significant change is that assets currently classified as available for sale will potentially be reclassified to fair value through profit and loss.</p>	<p>This change to accounting standards may have implications for the Council and officers will, in particular, need to re-visit its process for determining impairment losses as well as meeting new disclosure requirements.</p>
<p>New accounting standards in 2018-19 - IFRS 15 Revenue from Contracts with Customers</p>	<p>IFRS 15 Revenue from Contracts with Customers introduces a step-by-step process for identifying contractual performance obligations, allocating the transaction price to those obligations, and recognising revenue only when those obligations are satisfied.</p>	<p>IFRS 15 is not generally expected to have a substantial effect for local authorities, but the Council will need to be able to demonstrate how it has thought through the financial reporting implications and how it will meet the substantial disclosure requirements, including implementing any new data collection processes.</p>

Appendix 3 – Developments in financial reporting

<p>Guaranteed Minimum Pensions Equalisation</p>	<p>In the recent Lloyds Bank High Court case, the judge has ruled that all schemes must equalise Guaranteed Minimum Pensions ('GMP') between males and females. This case has provided clarity in an area where previously there has been uncertainty in pensions law.</p> <p>In the public sector the government have held two consultations in recent years which have led to interim measures to equalise.</p> <p>Although there have been interim measures to bring about equalisation it is unclear how this has been factored in by actuaries in calculation of the IAS 19 liability.</p>	<p>At the current time it is estimated that, in nearly all cases, the potential impact of the ruling will be between 0-2% of the defined benefit obligations of a scheme.</p> <p>In forming our view on this input to the pension liability estimate, we will both use our own actuarial specialist and have regard to the finding of a review commissioned by the NAO looking at the approach taken by the principal actuarial firms involved with LGPSs.</p>
<p>Changes to the 2018-19 accounting code</p>	<p>CIPFA/LASAAC has made several changes to the 2018-19 accounting code:</p> <ul style="list-style-type: none"> • Confirmation that the service analysis section of the Comprehensive Income and Expenditure Statement (CIES) no longer provides the IFRS 8 Operating Segments reporting requirements, though the service analysis will be consistent with the Expenditure and Funding Analysis note. The Expenditure and Funding Analysis will provide the segmental reporting requirements. • Several clarifications to improve the segmental reporting requirements of the Code, including a commentary that extra columns can be added to the Expenditure and Funding Analysis if this was needed to ensure that local authorities clearly demonstrate the relationship of their segmental analysis, the General Fund and the service analysis presented in the CIES. 	<p>The Council will need to ensure that its accounts template is updated, where relevant, for these changes.</p>

Appendix 3 – Developments in financial reporting

Streamlining the Accounts: Guidance for Local Authorities

CIPFA has published guidance to local authorities to support steps to streamline both the format of their published financial statements and the year-end processes that underpin them.

The publication covers streamlining the presentation of local Council financial statements by ensuring that local authorities have identified readers' information needs and convey key messages clearly, concisely and efficiently). This involves:

- Using materiality to avoid key messages of the financial statements being obscured by excessive detail;
- Reviewing accounting policies so that only important and relevant information is included; and
- Considering presentation and layout, to help readers focus on key messages and navigate through the statements

It then looks at streamlining the accounts closure process to embed a "right first time" culture which focuses on key transactions and balances and avoids unnecessary work and sets out the characteristics of working papers which support an effective closure and audit process.

We encourage the Council to review its accounts template and year end processes against the good practice points in the guidance and make changes as relevant.

Appendix 3 – Developments in financial reporting

Deferral of IFRS 16 Leases to 2020/21

The new leasing standard IFRS 16 Leases will replace IAS 17. Implementation has been deferred to the 2020-21 financial year.

The new standard eliminates the distinction between operating and finance leases for lessees and brings in a single approach under which all but low- value or short term (less than 12 months) leases are recognised. The distinction between operating and finance leases for lessors is maintained.

The Council will need to:

- have arrangements for capturing information on leases and contracts; and
- recalculate lease liabilities for arrangements that have variable elements such as index-linked increases (which is likely to include most PFI contracts).

Successful implementation of the new standard will depend on the Council collating and reviewing relevant information about their new and existing leases. This will require a significant exercise to collect and analyse relevant information and the Council will need to have an effective project plan and timetable to prepare for implementation on a timely basis.

Appendix 3 – Developments in financial reporting

<p>Revising the Minimum Revenue Provision</p>	<p>Regulation 28 of the Local Authorities (Capital Finance and Accounting) (England) Regulations 2003 (2003 Regulations), as amended, requires local authorities to set aside a prudent amount of Minimum Revenue Provision (MRP). MHCLG has issued updated Minimum Revenue Provision Guidance, which applies from 1 April 2019 with the exception of paragraphs 27-29 "Changing methods for calculating MRP", which apply for accounting periods starting on or after 1 April 2018. Early adoption of the guidance is encouraged but is not required.</p> <p>The new guidance:</p> <ul style="list-style-type: none">• Clarifies that, except in cases where an Council has negative or nil Capital Financing Requirement or is offsetting a previous deliberate overpayment of MRP, MRP should never be nil or a negative charge;• Sets maximum economic life for assets in assessing MRP; and• Offers some flexibility for PFI assets. There is also some flexibility where the Council has the view from a professionally qualified advisor that an operational asset will deliver benefits for more than the maximum economic life set out in the guidance.	<p>We recommend that the Council decides whether it intends to early adopt the new guidance</p>
<p>Capital receipts flexibility</p>	<p>In December 2017, MHCLG issued updated guidance on the use of Capital Receipt Flexibilities and confirmed that the programme would remain in place for the next three years.</p> <p>Local authorities can use capital receipts arising from the disposal of assets to flexibly fund revenue costs of service transformational projects. There is a requirement to have a plan for approval by Council of the projects to be funded, and in subsequent years to set out whether that plan has been met.</p>	<p>We recommend that the Council decides whether it intends to make use of this flexibility in the current or prior year.</p>



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