CROWN ESTATE PAVING

COMMISSION

ANNUAL REPORT

&

FINANCIAL STATEMENTS

For the year ended 31 March 2023

CONTENTS

REFERENCE & ADMINISTRATIVE INFORMATION

COMMISSIONERS

NAME	RATEPAYER CATEGORY	COMMITTEES
Peter Anwyl	former business & domestic (retired May 2022)	1, 2, 4 (Ch), 5
Loretta Balfour - Chair	domestic (retired May 2022)	2 (Ch), 3, 5
Nigel Berman	domestic	1 (Ch), 2,3
Mark Bennett	domestic	1,5
Leanne Clark	domestic	3, 5 (Ch)
Linda Crow	domestic	1
Charles Copper	*ex officio* - Residential Asset Manager, The Crown Estate	
Rt Hon. James Duddridge MP	ex officio – Lord Commissioner HM Treasury (to September 2022)	
John Dyer	former business	3, 4 (Ch)
Rt Hon. Nigel Huddleston MP	ex officio – Lord Commissioner HM Treasury (to March 2023)	
Ajit Lalvani	domestic	
Richard Lister	domestic (retired December 2022)	4
Justin McLaren	domestic	4
Marc Mourre – Chair	domestic	2 (Ch), 5
Allan Murray-Jones	domestic	2, 3 (Ch), 4, 5
Carol Osborne	domestic	4
Deborah Saunt	business	4
Alan Sherling	domestic	1, 2, 3
Andrew Scattergood	*ex officio* - Chief Executive, The Royal Parks	
Rt Hon. Andrew Stephenson MP	ex officio – Lord Commissioner HM Treasury (from May 2023)	
Rt Hon. Michael Tomlinson MP	ex officio – Lord Commissioner HM Treasury (to July 2022)	
Catherine Webster	former business (retired March 2023)	1 (Ch), 2

(Ch) = Chair of Committee. Note where two Chairs are listed this is due to the retirement of the incumbent. The ongoing Commissioner listed assumed the relevant Chair role in succession.

MEMBERSHIPS OF COMMITTEES

1 Audit & Risk Committee

2 Finance & General Purposes Committee
3 Gardens Committee
4 Paving Committee
5 Appointments Committee

COMMISSIONERS EMERITUS

Sir John Ritblat

Dr Alan Diamond OBE

Loretta Balfour

EXECUTIVE TEAM

Nicholas Packard MRICS	Director (Clerk & Treasurer to the Commissioners)
Martyn Floodgate	Head of Traffic & Security
Matthew Higham	Head of Landscape
Flora Lickiss MRICS	Surveyor

COMMISSION'S OFFICE

12 Park Square East

Regent's Park

London NW1 4LH

SOLICITORS

Pinsent Masons LLP	BDB Pitmans LLP
30 Crown Place	50 Broadway
Earl Street	Westminster
London EC2A 4ES	London SW1H 0B

BANKERS

HSBC Bank UK	NatWest Bank
90 Baker Street	10 Marylebone High St
London W1U 6AX	London W1A 1FH

AUDITOR

Moore Kingston Smith LLP

6th Floor

9 Appold Street London EC2A 2AP

REPORT OF THE COMMISSIONERS

CONSTITUTION

The Crown Estate Paving Commission is a statutory body whose functions and powers are set out in a number of Acts of Parliament:

5 George IV Cap. 100 - 1824

6 George IV Cap. 38 - 1825

9 George IV Cap. 64 - 1828

2 & 3 William IV Cap. 56 - 1832

14 & 15 Victoria Cap. 95 - 1851

The Commission’s role is to manage and maintain the streets, pavements and gardens of The Crown Estate around Regent’s Park and to maintain their gardens at Carlton House Terrace. The assets the CEPC manage include eleven miles of pavements, twenty- eight private roads, twenty-nine garden enclosures comprising seventeen acres of gardens, and five sets of park gates which are opened and closed daily. It currently provides street cleaning, security patrolling and parking regulation services in its areas of operation.

The Commission is a rating body drawing its income from rates levied on The Crown Estate leaseholders within its areas of responsibility. It operates separately from and is financially independent of The Crown Estate, The Royal Parks and the local authorities.

APPOINTMENT OF COMMISSIONERS

Recommendations for appointments are made to the Lords of HM Treasury (the Whips Office) following a competitive selection process managed by the current body of Commissioners. Appointees are traditionally, but not exclusively, drawn from the Commission rate paying leaseholders of Crown Estate properties at Regent’s Park or adjacent to Carlton House Terrace. Appointments are made with the aim of ensuring that the Commission has an appropriate balance of skills, experience and professional expertise in order to conduct its business. Commissioners represent all Commission ratepayers, not specifically those in the terrace or area in which they live or work, and the appointment process also aims to achieve a broad representation. Appointments are made for an initial term of three years, usually renewable for up to two further periods, each of up to four years in duration. Commissioners who have served three consecutive terms may, if they wish, apply for a further four year term following a reasonable gap of time. Commissioners may serve until reaching the age of seventy five. Commissioners receive no remuneration and do not usually claim any expenses arising from their duties.

INDUCTION OF COMMISSIONERS

On appointment, Commissioners are offered a full briefing by the Director and an induction tour with the appropriate senior members of staff of all the areas under the management of the Commission. Specific paving and garden tours of inspection are repeated during the year so that Commissioners can monitor progress and be aware of the issues and work programmes currently under consideration. New Commissioners join one or more of the committees in order to familiarise themselves with the Commission's activities and responsibilities. Biennial Strategy Meetings also afford new and current Commissioners an opportunity to discuss current strategic issues informally and to formulate plans for the future.

BOARD AND COMMITTEES

The Commission operates through six full meetings of the Commissioners each year and has a number of committees or working groups handling specific areas of responsibility (Finance & General Purposes, Audit & Risk, Gardens, Paving and Appointments) which usually meet twice each year, some more often. These committees allow for the more detailed scrutiny and preparation of material for subsequent recommendation to the full Commissioner meetings.

EXECUTIVE TEAM

The day to day management of the Commission's activities is carried out by a small team of staff working with the Director, who is also the Clerk and Treasurer to the Commissioners. The Surveyor is responsible for the Commission's public realm assets and control of licencing third-party works on the estate. The Head of Traffic & Security is the head of health & safety and manages the Commission's Traffic Control team which monitors and enforces parking restrictions on the estate and aims to liaise with the range of security arrangements existing across the wider Regent's Park and Carlton House Terrace estates. The Head of Landscape leads the team of gardeners who maintain the numerous garden enclosures around the estate.

STRATEGY

The Commission's long-term strategy is to fulfill its statutory duties in relation to the management and maintenance of the terrace roadways and ornamental gardens in an effective manner. This contributes to preserving the internationally significant heritage environment of the estate in Regent's Park and at Carlton House Terrace.

RISK ASSESSMENT

Risk is assessed initially by meetings of the Audit & Risk Committee which then makes recommendations to Commissioner meetings for their consideration. The Risk Register incorporates the Fraud Risk Register and is subject to an annual review by the Audit & Risk Committee.

The Commission has adopted Standing Financial Instructions concerning the operation of routine financial matters and internal controls within the organisation. These instructions include authorisation limits as well as codifying operational practices to produce a comprehensive set of documented internal controls.

During the period where it was relevant, the Commission has undertaken a dynamic risk assessment relating to the risks presented by the COVID-19 pandemic. The assessment was carried out and reviewed by senior staff and subsequently reviewed by relevant Audit & Risk Committee and Commissioner meetings.

Any requirement there may be for some level of internal audit is kept under review via the Audit & Risk Committee. To date, no requirement has been identified. In December 2022 the Commissioners noted that an internal audit requires an internal department sufficiently independent from others to carry out this function. The Commissioners decided that within an organisation of the Commission's limited size, this was not considered feasible in an economic manner. If there was a concern, an additional external audit could be instigated.

COVID-19 RESPONSE

During the year, the Commission followed the government's advice in respect of COVID-19.

No staff were furloughed for any of the year and no use of the government Coronavirus Job Retention Scheme was made in the year.

RESPONSIBILITIES FOR THE PREPARATION OF FINANCIAL STATEMENTS

The Commissioners are responsible under the Paving Acts 1824 to 1851 for making out annual accounts showing the money received and disbursed in the preceding year, which may be inspected by ratepayers. The Director (Clerk & Treasurer to the Commissioners), acting as Treasurer, and in conjunction with all other officers of the Commission, is required by the provisions of the Paving Acts 1824 to 1851 to prepare proper written accounting records of any matter under their charge.

The Commissioners have determined that the Director (Clerk & Treasurer to the Commissioners) should prepare financial statements for each financial year for the Commissioners. These statements shall give a true and fair view of the state of the affairs of the Commission and of the net income or expenditure of the Commission for that period. The Commissioners and the Director (Clerk & Treasurer to the Commissioners) are responsible for safeguarding the assets of the Commission and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities. In preparing these financial statements, the Commissioners and the Director (Clerk & Treasurer to the Commissioners) are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;

- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Commission will continue in operation.

The Commissioners are responsible for approving the financial statements and for being satisfied that they show a true and fair view, in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice). The Commission's financial year runs until 31 March each year. Following formal approval of the audited accounts by Commissioners, they are made available for inspection by ratepayers at the Commission's offices and via its website.

The Commission has adopted for the current year Financial Reporting Standard 102, applicable to general purpose financial statements of entities who fall into the category of not being constituted as companies or who operate on a not for profit basis.

INVESTMENT POLICY

The Commission holds cash on deposit and does not hold any other forms of investments. This includes cash held with bank money market funds, which typically have a maturity of 3 months. No current funds have a maturity greater than 3 months.

RESERVES POLICY

The Commissioners aim to hold reserves at a level approximately equal to six months of the annual operating expenditure and held against unforeseen financial risks. The level of reserves is monitored and kept under annual review by Commissioners.

CAPITALISATION POLICY

Fixed assets purchased for the use of the Commission with an expected useful life of more than 12 months acquired for over £5,000 are capitalised in a straight line over their expected life-span. No works to the physical assets managed by the Commission are capitalised.

BORROWING

The Commission has an annual borrowing limit of £20,000 set in the last review of its statutes in 1851. This limitation has resulted in the Commissioners adopting a policy of setting aside additions to its reserves each year earmarked for major refurbishment programmes that would otherwise necessitate funding through borrowings.

VALUATION OF PROPERTY

The Commission does not own any of the assets for which it collects rates. Accordingly they are not valued in the accounts. The Commission holds some of its operational property on leases from The Crown Estate. Details of financial commitments under these leases are included at note 11.

The Commission is a statutory rating body which determines the rates it collects for the maintenance of communal areas based on annual rental values for all properties within its areas of jurisdiction. The annual revaluation of all such properties is based on the advice of an independent surveyor.

FINANCIAL REVIEW

Balance sheet & reserves

The value of the general reserve shows an increase of £145k within the year (2021-22: increase of £10k) leaving a buffer of £1,006k against unforeseen risks and events. Collectively earmarked reserves have increased by £192k (2021-22: increase of £238k).

Income

Total paving and garden rates demanded increased by £268k (2021-22: increased by £65k). Colouring (painting) rates of £1k were demanded (2021-22: £82k) as part of The Crown Estate's periodic requirement on the Commission to paint certain communal parts of the estate. The non-rate income from services, which includes paving permits, licences, subscription, event and one-off income was £181k higher than the previous year (2021-22: £15k higher). Overall, CEPC income was higher in the year by £368k when compared to the previous year (2021-22: higher by £162k). Grant income of nil from the government Coronavirus Job Retention Scheme was received (2021-22: £4k). No fundraised income was received (2021-22: nil).

Expenditure

Expenditure in the year on routine paving operations (which includes roads and paving, traffic control and patrolling, street lighting and cleansing) decreased by £30k to £976k (2021-22: £1,006k). Routine maintenance costs of gardens increased to £467k (2021-22: £434k). Both of these areas again made additional use of third party contractors where efficient. Expenditure on street lighting decreased on the previous year to £24k (2021-22: £33k). Expenditure on the major road refurbishments programme increased to £413k (2021-22: £115k). As a result, total expenditure was £2,706k (2021-22: £2,426k).

OVERVIEW OF THE YEAR

Administration

As explained in more detail below in the departmental summaries, 2022-23 was again a busy year of progress in terms of regular maintenance and planned projects across the estate.

As reported in last year's statement, Commissioner Marc Mourre took up the role of Chair of the Commissioners in May 2022. His predecessor, Loretta Balfour, following her retirement as a Commissioner, was subsequently appointed Commissioner Emeritus in recognition of her contribution to the Commission.

A key project during the year, bearing in mind the high inflation environment, was a review of the Commission's operational model identifying areas of potential changes in service level to enable the Commission to embrace environmental challenges whilst maintaining rates at a reasonable level. This was combined with identifying possible alternative sources of income within the confines of the statutes. Some of the areas of change identified from this project, both in terms of efficiencies and increased alternative income, were incorporated in to the budget for 2023-24.

During the year Commissioners Richard Lister and Catherine Webster retired. Each gave significantly of their valuable time and relevant skills in resolving important issues facing the Commission. Catherine served as Chair of the Audit & Risk Committee ensuring that it was focused and effective. Richard was as a long standing member of the Capital Projects Committee. The thanks of fellow Commissioners and staff are given for the significant time and effort spent by the retiring Commissioners.

The Board of Commissioners kept in mind during the year the strategic priorities identified in September 2021 for the next two years. These were:

- Resolve the succession of the Chair before May 2022
- Plan for the increased cost of recruiting and retaining skilled staff
- Work on road safety on the Outer Circle, in conjunction with The Royal Parks (who manage the roadway)
- Quantify and publicise Environmental, Social and Governance measures taken
- Review the options for electric vehicle charging on the Commission's estate
- Give strategic thought to further measures to mitigate the impact of climate change and pollution on the Commission's estate

Staff training continued, with a number of staff attending a course which resulted in their successful qualification as mental health first aiders. Towards the end of the financial year an Employee Assistance Programme was provided which includes access for all staff to a 24 hour confidential helpline. The increased cost of living, driven by inflation, impacted staff. This is particularly an issue for those who have to travel to central London for their work on the estate as the cost of relevant accommodation saw rental increases and interest rate rises. The Commissioners, informed by staff, kept relevant developments under review throughout the year. In October 2022, timed to coincide with the removal of a domestic energy price cap, a cost of living payment of £750 per member of staff was paid.

Discussion with The Royal Parks on a Traffic Management Plan for Regent's Park again continued slowly during the year. A report from their consultants suggested a number of measures those representing the Commission felt were not achievable and/or damaging in heritage terms to the identified character of the estate. Commissioners subsequently agreed to budget for the appointment of a consultant to look at the location and design of improved pedestrian crossings on the Outer Circle. Further progress was made on the installation of high speed broadband with Swish Fibre connecting a number of properties and undertaking significant infrastructure work to enable further connections.

Alongside the staff changes mentioned below, the long-serving Accounts & Resources Manager, Nahida Hussain, left the Commission shortly after the end of the financial year. The Commission thanks Nahida for her diligent contribution to the organisation. This necessitated reorganisation and the temporary use of a consultant for some of the book-keeping work covered by the role. Following the end of the year, permanent plans for an in-house replacement were progressed. These changes meant that the replacement rates generation database was not yet completed.

A high-level report on potential electric vehicle charging points on the estate was received from a consultant. Following receipt of the report, it was decided that a relevant policy was required so that ratepayers might be canvassed on the options outlined and whether there is sufficient demand for what the Commission might provide in terms of electric vehicle charging points on the estate.

The Commission places on record its thanks to the efforts of staff and contractors in maintaining and managing its estate during the year.

Gardens

2022-23 saw some significant changes to the gardens team. In June 2022, the Head Gardener, Judy Fish, left the Commission after nearly 15 years of service. During that time Judy ensured high horticultural standards were maintained across the gardens, instituted good record keeping of the team's work and successfully filled in temporarily a number of times between appointments of senior colleagues. The Commission thanks Judy for her significant contribution to its gardens. From a pleasingly high-standard of internal and external candidates, Alex Jackson, a member of the existing gardens team, was selected and accepted the role as Judy's successor. During the year Alex settled in to the role ensuring a seamless transition with no noticeable effect on the maintenance standards of the gardens. Emily Wilson subsequently joined to fill the vacant gardener position and has been a welcome addition to the team. Emily previously completed her apprenticeship in horticulture and gained her Royal Horticultural Society qualifications at Hyde Park.

In March 2023, two horticultural apprentices joined the team. The Commission are working in partnership with the Natural History Museum as part of their Urban Nature Project. This project involves a full regeneration of the front gardens of the museum. The project has experienced delays which has meant their garden will not be completed until 2024. As the Natural History Museum received funding for two apprentices to join their gardens team, the Commission has partnered with them to provide the apprentices with practical experience and work until their gardens are completed. The apprentices will attend Capel Manor College 1 day a week and will work in the Commission's gardens team 4 days a week. All payroll costs associated with the apprentices are covered by the Natural History Museum and their work is subject to a secondment agreement between the Natural History Museum and the Commission.

An increased focus was placed on bringing up and maintaining all plant and equipment to good order. Battery powered equipment continues to be selected where possible, which has been well received and shown lower maintenance costs so far. The small gardens vehicle which has reached the end of its useful life was taken off the road. A replacement vehicle will be procured in 2023.

The tree stock on the estate is in good health with a selection of replacement trees planted around the estate in 2023. Tim Moya Associates are continuing to provide relevant tree advice and assessment. There was a noted decline in the Prunus cerasifera 'Pissardii' around the estate with the removal of three trees in 2022 due to ill health. Tim Moya Associates are continuing to monitor the remaining trees and make any recommendations for works/removals. The Head of Landscape is working on a project to plot locations for future tree replacements. Locations identified will be in line with the Commission's published Tree Management Strategy and, where relevant, Garden Visions.

The Commission entered Park Square and Park Crescent into the London In Bloom Awards 2022, winning a gold medal in the 'Closed Park of the Year 2022' category.

Further sections of metal edging was installed in both Park Square and Park Crescent, to give a clean definition between the paths and lawn areas. There are some further sections to be completed in Park Square once the upcoming works to the Nursemaids' Tunnel are completed. 2022 saw continued fox activity in Park Square and Park Crescent and the matter was reviewed with a relevant expert. Signs were erected and all users of these gardens were e mailed reminding them that feeding foxes is not permitted and all dogs must be kept on leads.

The team continued to review ways to improve biodiversity in the gardens plus respond to environmental changes. A new meadow area behind the playground in Park Square was created in early 2023. The wildflower/mixed meadow scheme with log piles and wildlife friendly planting promotes biodiversity and provides vital habitats for wildlife in the garden. The results are anticipated over the 2023 summer months. In addition, York Terrace West had three new irrigation points installed which are currently awaiting Thames Water to make the connection with the main supply on York Gate. Further additional or new water points are planned across the estate's gardens to improve efficiency and ensure the gardens can be sustained during longer, hot and dry spells of weather.

Over 1,500 bulbs were planted across the estate in 2022-23. There have also been various planting improvements in some of the terraces, such as at Hanover Terrace and York Terrace West. Planting removed from a renovated area is reused elsewhere on the estate where possible. All planting schemes are designed in accordance with the Commission's published Planting Principles and, where relevant, Garden Visions.

Work continued on the Park Square and Park Crescent Vision document which it is anticipated will be published in 2023-24. That will complete the proposed set of garden Visions the Commission plans to publish.

Paving and Street Services

The asset management system allowed the Surveyor to identify items most in need of refurbishment and enabled the Craftsperson to refurbish over 60 paving assets during the year. This includes bollards, bins, lamp columns and other relevant infrastructure.

Although much of the quinquennial painting took place in 2021, due to the lateness of some lessees, the licencing team were still receiving multiple licence applications per month for quinquennial painting for much of the year. A number of major refurbishment projects with long term licences were in place across the year, including at Hanover Terrace, Chester Terrace, and Cumberland Terrace. The Surveyor completed the Institution of Occupational Safety and Health Managing Safely qualification which meant that the Head of Traffic and Security is not the only staff member able to review risk assessments and method statements required for approving licences on the estate. The Surveyor and the Licencing Assistant also completed a street works training course.

In July 2022, following the end of the previous agreement with OCS, the Commission entered into a new two-year street cleansing agreement with idverde. Overall, the quality of their work has been good and they remain competitive in providing additional ad-hoc work on the estate such as gully cleaning and weed spraying. This contract runs alongside the directly employed Streetsweeper.

The Commission again dealt with a number of insurance claims during the year. The majority involved lamp columns being hit by vehicles on the Outer Circle. Whilst on most occasions these costs are recovered in full, due to the number of claims and the high heritage value of the Commission's assets, these remain time-consuming projects for the Surveyor.

During 2022-23 there was a low level of lighting faults which justified the reduction in regular visits from the electrical contractor to visiting once every two weeks instead of once every week. They remained responsive when required outside of the planned visits for emergency work.

Traffic and Security

A challenging year for the Traffic and Security team with two members of staff absent for separate, significant, periods. Praise goes to their colleagues who ensured that all shifts were covered so that residents and ratepayers received an uninterrupted service. Happily, both colleagues successfully returned to full duties.

All Traffic and Security Controllers attended and passed a street works training course. The course covered the basics of temporary roadwork safety protocols. It is hoped this knowledge will increase the safety of all that use the Commission's managed areas.

The event season returned to some normality having, in recent years, been significantly reduced by the COVID-19 pandemic. The Head of Traffic and Security licenced several garden and filming events in both Regent's Park and at Carlton House Terrace raising funds for future projects. Such activities reduce the financial burden on ratepayers. An increased programme of these activities was approved by the Commissioners for 2023-24.

Significant Capital Projects

A number of major projects across the estate were completed on time and in accordance with the 2022-23 budget, whilst a number of others were progressed towards starting on site.

Work was completed in the year on the major roadway resurfacing and drainage project at Cambridge Gate which also included reconstruction of the adjacent Outer Circle footway with York stone slabs and relevant ducting for streetlighting. The contract cost of this work was £176k. Sections of the Outer Circle footway (adjacent to the Gorilla Circus and Kent Passage) were resurfaced at £38k and £7k respectively and were completed to a high standard. Both sections of resurfacing required careful work and liaison with consultants and third parties due to tree roots in their vicinity. In addition, a further section of the footway on the Outer Circle was resurfaced at the cost of the adjoining occupier who carried out works to their boundary. Patch repairs at £21k were carried out to the roadway at the rear of Chester Terrace. These were completed in time before the colder winter which would have seen break-up of the previous fissured surface.

Work on the Chester Terrace wall/foundations and balustrade project continued during the year. Costs for the wall/foundations element of the project come from the Paving Fund with the costs for the balustrade element from the Chester Terrace Garden Fund. Design and tendering work was carried out to the agreed approach of replacing the full length of the wall/foundations and balustrade with a planning/listed building application submitted on this basis in late 2022. A number of comments were received in response to London Borough of Camden's consultation on the applications, including a number of objections from residents to the loss of trees. Unfortunately, no solution which stabilizes the wall/foundations and retains the trees nearby has been found. Disappointingly, substantive comments on the application were not received from London Borough of Camden's officers until mid 2023. In the wider context of rising construction inflation and having received updated estimated construction costs from the Quantity Surveyor suggesting a potential project cost of £3,660k, Commissioners reviewed the options in late January 2023 and resolved to adopt an approach where the highest risk section of wall/foundation and balustrade is replaced with the remaining sections of the balustrade repaired along with monitoring of the retained sections to assess whether replacement of wall/foundations in those sections is required. Work was carried out on tendering for this specification along with tests of products that could ensure a reasonably uniform finish to the balustrade. The decision was taken to suspend tendering pending the outcome of the planning/listed building application, which at the time of writing remains undecided.

The Nursemaids' Tunnel restoration project made further progress in 2022-23. The project was tendered and at the time of drafting this Statement a contractor was being selected to undertake the works with the aim of commencing on site in summer 2023.

A section of railings and landscaping at York Terrace West was restored at a cost of £41k. The hard landscaping works, including new stone plinths with new foundations, off site restoration of the original metal railings along with a low retaining wall were carried out to a high standard by the contractor, Rob Webber, and received positive feedback from those reviewing the work. A further section of railing restoration there will be carried out in 2023-24.

The solution involving ground anchors to restrain the retaining wall at Cumberland Place was successfully implemented at a cost of £43k, which was a significant reduction on the tenders for a previous iteration of the work at between £98k and £239k.

Sensitive repairs, in accordance with the listed building consent, were completed shortly after the end of the financial year to the four groups of statues marking Cambridge Gate. The two central groups were funded by the Cambridge Gate Garden Fund, the southern group by the Paving Fund and the northern group by the Cambridge Terrace & Mews Garden Fund. The total contract cost of the works was £122k, although not all of this cost is reflected in the figures presented in the accounts for 2022-23 as the final invoice for the works was payable after the end of the period.

Approved and authorised for issue by the Commissioners on

…………………………….and signed on their behalf by:

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INDEPENDENT AUDITOR'S REPORT TO THE CROWN ESTATE PAVING COMMISSIONERS

Opinion

We have audited the financial statements of the Crown Estate Paving Commission for the year ended 31 March 2023 which comprise the Income and Expenditure Account, the Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 'The Financial Reporting Standard Applicable in the UK and Ireland' (United Kingdom Generally Accepted Accounting Practice), as applied to Local Councils using the guidance issued by the Association of Local Councils.

In our opinion the financial statements:

- give a true and fair view of the state of the Commission's affairs as at 31 March 2023, and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice.

Basis for opinion

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

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Commissioners' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

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

Our responsibilities and the responsibilities of the Commissioners with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The Commissioners are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

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

We have nothing to report in this regard.

Responsibilities of Commissioners

As explained more fully in the Commissioners' responsibilities statement set out on page 7, the Commissioners are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Commissioners determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Commissioners are responsible for assessing the Commission's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Commissioners either intend to liquidate the Commission or to cease operations, or have no realistic alternative but to do so.

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

The objectives of our audit in respect of fraud, are; to identify and assess the risks of material misstatement of the financial statements due to fraud; to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud, through designing and implementing appropriate responses to those assessed risks; and to respond appropriately to instances of fraud or suspected fraud identified during the audit. However, the primary responsibility for the prevention and detection of fraud rests with both management and those charged with governance of the Commission.

Our approach was as follows:

- we obtained an understanding of the legal and regulatory requirements applicable to the organisation thorough the use of permanent audit file information, updated this year for any changes that have been identified by management or by our own investigations – we considered that the most significant are the UK financial reporting standards as issued by the Financial Reporting Council and as applied to Local Councils using the guidance issued by the National Association for Local Councils;

- we obtained an understanding of how the Commission complies with these requirements by discussions with management and those charged with governance, and review of relevant accounting and management records;

- we assessed the risk of material misstatement of the financial statements, including the risk of material misstatement due to fraud and how it might occur, based on our work as outlined above;

- we enquired of management and those charged with governance as to any known instances of non-compliance or suspected non-compliance with laws and regulations, using associated documentary evidence to better understand items of interest;

- based on this understanding, we designed specific appropriate audit procedures to identify instances of non-compliance with laws and regulations. As well as specific audit testing, this included approaching accounting records with an inquisitive and sceptical mindset such that we examined items that were felt to be of interest or of higher risk in this area, and obtaining additional corroborative evidence as required.

Auditor's responsibilities for the audit of the financial statements

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

As part of an audit in accordance with ISAs (UK) we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control;

- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purposes of expressing an opinion on the effectiveness of the Commission's internal control;

- evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Commissioners;

- conclude on the appropriateness of the Commissioners' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Commission's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Commission to cease to continue as a going concern;

- evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Use of Our Report

This report is made solely to the Commissioners, as a body, in accordance with their instructions. Our audit work has been undertaken so that we might state to the Commissioners those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to any party other than the Crown Estate Paving Commission and Commissioners as a body, for our audit work, for this report, or for the opinion we have formed.

Moore Kingston Smith LLP, Registered Auditor

6th Floor
9 Appold Street
London
EC2A 2AP

Date:

BALANCE SHEET

31 March 2023

	Note	**2023**	2022
		£'000	£'000
Fixed Assets			
Tangible fixed assets	1	**23**	46
Current assets			
Stocks		**19**	23
Debtors	2	**204**	289
Cash at bank and in hand		**4,518**	4,091
		4,741	4,403
Creditors			
Amounts falling due within 1 year	3	**(311)**	(333)
Net current assets		**4,430**	4,070
Net assets		**4,453**	4,116
Reserves			
General Reserve	13	**1,006**	861
Earmarked Reserves	13	**3,447**	3,255
Total reserves		**4,453**	4,116

Approved and authorised for issue by the Commissioners on

……………………………..and signed on their behalf by:

…………………………………………………………………..

……………………………………………………………………

……………………………………………………………………

INCOME AND EXPENDITURE ACCOUNT

31 March 2023

	Note	2023		2022	
		£'000	£'000	£'000	£'000
Income					
Rates		**2,547**		2,278	
Colouring (Painting) rates	15a	**1**		82	
Interest	6	**47**		1	
Grants received		**-**		4	
Charges made for services		**448**		304	
Sale of assets		**-**		5	
			3,043		2,674
Expenditure					
Direct service costs					
Paving, cleansing and patrolling	16a	**(1,389)**		(1,121)	
Gardens	16b	**(818)**		(824)	
Quinquennial painting	16d	**-**		(83)	
Management costs					
Administration	16c	**(499)**		(398)	
			(2,706)		(2,426)
Net operating surplus for the year			**337**		248
Net movement in earmarked reserves	13		**(192)**		(238)
Surplus for the Year to General Fund			**145**		10

The notes on pages 26 to 35 form part of these financial statements.

STATEMENT OF MOVEMENT ON RESERVES

	Note	Balance 1 April 2022 £'000	Net Movement in Year £'000	Balance 31 March 2023
Reserves available for Commission use to fund future expenditure				
General Fund	13	861	145	1,006
Earmarked Reserves	13a	3,255	192	3,447
Reserves c/f to Balance sheet		4,116	337	4,453

Purpose of reserves

General Fund

Resources available to meet future running costs

Earmarked Reserves

Amounts set aside from revenue to meet specific future expenditure

STATEMENT OF ACCOUNTING POLICIES

BASIS OF PREPARATION OF ACCOUNTS

These accounts are prepared in accordance with the Commission's governing statutes. These statutes give Commissioners wide discretion to adopt accounting standards they consider are appropriate in order to satisfy themselves and interested parties that the accounts present fairly the financial position of the Commission and the activities it carries out.

The Commissioners have concluded that the most appropriate framework within which to present their accounts is The Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued by the Financial Reporting Council, as applied to Local Councils using the guidance issued by the National Association for Local Councils.

The financial statements are prepared in sterling, which is the functional currency of the Commission. Amounts presented are rounded to the nearest thousand pounds.

GOING CONCERN

The Commissioners have assessed whether the use of going concern is appropriate to the CEPC as a statutory body and have considered whether there might be any possible events or conditions that would cast significant doubt on the ability of the Commission to continue as a going concern. The Commissioners have made this assessment for a period of at least one year from the date of approval of these financial statements. In particular, the Commissioners have considered the Commission’s forecasts and projections and have taken account of the foreseeable pressures on income, together with its statutory ability to raise additional income through its rate demands in most circumstances, if required. After making enquiries, the Commissioners have concluded that there is a reasonable expectation that the Commission has adequate resources to continue in operational existence for the foreseeable future. The Commission therefore continues to adopt the going concern basis in preparing its financial statements.

CRITICAL ACCOUNTING ESTIMATES AND AREAS OF JUDGEMENT

In preparing these accounts, management has made judgements, estimates and assumptions that affect the application of the Commission’s accounting policies and the reported assets, liabilities, income and expenditure and the disclosures made in the accounts. Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Significant accounting judgements and estimates include:

- Valuation of property for rating purposes;
- Allocation of expenditure, including shared expenditure, to garden and paving funds.

FINANCIAL INSTRUMENTS

Cash and cash equivalents

Cash and cash equivalents include cash at banks and in hand and short term deposits with a maturity date of three months or less.

Debtors and creditors

Debtors and creditors receivable or payable within one year of the reporting date are carried at their transaction price. Debtors and creditors that are receivable or payable in more than one year and not subject to a market rate of interest are measured at the present value of the expected future receipts or payment discounted at a market rate of interest.

FIXED ASSETS

Roads, pavements and gardens, together with their associated street furniture and railings which fall under the jurisdiction of the Commission, are considered to be inalienable assets and are given a nil value in these accounts as information on their original cost is not available. Expenditure on items which become an integral part of these fixed assets is written off in the year in which it is incurred.

Tangible fixed assets are recognised in these financial statements at historic cost less depreciation and comprise vehicles, plant and equipment. Fixed assets purchased for the use of the Commission with an expected useful life of more than 12 months acquired for over £5,000 are capitalised in a straight line over their expected life-span. No works to the physical assets managed by the Commission are capitalised.

DEPRECIATION

Depreciation is provided on fixed assets having a finite life, determined at the time of acquisition and reviewed annually. Assets are depreciated at a rate calculated to write-off the cost or valuation from the month following purchase or acquisition using the straight line method over the asset's estimated life. The estimated useful life of assets varies.

STOCKS

The closing values of stocks of paving materials in hand and expensed during the year are based on their acquisition cost.

RECOGNITION OF INCOME & EXPENDITURE

Income and Expenditure is recognised on an accruals basis. Expenditure which is rechargeable to ratepayers for the quinquennial painting programme is recognised in the period in which it is incurred and an appropriate accrual made for the associated income which is recovered from the painting rate levied in the following year.

OPERATING LEASES

Rentals payable under operating leases, including any lease incentives received, are charged to the income and expenditure account on a straight line basis over the term of the relevant lease.

PENSIONS

The Crown Estate Paving Commission contributes a percentage of each member of staff's salary (up to 10% in 2023) to individual accounts in a group personal pension scheme.

EARMARKED FUNDS

Earmarked funds represent funds derived from rating assessments which are restricted to expenditure relating to those assessments (garden and paving works funds), together with the licence fees and similar income relating to certain gardens.

Cash and cash equivalents include cash at banks and in hand and short term deposits with a maturity date of three months or less.

NOTES TO THE FINANCIAL STATEMENTS

1 Tangible Fixed Assets

	2023 £'000	2022 £,000
Cost		
At 1 April 2022	**159**	171
Additions	**-**	-
Disposals	**-**	(12)
At 31 March 2023	**159**	159
Accumulated Depreciation		
At 1 April 2022	**113**	91
Depreciation on disposals	**-**	(8)
Charge for the year	**23**	30
At 31 March 2023	**136**	113
Net book value		
At 31 March 2023	**23**	46

2 Debtors

	2023 £'000	2022 £,000
Arrears of rates (see note 4)	**104**	161
Licence fees	**-**	5
Other debtors	**-**	4
VAT recoverable	**51**	67
Prepayments	**49**	52
	204	289

3 Creditors

	2023 £'000	2022 £'000
Rates creditors		
Deferred income (licences & subscriptions)	**-**	-
Deferred income (rates)	**-**	-
	-	-
Sundry creditors		
Trade Creditors	**163**	114
Licence Deposits	**19**	91
Accruals	**80**	93
Other creditors	**11**	-
Tax & Social Security	**27**	26
Pension Liability	**10**	9
Credit card	**1**	-
	311	333

NOTES TO THE FINANCIAL STATEMENTS

4 Arrears of rates

	2023 Paving Rates £'000	2023 Garden Rates £'000	2023 Colouring Rates £'000	**2023 All Rates £'000**	2022 Paving Rates £'000	2022 Garden Rates £'000	2022 Colouring Rates £'000	2022 All Rates £'000
PRIOR YEARS								
Rate Arrears at 1 April	55	31	75	**161**	49	27	-	76
Less: Cash received	(45)	(27)	(71)	**(143)**	(23)	(17)	-	(40)
Bad debts	(1)	-	-	**(1)**	(2)	-	-	(2)
Prior year arrears at 31 March	9	4	4	**17**	24	10	-	34
CURRENT YEAR								
Rates levied on assessment at 1 April	1,685	862	1	**2,548**	1,563	715	82	2,360
Less: Cash received	(1,625)	(835)	(1)	**(2,461)**	(1,532)	(694)	(7)	(2,233)
Current year arrears at 31 March	60	27	-	**87**	31	21	75	127
TOTAL ARREARS AT 31 MARCH	69	31	4	**104**	55	31	75	161

5 Capital commitments

There were no commitments for capital purchases outstanding at 31 March 2023.

6 Interest and investment income

	2023 £'000	2022 £'000
Interest income – General Funds	**47**	1
	47	1

7 Audit fees

Fees payable for the audit of the financial statements to the Commission's auditors, Moore Kingston Smith LLP, in the year are £11,830 (2022: £11,574).

8 Related party transactions

The Commission entered into no transactions with related parties during the year (2022: £nil).

NOTES TO THE FINANCIAL STATEMENTS

9 Commissioners' Expenses

During the year Commissioners were reimbursed £nil for expenses (2022: £nil).

10 Financing of capital expenditure

The following was spent on capital expenditure during the year:

	2023	2022
	£’000	£’000
Fixed Assets purchased	**-**	-
Financing		
Rates, revenue income	**-**	-

11 Future lease commitments

The minimum annual lease payments to which the Commission is committed under non-cancellable operating leases are as follows:

	2023	2022
Amounts payable:	**£'000**	£'000
in less than 1 year	66	66
in 2-5 years	256	256
in more than 5 years	979	1,045

12 Contingent liabilities

The Commission is not aware of any such liabilities at 31 March 2023.

NOTES TO THE FINANCIAL STATEMENTS

13 Funds Statement

	Balance at 1 April 2022 £'000	Income £'000	Expenditure £'000	Transfers £'000	Net movement in funds £'000	**Balance at 31 March 2023 £'000**
GENERAL FUND	861	1,633	(1,476)	(12)	145	**1,006**
EARMARKED FUNDS						
Other Garden Funds - 13a	817	410	(231)	(20)	159	**976**
Park Square Garden Fund	521	132	(58)	(78)	(4)	**517**
Park Crescent Garden Fund	341	118	(42)	(1)	75	**416**
Carlton House Gardens Fund	103	33	(20)	(-)	13	**116**
Major Projects Fund	1,481	354	(413)	-	(59)	**1,422**
Garden Maintenance Fund	(8)	363	(466)	111	8	**-**
ALL EARMARKED FUNDS	3,255	1,410	(1,230)	12	192	**3,447**
	4,116	3,043	(2,706)	-	337	**4,453**

Other Garden Funds	Funding held for the refurbishment of specific terrace gardens, other than those listed below.
Park Square Garden Fund	Funding held for Park Square Garden refurbishments.
Park Crescent Garden Fund	Funding held for Park Crescent Garden refurbishments.
Carlton House Gardens Fund	Funding held for Carlton House Gardens refurbishments.
Major Projects Fund	Funding from paving rate and other sources for programmes where individual project expenditure has been identified, although not yet been specifically approved.
Garden Maintenance Fund	Funding from the surplus on the annual garden maintenance costs against the relevant garden rates demanded.

NOTES TO THE FINANCIAL STATEMENTS

13a Other Garden Funds

Fund	Balance at 1 April 2022 £'000	Income £,000	Expenditure £'000	Transfers £'000	Net movement in funds £'000	**Balance at 31 March 2023 £'000**
Albany Terrace	5	2	(-)	(2)	-	5
Cambridge Gate	22	119	(50)	(-)	69	91
Cambridge Terrace & Mews	1	1	(18)	(-)	(17)	(16)
Chester Close North	1	2	(1)	(-)	1	2
Chester Close South	2	1	(1)	(-)	-	2
Chester Place	24	-	(4)	(-)	(4)	20
Chester Terrace	436	188	(19)	(-)	169	605
Clarence Terrace	2	3	(3)	(-)	-	2
Cornwall Terrace & Mews	2	-	(1)	(-)	(1)	1
Cumberland Place	(3)	26	(54)	(-)	(28)	(31)
Cumberland Terrace & Mews	124	-	(10)	(-)	(10)	114
Gloucester Gate Terrace	11	3	(1)	(-)	2	13
Hanover Terrace & Mews	6	-	(2)	(-)	(2)	4
Kent Terrace	6	3	(1)	(-)	2	8
Sussex Place	3	13	(4)	(1)	8	11
St. Andrews Place	(-)	9	-	(9)	-	(-)
St. Katharine's Precinct	7	-	(1)	(-)	(1)	6
Ulster Place	5	4	(1)	(4)	(1)	4
York Gate	-	1	(-)	(-)	1	1
York Terrace East	17	-	(1)	(4)	(5)	12
York Terrace West	146	35	(59)	(-)	(24)	122
	817	410	(231)	(20)	159	976

Significant funds are held to cover anticipated costs of ongoing and/or identified future works at Cambridge Gate (statue and garden works), Chester Terrace (balustrade and garden works), Cumberland Terrace (drainage and garden works) and York Terrace West (railing and garden works). Deficits are shown at Cambridge Terrace & Mews (statue works) and Cumberland Place (wall works) funded by the General Fund. These will be eliminated by future rate demands.

NOTES TO THE FINANCIAL STATEMENTS

14 Staff costs

	2023	2022
	£'000	£'000
Salaries	**1,033**	973
Employers NI	**106**	92
Employers pension	**67**	67
Temporary and agency staff	**25**	21
Other staff related costs	**35**	24
Total staff costs	**1,266**	1,177

The average monthly number of employees during the year was as follows:

	2023	2022
	Number	Number
Full time	**26.3**	27.5
Part time	**-**	-
Temporary/Agency	**2.0**	2.0

Key management personnel include the Commissioners and the Director. No remuneration is paid to the Commissioners. The total employee benefits of the Commission's key management personnel were £111,653 (2022: £100,914).

NOTES TO THE FINANCIAL STATEMENTS

15a COLOURING I&E ACCOUNT

Every fifth year Crown Estate's lessees are required to paint their properties. In these years the Commission contracts to paint relevant common areas of the Regent's Park estate for which it is responsible and for which relevant ratepayers are liable to pay rates to cover the costs incurred. 2021 was a painting year, so the relevant costs incurred in the year were expensed and income recovered as rates within the accounts for 2021-22. One invoice received in late March 2022, which it was not possible to recover within that year's accounts, was recovered in 2022-23 by rates.

	2023 **£**	2022 £
COLOURING RATES LEVIED ON ASSESSMENT		
Cumberland Terrace	**-**	41,528
Cumberland Place	**-**	1,209
Chester Terrace	**-**	35,003
Chester Place	**-**	266
Chester Gate	**-**	2,152
Kent Terrace	**-**	1,783
Chester Close North	**534**	-
Chester Place	**834**	-
Rates levied on assessment	**1,368**	81,941
EXPENDITURE		
Painting contracts and services	**-**	(83,309)
Total expenditure	**-**	(83,309)
NET INCOME/(EXPENDITURE)	**1,368**	(1,368)

NOTES TO THE FINANCIAL STATEMENTS

15b ANALYSIS OF GARDEN AND PAVING RATES LEVIED ON ASSESSMENT - 1 April 2022

	2022 £'000			2021 £'000		
	GARDEN RATE	PAVING RATE	**TOTAL**	GARDEN RATE	PAVING RATE	TOTAL
Abbey Lodge	-	62	**62**	-	64	64
Albany Street	2	61	**63**	2	61	63
Albany Terrace	5	29	**34**	8	26	34
British Telecom	-	2	**2**	-	2	2
Sussex Place	46	38	**84**	42	35	77
Carlton House Gardens	70	-	**70**	73	-	73
Cambridge Gate	122	80	**202**	17	73	90
Cambridge Terrace & Mews	9	55	**64**	8	50	58
Chester Close North	6	16	**22**	6	15	21
Chester Close South	6	11	**17**	5	10	15
Chester Court	-	17	**17**	-	16	16
Chester Place	1	25	**26**	1	25	26
Chester Terrace & Gate	212	145	**357**	126	147	273
Clarence Terrace	8	35	**43**	14	34	48
Cornwall Terrace & Mews	2	108	**110**	4	99	103
Cumberland Terrace, Place & Mews	63	124	**187**	33	107	140
Gloucester Gate	11	61	**72**	8	56	64
Hanover Terrace and Mews	14	122	**136**	17	113	130
Harley House & Brunswick Place	-	42	**42**	-	40	40
Kent Terrace	13	26	**39**	10	23	33
Inner & Outer Circle	-	240	**240**	-	211	211
Nottingham Terrace	-	40	**40**	-	41	41
Park Crescent	122	-	**122**	112	-	112
Park Road	-	12	**12**	-	10	10
Park Square	50	78	**128**	68	76	144
Peto Place	-	7	**7**	-	7	7
St. Andrews Place	20	29	**49**	21	26	47
St. Katharine’s Precinct	5	21	**26**	11	19	30
Ulster Terrace & Place	11	31	**42**	11	30	41
York Terrace & Gate	65	167	**232**	118	152	270
Rates levied on assessment	863	1,684	**2,547**	715	1,564	2,278

NOTES TO THE FINANCIAL STATEMENTS

16 DEPARTMENTAL INCOME AND EXPENDITURE SUMMARIES

	2023 £'000	2022 £'000
16a PAVING, CLEANSING & TRAFFIC CONTROL I&E ACCOUNT		
Rates for 2022/23 levied on assessments made at 1 April 2022	**1,684**	1,563
Paving Licences, Damages & Permits	**148**	59
Parking Permits & Controls	**105**	90
Grants received	**-**	4
Other income	**-**	4
TOTAL INCOME	**1,937**	1,720
EXPENDITURE:		
Roads & Paving	**288**	363
Traffic Control & Patrolling	**497**	486
Street Lighting	**24**	33
Street Cleansing	**167**	124
Subtotal - Routine paving maintenance	**976**	1,006
Fund - Major Paving Works	**413**	115
TOTAL EXPENDITURE	**1,389**	1,121
NET INCOME	**548**	599

16b GARDENS I&E ACCOUNT		
Rates for 2022/23 levied on assessments made at 1 April 2022	**863**	715
less abatements	**-**	-
Contribution from Paving rates		
Garden Event & Subscription Income	**195**	156
Grants received	**-**	-
TOTAL INCOME	**1,058**	871
EXPENDITURE:		
Routine garden maintenance costs	**467**	434
Carlton House Gardens refurbishment	**20**	72
Park Square Garden refurbishment	**58**	123
Park Crescent refurbishment	**42**	56
All other gardens refurbishments	**231**	139
TOTAL EXPENDITURE	**818**	824
NET INCOME	**239**	47

NOTES TO THE FINANCIAL STATEMENTS

16 DEPARTMENTAL INCOME AND EXPENDITURE SUMMARIES (continued)

	2023	2022
	£'000	£'000
16c CENTRAL SERVICES & ADMINISTRATION I&E ACCOUNT		
ADMINISTRATION INCOME		
Interest	**47**	1
	47	1
EXPENDITURE:		
General Administration costs	**376**	328
Legal & professional advice	**69**	16
Property Revaluations	**15**	15
Audit & accounting	**39**	39
Subtotal - administration costs	**499**	398
Other Projects	**-**	-
TOTAL EXPENDITURE	**499**	398
NET INCOME	**(452)**	(397)

16d QUINQUENNIAL PAINTING

	2023	2022
Rates levied in year	**1**	82
TOTAL INCOME	**1**	82
EXPENDITURE:		
Painting Contracts & Services	**-**	83
TOTAL EXPENDITURE	**-**	83
NET INCOME	**1**	(1)