



**FINANCIAL STATEMENT
FOR THE PERIOD ENDING
31 DECEMBER 2025**

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Management Commentary

The purpose of the Management Commentary is to inform readers, helping them to assess how the Council is performing and understand our financial performance for the 9-month period to 31 December 2025.

Combined with Appendix 2, it also provides an insight into the expected financial performance for the financial year 2025/26, the challenges we face and how we will address these challenges to provide stability, financially, thus allowing our citizens to have confidence that we can continue to provide the diverse portfolio of services on which they rely. Appendices 3 and 4 present the latest information in relation to the Common Good and Group entities.

Background

The Council must comply with a wide range of legislation and regulation in the course of its work. The rigour of being an issuer of Bonds on the London Stock Exchange (LSE) means that it is classed as a Public Interest Entity and as a result, has an increased level of regulation around council finances. Maintaining a credit rating, annually assessed, and compliance with the reporting and disclosure requirements of the LSE means an extra level of scrutiny is placed on the Council.

Moody's (the credit rating agency) published their latest credit rating assessment of the Council on 9 October 2025 remaining with a rating of 'A2 with a stable outlook'.

The credit rating was last changed in October 2023 (from A1 with a negative outlook, down one 'notch'). This was the consequence of a review of the whole sub-sovereign sector on 25 October 2023, which had followed Moody's rating action on 20 October 2023 in respect of the UK Sovereign rating (Aa3, Stable outlook). The downgrade reflected Moody's view that, the fiscal flexibility of local authorities in both England and Scotland had materially deteriorated due to consistently high expenditure pressures and funding levels that do not keep pace with both cost inflation and demand. As substantial cuts have been implemented across the sector over the past decade, there is limited scope for further cuts without significant deterioration of services to a point that would be politically infeasible. At the same time, Moody's considered that more generous funding settlements for the sector were unlikely given the UK government's commitment to fiscal prudence. Consequently, Moody's anticipated that gross operating balances would decline over the medium term for most local authorities in the UK. The annual review meeting regarding the Council's credit rating last took place on 26th August 2025.

The Council's independent external auditors, Audit Scotland, finalised the audit of the 2024/25 Annual Accounts, and these were signed on 1 July 2025, following approval at a meeting of the Urgent Business Committee on 26 June 2025. As shown in the final accounts the outturn position achieved as at 31 March 2025 was in line with forecasts, carrying forward a number of earmarked reserves. While the balance sheet was therefore underpinned by substantial Usable Reserves most of this is allocated toward supporting specific activities and hence the importance of in-year recurring funding that underpins core services.

As at 1 April 2025 the Council held Usable Reserves of £154 million and had a Net Asset Value of £1.3 billion.

The Council set its 2025/26 budgets on 5 March 2025, approving for the General Fund a range of budget savings options to set a balanced budget for the year. This included an increase in Council Tax of 9.85%, and continued service redesign, but fundamentally will rely on reducing staff costs, through voluntary processes – attrition and voluntary severance and early retirement opportunities. As part of the budget the Council allocated an additional £9.5m to help deliver adult social care.

Following an extensive consultation with the Council's recognised trade unions and individual consultation with staff on the proposal to reduce the standard working week for Aberdeen City Council, a collective agreement was reached in June 2025 between the Council and the joint trade unions to implement the change to contracts of employments for all in-scope employees with effect from 1 July 2025. Impacted staff will receive a 'buyout' payment split into 2 annual payments made in July 2025 and July 2026.

The General Fund budget takes account of a range of pay and price inflation pressures, in particular a provision for a pay award of 3%, which while broadly in line with other Councils in Scotland is considerably lower than the claims submitted by the Trade Unions. The pay award for 2025/26 (and 2026/27) has been agreed for non-teaching staff and was paid in August, and is included in the Quarter 3 reporting. The Scottish Government is providing additional funding to meet the additional 1% cost of a 4% increase in pay for 2025/26, a proportion of which will be applicable to the Aberdeen City IJB.

Since the budget was approved the spectrum of difficulty that our financial environment continues to face has increased further. While the impact of the Covid pandemic is less obvious, citizen and customer behaviour continues to result in lower income levels than we would like. Global factors, including the Russian invasion of Ukraine, energy inflation, commodity availability and price inflation, alongside the rising cost of borrowing has caused and is sustaining a cost of living crisis for those who live, work and visit the city, as well as for the Council.

Whilst the rate of inflation (CPI) dropped from 3.6% in October 2025 to 3.2% in November 2025, the situation remains critical as 3 years of high inflation (CPI has been above 2% since August 2021, peaking at 11.1% in October 2022) has reset the costs of supplies and services, fuel, and energy for good.

As a result of the turmoil in the financial markets over the past 2 years, there have been increases in the cost of government borrowing, with local authorities also seeing significant increases in borrowing rates through the PWLB than in previous years. Borrowing rates appear to have now peaked towards the end of last year. Rates have now started to fall below 5% as they return to more "normal" and expected levels. On the other hand cash balances are securing additional interest from short term investments and this is helping to offset a proportion of in-year costs.

The city is hosting many individuals and families and welcomes them to Aberdeen. From Ukraine, in particular, resettlement schemes have developed over the past three years with funding of a one-off nature that has been provided by UK and Scottish Governments. Our costs have risen particularly in providing education, and children and families services.

As the cost of new borrowing is rising and with inflation and construction inflation pushing up the cost of building assets, the Council must expect the future cost of capital investment to rise substantially for both the General Fund and the Housing Revenue Account. The revenue implications of bringing new assets into operation are not to be underestimated too.

The 2025/26 Housing Revenue Account budget was approved and at the Council meeting on 12 December 2024 there was a rent increase of 7.5% agreed.

Our Financial Performance: General Fund

Performance in Quarter 3

In March 2025, the Council set its General Fund and Housing Revenue Account (HRA) revenue and capital budgets for the financial year 2025/26. Performance for the year is measured against these budgets with the projected full year position considered in Appendix 2 of this report. This section focuses on the actual financial results for the period from 1 April to 31 December 2025 presented in the format of our Annual Accounts on pages 7 to 14.

Staffing Costs:

As part of our 2025/26 budget it is recognised that our payroll bill needed to reduce. The levers to deliver this was mainly turnover and through our current Voluntary Severance and Early Retirement (VSER) policy. Importantly managers are supported to redesign services with a reduction of resources as well as looking at automation and process improvements to remove work.

To monitor this, an Establishment Control Board (ECB) oversees all recruitment and VSER requests and monitors the level of people leaving the Council (turnover) and people newly joining the Council (new starts). Through this monitoring it is evident that the turnover and new starts are almost balancing each other out meaning that we are not experiencing a reduction in our payroll. Furthermore, the number of staff seeking VSER, and subsequently being approved is less than was forecast or assumed in the budget.

As approved in the budget for 2024/25 and following an extensive consultation with the Council's recognised trade unions and individual consultation with staff, final proposals were reached for reducing the standard working week for full time staff. A collective agreement was reached in June 2025 between the Council and the joint trade unions to implement the change to contracts of employments for all in-scope employees with effect from 1 July 2025. Impacted staff will receive a 'buyout' payment split into 2 annual payments made in July 2025 and 2026.

The Expenditure and Funding Analysis, below, provides details of the net expenditure or income position for each service based on actual transactions for the period and the statutory accounting adjustments processed to date.

i. Families & Communities

Although at 77% against the full year budget the service is forecasting a significant overspend for the full year. Pressure in respect of the cost of providing education to rising numbers of pupils and children's social work services, including Out of Authority placements (OOA) are being identified as ongoing challenges.

Downturn in the local economy and increased costs being experienced by families, is impacting on the needs of children and families. There is a notable rise in vulnerability and need, and this is increasing demand for more specialist services. As would be anticipated, there is a level of need apparent in those seeking sanctuary in the city.

It is exceptionally difficult to predict ongoing demand with any certainty. For example, hotels can be secured for asylum dispersal schemes at short notice with limited information about the age and stage of those being placed locally. Services continue to be proactive in their response.

The Homelessness loss of subsidy budget was increased for 25/26 based on demand levels during the 24/25 budget process and although demand is currently lower demand can be volatile therefore any underspend may decrease if there is an increase in demand.

The Council receives a substantial income from the commercial tenanted non-residential property (TNRP) portfolio. The income to the TNRP portfolio is invoiced regularly but it is not in

even quarters as timing depends on individual leases. The level of collection for 2025/26, and therefore provision for bad debt, in the current market conditions, is under review. This is exacerbated by the energy and supply costs for commercial facilities, including the TECA energy centre and anaerobic digestion plant.

ii. City Regeneration & Environment

At 94% against the full year budget, the function's net expenditure for the year is above budget. The function has a budget where a significant proportion relates to capital projects therefore variances occur throughout the year depending on when project work is carried out and in addition some services have reported an under recovery of income and higher than anticipated costs.

iii. Corporate Services

At 74% against the full year budget which aligns with the overall forecast for the year. Across the function a number of services are showing small under/over spends at this stage of the year.

iv. Integration Joint Board (IJB) / Adult Social Care.

The function's net expenditure is 75% which is on budget for 2025/26, and further detail on the forecast outturn is provided in Appendices 2 and 4.

v. Corporate

Includes the cost of councillors, contingencies, funding to Grampian Valuation Joint Board and the repayment of capital debt. Expenditure is generally in line with budget where expenditure is being incurred, but contingency budgets are held for the purpose of being used if, and when needed.

Contingencies are critical to the effective and resilient operation of the Council, risks over the winter months that might arise include weather events such as storms, flooding, and snow; the impact of inflation may be greater than forecast; and the crystallisation of contingent liabilities.

vi. Other Income and Expenditure

Includes interest payable and receivable, and income received through council tax, non-domestic rates and government grants.

Income from Non-Domestic Rates (NDR) is 80% of full year budget. As the Scottish Government hold the financial risk of NDR not delivering the total value across Scotland, a shortfall in cash against the amount has been guaranteed will be topped up at the end of the financial year. This is an adjustment to the Council's General Revenue Grant.

As at quarter 3 income from Council Tax is currently sitting at 92% of budget.

Income from Scottish Government is marginally above budget, which is due to the profiling of Grant and NDR across the year – the Council received £267m (86%) of the General Revenue Grant funding by 31 December 2025. The Scottish Government front load General Revenue Grant payments, before adjusting for NDR income estimates. Further adjustments will be made following the redeterminations advised by the Scottish Government, and these are paid in March 2026.

Our Financial Performance: Housing Revenue Account

• Performance in Quarter 3

vii. Housing Revenue Account (HRA) is responsible for the provision of council housing to over 23,000 households with the most significant areas of expenditure being on repairs and maintenance and the servicing of debt incurred to fund capital investment in the housing stock. This is a ring-fenced account such that its costs must be met by rental income which at this stage

in the year exceeds expenditure incurred. Rental income remains a regular source of funding. The HRA is under budget at Quarter 3 because the debt charges and costs associated with void properties such as Council Tax are posted later in the financial year. There continues to be significant spending on Repairs and Maintenance this year due to the level of repair work being undertaken. The loss of income arising from voids continues to be a pressure although this is decreasing from 2024/25 this is still depriving the account of income. The rented housing market in Aberdeen remains competitive, offering more choice to prospective tenants. Tenant arrears remain a concern too, with the aged debt analysis showing that tenants are taking longer to pay their debts.

A Housing Board Bi-Annual Report was presented to Communities, Housing and Public Protection Committee on 21 November 2024, this included a change to the Minimum Letting Standard, the full impact of this change has yet to be felt as this was introduced in February 2025. The HRA expenditure continues to be challenging, as also occurred in 2024/25 and 2025/26. The HRA will continue to plan for the use of reserves in 2025/26. Changes that may be necessary include the frequency of services, the quality of services and the timing of services in order to support the financial viability of the Housing Revenue Account.

Our Financial Performance: Full Year Forecasts

A comprehensive forecast of revenue and capital budget performance for the General Fund, Housing Revenue Account and the Common Good is provided in Appendix 2 to this report.

Conclusion

While the various Council accounts are cash positive at the end of Quarter 3, the overall financial challenge of balancing the General Fund and the HRA budgets for the year cannot be underestimated.

For the General Fund there is a route to a balanced budget for 2025/26, this is possible by utilising contingencies to offset the variances in Services' spending that are highlighted above, which include the buy-out payments, costing £6m. These show the challenging financial environment that the Council is continuing to work in. Contingencies have been set aside in the event that unknown events may have to be paid for, however unused contingencies will be used to fund the buy-out, as approved by the Committee in May 2025. Risks arising from rising or changing demand and severe winter conditions or storms remain. The Quarter 3 results leave the Council with sufficient cash resource to fund expenditure.

There are risks of increasing demand for services that the Council has a duty to provide and there are a range of potential liabilities that the Council will have to respond to if circumstances change – these are described at the end of this Appendix in the Contingent Liabilities.

Evaluating the demand pressures it is clear that homelessness, out of authority placements for children and school rolls are the high risk areas for further spending and where management attention needs to be robust and proactive to mitigate costs that the Council cannot afford.

The HRA remains under significant pressure from repair and maintenance costs and also from lost income, and these areas are focus of attention from management.

The IJB continues to have financial risks from commissioning and direct payments, and work is being undertaken to address these matters, additional financial support is not forecast to be required by the IJB, but remains a risk.

During the remainder of the year the Council will continue to act to reduce spending to give greater certainty to our forecasts, shown in Appendix 2, while reviewing and assessing the changes that the local financial environment has brought about and will re-evaluate the position to ensure that expenditure and income is being monitored and managed as required, taking

appropriate action when required. The next reporting period will be Quarter 4, which will be prepared for Finance & Resources Committee on 13 May 2026.

Movement in Reserves Statement

This statement shows the movement on the different reserves held by the Council analysed into usable reserves (those that can be applied to fund expenditure or reduce local taxation) and other reserves.

	General Fund	Housing Revenue Account	Statutory and Other Reserves	Capital Grants Unapplied	Total Usable Reserves	Total Unusable Reserves	Total Council Reserves
	£'000	£'000	£'000		£'000	£'000	£'000
Balance at 31 March 2025 brought forward	(93,071)	(10,889)	(49,237)	(410)	(153,607)	(1,108,337)	(1,261,944)
Movement in Reserves during 2024/25							
Total Comprehensive Income & Expenditure	(185,677)	(19,537)	0	0	(205,214)	0	(205,214)
Adjustments between accounting basis & funding basis under regulations	12,052	7,022	0	43	19,117	(19,117)	0
Net (Increase)/Decrease before Transfers to Reserves	(173,625)	(12,515)	0	43	(186,097)	(19,117)	(205,214)
Transfers to/from Reserves	21,408	(5,122)	(1,370)	0	14,917	(14,917)	(0)
(Increase)/Decrease in Year	(152,217)	(17,637)	(1,370)	43	(171,181)	(34,034)	(205,214)
Balance at 31 December 2025	(245,288)	(28,526)	(50,607)	(367)	(324,787)	(1,142,371)	(1,467,157)

Expenditure and Funding Analysis

The *Expenditure and Funding Analysis* shows how the net expenditure or income is allocated for decision making purposes between the Council's services. Income and expenditure accounted for under generally accepted accounting practices is presented more fully in the *Comprehensive Income and Expenditure Statement*.

Services	Quarter 3 2025/26			
	Net Expenditure chargeable to General Fund & Housing Revenue Account	Adjustments between funding & Accounting basis	Net Expenditure in the CIES £'000	Notes
	£'000	£'000	£'000	
City Regeneration & Environment	34,890	0	34,890	1
Corporate Services	36,686	0	36,686	2
Corporate	(3,152)	(474)	(3,626)	3
Integration Joint Board	111,540	0	111,540	4
Families & Communities	273,021	(16,215)	256,807	5
Net Cost of General Fund Services	452,986	(16,688)	436,298	
Housing Revenue Account	(17,637)	0	(17,637)	6
Net Cost of Services	435,349	(16,688)	418,661	
Other Income and Expenditure	(606,530)	(17,345)	(623,875)	7
(Surplus) or Deficit on Provision of Services	(171,181)	(34,034)	(205,214)	
Opening General Fund and HRA Balance at 31 March 2025	(103,960)			
(Surplus) or Deficit on General Fund and HRA Balance in Year	(171,181)			
To/From Other Statutory Reserves	1,326			
Closing General Fund and HRA Balance at 31 December 2025	(273,814)			

Notes

1. See page 3 for information relating to Net Expenditure chargeable to the General Fund. There are no accounting adjustments relating to this service in this quarter.
2. See page 3 for information relating to Net Expenditure chargeable to the General Fund. There are no accounting adjustments relating to this service in this quarter.
3. See page 3 for information relating to Net Expenditure chargeable to the General Fund. The £0.474m accounting adjustment relates to CFCR.
4. See page 3 for information relating to Net Expenditure chargeable to the General Fund. There are no accounting adjustments relating to this service in this quarter.
5. See page 3 for information relating to Net Expenditure chargeable to the General Fund. The £16.215m accounting adjustment relates to the removal of Annual Service Payments for the 3R's schools and Lochside Academy which for accounting purposes are required to be split into its component parts, payment for services; repayment of capital; and financing costs.
6. See page 3 for information relating to Net Expenditure chargeable to the General Fund. There are no accounting adjustments relating to this service in this quarter.
7. See page 4 for information relating to Net Expenditure chargeable to the General Fund. The £17.345m adjustment comprises the following three elements, which realign costs from other parts of the budget:

£6.258m is the element of the 3R's and Lochside Annual Service Payments which is reallocated as per note 1 above to bring together financing costs which flow into the Financing and Investment Income and Expenditure line in the CIES below.

£5.303m that is the allocation of the Marischal Square finance lease interest.

(£28.906)m that is the allocation of capital grant income which flows into the Taxation and Non-Specific Grant Income line in the CIES below

Comprehensive Income and Expenditure Statement

This statement shows the accounting cost in the year of providing services in accordance with International Financial Reporting Standards (IFRS).

Services	Quarter 3, 2025/26			Notes
	Gross Expenditure	Gross Income	Net Expenditure	
	£'000	£'000	£'000	
City Regeneration & Environment	132,303	(97,412)	34,890	
Corporate Services	73,083	(36,398)	36,686	
Corporate	8,268	(11,894)	(3,626)	
Integration Joint Board	151,511	(39,971)	111,540	
Families & Communities	352,493	(95,686)	256,807	
Cost of General Fund Services	717,659	(281,361)	436,298	
Housing Revenue Account	69,751	(87,388)	(17,637)	
Cost of Services	787,410	(368,749)	418,661	
Other Operating Expenditure	0	0	0	1
Financing and Investment Income and Expenditure	11,560	0	11,560	2
Taxation and Non Specific Grant Income	0	(635,436)	(635,436)	3
(Surplus) or Deficit on Provision of Services	798,970	(1,004,184)	(205,214)	
(Surplus)/deficit on revaluation of Property, Plant and Equipment assets			0	4
Impairment losses on non current assets charged to the Revaluation Reserve			0	4
(Surplus)/deficit on revaluation of available for sale financial assets			0	4
Actuarial (gains)/losses on pension losses/liabilities			0	4
Other (gains)/losses			0	4
Other Comprehensive Income and Expenditure			0	
Total Comprehensive Income and Expenditure			(205,214)	

Notes

1. This line will be used to reflect gains or losses on the disposal of assets which take place during the year.
2. This largely reflects interest payable and receivable.
3. Income in relation to Council Tax, Non-Domestic Rates collection and Scottish Government General Revenue and Capital Grant.
4. These lines are predominantly used for statutory accounting adjustments.

Balance Sheet

The Balance Sheet shows the value of the assets and liabilities recognised by the Council. The net assets of the Council are matched by the reserves held by the Council.

The values as at 31 March 2025 are based on the Council's audited Annual Accounts 2024/25.

		31 December 2025 £'000	Note
31 March 2025 £'000			
2,727,110	Property, Plant & Equipment	2,890,141	1
32,013	Property, Plant & Equipment ROU	32,013	
208,982	Heritage Assets	208,982	1
86,203	Investment Property	86,203	1
45,200	Investment Property ROU	45,200	
12,029	Intangible Assets	12,029	
37,891	Long Term Investments	37,891	2
421	Long Term Debtors	386	3
3,149,849	Long Term Assets	3,312,846	
70,367	Cash and Cash Equivalents	149,873	4
52	Short Term Investments	0	5
181,768	Short Term Debtors	601,395	6
4,537	Inventories	14,308	7
6,592	Assets Held for Sale	6,592	8
263,316	Current Assets	772,168	
(439,352)	Short Term Borrowing	(466,578)	9
(175,371)	Short Term Creditors	(562,296)	10
(4,339)	Short Term Provisions	(3,876)	11
(4,179)	PPP Short Term Liabilities	(5,566)	12
(9,154)	Accumulated Absences Account	(9,154)	13
(3,563)	Grants Receipts in Advance - Revenue	0	14
(8,172)	Grants Receipts in Advance - Capital	(635)	14
(644,130)	Current Liabilities	(1,048,105)	
(1,267,190)	Long Term Borrowing	(1,335,935)	15
(59,284)	Finance Lease	(58,765)	16
(2,024)	Long Term Creditors	(2,024)	17
(1,245)	Long Term Provisions	(1,245)	11
(128,620)	PPP Long Term Liabilities	(123,054)	12
(48,728)	Pension Liabilities	(48,728)	18
(1,507,091)	Long Term Liabilities	(1,569,751)	
1,261,944	Net Assets	1,467,158	
	Usable Reserves:		
(93,071)	General Fund Balance	(245,288)	19
(10,889)	Housing Revenue Account	(28,526)	19
(49,237)	Statutory and Other Reserves	(50,606)	19
(410)	Capital Grants and Receipts Unapplied	(367)	19
(1,108,337)	Unusable Reserves	(1,142,371)	20
(1,261,944)	Total Reserves	(1,467,158)	

Balance Sheet Notes

1. Depreciation is calculated annually and therefore no depreciation has been applied in Quarter 3. Capital expenditure to the end of Quarter 3 totalling £163.032m has been applied to Property, Plant & Equipment (this includes £93.089m of general fund expenditure and £69.943m of HRA expenditure). Disposals, revaluations, and transfers have not been accounted for in Quarter 3.
2. Long Term Investments comprises the council's interest in Aberdeen Sports Village and Hydrogen Hub.
3. Long term debtors reflect the movement based on transactions for the period.
4. Cash and cash equivalents include short term investments of £80.393m (because they can be called up at short notice i.e. 0 to 35 days) and developer's contributions of £42.108m. See the cash flow statement for an analysis of how this is used.
5. Short term investments have been adjusted as described in Note 4.
6. Short term debtors reflect the movement based on transactions for the period.
7. Inventories are adjusted at year end for inter-related account balances.
8. Assets held for sale reflect the position at March 2025. This will be reviewed in Quarter 4.
9. Short term borrowing reflects the current position based on transactions for the period.
10. Short term creditors reflects the current position based on transactions for the period.
11. Short term provisions reflects the current position with an adjustment to split this total into long and short term provisions based on year-end figures. This split will be updated in future quarters.
12. Public Private Partnership (PPP) short and long-term liabilities has been adjusted to reflect the projected position at March 2026.
13. The accumulated absences account is reviewed annually and will therefore be updated in Quarter 4.
14. The grants received in advance totals reflect the position at the end of Quarter 3.
15. Long term borrowing reflects the current position based on transactions for the period.
16. Finance Lease reflects the closing position as at March 2026.
17. Long term creditors reflect the current position based on transactions for the period.
18. Pension liabilities are only reviewed annually and will therefore be updated in Quarter 4.
19. Usable Reserves reflects the current position based on transactions for the period. Usable Reserves includes uncommitted reserves and earmarked reserves, and due to

the positive cashflow have increased to a level that is higher than forecast for the end of the year, the cashflow being used to fund expenditure that will be incurred in the second half of the year.

20. Unusable reserves have been adjusted for statutory accounting adjustments as detailed above.

Cash Flow

The statement shows how the Council generates and uses cash and cash equivalents by classifying cash flows as operating, investing and financing activities.

	Quarter 3 2025/26 £'000
Net Surplus or (Deficit) on the provision of services	205,214
Adjust net surplus or deficit on the provision of services for non cash movements	505,581
Adjust for items included in the net surplus or deficit on the provision of services that are investing and financing activities	<u>(28,906)</u>
Net cash flows from Operating Activities	681,890
Net cash flows from Investing Activities	(163,032)
Net cash flows from Financing Activities	(439,352)
Net increase or decrease in cash and cash equivalents	79,506
 Cash and cash equivalents at the beginning of the reporting period	 70,367
Cash and cash equivalents at the end of the reporting period	149,873
 Cash held by the Authority	 0
Bank current accounts	149,873
	149,873

Contingent Liabilities

In addition to amounts recognised on the Balance Sheet, the Council is aware of the following contingent liabilities at 31 December 2025:

Guarantees

Sport Aberdeen

The Council agreed to provide a bank guarantee to Sport Aberdeen up to a maximum of £5 million as approved at the 7 June 2016 Finance, Policy and Resources Committee. There is currently a Revolving Credit Facility for £1.4 million in place.

External Organisations - Guarantor in relation to North East Scotland Pension Fund (NESPF)

As the administering authority, the Council may admit a body to the Pension Fund as an 'admitted body' provided (i) the organisation can confirm they have sufficient links with a Scheme employer for the body and the Scheme employer to be regarded as having a community of interest; and (ii) the Scheme employer is prepared to act as guarantor in the event the admitted body should cease to exist. If this situation was to occur and staff made redundant the staff over 50 years old would become entitled to immediate payment of their pension benefits. The Council has agreed several such guarantees to organisations that include Aberdeen Sports Village, Sport Aberdeen, Aberdeen Performing Arts, Aberdeen Heat and Power, Bon Accord Support Services and Bon Accord Care Ltd. The potential values guaranteed are subject to a range of actuarial assumptions.

SEEMIS Group LLP

The Council has agreed to fund any additional pension liability payments arising from its membership of the SEEMIS organisation (the provider of our schools' Management Information System). To date there has been no call on the guarantee.

Integration Joint Board (IJB)

The IJB is responsible for the strategic planning of the functions delegated to it by Aberdeen City Council and NHS Grampian. The Aberdeen City IJB Integration Scheme provides the framework in which the IJB operates including information on funding and what should happen if the IJB is projecting to overspend its budget at the year-end. Whilst steps will be taken to address this (through a Recovery Plan), ultimately the parties to the arrangement may be potentially liable should the IJB overspend.

Contractual

Waste Disposal

The Council has a long-term contract with an external contractor for the disposal of all relevant waste arising in the City and the operation and maintenance of waste transfer stations, recycling facilities and landfill sites. The contract commenced in September 2000 and is due to run until April 2029.

The fire at Altens East Recycling and Resource Facility on 8 July 2022 has resulted in business continuity plans being implemented and changes made to the processing of some waste streams. There have therefore been a wide range of the implications arising from the events. There will remain contractual matters to be addressed that will

take time and the Council continues to work closely with the Contractor and representatives to determine the full extent and cost of these.

Energy from Waste - Decommissioning costs

The inter-authority agreement covering the EfW plant states that the parties will share any decommissioning costs not taken by the contractor at the end of the project in accordance with their project share percentages. The Council is currently seeking specialists to provide a valuation for these costs which will result in a future financial liability.

Energy from Waste – General

Due to a material breach of contract by the operator notice of termination was issued by the Council to the operator. The termination took effect in December 2025. Responsibility for the current running and operation of the plant has been transferred to a new operator whilst plans for the long-term operation of the plant are finalised. The Council shall be seeking damages from the terminated operator, these are yet to be fully quantified. As such it is likely that the terminated operator shall likewise seek damages from the Council which will be contested.

Landfill Allowance Scheme (LAS)

The Scottish Government had previously introduced a scheme under which Local Authorities were to be penalised for exceeding landfill tonnage targets. The Landfill Allowance Scheme in Scotland is currently suspended, and it is expected that the Waste (Scotland) Regulations 2012 will take over the requirement for the control of landfilling biodegradable municipal waste. However, until such a repeal is formalised there remains a potential liability on the Council.

Section 75 agreements

Section 75 agreements (developer obligations) are frequently sought by the Council in relation to the award of planning permission. The possibility of liabilities arises in cases where the developer is not adhering to the agreed payment schedule and the Council elects to proceed with a project where that developer obligation funding is due. In these cases, unless a resolution can be found with the developer, the Council may be exposed to additional costs due to higher levels of borrowing than originally anticipated to “cashflow” a legally committed project. Costs could apply to the short, medium, or long-term depending on the circumstances.

The Council's Risk Board agreed that the Developer Obligations working group would escalate to Corporate Management Team any developers who fall behind on payments, and where necessary this will be reported to Finance & Resources Committee. This is a risk which may crystalize in the current housing market conditions due to high supply costs and reduced supply of labour.

The inherent risk with all developer obligation funded projects is whether the build rate of the development is triggering financial contributions at the rate required to fund the Council projects involved. Where the Council project advances more quickly than the development, the Council may have to step in to “cashflow” the necessary funding requirement. Where a project has not been legally committed, a failure to receive the supporting developer obligation funding may require a discussion to determine

whether the project should be paused, or even stopped completely. Continued detailed monitoring is therefore required by the Planning service to forecast expected build rates on developments and map out the timelines of expected trigger points for release of funding.

Impact of Covid on Working Practices, Global events and High inflation environment

All restrictions that were in place for the Covid-19 pandemic have now been lifted, and although the virus continues to circulate it no longer presents the health risk that previously existed. However, the consequences of the pandemic have been far reaching and recovery has been slow. The Council has prepared its 2025/26 budget to include taking cognisance of external environments, which could have an adverse impact on the price of commodities. There remains the possibility that further costs may arise that were not previously identified.

The emergence of Covid resulted in new working practice guidelines being issued by the Scottish Government, to set new standards to allow consultants, contractors, sub-contractors and their suppliers to work safely during the pandemic. These unforeseen changes resulted in the construction industry incurring additional costs for compliance with the risk of delays to projects. These measures also restricted numbers of staff on site which slowed down progress on works. These impacts have manifested in projects which were on site at the time of the initial lockdown, and discussions between the Council and the relevant contractors are on-going to determine liability for additional costs. It is noted that this impact is now constrained to a small number of large projects where the construction period extended over a number of years.

The Council are also aware that the construction industry is experiencing shortage of products, raw materials, staffing and logistical support which is impacting on current and future costs across the UK. Ordering lead times are extending across the sector with the risk of increased delay impacts to projects. Advance order of materials continues to be a project mitigation strategy where it can be applied.

There is evidence of a contraction in the construction industry particularly in terms of small to medium sized suppliers. The Russian invasion of Ukraine and resulting economic sanctions placed on Russia and Belarus has further exacerbated supply chain issues for some commodities e.g. bituminous materials, steel etc. which were sourced from eastern Europe. Now there is added risk of escalation in the Middle East due to the Palestine/Israel conflict.

Taken altogether, this had manifested as the highest level of cost inflation experienced for around 30 years, though there are signs the inflation rate was starting to stabilise by the summer of 2023 and has continued to do so. This volatility has created new risks around capital projects which continue to be present to the current day. A review of project timeline delivery and financial viability for programmes/projects is an ongoing task whereby any significant programme/project impacts continue to be updated through updates to the appropriate committee.

Now, more recently, there is the potential escalation of a global trade war. It is too early to determine what the impact will be, but if it should continue, the impact will be far reaching.

Reinforced Autoclaved Aerated Concrete (RAAC)

Following a published update regarding the risk of failure with Reinforced Autoclaved Aerated Concrete (RAAC) Planks, the Council initially carried out and completed its review of its public buildings where the presence of RAAC has been identified. RAAC was found in a small number of them, and mitigation is now in place.

Similarly, as reported previously a programme of work was conducted across the whole Council housing stock and this work is now complete. The outcome of this review across the whole housing stock has resulted in the identification of a housing type with RAAC, located to the south of the city in the Balnagask area.

The outcome of the above has been reported to Council and an options appraisal for the affected housing at Balnagask is now ongoing. This appraisal will consider mitigation options such as remedial works or demolition. At a meeting of Council on 21 August 2024, demolition followed by a rebuilding programme was approved as the preferred option. Communities, Housing and Public Protection Committee on 11 March 2025 approved the indicative demolition proposals and sequence of phasing, noting that only vacant terraces/blocks will be demolished. In addition, a further report went to Communities, Housing and Public Protection Committee on 27 May 2025 detailing the outcomes of the viability of the alternative options presented by the Torry RAAC Campaign Group Management Committee. The Committee instructed the Chief Officer – Corporate Landlord to write to all homeowners to advise them of the alternative options presented, and ask homeowners, having considered the information, to formally identify by the end of June 2025 which option they would be willing to consider.

The update was reported back to Communities, Housing and Public Protection on 26 August 2025. This noted the outcome of the engagement with home owners in June 2025, the next steps for property swaps withdrew option 3 “roof on – roof off” and continued engagement with homeowners regarding Voluntary Acquisition was instructed, with a review and report back to the Committee in early 2026 on whether this option should remain open for future financial years. Chief Officer – Capital was instructed to recommence planning, preparation, engagement, and mitigation works for demolition with immediate effect. The Chief Officer – Corporate Landlord was instructed to progress master planning for the site, considering both a fully cleared site and alternative scenarios.

At a meeting of the Urgent Business Committee on 20 November 2025 the Chief Officer Corporate Landlord was instructed to formally advise all RAAC affected homeowners of a revised Voluntary Acquisition proposal in which the Council will make a payment to voluntary acquire properties on the basis of market value of the property, payment of all reasonably and properly incurred professional fees, and an additional discretionary payment based on number of bedrooms. This will give rise to a future financial liability

Legal

Scottish Child Abuse Inquiry

The Redress for Survivors (Historical Child Abuse in Care) (Scotland) Act 2021 opened on 8 December 2021 to provide financial and non-financial redress to survivors of historical child abuse in care in Scotland. Fair and meaningful financial contributions are made from organisations historically involved in the care of children, where abuse was perpetrated. The local government contribution is made on the basis that payments are made to survivors who enter into a waiver which means that litigation cannot then be pursued as a separate matter. The scheme is delivered by Redress Scotland and the Scottish Government (SG).

Following negotiation between the COSLA Resources Spokesperson and the now First Minister Mr Swinney MSP, in October 2021 Leaders agreed Local Authorities will contribute £100m to the cost of the Redress Scheme over a 10-year period. A further £50m uplift has now been agreed by Leaders and the Deputy First Minister and Cabinet Secretary for Economy and Gaelic. The Local Government contribution is capped at £150m, with this going towards relevant payments and any surplus to be put towards running costs.

Civil Litigation claims continue, both as lead authority to the former Grampian Regional Council and Aberdeen District Council as well as claims solely against Aberdeen City Council. Any uninsured claims or associated costs in respect of these require to be met by Aberdeen City Council. The costs of these are unquantifiable at this time but will give rise to a future financial liability.

Litigation against APSE (Association for Public Sector Excellence)

This Council is a member of APSE. Thurrock Council has raised a Court action against 23 member Councils seeking damages in respect of their reliance on APSE advice which they say led to significant losses. Whilst no Scottish Councils are involved in the Court Action there is a potential risk that all Members will become involved in the dispute with a potential liability per Council of up to £200,000. The court case against the 23 Councils has been stayed (suspended) pending the outcome of a separate case. This has withdrawn any immediacy of any litigation risk against other APSE members.

Litigation in connection with an Experimental Traffic Regulation Order

A statutory appeal has been raised against the Council in connection with an Experimental Traffic Regulation Order being made permanent. The appeal will be heard in Court in November. Following ongoing advice from Senior Counsel the Council remains comfortable with its position, however, if the Council is unsuccessful in defending the appeal, repayment of fines seems a low likelihood, but this could have a high impact if required.

ACC V Aecom

This is a case raised by the Council in the Court of Session in which the Council is seeking damages in connection with the design and construction of the Diamond Bridge/Third Don crossing. If the Council is unsuccessful the Court may award expenses in favour of Aecom which may amount to a significant sum given the costs of expert reports and expert evidence. The costs of these are unquantifiable at this time but may give rise to a future financial liability.