Middle Level Board

Wednesday 24th June 2026 – 9.30 to 10.00am

Boardroom, MLC Offices

Agenda:

Item No	*Topic*	*format*	*Officers Involved*
1	Welcome & apologies	Verbal	PB
2	Approval of Accounts and Annual Report for 2025/26 • Annual Governance Statement	Pages 2 - 40	PB, AW
3	Date of next meeting 12th November 2026	Verbal	PB
5	Any other business	Verbal	PB

Followed by inspection.

Proudly managing water levels in the Fens since 1862

Management Accounts and Annual Return

for the Year

Ended 31st March 2026

Management accounts and Annual Return

Year ended 31st March 2026

Middle Level Commissioners

Management accounts and Annual Return year ended 31st March 2026.

At the April 2026 Middle Level Board and Commissioners meetings at which the Rates and Special Levies for 2026/2027 were set probable out-turn figures for 2025/2026 were presented indicating an underspend against rates raised of £950,630. These figures included several provisions and estimates for outstanding invoices/charges.

Actual year-end figures now show an overall increase in the General Fund balance for the year of £914,228, thus increasing the General Fund balance from £2,943,051 to £3,857,279.

There has been some re-allocation of areas of expenditure and actual invoiced charges included in place of estimates and provisions made and the variances are shown on the monitoring report, pages 25-26

Members are requested to consider and approve the Annual Governance Statement, page 2 and to consider and approve the Management accounts for the year-ended 31st March 2026. These figures have been then used for the completion of the Accounting Statement on the Annual return, pages 30-32 which the Board are asked to review and approve.

Section 1 – Annual Governance Statement 2025/26

We acknowledge as the members of:

ENTER NAME OF AUTHORITY

our responsibility for ensuring that there is a sound system of internal control, including arrangements for the preparation of the Accounting Statements. We confirm, to the best of our knowledge and belief, with respect to the Accounting Statements for the year ended 31 March 2026, that:

	Agreed		
	Yes	No*	'Yes' means that this authority:
1. We have put in place arrangements for effective financial management during the year, and for the preparation of the accounting statements.	✓		*prepared its accounting statements in accordance with the Accounts and Audit Regulations.*
2. We maintained an adequate system of internal control including measures designed to prevent and detect fraud and corruption and reviewed its effectiveness.	✓		*made proper arrangements and accepted responsibility for safeguarding the public money and resources in its charge.*
3. We have assured ourselves that there are no matters of actual or potential non-compliance with laws, regulations and Proper Practices that could have a significant financial effect on the ability of this authority to conduct its business or manage its finances.	✓		*has only done what it has the legal power to do and has complied with Proper Practices in doing so.*
4. We provided proper opportunity during the year for the exercise of electors' rights in accordance with the requirements of the Accounts and Audit Regulations.	✓		*during the year gave all persons interested the opportunity to inspect and ask questions about this authority's accounts.*
5. We carried out an assessment of the risks facing this authority and took appropriate steps to manage those risks, including the introduction of internal controls and/or external insurance cover where required.	✓		*considered and documented the financial and other risks it faces and dealt with them properly.*
6. We maintained throughout the year an adequate and effective system of internal audit of the accounting records and control systems.	✓		*arranged for a competent person, independent of the financial controls and procedures, to give an objective view on whether internal controls meet the needs of this smaller authority.*
7. We took appropriate action on all matters raised in reports from internal and external audit.	✓		*responded to matters brought to its attention by internal and external audit.*
8. We considered whether any litigation, liabilities or commitments, events or transactions, occurring either during or after the year-end, have a financial impact on this authority and, where appropriate, have included them in the accounting statements.	✓		*disclosed everything it should have about its business activity during the year including events taking place after the year end if relevant.*
9. **(For local councils only) Trust funds including charitable. In our capacity as the sole managing trustee we discharged our accountability responsibilities for the fund(s)/assets, including financial reporting and, if required, independent examination or audit.**	Yes: —	No: —	N/A: ✓ — *has met all of its responsibilities where, as a body corporate, it is a sole managing trustee of a local trust or trusts.*
10. We have put in place arrangements for the effective IT and data management in accordance with proper practices during the year under review.	✓		*has made suitable arrangements for its IT and data management and has complied with proper practices in doing so.*

***Please provide explanations to the external auditor on a separate sheet for each 'No' response and describe how the authority will address the weaknesses identified. These sheets must be published with the Annual Governance Statement.**

This Annual Governance Statement was approved at a meeting of the authority on:

DD/MM/YYYY

and recorded as minute reference:

MINUTE REFERENCE

Signed by the Chair and Clerk of the meeting where approval was given:

Chair SIGNATURE REQUIRED

Clerk SIGNATURE REQUIRED

ENTER PUBLICLY AVAILABLE WEBSITE/WEBPAGE ADDRESS

GENERAL FUND

EXPENDITURE

2024/2025					2025/2026
£			£	£	£
	Administration	**Note**			
	Salaries, Superannuation and National Insurances	1			
655,268.39	-Clerk's Dept.		707,708.80		
839,225.71	-Engineer's Dept.		999,067.67	1,706,776.47	
42,435.11	Travelling Expenses etc			70,118.54	
19,852.61	Printing, Stationery and Office Equipment	2		41,859.02	
45,637.29	Maintenance of Offices			45,265.94	
246,609.38	Other Administrative Expenditure	3		197,509.55	2,061,529.52
	Maintenance Work				
664,564.34	St. Germans Pumping Station			539,927.33	
192,789.79	Bevills Leam Pumping Station			351,093.68	
	General Maintenance Works:-				
92,472.96	Operation/Maintenance of Structures,			107,060.89	
615,303.44	Banks and Channels, Weed Control etc.			744,015.00	
105,014.98	Property (including Rates)			84,634.25	
152,706.52	Environmental Risk Management (Conservation)	4		147,021.89	1,973,753.04
6,486.00	Statutory Payments to Other Authorities				6,093.00
18,488.42	Environment Agency - Precept	5			18,858.19
242,632.96	Deficit on Plant & Vehicles Account	6			283,416.93
	Grant Eligible Capital Schemes				
7,167,610.71	MLRMS - Development & Works	7		1,968,326.94	
1,475,906.15	Other Schemes and Studies			3,000,459.02	4,968,785.96
	Non Grant Eligible Works				
137,313.27	Improvement Works	8		32,675.64	32,675.64
	PWLB - Loan repayments				
	St. Germans Pumping Station Replacement	9a			
359,958.63	Principal			372,702.78	
328,282.91	Interest			315,538.76	688,241.54
-	Transfer to Property Fund				11,636.67
41,662.39	(Surplus)/Deficit on Navigation Account (Waterways Management)				(60,985.91)
2,943,051.37	Balance In Hand on 31st March 2026				3,857,279.16
16,393,273.33					**13,841,283.74**

INCOME

2024/2025			Note		2025/2026
£				£	£
3,960,016.89		Balance brought forward 1st April 2025			2,943,051.37
		Rate Income (33.50p in the £) inclusive			
3,399,512.06		of penalty and costs	10/11		3,456,532.64
25,701.58		Rent Income			22,301.07
978.95		Annual Contributions			4,878.95
93,661.83		Interest on Deposit Accounts etc			43,341.00
		Receipts in respect of work undertaken			
		for other authorities etc:-			
278,227.76		Consulting Fees		490,867.89	
88,541.00		Mechanical and Electrical Services		353,427.50	
314,780.54		Internal Drainage Boards Administration etc		389,735.33	
-		Legal Fees		-	1,234,030.72
779,626.05		Contribution for Pumping Highland Water (Maintenance)			484,879.13
401,113.60		Storm Recovery Grant (IDB Fund)			-
-		Contributions - Environmental Risk Management Pr	12		36,560.00
29,753.25		Environmental Officer Contributions			66,690.00
10,523.68		Insurance Claim Receipts			-
15,603.85		Surplus on Disposal of Assets			3,701.27
		Receipts in respect of overhead expenditure in connection			
	393,299.32	with the Commissioners' work for other Authorities etc.		529,361.26	
76,090.35	317,208.97	Less: Works Equipment, Depot Telephone, Insurances etc.		370,197.44	159,163.82
		Grant Eligible Capital Schemes			
6,850,213.73		Grant Due on Schemes and Studies	13		5,370,929.97
		Non Grant Eligible Works			
24,316.89		Future Works Account Funding			15,223.80
44,611.32		Property Fund			-
-		Write back of old provisions			-
16,393,273.33					**13,841,283.74**

BALANCE SHEET

2024/2025 £		Note		2025/2026 £
	FIXED ASSETS			
517,625.00	Freehold Land			517,625.00
2,322,725.56	Office/Depot			2,236,567.00
182,750.00	Operational Buildings			135,360.00
8,154,719.46	Pumping Stations			9,362,921.84
112,741.32	Investment Property			154,491.32
40,000.00	Office Equipmemt (Valuation)			50,000.00
38,180.11	Plant & Vehicles (Navigation)			28,289.87
1,270,063.84	Plant and Vehicles			2,004,064.36
12,638,805.29				14,489,319.39
	CURRENT ASSETS			
268,038.02	Stocks and Work in Progress		252,732.15	
870,615.12	Debtors and Prepayments	14	1,238,545.90	
5,663,641.07	Bank and Cash Balances	15	7,017,565.82	
20.00	Investments		20.00	
6,802,314.21			8,508,863.87	
	CURRENT LIABILITIES			
2,933,033.26	Creditors and Accruals		3,281,006.84	
	Government Grant		-	
6,699,062.93	Public Works Loan - (St. Germans)	9b	6,321,978.27	
9,632,096.19			9,602,985.11	
(2,829,781.98)	**NET CURRENT ASSETS/LIABILITIES**			(1,094,121.24)
9,809,023.31	**NET ASSETS**			**13,395,198.15**
	FUNDS AND RESERVES			
1,897,451.25	Capital Provisions - Asset Revaluation			1,897,451.25
2,660,186.60	Capital Provisions - General Fund Revaluation			4,972,782.26
596,502.19	Capital Provisions - Revaluation Reserve			596,502.19
102,490.22	Development Contribution Account			-
43,607.27	Channel Maintenance Future Works Account (Note 18)			-
18,575.41	Discharge Consents A1(M) Account			-
437,745.76	Revenue Future Works Account	16		-
776,686.25	Cardea Management Fund - Commuted Sum	17		772,900.37
2,943,051.37	General Fund Reserves			3,857,279.16
170,552.36	Navigation Facilities Fund			222,618.08
-	Asset Management Fund	18		856,451.31
162,174.63	Property Fund	19		182,115.86
-	Comms & Engagement Fund			9,406.67
-	Net Zero Fund	20		27,691.00
9,809,023.31				**13,395,198.15**

A Wool
Financial Officer

NAVIGATION ACCOUNT

(Wisbech Canal Act 1794)
(Nene Navigation Act, 1753 and Middle Level Acts, 1844 and 1862)
Requirements to keep separate accounts regarding the above repealed with the Middle Level Act 2018

(Middle Level Navigation Act 2018)

EXPENDITURE		£	INCOME	£
Fees:			Balance in hand on 1st April 2025	170,552.36
Registration/Licence collection		-		
			Interest	2,511.65
Waterways management		69,923.38		
			Registration/licence fees	210,202.52
Link Route			Temporary visitor passes	4,807.51
Installation of facilities		6,666.96	PaddleUK	2,468.52
			Sale of lock handles and keys	1,451.68
PaddleUK			Services for Environment Agency	-
Installation of facilities		-		
Works:			Works:	
Operation/maintenance of locks		95,287.94	Operation/maintenance of locks	95,287.94
Maintenance of channels		212,590.86	Maintenance of channels	212,590.86
Improvement works:			Improvement works:	
Structures		31,799.91	Structures	-
Watercourses		-	Watercourses	-
Professional fees/Administration			Professional fees/Administration	
Professional fees		-	Professional fees	-
Administration		27,174.30	Administration	27,174.30
Surplus on Operations		60,965.91		
In accordance with Middle Level Act 2018 - 25% of income for				
Link Route Funding at 1st April 2025	166,977.53			
Installation of facilities	53,752.51			
Less: Spent in year	(6,666.96)			
Interest to Fund	2,459.01	216,522.09		
General Balance at 1st April 2025	848.01			
Interest to Balances	12.49	860.50		
PaddleUK at 1st April 2025	2,726.82			
Contribution Received	2,468.52			
Less: Spent in year	-			
Interest to Fund	40.16	5,235.50		
		727,047.34		727,047.34

BALANCE SHEET - NAVIGATION

CAPITAL SECTION

Liabilities		Assets	
Capital Loan (Middle Level)	28,289.87	Plant & Vehicles	28,289.87

REVENUE SECTION

General Balances	860.50	Bank & Cash Balances	222,618.08
Link Route Funding	216,522.09	*(Held Within MLC Banking Accounts)*	
PaddleUK Funding	5,235.50		
	222,618.08		222,618.08

ADVENTURERS' ACCOUNT

(Middle Level Act 1862 - Section 16)

EXPENDITURE

	£
Rates and other outgoings on properties and structures	4,472.30
Balance in Hand on 31st March, 2026	695.54
	5,167.84

INCOME

	£
Balance in Hand on 1st April, 2025	695.54
Rent due: Fisheries	4,472.30
	5,167.84

Annual value of chargeable hereditaments in the Middle Level Area

	31st March 2026 £
Agricultural Land and Buildings	6,672,061
Values on which Special Levies are issued	3,609,217
Total Effective Annual Value	10,281,278

MIDDLE LEVEL COMMISSIONERS

Notes to the accounts for year ended 31st March 2026

Note 1

Salaries, Superannuation and National Insurance

2024/2025		2025/2026
£		£
1,120,993.83	Salaries	1,306,026.21
11,583.24	Travelling Expenses	14,685.94
147,094.50	National Insurance Contributions	177,119.69
185,151.72	Pension Contributions	223,630.57
1,464,823.29		1,721,462.41

The figures as shown are the gross employment costs of the officers and staff of the Commissioners. Employment costs for pumping station attendants, lock keepers, works foreman are shown within their relative individual cost centre within the accounts. The total employment costs as detailed in the Commissioners staff payroll is:

£		£
1,734,208.73	Salaries and Wages	1,983,221.86
16,587.93	Travelling Expenses	15,451.60
191,306.33	National Insurance Contributions	265,296.36
211,705.57	Pension Contributions	298,770.44
2,153,808.56		2,562,740.26

Note 2

Printing, Stationery and Office Equipment

£		£
	Expenditure includes:	
10,000.00	IT Replacement Budget	10,000.00

Note 3

Other Administrative Expenditure

£		£
	Expenditure includes:	
102.00	Professional Fees (Search Fees/Valuations)	42.00
138.00	Professional Fees (Ratepayer Challenge)	-
23.00	Professional Fees (Land Registration)	28.00
10,000.00	Professional Fees (IDB Reform)	-
18,388.00	Professional Fees (Withdrawal of MLRMS Finance)	-
80,732.39	Consultancy Fees (Engineering Staffing)	22,743.37
50,000.00	Provision for Unpaid Rates	40,129.44
23,500.00	Provision for Internal and External Audit Fees	21,300.00
182,883.39		84,242.81

Note 4

Environmental Risk Management Works

£		£
	Expenditure includes:	
-	Biodiversity Action Plan	-
-	Mink Control	1,483.19
-	Training	1,549.95
-	Health and Safety	944.89
40,000.00	St Germans Eel Pass	-
-	Badger Sett Mitigation Works	11,349.89
2,541.87	Badget Netting/Fencing	6,165.00
3,100.00	Badger Licence	-
538.93	Water Vole Displacement	1,167.69
46,180.80		22,660.61

MIDDLE LEVEL COMMISSIONERS

Notes to the accounts for year ended 31st March 2026

2024/2025		2025/2026
£	***Note 5***	£
	Environment Agency - Precept	

The Environment Agency Precept raised against the drainage authorities within the Middle Level Area has previously been paid by The Middle Level Commissioners (2008 - £300,700). From 2008/09 the Precept has been levied to, and paid by the individual authorities. Following this change, an agreement was reached with Upwell IDB that the Commissioners would make a contribution to them, based on the area which does not drain directly to the Middle Level catchment.

2024/2025		2025/2026
£		£
2,106.42	Environment Agency - Precept	2,148.55
16,382.00	Contribution to Upwell IDB	16,709.64
18,488.42		18,858.19

Note 6

Deficit on Plant & Vehicles Account

2024/2025		2025/2026
£	Annual Depreciation on plant and vehicles is shown through this account	£
177,609.53	Annual Depreciation	209,821.16

Note 7

2024/2025		2025/2026
£	**Grant Eligible Capital Schemes**	£
	Expenditure incurred during the year:	
148,921.74	Horsey Toll LAPSIP grant	-
7,167,610.71	Middle Level River Management Scheme (MLRMS) *	1,968,326.94
300,876.21	St. Germans Resilience (IDB Fund)	-
539,334.20	Mobile Pumps (IDB Fund)	-
254,596.00	Bevills Leam Pumping Station (IDB Fund)	-
50,000.00	St. Germans Radiator Repair (IDB Fund)	-
30,228.00	Bevills Leam Electrical Improvements (IDB Fund)	-
145,450.00	Operational Depot Resilience (IDB Fund)	-
6,500.00	Alternative Upstream Storage Study	- 70,470.95
-	Mobile Pumps - T2b (IDB Fund)	1,201,122.53
-	St. Germans Pumping Station Resilience Stage 2 - T2b (IDB Fund)	1,025,650.55
-	Bevill's Pond Resilience - T2b (IDB Fund)	297,701.45
-	Asset Resilience Pumps and Channels - T2b (IDB Fund)	546,455.44
8,643,516.86		4,968,785.96

* We were notified in February 2025 that the Main Drain desilting works that were part of the Middle Level System River Management Scheme were not now considered as eligible for capital grant by the Environment Agency. In January 2026, ahead of a judicial review hearing, we reached a settlement agreement with the Environment Agency.

Note 8

2024/2025		2025/2026
£	**Non Grant Eligible Works**	£
	Expenditure incurred during the year:	
71,421.25	Horsey Toll LAPSIP grant	570.59
-	Woodwalton Fen storage reservoir inspections and works	16,881.25
24,163.49	Attenuation Lagood Maintenance (Cardea, Whittlesey)	15,223.80
153.40	Telemetry Improvements	-
6,319.38	Operational Depot Resilience	-
8,770.99	Bevills Leam Pumping Station	-
26,484.76	MLRMS - Staff Time and Professional Fees	-
137,313.27		32,675.64

MIDDLE LEVEL COMMISSIONERS

Notes to the accounts for year ended 31st March 2026

2024/2025 | 2025/2026

Note 9a

Public Works Loan Board - Loan Repayments

These costs relate to the loan repayments to the Public Works Loan Board for loan drawdowns for the St. Germans pumping station replacement scheme.

Currently, £11,000,000.00 has been drawn, repayable over 30 years.

Loan 1 : £2,500,000.00 - March 2007	(Interest rate - 4.80%)
Loan 2 : £2,500,000.00 - November 2007	(Interest rate - 4.70%)
Loan 3 : £2,000,000.00 - April 2008	(Interest rate - 4.78%)
Loan 4 : £2,000,000.00 - May 2009	(Interest rate - 4.35%)
Loan 5 : £1,000,000.00 - December 2009	(Interest rate - 4.39%)
Loan 6 : £1,000,000.00 - February 2011	(Interest rate - 5.36%)

The annual repayments for the St Germans pumping station replacement scheme loans are:

Loan 1 :	£	158,101.10
Loan 2 :	£	156,282.94
Loan 3 :	£	126,189.34
Loan 4 :	£	119,998.80
Loan 5 :	£	60,284.16
Loan 6 :	£	67,385.20
Total :	£	688,241.54

Public Works Loan Board - Loan Repayments

During the previous year the Commissioners repaid the outstanding balance on the loan in full from the office/depot relocation fund.

Note 9b

2024/2025 £	Public Works Loan Board - Loan Repayments	2025/2026 £
	The balances outstanding as shown at 31st March are:	
6,699,062.93	St Germans Pumping Station Replacement Scheme	6,321,978.27
-	Office/Depot relocation	

Note 10

2024/2025 £	Drainage Rates and Special Levies issued by the Commissioners	2025/2026 £
2,201,780.00	Drainage Rates issued	2,236,599.59
9,470.23	Penalties and Costs raised	9,047.84
1,191,010.00	Special Levies	1,212,008.00
(2,748.17)	Irrecoverables	(1,122.79)
3,399,512.06		**3,456,532.64**

MIDDLE LEVEL COMMISSIONERS

Notes to the accounts for year ended 31st March 2026

2024/2025		2025/2026
	Note 11	
£	**Special Levies issued by the Commissioners**	£
656,294.00	Fenland District Council	668,505.00
269,191.00	Huntingdonshire District Council	273,272.00
265,525.00	Borough Council of King's Lynn and West Norfolk	270,208.00
-	Peterborough City Council	23.00
1,191,010.00		1,212,008.00

2024/2025		2025/2026
	Note 12	
£	**Contributions - Environmental Risk Management Projects**	£
-	Inspection/survey of sites prior to works	36,560.00

2024/2025		2025/2026
	Note 13	
£	**Grants due on schemes and studies**	£
148,921.74	Horsey Toll LAPSIP grant	-
5,374,307.58	MLRMS - Development & Works	2,300,000.00
6,500.00	Alternative Upstream Storage Study	-
50,000.00	St. Germans Radiator Repair (IDB Fund)	-
30,228.00	Bevills Leam Electrical Improvements (IDB Fund)	-
300,876.21	St. Germans Pumping Statiuon Resilience - T2a (IDB Fund)	-
145,450.00	Operational Depot Resilience (IDB Fund)	-
539,334.20	Mobile Pumps - T2a (IDB Fund)	-
254,596.00	Bevills Leam Pumping Station (IDB Fund)	-
-	Mobile Pumps - T2b (IDB Fund)	1,201,122.53
-	St. Germans Pumping Station Resilience Stage 2 - T2b (IDB Fund)	1,025,650.55
-	Bevill's Pond Resilience - T2b (IDB Fund)	297,701.45
-	Asset Resilience Pumps and Channels - T2b (IDB Fund)	546,455.44
6,850,213.73		5,370,929.97

2024/2025		2025/2026
	Note 14	
£	**Ratepayers Account - Arrears**	£
	The Commissioners' policy for dealing with the remaining balances/ queries will be carried out, and it has not been considered necessary to make provision for irrecoverables against the Ratepayers Account. as at 31st March 2026	
155,350.44	Balance outstanding as at 31st March	119,974.17

2024/2025		2025/2026
	Note 15	
£	**Accountant's Account**	£
5,445,061.23	The Commissioners balance on the main accounts held at Barclays Bank PLC as at 31st March 2026 is:	7,017,391.31
£	Balances are held in:	£
501,382.73	Current Account 1	500,139.70
15,000.00	Current Account 2	15,000.00
2,265,362.34	Business Premium Account 1	2,701,639.61
2,663,316.16	Business Premium Account 2	3,800,612.15
5,445,061.23		7,017,391.46

MIDDLE LEVEL COMMISSIONERS

Notes to the accounts for year ended 31st March 2026

2024/2025		2025/2026
	Note 16	
	Revenue - Future Works Account	
£	From 31st March 2015, The Board approved for funds raised through rating for specific works to be shown seperately within the accounts. Subsequently, from 31st March 2026 funds have been consolidated to better reflect the strategic objectives of the Commissioners.	£
	Funding has been raised for:	
6,792.11	Telemetry Improvements	-
7,042.87	I.T. Replacements	-
13,113.55	Publicity	13,113.55
115,442.19	MLRMS Scheme Development	115,442.19
161,370.40	Great Drove Culvert Improvements	161,370.40
103,984.64	Marmont Priory Lock Replacement	103,984.64
30,000.00	Reservoir Consulting Fund	30,000.00
437,745.76		423,910.78
	Telemetry Fund	
6,785.04	*Opening balance*	*6,792.11*
160.47	*Interest*	*100.02*
(153.40)	*Expenditure in year*	-
-	*Transfer to Asset Replacement Fund*	(6,892.13)
6,792.11		-
	IT Replacement Fund	
16,842.44	*Opening balance*	7,042.87
10,000.00	*Funds raised (office equipment)*	10,000.00
398.48	*Interest*	*103.72*
(20,198.05)	*Expenditure in year*	(11,230.30)
-	*Transfer to Property Fund*	(5,916.29)
7,042.87		-
	Comms and Engagement Fund (Previously Publicity Fund)	
25,510.20	*Opening balance*	13,113.55
2,000.00	*Funds raised (other administration)*	2,000.00
603.35	*Interest*	193.12
-	*Expenditure in year*	(5,900.00)
(15,000.00)	*Transfer to Reservoir Consulting Fund*	-
13,113.55		9,406.67
	MLRMS Scheme Development	
112,774.92	*Opening balance*	115,442.19
2,667.27	*Interest*	1,700.07
-	*Transfer to Asset Replacement Fund*	(117,142.26)
115,442.19		-
	Great Drove Culvert Improvements	
157,641.97	*Opening balance*	161,370.40
3,728.43	*Interest*	2,376.43
-	*Transfer to Asset Replacement Fund*	(163,746.83)
161,370.40		-

MIDDLE LEVEL COMMISSIONERS

Notes to the accounts for year ended 31st March 2026

2024/2025		2025/2026
	Marmont Priory Lock Gate Replacement	
103,984.64	*Opening balance*	103,984.64
2,402.54	*Interest*	1,531.34
-	*Transfer to Asset Replacement Fund*	(105,515.98)
106,387.18		-
	Reservoir Consulting Fund	
-	*Opening balance*	30,000.00
15,000.00	*Funds raised (improvement schemes)*	-
15,000.00	*Transfer from Publicity Budget Fund*	-
-	*Interest*	441.80
-	*Transfer to Asset Replacement Fund*	(30,441.80)
30,000.00		-

Note 17

Channel Maintenance Future Works Account

This account is for contributions received by the Commissioners towards the increased cost of maintenance works on specific channel sections due to developments etc. Interest has been accrued on balances.

Note 18

2024/2025		2025/2026
	Asset Management Fund	
-	*Opening balance*	-
-	*Transfer from Development Contribution Account*	102,490.22
-	*Transfer from Channel Maintenance Future Works Account*	44,249.46
-	*Transfer from Discharge Consents A1(M) Account*	18,848.96
-	*Transfer from Future Works Telemetry Fund*	6,892.13
-	*Transfer from Future Works MLRMS Scheme Development*	117,142.26
-	*Transfer from Future Works Great Drove Culvert Improvements*	163,746.83
-	*Transfer from Future Works Marmont Priory Lock Gate Replacement*	105,515.98
-	*Transfer from Future Works Reservoir Consulting Fund*	30,441.80
-	*Contributions Recevied*	265,614.34
-	*Interest on Development Contribution Account*	1,509.33
-		856,451.31

Note 19

2024/2025		2025/2026
	Property Fund	
202,008.20	*Opening balance*	162,174.63
-	*Transfer from IT Replacement Fund*	5,916.29
-	*Rents Received (Net of Expenses)*	11,636.67
4,777.75	*Interest*	2,388.27
(44,611.32)	*Expenditure in year*	-
162,174.63		182,115.86

Note 20

The MLC has adopted the ambition to become 'Electricity Net Zero' by ringfencing and reinvesting savings and income from renewables into resourcing and delivering further renewables until net zero or all realistic opportunities have been exhausted. Income received via export to the grid will be saved within this fund.

2024/2025		2025/2026
	Net Zero Fund	
-	*Opening balance*	-
-	*Contributions Received*	27,691.00
-	*Interest*	-
-	*Expenditure in year*	-
-		27,691.00

2024/2025 2025/2026

Note 21

The Commissioners pay an employer's contribution (21.50% in 2025-2026) on employee's reckonable pensionable pay into the Cambridgeshire County Council Superannuation Fund. The cost of Commissioners contributions are charged as part of employee costs to the services where current employees work.
The Annual Report of the Cambridgeshire County Council's Superannuation Fund is available from the Governance pages on the Cambridgeshire County Council website http://pensions.cambridgeshire.gov.uk or from the Middle Level Offices.

Note 22 - Declaration Of Interest - Third Party Transactions

The Middle Level Commissioners are appointed as Clerk to a number of other drainage authorities, and also act in the capacity of consulting engineers to these bodies.
The Commissioners also carry out engineering consultancy work for other bodies if requested, but are not formally appointed as consultants to these bodies.
The drainage authorities to which the Commissioners are appointed as clerk are:

Benwick Internal Drainage Board
Churchfield & Plawfield Internal Drainage Board
Conington & Holme Internal Drainage Board
Curf & Wimblington Combined Internal Drainage Board
Euximoor Internal Drainage Board
Manea & Welney District Drainage Commissioners
March East Internal Drainage Board
March Fifth District Drainage Commissioners
March Sixth District Drainage Commissioners
March Third District Drainage Commissioners
March West & White Fen Internal Drainage Board
Needham & Laddus Internal Drainage Board
Nightlayers Internal Drainage Board
Nordelph Internal Drainage Board
Ramsey First (Hollow) Internal Drainage Board
Ramsey Fourth (Middlemoor) Internal Drainage Board
Ramsey Upwood & Gt Raveley Internal Drainage Board
Ransonmoor District Drainage Commissioners
Sawtry Internal Drainage Board
Sutton & Mepal Internal Drainage Board
Upwell Internal Drainage Board
Warboys Somersham & Pidley Internal Drainage Board
Bluntisham Internal Drainage Board

The Middle Level Commissioners ceased to be appointed as Clerk to the boards listed below from 31st March 2026.
Haddenham Level Drainage Commissioners *
Hundred Foot Washes Internal Drainage Board *
Hundred of Wisbech Internal Drainage Board *
Over & Willingham Internal Drainage Board *
Swavesey Internal Drainage Board *
Waldersey Internal Drainage Board *

MIDDLE LEVEL COMMISSIONERS

ASSETS (31st MARCH 2026)
(Revaluation previously undertaken - 31st March 1989)

also see LEDGER SHEET 124 - 31st MARCH 1948

		Value at 31st March 2025	Additions in year	Revaluation	Transfer	Depreciation in year	Disposal in year: Proceeds of sale	Disposal in year: Write-off	Value at 31st March 2026
FREEHOLD LAND AND BUILDINGS		£							£
FORTY FT RIVER -	Lots 41-44 - Grazing rights on North Bank (47a3r5p)	10							10
	Lot 45 - Grazing rights on South Bank from Horseway Bridge including a strip on North side (19a2r11p)	200							200
	Lots 46 and 47 Puddock Drove from 40ft River to end of Drove near Warboys Hardlands	5							5
SIXTEEN FT RIVER -	Grazing rights on East Bank and Drove in Chatteris, Wimblington and Upwell	10							10
MAIN DRAIN -	South East side - Lots 70-85 (130a1r1p)								
MAIN DRAIN -	North West side - Lots 54-69 (127a1r1p)	500,000							500,000
LAND AT SALTERS LODE		12,000							12,000
LAND PURCHASED AT MARMONT PRIORY SLUICE		400							400
LAND PURCHASED AT GREAT DROVE, YAXLEY - (Tin Dump)		5,000							5,000
(Note (SAY) 50 acres GRASS - Balance ARABLE)									
	Carried forward	**517,625**	**-**	**-**	**-**	**-**	**-**	**-**	**517,625**

	Value at 31st March 2025	Additions in year	Revaluation	Transfer	Depreciation in year	Proceeds of sale	Write-off	Value at 31st March 2026
OFFICE - DEPOT								
LAND AT WHITTLESEY ROAD	58,000							58,000
BUILDING	2,034,583				57,242			1,977,341
SOLAR PANELS - OFFICE	11,327				1,418			9,909
STANDBY GENERATOR - OFFICE	10,669				1,333			9,336
MACHINERY STORE - DEPOT	19,000				1,000			18,000
TEMPORARY OFFICES - (Bank Raising)	60,000				20,000			40,000
SOLAR PANELS - DEPOT	129,147				5,166			123,981
	2,322,726	**-**	**-**	**-**	**86,159**	**-**	**-**	**2,236,567**
OPERATIONAL BUILDINGS								
Cottage at St Germans (J VAN-DYKE, 31 SLUICE ROAD)	67,341			(67,341)				-
STANGROUND NEW SLUICE HOUSE AND GARAGE	54,750				2,190.00			52,560
SALTERS LODE COTTAGE	86,250				3,450.00			82,800
	208,341	**-**	**-**	**(67,341)**	**5,640**	**-**	**-**	**135,360**
PUMPING STATIONS								
BEVILLS LEAM PUMPING STATION	1				-			1
Storage Building		410,429						410,429
Solar Panels		55,746						55,746
St GERMANS PUMPING STATION								
Building - (50 Year Straight Line)	6,912,490				131,082	-		6,781,408
Pump - (30 Year Straight Line)	1,081,495				135,676	-		945,819
Controls - (15 Year Straight Line)	1				-	-		1
Solar Panels	160,732				6,429			154,303
Solar Farm		1,015,216						1,015,216
								-
	8,154,719	**1,481,390**	**-**	**-**	**273,187**	**-**	**-**	**9,362,922**

	Value at 31st March 2025	Additions in year	Revaluation	Transfer	Depreciation in year	Proceeds of sale	Write-off	Value at 31st March 2026
INVESTMENT PROPERTY								
33 SLUICE ROAD, St GERMANS (Former engineer's house)	87,150							87,150
Cottage at St Germans (J VAN-DYKE, 31 SLUICE ROAD)				67,341				67,341
	87,150	**-**	**-**	**67,341**	**-**	**-**	**-**	**154,491**
OFFICE EQUIPMENT								
OFFICE EQUIPMENT	**40,000**	**-**	**10,000**	**-**	**-**	**-**	**-**	**50,000**

Middle Level Commissioners

Plant & Vehicles - 2025/2026

Asset	Date of Purchase	Purchase £	Depn Period	Annual Depn	Value at 31.03.2025	Additions	Disposals	Depreciation in year	Value at 31.03.2026
J.C.B - AE72 AZJ	Nov-22	94,675	8 years	11,834	66,075	-		11,834	54,241
Fork lift truck		3,000		-	1	-	(1)	-	-
BIC Boat	Jan-21	600	10 years	60	350	-		60	290
Conver weed boat '20	August '20	81,900	10 years	8,190	44,363	-		8,190	36,173
Ford New Holland '21 - AE22 EEM	Jul-21	119,829	10 years	11,983	75,891	-		11,983	63,908
Conver weed boat 2019	2019	87,565	10 years	8,757	35,029	-		8,756	26,273
Hemos weed boat '05	2005	40,135	10 years	2,300	7,476	-		2,300	5,176
Hemos weed boat '05-Weed Bucket	06/05/2024	3,257	10 years	326	-	3,257		516	2,741
Hemos weed boat '08	March. 08	38,326	10 years	3,833	1	-		-	1
New Conver Boat	Oct-25	*137,460.00*	10 Years	13,746.00	-	137,460		5,728	131,733
Top mower	2006/2007	5,300	6 years	883	1	-		-	1
Spearhead mower -	Apr-20	221,000	8 years	27,625	85,177	-		27,625	57,552
Hemos weed boat	May-15	70,714	10 years	7,071	1,180.00	-		1,179	1
Flat bed trailer	July '24	5,250	10 years	525	4,900.00	-		525	4,375
Mardhall H/D 16 Tonne trailer	31/01/2018	11,025	10 years	1,103	3,123.75	-		1,103	2,021
Ifor Williams trailer	Jan-21	2,740	10 years	274	1,598.00	-		274	1,324
Top mower		5,000	6 years	-	1.00	-		-	1
Marshall - H/D 14 Trailer	Aug-17	8,647	10 years	865	2,088.00	-		865	1,223
M F tractor - AE17 EDO	Dec. 2016	88,000	6 years	14,667	1.00	-		-	1
M F tractor (weights/lights)	Dec. 2017	2,137	6 years	356	1.00	-		-	1
Herder flail mower	Mar. 16	64,050	6 years	10,675	1.00	-		-	1
Paxton galvanised Trailer	2008/09	7,000	10 years	700	1.00	-		-	1
Front Loader	Oct-08	6,490	6 years	1,082	1.00	-		-	1
Diesel Bowser	Jun-14	5,208	10 years	521	0.99	-		-	1
Slubbing Bucket	Jun-14	2,570	5 years	514	1.00	-		-	1
Muck Fork	Sep-24	2,472	4 years	618	2,163.00	-		618	1,545
Fuel tank	Mar-22	1,234	10 years	123	865.00	-		123	742
2 x chainsaws	Feb-23	1,048	3 years	349	321.00	-		320	1
2 x Klipo mowers	Feb-23	1,305	3 years	435	399.00	-		398	1
Timemaster mower	Feb-23	1,199	3 years	400	366.00	-		365	1
Cut of saw	Mar-23	700	3 years	233	234.00	-		233	1
Outboard motor	Jul-23	2,096	4 years	524	1,222.00	-		524	698
6" pump	Sep-23	4,583	4 years	1,146	2,864.25	-		1,146	1,719
Dam boards	Dec-23	9,470	4 years	2,368	6,510.50	-		2,368	4,143
Fork and grab attachment	Mar-24	3,389	4 years	847	2,542.00	-		847	1,695
Weed Grab	Aug-24	2,472	4 years	618	2,111.00	-		618	1,493
Top mower	Mar-22	8,500	6 years	1,416	4,252.00	-		1,416	2,836
Cherry Picker (2013)	Mar-13	8,500	6 years	1,417	1.00	-		-	1
Chipper (2016)	Aug-16	17,129	5 years	3,426	1.00	-		-	1
Votex Landmaster 275 mower	Jun-19	9,795	6 years	1,633	408.00	-		407	1
Herder Cavalier flail mower '21	Dec-21	71,500	6 years	11,917	32,770.00	-		11,917	20,853
Claas Tractor - AE74 BXR	Oct-24	95,300	6 years	15,883	88,681.95	-		15,883	72,799
KRM Atlas 5000P Flail Mower	Aug-24	22,190	6 years	3,698	20,032.64	-		3,698	16,334
Hydraulic Winch	Nov-22	15,000	6 years	2,500	9,167.00	-		2,500	6,667
Ford Ranger - FP20 ZXV - navigation	Aug-20	22,582	4 years	5,645	1.00	-		-	1
FP20 ZXV	Julky 2022	1,781	16 months	1,335	1.00	-		-	1
Navigation - Dory boat	March '20	4,000	4 years	1,000	1.00	-		-	1
Navigation - Outboard Motor	Jul-21	2,277	4 years	569	191.00	-		190	1
Navigation - Waste Pump	Aug-24		4 years	13	43.40	-		13	31
Citroen Birlingo BW23 YZX	Aug. 2023	20,595	4 years	5,148	12,444.00	-		5,148	7,296
Citroen Birlingo BW23 YZS	Aug. 2023	20,595	4 years	5,148	12,444.00	-		5,148	7,296
Ford Ranger (dave) - BC23 YGY	Jul-23	39,500	4 years	9,875	23,042.00	-		9,875	13,167
Ford Ranger (dave) - BC23 YGY	Aug-23	2,337	4 years	584	1,364.00	-		584	780
Ford Transit (fitters) - AK16 HYH	Apr-16	19,409	4 years	4,852	1.00	-		-	1
Ford Ranger - EK21 XGW	Jan-23	31,491	4 years	7,873	14,433.00	-	(13,777)	656	-
Ford Ranger - EK21 XGW	Jan '23	1,940	4 years	485	889.00	-	(849)	40	-
Misubishi L200 - AU67 HSE		18,162	4 years	4,540	1.00	-		-	1
Mitsubishi - AE64 NSN	Sep-14	14,744	4 years	3,686	1.00	-		-	1
Toyota - AO64 ZNV	Feb-15	15,934	4 years	3,983	1.00	-		-	1
Transit Custom - AG19 KCO	Aug-19	21,390	4 years	5,347	1.00	-		-	1
VW Amorak (JF) - AF73 UOV	Jul-23	47,180	4 years	11,795	29,487.50	-		11,795	17,693
Hard-top - AF 73 UOV	Feb-24	2,985	4 years	746	1,865.75	-		746	1,120
Peugeot Parter 1000 - AK71 XZT	Jan-22	14,435	4 years	3,609	3,006.00	-		3,005	1
Iveco Tipper - BL12 LCZ	Aug-12	31,750	4 years	7,938	1.00	-	(1)	-	-
Nissan - AE66 MXU	Oct-16	15,629	4 years	3,907	1.00	-		-	1
Ford Ranger - YR74 USP	Sep-24	38,978	4 years	9,744	34,105.64	-		9,744	24,361
Ford Ranger - YR74 USP - Hard Top	Aug-24	3,024	4 years	756	2,646.00	-		756	1,890
Ford Ranger - AK74 FXH	Nov-24	28,526	4 years	7,132	26,149.06	-		7,132	19,018
Ford Ranger - AK74 FXH - Hard Top	Oct-24	2,020	4 years	505	1,851.67	-		505	1,347
Ford Ranger - YK74 RLA	February 2025	40,525	4 years	10,131	39,680.73	-		10,131	29,549
Ford Ranger - YO74 LWC	February 2025	41,500	4 years	10,375	40,635.42	-		10,375	30,260
Ford Ranger - AF74 YWJ	February 2025	38,750	4 years	9,688	37,942.71	-		9,688	28,255
Ford Ranger - AK25 KDV	February 2025	31,049	4 years	7,762	30,401.67	-		7,762	22,640
Ford Ranger - AK25 KDV-Hard Top	February 2025	3,024	4 years	756	2,961.00	-		756	2,205
Tipper Truck - AF25 MKM	February 2025	37,375	4 years	9,344	36,596.35	-		9,344	27,253
Forklift	June 2025	19,000	6 years	3,167		19,000		2,375	16,625
Mobile Pumps	March 2025	453,881	20 years	22,694	453,881	-		22,694	431,187
Mobile Pumps-2026	March 2026	573,749	20 years	28,687		573,749			573,749
Mobile Pumps - Racking and Storage	March 2026	25,322	20 years	1,266		25,322			25,322
Ifor Williams Trailer	October 2025	4,250	4 years	1,063		4,250			4,250
New Low Loader	November 2025	25,038	4 years	6,260		25,038			25,038
ARTICULATED LOADER	September 2025	52,155	4 years	13,039		52,155			52,155
AVANT ACCESORIES	September 2025	2,625	4 years	656		2,625			2,625
Mobile Pumps - Welfare Unit	September 2025	37,400	5 years	7,480		37,400			37,400
Hydraulic Monitoring	March 2026	111,262	10 years	11,126		111,262			111,262
End		3,307,928		427,147	1,308,244	991,518	(14,628)	252,780	2,032,355

SUMMARY

	Value at 31st March 2025	Additions in year	Revaluation	Transfer	Depreciation in year	Disposal in year Proceeds of sale	Write-off	Value at 31st March 2026
FREEHOLD LAND	517,625	-	-	-	-	-	-	517,625
OFFICE - DEPOT	2,322,726	-	-	-	86,159	-	-	2,236,567
OPERATIONAL BUILDINGS	208,341	-	-	(67,341)	5,640	-	-	135,360
PUMPING STATIONS	8,154,719	1,481,390	-	-	273,187	-	-	9,362,922
INVESTMENT PROPERTY	87,150	-	-	67,341	-	-	-	154,491
OFFICE EQUIPMENT	40,000	-	10,000	-	-	-	-	50,000
	11,330,561	1,481,390	10,000	-	364,986	-	-	12,456,965
PLANT & VEHICLES	1,308,244	991,518	-	-	252,780	14,628	-	2,032,355
	12,638,805	2,472,908	10,000	-	617,766	14,628	-	14,489,320
						Per Accounts		14,489,320

Middle Level Commissioners

PUBLIC WORKS LOAN BOARD
St GERMANS PUMPING STATION REPLACEMENT - LOAN FINANCING

Estimated 2025/2026	688,242
Actual 2025/2026	688,242
Estimated 2026/2027	688,242

Loans taken out:

	£	Interst rate	Half yearly repayment	Date of advance
Loan 1	2.5 million	4.80%	79,050.55	23rd March 2007
Loan 2	2.5 million	4.70%	78,141.47	23rd November 2007
Loan 3	2.0 million	4.78%	63,094.67	4th April 2008
Loan 4	2.0 million	4.35%	59,999.40	5th May 2009
Loan 5	1.0 million	4.39%	30,142.08	23rd December 2009
Loan 6	1.0 million	5.36%	33,692.60	23rd February 2011
			344,120.77	
				All loans repayable over 30 years
	Annual repayment		688,241.54	

Payments made 2025/2026

	Principal	Interest	Total
Loan 1	44,741.03	34,309.52	79,050.55
Loan 1	45,814.81	33,235.74	79,050.55
Loan 2	43,720.53	34,420.94	78,141.47
Loan 2	44,747.96	33,393.51	78,141.47
Loan 3	34,142.60	28,952.07	63,094.67
Loan 3	34,958.61	28,136.06	63,094.67
Loan 4	32,847.08	27,152.32	59,999.40
Loan 4	33,561.51	26,437.89	59,999.40
Loan 5	16,058.81	14,083.27	30,142.08
Loan 5	16,411.30	13,730.78	30,142.08
Loan 6	14,841.34	18,851.26	33,692.60
Loan 6	15,239.08	18,453.52	33,692.60
	377,084.66	311,156.88	688,241.54

Loan Balances as at 31st March 2026

Loan 1	1,339,007.62	Balance reconciliation:	
Loan 2	1,376,252.56		
Loan 3	1,142,282.54	Balance at 01.04.2025	6,699,062.93
Loan 4	1,181,973.75		
Loan 5	609,136.83	Repayments 2025/2026	(377,084.66)
Loan 6	673,324.97		
	6,321,978.27	Balance at 31.03.2026	6,321,978.27

Provision for repayments 2026/2027

	1/2 yearly	Yearly
Loan 1	79,050.55	158,101.10
Loan 2	78,141.47	156,282.94
Loan 3	63,094.67	126,189.34
Loan 4	59,999.40	119,998.80
Loan 5	30,142.08	60,284.16
Loan 6	33,692.60	67,385.20
		688,241.54

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Debt Management
Office

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PWLB lending facility

BALANCE OUTSTANDING AS AT 31 Mar 2026

7 April 2026

MIDDLE LEVEL COMMISSIONERS (CAMBS)

LOAN REFERENCE NUMBER	REPAYMENT DATES	LOAN TYPE	REPAYMENT METHOD	PRINCIPAL BALANCE OUTSTANDING (£)
PW493141	23 Mar - 23 Sep	FIXED	ANNUITY	£1,339,007.62
PW494088	23 Mar - 23 Sep	FIXED	ANNUITY	£1,376,252.56
PW496351	23 Mar - 23 Sep	FIXED	ANNUITY	£609,136.83
PW494569	23 Mar - 23 Sep	FIXED	ANNUITY	£1,142,282.54
PW495482	23 Mar - 23 Sep	FIXED	ANNUITY	£1,181,973.75
PW498342	23 Mar - 23 Sep	FIXED	ANNUITY	£673,324.97
			TOTAL OUTSTANDING BALANCE:	**6,321,978.27**
			TOTAL NUMBER OF LOANS:	**6**

This report reflects scheduled transactions only, as such, early or late repayments are not reflected. Please contact pwlb@dmo.gov.uk if you have any queries.

Middle Level Commissioners

Comparison of Accounts to Budget, Estimated Out-Turn 2025/2026

	Approved Estimates 2025/2026		Adjust. for comparison	Estimated Out-turn 2025/2026		Accounts 2025/2026	
Administration	2,030,894			2,034,110		2,061,530	
Statutory payments	6,500			6,486		6,093	
		2,037,394			2,040,596		2,067,623
Works							
St Germans P/S	606,732			539,893		539,927	
Bevills Leam P/S	227,900			357,321		351,094	
Structures	74,427			105,780		107,061	
Weed Control, banks & channels	641,725			738,471		744,015	
Environmental Risk Management (Conservation)	62,783			30,654		43,772	
Property	106,175			79,563		84,634	
		1,719,742			1,851,683		1,870,503
Improvement works							
Telemetry Improvements	10,000			-		-	
Alternative Upstream Storage	-			(70,471)		(70,471)	
Middle Level River Management Scheme	2,433,253			1,968,327		1,968,327	
Cardea Attenuation Lagoon Maintenance	-			15,224		15,224	
Woodwalton Fen Reservoir	12,000			16,881		16,881	
St Germans Impellor Inspection	20,000			-			
St Germans Fuel Monitoring	10,000			-			
Horsey Toll Lapsip Work	-			571		571	
St Germans Depot Resilience	1,030,228			1,030,228		1,025,651	
Bevills Leam Depot Resilience	94,057			151,467		151,467	
Tin Dump Weed Screen Repair	123,280			-		-	
Hydraulic Monitoring	50,232			122,467		122,467	
St Germans - Pump Inverters and Air Circuit Breakers Refurbishment	200,000			-			
Bevill's Leam - Pump Overhaul	100,000			-			
Ashline Lock Gate Replacement	320,000			-			
Revetment/Bank Slip Repairs - Yaxley - Yards End Dyke	78,600			23,767		23,767	
Mobile Pumps	1,215,092			1,189,305		1,201,123	
Asset Resilience	-			551,264		546,455	
		5,696,742			4,999,030		5,001,462
Deduct Grants and Contributions							
Middle Level River Management Scheme (MLRMS)	2,433,253			2,300,000		2,300,000	
St Germans Depot Resilience	1,030,228			1,030,228		1,025,651	
Mobile Pumps	1,215,092			1,189,305		1,201,123	
Bevill's Leam Depot Resilience	94,057			151,467		151,467	
Tin Dump Weed Screen Repair	123,280			-		-	
Hydraulic Monitoring	50,232			122,467		122,467	
St Germans - Pump Inverters andAir Circuit Breakers Ref	200,000			-		-	
Bevill's Leam - Pump Overhaul	100,000			-		-	
Ashline Lock Gate Replacement	320,000			-		-	
Revetment/Bank Slip Repairs - Yaxley - Yards End Dyke	78,600			23,767		23,767	
Asset Resilience	-			551,264		546,455	
		5,644,742			5,368,498		5,370,930
Plant & Vehicles		106,000			125,622		120,552
Precept - Environment Agency		18,858			18,858		18,858
Receipts							
Highland water		430,000			484,879		484,879
Fees, admin etc.							
Consultancy		286,000			585,819		490,868
M&E Engineering Fees		73,710			352,396		353,428
IDB admin.		307,829			294,543		389,735
Balances		-					
		667,539			1,232,758		1,234,031
Income from rents, bank interest etc.		85,900			70,521		70,521
Insurance Claims		-			-		-
Write back of old provisions		-			-		-

Middle Level Commissioners

Comparison of Accounts to Budget, Estimated Out-Turn 2025/2026

SUMMARY

	Approved Estimates 2025/2026	Adjust. for comparison	Estimated Out-turn 2025/2026	Accounts 2025/2026	Estimates - Accounts plus/minus
Administration	2,037,394		2,040,596	2,067,623	27,027
Works	1,719,742		1,851,683	1,870,503	18,820
Improvement Works	5,696,742		4,999,030	5,001,462	2,431
Plant & Vehicles	106,000		125,622	120,552	(5,070)
Environment Agency Precept	18,858		18,858	18,858	0
Loan Repayments					
St. Germans pumping station replacement	688,242		688,242	688,242	0
	79,519		-		
Transfer to Property Fund	-		11,702	11,637	
	10,346,497		9,735,733	9,778,875	43,143
Less Income					
Highland Water (maintenance)	430,000		484,879	484,879	(0)
Grants and contributions	5,644,742		5,368,498	5,370,930	2,432
Fees, admin. Etc	667,539		1,232,758	1,234,031	1,272
Rents, bank interest etc.	85,900		70,521	70,521	-
Write back of old provisions	-		-	-	-
Insurance Claims	-		-	-	-
Contribution from Navigation	71,076		61,342	60,986	(356)
Use of balances	-		21,124	15,224	(5,900)
Net amount to be met from rates and S. Levy	3,447,240		2,496,610	2,542,305	45,695
Rates raised	33.50p		33.50p	33.50p	
General Fund					
Opening Balance	2,943,051		2,943,051	2,943,051	3,893,681
Rates raise	3,447,240		3,447,240	3,456,533	9,293
Net Expenditure	3,447,240		2,496,610	2,542,305	(45,695)
Transfer to General Balances	-		-	-	-
Closing balance	2,943,051		3,893,681	3,857,279	3,857,279

Middle Level Commissioners

Year Ended 31st March 2026

Date		2024/2025		2025/2026	
Balances B/Fwd	General Fund	5,048,299.09		3,869,260.96	
		-	5,048,299.09	-	3,869,260.96
Rates and Special Levies	Rate income	3,399,512.06	3,399,512.06	3,456,532.64	3,456,532.64
	Rent Income	25,701.58		22,301.07	
	Annual Contributions	978.95		4,878.95	
	Interest on Deposit Accounts	93,661.83		43,341.00	
	Consulting Fees	278,227.76		490,867.89	
	Mechanical & Electrical Services	88,541.00		353,427.50	
	IDB Administration	314,780.54		389,735.33	
	Legal Fees	-		-	
	Highland Water Contribution (Maintenance)	779,626.05		484,879.13	
	Contributions Received	-		36,560.00	
	Environmental Officer Contributions	29,753.25		66,690.00	
	Insurance Claim Receipts	10,523.68		-	
	Contributions - Banks & Channels	-		-	
	Navigation - Licences/Registrattion	205,748.72		218,930.23	
	Works Administration Surplus	76,090.35		159,163.82	
	Surplus on Plant Operations Account	-		-	
	Rechargeable Works for Other Authorities	325,432.32		2,829,488.13	
	Grant Aid Received				
	-Revenue schemes	-		-	
	Storm Recovery Grant - (IDB Fund)	401,113.60		-	
	Proceeds of Sale - Disposal of Plant	27,201.00		18,328.77	
	Sale Proceeds - Equipment	250.00		-	
	Increase In Value of Consumable Stores	-		-	
	Development Contributions	33,737.10		265,614.34	
	Interest - Development Contributions A/C	1,588.53		1,509.33	
	Interest - Future Works Account	19,511.01		6,446.50	
	Interest - Discharge Consents A1(M)	429.18		273.55	
	Interest - Relocation Fund	4,777.75		2,388.27	
	Interest - Revenue Future Works	9,960.40		12,080.11	
	Interest - Navigation	3,328.18		2,511.65	
	Government Grant	6,850,213.73		5,370,929.97	
	Solar Panel Refund	-		3,641.09	
	Write Back of Old Provisions	-		-	
All Other income			9,581,176.51		10,783,986.63

Middle Level Commissioners

Year Ended 31st March 2026

		2024/2025		2025/2026	
Staff costs	Wages and salaries				
	Gross Payments	1,734,208.73		1,983,221.86	
	Travel	16,587.93		15,451.60	
	NIC	191,306.33		265,296.36	
	Pension	211,705.57		298,770.44	
		2,153,808.56		2,562,740.26	
	Class 1a NIC	3,166.83		3,187.60	
	Training				
	Staff	4,460.63		7,925.00	
	Workforce	18,941.36		16,477.15	
		2,180,377.38		2,590,330.01	
			2,180,377.38		2,590,330.01
Loan Interest/ Capital Repayments	St Germans Pumping Station Replacement				
	Principal	359,958.63		372,702.78	
	Interest	328,282.91		315,538.76	
			688,241.54		688,241.54
All Other Payments	St Germans Pumping Station	664,564.34		539,927.33	
	Bevills Leam Pumping station	192,789.79		351,093.68	
	Maintenance of Watercourses and Other Structures	707,776.40		851,075.89	
	Property	105,014.98		84,634.25	
	Environmental Risk Management (Conservation)	152,706.52		136,646.89	
	Navigation - Maintenance of Waterways	58,733.02		66,700.10	
	Schemes and studies:				
	Grant Eligible Schemes and Studies	8,643,516.86		4,968,785.96	
	Non Grant Eligible Schemes and Studies	137,313.27		32,675.64	
	Improvements - Navigation	158,907.61		31,799.91	
	IT Budget (Print/Stat/Equip)	(10,000.00)		(10,000.00)	
	Publicity Budget (Other Admin)	(2,000.00)		(2,000.00)	
	Reservoir Consulting Fund	(15,000.00)		-	
	Net Zero Fund	-		(24,049.91)	
	Capital Expenditure - Plant and Vehicles	412,703.71		159,717.00	
	Salaries	1,494,494.10		1,706,776.47	
	Travelling Expenses	42,435.11		70,118.54	
	Printing, Stationery & Office Equipment	19,852.61		41,859.02	
	Maintenance of Offices	45,637.29		45,265.94	
	Other Administrative Expenditure	246,609.38		197,509.55	
	Depreciation of Offices and Office Equipment	-		-	
	Statutory Payments to Other Authorities	6,486.00		6,093.00	
	Environment Agency Precept	18,488.42		18,858.19	
	Deficit on Plant & Vehicles Account	65,023.43		73,595.77	
	Decrease in Value of Consumables Stores	-		-	
	Additional Security Measures at New Depot	-		-	
	Rechargeable Works for Other Authorities	325,432.32		2,829,488.13	
	IT Budget			11,230.30	
	Publicity Budget	-		5,900.00	
	Fees - Sale of Plant	-		-	
	C/Fwd		13,471,485.16		12,193,701.65

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Middle Level Commissioners

Year Ended 31st March 2026

		2024/2025		2025/2026	
	B/FWD		13,471,485.16		12,193,701.65
	Wages and Salaries				
	Gross Payments	1,734,208.73		1,983,221.86	
	Travel	16,587.93		15,451.60	
	NIC	191,306.33		265,296.36	
	Pension	211,705.57		298,770.44	
		2,153,808.56		2,562,740.26	
	Class 1a NIC	3,166.83		3,187.60	
	Training				
	Staff	4,460.63		7,925.00	
	Workforce	18,941.36		16,477.15	
		2,180,377.38		2,590,330.01	
			(2,180,377.38)		(2,590,330.01)
All other payments			11,291,107.78		9,603,371.64
Balances C/Fwd	General Fund	3,869,260.96		5,227,837.04	
			3,869,260.96		5,227,837.04
	Accountants Account	501,382.73		500,139.70	
	Accountants Account	15,000.00		15,000.00	
	Business Premium	2,265,362.34		2,701,639.61	
	Business Premium	2,663,316.16		3,800,612.15	
	Treasury Deposits	-		-	
	National Savings	218,507.66		-	
Cash & Short Term Investments	Cash	72.18	5,663,641.07	174.51	7,017,565.97
	Freehold land	517,625.00		517,625.00	
	Office/Depot relocation	3,250,819.81		3,250,819.81	
	Pumping Stations	42,945,228.46		44,426,618.30	
	Operational Buildings	391,091.32		282,000.00	
	Investment Property	87,150.00		196,241.32	
	Plant & Vehicles	2,327,961.93		3,257,576.30	
	Office Equipment	40,000.00		57,617.82	
	Investments	20.00		20.00	
Term Assets			49,559,896.52		51,988,518.55
	Public Works Loan Board				
Borrowings	St Germans Pumping Station Replacement	6,699,062.93		6,321,978.27	
	Office/Depot Relocation	-		-	
			6,699,062.93		6,321,978.27

Middle Level Commissioners

Summary of Bank Accounts As At 31st March 2026

Accountants Account - 1			
	Per Statement	500,000.00	
Less:	O/S Cheques	(645.00)	
Plus:	O/S Lodgements	784.54	
			500,139.54
Business Premium - 1			
	Per Statement	3,800,612.16	
Less:	O/S Cheques	-	
Plus:	O/S Lodgements	-	
			3,800,612.16
Current Account 2			
	Per Statement	15,000.00	
Less:	O/S Cheques	-	
Plus:	O/S Lodgements	-	
			15,000.00
Business Premium - 2			
	Per Statement	2,701,639.61	
Less:	O/S Cheques	-	
Plus:	O/S Lodgements	-	
			2,701,639.61
Petty cash		174.51	
			174.51
			7,017,565.82
	Per Accounts		7,017,565.82

Middle Level Commissioners
NOTICE OF PUBLIC RIGHTS AND PUBLICATION OF UNAUDITED ANNUAL GOVERNANCE & ACCOUNTABILITY RETURN

ACCOUNTS FOR THE YEAR ENDED 31st MARCH 2026

Local Audit and Accountability Act 2014 Sections 26 and 27
The Accounts and Audit Regulations (England) 2015 (SI 2015/234)

NOTICE

1 Date of announcement **24th June 2026**

2 Each year the Board's Annual Governance and Accountability Return (AGAR) needs to be reviewed by an external auditor appointed by Smaller Authorities' Audit Appointments Ltd. The unaudited AGAR has been published with this notice. As it has yet to be reviewed by the appointed auditor it may be subject to change as a result of that review.
Any person interested has the right to inspect and make copies of the accounting records for the financial year to which the audit relates and all books, deeds, contracts, bills, vouchers, receipts and other documents relating to those records must be made available for inspection by any person interested.
For the year ended 31st March 2025 these documents will be available on reasonable notice by application to:

The Clerk,
Middle Level Offices,
85 Whittlesey Road,
March, Cambs.
PE15 0AH
01354 653232

between the hours of 9.00am and 4.00pm
Monday to Friday

Commencing on **Monday 29th June 2026**

and ending on **Friday 7th August 2026**

3 **Local Government Electors and their representatives also have:**

- The opportunity to question the appointed auditor about the accounting records; and
- The right to make an objection, which concerns a matter in respect of which the appointed auditor could either make a public interest report or apply to the court for a declaration that an item of account is unlawful. Written notice of an objection must first be given to the auditor and a copy sent to the Board.

The appointed auditor can be contacted at the address in paragraph 4 below for this purpose between the above dates only.

4 The Board's AGAR is subject to review by the appointed auditor under the provisions of the Local Audit and Accountability Act 2014, the Accounts and Audit Regulations 2015 and the NAO's Code of Audit Practice 2015. The appointed auditor is:

PKF Littlejohn LLP (Ref: SBA Team)
15 Westferry Circus
Canary Wharf
London E14 4HD
Email: sba@pkf-l.com

5 This announcement is made by: Mr. A.Wool
Responsible Financial Officer

Middle Level Commissioners

Annual Return 2025/2026

Draft - Subject to Audit

Date	2024/2025	2025/2026
Balances	5,048,299	3,869,261
Rates and Special Levies	3,399,512	3,456,533
All other income	9,581,177	10,783,987
Staff costs	2,180,377	2,590,330
Loan interest/ capital repayments	688,242	688,242
All other payments	11,291,108	9,603,372
Balances c/fwd	3,869,261	5,227,837
Cash & short term investments	5,663,641	7,017,566
Fixed/Long term assets	49,559,897	51,988,519
Total Borrowings	6,699,063	6,321,978

Section 2 – Accounting Statements 2025/26 for

ENTER NAME OF AUTHORITY

	Year ending		Notes and guidance
	31 March 2025 £	31 March 2026 £	*Please round all figures to nearest £1. Do not leave any boxes blank and report £0 or Nil balances. All figures **must** agree to underlying financial records.*
1. Balances brought forward	5,048,299	3,869,261	*Total balances and reserves at the beginning of the year as recorded in the financial records. Value **must** agree to Box 7 of previous year.*
2. (+) Precept or Rates and Levies	3,399,512	3,456,533	*Total amount of precept (or for IDBs rates and levies) received or receivable in the year. Exclude any grants received.*
3. (+) Total other receipts	9,581,177	10,783,987	*Total income or receipts as recorded in the cashbook less the precept or rates/levies received (line 2). Include any grants received.*
4. (-) Staff costs	2,180,377	2,590,330	*Total expenditure or payments made to and on behalf of all employees. Include gross salaries and wages, employers NI contributions, employers pension contributions, gratuities and severance payments.*
5. (-) Loan interest/capital repayments	688,242	688,242	*Total expenditure or payments of capital and interest made during the year on the authority's borrowings (if any).*
6. (-) All other payments	11,291,108	9,603,372	*Total expenditure or payments as recorded in the cash-book less staff costs (line 4) and loan interest/capital repayments (line 5).*
7. (=) Balances carried forward	3,869,261	5,227,837	*Total balances and reserves at the end of the year. **must** equal (1+2+3) - (4+5+6).*

8. Total value of cash and short term investments	5,663,641	7,017,566	*The sum of all current and deposit bank accounts, cash holdings and short term investments held as at 31 March – **To agree with bank reconciliation.***
9. Total fixed assets plus long term investments and assets	49,559,897	51,988,519	*The value of all the property the authority owns – it is made up of all its fixed assets and long term investments as at 31 March.*
10. Total borrowings	6,699,063	6,321,978	*The outstanding capital balance as at 31 March of all loans from third parties (including PWLB).*

For Local Councils Only	Yes	No	
11 Do the figures in the accounting statements above exclude any trust transactions?			*For guidance refer to the Practitioners' Guide sections 2.31 to 2.33.*

I certify that for the year ended 31 March 2026 the Accounting Statements in this Annual Governance and Accountability Return have been prepared on either a receipts and payments or income and expenditure basis following the guidance in Governance and Accountability for Smaller Authorities – a Practitioners' Guide to Proper Practices and present fairly the financial position of this authority.

Signed by Responsible Financial Officer before being presented to the authority for approval.

SIGNATURE REQUIRED AHWool

Date 19 06 2026

I confirm that these Accounting Statements were approved by this authority on this date:

DD/MM/YYYY

as recorded in minute reference:

MINUTE REFERENCE

Signed by Chair of the meeting where the Accounting Statements were approved

SIGNATURE REQUIRED

Middle Level Commissioners

Annual Return 2025/2026

Reconciliation of Balances to Cash

Date	2024/2025	2025/2026
Balances and Reserves	3,869,261	5,227,837
Creditors as at 31/03/26	2,933,033	3,281,007
Public Works Loan	-	-
Stock Valuation	(268,038)	(252,732)
Sundry Debtors	(870,615)	(1,238,546)
Total Cash and Investments	5,663,641	7,017,566

Middle Level Commissioners

Asset Valuation - Annual Return

2024/2025	2025/2026	FREEHOLD LAND AND BUILDINGS
10	10	FORTY FT RIVER - Lots 41-44 - Grazing rights on North Bank (47a3r5p)
200	200	FORTY FT RIVER - Lot 45 - Grazing rights on South Bank from Horseway Bridge including a strip on North side (19a2r11p)
5	5	FORTY FT RIVER - Lot 46 and 47 Puddock Drove from 40ft River to end of Drove near Warboys hardlands
10	10	SIXTEEN FT RIVER - Grazing Rights on East Bank and Drove in Chatteris, Wimblington and
500,000	500,000	MAIN DRAIN - South East side - Lots 70-85 (130a1r1p) and MAIN DRAIN - North West side - Lots 54-69 (127a1r1p)
12,000	12,000	LAND AT SALTERS LODE
400	400	LAND PURCHASED AT MARMONT PRIORY SLUICE
5,000	5,000	LAND PURCHASED AT GREAT DROVE, YAXLEY
517,625	**517,625**	

(Note (SAY) 50 acres GRASS - Balance ARABLE)
Carried forward
Freehold land and buildings are valued as per the management accounts

OFFICE - DEPOT

58,000	58,000		LAND AT WHITTLESEY ROAD
1,225,000	1,225,000	*Depot*	BUILDING
92,873	92,873	*Depot*	BUILDING ENHANCEMENTS
1,561,815	1,561,815	*Office*	
28,215	28,215		SOLAR PANELS-OFFICES
20,000	20,000		STANDBY GENERATOR
25,000	25,000		DEPOT MACHINERY STORE
100,000	100,000		TEMPORARY OFFICES
129,147	129,147		SOLAR PANELS-DEPOT
10,770	10,770		DEPOT - CONCRETE SLAB
	-		
3,250,820	**3,250,820**		

The office/depot is valued at original costs.

OPERATIONAL BUILDINGS

109,091	-	Cottage at St Germans (J VAN-DYKE, 31 SLUICE ROAD)
109,500	109,500	STANGROUND NEW SLUICE HOUSE AND GARAGE
172,500	172,500	SALTERS LODE COTTAGE
391,091	**282,000**	

Operational buildings are valued in accordance with the valuations agreed with the Internal auditor, which has been used for the completion of the financial accounts.

PUMPING STATIONS

4,598,596	4,598,596	BEVILLS LEAM PUMPING STATION
3,700	3,700	Standby power generator
-	410,429	Storage Building
-	55,746	Solar Panels
4,602,296	5,068,470	
		St GERMANS PUMPING STATION
25,038,797	25,038,797	Building (50 year straight line)
8,150,081	8,150,081	Pump (30 year straight line)
4,979,922	4,979,922	Controls (15 year straight line)
160,732	160,732	Solar Panels
-	1,015,216	Solar Farm
13,400	13,400	Building Improvements
42,945,228	**44,426,618**	

Bevills leam pumping station has been valued in accordance with the valuations agreed with the Internal auditor, which has been used for the completion of the financial accounts. The addition of the standby power generator since the valuation has been added.

St Germans pumping station has been valued at original costs (gross).

		INVESTMENT PROPERTY
87,150	87,150	33 SLUICE ROAD, St GERMANS (Former engineer's house)
-	109,091	Cottage at St Germans (J VAN-DYKE, 31 SLUICE ROAD)
87,150	**196,241**	
		Operational buildings are valued in accordance with the valuations agreed with the Internal auditor, which has been used for the completion of the financial accounts.
		OFFICE EQUIPMENT
-	**57,618**	OFFICE EQUIPMENT For the purposes of the annual return, individual items have not been listed due to the De minimis limit.
		PLANT AND VEHICLES
94,675	94,675	J.C.B
3,000	-	Fork lift truck
600	600	BIC boat
81,900	81,900	Conver weed boat
119,829	119,829	Ford New Holland - AE22 EEM
87,565	87,565	Conver weed boat
51,635	51,635	Hemos weed boat '05
-	3,257	Hemos weed boat '05-Weed Bucket
38,326	38,326	Hemos weed boat '08
-	4,000	Dory Boat
-	2,277	Dory Boat - Outboard Motor
5,300	5,300	Top mower
221,000	221,000	Spearhead mower
70,714	70,714	Hemos weed boat
11,025	11,025	16 tonne trailer
2,740	2,740	Ifor Williams trailer
5,000	5,000	Top mower
8,647	8,647	Trailer
88,000	88,000	M F Tractor - AE17 EDO
2,137	2,137	M F Tractor - AE17 EDO (weights & lights)
64,050	64,050	Herder flail mower
7,000	7,000	Trailer
6,490	6,490	Front Loader
5,208	5,208	Diesel Bowser
2,570	2,570	slubbing bucket
1,234	1,234	Mobile fuel tank

		PLANT AND VEHICLES Cont.
1,048	1,048	2 x chainsaws
1,305	1,305	2 x klipo mowers
1,199	1,199	Timemaster mower
700	700	Cut-of saw
2,096	2,096	Outboard motor
4,583	4,583	6" pump
9,470	9,470	Dam boards
3,389	3,389	Fork and grab attachment
8,500	8,500	cherry picker
8,500	8,500	Top mower
17,129	17,129	Chipper (2016)
9,795	9,795	Votex landmaster mower
71,500	71,500	Herder cavalier mower
15,000	15,000	Hydraulic winch
4,000	4,000	Dory boat - (Navigation)
2,277	2,277	Outboard motor (Navigation)
22,582	22,582	Ford Ranger - FP20 ZXV
1,781	1,781	Hard-top - FP20 ZXV
20,595	20,595	Citroen Birlingo - BW23 ZYZX
20,595	20,595	Citroen Birlingo - BW23 YZS
39,500	39,500	Ford Ranger - BC23 YGY
2,337	2,337	Hard-top - BC23 YGY
19,409	19,409	Transit - AK16 HYH
31,491	-	Ford Ranger - EK21 XGW
1,940	-	Hard-top - EK21 XGW
18,162	18,162	Nissan Truck - AU67 HSE
14,744	14,744	Mitsubishi - AE64 NSN
15,934	15,934	Toyota - AO64 NSN
21,390	21,390	Transit Custom - AK19 KCO
47,180	47,180	VW Amorak - AF67 YMC
2,985	2,985	Hard-top - AF67 YMC
-	-	Ford Ranger - EN18 HXA
-	-	Hard top - EN18 HXA
14,435	14,435	Peugeot van - AK71 XZT
31,750	-	Iveco Tipper - BL12 LCZ
15,629	15,629	Nissan - AE66 MXJ
5,250	5,250	Flat bed trailer
2,472	2,472	Muck Fork
2,472	2,472	Weed Grab
51	51	Navigation - Waste Pump
38,978	38,978	Ford Ranger - YR74 USP
3,024	3,024	Ford Ranger - YR74 USP - Hard Top

		PLANT AND VEHICLES Cont.
28,526	28,526	Ford Ranger - AK74 FXH
2,020	2,020	Ford Ranger - AK74 FXH - Hard Top
40,525	40,525	Ford Ranger - YK74 RLA
41,500	41,500	Ford Ranger - YO74 LWC
38,750	38,750	Ford Ranger - AF74 YWJ
31,049	31,049	Ford Ranger - AK25 KDV
3,024	3,024	Ford Ranger - AK25 KDV-Hard Top
37,375	37,375	Tipper Truck - AF25 MKM
95,300	95,300	Claas Tractor - AE74 BXR
22,190	22,190	KRM Atlas 5000P Flail Mower
453,881	453,881	Mobile Pumps
-	137,460	Conver Boat
-	19,000	Forklift
-	573,749	Mobile Pumps
-	25,322	Mobile Pumps - Racking and Storage
-	37,400	Mobile Pumps - Welfare Unit
-	4,250	Mobile Pumps - Ifor Trailer
-	54,780	Mobile Pumps - Articulated Loader and Accessories
-	25,038	Mobile Pumps - Low Loader Trailer
-	111,262	Hydraulic Monitoring
2,327,962	**3,257,576**	Plant and vehicles are valued at original cost, and where this is not known, at the engineers valuation of likely original cost.

Middle Level Commissioners

Annual Return Asset Valuation

2024/2025	2025/2026		Valuations for Management Accounts: Value at 31st March 2025	Valuations for Management Accounts: Value at 31st March 2026
517,625	517,625	FREEHOLD LAND	517,625	517,625
3,250,820	3,250,820	OFFICE - DEPOT	2,322,726	2,236,567
391,091	282,000	OPERATIONAL BUILDINGS	208,341	135,360
42,945,228	44,426,618	PUMPING STATIONS	8,154,719	9,362,922
87,150	196,241	INVESTMENT PROPERTY	87,150	154,491
40,000	57,618	OFFICE EQUIPMENT	40,000	50,000
47,231,915	48,730,922		11,330,561	12,456,965
2,327,962	3,257,576	PLANT & VEHICLES	1,308,244	2,032,354
49,559,877	51,988,499		12,638,805	14,489,319
20	20	INVESTMENTS		
49,559,897	51,988,519			