Common Good Funds

The Council administers the Common Good Funds which consist of all property of a Burgh not acquired under statutory powers or held under specific trusts. These funds were transferred to Moray District Council in 1975 and then to The Moray Council in 1996 as the successor Council under the reorganisation of local government.

These funds do not represent a charge to Council Tax payers but form part of the statutory reporting requirements of the Council. They represent funds set up for the benefit of the community or organisations within the Moray area.

The Accounts for Common Good have been prepared according to the LAASAC Guidance *Accounting for Common Good (December 2007)* which is consistent with proper accounting required by the Code of Practice on Local Authority Accounting in the United Kingdom 2022/23.

Accounting Policies

Accounting Policies adopted for the Common Good are the same as those adopted for the Moray Council with the exception of the application of IAS 16 and IAS 40. IAS 16 requires that assets be depreciated and that the charge for depreciation be set against any surplus in the Income and Expenditure Account. IAS 40 requires any movement in the fair value of investment properties to be recognised in the surplus or deficit in the Income and Expenditure Account.

Common Good Funds Income and Expenditure Account

31 March 2023			31 March 2024
£000			£000
	Income		
(6)	Property		(6)
(143)	Investment Income		(143)
(1)	Other Income		(10)
-	Net Movement in Fair Value of Investment Property		(50)
-	Gain on Disposal of Asset		
(150)	Total Income		**(209)**
	Expenditure		
4	Property Costs		7
8	Administrative Costs		9
92	Donations, Grants etc		98
20	Other Costs		39
650	Depreciation	**Note 1**	631
646	Loss on Disposal of Asset		1,006
34	Net Movement in Fair Value of Investment Property		
1,454	Total Expenditure		**1,790**
1,304	**(Surplus)/Deficit for the Year**		**1,581**
(670)	Deficit/(Surplus) on revaluation of Non-current Assets		(1,059)
634	**Total Comprehensive Net Expenditure**		**522**

Common Good Funds Balance Sheet

31 March 2023 £000			31 March 2024 £000
16,519	Property, Plant & Equipment	**Note 1**	15,941
204	Heritage Assets	**Note 2**	204
2,571	Investment Property	**Note 3**	2,621
19,294	**Long Term Assets**		**18,766**
1	Inventories		1
8	Debtors		18
3,982	Loans Fund Balance		3,993
3,991	**Current Assets**		**4,012**
(6)	Creditors		(21)
(6)	**Current Liabilities**		**(21)**
23,279	**Net Assets**		**22,757**
16,713	Revaluation Reserve		16,135
6,566	Revenue Reserve		6,622
23,279	**Total Reserves**		**22,757**

31 March 2023 Total Funds £000		31 March 2024 Invested in Loans Fund £000	31 March 2024 Total Funds £000
-	Millbuies	(6)	-
5,069	Buckie	1,640	4,128
197	Cullen	184	201
15	Dufftown	16	16
13,251	Elgin	1,604	13,527
2,450	Forres	483	2,531
53	Portknockie	54	54
358	Keith	12	360
1,882	Lossiemouth	-	1,935
4	Findochty	6	5
23,279	**TOTAL**	**3,993**	**22,757**

Notes to the Common Good Accounts

Note 1 Property, Plant and Equipment

Property, plant and equipment is valued on the basis recommended by CIPFA and the valuation report is produced by the Council's Estates Manager who is a Member of the Royal Institute of Chartered Surveyors. The assets are valued on a 5 year rolling programme and have been prepared in accordance with the provisions of the Royal Institution of Chartered Surveyors Valuation - Professional Standards January 2014. Property, plant and equipment is classified into groupings required by the Code of Practice on Local Authority Accounting in the United Kingdom 2023/24.

A copy of the asset register can be found at https://data-moray.opendata.arcgis.com:

Assets have been valued on the following basis:-

Other Land and Buildings	-	Existing Use Value (EUV) or Depreciated Replacement Cost (DRC)
Community Assets	-	Historic Cost where available
Surplus Assets	-	Market value
Assets Held for Sale	-	Lower of carrying amount and fair value less costs to sell

Depreciation
The following useful lives and depreciation rates have been used in the calculation of depreciation:-

Other Land and Buildings - Buildings up to 60 years, land is not depreciated
Surplus Assets - land is not depreciated

Movements of Property Plant and Equipment were as follows:

Note 1 Property, Plant and Equipment (continued)

2022/23

	Other Land & Buildings £000	**Surplus Assets £000**	**Assets Held For Sale £000**	**Total £000**
Gross Book Value at 1 April 2022	17,150	57	-	17,207
Revaluations	(779)	-	-	(779)
Indexation	796	-	-	796
Reclassifications	(17)	(57)	74	-
Disposals	(631)	-	(74)	(705)
Gross Book Value at 31 March 2023	**16,519**	**-**	**-**	**16,519**
Accumulated Depreciation at 1 April 2022	2	-	-	2
Revaluations	(105)	-	-	(105)
Indexation	(547)	-	-	(547)
Reclassifications	-	-	-	-
Disposals	-	-	-	-
Charge for the Year	650	-	-	650
Depreciation at 31 March 2023	**-**	**-**	**-**	**-**
Net Book Value at 31 March 2023	**16,519**	**-**	**-**	**16,519**

2023/24

	Other Land & Buildings £000	**Surplus Assets £000**	**Assets Held For Sale £000**	**Total £000**
Gross Book Value at 1 April 2023	16,519	-	-	16,519
Revaluations		-	-	-
Indexation	442	3	-	445
Reclassifications	(101)	101	-	-
Disposals	(1,006)	-	-	(1,006)
Gross Book Value at 31 March 2024	**15,854**	**104**	**-**	**15,958**
Accumulated Depreciation at 1 April 2023	-	-	-	-
Revaluations				-
Indexation	(613)	(1)	-	(614)
Reclassifications	-	-	-	-
Disposals	-	-	-	-
Charge for the Year	630	1	-	631
Depreciation at 31 March 2024	**17**	**-**	**-**	**17**
Net Book Value at 31 March 2024	**15,837**	**104**	**-**	**15,941**

Note 2 Heritage Assets

	Fine Art	Chains of Office	Total Heritage Assets
	£000	£000	£000
Valuation at 1 April 2022	125	79	204
Revaluations	-	-	-
At 31 March 2023	**125**	**79**	**204**
Valuation at 1 April 2023	125	79	204
Revaluations			
At 31 March 2024	125	79	204

The Chains of Office were independently valued during 2012/13 and 2013/14 by William Windwick, PJDip FGA FNAG MIRV, a member of the Institute of Registered Valuers.

The following table shows assets that may be regarded as Heritage Assets, but which have not been included in the Balance Sheet as the Council considers that obtaining valuations would involve disproportionate cost and that reliable cost or valuation information cannot be obtained for these items. The Code therefore permits such assets to be excluded from the Balance Sheet.

Assets excluded from Heritage Assets

	Estimated number of assets 31 March 2024
Monuments and Fountains	2
Nelson Tower	1

Note 3 Investment Property

The following items of income and expense have been accounted for in Investment Income in the Income and Expenditure Account:-

	2022/23	2023/24
	£000	£000
Rental income from investment property	52	50
Net gain	**52**	**50**

There are some restrictions from the original benefactors on the Common Good's ability to realise the value inherent in its investment property. The Common Good has no contractual obligations to purchase, construct or develop investment property or for repairs, maintenance or enhancement.

Note 3 Investment Property (continued)

The following table summarises the movement in the fair value of investment properties over the year:

	2022/23	2023/24
	£000	**£000**
Balance at start of the year	2,605	2,571
Net gains /(loss) from fair value adjustments	(34)	50
Balance at end of the year	**2,571**	**2,621**