

## 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

<b>31 March 2022</b>	<b>31 March 2023</b>
<b>Restated</b>	
<b>£000</b>	<b>£000</b>
<b>Income</b>	
(7) Property	(6)
(142) Investment Income	(143)
(8) Other Income	(1)
(5) Gain on Disposal of Asset	-
<b>(162)</b> Total Income	<b>(150)</b>
<b>Expenditure</b>	
2 Property Costs	4
7 Administrative Costs	8
33 Donations, Grants etc	92
29 Other Costs	20
1 Depreciation	650
- Loss on Disposal of Asset	646
(271) Net Movement in Fair Value of Investment Property	34
<b>(199)</b> Total Expenditure	<b>1,454</b>
<b>(361)</b> (Surplus)/Deficit for the Year	<b>1,304</b>
(2,774) Deficit/(Surplus) on revaluation of Non-current Assets	(670)
<b>(3,135)</b> Total Comprehensive Net Expenditure	<b>634</b>

**Note 1**

## Common Good Funds Balance Sheet

31 March 2022		31 March 2023
Restated		
£000		£000
17,205	Property, Plant & Equipment	<b>Note 1</b> 16,519
204	Heritage Assets	<b>Note 2</b> 204
2,605	Investment Property	<b>Note 3</b> 2,571
<b>20,014</b>	<b>Long Term Assets</b>	<b>19,294</b>
1	Inventories	1
8	Debtors	8
3,896	Loans Fund Balance	3,982
<b>3,905</b>	<b>Current Assets</b>	<b>3,991</b>
(6)	Creditors	(6)
<b>(6)</b>	<b>Current Liabilities</b>	<b>(6)</b>
<b>23,913</b>	<b>Net Assets</b>	<b>23,279</b>
17,399	Revaluation Reserve	16,713
6,514	Revenue Reserve	6,566
<b>23,913</b>	<b>Total Reserves</b>	<b>23,279</b>

31 March 2022		31 March 2023	
Restated			
Total Funds		Invested in	Total Funds
£000		Loans Fund	£000
4,605	Buckie	1,633	5,069
193	Cullen	180	197
15	Dufftown	15	15
12,606	Elgin	1,614	13,251
3,972	Forres	471	2,450
52	Portknockie	53	53
353	Keith	12	358
1,483	Lossiemouth	-	1,882
634	Findochty	4	4
<b>23,913</b>	<b>TOTAL</b>	<b>3,982</b>	<b>23,279</b>

## 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 2022/23.

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)

### 2021/22 Restated

	Other Land & Buildings £000	Surplus Assets £000	Assets Held For Sale £000	Total £000
Gross Book Value at 1 April 2021	15,268	-	122	15,390
Revaluations	44	(214)	-	(170)
Indexation	2,109	-	-	2,109
Reclassifications	(271)	271	-	-
Disposals	-	-	(122)	(122)
Gross Book Value at 31 March 2022	<b>17,150</b>	<b>57</b>	<b>-</b>	<b>17,207</b>
Accumulated Depreciation at 1 April 2021	835	-	-	835
Revaluations	(4)	(7)	-	(11)
Indexation	(823)	-	-	(823)
Reclassifications	(7)	7	-	-
Charge for the Year	1	-	-	1
Depreciation at 31 March 2022	<b>2</b>	<b>-</b>	<b>-</b>	<b>2</b>
<b>Net Book Value at 31 March 2022</b>	<b>17,148</b>	<b>57</b>	<b>-</b>	<b>17,205</b>

### 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	<b>16,519</b>	<b>-</b>	<b>-</b>	<b>16,519</b>
Accumulated Depreciation at 1 April 2022	2	-	-	2
Revaluations	(105)	-	-	(105)
Indexation	(547)	-	-	(547)
Charge for the Year	650	-	-	650
Depreciation at 31 March 2023	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Book Value at 31 March 2023</b>	<b>16,519</b>	<b>-</b>	<b>-</b>	<b>16,519</b>

Revaluations (2021/22 and 2022/23) include assets previously held on the General Services Account now identified as Common Good.

## Note 2 Heritage Assets

This note details the movement in Heritage Assets during the years 2021/22 and 2022/23.

	Fine Art £000	Chains of Office £000	Total Heritage Assets £000
Valuation at 1 April 2021	125	79	204
Revaluations	-	-	-
<b>At 31 March 2022</b>	<b>125</b>	<b>79</b>	<b>204</b>
Valuation at 1 April 2022	125	79	204
Revaluations	-	-	-
<b>At 31 March 2023</b>	<b>125</b>	<b>79</b>	<b>204</b>

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 2023
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:-

	2021/22 £000	2021/22 Restated £000	2022/23 £000
Rental income from investment property	63	63	52
<b>Net gain</b>	<b>63</b>	<b>63</b>	<b>52</b>

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:

	<b>2021/22</b>	<b>2021/22</b>	<b>2022/23</b>
		<b>Restated</b>	
	<b>£000</b>	<b>£000</b>	<b>£000</b>
Balance at start of the year	2,334	2,334	2,605
Net gains /(loss) from fair value adjustments	(40)	271	(34)
<b>Balance at end of the year</b>	<b>2,294</b>	<b>2,605</b>	<b>2,571</b>