
Monitoring Report for 3 Months to 30 June 2015

Report by the Chief Financial Officer

Galashiels Common Good Sub Committee

20 August 2015

1 PURPOSE AND SUMMARY

- 1.1 This report provides the details of the income and expenditure for the Gala Common Good Fund for the 3 months to 30 June 2015 and full year projected out-turn for 2015/16 and projected balance sheet values to 31 March 2016.**
- 1.2 Appendix 1 provides a projected Income and Expenditure position. This shows a projected surplus of £100 for the year.
- 1.3 Appendix 2 provides a projected Balance Sheet to 31 March 2016. It shows a projected decrease in the reserves of £11,638.
- 1.4 Appendix 3 provides a breakdown of the property portfolio showing actual Income and Expenditure to 30 June 2015.
- 1.5 Appendix 4 shows the value of the Newton Fund to 30 June 2015.

2 RECOMMENDATIONS

- 2.1 It is recommended that the Common Good Sub Committee:**
 - (a) Agrees the projected Income and Expenditure for 2015/16 in Appendix 1.**
 - (b) Notes the projected Balance Sheet value to 31 March 2016 in Appendix 2.**
 - (c) Notes the summary of the property portfolio in Appendix 3.**
 - (d) Notes the current position of the investment in the Newton Fund in Appendix 4.**

3 BACKGROUND

3.1 This report provides the Committee with financial information for the period to 30 June 2015 and projections to 31 March 16. The report also contains a projected balance sheet for the Common Good Fund to 31 March 2016.

4 FINANCIAL POSITION 2014/15

4.1 Appendix 1 provides detail on income and expenditure for the 2015/16 financial year. The projected net position for the year is a surplus of £100.

4.2 **Income & Expenditure – Rental Income**

There is no rental income for the properties owned by the Common Good.

4.3 **Income & Expenditure – Non-Property Related Income**

The projected out-turn includes an estimate for the interest receivable on cash deposited with the Council. This, however, does not show as an actual income until the end of the financial year as amount is dependent on interest rates and the average cash revenue balance invested with the Council over the full financial year. The annual rate of interest applied to the cash deposits is expected to be around 0.4%.

4.4 The capital reserve is invested in the Newton Fund and distributions are made twice a year in September and February. The proposed budget for 2015/16 is based on a distribution of 2.5% which will be subject to the overall performance of the fund.

4.5 There is no property expenditure projected for 2015/16.

4.6 **Income & Expenditure – Grants & Other Donations**

The grants and other donations distributed and committed to 30 June 2015 are shown below. There are currently no grants and other donations that have been approved but not yet paid. The Sub-Committee at a meeting on 9 June 2015 agreed in principal to award a grant of £1,000 to Energise Galashiels subject to formal application.

Grant Recipients	Approved	£
Approved and Paid to 30 June 2015		
-	-	-
Total Paid to 30 June 2015		0
2015/16 Budget		3,000
Budget Remaining		3,000
Approved but not yet paid		
-	-	0
Total Approved but not yet paid		0
Unallocated Budget Remaining		3,000

4.7 **Income & Expenditure – Depreciation Charge**

The depreciation charge is projected to be £11,738 based on the valuation of the properties at 1 April 2014. This will change once the revaluation has been completed. This is not a cash transaction.

4.8 Appendix 2 provides the balance sheet value to 31 March 2015, the projected movement in year and a projected balance at 31 March 2016.

4.9 **Balance Sheet – Fixed Assets**

All fixed assets of the Common Good Fund are revalued every 5 years as part of the Council's rolling programme. Due to the late approval of the assets for Galashiels the assets were not revalued as part of the rolling revaluation program. These will be revalued in 2015/16. Appendix 3 shows the values of the individual properties at 31 March 2015, projected depreciation charges 2015/16 and projected value at 31 March 2016 prior to the revaluation.

4.10 **Balance Sheet – Newton Investment**

a) With the current uncertainties in financial markets worldwide caused by the Greek debt crises, speculation over possible interest rate rises in the US and the downturn in the growth rate of the Chinese economy, Global markets have proven to be very volatile in the second quarter of 2015.

b) This has resulted in a downturn across financial markets, which has averaged 5%. Against this background, information from Newton shows an overall performance reduction of 2.76% indicating a reduction in assets value but a lower level of relative performance reduction compared to the wider market over the quarter. The Newton Fund due to its remit of "capital preservation" has therefore been impacted by market fluctuations to a lesser extent than other funds. It should again be noted that these investments are long term investments and individual quartile performance should not be taken in isolation but must be viewed over the longer term. Newton's have action plans in place and as at the end July recovered 0.8% of the second quarter reduction. They believe the overall objective of the fund to return LIBOR+4% over a 5 year average is still achievable and there is no reason to change the strategy adopted at this point.

c) The projections include an unrealised deficit of £29 for the Newton Fund Investment as at 30 June 2015. Appendix 4 shows the performance of the fund since inception

4.11 **Balance Sheet – Cash Balance**

The cash held by the fund is projected to be £12,870, an in year projected increase of £100. The projected cash movement for 2015/16 is as follows:

Cash Balance	£
Opening Balance at 1 April 2015	9,770
Investment in Newton Fund	0
Projected Surplus for year from Income & Expenditure Statement	100
Net cash movement in Debtors/Creditors	0
Projected Closing Balance at 31 March 2016	9,870

4.12 **Balance Sheet – Capital Reserve**

The projections for the Capital Reserves include the unrealised profits for the Newton Fund as at 30 June 2015.

5 IMPLICATIONS

5.1 Financial

There are no further financial implications other than those explained above in Section 4.

5.2 Risk and Mitigations

There is a risk that investments in the Newton Fund may reduce in value due to market or investment performance. This risk cannot be fully mitigated, however it is being managed by the selection of a Fund Manager with a clear objective of preserving capital values while aiming to produce returns in line with the benchmark

5.3 Equalities

It is anticipated that there are no adverse equality implications arising from the proposals contained in this report.

5.4 Acting Sustainably

Whilst there are no economic, social or environmental effects arising from the proposals contained in this report, there are, through the activities reported upon, positive impacts upon the economy through protection of employment, positive impacts upon the quality of community life and improvements in local amenities and nurturing of local talent. The potential improvement in levels of income through the use of the new investment fund will act to make the Common Good Fund more sustainable in the future.

5.5 Carbon Management

There are no effects on carbon emissions arising from the proposals contained in this report.

5.6 Rural Proofing

There are no effects on rural proofing arising from the proposals contained in this report.

5.7 Changes to Scheme of Administration or Scheme of Delegation

There are no changes required to the Scheme of Administration or Scheme of Delegation arising from the proposals contained in this report

6 CONSULTATION

- 6.1 The Monitoring Officer, the Chief Legal Officer, the Service Director Strategy and Policy, the Chief Officer Audit and Risk, the Chief Officer HR and the Clerk to the Council are currently being consulted and their comments will be made available at the meeting.

Approved by

David Robertson
Chief Financial Officer

Signature

Author(s)

Kirsty Robb	Capital and Investments Manager Tel: 01835 825249
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Background Papers:
Previous Minute Reference:

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Contact us at Corporate Finance, Council Headquarters, Newtown St Boswells,
Melrose, TD6 0SA.
Tel: 01835 824000
Fax: 01835 825011
Email: treasuryteam@scotborders.gov.uk

GALASHIELS COMMON GOOD FUND

INCOME AND EXPENDITURE 2015/16

	Actuals at 30/06/15	Full Year Approved Budget 2015/16	Full Year Projected Out-turn	Full Year Projected Over/ (Under) Spend	Para Ref	Commentary
	£	£	£	£		
Property Income						
Rentals Receivable	0	0	0	0		
Non-Property Related Income						
Interest on Cash deposited with Council	0	(70)	(70)	0	4.3	Calculated at 0.4%
Newton Fund Investment – Dividends Rec'd	0	(530)	(530)	0	4.4	Calculated at 2.5%
Other Income	0	(3,100)	(3,100)	0		Donation from Ladhope Estate
Total Income	0	(3,700)	(3,700)	0		
Property Expenditure						
Property Costs – General	0	0	0	0		
Total Property Expenditure	0	0	0	0		
Grants & Other Donations	0	3,000	3,000	0		
Running Costs						
Central Support Service Charge	0	1,922	1,922	0		
SBC Grant towards Service Charge	0	(1,322)	(1,322)	0		
Net Running Costs	0	600	600	0		
Depreciation						
Depreciation Charge	0	11,738	11,738	0		
Contribution from Revaluation Reserve	0	(11,738)	(11,738)	0		
Net impact of Depreciation on Revenue Reserve	0	0	0	0		
Total Net (Surplus)/Deficit for year	0	(100)	(100)	0		

GALASHIELS COMMON GOOD FUND

BALANCE SHEET VALUE AS AT 30 June 2016

	Opening Balance at 01/04/15 £	Projected Movement in Year £	Projected Balances at 31/03/16 £
Fixed Assets			
Land & Buildings ¹	312,722	(11,738)	300,984
Heritable Assets	0	0	0
Total Fixed Assets	312,722	(11,738)	300,984
Capital in Newton Investment Fund			
Investment in Newton Fund	20,476	0	20,476
Unrealised Gains/(Loss)	569	0	569
Market Value²	21,045	0	21,045
Current Assets			
Debtors	0	0	0
Cash deposited with SBC	9,770	100	9,870
	9,770	100	9,870
Current Liabilities			
Creditors	0	0	0
	0	0	0
Net Assets	343,537	(11,638)	331,899
Funded by:			
Reserves			
Revenue Reserve ³	(9,770)	(100)	(9,870)
Capital Reserve ³	(21,045)	0	(21,045)
Revaluation Reserve	(312,722)	11,738	(300,984)
Total Reserves	(343,537)	11,638	(331,899)

¹ Net Book Value of Land & Buildings are broken down on Appendix 3

² The Dividend Income on the Newton Fund is reflected in the Income and Expenditure Statement on Appendix 1

³ Opening Capital and Revenue Reserve Balances have been aligned to net asset values

GALASHIELS COMMON GOOD FUND

PROPERTY PORTFOLIO PERFORMANCE FOR 2014/15
(Actual Income and Expenditure to 31 March 2015)

Fixed Assets	Net Book Value at 31/03/15	Projected Depn Charge 2015/16	Projected Net Book Value at 31/03/16	Projecte d Rental Income 2015/16	Actual Property Expenditure at 30/06/15				
					Repairs	Rates, Water & Power	Ins	Other	Total
	£	£	£	£	£	£	£	£	£
Bank Street Gardens	0	0	0	0	0	0	0	0	0
Ladhope Drive Car Park	0	0	0	0	0	0	0	0	0
Ladhope Golf Course	74,250	0	74,250	0	0	0	0	0	0
Ladhope Woodland	8,800	0	8,800	0	0	0	0	0	0
Ladhope Glen Park	0	0	0	0	0	0	0	0	0
Ladhope Recreation Groud	0	0	0	0	0	0	0	0	0
Old Gala House	219,603	11,738	219,603	0	0	0	0	0	0
Mercat Cross	0	0	0	0	0	0	0	0	0
Sir Walter Scott Statue	0	0	0	0	0	0	0	0	0
Old Town Cemetery	0	0	0	0	0	0	0	0	0
Amenity Ground at Haliburton Pl	10,069	0	10,069	0	0	0	0	0	0
Leabrae Playground	0	0	0	0	0	0	0	0	0
Sml area of Netherdale Play Field	0	0	0	0	0	0	0	0	0
Property Expenditure (General)	-	-	-	0	0	0	0	0	0
Total	312,722	11,738	300,984	0	0	0	0	0	0

GALASHIELS COMMON GOOD FUND

INVESTMENTS EXTERNALLY MANAGED IN NEWTON REAL RETURN FUND

Cost of Investment	Units	£
5 September 2014 (Galashiels Common Good Fund)	10,411	20,000
Contribution from SBC compensation for late investment	248	476
Total Invested to 30 June 2015	10,659	20,476

Value of Investment	£
31 March 2015	21,045
30 June 2015	20,447
30 September 2015	
31 December 2015	
31 March 2016	
Increase/(Decrease) from Total Cash Invested	(29)

