

NOTES TO THE ANNUAL ACCOUNTS**STATEMENT 8****14.5 Fixed Asset Valuation**

For assets included in the balance sheet at current value the undernoted valuation details apply: -

Date of Valuation	Council Dwellings £'000	Other Property, Plant and Equipment £'000	Surplus Assets £'000	Total £'000
1 April 2019	400	125,930	641	126,971
1 April 2020	465	78,275	660	79,400
31 March 2021	468,494	832,469	-	1,300,963
1 April 2021	-	102,357	468	102,825
1 April 2022	768	185,274	28,438	214,480
1 April 2023	-	206,564	7,916	214,480
	470,127	1,530,869	38,123	2,039,119
Net historical cost alterations	34,969	(98,293)	(4,685)	(68,009)
Gross Valuation	505,096	1,432,576	33,438	1,971,110

The Other Property Plant and Equipment category includes Other Land and Buildings, Vehicles Plant and Equipment and Community Assets but excludes Assets Under Construction which are not subject to revaluation.

Valuations of the above categories of assets are undertaken over a five year rolling programme by independent expert valuers engaged by the council and by the council's Chartered Surveyors in the Property Services Team, in accordance with the Statement of Asset Valuation Practice and Guidance Notes of the Royal Institution of Chartered Surveyors (RICS).

In 2023/24, valuations were undertaken for the council's cemetery land, grass pitches, non-grass pitches, golf courses, bowling greens, running tracks, tennis courts, pavilions, OAP pavilions, landfill sites and civic amenity sites. The asset valuations were based on a depreciated replacement cost (DRC) basis and resulted in a net upwards revaluation of assets of £21.1 million. More information about the valuation process and the estimates made in the financial statements is available on page 55 in the estimates and judgements section of the accounting policies.

14.6 Depreciation

No depreciation is charged on community assets, heritage assets, assets under construction and surplus assets not yet available for sale. No depreciation is charged on assets acquired in year, depreciation is charged from 1 April following year of acquisition.

The total depreciation charge for 2023/24 was £102.393 million (£98.728 million 2022/23). Amortisation of intangible assets for 2023/24 accounted for £1.984 million (£1.557 million 2022/23).

14.7 Capital Commitments

At 31 March 2024, the council has no commitments on capital contracts for the Housing Programme (£2.958 million 2022/23) and £12.556 million (£29.612 million 2022/23) for the Composite Programme.

The first year of the new five year Housing Capital programme commenced in 2023/24 and includes both the completion of new build projects from the previous five year programme and mobilisation at new build sites which include Houston Road, Simpson Parkway and Almondvale Crescent in Livingston, which are due to commence in 2024/25. Contracts for these projects were not formally finalised and as a consequence there are no capital commitments that relate to these projects.

The committed expenditure of £12.556 million in the Composite Programme is a consequence of several significant capital investment projects namely East Calder Primary School (£2.787 million), St Paul's Primary School (£2.576 million), Calderwood Primary School (£2.127 million), St Kentigern's Academy (£2.060 million), Eastertoun Primary School (£1.216 million) and Lanthorn Community Centre (£0.826 million). The remaining £0.964 million commitment is spread over a number of roads and bridge infrastructure projects and property projects.

14.8 Infrastructure Assets

The council's infrastructure assets have been recognised on the Balance Sheet at depreciated historic cost in line with the council's established accounting policy. A useful life of 40 years is applied to these assets and used in the calculation of the annual depreciation charge, based on the council's assessment of the average useful economic life of these assets, with the exception of where the useful life is known to be different from this amount as a consequence of a council decision. No depreciation is charged on assets acquired in year, depreciation is charged from 1 April following year of acquisition.

On 29 August 2022 the Scottish Government confirmed in Local Government Finance Circular 09/2022 that it has provided a temporary statutory override to the accounting and disclosure requirements related to infrastructure assets in local government financial statements, whilst more permanent updates are developed within the CIPFA/LASAAC Code of Practice for Local Authority Accounting ("the Code"). The allowed changes are applicable for the 2022/23 financial year through to the 31 March 2024 financial year. The council has applied both available statutory overrides for infrastructure assets:

- Statutory Override 1: For accounting periods commencing from 1 April 2021 until 31 March 2024 a local authority is not required to report the gross cost and accumulated depreciation for infrastructure assets.
- Statutory Override 2: For accounting periods commencing from 1 April 2010 until 31 March 2024 the carrying amount to be derecognised in respect of a replaced part of an infrastructure asset is to be taken to be and accounted for as a nil amount. No subsequent adjustment shall be made to the carrying amount of the asset with respect to that part.

The value of Infrastructure assets is as follows: -

	2023/24 £'000	2022/23 £'000
Net carrying amount at 1 April	251,612	245,630
Depreciation	(9,104)	(8,712)
Additions	11,277	14,366
Other Movements in Cost (transfers from Assets under Construction)	283	328
Balance outstanding at 31 March	254,068	251,612