

# **The Parish Commissioners of Braddan**

## **Statement of Accounts**

**For the year ended 31 March 2024**



# The Parish Commissioners of Braddan

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# The Parish Commissioners of Braddan

## Members, Officers and Advisors

### Members

Braddan Parish Commissioners are a Local Authority in the east of the Isle of Man. The Parish forms part of the Sheading of Middle. The Authority operates from the Commissioner's Office, The Roundhouse, Strang Corner Field, Ballaoates Road, Strang, Braddan IM4 4RE. The Board consists of 5 elected members.

The members, their roles and responsibilities are:

|                   |   |
|-------------------|---|
| Mr A.C.R. Jessopp | Chairman.<br>Richmond Hill Consultative Committee Representative.   |
| Mr A.D. Morgan    | Vice Chairman.  |
| Mr J. Quaye       |   |
| Mr N.M. Mellon    | Eastern Civic Amenity Site Representative.<br>Braddan Endowment Fund Representative.                      |
| Mr P. Scott       | Isle of Man Municipal Association Representative.<br>Richmond Hill Consultative Committee Representative. |

The Board are responsible for implementing and maintaining systems of internal control and corporate governance and the methods by which this is achieved are laid out in the Statement of Internal Control on pages 12 to 14 of these statements of accounts.

### Officers

The daily management of the Authority is undertaken by the following staff:

|                      |  |
|----------------------|--|
| Mr J.C. Whiteway MBA | Clerk  |
| Miss M.J. Radcliffe  | Deputy Clerk and Finance Officer (Responsible Finance Officer) |
| Mrs E.T. Beattie     | Housing Officer  |

### Internal Auditors

Our Internal auditors are Evolution Accounting Limited of Arcadia, Tynwald Road, Peel IM5 1JP.

### External Auditors

Our External auditors are Crowe Isle of Man Audit LLC, 6<sup>th</sup> Floor, Victory House, Prospect Hill, Douglas, Isle of Man IM1 1EQ.

### Accountants

Our Accountants are Suntera Accounting and Tax Limited of Peveril Buildings, Peveril Square, Douglas Isle of Man, IM99 1RZ.

# **The Parish Commissioners of Braddan**

## **Explanatory Foreword**

### **Introduction**

The Commissioners vision is to provide the most cost-effective services to the Parish using all the available resources at our disposal. We will consider innovative ways of working and challenging the norms when examining opportunities for improvement. We will actively pursue schemes that will provide amenities to all Parishioners.

Braddan Parish Commissioners exists for the benefit of all the people of the Parish and is accountable to them. The Commissioners and staff will provide the highest possible standards of service to the people of Braddan which we believe they are entitled to. We strive to obtain value for money by utilising our resources and capabilities effectively, efficiently, and economically. We will meet our statutory duties and responsibilities, and all targets set by central government.

### **Overall Financial Performance**

The 2023-24 financial year started with a balance of £852,852 held in our general revenue fund and £65,734 in the housing revenue reserve. The general revenue fund has reduced in the year to £469,912. The housing revenue reserve has increased to £73,714.

Our Parish Rate increased to 257p in the £ (2023: 230p in the £). The Domestic Refuse Charge increased to £88 per property (2023: £82) this equated to £133,144 in income and is included in the rates receipts. The Parish Rate Book has grown in the year by the addition of 31 new properties, which together with other extensions and alterations resulted in the rateable value of the Parish increasing by £5,814. Allowances of £24,603 (2023: £22,053) were granted to 12 separate charities under Section 74 of the Rating Act. Rate arrears at the year-end amounted to £2,198 (2023: £639) which arise from 11 properties (2023: 7). We are continuing to vigorously pursue the recovery of the outstanding balances.

### **Significant achievements during the year**

Construction works on our flagship Community Centre at Strang Corner, The Roundhouse, were completed in January 2024. The contractor Cedar Developments Limited have continued to complete various external elements after this date and are continuing works to the Village Green at the rear of the centre. The asset value of this development has been included in Note 1 as Assets Under Construction. The property was valued by DeanWood Management Limited in May 2024 at a value of £7,600,000 against an anticipated build cost of £10,232,485 including fees. The impairment was included in the 2023 financial year. Funding has been drawn down from the HSBC loan facility in 9 tranches totalling £9,066,430.

In March 2023 we applied for Planning Approval for a dedicated access to the Roundhouse from Ballaoates Road on land offered to us by the DHSC, after the Minister of the Department expressed a desire for the centre not to be accessed via the hospital estate roads. Despite receiving planning approval, we were unable to obtain conveyance or agreement with the DHSC to access the land and in August 2023 the Board made the decision not to proceed with the Roadway at this time as the delays to the project from doing so would be detrimental and incur additional costs. The DHSC were informed accordingly. In December 2023 we were advised by the DHSC that they were no longer willing to allow access to the Roundhouse via the Hospital Estate Roads and threatened to physically block the access. Legal advice was sought, and we were advised that we could not offer our tenants the leases but could offer them a licence instead. This resulted in several tenants being unable to commence their leases and being unwilling to operate under a licence. Only two tenants were able to operate and open their businesses, these were Aalid Feie Beauty Salon and Baby Sensory

# The Parish Commissioners of Braddan

## Explanatory Foreword (continued)

Isle of Man. We moved our office into the Roundhouse in January 2024 and have been operating the Sports Hall, Rotunda and Soft play facility since the date of completion. Three prospective tenants pulled out as a result of the delays caused by this issue. One refused to fit out until the roadway was completed.

Conveyance of the land completed on 9<sup>th</sup> August 2024. Works on the roadway commenced on 16<sup>th</sup> September 2024 and were completed on 20<sup>th</sup> December 2024. The threat of physically blocking access still existed throughout the construction phase, although relations with the Department have improved since December 2023.

As part of the planning approval process for the Roundhouse we were required to install a controlled pedestrian crossing on Braddan Road before the centre opened. Despite working with DOI a design was unable to be agreed and the pedestrian crossing wasn't installed at the point the centre was completed and ready to open. To resolve this issue a temporary crossing equipment was hired from Watling Streetworks Limited which enabled the planning condition to be satisfied. We continued to hire the temporary crossing equipment while the final design was agreed with the DOI, this continued until work commenced on the construction in early November 2024. The cost of this is included in administration costs. The contract for the permanent crossing was entered into on 10<sup>th</sup> October 2024 with JCK Limited and the works were completed on 12<sup>th</sup> December 2024.

In November 2023 we received Petition approval for £255,053 for the purchase of equipment for the Roundhouse. The Loan was draw down in full in November 2023 this included purchase of sports equipment, office equipment and play equipment for the external playground and soft play, together with IT, safety equipment and cleaning equipment. This is included in Note 1 as Assets Under Construction. We were able to secure funding to support the playground project from the Manx Lottery Trust in the sum of £50,000 which was received in May 2023. Our application to the Department of Enterprises Town and Village Regeneration Scheme was successful and we were awarded the sum of £25,000. This funding was received in July 2024 and has not been included in the 2024 accounts.

Spending on both the construction of the Roundhouse and the equipment will be transferred from Assets under Construction to Other Land and Buildings 12 months after the take-over period on 12<sup>th</sup> January 2025.

The Board continued their objection of the planning application by Hartford Homes for the development of 360 homes on land zoned at Ballafletcher. Agreement was reached with the affected residents who agreed to assist 50% of the cost of opposing the development, funding in the sum of £6,720 was received and has been included in the Legal and Professional fees account and will be funded from the General Rate account. When the costs are known an offset will be calculated and a refund made to the residents.

### **Issues that are likely to shape future performance**

The continuing issue surrounding access to the Roundhouse will significantly impact the income opportunities at the Roundhouse in the year ahead. We have now secured tenants for all bar one unit (Therapy room 1). All bar one unit (Pharmacy) is now operational, and we're continuing to encourage them to start fitting out their facilities to enable them to operate as soon as practically possible. We are unable to market the centre for events, conferences and shows until the issues are resolved, and this has impacted our income opportunities.

Works to construct the Roadway are being managed within the existing construction contract with Cedar. The works will impact a small section of the car park at the lower end and costs will need to be carefully managed to ensure it is provided as efficiently as possible. The work has been subcontracted by Cedar to Auldyn Construction Limited.

# **The Parish Commissioners of Braddan**

## **Explanatory Foreword (continued)**

The sale of the former Commissioners Office in Close Corran, Union Mills has been subject to delays due to the Petition approval process, which jeopardised the sale continuing. The conveyance was completed on 27<sup>th</sup> September 2024.

In January 2022 we received confirmation that our business cases for three housing schemes had been successful, and funds were included in the budgets for 2022-23 financial year. Design teams have been appointed and these schemes are being progressed. The schemes are:

- Close Y Lhergy – fencing and gardens.
- Millennium Close – kitchens and heating.
- Jubilee Terrace and Coronation Terrace – roofs, doors and windows.

Expressions of interest were advertised for inclusion on a select tender list, but insufficient responses were received, they were readvertised in late 2023 and contractors were identified.

Only one project has reached tender stage this being the roofs, doors and windows at Jubilee Terrace and Coronation Terrace. Three tenderers were offered the contract however only one tender was received, permission was granted by the DOI to continue. The Petition was submitted on 1<sup>st</sup> May 2024 seeking permission to borrow the sum of £532,916, approval was obtained on 31<sup>st</sup> October 2024 and it is hoped works will commence in April 2025.

# The Parish Commissioners of Braddan

## Statement of Responsibilities for the Statement of Accounts

### The Authority's responsibilities

The Authority is required to:

- make arrangements for the proper administration of its financial affairs and to secure that one of its officers has the responsibility for the administration of those affairs through the appointment of a Responsible Financial Officer;
- manage its affairs to secure economic, efficient, and effective use of resources and safeguard its assets; and
- approve the Statement of Accounts.

### The Responsible Financial Officer's responsibilities

The Responsible Financial Officer is responsible for the preparation of the Authority's Statement of Accounts.

In preparing this Statement of Accounts, the Responsible Financial Officer has:

- selected suitable accounting policies and then applied them consistently; and
- made judgements and estimates that were reasonable and prudent.

The Responsible Financial Officer has also:

- kept proper accounting records which were up to date; and
- taken reasonable steps for the prevention and detection of fraud and other irregularities.



Signed

Responsible Financial Officer

Dated 12 JUNE 2025



# The Parish Commissioners of Braddan

## Certificate of the Tynwald Auditor General

In accordance with section 3(1) of the Audit Act 2006 I have appointed Crowe Isle of Man Audit LLC to audit the accounts of The Parish Commissioners of Braddan for the year ended 31 March 2024.

In accordance with section 3(1A) of the Audit Act 2006 I have undertaken the following procedures to satisfy myself as to the adequacy of the work undertaken by the appointed auditor:

- reviewed the draft and any revised statement of accounts;
- reviewed the draft audit strategy document prepared by the appointed auditor;
- reviewed the draft report to those charged with governance prepared by the appointed auditor;
- reviewed the proposed independent auditor's report prepared by the appointed auditor;
- provided feedback to the appointed auditor as appropriate; and
- considered the responses of the appointed auditor to feedback provided.



**Stephen Warren**

**Tynwald Auditor General/ Ard Scruteyder Tinvaal**

2<sup>nd</sup> Floor

Prospect House

27-29 Prospect Hill

Douglas

Isle of Man

IM1 1ET

**Date:** 13 June 2025

# The Parish Commissioners of Braddan

## Independent Auditors Report to the Members of The Parish Commissioners of Braddan

### Opinion

We have audited the statement of accounts of The Parish Commissioners of Braddan for the year ended 31 March 2024 which comprise the comprehensive Income and Expenditure statement, the Statement of Movement on Reserves, the Balance Sheet, the Cash Flow Statement and notes to the Financial Statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the statement of accounts:

- give a true and fair view of the state of the Authority's affairs as at 31 March 2024 and of its total comprehensive income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Accounts and Audit Regulations 2018 with key consideration of Regulation 10(2) and the relevant provisions of the Audit Act 2006; and
- comply with the requirements of any other statutory provision applicable to them.

### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the statement of accounts section of our report. We are independent of the Authority in accordance with the ethical requirements that are relevant to our audit of the statement of accounts in the UK, including the Financial Reporting Council's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Authority's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Authority's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Authority with respect to going concern are described in the relevant sections of this report.

# **The Parish Commissioners of Braddan**

## **Independent Auditors Report to the Members of The Parish Commissioners of Braddan (continued)**

### **Other information**

The Commissioners are responsible for the other information. The other information comprises the information included in this report, other than the statement of accounts and our auditor's report thereon. Our opinion on the statement of accounts does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the statement of accounts, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the statement of accounts or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the statement of accounts or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

### **Matters on which we are required to report by exception**

In our opinion the internal controls maintained by the Commissioners in the year ending 31 March 2024 were insufficient to secure the proper management of the finances of the Commissioners in that, as disclosed in the Statement of Internal Control on page 12, the Commissioners did not obtain formal legal agreements regarding access to The Roundhouse.

We are required to report in respect of the following matters where Section 4 of the Audit Act 2006 requires us to report to you if, in our opinion:

- any transaction effected by or on accounts of the authority is or will be contrary to law; or
- the internal organisation of the authority and the controls maintained by it are not sufficient as to secure proper management of the finances of the local authority and economy and efficiency in the use of its resources.

### **Responsibilities of Responsible Financial Officer**

As explained more fully in the Responsible Financial Officer's responsibilities statement set out on page 6, the Responsible Financial Officer is responsible for the preparation of the statement of accounts and for being satisfied that they give a true and fair view, and for such internal control as the Responsible Financial Officer determines is necessary to enable the preparation of statement of accounts that are free from material misstatement, whether due to fraud or error.

In preparing statement of accounts, the Responsible Financial Officer is responsible for assessing the authority's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the authority intends to cease operations or have no realistic alternative but to do so.

# The Parish Commissioners of Braddan

## Independent Auditors Report to the Members of The Parish Commissioners of Braddan (continued)

### Auditor's responsibilities for the audit of the statement of accounts

Our objectives are to obtain reasonable assurance about whether the statement of accounts as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these statement of accounts.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error as fraud may involve deliberate concealment or collusion.

The extent to which our procedures are capable of detecting irregularities including fraud, is detailed below. However the primary responsibilities for the prevention and detection of fraud rests with those charged with governance of the Authority. Our approach is as follows:

- We considered the opportunities for non-compliance with the key laws and regulations affecting the Authority. We identified the Audit Act 2006 and the Accounts and Audit Regulations 2018 as the primary pieces of legislation and regulation affecting the entity. We reviewed the legislation to conclude whether there has been any activity in the Scheme which is required to be disclosed under this legislation.
- We considered the opportunities and incentives that may exist within the organisation for fraud and identified the greatest potential for fraud in the following areas: revenue recognition, management override in the manipulation of financial information and bias in the use of estimates. We discussed these risks with the Authority's administrators and designed audit procedures to mitigate the risks identified. These included tests on the recognition of revenue, and testing a sample of journals to confirm they were appropriate for the transactions noted in the year.

A further description of our responsibilities for the audit of the statement of accounts is located on the Financial Reporting Council's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

When auditing the financial statements, we have followed the requirements of the Audit Act 2006 with key consideration of Sections 4(2) and 4(3). These responsibilities include consideration of whether:

- the payment or application of money or other property held or received by or on account of the Authority; or
- a transaction effected by or on account of the Authority is or will be contrary to law.

In auditing the accounts, we are also required to consider whether the internal organisation of the Authority and the internal controls maintained by it, are such as to secure the proper management of the finances of the Authority and economy and efficiency in the use of its resources.

# **The Parish Commissioners of Braddan**

## **Independent Auditors Report to the Members of The Parish Commissioners of Braddan (continued)**

### **Use of our report**

This report is made solely to the Authority's members, as a body. Our audit work has been undertaken so that we might state to the Authority's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Authority and the Authority's members as a body, for our audit work, for this report, or for the opinions we have formed.

*Crowe Isle of Man Audit LLC*

**Crowe Isle of Man Audit LLC**

**Chartered Accountants**

6<sup>th</sup> Floor, Victory House

Prospect Hill

Douglas

Isle of Man

IM1 1EQ

**Date** *13 June 2025*

# The Parish Commissioners of Braddan

## Statement on Internal Control

### Introduction

Regulation 6 of the Accounts and Audit Regulations 2018 requires the Authority to conduct a review at least once in a year of the effectiveness of its system of internal control and include a statement on internal control within the Authority's statement of accounts.

This statement is made by the Parish Commissioners of Braddan to the Isle of Man Government Treasury in accordance with the requirements of the Isle of Man Government's Corporate Governance Principles and Code of Conduct ("the Code").

### Responsibilities of the Board and the Responsible Financial Officer

The Board controls strategy, policy, and key financial and operational matters within the Authority. In addition, it is the Board's responsibility to ensure that the work of the Responsible Financial Officer and other senior officers supports the strategy and policy approved by the Board.

The Responsible Financial Officer is responsible for implementing and maintaining systems of internal control and corporate governance which:

- ensure compliance with legislation and other regulations;
- safeguard public money, ensure that it is properly accounted for and that it is used economically, efficiently, and effectively; and
- support the achievement of the strategy, policies, aims, and objectives approved by the Board.

In discharging this responsibility, the Responsible Financial Officer works with other senior officers to put in place arrangements for the governance of the Authority's affairs and the stewardship of resources, in accordance with the Code.

### Internal control and corporate governance environment

The Authority's systems of internal control and corporate governance have been developed through an ongoing process designed to identify the principal risks, to evaluate the nature and extent of those risks and to manage them efficiently, effectively and economically. The following are considered to be key aspects of the internal control and corporate governance environment:

- **Authority's corporate governance framework**

A corporate governance framework has been developed which documents the Authority's policies and procedures in relation to community focus, performance management, internal control, risk management, delegated authority, human resources management, standards of conduct and management of Health and Safety and the environment. The framework provides a structure for documenting the legislation, regulations, policies, procedures, and other internal controls which, when taken together, form the Authority's internal control and corporate governance environment.

- **Board meetings**

The Board meets fortnightly and consists of a chairman and 4 other Board members. The Board receive reports from the Authority's Officers on operational matters and ensure that the work of the Responsible Financial Officer and other senior officers supports the strategy and policy approved by the Board.

# **The Parish Commissioners of Braddan**

## **Statement on Internal Control (continued)**

### **Review of internal control and corporate governance environment**

The effectiveness of the Authority's internal control and corporate governance arrangements is continuously assessed by the work of management and the Board.

Further evidence as to the effectiveness of internal controls and corporate governance arrangements is provided by reports issued during the year by the external and internal auditors.

### **Report on internal control and corporate governance environment**

- Attention is drawn to the fact that systems of internal control and corporate governance are designed to manage rather than eliminate the risk of failure to achieve objectives. They can therefore only provide reasonable and not absolute assurance. Accordingly, reasonable assurance is given that the Authority's internal control and corporate governance arrangements are adequate and operate effectively during the period ended 31 March 2024.

The system on internal financial control is based on a framework of regular management information, financial regulations, administrative procedures (including segregation of duties), management supervision, and a system of delegation and accountability. Development and maintenance of the system is undertaken by managers within the Authority. In particular, the system includes:

- Comprehensive budgeting systems;
- Regular reviews of periodic and annual financial reports which indicate financial performance against the forecasts;
- Setting targets to measure financial and other performance;
- The preparation of monthly financial reports which indicate actual expenditure against the forecasts;
- Clearly defined capital expenditure guidelines; and
- As appropriate, formal project management disciplines. For the construction of the Roundhouse we used a software system called CEMAR to manage the project and provide a conduit for all correspondence and instructions between the professional team, the contractor and us as the client.

In addition to the above we have in place a system of internal audit. The internal audit services provided in the current year are:

- An advisory review was undertaken by Evolution Accounting.
- The scope of the work was determined through an initial assessment of the objectives of the area under review, the risk to the achievement of those objectives and the controls that would be expected to mitigate the risks. The review considered the following areas:
  - Employment Handbook
  - Service Level Agreements and Engagement Letters
  - Roundhouse Revenue Model
- A formal report was received and considered by the Board.
- The Internal Audit report provided the Board with an independent opinion on the adequacy and effectiveness of the systems.

Our review of the effectiveness of the system of internal financial control is informed by:

- The work of managers within the Authority;
- The work of the internal auditors as described above; and
- The external auditors in their annual audit letter and other reports.

# The Parish Commissioners of Braddan


## Statement on Internal Control (continued)

Two high level findings were identified by this process and classified as "Some improvement needed". These related to improving wording of service level agreements and engagement letters and monitoring expiry dates on service level agreements and engagement letters. In addition, five high level findings were identified by this process and classified as "Major Improvement needed". These related to lack of updated policies on existing employment legislation.

The Clerk and the administration team will review the findings in due course to correct the areas of development identified.

Regarding the management of the Roundhouse Project, it is acknowledged a formal legal agreement for the use of the hospital roadway to access the Roundhouse was absent and reliance was placed on the correspondence from the then Minister Howard Quayle MHK. This matter had been pursued since 2016 and should have been formalised into an agreement in advance of the construction commencing, which would have meant some of the issues encountered could have been avoided. However, the agreement was not treated as a priority by the Department or the Attorney Generals chambers, resulting in Minister Hoopers unexpected decision to reverse Minister Quayle's previous approval. In future we will ensure there are legal agreements in place before embarking on projects.

Signed



Chairman

Dated

12 June 25

Signed



Responsible Financial Officer

Dated

12 June 25



# The Parish Commissioners of Braddan

## Comprehensive Income and Expenditure Statement for the year ended 31 March 2024

|   | Notes | Expenditure<br>£   | Income<br>£      | 2024<br>Net<br>£   | 2023<br>£          |
|---|-------|--------------------|------------------|--------------------|--------------------|
| Finance and general purposes                      |       | (768,114)          | 82,442           | (685,672)          | (516,925)          |
| Property  |       | (26,680)           | 43,103           | 16,423             | (394)              |
| Works and development                             |       | (125,917)          | –                | (125,917)          | (118,590)          |
| Parks and leisure                                 |       | (70,743)           | 49,317           | (21,426)           | (87,920)           |
| Refuse disposal                                   |       | (510,610)          | 154,523          | (356,087)          | (319,794)          |
| Net current service costs                         |       | –                  | 21,000           | 21,000             | (47,000)           |
| <b>Net cost of general fund services</b>          |       | <b>(1,502,064)</b> | <b>350,385</b>   | <b>(1,151,679)</b> | <b>(1,090,623)</b> |
| Housing services                                  | 8     | (780,961)          | 1,147,595        | 366,634            | 270,895            |
| Deficiency receivable                             | 8     | –                  | 319,379          | 319,379            | 202,704            |
| DOI housing management                            |       | (22,272)           | 15,725           | (6,547)            | 5,783              |
| <b>Net income from housing services</b>           |       | <b>(803,233)</b>   | <b>1,482,699</b> | <b>679,466</b>     | <b>479,382</b>     |
| <b>Net cost of services</b>                       |       | <b>(2,305,297)</b> | <b>1,833,084</b> | <b>(472,213)</b>   | <b>(611,241)</b>   |
| Income from the general rate fund                 | 7     |                    |                  | 1,530,660          | 1,368,441          |
| Interest receivable and other income              |       |                    |                  | 17,259             | 33,411             |
| Interest payable and similar charges              |       |                    |                  | (922,932)          | (584,060)          |
| Net pension interest cost                         |       |                    |                  | 4,000              | (24,000)           |
| Surplus/(Deficit) on revaluation of fixed assets  |       |                    |                  | –                  | (2,877,522)        |
| <b>Surplus/(Deficit) on provision of services</b> |       |                    |                  | <b>156,774</b>     | <b>(2,694,971)</b> |
| <b>Other Comprehensive Income and Expenditure</b> |       |                    |                  |                    |                    |
| Re-measurement of net pension liability           |       |                    |                  | 98,000             | 1,049,000          |
| Revaluation of fixed assets                       |       |                    |                  | 3,672,615          | –                  |
| <b>Total comprehensive income / (expenditure)</b> |       |                    |                  | <b>3,927,389</b>   | <b>(1,645,971)</b> |

# The Parish Commissioners of Braddan

## Statement of Movement on Reserves

for the year ended 31 March 2024

Year ending 31 March 2024

|   | General<br>fund  | Capital<br>adjustment<br>account | Revaluation<br>reserve | Housing<br>revenue<br>reserve | Pensions<br>reserve | DOI<br>maintenance<br>reserve | Cronkbourne<br>Reserve |
|---|------------------|----------------------------------|------------------------|-------------------------------|---------------------|-------------------------------|------------------------|
|   | £                | £                                | £                      | £                             | £                   | £                             | £                      |
| <b>Total comprehensive income and expenditure</b> | <b>156,774</b>   | <b>–</b>                         | <b>3,672,615</b>       | <b>–</b>                      | <b>98,000</b>       | <b>–</b>                      | <b>–</b>               |
| Depreciation of fixed assets                      | 104,197          | (349,712)                        | (106,941)              | 352,456                       | –                   | –                             | –                      |
| Net charges made for retirement benefits          | (25,000)         | –                                | –                      | –                             | 25,000              | –                             | –                      |
| Loan fund principal repayments                    | (345,596)        | 785,994                          | –                      | (440,397)                     | –                   | –                             | –                      |
| Repayment of finance lease                        | (733)            | 733                              | –                      | –                             | –                   | –                             | –                      |
| Fixed assets financed from general fund           | (106,079)        | 183,208                          | –                      | (77,129)                      | –                   | –                             | –                      |
| Transfer to/(from) housing revenue reserve        | (173,050)        | –                                | –                      | 173,050                       | –                   | –                             | –                      |
| Transfer to/(from) DOI maintenance reserve        | 6,547            | –                                | –                      | –                             | –                   | (6,547)                       | –                      |
| Transfer to/(from) Capital receipts reserve       | –                | –                                | –                      | –                             | –                   | –                             | –                      |
| Impairments                                       | –                | –                                | –                      | –                             | –                   | –                             | –                      |
| Other reserve transfers                           | –                | (545,547)                        | 545,547                | –                             | –                   | –                             | –                      |
|   | <b>(382,940)</b> | <b>74,676</b>                    | <b>4,111,221</b>       | <b>7,980</b>                  | <b>123,000</b>      | <b>(6,547)</b>                | <b>–</b>               |
| Balance brought forward at March 2023             | <b>852,852</b>   | <b>1,171,578</b>                 | <b>8,510,360</b>       | <b>65,734</b>                 | <b>26,000</b>       | <b>38,501</b>                 | <b>185,191</b>         |
| <b>Balance carried forward at March 2024</b>      | <b>469,912</b>   | <b>1,246,254</b>                 | <b>12,621,581</b>      | <b>73,714</b>                 | <b>149,000</b>      | <b>31,954</b>                 | <b>185,191</b>         |

# The Parish Commissioners of Braddan

## Statement of Movement on Reserves

for the year ended 31 March 2023

Year ending 31 March 2023

|   | General<br>fund | Capital<br>adjustment<br>account | Revaluation<br>reserve | Housing<br>revenue<br>reserve | Pensions<br>reserve | DOI<br>maintenance<br>reserve | Cronkbourne<br>Reserve |
|---|-----------------|----------------------------------|------------------------|-------------------------------|---------------------|-------------------------------|------------------------|
|   | £               | £                                | £                      | £                             | £                   | £                             | £                      |
| <b>Total comprehensive income and expenditure</b> | (2,694,971)     | –                                | –                      | –                             | 1,049,000           | –                             | –                      |
| Depreciation of fixed assets                      | 101,436         | (347,238)                        | (102,725)              | 348,527                       | –                   | –                             | –                      |
| Net charges made for retirement benefits          | 71,000          | –                                | –                      | –                             | (71,000)            | –                             | –                      |
| Loan fund principal repayments                    | (249,020)       | 674,641                          | –                      | (425,621)                     | –                   | –                             | –                      |
| Fixed assets financed from general fund           | (79,709)        | 174,564                          | –                      | (94,855)                      | –                   | –                             | –                      |
| Transfer to/(from) housing revenue reserve        | (53,232)        | –                                | –                      | 53,232                        | –                   | –                             | –                      |
| Transfer to/(from) DOI maintenance reserve        | (5,783)         | –                                | –                      | –                             | –                   | 5,783                         | –                      |
| Transfer to/(from) Capital receipts reserve       | –               | 71,334                           | –                      | –                             | –                   | –                             | (71,334)               |
| Impairments                                       | 2,891,216       | (2,977,350)                      | –                      | 86,134                        | –                   | –                             | –                      |
|   | (19,063)        | (2,404,049)                      | (102,725)              | (32,583)                      | 978,000             | 5,783                         | (71,334)               |
| Balance brought forward at March 2022             | 871,915         | 3,575,626                        | 8,613,085              | 98,317                        | (952,000)           | 32,718                        | 256,525                |
| <b>Balance carried forward at March 2023</b>      | <b>852,852</b>  | <b>1,171,577</b>                 | <b>8,510,360</b>       | <b>65,734</b>                 | <b>26,000</b>       | <b>38,501</b>                 | <b>185,191</b>         |

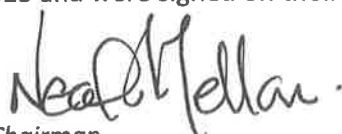
# The Parish Commissioners of Braddan

## Balance Sheet

as at 31 March 2024

|                                      | Notes | 2024              |                   | 2023              |                   |
|--------------------------------------|-------|-------------------|-------------------|-------------------|-------------------|
|                                      |       | £                 | £                 | £                 | £                 |
| <b>Fixed assets</b>                  |       |                   |                   |                   |                   |
| Tangible fixed assets                | 1     | 24,767,836        |                   | 21,422,064        |                   |
| Assets under construction            | 1     | 7,686,325         |                   | 3,835,473         |                   |
|                                      |       |                   | <u>32,454,161</u> |                   | <u>25,257,537</u> |
| <b>Current assets</b>                |       |                   |                   |                   |                   |
| Stock                                | 2     | 5,532             |                   | 3,771             |                   |
| Debtors                              | 3     | 318,871           |                   | 166,970           |                   |
| Cash at bank                         | 4     | 911,372           |                   | 2,126,453         |                   |
| Assets held for sale                 |       | 445,000           |                   | —                 |                   |
| Net pension assets                   | 16    | 149,000           |                   | 26,000            |                   |
|                                      |       | <u>1,829,775</u>  |                   | <u>2,323,194</u>  |                   |
| <b>Current liabilities</b>           |       |                   |                   |                   |                   |
| Short-term borrowing                 | 6     | 606,700           |                   | 754,073           |                   |
| Lease purchase liability             |       | 4,398             |                   | —                 |                   |
| Creditors                            | 5     | 1,160,500         |                   | 1,090,048         |                   |
|                                      |       | <u>1,771,598</u>  |                   | <u>1,844,122</u>  |                   |
| <b>Net current assets</b>            |       |                   | <u>58,177</u>     |                   | <u>479,072</u>    |
|                                      |       |                   | <u>32,512,338</u> |                   | <u>25,736,609</u> |
| <b>Long-term liabilities</b>         |       |                   |                   |                   |                   |
| Long-term borrowing                  | 6     | 17,717,863        |                   | 14,886,393        |                   |
| Lease purchase liability             |       | 16,869            |                   | —                 |                   |
|                                      |       | <u>17,734,732</u> |                   | <u>14,886,393</u> |                   |
| <b>Total assets less liabilities</b> |       |                   | <u>14,777,606</u> |                   | <u>10,850,216</u> |
| <b>Reserves:</b>                     |       |                   |                   |                   |                   |
| General fund                         |       | 469,912           |                   | 852,852           |                   |
| Capital adjustment account           |       | 1,246,254         |                   | 1,171,578         |                   |
| Revaluation reserve                  |       | 12,621,581        |                   | 8,510,360         |                   |
| Housing revenue reserve              |       | 73,714            |                   | 65,734            |                   |
| Pension reserve                      |       | 149,000           |                   | 26,000            |                   |
| DOI maintenance reserve              |       | 31,954            |                   | 38,501            |                   |
| Cronkbourn reserve                   |       | 185,191           |                   | 185,191           |                   |
|                                      |       | <u>14,777,606</u> |                   | <u>10,850,216</u> |                   |

The statement of accounts was approved by the Board of Braddan Parish Commissioners on 12<sup>th</sup> June 2025 and were signed on their behalf by:

  
Chairman

  
Responsible Financial Officer

# The Parish Commissioners of Braddan

## Cash Flow Statement

for the year ended 31 March 2024

|  | Notes | 2024<br>£   | £ | 2023<br>£   | £ |
|--|-------|-------------|---|-------------|---|
| Net surplus/(deficit) on provision of services   |       | 156,775     |   | (2,694,971) |   |
| Adjustments to net surplus on provision of services for non-cash movements   | 11    | 768,695     |   | 3,538,556   |   |
| Adjustments for items included in net surplus on provision of services that are investing and financing activities |       | 883,925     |   | 501,368     |   |
| Net cash flows from operating activities   |       | 1,809,395   |   | 1,344,953   |   |
| Net cash flows from investing activities   | 12    | (3,970,914) |   | (3,422,958) |   |
| Net cash flows from financing activities   | 13    | 1,804,179   |   | 1,469,071   |   |
|  |       | (2,166,735) |   | (1,953,887) |   |
| Net decrease in cash and cash equivalents  |       | (357,340)   |   | (608,934)   |   |
| Cash and cash equivalents at the beginning of the reporting period   | 4     | 1,232,232   |   | 1,841,166   |   |
| Cash and cash equivalents at the end of the reporting period   | 4     | 874,892     |   | 1,232,232   |   |

# The Parish Commissioners of Braddan

## Statement of Accounting Policies

### 1. Basis of preparation

The statement of accounts have been prepared in accordance with applicable United Kingdom accounting standards, including Financial Reporting Standard 102 – 'The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland' ('FRS 102'), and with the Audit Act 2006 and the Accounts and Audit Regulations 2018. The statement of accounts have been prepared on the historical cost basis except for the modification to a fair value basis for certain land and buildings as specified in the accounting policies below.

The statement of accounts are presented in Sterling (£) to the nearest £.

### 2. Going concern

After reviewing the budget of the authority, and the cash flow projections to March 2026, the board have a reasonable expectation that the authority has adequate resources to continue in operational existence for the foreseeable future. Additional borrowing approval has been approved to cover the overspends caused by delays and changes to The Roundhouse. We are confident that the cost of the borrowing for the facility can be covered by future income generated from the facilities and leases within The Roundhouse together with an increase in the rate; the rate for 2024-25 was increased by 36.6% to 351p in the £ to cover these costs. The centre opened in January 2024, and the Commissioners Office relocated to the building. Seven of the nine units are leased, bookings for the Sports Hall are popular with all the evening slots filled and daytime slots becoming popular. The community room known as the Rotunda is proving popular as a venue for fitness classes, conferences, training and parties. The facilities provided include a Café, Pharmacy, Dentist, Nursery, Gym, Baby Sensory Room, Beauty Therapy, two therapy suites, an indoor soft play area, a multi-use sports hall and community room, a village green with inclusive play facilities and a 500m outdoor exercise track. The emphasis of the project is to provide a focal point for the Parish and an attraction for the whole island, the services and facilities provided will benefit the staff and families of the adjacent Nobles Hospital. All loans are secured by a Letter of Comfort provided by the Isle of Man Treasury.

Therefore, the statement of accounts have been prepared on a going concern basis.

### 3. Income

#### (a) Rates receivable

Rates income for the year credited to the Comprehensive Statement of Income and Expenditure is the accrued income for the year, adjusted for discounts, exempt and uninhabitable properties.

#### (b) Rentals

Rent revenue is measured at fair value of the consideration received or receivable and represents the amount receivable for the services rendered.

#### (c) Refuse disposal income

Refuse disposal income is measured at fair value of the consideration received or receivable and represents the amount receivable for the services rendered.

### 4. Accruals of income and expenditure

The accounts of the authority are maintained on an accruals basis: activity is accounted for in the year that it takes place.

# **The Parish Commissioners of Braddan**

## **Statement of Accounting Policies (continued)**

### **5. Value Added Tax**

Value Added Tax is included in income and expenditure accounts, whether of a capital or revenue nature, only to the extent that it is irrecoverable.

### **6. Tangible fixed assets**

Tangible fixed assets have physical substance and are held by the authority for the provision of services or for administrative purposes on a continuing basis.

#### **(a) Recognition**

Expenditure on the acquisition or creation of tangible fixed assets and subsequent expenditure that adds to, replaces part of, or services tangible fixed assets, is capitalised on an accruals basis where:

- It is probable that the future economic benefits or service potential associated with the asset will flow to the authority; and
- The cost can be measured reliably.

Expenditure that maintains but does not add to an asset's potential to deliver future economic benefits or service potential (e.g. repairs and maintenance) is charged as an expense to the relevant service when it is incurred.

#### **(b) Measurement (valuation bases)**

All assets are initially measured at cost. The initial cost includes all expenditure that is directly attributable to bringing the asset into working condition for its intended use. Borrowing costs are not capitalised.

Subsequent to initial recognition, assets are then carried on the Balance Sheet using the following measurement bases:

- Infrastructure and Community assets – depreciated historic cost (or a nominal value where the historic cost is not known);
- Assets under construction – historic cost;
- Surplus assets – fair value (determined by the measurement of the highest and best use of the asset); and
- Social Housing and all other tangible fixed assets are measured at current value which is determined as the amount that would be paid for the asset in its existing use ("existing use value").

Where there is no market-based evidence of current value because of the specialist nature of an asset, depreciated replacement cost is used as an estimate.

For non-property assets that have short useful lives or low values (or both) depreciated historical cost basis is used as a proxy for current value.

#### **(c) Revaluation**

A class of assets included in the Balance Sheet at current value (fair value for surplus assets) may be revalued on a rolling basis provided revaluation of the class of assets is completed within five years. The valuations are undertaken with sufficient regularity to ensure that their carrying amount is not materially different from current value (fair value for surplus assets). All valuations are undertaken by a qualified valuer, contracted to the authority.

# The Parish Commissioners of Braddan

## Statement of Accounting Policies (continued)

Short-life assets, such as vehicles and computer equipment are not revalued but are measured at depreciated historic cost as a proxy for fair value.

Increases in valuation are matched by credits to the revaluation reserve to recognise unrealised gains. When assets are subject to revaluation losses they are accounted for as follows:

- where there is a balance of revaluation gains for the asset in the Revaluation Reserve, the carrying amount of the asset is written down against that balance (up to the amount of the accumulated gains); or
- where there is no balance in the revaluation reserve or an insufficient balance, the carrying amount of the asset is written down against the relevant service line in the Comprehensive Income and Expenditure Statement.

### (d) Impairment

Assets are subject to an annual impairment review at the end of each financial year for evidence of reductions in value. Where indications exist and the reduction is material, the recoverable amount of the asset is estimated and, where this is less than the carrying amount of the asset, an impairment loss is recognised for the shortfall.

Where impairment losses are identified, they are accounted for as follows:

- where there is a balance of revaluation gains for the asset in the Revaluation Reserve, the carrying amount of the asset is written down against that balance (up to the amount of the accumulated gains); or
- where there is no balance in the Revaluation Reserve or an insufficient balance, the carrying amount of the asset is written down against the relevant service line(s) in the Comprehensive Income and Expenditure Statement.

Where an impairment loss is reversed subsequently, the reversal is credited to the relevant service line in the Comprehensive Income and Expenditure Statement, up to the amount of the original loss, adjusted for depreciation that would have been charged if the loss had not been recognised.

### (e) Depreciation

Depreciation is provided for on all tangible fixed assets by the systematic allocation of their depreciable amounts over their useful lives. An exception is made for assets without a determinable finite useful life (e.g. freehold land and community assets) and assets that are not yet available for use (i.e. assets under construction).

Depreciation is calculated on a straight-line basis by allocating the cost (or re-valued amount) of the asset over the number of years that the asset is expected to be of useful benefit as follows:

Operational assets:

|                         |                 |
|-------------------------|-----------------|
| Land                    | not depreciated |
| Freehold buildings      | 50 years        |
| Plant and machinery     | 3-10 years      |
| Furniture and equipment | 25 years        |
| Motor vehicles          | 10 years        |
| Car parks               | 20 years        |
| Playground equipment    | 10 years        |
| Infrastructure assets   | 15 years        |



# **The Parish Commissioners of Braddan**

## **Statement of Accounting Policies (continued)**

The useful life of an asset is estimated on a realistic basis and is regularly reviewed as part of the revaluation process. Where the useful life of a fixed asset is revised, depreciation is charged over the revised life of the asset.

Revaluation gains are also depreciated, with an amount equal to the difference between current value depreciation charged on assets and the depreciation that would have been chargeable based on their historical cost being transferred each year from the revaluation reserve to the capital adjustment account.

Where an item has major components, whose cost is significant in relation to the total cost of the asset, the components are depreciated separately.

### **(f) Disposals**

Income from the disposal of fixed assets is accounted for on an accruals basis. Capital receipts are held in the usable capital receipts reserve until such time as they are used to finance other capital expenditure, when they are credited to the capital adjustment account.

## **7. Cash and cash equivalents**

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are investments that mature in 3 months or less from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

Cash and cash equivalents include bank overdrafts that are repayable on demand and form an integral part of the authority's cash management.

## **8. Government grants and contributions**

Government grants, third party contributions are accounted for on an accruals basis and recognised when the conditions attached to the payments have been met and there is reasonable assurance that they will be received.

### **(a) Housing deficiency**

Housing deficiency is accounted for on an accruals basis and represents an amount due in respect of the shortfall of housing income over housing expenditure in the year in accordance with the housing deficiency scheme operated by the Department of Infrastructure.

## **9. Stocks**

Stocks have been valued at the lower of cost and net realisable value.

## **10. Debtors**

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

# The Parish Commissioners of Braddan

## Statement of Accounting Policies (continued)

### 11. Creditors

Short term trade creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

### 12. Employee benefits

The authority provides a range of benefits to employees, including paid holiday arrangements and a defined benefit pension plan.

#### (a) Short term benefits

Short term benefits, including holiday pay, are recognised as an expense in the period in which the service is received.

#### (b) Defined benefit pension plan

The authority participates in the Local Government Superannuation Scheme administered by Douglas Borough Council in accordance with the Isle of Man Local Government Superannuation Scheme regulations. A defined benefit plan defines the pension benefit that the employee will receive on retirement, usually dependent upon several factors including age, length of service and remuneration.

The authority and its employees pay contributions into the scheme and these contributions are calculated at a level intended to balance the pensions liabilities with investment assets. The liability recognised in the balance sheet in respect of the defined benefit plan is the present value of the authority's defined benefit obligation at the end of the reporting date less the fair value of the plan assets attributable to the authority's members at the reporting date.

The defined benefit obligation is calculated using the projected unit credit method. Annually, the administering authority engages independent actuaries to calculate the obligation of the authority. The present value is determined by discounting the estimated future payments using market yields on high quality corporate bonds that are denominated in sterling and that have terms approximating the estimated period of the future payments ('discount rate').

The fair value of plan assets is measured in accordance with the FRS 102 fair value hierarchy. This includes the use of appropriate valuation techniques.

Actuarial gains and losses arising from experience adjustments and changes in actuarial assumptions are charged or credited to the Comprehensive Income and Expenditure Statement. These amounts together with the return on plan assets, less amounts included in net interest, are disclosed as 're-measurement of net pension liability'.

The cost of the defined benefit plan, recognised in profit or loss as employee costs, except where included in the cost of an asset, comprises:

- the increase in pension benefit liability arising from employee service during the period; and
- the cost of plan introductions, benefit changes, curtailments and settlements.

The net interest cost is calculated by applying the discount rate to the net balance of the defined benefit obligation and the fair value of plan assets. This cost is recognised in the income and expenditure statement as 'net pension interest cost'.

# The Parish Commissioners of Braddan

## Statement of Accounting Policies (continued)

### 13. Contingent assets

Contingent assets are not recognised in the Balance Sheet but are disclosed in a note to the accounts where it is probable that there will be an inflow of economic benefits or service potential.

### 14. Reserves

Reserves include earmarked reserves set aside for specific policy purposes and balances which represent resources set aside for purposes such as general contingencies and cash flow management. The Authority maintains the following significant reserves:

**General reserve:** set up to act as a buffer against the potential risks of increased expenditure to be charged to future years' Accounts and to assist in organisational development.

**Housing revenue reserve:** represents the unspent allowance for repairs on the Commissioners' housing stock and was set up to assist in meeting any future overspend on housing revenue repairs and maintenance.

**Capital receipts reserve:** these are amounts of capital monies from the sale of assets, used to finance future capital expenditure.

**DOI maintenance reserve:** represents the unspent maintenance fees for repairs on the Department of Infrastructure housing stock managed under the transfer agreement, which will assist in meeting future overspends on repairs and maintenance.

The following accounts have been established in accordance with the capital accounting provisions. They are not fully backed by cash, nor generally available to finance expenditure.

**Capital adjustment account:** amounts set aside from capital receipts or revenue resources to finance expenditure on fixed assets or for the repayment of external loans and certain other capital financing transactions.

**Revaluation reserve:** representing principally the balance of the surpluses or deficits arising on the periodic revaluation of fixed assets.

**Pensions reserve:** absorbs the timing differences arising from the different arrangements for accounting for post-employment benefits and for funding those benefits.

**Cronkbourne reserve:** amounts set aside from Housing capital receipts or revenue resources to finance expenditure on fixed assets or for the repayment of external loans and certain other housing related capital financing transactions.

# The Parish Commissioners of Braddan

## Significant Estimates and Judgements

### (a) Judgements

In applying the accounting policies set out above the authority has had to make assumptions and form judgements about transactions which are complex in nature and where there is uncertainty about future events. The critical judgements made in the Statement of Accounts are as follows:

- The authority operates a rolling 5-year revaluation programme for assets held on the Balance Sheet at revalued amount. This means that not all assets are revalued formally every year. However, a desktop review is undertaken of the assets that were not formally revalued during the year, taking into account factors such as changes to building cost indices since the asset's last revaluation and the impact of revaluations in year for similar assets. As a result, it is judged that the potential difference in value that would result from formal revaluation is not material in the context of the overall carrying value of the assets, and therefore the risk of material misstatement to the Balance Sheet is low.
- Property, plant and equipment assets are judged to be held for their service potential rather than future resale value and therefore the authority does not allocate residual values to assets when calculating depreciation. This could lead to the potential overstatement of depreciation and the understatement of asset carrying values in the Balance Sheet. The calculation of depreciation, however, does not affect the amount to be collected from rate payers.
- The authority has judged that amounts held on deposit or invested for periods of less than three months are sufficiently liquid as to be classed as cash equivalents. Judgement is also required as to whether the primary purpose of holding such investments is for meeting short term cash commitments (in which case the investment is classified as a cash equivalent) or for investment return (in which case the investment remains classified as a short-term investment).

### (b) Estimates

The authority is required to disclose those estimates and assumptions which it has made in the preparation of its accounts for which there is the potential for a material adjustment within the next financial year.

- Pension liability - The estimation of the net pension liability depends on a number of complex and inter-related actuarial assumptions and judgements, i.e. the rate of inflation, rate of increase in salaries, age of retirement, rate of increase in pensions, mortality rates and expected returns on pension fund assets. A firm of actuaries is engaged to provide expert advice about the assumptions to be applied. As a result, there is inevitably some uncertainty concerning the value of the net pension liability in the statement of accounts. Changes in the assumptions can give rise to major changes in the liability within the year and across years, i.e. actuarial gains and losses.

# The Parish Commissioners of Braddan

## Notes to the statement of accounts

### 1. Tangible fixed assets

#### Operational assets

|                                       | Dwellings         | Other<br>land and<br>buildings | Vehicles,<br>plant and<br>equipment | Infrastructure | Community<br>assets | Total             |
|---------------------------------------|-------------------|--------------------------------|-------------------------------------|----------------|---------------------|-------------------|
|                                       | £                 | £                              | £                                   | £              | £                   | £                 |
| Cost or valuation<br>at 31 March 2023 | 21,220,718        | 1,097,646                      | 724,877                             | 798,457        | 20,050              | 23,861,748        |
| Additions in the year                 | 86,170            | —                              | 109,560                             | 18,520         | —                   | 214,250           |
| Disposals in the year                 | —                 | —                              | —                                   | —              | —                   | —                 |
| Revaluations                          | 2,136,894         | (57,645)                       | —                                   | —              | (20,041)            | 2,059,208         |
| Transfers                             | —                 | 360,561                        | —                                   | —              | —                   | 360,561           |
| Transfers for sale                    | —                 | (445,000)                      | —                                   | —              | —                   | (445,000)         |
| Impairments                           | —                 | —                              | —                                   | —              | —                   | —                 |
| <b>At 31 March 2024</b>               | <b>23,443,782</b> | <b>955,562</b>                 | <b>834,437</b>                      | <b>816,977</b> | <b>9</b>            | <b>26,050,767</b> |
| Depreciation                          |                   |                                |                                     |                |                     |                   |
| At 31 March 2023                      | 1,189,806         | 56,575                         | 549,150                             | 644,153        | —                   | 2,439,684         |
| Charge for the year                   | 352,456           | 20,277                         | 57,383                              | 26,537         | —                   | 456,653           |
| Disposals                             | —                 | —                              | —                                   | —              | —                   | —                 |
| Valuation adjustment                  | (1,542,262)       | (71,144)                       | —                                   | —              | —                   | (1,613,406)       |
| <b>At 31 March 2024</b>               | <b>—</b>          | <b>5,708</b>                   | <b>606,533</b>                      | <b>670,690</b> | <b>—</b>            | <b>1,282,931</b>  |
| <b>Net book value</b>                 |                   |                                |                                     |                |                     |                   |
| <b>At 31 March 2024</b>               | <b>23,443,782</b> | <b>949,854</b>                 | <b>227,904</b>                      | <b>146,287</b> | <b>9</b>            | <b>24,767,836</b> |
| At 31 March 2023                      | 20,030,912        | 1,041,071                      | 175,727                             | 154,304        | 20,050              | 21,422,064        |

# The Parish Commissioners of Braddan

## Notes to the statement of accounts (continued)

|                                      |                    |
|--------------------------------------|--------------------|
| <b>Assets Under Construction</b>     | <b>Total<br/>£</b> |
| Cost or valuation at 31 March 2023   | 3,835,473          |
| Additions in the year                | 4,211,413          |
| Transfers                            | (360,561)          |
| <b>At 31 March 2024</b>              | <b>7,686,325</b>   |
| <b>Depreciation</b>                  |                    |
| Depreciation at 31 March 2023        | —                  |
| <b>Depreciation at 31 March 2024</b> | <b>—</b>           |
| <b>Net book value</b>                |                    |
| <b>At 31 March 2024</b>              | <b>7,686,325</b>   |
| At 31 March 2023                     | 3,835,473          |

### Jointly Controlled Assets – Civic Amenity Site, Middle Park Industrial Estate

|                                  | <b>Douglas<br/>62.46%<br/>£'000</b> | <b>Onchan<br/>17.78%<br/>£'000</b> | <b>Braddan<br/>12.66%<br/>£'000</b> | <b>Santon<br/>1.68%<br/>£'000</b> | <b>Garff<br/>5.42%<br/>£'000</b> | <b>Total<br/>100.00%<br/>£'000</b> |
|----------------------------------|-------------------------------------|------------------------------------|-------------------------------------|-----------------------------------|----------------------------------|------------------------------------|
| <b>Cost or Valuation</b>         |                                     |                                    |                                     |                                   |                                  |                                    |
| As at 31 March 2023              | 1,549                               | 441                                | 314                                 | 42                                | 134                              | 2,480                              |
| Additions in the year            | 235                                 | 67                                 | 47                                  | 6                                 | 20                               | 375                                |
| <b>Value as at 31 March 2024</b> | <b>1,784</b>                        | <b>508</b>                         | <b>361</b>                          | <b>48</b>                         | <b>154</b>                       | <b>2,855</b>                       |
| <b>Accumulated Depreciation</b>  |                                     |                                    |                                     |                                   |                                  |                                    |
| As at 31 March 2023              | —                                   | —                                  | —                                   | —                                 | —                                | —                                  |
| Charge for the year              | (28)                                | (8)                                | (6)                                 | (1)                               | (2)                              | (45)                               |
| <b>Value as at 31 March 2024</b> | <b>(28)</b>                         | <b>(8)</b>                         | <b>(6)</b>                          | <b>(1)</b>                        | <b>(2)</b>                       | <b>(45)</b>                        |
| <b>Net Book Value</b>            |                                     |                                    |                                     |                                   |                                  |                                    |
| <b>At 31 March 2024</b>          | <b>1,756</b>                        | <b>500</b>                         | <b>355</b>                          | <b>47</b>                         | <b>152</b>                       | <b>2,810</b>                       |
| At 31 March 2023                 | 1,549                               | 441                                | 314                                 | 42                                | 134                              | 2,480                              |

### Valuation of fixed assets

The Authority carry out revaluations of its fixed assets every 5 years. This exercise was performed at 31 March 2024. The valuation was carried out by Black Grace Cowley of 51 Victoria Street, Douglas, IM1 2LD. The valuations were carried out in accordance with the RICS Valuation Global Standards (The Red Book) including VPGA1, Valuation for inclusion in Financial Statements. The accounts and Audit Regulations 2018 differ from the agreed definitions in the RICS Global Valuation Standards, and it is agreed that we shall depart from the RICS Red Book to comply with the Accounts and Audit Regulations 2018.

# The Parish Commissioners of Braddan

## Notes to the statement of accounts (continued)

Valuation of The Roundhouse was not included in this valuation as it was carried out by DeanWood of 37 Victoria Street, Douglas, IM1 2LF in May 2024.

### *Historical cost of revalued fixed assets*

|   | 2024<br>£         | 2023<br>£         |
|---|-------------------|-------------------|
| Included within the above are assets with a historical cost of: | <u>20,694,678</u> | <u>19,476,247</u> |

### Assets held

| Operational assets                    | Number at<br>31 March 2023 | Changes<br>In year | Number at<br>31 March 2024 |
|---------------------------------------|----------------------------|--------------------|----------------------------|
| <b>Dwellings:</b>                     |                            |                    |                            |
| Standard dwellings                    | 181                        | —                  | 181                        |
| <b>Other land and buildings:</b>      |                            |                    |                            |
| Car parks                             | 3                          | 1                  | 4                          |
| Depots                                | 1                          | —                  | 1                          |
| Public halls                          | 2                          | —                  | 2                          |
| Public offices                        | 1                          | —                  | 1                          |
| Recreational properties               | —                          | 1                  | 1                          |
| Miscellaneous properties              | 1                          | —                  | 1                          |
| <b>Vehicles, plant and equipment:</b> |                            |                    |                            |
| Vehicles                              | 1                          | 1                  | 2                          |
| Plant and equipment                   | 3                          | —                  | 3                          |
| <b>Infrastructure assets:</b>         |                            |                    |                            |
| Street lights                         | 593                        | (15)               | 578                        |
| <b>Community assets:</b>              |                            |                    |                            |
| Historic properties                   | 1                          | —                  | 1                          |
| Parks and open spaces                 | 6                          | 2                  | 8                          |
| <b>Non-operational assets:</b>        |                            |                    |                            |
| Other properties                      | 1                          | 1                  | 2                          |
| Agricultural land                     | 1                          | (1)                | —                          |

# The Parish Commissioners of Braddan

## Notes to the statement of accounts (continued)

### 2. Stocks

Stocks balance comprises the Authority's stock of wheeled refuse bins and dog fouling bags.

|                     | 2024<br>£    | 2023<br>£    |
|---------------------|--------------|--------------|
| Wheeled refuse Bins | 2,624        | 2,171        |
| Dog fouling bags    | 1,952        | 505          |
| Recycling boxes     | 62           | 236          |
| Recycling trolleys  | 227          | 780          |
| Litter bins         | 667          | 79           |
|                     | <u>5,532</u> | <u>3,771</u> |

The value of stock recognised as an expense in the comprehensive income and expenditure statement was £3,203 (2023: £3,090).

### 3. Debtors and prepayments

|   | 2024<br>£      | 2023<br>£      |
|---|----------------|----------------|
| Amounts falling due in one year (net of bad debt provisions): |                |                |
| Government Departments  | 205,346        | 110,321        |
| Public Authorities  | 1,421          | 1,896          |
| Local Authorities   | —              | 50             |
| Ratepayers  | 4,845          | 1,333          |
| Housing rents   | 1,829          | (939)          |
| Trade debtors   | 98,497         | 45,126         |
| Sundry debtors  | 19             | 2,373          |
| Prepayments   | 6,914          | 6,810          |
|   | <u>318,871</u> | <u>166,970</u> |

Debtor balances are shown net of provisions for bad or doubtful debts as follows:

|                | 2024<br>£      | 2023<br>£      |
|----------------|----------------|----------------|
| Sundry debtors | 125,000        | 125,000        |
| Trade debtors  | 6,621          | 6,621          |
| Rent debtors   | 1,500          | 1,500          |
|                | <u>133,121</u> | <u>133,121</u> |



# The Parish Commissioners of Braddan

## Notes to the statement of accounts (continued)

### 4. Cash at bank

|                     | 2024<br>£      | 2023<br>£        |
|---------------------|----------------|------------------|
| Cash at bank        | 874,892        | 1,232,232        |
| Short term deposits | 36,480         | 894,221          |
| Long term deposits  | —              | —                |
| Total cash at bank  | <u>911,372</u> | <u>2,126,453</u> |

### 5. Creditors

|                    | 2024<br>£        | 2023<br>£        |
|--------------------|------------------|------------------|
| Central Government | 99,361           | 15,248           |
| Public Authorities | 33,320           | 14,011           |
| Local Authorities  | 31,886           | 103,061          |
| Ratepayers         | 6,214            | 5,585            |
| Housing rents      | 30,634           | 31,249           |
| Sundry creditors   | 959,085          | 920,895          |
|                    | <u>1,160,500</u> | <u>1,090,048</u> |

### 6. Borrowing

Loans outstanding may be analysed as follows:

|   | 2024<br>£         | 2023<br>£         |
|---|-------------------|-------------------|
| <b><i>Falling due within one year:</i></b>          |                   |                   |
| Commercial loans                                    | 606,700           | 754,073           |
| Total falling due within one year                   | <u>606,700</u>    | <u>754,073</u>    |
| <b><i>Falling due after more than one year:</i></b> |                   |                   |
| Commercial loans                                    | 17,717,863        | 14,886,393        |
| Total falling due after more than one year          | <u>17,717,863</u> | <u>14,886,393</u> |
| Total loan borrowing                                | <u>18,324,563</u> | <u>15,640,466</u> |

The commercial loans represent:

- Loans from the Isle of Man Bank bear interest at fixed rates between 5.55% and 5.70% per annum.
- Loans with HSBC bear interest at a variable rate of 0.95% over LIBOR.

The loans are secured by a Letter of Comfort provided by the Isle of Man Treasury.

# The Parish Commissioners of Braddan

## Notes to the statement of accounts (continued)

### 7. General rate account

|   | 2024      |                  | 2023      |                  |
|---|-----------|------------------|-----------|------------------|
|   | £         | £                | £         | £                |
| General rates levied for the year                             |           | 1,581,212        |           | 1,413,799        |
| <i>Add:</i>   |           |                  |           |                  |
| Arrears brought forward                                       | 639       |                  | 343       |                  |
| Cash received in advance                                      | (5,585)   |                  | (1,936)   |                  |
|   |           | <u>1,576,266</u> |           | <u>1,412,206</u> |
| <i>Less:</i>  |           |                  |           |                  |
| Discounts   | (27,865)  |                  | (23,885)  |                  |
| Exempt and uninhabitable properties                           | (24,232)  |                  | (22,053)  |                  |
|   |           | <u>(52,097)</u>  |           | <u>(45,938)</u>  |
| Total rates collectable                                       |           | <u>1,524,169</u> |           | <u>1,366,268</u> |
| <i>Rates received in the year:</i>                            |           |                  |           |                  |
| Current year rates  | 1,531,783 |                  | 1,372,664 |                  |
| Arrears collected   | (3,346)   |                  | (1,450)   |                  |
| Total rates received in the year                              |           | <u>1,528,437</u> |           | <u>1,371,214</u> |
| Balances outstanding carried forward:                         |           |                  |           |                  |
| Arrears – current year  | 2,198     |                  | 639       |                  |
| Rates paid in advance   | (6,466)   |                  | (5,585)   |                  |
|   |           | <u>(4,268)</u>   |           | <u>(4,946)</u>   |
|   |           | <u>1,524,169</u> |           | <u>1,366,268</u> |
|   |           |                  |           |                  |
|   |           | 2024             |           | 2023             |
|   |           | £                |           | £                |
| General rates levied for the year                             |           | 1,581,212        |           | 1,413,799        |
| Less: Discounts, exempt/uninhabitable properties, and refunds |           | <u>(50,552)</u>  |           | <u>(45,358)</u>  |
| Per Comprehensive Income and Expenditure Statement            |           | <u>1,530,660</u> |           | <u>1,368,441</u> |

# The Parish Commissioners of Braddan

## Notes to the statement of accounts (continued)

### 8. Housing revenue income and expenditure

|                                     | 2024             | 2023             |
|-------------------------------------|------------------|------------------|
|                                     | £                | £                |
| <b>Income</b>                       |                  |                  |
| Dwelling rents                      | 978,941          | 936,219          |
| Housing deficiency receivable       | 319,379          | 202,704          |
| Other income                        | 168,654          | 153,073          |
|                                     | <u>1,466,974</u> | <u>1,291,996</u> |
| <b>Expenditure</b>                  |                  |                  |
| Repairs and maintenance             | (202,353)        | (175,910)        |
| Supervision and management          | (57,498)         | (54,752)         |
| Rents, rates and other charges      | (168,654)        | (153,074)        |
| Depreciation and impairment charges | (352,456)        | (434,661)        |
| Bad Debt provision                  | —                | —                |
|                                     | <u>(780,961)</u> | <u>(818,397)</u> |
| Net cost of housing services        | <u>686,013</u>   | <u>(473,599)</u> |

### Dwelling rent income

Dwelling rent income is the total rent due for the year after voids, write-offs, refunds etc. Voids represent 0.9% of the rental debit for the year (2023: 1.75%).

### Rent arrears

|   | 2024  | 2023  |
|---|-------|-------|
| Rent arrears                                      | 3,329 | 561   |
| Rent arrears as a percentage of gross rent income | 0.29% | 0.05% |

### Housing deficiency grant

Housing deficiency grant is paid from central government to meet the shortfall which might be incurred by the Authority. The amount of deficiency is calculated as follows:

|   | 2024            | 2023             |
|---|-----------------|------------------|
|   | £               | £                |
| Opening balance due                                 | (175,893)       | (108,055)        |
| Charges to Deficiency Grant                         | 319,379         | 202,704          |
| Payments received from Department of Infrastructure | (206,180)       | (270,542)        |
| Closing balance due                                 | <u>(62,694)</u> | <u>(175,893)</u> |

# The Parish Commissioners of Braddan

## Notes to the statement of accounts (continued)

Included in the rent, rates, taxes, and other charges above is £168,654 (2023: £153,073) of rates charged in respect of the Commissioners tenanted properties. This amount is also included in other income within the housing revenue account in addition to income from the general rate fund shown in the Comprehensive Income and Expenditure Statement.

### Housing Fixed assets

Authority dwellings are valued on a basis that reflects their use for social housing. The vacant possession value of the dwellings at Mullen Doway at 31<sup>st</sup> March 2022 was £4,000,000. Spending on this development in the year amounted to £9,040 including fees.

### 9. Employee remuneration

The number of employees whose remuneration, excluding pension contributions, was £50,000 or more (in bands of £25,000) was:

|                          | 2024<br>Number of<br>employees | 2023<br>Number of<br>employees |
|--------------------------|--------------------------------|--------------------------------|
| <b>Remuneration band</b> |                                |                                |
| £50,000 – £74,999        | 3                              | 2                              |

### Key management compensation

The total key management personnel compensation was £252,472 (2023: £185,206) including employers pension contributions.

### Members' allowances

During the year the Authority paid £7,892 to its members in respect of their attendance at meetings, undertaking duties and responsibilities (2023: £6,347).

### 10. Related party transactions

The Authority is required to disclose material transactions with related parties – bodies or individuals that have the potential to control or influence or to be controlled or influenced by the Authority. Disclosure of these transactions allows readers to assess the extent to which the Authority might have been constrained in its ability to operate independently or might have secured the ability to limit another party's ability to bargain freely with the Authority.

**Central Government** – has a direct influence over the general operations of the Authority – it is responsible for providing the statutory framework within which the Authority operates. Details of transactions with government departments are set out in notes 3 and 5 however the Authority's relationship with the Department of Infrastructure is such that it merits reporting here.

**Department of Infrastructure** – The Authority has contracts with the DOI for waste disposal charges at the Energy from Waste Plant and the supply of refuse collection services, and the management of housing stock at Cronk Grianagh. During the year an amount of £241,996 (2023: £231,459) was invoiced by the DOI and charges of £26,555 (2023: £27,921) were issued to them. At the year end, an amount of £18,862 was due (2023: £7,120) from the Department in this respect. During the year, housing deficiency requirements were funded by the Department as disclosed in Note 8.

# The Parish Commissioners of Braddan

## Notes to the statement of accounts (continued)

**Public Authorities** – The Authority has contracts with the Manx Utilities Authority for street lighting maintenance and supply of electricity. During the year an amount of £118,043 (2023: £87,970) was invoiced, and at the year-end an amount of £12,399 (2023: £0) was due to them.

The Authority has contracts with the Isle of Man Post Office for provision of postal paid impression services and the supply of refuse collection services. During the year an amount of £2,202 (2023: £2,746) was invoiced by Isle of Man Post Office and charges of £7,281 (2023: £7,383) were issued to them. At the year end, a balance of £1,325 (2023: £1,770) was due from them.

**Local Authorities** – the Authority has contracts with Douglas Borough Council for operation of the Eastern Civic Amenity Site, and the construction of the new Eastern Civic Amenity Site. During the year an amount of £265,027 (2023: £572,701) was invoiced, and at the year end, an amount of £11,199 (2023: £19,451) was due to them.

Costs have also been incurred during the year in relation to a capital scheme to develop a replacement Civic Amenity site at Middle Park Industrial Estate, which is jointly owned by the participating authorities represented on the Eastern District Civic Amenity Site Joint Committee which are Douglas Borough Council, Onchan District Commissioners, Santon Parish Commissioners and Garff District Commissioners. The site opened in June 2023. Each authority is separately responsible for the Capital financing of their relevant share.

All Commissioners and officers of the Authority are asked to complete a disclosure statement in respect of themselves and their family members/close relatives, detailing any material transactions with related parties.

**Officers of the Authority** – Clerk, Mr Colin Whiteway declared an interest in the recycling contract entered into with Recycle Collect Limited which is owned and operated by his daughter Mrs Clara Isaac. During the year an amount of £64,501 (2023: £0) was invoiced by Recycle Collect Limited. At the year end, a balance of £450 (2023: £0) was due to them.

**Members of the Authority** – Note 9 refers to related party transactions for Members attendance allowance claims. In addition to this, Commissioner J Quaye has an interest in Manx Independent Carriers Limited. During the year an amount of £453 (2023: £0) was invoiced by Manx Independent Carriers Limited and charges of £4,451 (2023: £4,653) were issued to them. At the year end, a balance of £1,523 (2023: £1,690) was due from them.

# The Parish Commissioners of Braddan

## Notes to the statement of accounts (continued)

### 11. Cash flow statement – operating activities

The following table provides a breakdown of the main elements within the adjustment for the non-cash movements figure shown in the cash flow statement:

|  | 2024           | 2023             |
|--|----------------|------------------|
|  | £              | £                |
| Depreciation, impairment and revaluation losses for non-current assets | 456,653        | 3,427,313        |
| Increase in creditors  | 490,704        | 80,455           |
| (Increase) in debtors  | (151,901)      | (46,101)         |
| (Increase)/Decrease in stock   | (1,760)        | 5,888            |
| Difference between FRS102 pension cost and contributions paid          | (25,000)       | 71,000           |
|  | <u>768,696</u> | <u>3,538,556</u> |

### 12. Cash flow statement – investing activities

|  | 2024               | 2023               |
|--|--------------------|--------------------|
|  | £                  | £                  |
| Purchase of assets (Fixed assets, intangible assets) | (4,845,913)        | (3,692,422)        |
| Other payments for investing activities              | 857,741            | 236,053            |
| Receipts from short-term and long-term investments   | 17,259             | 33,411             |
|  | <u>(3,970,913)</u> | <u>(3,422,958)</u> |

### 13. Cash flow statement – financing activities

|  | 2024             | 2023             |
|--|------------------|------------------|
|  | £                | £                |
| New loan borrowings                              | 3,470,090        | 2,678,491        |
| New lease borrowings                             | 22,000           | –                |
| Repayments of short-term and long-term borrowing | (785,994)        | (674,641)        |
| Repayment of lease                               | (733)            | –                |
| Loan interest paid                               | (901,184)        | (534,779)        |
|  | <u>1,804,179</u> | <u>1,469,071</u> |

### 14. Audit fees

During the year the Authority incurred external audit fees of £12,915 (2023: £12,300).

### 15. Total rateable value

The total rateable value at the 31<sup>st</sup> March 2024 was £567,0331 (2023: £561,491) and the rates charged for the year were 257p (2023: 230p) in the £.

# The Parish Commissioners of Braddan

## Notes to the statement of accounts (continued)

### 16. Post-employment benefits

The authority operates a defined benefit pension scheme with assets held in a separately administered fund. The scheme provides retirement benefits on the basis of members' final salary. The plan is administered by Douglas Borough Council as the administering Authority. The Authority has committed to a funding plan with the administering Authority, whereby ordinary contributions are made into the scheme based on a percentage of active employees' salary. Additional contributions are agreed with the administering Authority to reduce the funding deficit where necessary.

A comprehensive actuarial valuation of the Local Government Superannuation Scheme, using the projected unit credit method, was carried out at 31 March 2023 by independent consulting actuaries. Adjustments to the valuation at that date have been made based on the following assumptions:

|   | 2024  | 2023  |
|---|-------|-------|
| Rate of increase in salaries            | 3.65% | 3.65% |
| Rate of increase in pensions            | 2.85% | 2.85% |
| Rate for discounting scheme liabilities | 4.95% | 4.80% |

The assets in the Isle of Man Local Government Superannuation Scheme are valued at fair value, principally market value for investments, and the asset categories are shown in the Isle of Man Local Government Superannuation Scheme Accounts.

The mortality assumptions used were as follows:

|   | 2024<br>Years | 2023<br>Years |
|---|---------------|---------------|
| Longevity at the age of 65 for current pensioners |               |               |
| Men   | 19.6          | 19.6          |
| Women   | 24.8          | 24.7          |
| Longevity at the age of 65 for future pensioners  |               |               |
| Men   | 21.1          | 21.0          |
| Women   | 26.3          | 26.2          |

Reconciliation of scheme assets and liabilities:

|   | Assets<br>£      | Liabilities<br>£ | Total<br>£     |
|---|------------------|------------------|----------------|
| At 1 April 2023                                 | 2,000,000        | 1,974,000        | 26,000         |
| Benefits paid                                   | (3,000)          | (3,000)          | –              |
| Employer contributions                          | 99,000           | –                | 99,000         |
| Current service cost                            | –                | 72,000           | (72,000)       |
| Interest (expense)                              | 99,000           | 95,000           | 4,000          |
| Actuarial losses                                | –                | (36,000)         | 36,000         |
| Return on plan assets excluding interest income | 62,000           | –                | 62,000         |
| Administration expenses                         | (6,000)          | –                | (6,000)        |
| <b>At 31 March 2024</b>                         | <b>2,251,000</b> | <b>2,102,000</b> | <b>149,000</b> |

# The Parish Commissioners of Braddan

## Notes to the statement of accounts (continued)

Total cost recognised as an expense:

|                      | 2024            | 2023          |
|----------------------|-----------------|---------------|
|                      | £               | £             |
| Current service cost | (27,000)        | 41,000        |
| Interest cost        | (4,000)         | 24,000        |
|                      | <u>(31,000)</u> | <u>65,000</u> |

No amounts were included in the cost of assets (2023: £0).

The Authority's share of the fair value of plan assets was:

|                    | 2024 | 2023 |
|--------------------|------|------|
|                    | %    | %    |
| Equity instruments | 55%  | 52%  |
| Bonds              | 32%  | 34%  |
| Property           | 11%  | 13%  |
| Cash               | 2%   | 1%   |

The Authority's share of the return on plan assets was:

|  | 2024          | 2023          |
|--|---------------|---------------|
|  | £             | £             |
| Interest income                            | 99,000        | 53,000        |
| Return on plan assets less interest income | (3,000)       | (3,000)       |
|  | <u>96,000</u> | <u>50,000</u> |



# The Parish Commissioners of Braddan

## Notes to the statement of accounts (continued)

### 17. Capital commitments

The estimated commitments for capital expenditure that had started, or legal contracts entered into are:

|         | 2024             | 2023             |
|---------|------------------|------------------|
|         | £                | £                |
| Housing | <u>477,421</u>   | <u>2,235</u>     |
| General | <u>2,601,476</u> | <u>1,256,479</u> |

2024 capital commitments for housing cover the replacement roofs, doors and windows and Jubilee and Coronation Terrace, the retention on the construction of 30 Apartments at Snugborough Farm Site, Union Mills, and associated fees which was completed in July 2022. The capital commitments for general revenue account cover the construction of the Roundhouse access road, pedestrian crossing and retention on the Strang Corner Community Centre.

|                        |                  |
|------------------------|------------------|
| Year ending March 2024 | 2,702,862        |
| Year ending March 2025 | 803,279          |
|                        | <u>3,506,141</u> |

# The Parish Commissioners of Braddan

## Detailed Income and Expenditure Account

for the year ended 31 March 2024

|                                      | 2024<br>£ | 2024<br>£ | 2023<br>£ | 2023<br>£ |
|--------------------------------------|-----------|-----------|-----------|-----------|
| <b>Finance and general purposes</b>  |           |           |           |           |
| Salaries                             | 421,757   |           | 332,419   |           |
| Pension costs                        | 99,493    |           | 79,746    |           |
| Community warden expenses            | 3,349     |           | 1,596     |           |
| Administration costs                 | 9,876     |           | 6,531     |           |
| Printing and stationery              | 4,614     |           | 1,998     |           |
| Telephone                            | 8,020     |           | 4,783     |           |
| Advertising                          | 14,184    |           | 8,174     |           |
| Establishment                        | 67,252    |           | 27,140    |           |
| Audit and accountancy                | 19,706    |           | 22,444    |           |
| Bank charges                         | 7,859     |           | 7,357     |           |
| Sundry expenses                      | 386       |           | 115       |           |
| IT maintenance                       | 28,800    |           | 22,543    |           |
| Attendance and travelling allowances | 8,092     |           | 6,347     |           |
| Legal and professional fees          | 15,393    |           | 17,045    |           |
| Depreciation                         | 57,383    |           | 56,237    |           |
| Rates surfeit                        | 1,760     |           | 2,661     |           |
| Bad debt provisions                  | —         |           | —         |           |
| Lease costs                          | 190       |           | —         |           |
|                                      |           |           |           |           |
| Less:                                |           | (768,114) |           | (597,136) |
| Administration allowance             | 57,498    |           | 54,752    |           |
| Housing management fee DOI           | 11,100    |           | 11,100    |           |
| Search fees                          | 6,625     |           | 6,065     |           |
| Discounts received                   | 6,769     |           | 6,144     |           |
| Fines                                | 100       |           | 100       |           |
| Street trader licence fees           | 300       |           | 400       |           |
| Flat registration fees               | 50        |           | 1,650     |           |
|                                      |           |           |           |           |
|                                      |           | 82,442    |           | 80,211    |
|                                      |           |           |           |           |
|                                      |           | (685,672) |           | (516,925) |
|                                      |           |           |           |           |
| <b>Property and Playgrounds</b>      |           |           |           |           |
| Hall repairs and expenses            | 6,403     |           | 4,189     |           |
| Depreciation                         | 20,277    |           | 14,569    |           |
|                                      |           | (26,680)  |           | (18,758)  |
| Less:                                |           |           |           |           |
| Hall hire and property rental        | 43,103    |           | 18,364    |           |
|                                      |           | 43,103    |           | 18,364    |
|                                      |           |           |           |           |
|                                      |           | 16,423    |           | (394)     |

This page does not form part of the audited statement of accounts.

# The Parish Commissioners of Braddan

## Detailed Income and Expenditure Account (continued)

for the year ended 31 March 2024

|                                   | 2024<br>£ | 2024<br>£ | 2023<br>£ | 2023<br>£ |
|-----------------------------------|-----------|-----------|-----------|-----------|
| <b>Works and development</b>      |           |           |           |           |
| Street lighting                   | 64,762    |           | 48,120    |           |
| Street and gulley cleaning        | 25,251    |           | 28,995    |           |
| Hedges, verges and weed cutting   | 9,368     |           | 10,845    |           |
| Depreciation                      | 26,537    |           | 30,630    |           |
|                                   |           | (125,918) |           | (118,590) |
| <b>Parks and Leisure</b>          |           |           |           |           |
| <b>Leisure</b>                    |           |           |           |           |
| Community celebrations            | 683       |           | 2,938     |           |
|                                   |           | (683)     |           | (2,938)   |
| <b>Library</b>                    |           |           |           |           |
| Books and newspapers              | 1,000     |           | 1,000     |           |
|                                   |           | (1,000)   |           | (1,000)   |
| <b>Parks, glens, open spaces</b>  |           |           |           |           |
| Environmental amenities           | 69,060    |           | 70,971    |           |
| Impairments                       | —         |           | 13,694    |           |
|                                   |           | (69,060)  |           | (84,665)  |
|                                   |           | (70,743)  |           | (88,603)  |
| Less:                             |           |           |           |           |
| Community Celebration sponsorship | 49,317    |           | 683       |           |
|                                   |           | 49,317    |           | 683       |
|                                   |           | (21,426)  |           | (87,920)  |
| <b>Refuse disposal</b>            |           |           |           |           |
| Refuse collection charge          | 130,840   |           | 129,120   |           |
| Litter                            | 14,676    |           | 18,788    |           |
| Civic amenity                     | 104,480   |           | 87,486    |           |
| Waste disposal                    | 203,193   |           | 191,067   |           |
| Kerbside collection               | 57,421    |           | 39,124    |           |
|                                   |           | (510,610) |           | (465,585) |
| Less:                             |           |           |           |           |
| Collection charges                | 154,523   |           | 145,791   |           |
|                                   |           | 154,523   |           | 145,791   |
|                                   |           | (356,087) |           | (319,794) |

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