

Commercial Investment Indicators**1 Investment Category Value : Total Gross Asset Value (Current Value)**

	2017/18 £000	2019/20 Ratio	2018/19 £000	2019/20 Ratio	2019/20 £000	2019/20 Ratio
Service Loans	9,469	0.7%	16,069	1.2%	32,000	2.5%
Service Shares	95,545	7.4%	105,545	8.2%	105,545	8.2%
Investment Property *	174,310	13.5%	174,310	13.5%	174,310	13.5%
Total Commercial Assets	279,324	21.6%	295,924	22.9%	311,855	24.1%
Total Council Assets *	1,293,379		1,293,379		1,293,379	

* assumes asset value is constant over the period

2 Debt Funding per Investment Category

Historic borrowing is not identifiable to specific investments. However, the Council's underlying borrowing requirement, in the form of the Capital Financing Requirement, was 31% of total council assets by current value (as at 31/03/2018), indicating that assets provide 3 times cover for the underlying borrowing requirement.

3 Rate of Return (on Gross Asset Current Value)

	2017/18 Income £000	2017/18 Return %	2018/19 Income £000	2018/19 Return %	2019/20 Income £000	2019/20 Return %
Service Loans	786	8.3%	786	4.9%	1,112	3.5%
Service Shares	7,805	8.2%	9,378	8.9%	8,828	8.4%
Investment Property	11,936	6.8%	11,299	6.5%	11,952	6.9%
Total Commercial Assets	20,527	7.3%	21,463	7.3%	21,892	7.0%

4 Service Loans : 2019/20 Upper Limit

Service Loans	2017/18 £000	2018/19 £000	2019/20 £000	2020/21 £000	2021/22 £000
	actual	forecast	forecast	forecast	forecast
Group Entities	4,477	4,477	5,577	6,027	6,427
Local Organisations	1,838	8,438	8,938	9,438	9,938
Service Users	3,154	3,154	3,154	3,154	3,154
Future Loans			14,331	14,381	14,481
Total Service Loans	9,469	16,069	32,000	33,000	34,000

5 Shares : 2019/20 Upper Limit (Capital Invested)

Shares	2017/18 £000	2018/19 £000	2019/20 £000	2020/21 £000	2021/22 £000
	actual	forecast	forecast	forecast	forecast
Group Entities	9,147	9,147	9,147	9,147	9,147
Local Organisations	11,650	21,650	21,650	21,650	21,650
Future Investment			19,203	19,203	19,203
Total Shares	20,797	30,797	50,000	50,000	50,000

Value of cash and other funds invested over time is estimated as £20,797k (as at 2017/18)

6 Debt : Net Service Expenditure

Debt : NSE	2017/18 £000	2018/19 £000	2019/20 £000
Net Service Expenditure	622,580	636,754	641,650
Gross Debt	369,128	372,708	403,900
Ratio	59.29%	58.53%	62.95%

7 Commercial Income : Net Service Expenditure

Commercial Income : NSE	2017/18 £000	2018/19 £000	2019/20 £000
Net Service Expenditure	622,580	636,754	641,650
Gross Investment Income	20,527	21,463	21,892
Ratio	3.30%	3.37%	3.41%