

## Prudential & Investment Indicators

## Appendix 7b

### Commercial Investment Indicators

#### 1 Investment Category Value : Total Gross Asset Value - Current Value (i)

	2018/19 £000	2018/19 Ratio	2019/20 £000	2019/20 Ratio	2020/21 £000	2020/21 Ratio
Service Loans	17,362	1.3%	22,230	1.6%	54,109	3.9%
Service Shares	110,809	8.0%	123,309	8.9%	129,517	9.4%
Investment Property	215,173	15.6%	215,173	15.6%	215,173	15.6%
<b>Total Commercial Assets</b>	<b>343,344</b>	<b>24.9%</b>	<b>360,712</b>	<b>26.1%</b>	<b>398,799</b>	<b>28.9%</b>
<b>Total Council Assets *</b>	<b>1,381,173</b>		<b>1,381,173</b>		<b>1,381,173</b>	

\* assumes asset value is constant over the period

#### 2 Debt Funding per Investment Category

The Council's underlying borrowing requirement, in the form of the Capital Financing Requirement as at 31/3/2019, was 36% (31% as at 31/03/2018) of total council assets by current value.

#### 3 Rate of Return (on Gross Asset Value)

	2018/19 Income £000	2018/19 Return %	2019/20 Income £000	2019/20 Return %	2020/21 Income £000	2020/21 Return %
Service Loans (ii)	837	4.8%	902	4.1%	871	1.6%
Service Shares	9,191	8.3%	9,391	7.6%	7,355	5.7%
Investment Property	11,627	5.4%	12,197	5.7%	11,915	5.5%
<b>Total Commercial Assets</b>	<b>21,655</b>	<b>6.3%</b>	<b>22,490</b>	<b>6.2%</b>	<b>20,141</b>	<b>5.1%</b>

#### 4 Service Loans : 2020/21 Upper Limit - Capital Invested (iii)

Service Loans	2018/19 £000 actual	2019/20 £000 forecast	2020/21 £000 forecast
Group Entities	10,234	10,952	10,202
Local Organisations	2,962	7,112	7,112
Service Users	3,057	3,057	3,057
<b>Total Existing Loans</b>	<b>16,253</b>	<b>21,121</b>	<b>20,371</b>
Future Loans		0	32,629
<b>Total Loans Limit</b>	<b>16,253</b>	<b>21,121</b>	<b>53,000</b>

#### 5 Shares : 2020/21 Upper Limit - Capital Invested (iii)

Shares	2018/19 £000 actual	2019/20 £000 forecast	2020/21 £000 forecast
Group Entities	19,642	19,642	19,642
Local Organisations	11,650	11,650	11,650
<b>Total Existing Shares (iv)</b>	<b>31,292</b>	<b>31,292</b>	<b>31,292</b>
Future Investment		12,500	18,708
<b>Total Shares</b>	<b>31,292</b>	<b>43,792</b>	<b>50,000</b>

#### 6 Debt : Net Service Expenditure

Debt : NSE	2018/19 £000	2019/20 £000	2020/21 £000
Net Service Expenditure	636,754	641,650	643,348
Gross Debt	379,304	355,253	373,492
<b>Ratio</b>	<b>59.6%</b>	<b>55.4%</b>	<b>58.1%</b>

#### 7 Commercial Income : Net Service Expenditure

Commercial Income : NSE	2018/19 £000	2019/20 £000	2020/21 £000
Net Service Expenditure	636,754	641,650	643,348
Gross Investment Income	21,655	22,490	20,141
<b>Ratio</b>	<b>3.4%</b>	<b>3.5%</b>	<b>3.1%</b>

#### Notes:

- (i) Current value includes revaluation changes, in addition to capital invested
- (ii) Forecast income figures for 2019/20 & 2020/21 exclude interest on loans committed but not drawn down
- (iii) Capital invested excludes revaluation changes
- (iv) Value of cash and other funds invested over time is estimated as £31,292k (as at 2018/19)