

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

	2021/22 £000	Ratio	2022/23 £000	2022/23 Ratio
Service Loans	58,685	3.5%	64,785	3.8%
Service Shares	107,163	6.4%	107,163	6.4%
Investment Property	293,157	17.4%	293,157	17.4%
Total Commercial Assets	459,005	27.3%	465,105	27.6%
Total Council Assets *	1,683,459		1,683,459	

* 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 31/3/2021, was 30% (34% as at 31/03/2020) of total council assets by current value.

3 Rate of Return (on Gross Asset Value)

	2021/22 Income £000	2021/22 Return %	2022/23 Income £000	2022/23 Return %
Service Loans (ii)	814	1.4%	844	1.3%
Service Shares	6,075	5.7%	7,574	7.1%
Investment Property	11,509	3.9%	13,086	4.5%
Total Commercial Assets	18,398	4.0%	21,504	4.6%

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

Service Loans	2020/21 £000	2021/22 £000 forecast	2022/23 £000 forecast
Group Entities		22,553	23,053
Local Organisations		32,499	38,099
Service Users		2,341	2,341
Total Existing Loans		57,393	63,493
Future Loans		0	4,507
Total Loans Limit	53,000	57,393	68,000

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

Shares	2020/21 £000	2021/22 £000 forecast	2022/23 £000 forecast
Group Entities		39,808	29,313
Local Organisations		12,043	22,538
Total Existing Shares (iv)		51,851	51,851
Future Investment		0	3,149
Total Shares	50,000	51,851	55,000

6 Debt : Net Service Expenditure

Debt : NSE	2021/22	2022/23
	£000	£000
Net Service Expenditure	679,259	640,090
Gross Debt	366,724	366,048
Ratio	54.0%	57.2%

7 Commercial Income : Net Service Expenditure

Commercial Income : NSE	2021/22	2022/23
	£000	£000
Net Service Expenditure	679,259	640,090
Gross Investment Income	18,398	21,504
Ratio	2.7%	3.4%

Notes:

(i) Current value includes revaluation changes, in addition to capital invested

(ii) Forecast income figures for 2021/22 & 2022/23 exclude interest on loans committed but not drawn down

(iii) Capital invested excludes revaluation changes

Value of cash and other funds invested over time is estimated as £51.9m (as at 2021/22)