

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

	2022/23 £000	2022/23 Ratio	2023/24 £000	2023/24 Ratio
Service Loans	84,969	4.7%	88,876	4.9%
Service Shares	95,612	5.3%	95,612	5.3%
Investment Property	334,710	18.4%	334,710	18.4%
Total Commercial Assets	515,291	28.4%	519,198	28.6%
Total Council Assets *	1,815,556		1,815,556	

* 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 31/3/2022, was 28% (30% as at 31/03/2021) of total council assets by current value.

3 Rate of Return (on Gross Asset Value)

	2022/23 Income £000	2022/23 Return %	2023/24 Income £000	2023/24 Return %
Service Loans (ii)	1,339	1.6%	1,594	1.8%
Service Shares	8,375	8.8%	8,824	9.2%
Investment Property	13,768	4.1%	13,103	3.9%
Total Commercial Assets	23,482	4.6%	23,520	4.5%

4 Service Loans : 2023/24 Upper Limit - Capital Invested (ii)

Service Loans	2021/22 £000	2022/23 £000 forecast	2023/24 £000 forecast
Group Entities		44,724	44,724
Local Organisations		36,850	40,757
Service Users		2,347	2,347
Total Existing Loans		83,921	87,828
Future Loans		0	3,172
Total Loans Limit	53,000	91,000	91,000

5 Shares : 2023/24 Upper Limit - Capital Invested (ii)

Shares	2021/22 £000	2022/23 £000 forecast	2023/24 £000 forecast
Group Entities		40,108	40,108
Local Organisations		12,019	12,019
Total Existing Shares (iv)		52,127	52,127
Future Investment		0	2,873
Total Shares	50,000	52,127	55,000

6 Debt : Net Revenue Stream

Debt : NSE	2022/23	2023/24

	£000	£000
Net Service Expenditure	237,422	260,502
Gross Debt	325,010	307,082
Ratio	136.9%	117.9%

7 Commercial Income : Net Revenue Stream

Commercial Income : NSE	2022/23 £000	2023/24 £000
Net Service Expenditure	237,422	260,502
Gross Investment Income	23,482	23,520
Ratio	9.9%	9.0%

Notes:

- (i) Current value includes revaluation changes, in addition to capital invested
- (ii) Capital invested excludes revaluation changes