

## INVESTMENT INDICATORS

**Gross General Fund (GF) Debt to GF Net Service Expenditure**

This provides an indication of the Council's financial strength and its ability to repay its debts. Statutory government guidance requires a limit to be placed on the number of times gross debt can exceed net service expenditure.						
	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>
	<b>Estimate</b>	<b>Estimate</b>	<b>Estimate</b>	<b>Estimate</b>	<b>Estimate</b>	<b>Estimate</b>
Forecast	279%	200%	182%	158%	130%	122%
Recommended Limit	500%	500%	500%	500%	500%	500%

**Forecast Investment Income to General Fund Net Service Expenditure**

This provides an indication of how dependent the Council is on investments to fund its services.						
	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>
	<b>Estimate</b>	<b>Estimate</b>	<b>Estimate</b>	<b>Estimate</b>	<b>Estimate</b>	<b>Estimate</b>
Investment Properties	4.8%	4.1%	4.5%	4.5%	4.5%	4.5%
Investments for Service Purposes	6.8%	5.9%	5.6%	5.6%	5.5%	5.4%
Long Term Treasury Management Investments	0.8%	0.3%	0.2%	0.1%	0.0%	0.0%
<b>Overall Investment Income</b>	<b>12.4%</b>	<b>10.3%</b>	<b>10.3%</b>	<b>10.2%</b>	<b>10.0%</b>	<b>9.9%</b>

**Limit on Investment Income to General Fund Net Service Expenditure**

Statutory government guidance requires a limit to be placed on the Council's dependence on commercial income and other long term income to fund its services						
	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>
	<b>Estimate</b>	<b>Estimate</b>	<b>Estimate</b>	<b>Estimate</b>	<b>Estimate</b>	<b>Estimate</b>
Investment Properties	7.2%	6.1%	6.7%	6.7%	6.8%	6.7%
Investments for Service Purposes	10.2%	8.8%	8.5%	8.4%	8.3%	8.2%
Long Term Treasury Management Investments	1.3%	0.5%	0.3%	0.1%	0.1%	0.1%
<b>Overall Investment Income</b>	<b>18.7%</b>	<b>15.4%</b>	<b>15.5%</b>	<b>15.2%</b>	<b>15.2%</b>	<b>15.0%</b>

**Interest Cover**

This provides a measure of the risk that net income from investment properties will be insufficient to pay the interest on the debt that financed their acquisition						
	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>
	<b>Estimate</b>	<b>Estimate</b>	<b>Estimate</b>	<b>Estimate</b>	<b>Estimate</b>	<b>Estimate</b>
Investment Properties	257%	236%	272%	272%	279%	279%

**Loan to Value Ratio**

This indicator shows whether the market value of the investment properties is likely to be sufficient to repay the debt that financed them.						
	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>
	<b>Estimate</b>	<b>Estimate</b>	<b>Estimate</b>	<b>Estimate</b>	<b>Estimate</b>	<b>Estimate</b>
Investment Properties	1.0	1.0	1.0	1.0	1.0	1.0

**Forecast Income Returns**

This is a measure of the achievement of the portfolio of properties.						
	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>
	<b>Estimate</b>	<b>Estimate</b>	<b>Estimate</b>	<b>Estimate</b>	<b>Estimate</b>	<b>Estimate</b>
Investment Properties	2.42%	2.30%	2.89%	2.91%	3.02%	3.03%
Long Term Treasury Management Investments	1.55%	1.91%	2.12%	1.91%	n/a	n/a

### Gross and Net Income from Investment Properties

This indicator shows how much of the gross income is being retained by the Council.

	2022/23 Estimate £'000s	2023/24 Estimate £'000s	2024/25 Estimate £'000s	2025/26 Estimate £'000s	2026/27 Estimate £'000s	2027/28 Estimate £'000s
Gross Income	8,424,966	8,186,117	9,410,092	9,442,728	9,671,182	9,671,182
Net Income	4,081,033	3,891,364	4,880,504	4,917,060	5,110,777	5,122,261

### External Operating Costs

This indicator shows the trend in operating costs over time, as the portfolio expands.

	2022/23 Estimate £'000s	2023/24 Estimate £'000s	2024/25 Estimate £'000s	2025/26 Estimate £'000s	2026/27 Estimate £'000s	2027/28 Estimate £'000s
Investment Properties	1,062,933	829,047	1,063,882	1,059,962	1,094,699	1,083,215