

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.						
	2023/24 Estimate	2024/25 Estimate	2025/26 Estimate	2026/27 Estimate	2027/28 Estimate	2029/29 Estimate
Forecast	194%	164%	149%	148%	135%	123%
Recommended Limit	400%	400%	400%	400%	400%	400%

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.						
	2023/24 Estimate	2024/25 Estimate	2025/26 Estimate	2026/27 Estimate	2027/28 Estimate	2029/29 Estimate
Investment Properties	4.1%	3.8%	4.5%	4.5%	4.4%	4.2%
Investments for Service Purposes	5.8%	5.3%	5.3%	5.2%	5.1%	4.9%
Long Term Treasury Management Investments	0.4%	0.2%	0.1%	0.0%	0.0%	0.0%
Overall Investment Income	10.4%	9.3%	9.9%	9.7%	9.4%	9.1%

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						
	2023/24 Estimate	2024/25 Estimate	2025/26 Estimate	2026/27 Estimate	2027/28 Estimate	2029/29 Estimate
Investment Properties	6.2%	5.6%	6.7%	6.7%	6.5%	6.3%
Investments for Service Purposes	8.8%	8.0%	8.0%	7.8%	7.6%	7.4%
Long Term Treasury Management Investments	0.6%	0.3%	0.1%	0.0%	0.0%	0.0%
Overall Investment Income	15.6%	14.0%	14.8%	14.5%	14.1%	13.7%

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						
	2023/24	2024/25	2025/26	2026/27	2027/28	2029/29
	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
Investment Properties	241%	228%	272%	278%	278%	278%

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.						
	2023/24	2024/25	2025/26	2026/27	2027/28	2029/29
	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
Investment Properties	0.9	0.8	0.8	0.8	0.8	0.8

Forecast Income Returns						
This is a measure of the achievement of the portfolio of properties.						
	2023/24	2024/25	2025/26	2026/27	2027/28	2029/29
	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
Investment Properties	2.69%	2.57%	3.44%	3.58%	3.58%	3.59%
Long Term Treasury Management Investments	2.46%	2.35%	1.91%	4.00%	0.00%	0.00%

Gross and Net Income from Investment Properties						
This indicator shows how much of the gross income is being retained by the Council.						
	2023/24	2024/25	2025/26	2026/27	2027/28	2029/29
	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
	£'000s	£'000s	£'000s	£'000s	£'000s	£'000s
Gross Income	8,335	8,335	9,940	10,177	10,177	10,177
Net Income	3,993	3,812	5,106	5,306	5,317	5,329

External Operating Costs						
This indicator shows the trend in operating costs over time, as the portfolio expands.						
	2023/24	2024/25	2025/26	2026/27	2027/28	2029/29
	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
	£'000s	£'000s	£'000s	£'000s	£'000s	£'000s
Investment Properties	879	863	1,174	1,210	1,199	1,188