

Annex 'A'

Annex 'A'

Summary of Investments and Borrowing

Investment	Original Value - Long Term Treasury Investments £	Net Asset Value 31/03/23 £	Net Asset Value 30/09/23 £	Yield Rate Note 1 %	Forecast Return 2023/24 £	Previous Year Actual Return £
Treasury Investments (Non-specified)- Long Term (over 12 mths)						
CCLA Property Fund	4,000,000	4,082,278	4,028,890	4.72	189,999	173,997
Schroders Bond Fund	3,000,000	2,550,204	2,581,908	5.85	151,110	149,038
UBS Multi Asset Fund	3,000,000	2,208,433	2,069,445	7.49	154,957	145,657
CCLA Diversification Fund	2,000,000	1,864,707	1,835,035	3.56	65,280	56,357
Funding Circle		142,398	148,766	-	6,371	20,249
Sub Total Non-specified (Treasury Investments)	12,000,000	10,848,020	10,664,044		567,717	545,299
Treasury Investments (Specified)-Short Term (less than 12 mths)						
Liquidity Plus Funds		1,994,226	1,998,272	4.51	90,059	37,475
Money Market Funds		4,000,000	11,000,000	5.10	465,148	394,562
Total Specified Investments		5,994,226	12,998,272		555,207	432,037
Total Treasury Investments		16,842,246	23,662,316		1,122,924	977,336
Non-Treasury Investments (Non-Specified)- Long Term (over 12 mths)						
Gryllus Property Company Loan - Maidstone		2,394,000	2,394,000	5.81	139,023	139,023
Freedom Leisure- Loan (TLP)		387,429	290,571	5.50	21,309	31,963
Freedom Leisure- Loan (de Stafford)		248,286	186,214	7.58	18,820	28,230
Gryllus Property Company Loan - 80-84 Station Rd East		1,012,500	1,012,500	5.43	54,979	54,979
Gryllus Property Company Loan - Castlefield		11,664,000	11,664,000	6.10	711,504	711,504
Gryllus Property Company Share Capital Note 2		994,100	994,100	-	-	-
Sub Total Non-Treasury Investments		16,700,314	16,541,386		945,634	965,699
Total Investments (Treasury & Non-Treasury)		33,542,561	40,203,701		2,068,558	1,943,035
Total Investment Income Budget 2023/24					1,495,700	1,495,700
Over/(under) budget					572,858	447,335

Borrowing	Balance as at 30/09/23	Interest	Forecast Cost 2023/24	Period to maturity	Previous Year Cost
	£	%	£	(years)	£
General Fund Borrowing					
Gryllus Loan	3,420,000	2.46	84,132	44	84,132
Freedom Leisure Loan	2,225,000	2.45	54,513	44	54,513
Village Health Club	938,678	2.38	22,341	44	22,341
Linden House	4,175,000	2.69	112,308	25	112,308
Linden House	254,000	2.42	6,147	26	6,147
Quadrant House	15,340,000	2.41	369,694	45	369,694
Quadrant House	800,000	2.28	18,240	46	18,240
Gryllus - 80-84 Station Road	724,400	2.28	16,516	46	16,516
Gryllus - Castlefield	15,549,000	2.91	452,476	46	452,476
Sub Total General Fund Borrowing	43,426,078		1,136,366		1,136,366
Total GF PWLB Budget 2023/24			1,137,000		1,137,000
Over/(under) budget			(634)		(634)
HRA Borrowing					
Public Works Loan Board	55,989,000	2.72	1,520,196	13	1,596,258
Sub Total HRA Borrowing	55,989,000		1,520,196		1,596,258
Total HRA PWLB Budget 2023/24			1,639,600		1,639,600
Over/(under) budget			(119,404)		(43,342)
Total Borrowing	99,415,078		2,656,562		2,732,624
Total Budget 2023/24			2,776,600		2,776,600
Total Over/(under) budget			(120,038)		(43,976)

Net borrowing balance at 30 September 2023 (Total Borrowing less Treasury Investments)	82,572,832
---	-------------------

Notes:

1. Yield Rate:

For Specified and Non specified Investments, this is the forecast return divided by net asset value as at 30/09/23;
For Specified investments, this is the forecast return divided by the average investment value during the year

2. Gryllus share capital comprises of equity shares arising from loans granted

3. The period to maturity included for HRA borrowing is the weighted average for all loans outstanding.