

Joint Audit and Governance Committee



Report of Head of Finance/Chief Accountant (Capita)
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To: Joint Audit and Governance Committee, Cabinet and Council

DATE: 30 July 2018 by Joint Audit and Governance Committee

4 October 2018 (S) / 5 October 2018 (V) by Cabinet

11 October 2018 (S) / 10 October 2018 (V) by Council

Treasury Outturn 2017-18

That Joint Audit and Governance Committee:

1. notes the treasury management outturn report 2017/18,
2. is satisfied that the treasury activities are carried out in accordance with the treasury management strategy and policy, and
3. make any comments and recommendations to Cabinets as necessary.

That Cabinet:

Considers any comments from Joint Audit and Governance Committee and recommends Council to:

1. approve the treasury management outturn report for 2017/18;
2. approve the actual 2017/18 prudential indicators within the report.

Purpose of report

1. This report fulfils the legislative requirements to ensure the adequate monitoring and reporting of the treasury management activities and that the councils' prudential indicators are reported to the councils at the end of the year. The report provides details of the treasury activities for the financial year 2017/18.
2. This complies with the requirements of the Chartered Institute of Public Finance and Accountancy (CIPFA's) Code of Practice on Treasury Management (revised) 2009.

Strategic objectives

3. Effective treasury management is required to help the councils meet their strategic objectives.

Background

4. The councils' treasury activities are strictly regulated by legislation. The CIPFA Prudential Code and CIPFA Treasury Management Code of Practice require a report to be provided to the councils at the end of the financial year.
5. This report provides details on the treasury activity and performance for 2017/18 against prudential indicators and benchmarks set for the year in the 2017/18 Treasury Management Strategy (TMS), approved by each council in February 2017. Each council is required to approve this report.
6. Link Asset Services are the councils' retained treasury advisors.
7. On 1 August 2016, the operational treasury management staff were outsourced to Capita. The executive decision making function remains with the head of finance.
8. There are three types of investment, the performance of which is covered in this report
 - a. True treasury investments – these investments are primarily for generating interest for the councils. Examples of these are loans to banks or other local authorities. It also includes investments in property funds.
 - b. Non-treasury loans – these are loans to third parties, which earn a return, but they do not fall under the strict definition of a treasury investment.
 - c. Property investments - both councils have investment properties let on commercial basis. The primary purpose of holding these assets is for investment purposes and they are not part of regeneration schemes.
9. The councils continue to invest with regard for security, liquidity and yield, in that order.

Economic conditions and factors effecting investment returns during 2017/18

10. UK bank base rates were increased to 0.50 per cent in November 2017, having been at an historic low of 0.25 per cent since August 2016. Link Asset Services provide a regular forecast of interest rates and the latest forecast is reproduced in **appendix A**. This forecast shows that base rates are expected to rise in November 2018, with three further increases over the next two years. An increase in inflationary pressures is likely and this, coupled with rising wage inflation, would mean more consumer spending power and therefore a rise in interest rates.
11. The TMS makes clear that investment priority is given to the security of principal in the first instance. As a result, investments have only been made with counterparties of high credit quality and low risk. Since the global banking crisis and the downgrading of the credit ratings of many banks, it has become increasingly difficult to place money at competitive rates, as institutions with high credit ratings have been offering lower rates.
12. Average treasury investment balances were higher for both councils than expected in the year. This arose from a combination of accumulated revenue and capital surpluses/slippage and unbudgeted grant receipts. More cash to invest has been a factor in the surplus of treasury investment income over budget in the year. This was also the case in 2016/17.
13. Investments that have helped to keep yields up for both councils include longer term investments taken out when rates were higher, such as the CCLA property fund at both councils, and the unit trusts at South.
14. Outlook for 2018/19 – as discussed above, interest rates are expected to rise over the next three years. In order to reduce risk, efforts are being made to rebalance the treasury portfolio to reduce the value held by building societies. Other counterparties considered are other councils, housing associations and treasury bills.

Summary of investment activities during 2017/18

15. Prudential limits (security). Both councils are required by the Prudential Code to report on the limits set each year in the TMS. The purpose of these limits is to ensure that the activity of the treasury function remains within certain parameters, thereby mitigating risk and reducing the impact of an adverse movement in interest rates. However, if these limits are set to be too restrictive they may impair the opportunities to reduce costs/improve performance. These limits are shown in **appendix B**.
16. The benchmark for liquidity is the Weighted Average Life (WAL) of treasury investments in days, which sets an indicator for how long investments should be made. Both councils were well within the acceptable ranges for WAL as set out in the TMS for 2017/18. The benchmarks for liquidity are set to ensure that sufficient funds can be accessed at short notice. These are set as targets and not definitive limits.
17. Yield - the performance of the two councils is summarised in the tables below.

| South | | Treasury investments £000 | Non treasury loan £000 | Sub Total £000 | Property investment £000 | Overall total £000 |
|-------|-----------------------------|------------------------------|---------------------------|-------------------|-----------------------------|-----------------------|
| 1 | Average investment balance | 134,465 | 15,000 | 149,465 | 5,075 | 154,540 |
| 2 | Budgeted investment income | 1,579 | 623 | 2,202 | | |
| 3 | Actual investment income | 1,938 | 623 | 2,561 | 401 | 2,962 |
| 4 | surplus/(deficit) (3) - (2) | 359 | 0 | 359 | | |
| 5 | Rate of return (3) ÷ (1) | 1.44% | 4.15% | 1.71% | 7.90% | 1.92% |

| Vale | | Treasury investments £000 | Property investment £000 | Overall total £000 |
|------|-----------------------------|------------------------------|-----------------------------|-----------------------|
| 1 | Average investment balance | 64,464 | 8,442 | 72,906 |
| 2 | Budgeted investment income | 346 | | |
| 3 | Actual investment income | 610 | 532 | 1,142 |
| 4 | surplus/(deficit) (3) - (2) | 264 | | |
| 5 | Rate of return (3) ÷ (1) | 0.95% | 6.30% | 1.57% |

18. Both councils have exceeded their treasury budgeted investment income this year in terms of both actual income against budget and rates of return against benchmark. More detail on benchmarks is included in the appendices that follow this report.
19. Capita manages the councils' treasury investments and cash flow on a daily basis. During 2017/18, Arcadis looked after the councils' short to medium term property investments.
20. Detailed reports on the treasury activities for each council and performance for 2017/18 against prudential indicators and benchmarks set for the year in the 2017/18 are contained in **appendix C** – South Oxfordshire DC and **appendix D** – Vale of White Horse DC.
21. A detailed list of both councils' treasury investments as at 31 March 2018 is shown at **appendix E**.

Debt activity during 2017/18

22. During 2017/18, there has not been a need for either council to borrow and both councils continue to take a prudent approach to their debt strategy. The prudential indicators and limits set out in **appendix B** provide the scope and flexibility for the Council to borrow in the short-term, if such a need arose, for cash flow purposes to support the council(s) in the achievement of their service objectives.

Financial implications

23. The treasury investments made in 2017/18 ensured that both councils exceeded their budgeted targets for treasury investment income. Income earned from investments supports the councils' medium term financial plans and contributes to the councils' balances, or supports the in-year expenditure programmes.

24. Looking forward, income is anticipated to remain stable with any increase due to ongoing surplus cash balances and rises in market rates offset by a general reduction in the balances available to invest. This will be reflected in the councils' 2019/20 budgets and medium term financial plans.

Legal implications

25. There are no significant legal implications. Compliance with the CIPFA Code of Practice for Treasury Management in the Public Services and the DCLG Local Government Investment Guidance provides assurance that the councils' investments are, and will continue to be, within their legal powers.

Conclusion

26. Despite a difficult operating environment, both councils continued to make investments during 2017/18 that maintained security and liquidity whilst providing a return that exceeded market benchmarks.

Background papers

- Chartered Institute of Public Finance and Accounting (CIPFA) code of practice for treasury management in the public sector.
- DCLG Local Government Investment Guidance
- CIPFA treasury management in the public services code of practice and cross sectoral guidance notes
- Treasury Management Strategy 2017/18 – Councils in February 2017.

Appendices

- A. Interest rate forecasts
- B. Prudential limits
- C. SODC – Treasury activities 2017-2018
- D. VWHDC – Treasury activities 2017-2018
- E. Treasury investments as at 31 March 2018
- F. Glossary of terms

Interest rate forecast as at May 2018

The table below shows Link Asset Services' forecast of the expected movement in medium term interest rates:

| | NOW | Sep-18 | Dec-18 | Mar-19 | Jun-19 | Sep-19 |
|----------------|--------|--------|--------|--------|--------|--------|
| BANK RATE | 0.50 | 0.50 | 0.75 | 0.75 | 0.75 | 1.00 |
| 3 month LIBID | 0.60 | 0.70 | 0.90 | 0.90 | 0.90 | 1.10 |
| 6 month LIBID | 0.70 | 0.80 | 1.00 | 1.00 | 1.00 | 1.20 |
| 12 month LIBID | 0.80 | 0.90 | 1.10 | 1.10 | 1.20 | 1.30 |
| 5 yr PWLB | 1.90 | 2.00 | 2.00 | 2.10 | 2.20 | 2.20 |
| 10 yr PWLB | 2.40 | 2.40 | 2.50 | 2.60 | 2.60 | 2.70 |
| 25 yr PWLB | 2.70 | 2.80 | 2.90 | 3.00 | 3.10 | 3.20 |
| 50 yr PWLB | 2.40 | 2.50 | 2.60 | 2.70 | 2.80 | 2.90 |
| | Dec-19 | Mar-20 | Jun-20 | Sep-20 | Dec-20 | Mar-21 |
| BANK RATE | 1.00 | 1.00 | 1.25 | 1.25 | 1.50 | 1.50 |
| 3 month LIBID | 1.20 | 1.30 | 1.50 | 1.60 | 1.70 | 1.70 |
| 6 month LIBID | 1.20 | 1.30 | 1.50 | 1.60 | 1.70 | 1.70 |
| 12 month LIBID | 1.40 | 1.40 | 1.60 | 1.70 | 1.80 | 1.80 |
| 5 yr PWLB | 2.30 | 2.30 | 2.40 | 2.40 | 2.50 | 2.50 |
| 10 yr PWLB | 2.80 | 2.80 | 2.90 | 2.90 | 3.00 | 3.00 |
| 25 yr PWLB | 3.30 | 3.30 | 3.40 | 3.40 | 3.50 | 3.50 |
| 50 yr PWLB | 3.00 | 3.00 | 3.10 | 3.10 | 3.20 | 3.20 |

Prudential limits (indicators) as at March 2018

| Prudential indicators as at 31 March 2018 | | | | |
|--|--------------------------|------------------------|--------------------------|------------------------|
| | Vale | | South | |
| | Original estimate | Actual position | Original estimate | Actual position |
| | £m | £m | £m | £m |
| Authorised limit for external debt | | | | |
| Borrowing | 30 | 0 | 30 | 0 |
| Other long term liabilities | 5 | 0 | 0 | 0 |
| | 35 | 0 | 30 | 0 |
| Operational boundary for external debt | | | | |
| Borrowing | 25 | 0 | 25 | 0 |
| Other long term liabilities | 5 | 0 | 0 | 0 |
| | 30 | 0 | 25 | 0 |
| Investments | | | | |
| Interest rate exposures | | | | |
| Limits on fixed interest rates | 100% | 85% | 100% | 78% |
| Limits on variable interest rates | 50 | 8 | 50 | 24 |
| Maximum principal sums invested > 364 days | | | | |
| Upper limit for principal sums invested > 364 days | 40 | 10 | 70 | 25 |
| Limit to be placed on investments to maturity | | | | |
| 1 - 2 years | NA | NA | NA | NA |
| 2 - 5 years | NA | NA | NA | NA |
| 5 years + | NA | NA | NA | NA |

Prudential indicators – explanatory note**Debt**

There are two limits on external debt: the 'Operational Boundary' and the 'Authorised Limit'. Both are consistent with the current commitments, existing plans and the proposals in the budget report for capital expenditure and financing, and with approved treasury management policy statement and practices. They are both based on estimates of most likely, but not worst case, scenario.

The key difference is that the Authorised Limit cannot be breached without prior approval of the Council. It therefore includes more headroom to take account of eventualities such as delays in generating capital receipts, forward borrowing to take advantage of attractive interest rates, use of borrowing in place of operational leasing, "invest to save" projects, occasional short term borrowing to cover temporary revenue cash flow shortfalls as well as an assessment of risks involved in managing cash flows.

The Operational Boundary is a more realistic indicator of the likely position.

Interest rate exposures

The maximum proportion of interest on borrowing which is subject to fixed/variable rate of interest.

Investments

Interest rate exposure

The purpose of these indicators is to set ranges that will limit exposure to interest rate movement. The indicator required by the Treasury Management Code considers the net position of borrowing and investment and is based on principal sums outstanding.

Principal sums invested

This indicator sets a limit on the level of investments that can be made for more than 364 days.

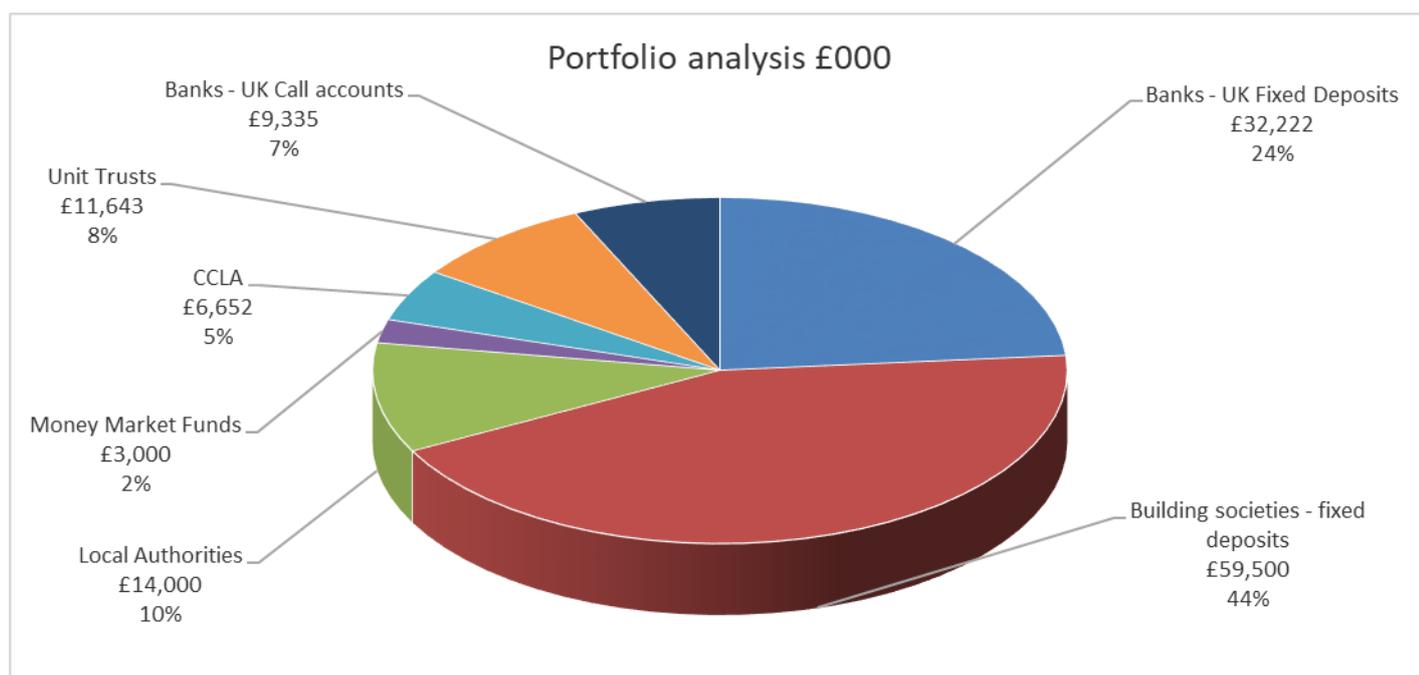
SODC treasury activities in 2017/18

Council treasury investments as at 31 March 2018

1. The council's treasury investments, analysed by age as at 31 March 2018 were as follows:

| Table 1: maturity structure of investments at 31 March 2018: | | |
|---|----------------|------------------|
| | £000 | % holding |
| Call | 9,335 | 7% |
| Money market fund | 3,000 | 2% |
| Cash available within 1 week | 12,335 | 9% |
| Up to 4 months | 47,000 | 34% |
| 5-6 months | 6,000 | 4% |
| 6 months to 1 year | 32,500 | 24% |
| Over 1 year | 20,000 | 15% |
| Kaupthing Singer & Friedlander | 222 | 0% |
| Total cash deposits | 118,057 | 87% |
| CCLA Property Fund | 6,652 | 5% |
| Equities | 11,643 | 9% |
| Total investments | 136,352 | 100% |

2. Most of the funds invested are held in the form of fixed interest rate and term cash deposits. These provide some certainty over the investment return.
3. The investment profile is organised in order to ensure sufficient liquidity for revenue and capital activities, security of investments and to manage risks within all treasury management activities.
4. The chart below shows in percentage terms how the portfolio above is spread across the investment types:



Treasury investment income

5. The total income earned on investments during 2017/18 was £1.9 million, compared to the original budget of £1.6 million, as shown in table 2 below:

| Table 2: Investment interest earned by investment type | | | |
|---|------------------------|---------------|------------------|
| Investment type | Interest earned | | |
| | Annual Budget | Actual | Variation |
| | £000 | £000 | £000 |
| Fixed term and call | 823 | 1,135 | 312 |
| Equities | 456 | 497 | 41 |
| CCLA property fund | 300 | 307 | 7 |
| | 1,579 | 1,939 | 360 |

6. The actual return achieved was £0.4 million more than the original budget. This was due to:

- Interest earned on cash deposits was £0.3 million higher than forecast due to an increase in interest rates achieved during the second part of the financial year.
- Dividend received on equities was £41,000 higher than forecast due to the overall increase in the value during the year. As the value of our capital investment increases, the dividend earned goes up.

7. The actual average rate of return on treasury investments for the year was 1.49 per cent.

Performance measurement

8. A list of treasury investments as at 31 March 2018 is shown in **appendix E**. All investments were with approved counterparties. The average level of investments held was £134 million. Table 3 below shows in summary the performance of the council's treasury investments against the benchmarks set out in the TMS. These benchmarks are used to assess and monitor the council's treasury investment performance for each type of investment.

| Table 3: Treasury investment returns achieved against benchmark | | | | |
|---|------------------|---------------|--------------------------------|--|
| | Benchmark Return | Actual Return | Growth (Below)/above Benchmark | Benchmarks |
| Bank & Building Society deposits - internally managed | 0.29% | 0.90% | 0.61% | 3 Month LIBID |
| Equities | (2.40%) | (1.69%) | 0.71% | FTSE All Shares Index |
| Property related investments (excluding SOHA loan)* | 3.60% | 6.14% | 2.54% | IPD balanced property unit trust index |

*source CCLA Local Authorities Property Fund Report March 2018

Note: the benchmark return for unit trusts and CCLA includes the movement in capital value. All other benchmarks reflect earnings of treasury investment income.

9. Returns on Bank and building society deposits (Call accounts, money market funds and fixed term deposits) are benchmarked against the three-month LIBID rate, which was an average of 0.29 per cent for 2017/18. The performance for the year of 0.90 per cent exceeded the benchmark by 0.61 per cent.
10. It remained difficult to place investments because of continued financial uncertainty. Some good rates were achieved which contributed to the increase in investment income during the year.
11. The CCLA property fund principal investment of £5 million (March 2013) increased in value during 2017/18 to £6.7 million. Dividends received in the year totalled £0.3 million. Both the capital appreciation and the interest earned are included in the performance of 6.14 per cent achieved above. The capital gain is however not realised and so for comparison purposes, the actual rate of return is interest as a factor of market value of holding being 4.61 per cent.

Equities

12. The council's holdings with the Legal & General (L&G) UK 100 Index Trust were purchased in 2000/01 at an initial cost of £10 million. This is an authorised unit trust incorporated in the United Kingdom and regulated by the FSA. The trust's objective is to track the capital performance of the UK equity market as represented by the FTSE 100 index which represents 98-99 per cent of the UK market capitalisation.

Appendix C

13. The index shows the performance of all eligible companies listed on the London Stock Exchange main market and today covers 630 constituents with a combined value of nearly £1.8 trillion. It is recognised as the main benchmark for unit trusts.

| Table 4: Unit Trusts - Movement in capital | | |
|---|---------|------------|
| | £ | £ |
| Market Value as at 31.3.18 | | 11,642,721 |
| Less: | | |
| Dividends received in year | 316,500 | |
| Accrued dividends | 180,000 | |
| | | (496,500) |
| Add: | | |
| Disposal in year | | 2,000,000 |
| Amended market value as at 31.3.18 | | 13,146,221 |
| Market value as at 1.4.17 | | 13,372,084 |
| Decrease in Market Value in year | | (225,863) |

14. The decrease above is compared to the performance of the stock market as a whole using the benchmarking in table 5 below. The funds underperformance of 0.71 per cent equates to £95,067 in real terms.

| Table 5: Unit Trust performance | |
|---|---------------|
| Decrease in FTSE all share was | (2.40%) |
| Decrease in Market Value | (1.69%) |
| Over-performance | 0.71% |
| | £ |
| Market Value 1.4.17 | 13,372,084 |
| Less 2.40% FTSE decrease | (320,930) |
| Benchmark Market Value at 31.3.18 | 13,051,154 |
| Market Value (amended at 31.3.18) | 13,146,221 |
| Over performance 1.4.17 to 31.3.18 | 95,067 |

15. The performance of the fund over the past few years is summarised in table 5.1 below.

| Table 5.1 Unit Trust past performance | 2014/15 | 2015/16 | 2016/17 |
|--|---------|----------|----------|
| Performance against FTSE all share % (Under)/Over | 0.49% | (0.46%) | (0.76%) |
| Performance against FTSE all share £000 (Under)/Over | 61,163 | (61,601) | (96,679) |

The justification for holding this investment is regularly reviewed.

16. Dividends received of £0.50 million were reinvested to acquire additional fund units.
17. Officers monitor the performance of the unit trust holding on a regular basis. When the market value reaches £14 million, a disposal of £2 million is made. During November 2017, the value of our unit trust holding reached the £14 million threshold and a disposal of £2 million took place.

Icelandic bank default – Kaupthing Singer & Friedlander

18. The Council invested £2.5 million in July 2007 with the failed Icelandic bank Kaupthing Singer and Friedlander Ltd (KSF). The Council has received £2,249,739 to date in respect of the claim for £2.6 million (£2.5 million investment plus interest).
19. As a wholesale depositor, the Council is treated as an unsecured creditor in the administration process and ranks equally with all other unsecured creditors. The administrators intend to make further payments at regular intervals. The latest creditors' report now indicates that the estimated total amount to be recovered should be in the range of 86.25p to 87p in the pound. In total terms, this would mean receiving between £2,269,094 and £2,288,826.

Non-treasury investment loan

20. During 2013/14, the council entered into a secured loan agreement with SOHA to enable them to finance affordable housing schemes. The Council lent £15 million over 20 years at a fixed rate of 4.15 per cent. Interest is paid quarterly and during 2017/18, the council received £0.6 million.

Land and property

21. The Council holds a portfolio of investment properties, which includes land, depots, garages, and shops that are let on a commercial basis. These assets had a net book value of £5.08 million at 31 March 2018 (£5.08 million at 31 March

2017) and generated income of £0.40 million in 2017/18 (£0.24 million in 2016/17) giving a gross rate of return of 7.90 per cent.

22. Due to movement in property values and the exclusion of whole life costs, these rates of return should not be taken as a direct comparison with the treasury rates.
23. Performance of the councils investment property portfolio is assessed annually in order to decide whether assets should be retained or disposed of and to propose any actions to improve where this would enhance the value of the investment property holdings.

Liquidity and yield

24. The council uses short-term investments to meet daily cash-flow requirements and aims to invest a proportion of the portfolio over longer dated cash deposits where possible.
25. The amount maintained for liquidity was £12 million. The 2017/18 strategy removed the requirement to maintain £10 million on call for liquidity purposes. This means officers can place more short term deposits, covering cash flows, which will achieve better yields for the council.
26. The actual for the weighted average life of 252 days was within the range set of 0.5 years to 3 years.

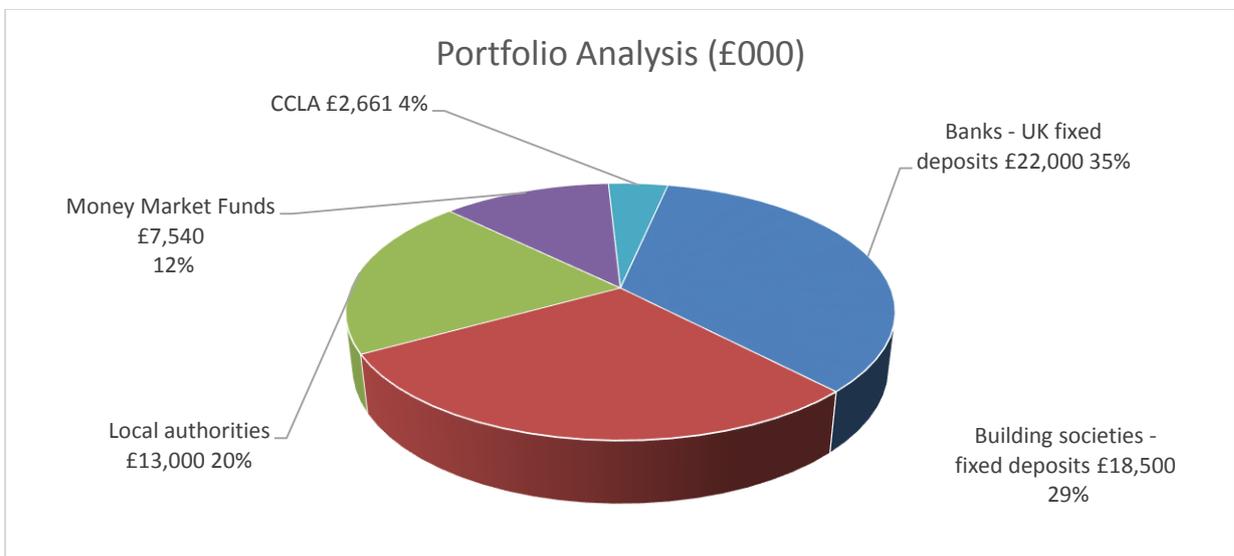
VWHDC detailed treasury performance in 2017/18

Council treasury investments as at 31 March 2018

1. The council’s treasury investments analysed by age as at 31 March 2018 were as follows:

| Table 1: maturity structure of investments at 31 March 2018: | | |
|--|---------------|-------------|
| | £000 | % holding |
| Call | 0 | 0% |
| Money market fund | 7,540 | 12% |
| Cash available within 1 week | 7,540 | 12% |
| Up to 4 months | 20,000 | 31% |
| 5-6 months | 4,000 | 6% |
| 6 months to 1 year | 21,500 | 34% |
| Over 1 year | 8,000 | 13% |
| Total cash deposits | 61,040 | 96% |
| CCLA Property Fund | 2,661 | 4% |
| Total investments | 63,701 | 100% |

2. Most of the funds invested are held in the form of fixed interest rate and term cash deposits. These provide some certainty over the investment return.
3. The investment profile is organised in order to ensure sufficient liquidity for revenue and capital activities, security of investments and to manage risks within all treasury management activities.
4. The chart below shows in percentage terms how the portfolio above is spread across investment types:



Treasury investment income

5. The total interest earned on treasury investments during 2017/18 was £0.6 million compared to the original budget estimate of £0.3 million as shown in table 2 below:

| Table 2: Investment interest earned by investment type | | | |
|--|------------------|--------------------|------------|
| Investment type | Annual Budget | Actual Interest | Variation |
| | £000 | £000 | £000 |
| Fixed term and call | 227 | 485 | 258 |
| CCLA Property Fund | 119 | 125 | 6 |
| Total Interest | 346 | 610 | 264 |

6. The actual return achieved was £0.2 million higher than the original budget. This was due to average balances throughout the year remaining higher than forecast.
7. The total actual average interest rate achieved for the year was 0.95 per cent.

Performance measurement

8. A list of treasury investments as at 31 March 2018 is shown in **appendix E**. All investments were with approved counterparties. The average level of investments held was £62.5 million. Table 3 below shows in summary the performance of the council's treasury investments against the benchmarks set out in the TMS. These benchmarks are used to assess and monitor the council's treasury investment performance for each type of investment.

| Table 3: Treasury investment returns achieved against benchmark | | | | |
|---|---------------------|------------------|--------------------------------------|--|
| | Benchmark return | Actual return | Growth (below)/above Benchmark | Benchmarks |
| Internally managed - Bank & Building Society deposits | 0.29% | 0.78% | 0.49% | 3 month LIBID |
| Property related funds (CCLA)* | 3.60% | 6.24% | 2.64% | IPD balanced property unit trust index |

*Source: CCLA Local Authorities Property Fund Report March 2018

9. Returns on bank and building society deposits (internally managed cash deposits) are benchmarked against the 3-month LIBID rate, which was an average of 0.29 per cent for 2017/18. The performance for the year of 0.78 per cent exceeded the benchmark by 0.49 per cent.
10. It remained difficult to place investments because of continued financial uncertainty. Some good rates were achieved which contributed to the increase in investment income during the year.
11. The CCLA property fund principal investment of £2 million (April 2013) increased in value during 2017/18 to £2.7 million. Dividends received in the year totalled £0.1

million. Both the capital appreciation and the interest earned are included in the performance of 6.24 per cent achieved above. The capital gain is however not realised and so for comparison purposes, the actual rate of return is interest as a factor of market value of holding being 4.69 per cent.

Land and Property

12. The council holds a portfolio of investment properties, which includes land, offices and shops that are let on a commercial basis. These assets had a net book value of £8.4 million at 31 March 2018 (£8.46 million as at 31 March 2017) and generated income of £0.5 million (£0.5 million in 2016/17). This is equivalent to a gross return of 6.30 per cent.
13. Due to movement in property values and the exclusion of whole life costs, these rates of return should not be taken as a direct comparison with the treasury rates.
14. Performance of the council's investment property portfolio is assessed annually by Arcadis in order to advise whether assets should be retained or disposed of and to propose any actions to improve where this would enhance the value of the investment property holdings.

Liquidity and yield

15. The council uses short-term investments to meet daily cash-flow requirements and has also aims to invest a proportion of the portfolio over longer dated cash deposits where possible.
16. The amount maintained for liquidity was £7.5 million and was above the benchmark. This was due to the better rates of return on MMFs compared with other short-term deposits making it more attractive to hold funds short.
17. The actual for the weighted average life of 237 days was within the range set of 0.5 years to 3 years.

Appendix E

South Oxfordshire District Council investments as at 31 March 2018

| Counterparty | Deposit Type | Maturity Date | Principal | Rate |
|------------------------------------|---------------|---------------|--------------------|----------|
| Progressive Building Society | Fixed | Apr-18 | 3,500,000 | 0.75% |
| Goldman Sachs International Bank | Fixed | Apr-18 | 2,000,000 | 0.92% |
| National Counties Building Society | Fixed | Apr-18 | 2,500,000 | 0.77% |
| Skipton Building Society | Fixed | Apr-18 | 2,000,000 | 0.75% |
| Close Brothers | Fixed | Apr-18 | 2,000,000 | 0.80% |
| Monmouthshire Building Society | Fixed | Apr-18 | 1,000,000 | 0.75% |
| Newcastle Building Society | Fixed | Apr-18 | 2,000,000 | 0.78% |
| Newcastle Building Society | Fixed | May-18 | 2,000,000 | 0.77% |
| National Counties Building Society | Fixed | May-18 | 1,000,000 | 0.77% |
| Newcastle Building Society | Fixed | May-18 | 2,000,000 | 0.77% |
| National Counties Building Society | Fixed | May-18 | 1,500,000 | 0.80% |
| Monmouthshire Building Society | Fixed | May-18 | 1,500,000 | 0.78% |
| Principality Building Society | Fixed | May-18 | 2,000,000 | 0.78% |
| Principality Building Society | Fixed | Jun-18 | 3,000,000 | 0.77% |
| Nottingham Building Society | Fixed | Jun-18 | 1,000,000 | 0.76% |
| Goldman Sachs International Bank | Fixed | Jun-18 | 2,000,000 | 0.78% |
| Newcastle Building Society | Fixed | Jun-18 | 1,500,000 | 0.78% |
| Principality Building Society | Fixed | Jul-18 | 4,000,000 | 0.77% |
| Principality Building Society | Fixed | Jul-18 | 2,000,000 | 0.75% |
| Nottingham Building Society | Fixed | Jul-18 | 2,000,000 | 0.76% |
| Progressive Building Society | Fixed | Jul-18 | 2,500,000 | 0.78% |
| Skipton Building Society | Fixed | Jul-18 | 2,000,000 | 0.77% |
| Goldman Sachs International Bank | Fixed | Jul-18 | 2,000,000 | 0.91% |
| Newcastle Building Society | Fixed | Aug-18 | 2,000,000 | 0.80% |
| Newcastle Building Society | Fixed | Aug-18 | 2,000,000 | 0.80% |
| Goldman Sachs International Bank | Fixed | Sep-18 | 2,000,000 | 0.97% |
| Nottingham Building Society | Fixed | Oct-18 | 1,000,000 | 0.78% |
| Progressive Building Society | Fixed | Oct-18 | 1,000,000 | 0.78% |
| Progressive Building Society | Fixed | Nov-18 | 2,000,000 | 0.81% |
| Skipton Building Society | Fixed | Nov-18 | 2,000,000 | 0.86% |
| National Counties Building Society | Fixed | Dec-18 | 1,500,000 | 0.90% |
| Goldman Sachs International Bank | Fixed | Dec-18 | 2,000,000 | 1.00% |
| Cumberland Building Society | Fixed | Jan-19 | 2,000,000 | 0.90% |
| Goldman Sachs International Bank | Fixed | Feb-19 | 2,000,000 | 1.05% |
| National Counties Building Society | Fixed | Feb-19 | 2,000,000 | 0.95% |
| Monmouthshire Building Society | Fixed | Feb-19 | 2,000,000 | 0.90% |
| Nottingham Building Society | Fixed | Feb-19 | 2,000,000 | 0.86% |
| Royal Bank of Scotland | Fixed | Feb-19 | 2,000,000 | 1.40% |
| Close Brothers | Fixed | Mar-19 | 2,000,000 | 1.15% |
| Close Brothers | Fixed | Mar-19 | 3,000,000 | 1.15% |
| Stockport MBC | Fixed | Mar-19 | 2,000,000 | 0.90% |
| Close Brothers | Fixed | Mar-19 | 2,000,000 | 1.15% |
| Close Brothers | Fixed | Mar-19 | 1,000,000 | 1.10% |
| National Counties Building Society | Fixed | Mar-19 | 1,000,000 | 1.02% |
| Close Brothers | Fixed | Apr-19 | 2,000,000 | 1.10% |
| Royal Bank of Scotland | Fixed | Apr-19 | 3,000,000 | 1.31% |
| Close Brothers | Fixed | Nov-19 | 3,000,000 | 1.10% |
| Kingston upon Hull City Council | Fixed | Aug-20 | 3,500,000 | 2.70% |
| Kingston upon Hull City Council | Fixed | Aug-20 | 1,500,000 | 2.70% |
| Kingston upon Hull City Council | Fixed | Jan-21 | 2,000,000 | 2.50% |
| Bury MBC | Fixed | Jul-21 | 5,000,000 | 1.50% |
| Santander | Call | | 9,237,756 | 0.25% |
| Royal Bank of Scotland | Call | | 2,329 | 0.25% |
| Royal Bank of Scotland | Call | | 95,101 | 0.25% |
| Goldman Sachs | MMF | | 2,310,000 | Variable |
| Blackrock | MMF | | 690,000 | Variable |
| L&G Equities | Unit trust | | 11,642,721 | Variable |
| CCLA - property fund | Property fund | | 5,000,000 | 4.61% |
| GRAND TOTAL | | | 134,477,907 | |

Appendix E

Vale of White Horse District Council investments as at 31 March 2018

| Counterparty | Deposit Type | Maturity Date | Principal | Rate |
|------------------------------------|---------------|---------------|-------------------|-------|
| Wirral Council | Fixed | Apr-18 | 3,000,000 | 0.85% |
| Cumberland Building Society | Fixed | May-18 | 2,000,000 | 0.56% |
| Places for People Homes Ltd | Fixed | Jun-18 | 2,000,000 | 1.70% |
| Places for People Homes Ltd | Fixed | Jun-18 | 2,000,000 | 1.25% |
| Slough Borough Council | Fixed | Jun-18 | 2,000,000 | 0.60% |
| Skipton Building Society | Fixed | Jun-18 | 5,000,000 | 0.77% |
| Goldman Sachs International Bank | Fixed | Jun-18 | 2,000,000 | 0.94% |
| National Counties Building Society | Fixed | Jul-18 | 2,000,000 | 0.72% |
| Goldman Sachs International Bank | Fixed | Sep-18 | 2,000,000 | 0.99% |
| Close Brothers Ltd | Fixed | Sep-18 | 2,000,000 | 0.90% |
| Goldman Sachs International Bank | Fixed | Oct-18 | 2,000,000 | 0.99% |
| Principality Building Society | Fixed | Nov-18 | 3,000,000 | 0.70% |
| Saffron Building Society | Fixed | Nov-18 | 3,000,000 | 0.90% |
| Newcastle Building Society | Fixed | Dec-18 | 1,500,000 | 0.88% |
| Nottingham Building Society | Fixed | Jan-19 | 2,000,000 | 0.86% |
| Lloyds Bank | Fixed | Jan-19 | 10,000,000 | 0.85% |
| Close Brothers Ltd | Fixed | Nov-19 | 2,000,000 | 1.10% |
| Close Brothers Ltd | Fixed | Mar-20 | 2,000,000 | 1.35% |
| Hull City Council | Fixed | Aug-20 | 2,000,000 | 2.70% |
| Hull City Council | Fixed | Jan-21 | 2,000,000 | 2.50% |
| Goldman Sachs | MMF | | 4,540,000 | 0.34% |
| LGIM | MMF | | 3,000,000 | 0.37% |
| CCLA | Property fund | | 2,000,000 | 4.69% |
| GRAND TOTAL | | | 63,040,000 | |

Note – these do not reconcile to table 1 figures seen in appendix c and d as these are original investment levels whereas the values in table 1 are the fair values of investments held.

GLOSSARY OF TERMS

| | |
|------------------------------------|--|
| Basis point (BP) | 1/100th of 1%, i.e. 0.01% |
| Base rate | Minimum lending rate of a bank or financial institution in the UK. |
| Benchmark | A measure against which the investment policy or performance of a fund manager can be compared. |
| Bill of Exchange | A non-interest-bearing written order used primarily in international trade that binds one party to pay a fixed sum of money to another party at a predetermined future date. |
| Callable Deposit | A deposit placed with a bank or building society at a set rate for a set amount of time. However, the borrower has the right to repay the funds on pre agreed dates, before maturity. This decision is based on how market rates have moved since the deal was agreed. If rates have fallen the likelihood of the deposit being repaid rises, as cheaper money can be found by the borrower. |
| [Cash] Fund Management | Fund management is the management of an investment portfolio of cash on behalf of a private client or an institution, the receipts and distribution of dividends and interest, and all other administrative work in connection with the portfolio. |
| Certificate of Deposit (CD) | Evidence of a deposit with a specified bank or building society repayable on a fixed date. They are negotiable instruments and have a secondary market; therefore the holder of a CD is able to sell it to a third party before the maturity of the CD. |
| Commercial Paper | Short-term obligations with maturities ranging from 2 to 270 days issued by banks, corporations and other borrowers. Such instruments are unsecured and usually discounted, although some may be interest bearing. |
| Corporate Bond | Strictly speaking, corporate bonds are those issued by companies. However, the term is used to cover all bonds other than those issued by governments in their own currencies and includes issues by companies, supranational organisations and government agencies. |
| Counterparty | Another (or the other) party to an agreement or other market contract (e.g. lender/borrower/writer of a swap/etc.) |
| Credit Default Swap (CDS) | A swap designed to transfer the credit exposure of fixed income products between parties. The buyer of a credit swap receives credit protection, whereas the seller of the swap guarantees the credit worthiness of the product. By doing this, the risk of default is transferred from the holder of the fixed income security to the seller of the swap. |

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|---|--|
| Capital Financing Requirement (CFR) | The amount the council has to borrow to fund its capital commitments. |
| CIPFA | Chartered Institute of Public Finance and Accountancy. |
| CLG | [Department for] Communities and Local Government. |
| Derivative | A contract whose value is based on the performance of an underlying financial asset, index or other investment, e.g. an option is a derivative because its value changes in relation to the performance of an underlying stock. |
| Debt Management Account Deposit Facility (DMADF) | Deposit Account offered by the Debt Management Office, guaranteed by the UK government |
| European Central Bank (ECB) | European Central Bank – sets the central interest rates in the EMU area. The ECB determines the targets itself for its interest rate setting policy; this is to keep inflation within a band of 0 to 2%. It does not accept that monetary policy is to be used to manage fluctuations in unemployment and growth caused by the business cycle. |
| European and Monetary Union (EMU) | The Economic and Monetary Union (EMU) is an umbrella term for the group of policies aimed at converging the economies of all member states of the European Union. |
| Equity | A share in a company with limited liability. It generally enables the holder to share in the profitability of the company through dividend payments and capital appreciation. Equity values can decrease as well as increase. |
| Forward Deal | The act of agreeing today to deposit funds with an institution for an agreed time limit, on an agreed future date, at an agreed rate. |
| Forward Deposits | Same as forward dealing (above). |
| Fiscal Policy | The government policy on taxation and welfare payments. |
| GDP | Gross Domestic Product. |
| [UK] Gilt | Registered UK government securities giving the investor an absolute commitment from the government to honour the debt that those securities represent. |
| LIBID | London inter-bank bid rate |
| LIBOR | London inter-bank offered rate. |

Appendix F

| | |
|---|---|
| Money Market Fund | A well rated, highly diversified pooled investment vehicle whose assets mainly comprise of short-term instruments. It is very similar to a unit trust, however in a MMF. |
| Monetary Policy Committee (MPC) | Government body that sets the bank rate (commonly referred to as being base rate). Their primary target is to keep inflation within plus or minus 1% of a central target of 2% in two years time from the date of the monthly meeting of the committee. Their secondary target is to support the government in maintaining high and stable levels of growth and employment. |
| Other Bond Funds | Pooled funds investing in a wide range of bonds. |
| PWLB | Public Works Loan Board. |
| QE | Quantitative Easing. |
| Retail Price Index | Measurement of the monthly change in the average level of prices at the retail level weighted by the average expenditure pattern of the average person. |
| Sovereign Issues (excl UK Gilts) | Bonds issued or guaranteed by nation states, but excluding UK government bonds. |
| Supranational Bonds | Bonds issued by supranational bodies, e.g. European Investment Bank. The bonds – also known as Multilateral Development Bank bonds – are generally AAA rated and behave similarly to gilts, but pay a higher yield (“spread”) given their relative illiquidity when compared with gilts. |
| Treasury Bill | Treasury bills are short-term debt instruments issued by the UK or other governments. They provide a return to the investor by virtue of being issued at a discount to their final redemption value. |