

**Decision Maker:** Resources, Commissioning and Contract Management  
Portfolio Holder  
Council

**Date:** For pre-decision scrutiny by Executive, Resources and Contracts PDS  
Committee on 5<sup>th</sup> February 2020  
Council 24<sup>th</sup> February 2020

**Decision Type:** Non-Urgent                      Executive                      Key

**Title:** **TREASURY MANAGEMENT - ANNUAL INVESTMENT  
STRATEGY 2020/21 AND QUARTER 3 PERFORMANCE  
2019/20**

**Contact Officer:** Tracey Pearson, Chief Accountant  
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**Chief Officer:** Director of Finance

**Ward:** All

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**1. Reason for report**

1.1. This report summarises Treasury Management activity during the third quarter of 2019/20 and presents the Treasury Management Strategy and the Annual Investment Strategy for 2020/21, which are required by the CIPFA Code of Practice for Treasury Management in the Public Services to be approved by the Council. The report also includes prudential indicators and the MRP (Minimum Revenue Provision) Policy Statement, both of which require the approval of Council. For clarification, the Council is required by statute to agree and publish prudential indicators, primarily to confirm that the Council's capital expenditure plans are affordable and sustainable. As Members will be aware, Bromley does not borrow to finance its capital expenditure and, as a result, many of the indicators do not have any real relevance for the Council. The 2019/20 strategy was agreed by Council in February 2019 and no further changes are proposed at this time.

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**2. RECOMMENDATION(S)**

2.1. **The Resources, Commissioning and Contract Management Portfolio Holder is requested to:**

- a) note the report;

- b) note the Treasury Management performance for the third quarter of 2019/20;**
- c) recommend that Council agrees to adopt the Treasury Management Statement and the Annual Investment Strategy for 2020/21 (Appendix 4) including the prudential indicators (summarised on page 41) and the Minimum Revenue Provision (MRP) policy statement (page 20).**

**2.2. Council is requested to:**

- a) note the report, and**
- b) agree to adopt the Treasury Management Statement and the Annual Investment Strategy for 2020/21 (Appendix 4), including the prudential indicators (summarised on page 41) and the Minimum Revenue Provision (MRP) policy statement (page 20).**

### Corporate Policy

1. Policy Status: Existing policy. To maintain appropriate levels of risk, particularly security and liquidity, whilst seeking to achieve the highest rate of return on investments.
  2. BBB Priority: Excellent Council
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### Financial

1. Cost of proposal: N/A
  2. Ongoing costs: N/A
  3. Budget head/performance centre: Interest on balances
  4. Total current budget for this head: £3,291k (net) in 2019/20, £500k surplus currently projected, draft budget for 2020/21 £3,591k.
  5. Source of funding: Net investment income
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### Staff

1. Number of staff (current and additional): 0.25 fte
  2. If from existing staff resources, number of staff hours: 9 hours per week
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### Legal

1. Legal Requirement: Non-statutory - Government guidance.
  2. Call-in: Call-in is applicable
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### Customer Impact

1. Estimated number of users/beneficiaries (current and projected): N/A
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### Ward Councillor Views

1. Have Ward Councillors been asked for comments? N/A.
2. Summary of Ward Councillors comments: N/A

### **3. COMMENTARY**

#### **3.1 General**

- 3.1.1 Under the requirements of the CIPFA Code of Practice on Treasury Management, the Council is required, as a minimum, to approve an annual treasury strategy in advance of the year, a mid-year review report and an annual report following the year comparing actual activity to the strategy. Until recently, the Director of Finance reported quarterly on treasury management activity as well as reporting the annual strategy before the year and the annual report after the year-end. Following consideration by this Committee, on 10<sup>th</sup> December 2018 Council approved the non-reporting of treasury management activity quarterly. This effectively means that in-year monitoring will be incorporated into the three reports required by the Code of Practice and that Quarter 1 monitoring will no longer be reported unless there are any matters that officers feel should come before the Committee sooner.
- 3.1.2 The 2019/20 annual treasury strategy, including the MRP (Minimum Revenue Provision) Policy Statement and prudential indicators, was originally approved by Council in February 2019. The annual report for financial year 2018/19 was reported to this PDS Committee and to Council in July 2019 and included no proposed changes to the 2019/20 strategy. The mid-year review for 2019/20 was reported to this PDS Committee in November 2019 and was approved by Council on 9<sup>th</sup> December 2019.
- 3.1.3 This report includes details of investment performance in the third quarter of 2019/20. Details of treasury management activity during the first two quarters of 2019/20 were incorporated into the mid-year review and reported to this PDS Committee on 20<sup>th</sup> November 2019.
- 3.1.4 Changes in the regulatory environment have places a much greater onus on Members to undertake the review and scrutiny of treasury management policy and activities. This report is important in that respect as it provides details of the actual position for treasury activities and highlights compliance with the Council's policies previously approved by Members.
- 3.1.5 The Council has monies available for Treasury Management investment as a result of the following:
- Positive cash flow;
  - Monies owed to creditors exceed monies owed by debtors;
  - Receipts (mainly from Government) received in advance of payments being made;
  - Capital receipts not yet utilised to fund capital expenditure;
  - Provisions made in the accounts for liabilities e.g. provision for outstanding legal cases which have not yet materialised;
  - General and earmarked reserves retained by the Council.
- 3.1.6 Some of the monies identified above are short term and investment of these needs to be highly "liquid", particularly if it relates to a positive cash flow position which can change in the future. Future monies available for Treasury Management investment will depend on the budget position of the Council and whether the Council will need to substantially run down capital receipts and reserves. Against a backdrop of unprecedented cuts in Government funding, which will require the Council to make further revenue savings to balance the budget in future years, there is a likelihood that such actions may be required in the medium term which will reduce the monies available for investment.

3.1.7 The Council has also identified an alternative investment strategy relating to property investment. To date, this has resulted in actual and planned acquisitions which generated £3m income in 2015/16, £4.6m in 2016/17, £5.6m in 2017/18, £5.5m in 2018/19 and is projected to achieve £5.4m in 2019/20. This is based on a longer term investment timeframe of at least 3 to 5 years and ensures that the monies available can attract higher yields over the longer term.

3.1.8 A combination of lower risk investment relating to Treasury Management and a separate investment strategy in the form of property acquisitions (generating higher yields and risks) provides a balanced investment strategy. Any investment decisions will also need to consider the likelihood that interest rates will increase at some point. The available resources for the medium term will need to be regularly reviewed.

## 3.2 Treasury Management Performance in the quarter ended 31<sup>st</sup> December 2019

3.2.1 **Borrowing:** The Council's healthy cashflow position continues and, other than some short-term borrowing at the end of 2015/16, no borrowing has been required for a number of years.

3.2.2 **Investments:** The following table sets out details of investment activity during the third quarter of 2019/20 and 2019/20 year to date:-

	Qtr Ended 31/12/19		2019/20 Year to Date		Para
	Deposits	Ave Rate	Deposits	Ave Rate	
	£m	%	£m	%	
Balance of "core" investments b/f	235.00	1.26	225.00	1.25	
New investments made in period	65.00	1.20	180.00	1.18	
Investments redeemed in period	-60.00	1.25	-165.00	1.18	
"Core" investments at end of period	240.00	1.25	240.00	1.25	
Money Market Funds	33.10	0.69	33.10	0.71	3.4.1
CCLA Property Fund*	40.00	2.36	40.00	2.50	3.4.4.5
Multi-Asset Income Funds*	40.00	4.68	40.00	9.00	3.4.4.7
Project Beckenham Loan	1.30	6.00	1.30	6.00	3.4.3
"Alternative" investments at end of period	114.40	2.73	114.40	4.29	
<b>Total Investments at end of Period</b>	<b>354.40</b>	<b>1.73</b>	<b>354.40</b>	<b>2.23</b>	
* The rates shown in here are the total return (ie. the dividend income plus the change in capital value). A more detailed breakdown of the rates for these investments is shown in the relevant paragraphs.					

3.2.3 Details of the outstanding investments at 31st December 2019 are shown in maturity date order in Appendix 2 and by individual counterparty in Appendix 3. An average return of 1.4% was assumed for new investments in the 2019/20 budget in line with the estimates provided by the Council's external treasury advisers, Link Asset Services, and with officers' views. The return on the new "core" investments placed during the third quarter of 2019/20 was 1.20%, compared to the average LIBID rates of 0.57% for 7 days, 0.67% for 3 months, 0.75% for 6 months and 0.86% for 1 year.

- 3.2.4 Reports to previous meetings have highlighted the fact that options with regard to the re-investment of maturing deposits have become seriously limited in recent years following bank credit rating downgrades. Changes to lending limits and eligibility criteria, as well as the introduction of pooled funds and housing associations, have alleviated this to some extent but there are still not many investment options available other than placing money with instant access accounts at relatively low interest rates.
- 3.2.5 Despite this, the Council's treasury management performance compares very well with that of other authorities. The Council was in the top decile nationally for 2014/15, 2015/16, 2016/17 and 2017/18 (the most recent CIPFA treasury management statistics available) and officers continue to look for alternative investment opportunities, both within the current strategy and outside, for consideration as part of the ongoing review of the strategy.
- 3.2.6 Active UK banks and building societies on the Council's list now comprise Lloyds, RBS (ring-fenced – including National Westminster Bank), Santander UK, Goldman Sachs International Bank, Close Brothers and Yorkshire, Principality, Nottingham and Skipton Building Societies and all of these have reduced their interest rates significantly in recent years. The Director of Finance will continue to monitor rates and counterparty quality and take account of external advice prior to any investment decisions.
- 3.2.7 The chart in Appendix 1 shows total investments at quarter-end dates back to 1<sup>st</sup> April 2004 and shows how available funds have increased steadily over the years. This has been a significant contributor to the over-achievement of investment income against budgeted income in recent years.

### 3.3 Interest Rate Forecast (provided by Link Asset Services)

- 3.3.1 The forecasts in the table below have been based on a central assumption that there will be some form of 'muddle through' agreement on a reasonable form of Brexit trade deal. Forecasts will need to change if this assumption does not materialise.

Date	LATEST FORECAST (Dec19)				PREVIOUS FORECAST (Nov19)			
	Base Rate	3 month Libid	6 month Libid	1 year Libid	Base Rate	3 month Libid	6 month Libid	1 year Libid
Jun-20	0.75%	0.70%	0.80%	1.00%	0.75%	0.70%	0.80%	1.00%
Dec-20	0.75%	0.90%	1.00%	1.20%	1.00%	0.90%	1.00%	1.20%
Jun-21	1.00%	1.00%	1.10%	1.30%	1.00%	1.00%	1.10%	1.30%
Dec-21	1.00%	1.10%	1.30%	1.50%	1.00%	1.10%	1.30%	1.50%

### 3.4 Other accounts

#### 3.4.1 Money Market Funds

- 3.4.1.1 The Council currently has 7 AAA-rated Money Market Fund accounts, with Prime Rate, Aberdeen Standard (formerly known as Ignis), Insight, Blackrock, Fidelity, Morgan Stanley and Legal & General, all of which have a maximum investment limit of £15m. In common with market rates for fixed-term investments, interest rates on money market funds have fallen considerably in recent years. The Aberdeen Standard, Prime Rate, Insight and Legal & General funds currently offer the best rate at around 0.72%.

3.4.1.2 The total balance held in Money Market Funds has varied during the year to date moving from £14.3m as at 31<sup>st</sup> March 2019, to £39.7m at 30<sup>th</sup> September 2019, £33.1m as at 31<sup>st</sup> December 2019, and currently stands at £38.5m (as at 27<sup>th</sup> January 2020). The Money Market Funds currently offer the lowest interest of all eligible investment vehicles with the exception of the Government Debt Management Account Deposit Facility (current indicative rate 0.5%). However they are the most liquid with funds able to be redeemed up until midday for same day settlement.

Money Market Funds	Date Account Opened	Actual balance 31/03/19 £m	Actual balance 31/12/19 £m	Ave. Daily balance to 31/12/19 £m	Ave. Rate 01/04/19 to 31/12/19 %	Latest Balance 27/01/20 £m	Latest Rate 27/01/20 %
Prime Rate	15/06/2009	14.3	15.00	15.00	0.75	15.00	0.72
Aberdeen Standard (Ignis)	25/01/2010	-	15.00	14.00	0.75	15.00	0.72
Insight	03/07/2009	-	1.60	10.40	0.73	8.45	0.71
Legal & General	23/08/2012	-	1.50	5.9	0.72	-	-
Blackrock	16/09/2009	-	-	-	-	-	-
Fidelity	20/11/2002	-	-	0.4	0.66	-	-
Morgan Stanley		-	-	-	-	-	-
<b>TOTAL</b>		<b>14.3</b>	<b>33.1</b>	<b>45.7</b>	<b>0.71</b>	<b>38.5</b>	

3.4.1.3 Current balances in MMFs are higher than at year end mainly due to funds being held to cover cashflow requirements in February and March when income from Council Tax and Business Rates is significantly lower than the rest of the year, as well as ensuring that the Council has sufficient liquidity to cover any 'non-standard' expenditure.

### 3.4.2 Housing Associations

3.4.2.1 Following the reduction of the counterparty rating criteria to A- for Housing Associations approved by Council in June 2017, deposits of £10m each were placed with Hyde Housing Association (A+) and Places for People Homes (A) for two years at rates of 1.30% and 1.60% respectively. Both of these investments have since matured. A further deposit of £5m was placed with Metropolitan Housing Trust (A+) in April 2018 for two years at a rate of 1.75%. On 25<sup>th</sup> February 2019, Council approved an increase in the limit for investments with Housing Associations from £25m to £50m. On 28<sup>th</sup> March 2019 a further investment of £10m was made with Southern Housing Group (A2) for two years at a rate of 1.70%. On 9<sup>th</sup> April 2019 £5m was invested with Thames Valley Housing Association (A-) for two years at a rate of 1.73% and £10m on 22<sup>nd</sup> August 2019 with Optivo Housing (A2) for two years at a rate of 1.45%. Current investments in Housing Associations total £30m.

### 3.4.3 Loan to Project Beckenham

3.4.3.1 On 26<sup>th</sup> June 2017 Council approved the inclusion in the strategy of a secured loan to Project Beckenham relating to the provision of temporary accommodation for the homeless that had previously been agreed to be advanced from the Investment Fund. A loan of £2.3m was made in June 2017, at a rate of 6%, although that may increase to 7.5% if the loan to value ratio exceeds a specified value. In August 2019 £1m of the principal was repaid leaving a balance of £1.3m.

### 3.4.4 Pooled Investment Schemes

3.4.4.1 In September 2013, the Portfolio Holder and subsequently Council approved the inclusion of collective (pooled) investment schemes as eligible investment vehicles in the Council's Investment Strategy with an overall limit of £25m and a maximum duration of 5 years. The limit was subsequently increased to £40m by Council in October 2015, £80m in June 2017 and £100m in December 2017. Such investments would require the approval of the Director of Finance in consultation with the Resources Portfolio Holder.

3.4.4.2 Until March 2018, accounting rules required that the change in capital value of these investments be held in the Available for Sale Financial Assets Reserve, and only recognised in revenue on the sale of the investment. In year projections for interest on balances therefore only reflected the dividends from these investments.

3.4.4.3 However, from 2018/19 onwards, local authorities are required to account for financial instruments in accordance with IFRS9. One of the results of this is that changes in the capital value of pooled fund investments are recognised in revenue in-year. MHCLG have since issued regulations providing a statutory override to reverse the impact of IFRS9 on the Council's General Fund, which came into force in December 2018. The regulations are currently only applicable for a period of five years to March 2023, when it is intended for movements in value to be recognised in year.

3.4.4.4 Due to the regulations being time limited and the potentially volatile nature of these investments, interest/dividend earnings above 2.5% (£1,509k in 2018/19) relating to the CCLA Property Fund and Fidelity Multi-Asset Income Fund were set aside in an Income Equalisation earmarked reserve. This will protect the council against unexpected variations in the capital value of these investments and any timing issues arising from the expiry of the statutory override.

#### CCLA Property Fund

3.4.4.5 Following consultation between the Director of Finance and the Resources Portfolio Holder, an account was opened in January 2014 with the CCLA Local Authorities' Property Fund and an initial deposit of £5m was made, followed by further deposits of £5m in July 2014, £5m in March 2015, £10m in October 2015, £5m in October 2016 and £10m in October 2017. The investment in the CCLA Fund is viewed as a medium to long-term investment and dividends are paid quarterly. A breakdown of the dividend earned and capital growth is provided in the table below.

	Dividend	Capital Growth	Total Return
Annualised net return	%	%	%
01/02/14 - 31/03/14	4.29	-29.64	-25.35
01/04/14 - 31/03/15	5.03	3.44	8.47
01/04/15 - 31/03/16	5.02	1.63	6.65
01/04/16 - 31/03/17	4.55	-2.50	2.05
01/04/17 - 31/03/18	4.59	2.41	7.00
01/04/18 - 31/03/19	4.46	1.57	6.03
01/04/19 - 31/12/19	4.47	-1.97	2.50
Cumulative return	4.60	0.35	4.95



3.4.4.6 The negative “growth”, particularly in the first two months, was mainly a result of the bid-offer spread that is inherent in property funds when the original and subsequent investments were made. This has less of an effect over the longer term that these investments are expected to be held, and overall there has been modest capital growth of 0.35%.

Multi Asset Income Fund

3.4.4.7 Following approval by Council in June 2017, the limit for pooled investment schemes was increased to £80m and an investment of £30m was made on 12<sup>th</sup> July 2017 in the Fidelity Multi-Asset Income Fund following the agreement of the Resources, Commissioning and Contract Management Portfolio Holder. The annualised fund return for the year to 31<sup>st</sup> December 2019 was capital growth of 3.54% and dividends paid of 5.46% resulting in a total return of 9.0%.

3.4.4.8 Since inception, dividends paid have averaged 4.62% per annum and the capital value has reduced slightly by 0.15% per annum (overall reduction of 0.28% to date) resulting in a net annual return of 4.48%. It should be noted that the Fund represents a longer term investment of around five years.

	Dividend %	Capital Gain / Loss %	Total Return %
Annualised net return			
12/07/17 - 31/03/18	4.24	-6.02	-1.78
01/04/18 - 31/03/19	4.26	1.38	5.64
01/04/19 - 31/12/19	5.46	3.54	9.00
Cumulative Return	4.62	-0.15	4.48

3.4.5 Investment with Heritable Bank

3.4.5.1 Members will be aware from previous updates to the Resources Portfolio Holder and the Executive that the Council had £5m invested with the Heritable Bank, a UK subsidiary of the Icelandic bank, Landsbanki. In October 2008, the bank was placed in administration and the investment was frozen. To date, a total of £4,985k has been received (98% of the total claim of £5,087k) leaving a balance of £102k (2%). Officers and the Council’s external advisers remain hopeful of a full recovery.

**3.5 Treasury Management Strategy Statement and Annual Investment Strategy 2020/21**

3.5.1 Appendix 4 sets out the Treasury Management Strategy Statement and Annual Investment Strategy for 2020/21. This combines the requirements of the CIPFA Code of Practice for Treasury Management in the Public Services (revised in 2009 and updated in 2011 and 2017) and the Prudential Code. The Strategy includes throughout details of proposed prudential indicators, which are summarised in Annex 3 (page 43) and will be submitted for approval to the February Council meeting. Many of the indicators are academic as far as the Council is concerned, as they seek to control debt and borrowing (generally not applicable for Bromley), but they are a statutory requirement.

3.5.2 Members will be aware that, since the Icelandic bank crisis in October 2008, the Council has approved a number of changes to the eligibility criteria and maximum exposure limits (both monetary and time) for banks and building societies. The rating criteria use the **lowest common denominator** method of selecting counterparties and applying limits. This means that the application of the Council’s minimum criteria will apply to the lowest available rating for any institution. For instance, if an institution is rated by two agencies, one of which meets the Council’s criteria while the other does not, the institution will fall outside the lending criteria. The Council also applies a minimum sovereign rating of AA- to investment counterparties.

- 3.5.3 While the Council effectively determines its own eligible counterparties and limits, it also uses Link Asset Services (formerly Capita) as an advisor in investment matters. Link use a sophisticated modelling approach that combines credit ratings, credit watches, credit outlooks and CDS spreads in a weighted scoring system for which the end product is a series of colour code bands which indicate the relative creditworthiness of counterparties. These colour codes indicate Link's recommendations on the maximum duration for investments. The Council will use its own eligibility criteria for all investment decisions, but will also be mindful of Link's advice and information and will not use any counterparty not considered by Link to be a reasonable risk. In line with the requirements of the CIPFA Treasury Management Code of Practice, the Council will always ensure the security of the principal sum and the Council's liquidity position before the interest rate.
- 3.5.4 A number of UK banks have been the subject of credit ratings downgrades in recent years, which has resulted in reductions to the number of eligible counterparties and to monetary and duration limits on the Council's lending list. It should be emphasised that the downgrades were, in most cases, relatively minor and were not an indication of a likely bank default but, nevertheless, they were enough to impact on the Council's lending list. As a result, the total of investments placed with money market funds has increased significantly in recent years, although this has reduced following Council approval to invest in pooled vehicles and increased limits for the part-nationalised banks.
- 3.5.5 The treasury management strategy is kept under constant review and no changes are currently being proposed in this report.
- 3.5.6 Details of eligible types of investment and counterparties are set out in the Annual Investment Strategy (Annex 2 of Appendix 4).

## **3.6 Regulatory Framework, Risk and Performance**

- 3.6.1 The Council's treasury management activities are regulated by a variety of professional codes and statutes and guidance:
- The Local Government Act 2003 (the Act), which provides the powers to borrow and invest as well as providing controls and limits on this activity;
  - The Act permits the Secretary of State to set limits either on the Council or nationally on all local authorities restricting the amount of borrowing that may be undertaken (although no restrictions have been made to date);
  - Statutory Instrument (SI) 3146 2003, as amended, develops the controls and powers within the Act;
  - The SI requires the Council to undertake any borrowing activity with regard to the CIPFA Prudential Code for Capital Finance in Local Authorities;
  - The SI also requires the Council to operate the overall treasury function with regard to the CIPFA Code of Practice for Treasury Management in the Public Services;
  - Under the Act, the CLG has issued Investment Guidance to structure and regulate the Council's investment activities;
  - Under section 238(2) of the Local Government and Public Involvement in Health Act 2007, the Secretary of State has taken powers to issue guidance on accounting practices. Guidance on Minimum Revenue Provision was issued under this section on 8<sup>th</sup> November 2007.

3.6.2 The Council has complied with all of the above relevant statutory and regulatory requirements, which limit the levels of risk associated with its treasury management activities. In particular, its adoption and implementation of both the Prudential Code and the Code of Practice for Treasury Management means that its capital expenditure is prudent, affordable and sustainable and its treasury practices demonstrate a low risk approach.

#### 4. POLICY IMPLICATIONS

4.1 In line with government guidance, the Council’s policy is to seek to achieve the highest rate of return on investments whilst maintaining appropriate levels of risk, particularly security and liquidity.

#### 5. FINANCIAL IMPLICATIONS

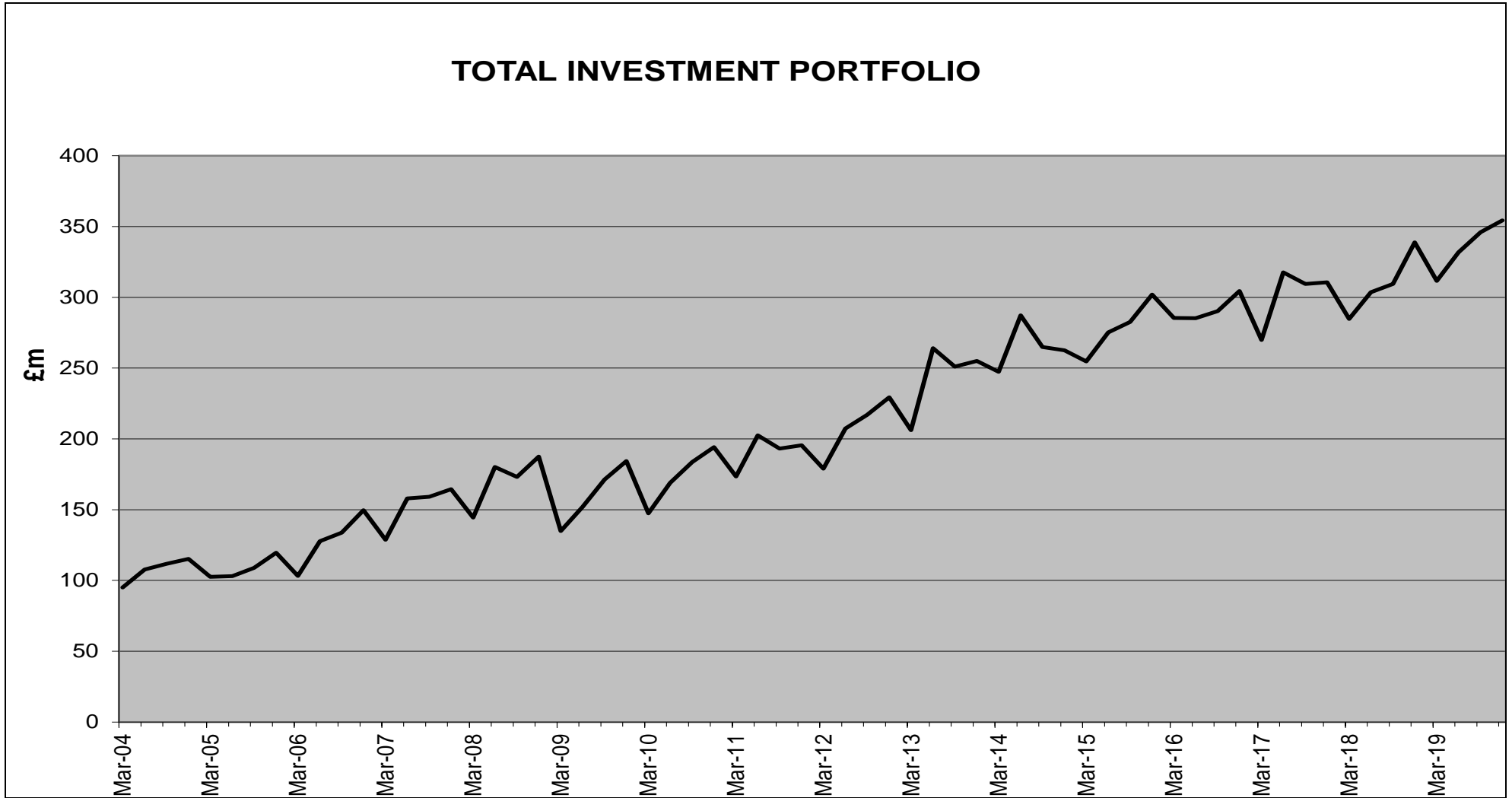
5.1 Despite an increase in the Bank of England base rate from 0.50% to 0.75%, there has been relatively little impact on interest income from lending to banks. This is partly due to banks having the continued ability to borrow from the Bank of England at very low rates as well as the strengthening of balance sheets reducing the need to borrow and the fact that expected increases in the base rate had already been priced in.

5.2 In addition, the utilisation of the Investment and Growth funds as well as the Highways Investment Scheme, have reduced the resources available for treasury management investment. However, the treasury management strategy has been revised to enable alternative investments of £100m which will generate additional income of around £2m compared with lending to banks.

5.3 Although the Council has seen a significant reduction in the rates offered for new fixed term investments as well as overnight money market funds, a surplus of £500k is currently projected for the year. This is mainly due to the continued high level of balances available for investment as well as higher interest earned on the pooled funds, housing association deposits and Project Beckenham loan.

5.4 With regard to 2020/21, the draft budget has been increased to £3,591k, an increase of £300k, to reflect the increased level of interest earnings from alternative investments as set out above which is in part offset by an expected reduction in balances available for investment as a result of the utilisation of capital receipts and grants/contributions as well as earmarked revenue reserves.

<b>Non-Applicable Sections:</b>	Legal, Personnel & Procurement Implications, Impact on Vulnerable Adults and Children
Background Documents: (Access via Contact Officer)	CIPFA Code of Practice on Treasury Management CIPFA Prudential Code for Capital Finance in Local Authorities CLG Guidance on Investments External advice from Link Asset Services



**INVESTMENTS HELD AS AT 31ST DECEMBER 2019**
**APPENDIX 2**

Counterparty	Start Date	Maturity Date	Rate of Interest	Amount	Fitch		Moody's		S&P Ratings		Fitch		Moody's		S&P Ratings	
					Long Term	Short Term	Long Term	Short Term	Long Term	Short Term	Long Term	Short Term	Long Term	Short Term	Long Term	Short Term
									Ratings at time of Investment				Ratings as at 31st December 2019			
<b>FIXED DEPOSITS</b>			%	£m												
CLOSE BROTHERS	01/03/2019	28/02/2020	1.25	20.0	A	F1	Aa3	P-1			A	F1	Aa3	P-1		
YORKSHIRE BUILDING SOCIETY	11/04/2019	09/04/2020	1.20	10.0	A-	F1	A3	P-2			A-	F1	A3	P-2		
SANTANDER BANK	17/04/2019	16/04/2020	1.03	15.0	A+	F1	Aa3	P-1	A	A-1	A+	F1	Aa3	P-1	A	A-1
METROPOLITAN HOUSING TRUST	16/04/2018	16/04/2020	1.75	5.0					A+						A-	
SANTANDER BANK	14/06/2019	12/06/2020	0.94	10.0	A+	F1	Aa3	P-1	A	A-1	A+	F1	Aa3	P-1	A	A-1
CLOSE BROTHERS	19/07/2019	17/07/2020	1.25	10.0	A	F1	Aa3	P-1			A	F1	Aa3	P-1		
PRINCIPALITY BUILDING SOCIETY	02/08/2019	31/07/2020	1.18	10.0	BBB+	F2	Baa2	P-2			BBB+	F2	Baa2	P-2		
NOTTINGHAM BUILDING SOCIETY	01/08/2019	31/07/2020	1.18	10.0			Baa1	P-2					Baa1	P-2		
SKIPTON BUILDING SOCIETY	16/08/2019	14/08/2020	1.00	10.0	A-	F1	Baa1	P-2			A-	F1	Baa1	P-2		
LLOYDS BANK	19/08/2019	19/08/2020	1.10	5.0	A+	F1	Aa3	P-1	A+	A-1	A+	F1	Aa3	P-1	A+	A-1
GOLDMAN SACHS	17/09/2019	17/09/2020	0.95	5.0	A	F1	A1	P-1	A+	A-1	A	F1	A1	P-1	A+	A-1
GOLDMAN SACHS	20/09/2019	18/09/2020	1.00	5.0	A	F1	A1	P-1	A+	A-1	A	F1	A1	P-1	A+	A-1
GOLDMAN SACHS	01/11/2019	30/10/2020	1.05	10.0	A	F1	A1	P-1	A+	A-1	A	F1	A1	P-1	A+	A-1
NATWEST BANK (Ring Fenced)	15/11/2019	13/11/2020	0.98	10.0	A	F1	Baa2	P-2	A-	A-2	A+	F1	A1	P-1	A	A-1
SANTANDER BANK	15/11/2019	15/11/2020	1.10	5.0	A+	F1	Aa3	P-1	A	A-1	A+	F1	Aa3	P-1	A	A-1
LLOYDS BANK PLC	05/12/2019	04/12/2020	1.10	20.0	A+	F1	Aa3	P-1	A+	A-1	A+	F1	Aa3	P-1	A+	A-1
WOKINGHAM BOROUGH COUNCIL	19/12/2018	18/12/2020	1.45	10.0	N/A				N/A				N/A			
CHERWELL DISTRICT COUNCIL	21/01/2019	21/01/2021	1.45	5.0	N/A				N/A				N/A			
CAMBRIDGESHIRE COUNTY COUNCIL	28/02/2019	26/02/2021	1.45	10.0	N/A				N/A				N/A			
SOUTHERN HOUSING GROUP	28/03/2019	29/03/2021	1.70	10.0			A2						A3			
NATWEST BANK	09/04/2019	09/04/2021	1.35	10.0	A+	F1	A1	P-1	A-	A-2	A+	F1	A1	P-1	A	A-1
THAMES VALLEY HOUSING ASSOCIATION LTD	09/04/2019	09/04/2021	1.73	5.0					A-						A-	
OPTIVO	22/08/2019	23/08/2021	1.45	10.0			A2	P-1					A2	P-1		
WARRINGTON BOROUGH COUNCIL	29/10/2019	29/10/2021	1.55	15.0	N/A				N/A				N/A			
CAMBRIDGESHIRE COUNTY COUNCIL	23/12/2019	23/12/2021	1.40	5.0	N/A				N/A				N/A			
<b>TOTAL FIXED INVESTMENTS</b>				<b>240.0</b>												
<b>OTHER FUNDS</b>																
ABERDEEN STANDARD (IGNIS) LIQUIDITY FUND				15.0												
INSIGHT STERLING LIQUIDITY FUND				1.60												
LEGAL & GENERAL LIQUIDITY FUND				1.50												
PRIME RATE STERLING LIQUIDITY FUND				15.0												
CCLA LOCAL AUTHORITY PROPERTY FUND	30/01/2014			40.0												
FIDELITY MULTI-ASSET INCOME FUND	12/07/2017			40.0												
PROJECT BECKENHAM LOAN	09/06/2017			1.3												
<b>TOTAL INVESTMENTS</b>				<b>354.40</b>												

INVESTMENTS HELD AS AT 31ST DECEMBER 2019						APPENDIX 3	
	Start Date	Maturity Date	Rate of Interest %	Amount £m	Total £m	Limit £m	Remaining £m
<b>UK BANKS</b>							
LLOYDS BANK	19/08/2019	19/08/2020	1.10	5.0			
LLOYDS BANK	05/12/2019	04/12/2020	1.10	20.0	25.0	30.0	5.0
NATWEST BANK PLC	09/04/2019	09/04/2021	1.35	10.0			
NATWEST BANK PLC	15/11/2019	13/11/2020	0.98	10.0	20.0	80.0	60.0
GOLDMAN SACHS INTERNATIONAL BANK	20/09/2019	18/09/2020	1.00	5.0			
GOLDMAN SACHS INTERNATIONAL BANK	17/09/2019	17/09/2020	0.95	5.0			
GOLDMAN SACHS INTERNATIONAL BANK	01/11/2019	30/10/2020	1.05	10.0	20.0	20.0	0.0
SANTANDER BANK	14/06/2019	12/06/2020	0.94	10.0			
SANTANDER BANK	17/04/2019	16/04/2020	1.03	15.0			
SANTANDER BANK	15/11/2019	15/11/2020	1.10	5.0	30.0	30.0	0.0
CLOSE BROTHERS LTD	19/07/2019	17/07/2020	1.25	10.0			0.0
CLOSE BROTHERS LTD	01/03/2019	28/02/2020	1.25	20.0	30.0	30.0	0.0
<b>UK BUILDING SOCIETIES</b>							
YORKSHIRE BUILDING SOCIETY	11/04/2019	09/04/2020	1.20	10.0	10.0	10.0	0.0
PRINCIPALITY BUILDING SOCIETY	02/08/2019	31/07/2020	1.18	10.0	10.0	10.0	0.0
NOTTINGHAM BUILDING SOCIETY	01/08/2019	31/07/2020	1.18	10.0	10.0	10.0	0.0
SKIPTON BUILDING SOCIETY	16/08/2019	14/08/2020	1.00	10.0	10.0	10.0	0.0
<b>LOCAL AUTHORITIES</b>							
WOKINGHAM BOROUGH COUNCIL	19/12/2018	18/12/2020	1.45	10.0	10.0	15.0	5.0
CHERWELL DISTRICT COUNCIL	21/01/2019	21/01/2021	1.45	5.0	5.0	15.0	10.0
CAMBRIDGESHIRE COUNTY COUNCIL	28/02/2019	26/02/2021	1.45	10.0	10.0	15.0	0.0
CAMBRIDGESHIRE COUNTY COUNCIL	23/12/2019	23/12/2021	1.40	5.0	5.0	15.0	0.0
WARRINGTON BOROUGH COUNCIL	29/10/2019	29/10/2021	1.55	15.0	15.0	15.0	0.0
<b>HOUSING ASSOCIATIONS</b>							
METROPOLITAN HOUSING TRUST	16/04/2018	16/04/2020	1.75	5.0			
THAMES VALLEY HOUSING ASSOCIATION LTD	09/04/2019	09/04/2021	1.73	5.0	10.0	10.0	0.0
SOUTHERN HOUSING GROUP LTD	28/03/2019	29/03/2021	1.70	10.0	10.0	10.0	0.0
OPTIVO	22/08/2019	23/08/2021	1.45	10.0	10.0	10.0	0.0
<b>OTHER INVESTMENTS</b>							
ABERDEEN STANDARD (IGNIS) LIQUIDITY FUND	25/01/2010		0.00	15.0	15.0	15.0	0.0
INSIGHT STERLING LIQUIDITY FUND	15/06/2009		0.00	1.6	1.6	15.0	13.4
LEGAL & GENERAL LIQUIDITY FUND	23/08/2012		0.00	1.5	1.5	15.0	13.5
PRIME RATE STERLING LIQUIDITY FUND	15/06/2009		0.00	15.0	15.0	15.0	0.0
CCLA LOCAL AUTHORITY PROPERTY FUND	30/01/2014		0.00	40.0			
FIDELITY - MULTI ASSET INCOME FUND	12/07/2017			40.0	80.0	100.0	20.0
PROJECT BECKENHAM LOAN	09/06/2017		6.00	1.3	1.3	2.3	1.0
<b>TOTAL INVESTMENTS</b>				<b>354.4</b>	<b>354.4</b>		