

**PERFORMANCE
AND FINANCIAL
MONITORING
INFORMATION**

September 2020





**PERFORMANCE AND FINANCIAL
MONITORING INFORMATION**

September 2020

PERFORMANCE AND FINANCIAL MANAGEMENT INFORMATION

September 2020

CONTENTS

Best Value Performance Plan Indicators	Introduction	1
	Corporate Health Indicators	2
	Human Resources	3
	Housing	5
	Housing Benefit and Council Tax	7
	Waste and Cleanliness	8
	Planning	10
	Community Safety	12

Financial Management Information	Sheerwater Regeneration	14
	Car Parks Income	15
	Other Fees and Charges	16
	Employee Costs	17
	Employee Numbers	18
	Interest Receipts and Payments	20
	Capital Receipts	21
	Savings Achieved	22
	Community Infrastructure Funding	23

Treasury Management Information	Summary of External Commitments	24
	Long Term Loans	25
	New Deals Undertaken	28
	Deals Outstanding	29

Thameswey Group Information	Thameswey Group	30
	Employee Numbers	31
	Sales Income	32
	Capital Expenditure	33
	New Long Term Loans	34
	Long Term Loan Balances	34
	Interest Payments	35

**BEST VALUE PERFORMANCE PLAN
INDICATORS**

September 2020

**Performance Management - Monthly Performance Monitoring of Performance Indicators
September 2020**

Introduction

At this time the contents of the 'Green Book' Performance and Financial Monitoring information, have been amended due to the Covid-19 pandemic. The performance exception report, which highlighted where performance indicators were significantly different to the target for the year, has been excluded. Performance for 2020/21 has been extensively affected by the National Lockdown, local response and necessary reallocation of resources. The data should therefore be considered in this context and in some cases activity will be unusual, especially in the first quarter of the year.

The forecast to the end of the year is excluded from the financial section as it is not currently possible to provide a reliable assessment of the overall financial impact of the pandemic. During the year to date the government has allocated grant funding in 3 tranches towards the costs incurred by local authorities and has recently announced further funds although the allocation of these has not yet been published. The government has also introduced an income compensation scheme which will cover a significant proportion of lost sales, fees and charges. Work is ongoing to establish the potential lost income from commercial sources which are not covered by these arrangements. The Commercial income pages are not currently published as the Council continues to work with tenants on arrangements for payment of rents. A full update will be prepared in the autumn which will inform the draft budget for 2021/22 to be considered by the Executive in November.

The Council's corporate approach to improving efficiency is supported by integrated performance management and monitoring systems. Performance Indicators, across a range of service areas, are monitored and reported monthly in this document, the Green Book. The Green Book also supports the monitoring of contractual relationships the Council has with its outsourced service providers. The Council uses a variety of performance indicators to monitor how well our services are performing in meeting the needs of our residents.

We monitor our performance on a monthly basis to ensure that we remain focused on our priorities and to ensure that we can promptly deal with underperformance wherever necessary. All the monitoring data is circulated to elected Members, Corporate Management Group, staff and the public.

Additional information is shown on the charts where appropriate to aid analysis and indicate where management intervention may be needed:-

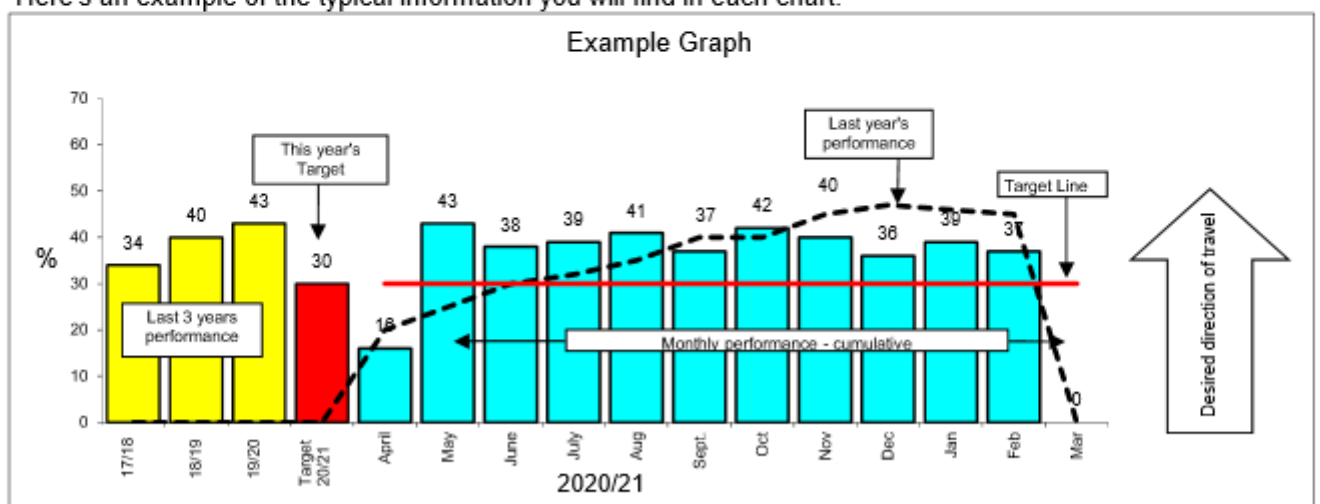
Last year's performance is shown as a dotted line which is useful for comparative purposes and enabling target profiling to be considered.

In many cases some natural variation in performance is to be expected and this is represented (in some charts) by a thinner line above and below the red target line, based on calculating the standard deviation of previous year's actual performances.

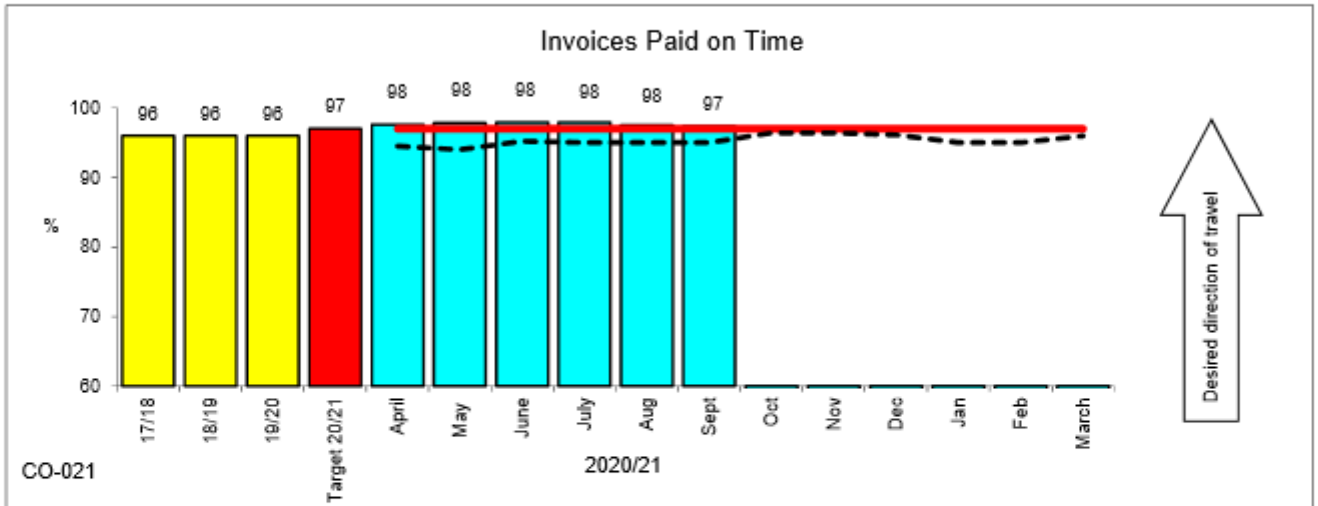
Performance is reported cumulatively for most indicators. Where this is not the case it is indicated on each graph.

The objective of the additional information is to enhance the monitoring of performance. The aim is to be as close to the target line as possible and at least within the upper and lower lines. Significant variation outside these lines might indicate a need for management intervention or could suggest a fortuitous improvement which might not be sustainable.

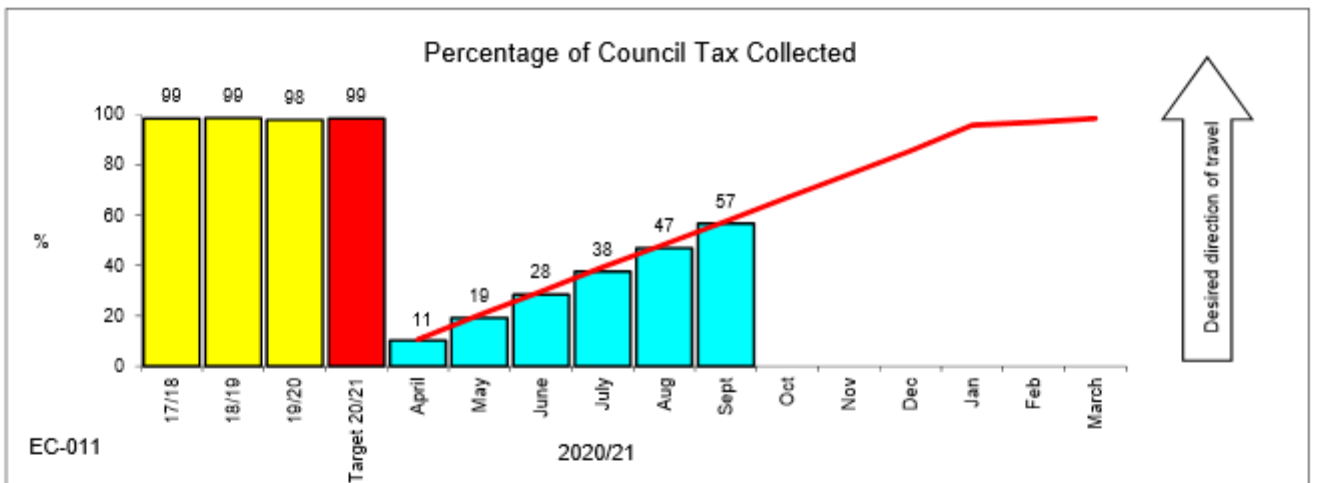
Here's an example of the typical information you will find in each chart:



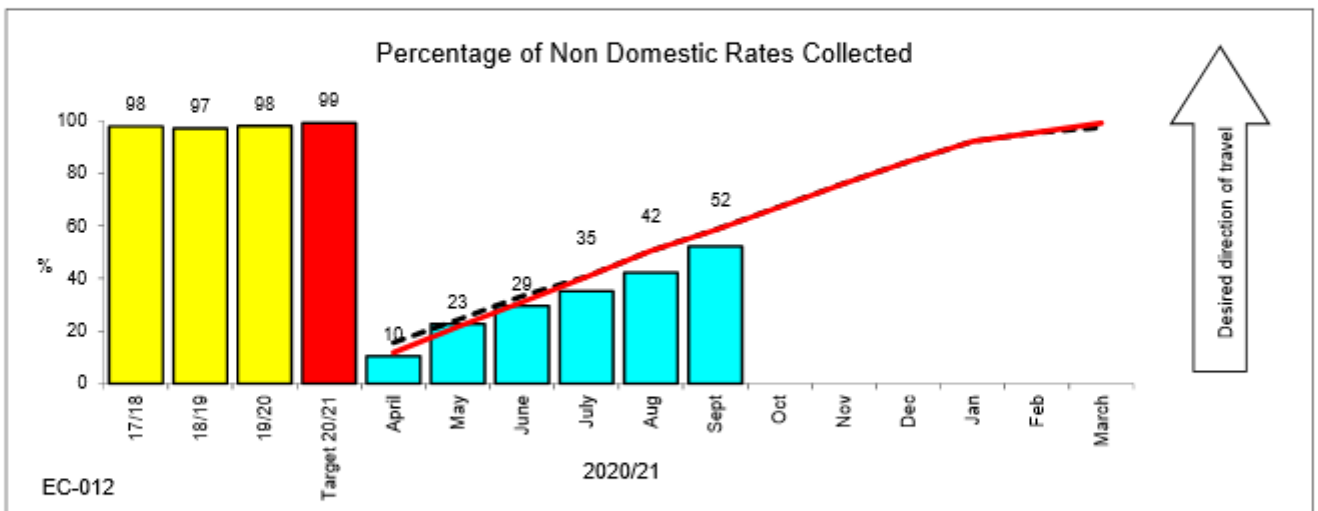
CORPORATE HEALTH INDICATORS (Responsible Manager - Various)



Since January 2009, measures have been in place to reduce the time taken to pay Local Suppliers. The Average Number of Days taken to pay Local Suppliers in September was 9.52 (Target = 12 days); Average Number of Days taken to pay All Suppliers in September was 16.84 (Target = 20 days). Late Payment legislation introduced in March 2013 provides for all undisputed invoices payable by a Public Authority to be paid within 30 calendar days, unless agreed with the supplier, and introduces financial penalties for late payment.



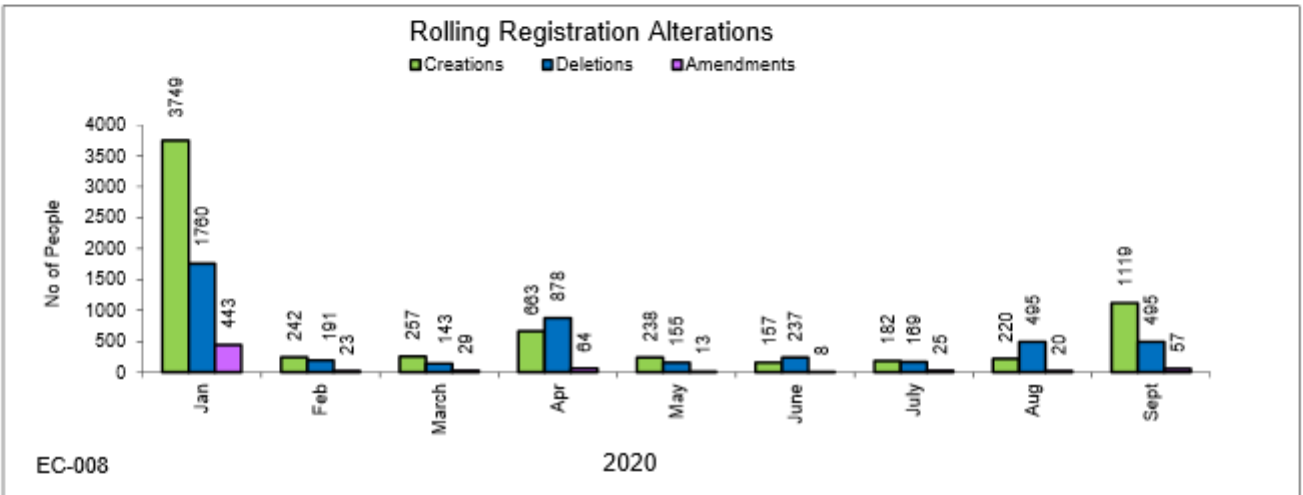
Covid-19 impacting on collection, recovery action suspended during lockdown.



Covid-19 impacting on collection, recovery action suspended during lockdown.

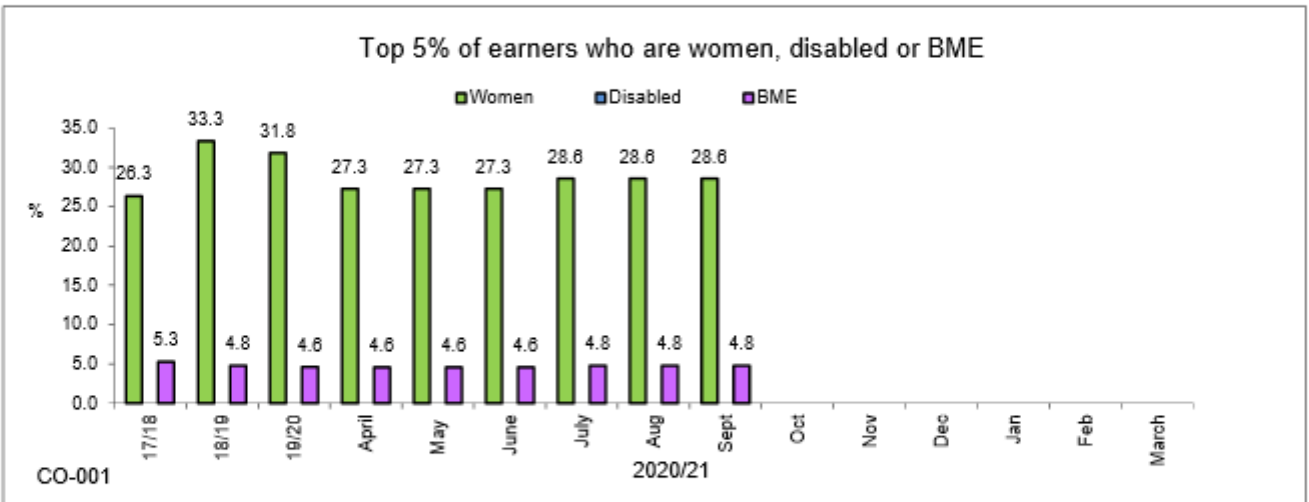
Annual Election Indicators	Desired Direction of Travel	2017	2018	2019	2020
EC-002: Percentage of Adult Population on the Electoral Register	↑	96.2	96	94.5	97.3
EC-003: Percentage of rising 18 year olds on the Electoral Register	↑	25	26	23.6	26.9
EC-004: Percentage of those on the Electoral Register who voted	↑	38.6	37.7	37.75	n/a
EC-005: Percentage of people who voted by post	n/a	31.3	33.2	41.3	n/a
EC-007: Percentage of clerical errors recorded at the last election	↓	0.14	0.0001	0.0001	n/a

Local elections scheduled for May 2020 were postponed until 2021 due to Covid-19 lockdown.

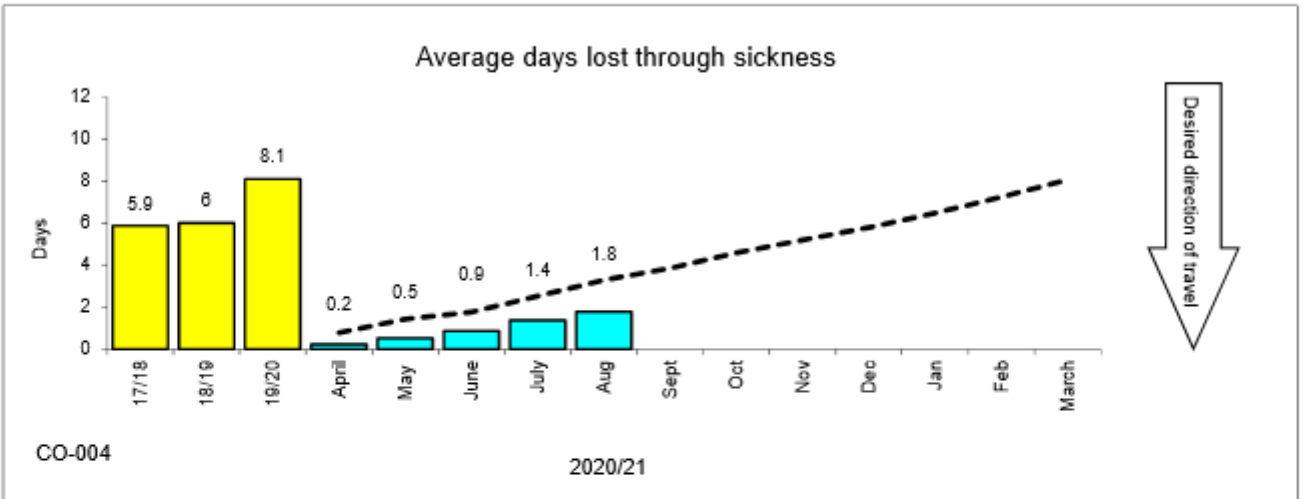


There will be no monthly updates to the Electoral Register published in October, November and December whilst the annual canvass is carried out.

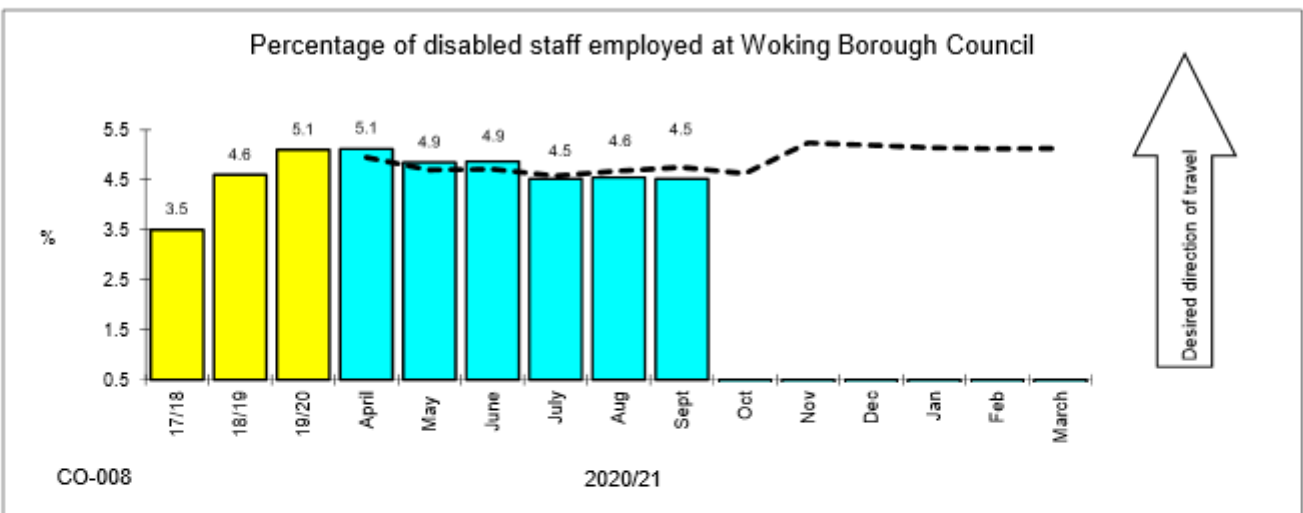
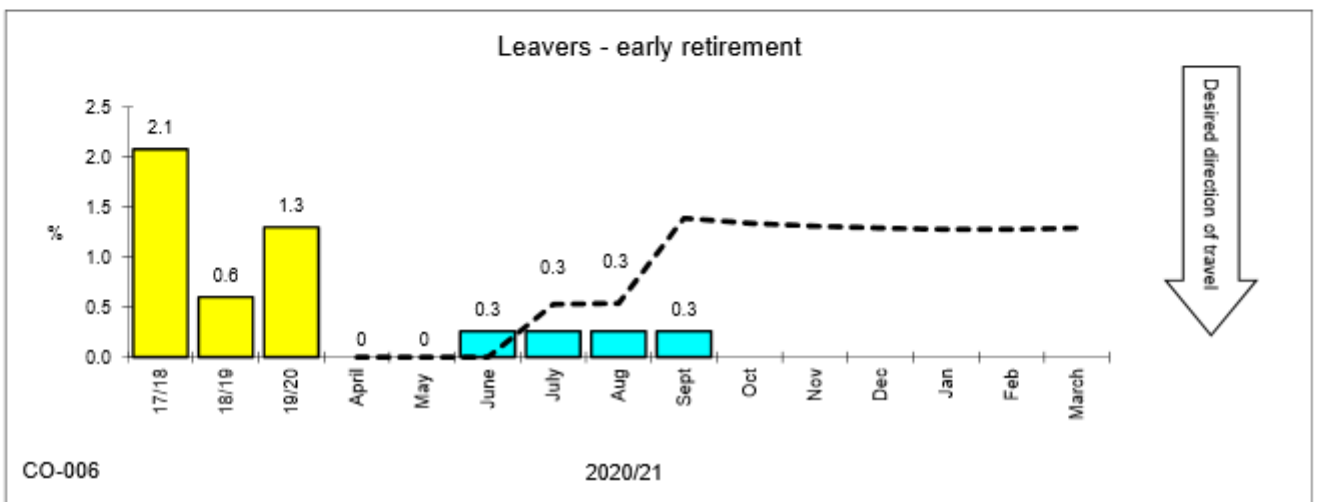
HUMAN RESOURCES (Responsible Manager - Amanda Jeffrey)



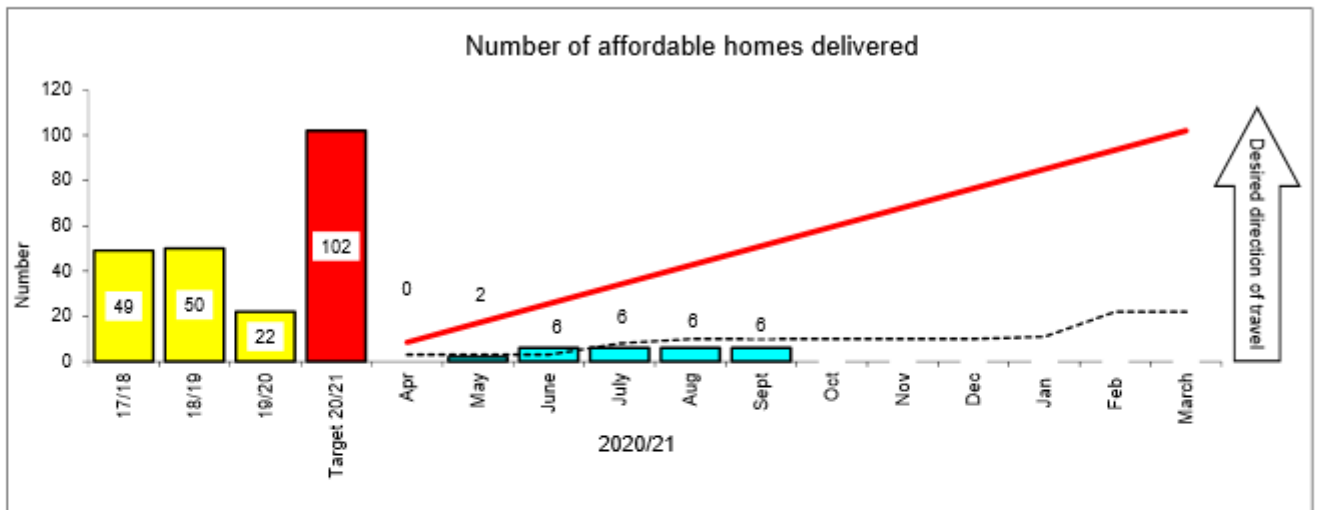
The number of employees included in the top 5% can differ, depending on the total number of employees, and if there are salary changes for top earners. This causes these figures to fluctuate, even if no one in the top 5% of earners leaves the organisation.



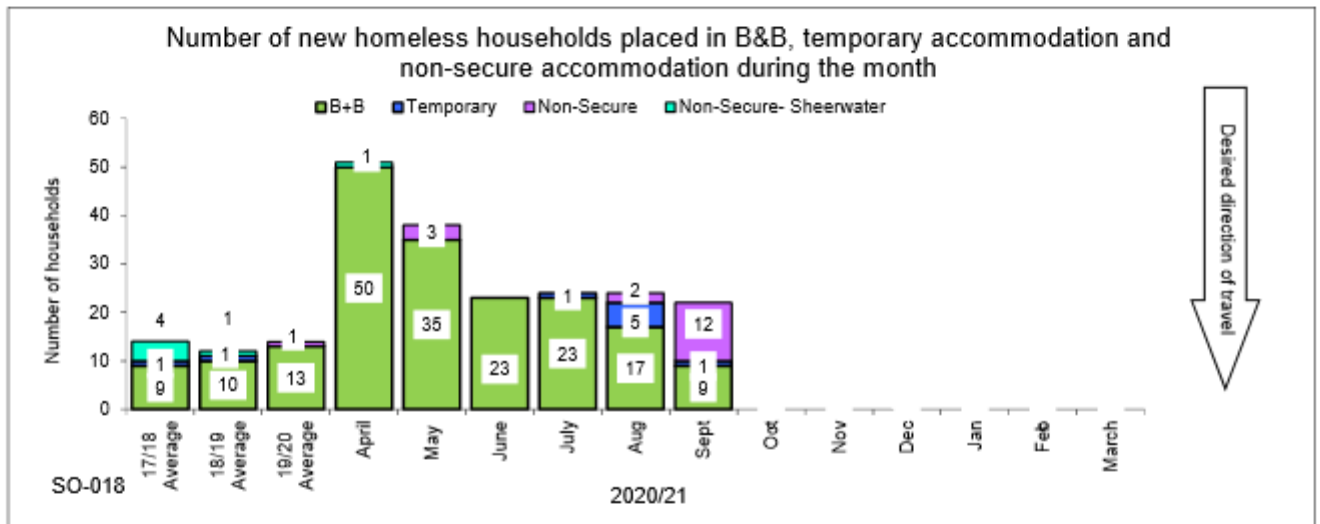
Excluding long term sickness to August = 0.58 days. There is a 1 month time lag on this indicator.



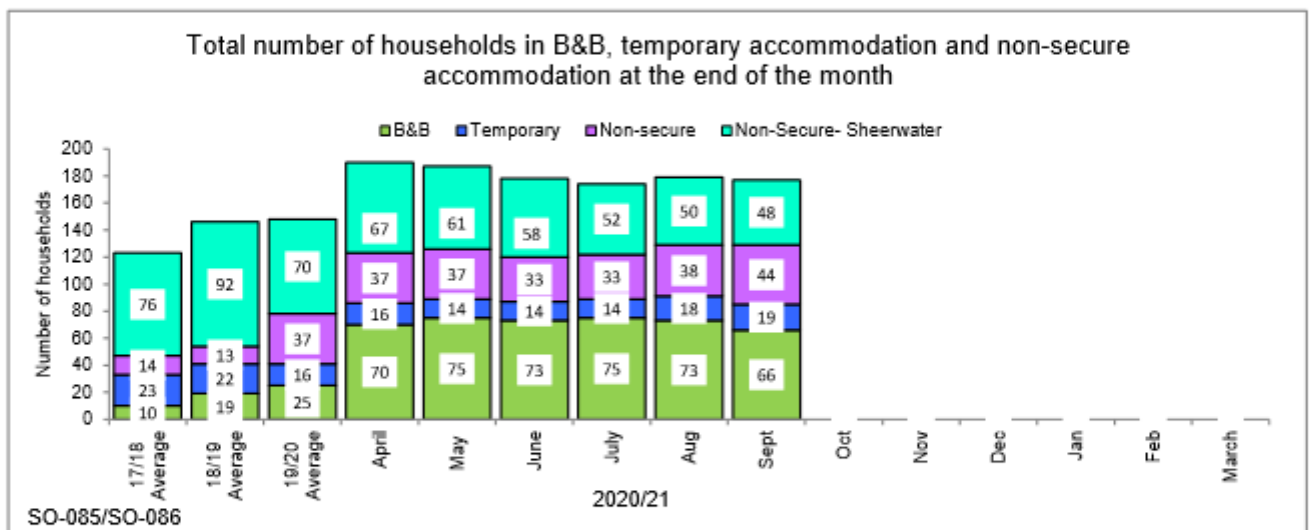
The % of economically active disabled people in Woking is 5.6% (Source 2011 census).



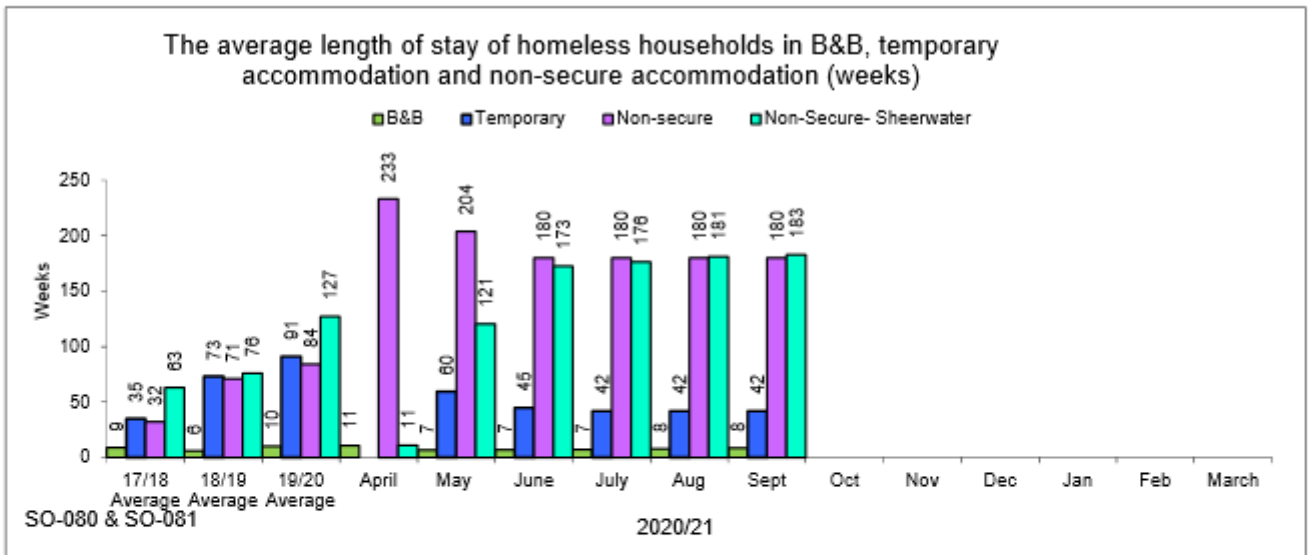
Figures for September : Social Rented: 0, Intermediate homes for rent:0, Intermediate homes- shared ownership: 0, Affordable Rent: 0, Starter Homes: 0. Cumulative figures year to date: Social Rented:6, Intermediate homes for rent: 0, Intermediate homes- shared ownership: 0, Affordable Rent: 0. Total for year to date: 6 homes.



The Sheerwater properties are being used pending the redevelopment of Sheerwater.



The Sheerwater properties are being used pending the redevelopment of Sheerwater.



The Sheerwater properties are being used pending the redevelopment of Sheerwater.

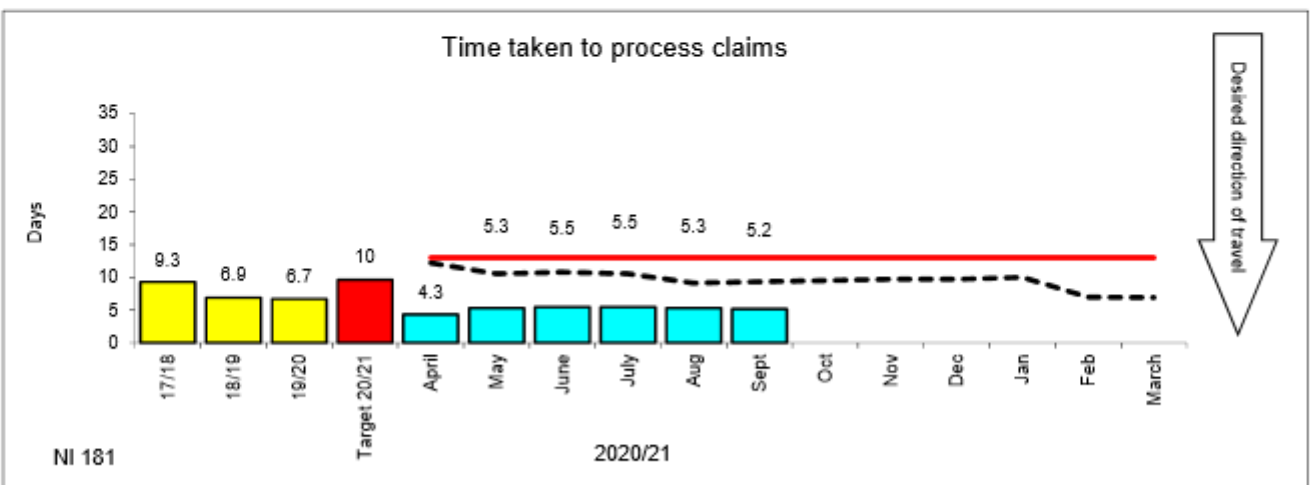
Annual Homelessness Indicators	Target	Desired Direction of Travel	17/18	18/19	19/20	20/21
SO-015: Number of rough sleepers	1 - 10	↓	18	11	11	
SO-082: The number of households prevented from becoming homeless	n/a	n/a	123	78	n/a	n/a

The number of rough sleepers is a multi-agency estimated "count" every year. However, the Covid-19 situation means we are dealing with many more rough sleepers than usual.

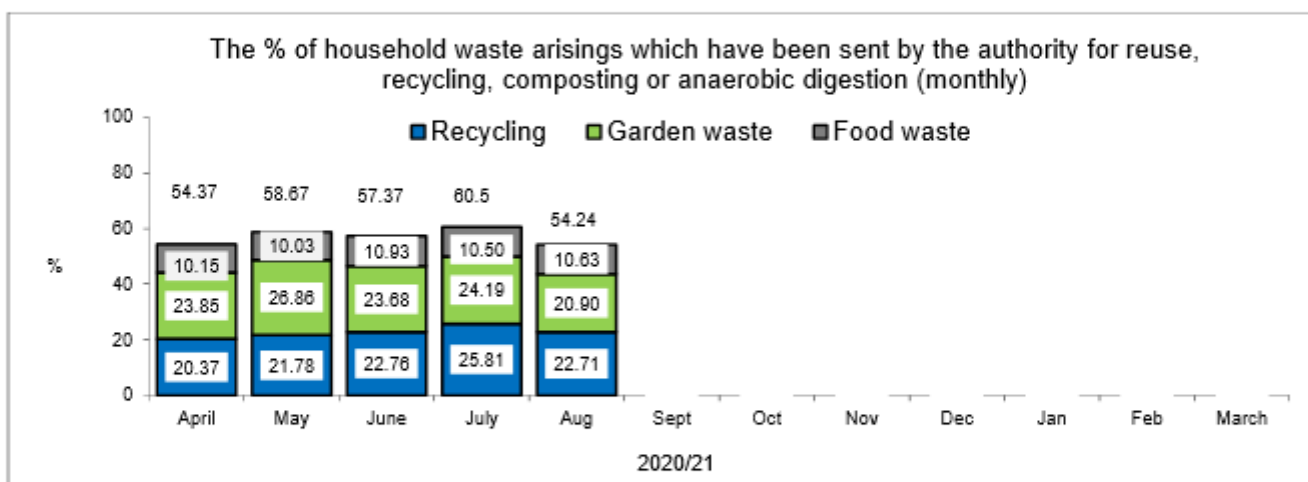
Quarterly New Vision Homes Indicators	Annual Target	19/20	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar
IM1: Rental income (%)	98.90	97.03	85.54			
IM3: Average days void	21	24.61	28.54			
RR1: Emergency repairs (%)	98.75	99.82	98.07			
RR2: Urgent repairs (%)	97.75	98.58	93.28			
RR3: Routine repairs (%)	96.72	92.19	90.91			

All NVH figures are percentages of the total except IM3 (days). RR1, RR2 and RR3 refer to % of repairs complete on time, these are provisional figures and may be amended following an annual audit. There is a time lag on receipt of these figures.

HOUSING BENEFIT AND COUNCIL TAX (Responsible Manager - David Ripley)



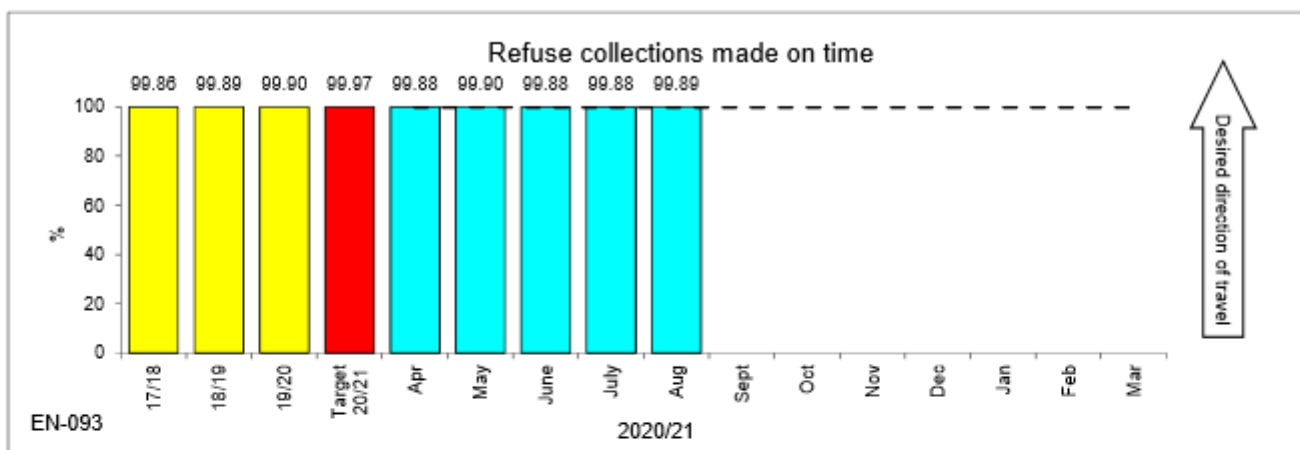
The table represents household waste collected via the Council's recycling, composting, re-use and recovery services. Due to successful dialogue with the Materials Recovery Facility operator, the sampling process has been revised to promote quality recycling. As a result the rejection rate has reduced from 14.13% to 5. Additionally, the Covid-19 crisis is impacting recycling trends, with similar recycling rate changes being experienced across the wider Surrey area. There is a 5 week time lag on this indicator.



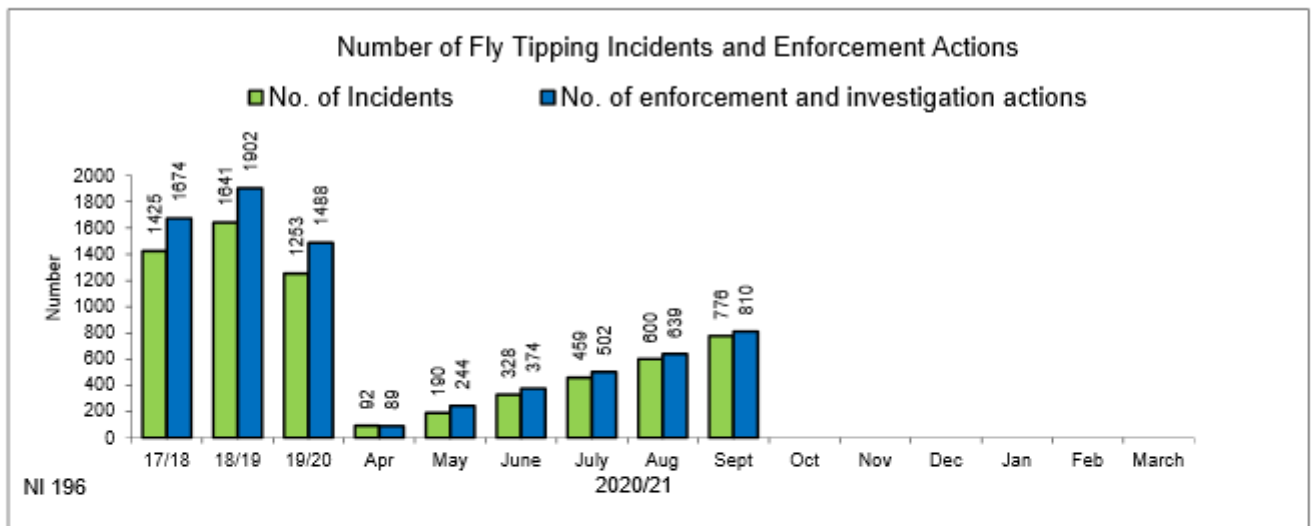
The chart shows the individual months, the Council's overall recycling performance is shown in the cumulative table. In August 2020, there were 10 recycling days and 11 waste days. More waste days compared to recycling days can impact the recycling rate. This slight downward trend was noted in the same period of the previous two years (2018 and 2019). With a monthly recycling rate of 54.24% in August, the cumulative recycling rate is currently 57.08%. There is a 5 week time lag on this indicator.

Quarterly Waste Indicators	Annual Target	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar
NI-191: Residual household waste per household (kg)	350	106.00			

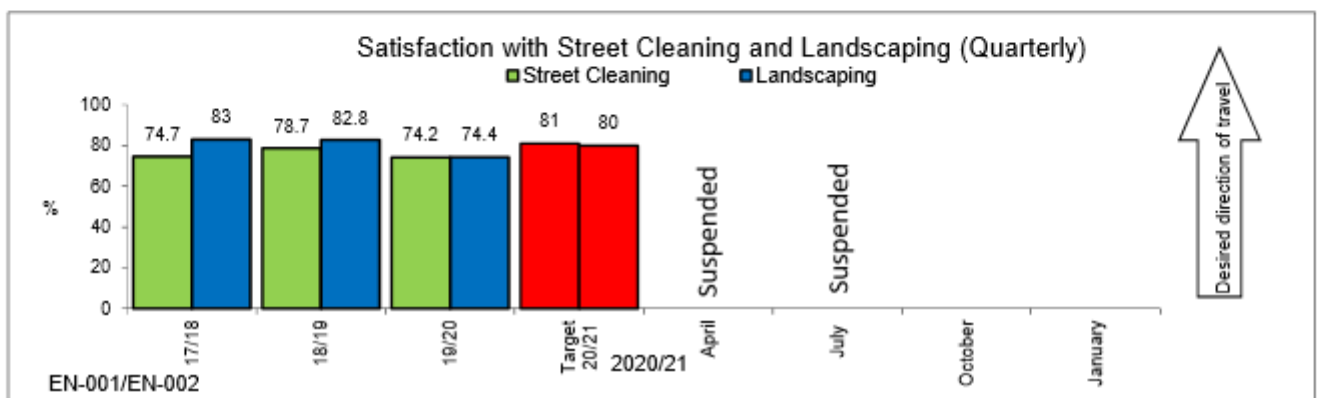
Figures provided quarterly. Population figure used = 42,953 . There is a 5 week time lag on this indicator.



Indicator EN-093 enables the Council to measure its contractors performance by recording the number of genuine missed waste and recycling containers reported by residents. There is a 5 week time lag on this indicator.

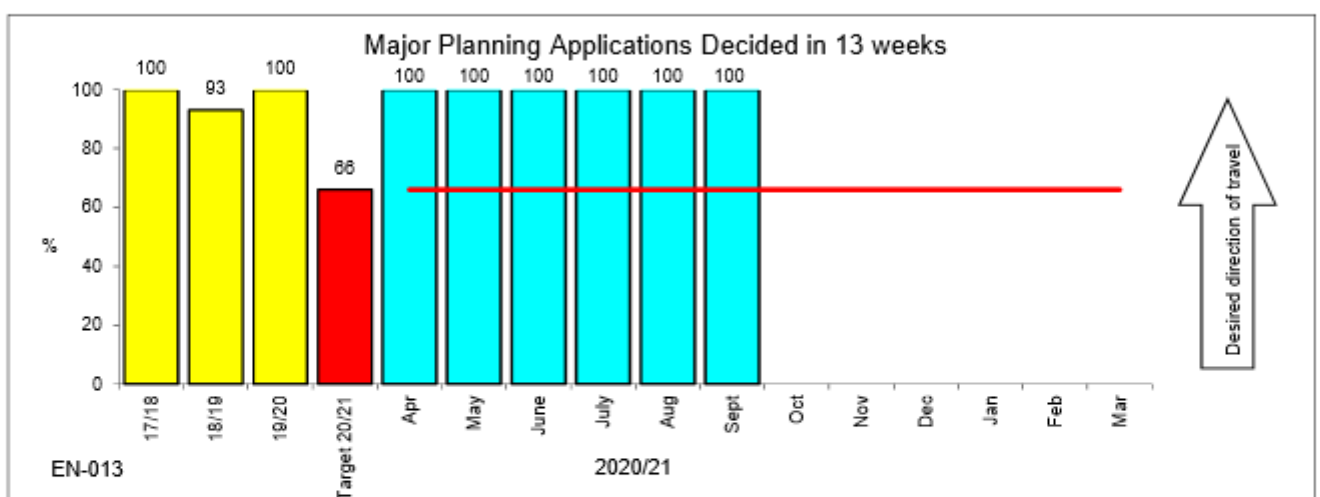


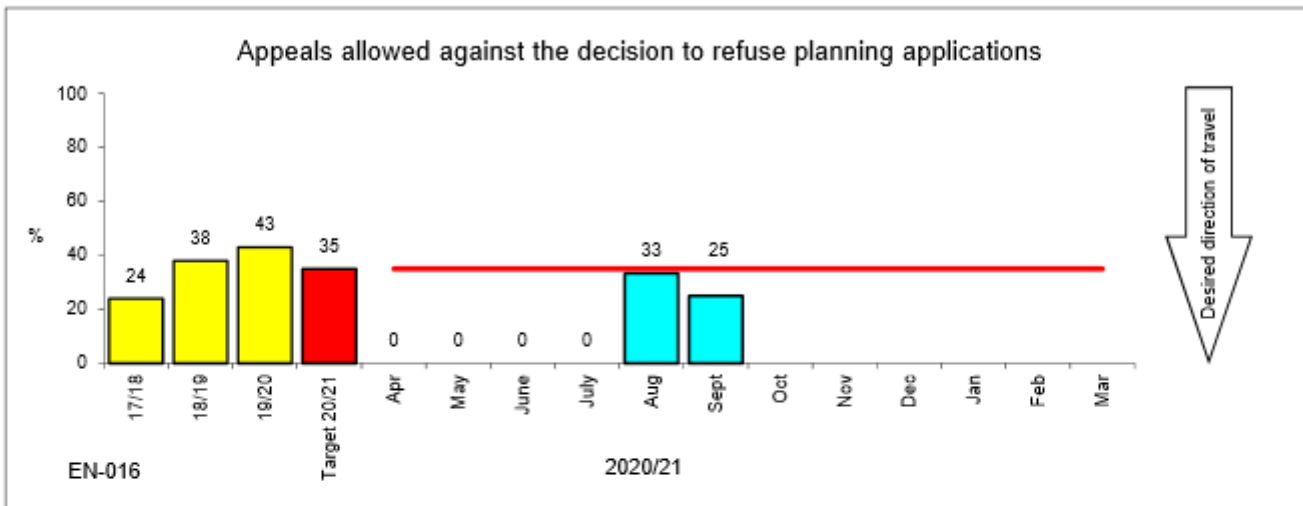
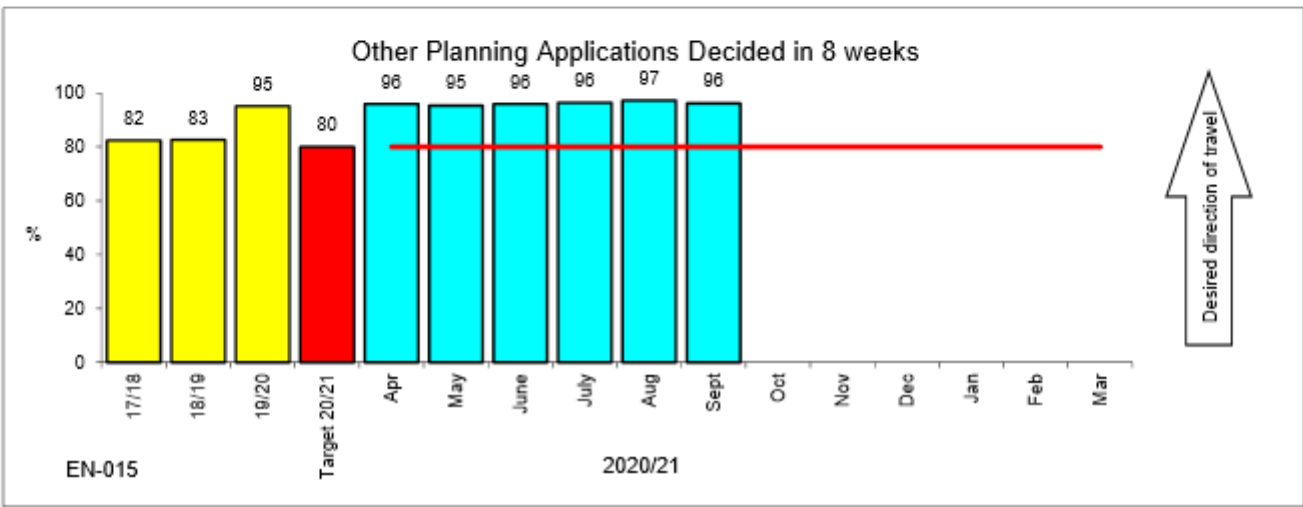
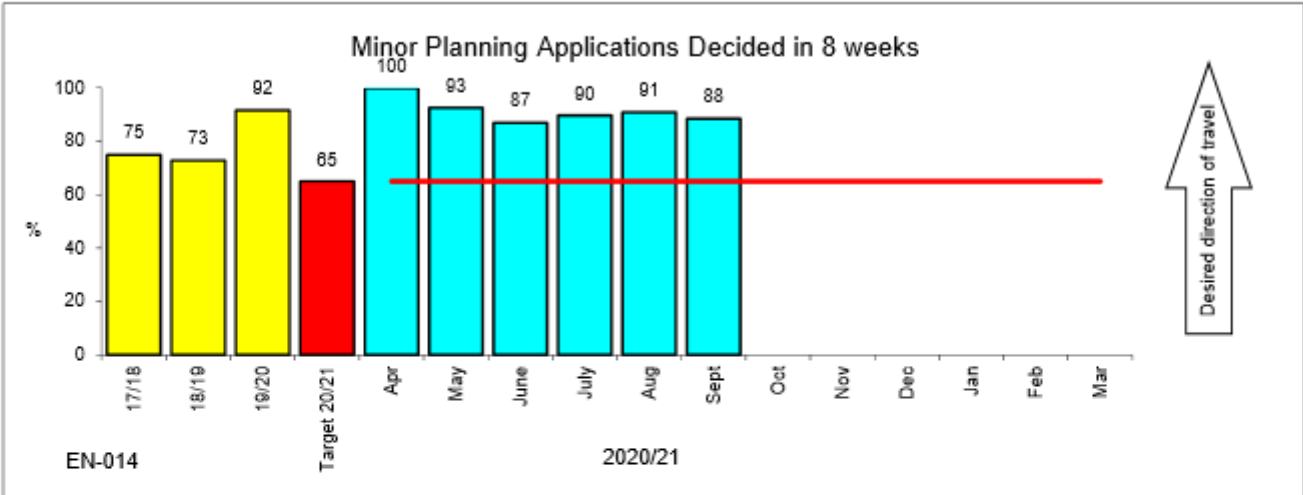
Please note that there can be more than one investigation action per fly tipping incident. This is why there are more investigation and enforcement actions than there are fly tipping incidents.

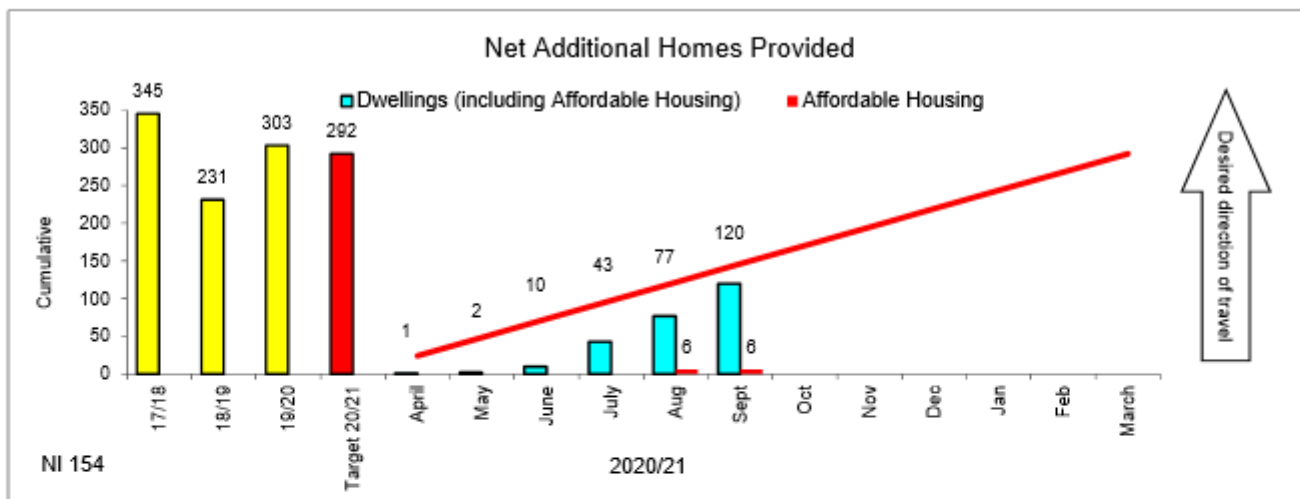


Satisfaction surveys are carried out through a telephone poll of 300 residents every quarter. There is a one month time lag on the receipt of this figure.

PLANNING (Responsible Manager - Thomas James)





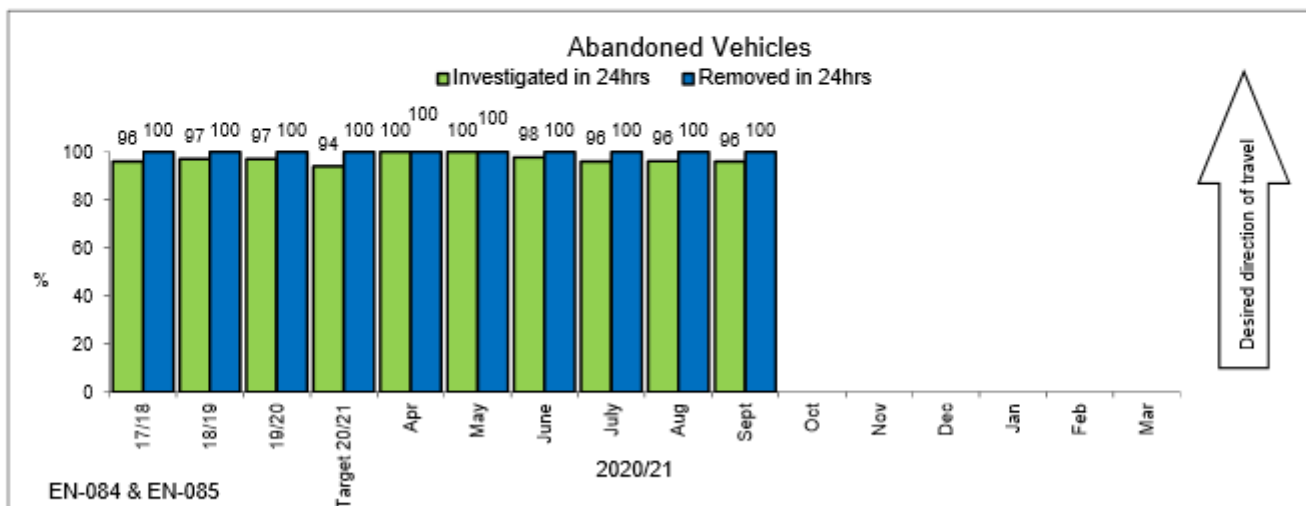


Total Residential Properties Completed

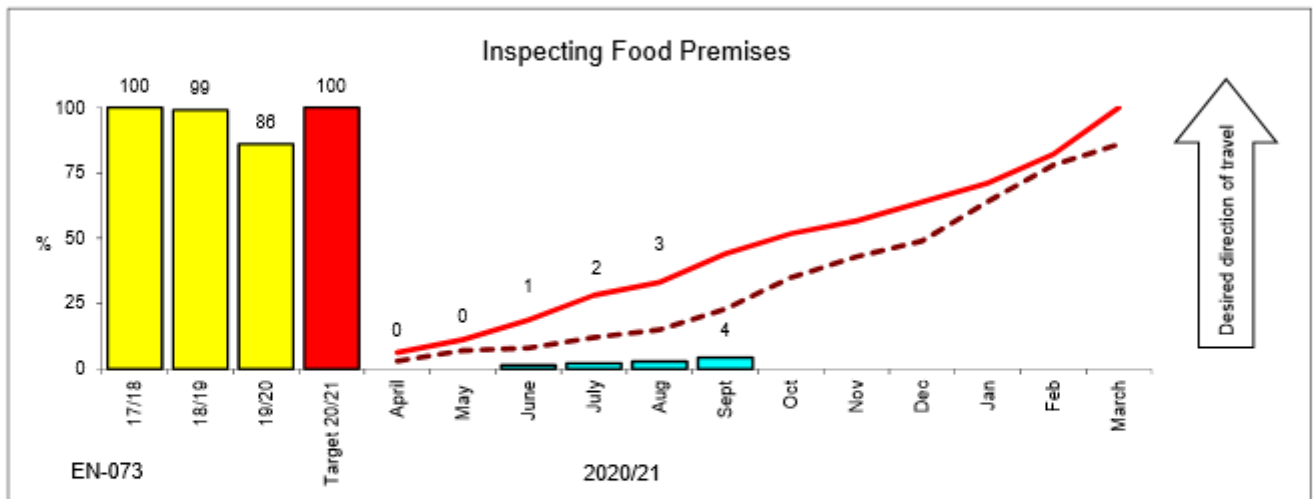
Year	Residential Properties Target	Dwellings	Affordable Housing Target	Affordable Housing
2010/11	292	146	102	31
2011/12	292	175	102	3
2012/13	292	273	102	0
2013/14	292	370	102	14
2014/15	292	66	102	8
2015/16	292	360	102	126
2016/17	292	399	102	173
2017/18	292	345	102	54
2018/19	292	231	102	37
2019/20	292	303	102	19
2020/21	292	120	102	6
Cumulative Total	3212	2788	1122	471

This table has been added to show all of the residential completions each year since 2010/11, which was the start of the current Local Plan period. The affordable housing numbers may vary from those recorded in the Housing section of the Green Book, due to use of different monitoring arrangements and the inclusion of acquisitions (in the Housing section only).

COMMUNITY SAFETY (Responsible Manager - Geoff McManus)



*24 hours from the time that the vehicle can be legally removed. The table shows the cumulative percentage of vehicles visited and removed during the course of the year.



We have not inspected our due food inspections during April - Sept due to the Coronavirus pandemic requiring the ceasing of official controls to food businesses in the form of physical visits. Instead we have been engaging with food businesses by telephone / virtual meetings to ensure public safety. 26 virtual inspections of new businesses have been carried out. Missed routine programmed inspections will be resumed and completed when safe to do so, in accordance with the Food Standards Agency.

Quarterly Environmental Health Indicators	Desired Direction of Travel	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar
Percentage of establishments with a food hygiene rating of 3 or better	↑	96%	96%		

Annual Environmental Health Indicator	Target	Desired Direction of Travel	2018/19	2019/20	2020/21
Satisfaction of business with Environmental Health	85%	↑	93%	91%	

**FINANCIAL MANAGEMENT
INFORMATION**

September 2020

SHEERWATER REGENERATION

In April 2017 the Council authorised the purchase of private properties by Thamesway Housing Ltd, financed by Thamesway Developments Ltd (TDL), as part of the Sheerwater regeneration scheme. The Sheerwater Community Charter also offered an Assisted Purchase scheme where the Council would acquire a stake in a new property (up to 33% or £100,000) to enable residents to move to an equivalent property, and the option of a mortgage of last resort. The following amounts have been advanced since the schemes opened in August 2017:

<u>Capital Expenditure</u>	<u>No of Properties</u>	
Assisted Purchases and acquisition of new houses	23	£2,518,495
Mortgages	12	£1,954,757
Properties acquired by THL using WBC loan finance:		
Completed Sales (expenditure incurred)	103	£34,757,732
Offers Accepted (committed expenditure)	11	£3,248,250
	<u>114</u>	<u>£42,479,233</u>

Further costs incurred to date which are to be reimbursed by the project are detailed below (the timing of the reimbursement will be dependent on the financial position of the project):

The Birch and Pines Lease Surrender & Demolition	£231,924
The Sheerwater Underwrite Agreement	£3,841,106
Purchase Of Dwellings Within The Redline and acquisition of new houses	£4,680,767
Home Loss & Disturbance Payments	£1,624,942
Infrastructure Investment	£2,128,901
Financial Modelling	£82,821
Southern Housing Group Property Purchase	£3,600,418
Greenoak Housing Association Purchase	£4,023,592
	<u>£20,214,471</u>

Loan Finance Approvals

The Sheerwater regeneration is to be funded by loan finance from the Council. In April 2017 the Council agreed that funding will be advanced at cost to the Council with a 1% arrangement fee. During 2017/18 the Executive approved £5m to be made available to Thamesway Developments Ltd (TDL) and on 5 April 2018 the Council approved a loan facility of £26m to enable TDL to construct the leisure and recreational facilities at the Bishop David Brown site. On the 4 April 2019 the Council approved a further short-term loan facility of £42m to TDL, on terms previously approved, to enable the first residential phase (Purple). The Council also approved that on completion of the Purple phase a 50 year loan facility of £48.4m be made available to Thamesway Housing Ltd at a margin of 0.5%. On 13 February the Council approved the loan finance for the delivery of the scheme as whole. As detailed in the Council report arrangement fees and margins were removed from the loan facilities for the scheme.

Project Management\Revenue Expenditure

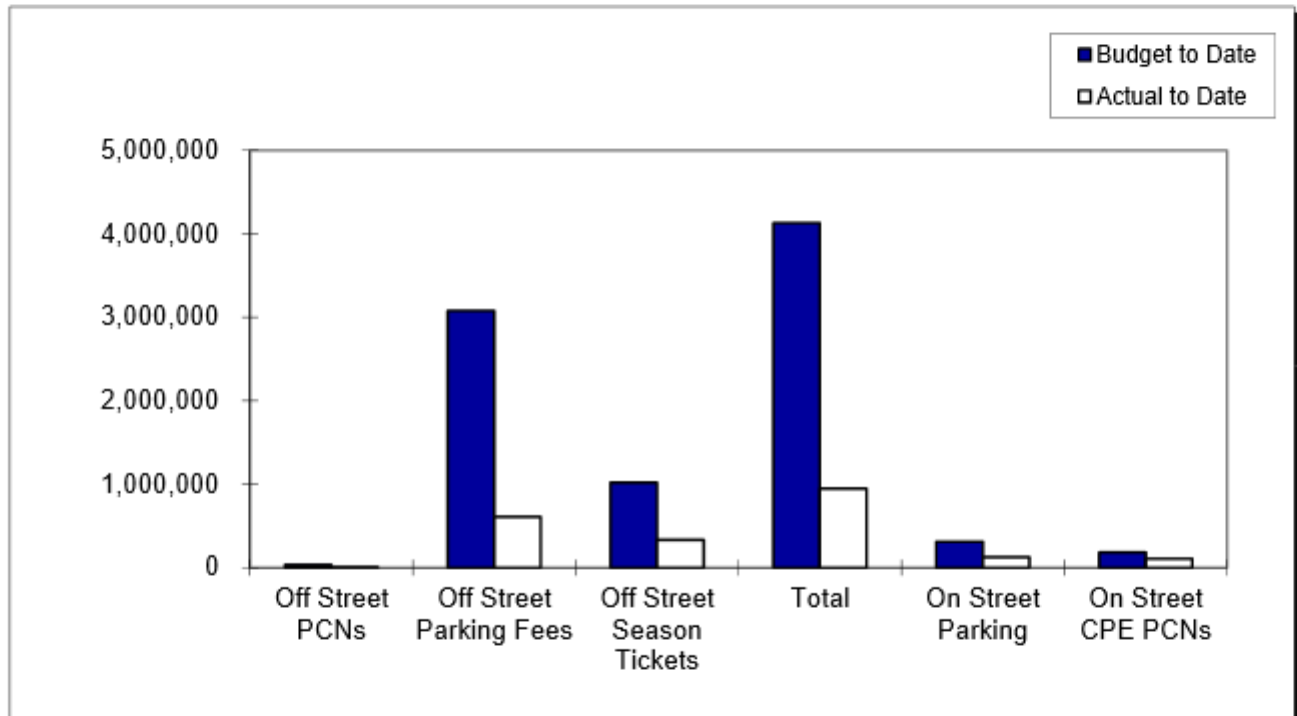
The following costs have been identified to be funded from the Sheerwater Regeneration reserve\WBC Resources:

	<u>To Date</u>
Sheerwater Regeneration Staff Costs Not Charged To TDL	£715,019
Removal Costs	£76,918
Equalities Survey	£70,318
Miscellaneous Costs	£105,999
Subsidy of Bishop David Brown School Legal Fees and Rent Loss	£105,550
Subsidy of Sheerwater GP Practice	£54,929
Total	<u>£1,128,733</u>

<u>Compulsory Purchase Order (CPO)</u>	<u>Income</u>	<u>Expenditure</u>
DCLG Estate Regeneration Grant	£285,000	
Committed legal advice for CPO process		£280,000

CAR PARKS INCOME
APRIL - SEPTEMBER 2020

	Off Street PCNs	Off Street Parking Fees	Off Street Season Tickets	Total	On Street Parking	On Street CPE PCNs
Annual Budget	63,000	6,393,000	1,510,000	7,966,000	672,000	362,000
Budget to Date	32,000	3,078,000	1,018,000	4,128,000	310,000	181,000
Actual to Date	7,000	608,000	331,000	946,000	125,000	105,000
Variation to Date	-25,000 -78%	-2,470,000 -80%	-687,000 -67%	-3,182,000 -77%	-185,000 -60%	-76,000 -42%



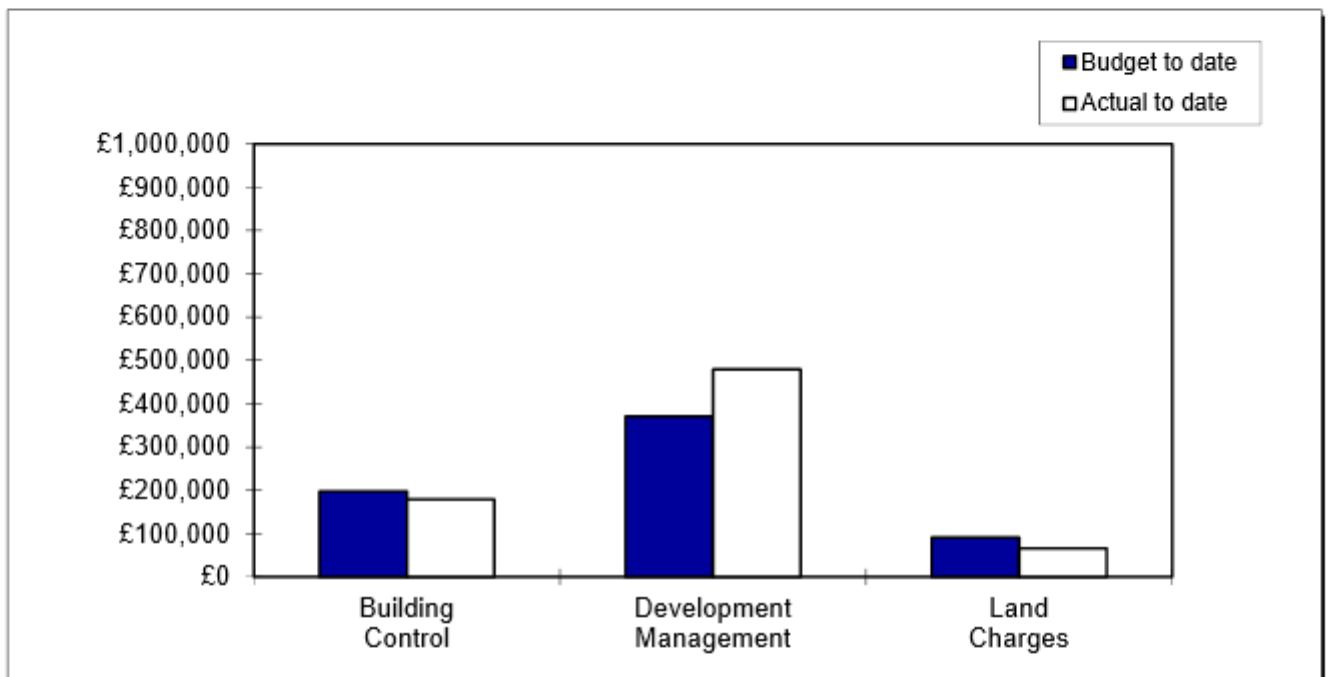
Free parking arrangements which had been in place since the start of Lockdown were lifted on 1st July 2020. However the impact of changes to behaviours on activity for the rest of the year is unknown and is likely to result in less season ticket renewals and lower use of the car parks.

The government has introduced an income compensation scheme for lost sales, fees and charges which will fund 75% of the losses over an initial 5% reduction in income. The first claim under this scheme was made during September 2020.

Geoff McManus, Director of Neighbourhood Services

OTHER FEES AND CHARGES
APRIL - SEPTEMBER 2020

	Building Control	Development Management	Land Charges
Budget to date	197,500	370,780	91,291
Actual to date	179,049	479,451	66,102
Variation to Date	-18,451 -9%	+108,671 +29%	-25,189 -28%



Building Control (David Edwards, Chief Building Control Surveyor)

Whilst building control income is slightly below the expected budget, due to the effects of coronavirus, further monitoring will be required to see if the confidence remains in the domestic market.

Development Management (Thomas James, Development Manager)

There was a reduction in planning applications received during April and May as a result of the Coronavirus pandemic. Since then there has been a significant uplift in the number of planning applications received, including an application for the redevelopment of part of Goldsworth Road which attracted a planning fee of £178,000. There will be ongoing monitoring of the number of planning applications submitted to see whether the trend in the uplift of applications received continues.

Income to date includes £113k received in 2019/20 which relates to work to be carried out in 2020/21.

Land Charges (David Ripley, Revenue & Benefits Manager)

Prices have been set to reflect the cost neutral requirement of Land Charges fees and income. Early activity suggests income will be below budget for the year.

EMPLOYEE COSTS
APRIL - SEPTEMBER 2020

	Original Budget 2019/20 £	Variations £	Latest Budget 2019/20 £	Budget to SEPTEMBER £	Actual Expenditure to SEPTEMBER £	Variation from Budget to SEPTEMBER £
US - Corporate Management Group	854,381	0	854,381	427,191	449,912	22,721
US - Human Resources	458,230	-44,164	414,066	207,033	269,945	62,912
US - Revs, Benefits & Customers Services	1,970,119	-217,346	1,752,773	876,388	910,837	34,449
US - Financial Services	714,458	0	714,458	357,229	337,467	-19,762
US - IT and Business Improvement	1,337,787	-16,583	1,321,204	660,603	599,290	-61,313
US - Legal & Democratic Services	1,452,157	0	1,452,157	726,079	720,900	-5,179
PLACE - Neighbourhood Services	2,623,360	0	2,623,360	1,311,681	1,281,454	-30,227
PLACE - Planning Services	1,673,115	-89,145	1,583,970	791,987	866,004	74,017
PLACE - Estate Management	517,637	0	517,637	258,819	245,430	-13,389
PLACE - Building Services	824,036	-31,635	792,401	396,201	358,272	-37,929
PLACE - Business & Community Engagemen	494,708	-39,007	455,701	227,850	230,167	2,317
PEOPLE - Housing Services	1,837,224	-116,364	1,720,860	860,432	834,599	-25,833
PEOPLE - Community Services	4,137,403	-94,932	4,042,471	2,021,241	2,065,204	43,963
Salary budget	18,894,615	-649,176	18,245,439	9,122,734	9,169,481	46,747
Contribution towards costs	-3,204,615	0	-3,204,615	-1,602,307	-1,497,323	104,984
	15,690,000	-649,176	15,040,824	7,520,427	7,672,157	151,731

Notes

- At its meeting on the **6 February 2020** the Executive agreed that the staffing budget for the year would be limited to **£15.690m** and an annual average number of staff for the year of **358 FTE**. CMG will manage the staffing budget flexibly within these two parameters.
- Following a staffing review savings of £649,176 have been identified and reported on the savings page. The posts have been removed from the budget.
- The above figures exclude costs of **£63,769** on redundancy payments, which will be met from the management of change budget. The amount is split as follows:

General Fund	58,565
Housing Revenue Account	5,204
	<u>63,769</u>

- Contributions towards costs reflect costs included in main table for which we receive some external funding.
- The variation above is split between the General Fund and Housing Revenue Account as follows:

General Fund	209,334
Housing Revenue Account	-53,486
	<u>155,848</u>

EMPLOYEE NUMBERS
As at September 2020

Business Area	Employee Numbers for Full time, Part time, Agency cover and Casual				
	Full Time	Part Time	Agency Cover	Casual Staff	Total FTEs
US - Corporate Management Group (R.Morgan)	5	1	0.00		5.8
US - Human Resources (R.Morgan)	7	5	0.00		9.8
US - Revs, Bens & Customer Services (L.Clarke)	32	14	5.00		45.2
US - Financial Services (L.Clarke)	13	2	0.00		14.7
US - IT & Commercial Unit (R.Morgan)	19	4	0.00		21.7
US - Legal & Licensing (P.Bryant)	10	0	0.00		10.0
US - Democratic Services (P.Bryant)	9	1	0.00		9.9
US - Electoral Services & Post Room (P.Bryant)	2	3	0.00		4.0
US - Marketing & Communications (P.Bryant)	4	0	0.00		4.0
PLACE - Integrated Transport (D.Spinks)	0	0	0.00		0.0
PLACE - Neighbourhood Services (G.McManus)	23	7	0.00		28.3
PLACE - Planning Services (D.Spinks)	28	5	2.81		34.1
PLACE - Estate Management (D.Spinks)	2	1	1.94	2	5.2
PLACE - Building Services (D.Spinks)	7	2	0.00		8.4
PLACE - Business Liaison (D.Spinks)	6	1	0.00		8.3
PEOPLE - Housing Services (L.Strongtharm)	19	8	0.00		24.1
PEOPLE - Supporting People (J.Fisher)	56	41	1.14	7	82.6
Additional FTE to account for partially funded posts					8.0
Grand totals	242	95	10.89	9	318.1

The staffing budget is managed flexibly within a total sum of £15,690,000 and an average annual FTE of 358.

Month	Total FTEs
April 2020	327.5
May 2020	330.3
June 2020	322.8
July 2020	321.0
August 2020	315.0
September 2020	318.1
October 2020	
November 2020	
December 2020	
January 2021	
February 2021	
March 2021	
Average for the year to date	322.5

(Average for previous year - 2019-2020 = 331.8)

Memorandum					
Number of externally funded posts (excluded from count above)	58	24	0	6	

The funded posts are:

1.On-street parking

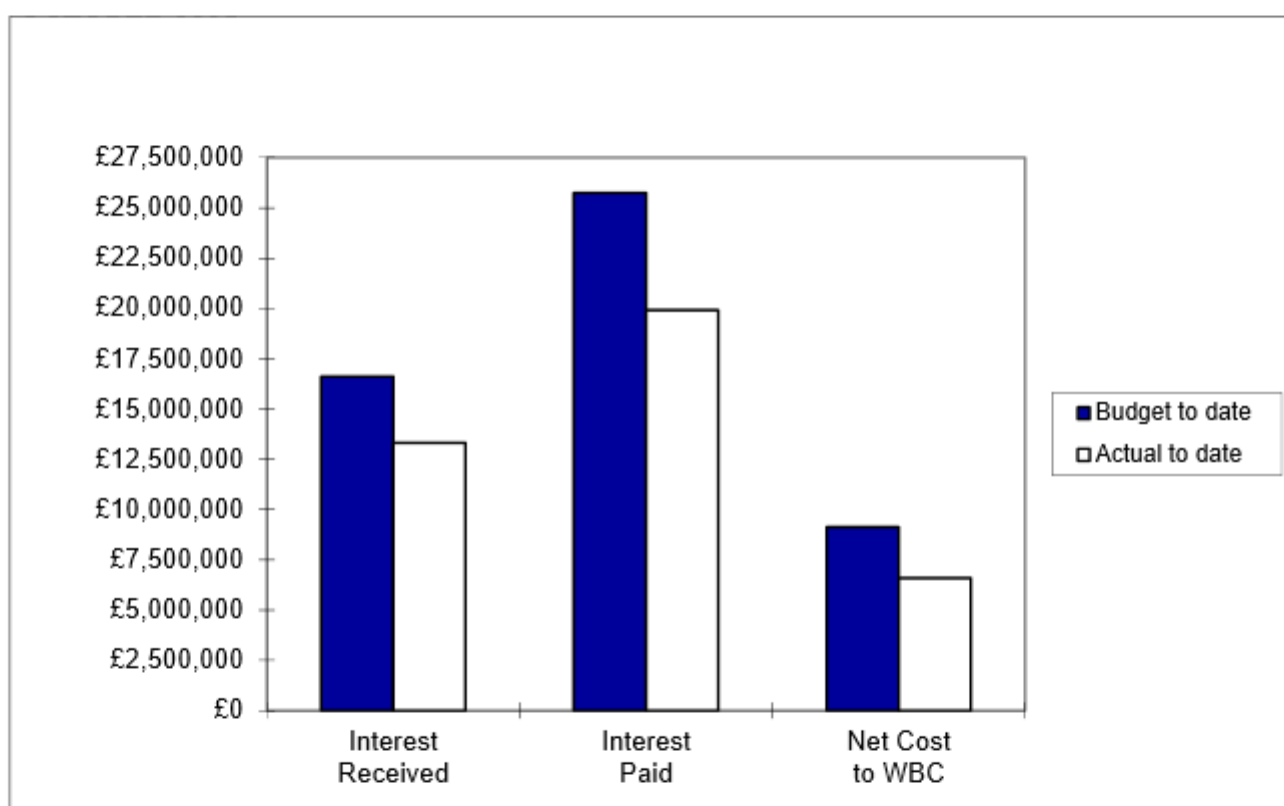
TTR080: Parking Services Manager
OSP020: Operations Manager (On-Street)
AOM010: Assistant Operations Manager
PARK02: Parking Officer(Notice Processing)
PARK04: Correspondence Officer
PARK08: Assistant Technician
BLE001: Bus Lane Enforcement Officer
CIV020: Civil Enforcement Officer Super
CIV021: Civil Enforcement Officer
CIV022: Civil Enforcement Officer
CIV023: Civil Enforcement Officer
CIV024: Civil Enforcement Officer
CIV025: Civil Enforcement Officer
CIV028: Civil Enforcement Officer

CIV027: Civil Enforcement Officer
CIV028: Civil Enforcement Officer
CIV029: Civil Enforcement Officer
CIV030: Civil Enforcement Officer
CIV031: Civil Enforcement Officer
CIV032: Civil Enforcement Officer
CIV033: Civil Enforcement Officer
CIV034: Civil Enforcement Officer
DAL088: Senior Parking Administrator
PARK07: Parking Services Administration Officer

2. Other
SBS185: Building Surveyor
PFI010: PFI Project Manager
LDO010: Drainage and Flood Risk Engineer
LDO020: Drainage and Flood Risk Officer
LDO030: Drainage and Flood Risk Assistant Engineer
ENG001: Town Centre Engineer
ENG002: Town Centre Engineering Officer
ENG003: Principal Engineer
SAM010: Strategic Asset Manager
SBS020: Building Services Manager
CHR025: Senior Building Surveyor
ECS082: Marketing Communications Officer
PRO003: S/Water Housing Project Support Officer
CAD071: S/Water Housing Support Officer
CAD072: S/Water Housing Support Officer
CAD073: S/Water Housing Support Officer
CAD074: S/Water Housing Team Leader
SRB050: Handyperson
SRB055: Handyperson
SRB060: Handyperson
CPC020: Housing Improvement Surveyor
CEH040: Homelink Surveyor
FSP013: Family Co-ordinator

INTEREST RECEIPTS AND PAYMENTS
APRIL - SEPTEMBER 2020

	Interest Received	Interest Paid	Net Cost to WBC
2020/21 Estimate	<u>33,231,503</u>	<u>51,486,100</u>	<u>18,254,597</u>
Budget to date	16,615,752	25,743,050	9,127,298
Actual to date	13,318,519	19,907,490	6,588,971
Variation to Date	-3,297,233 -20%	-5,835,560 -23%	-2,538,327 -28%



Loans to group companies have been lower than budgeted resulting in an adverse variation in interest received, however, the lower amount of borrowing to date compared to budget and the use of temporary loans (with lower interest rates than budget) has resulted in a positive variance overall.

The underspend on interest will be offset by the rental income budget for property acquisitions not yet completed.

A sum of £44k is included in interest paid in respect of a transfer of notional interest to the Wolsey Place reserve.

Neil Haskell, Financial Services Manager

CAPITAL RECEIPTS
APRIL - SEPTEMBER 2020

<u>GENERAL FUND</u>		
<u>DETAILS OF RECEIPT</u>	<u>ESTIMATED RECEIPTS</u> (full year) £	<u>ACTUAL RECEIPTS</u> (to date) £
<u>Land Sales</u>		
TOTAL RECEIPTS 2020/21	<u>0</u>	<u>0</u>

<u>HOUSING</u>		
<u>DETAILS OF RECEIPT</u>	<u>ESTIMATED RECEIPTS</u> (full year) £	<u>ACTUAL RECEIPTS</u> (to date) £
Right To Buy Sales *	3,330,000	970,700
Land Sales (including target disposals)		
Equity Share Sale		249,375
Other		<u>0</u>
TOTAL RECEIPTS 2020/21	<u>3,330,000</u>	<u>1,220,075</u>
Receipt retained by WBC	723,191	325,392
Treasury Share of receipt	535,801	454,933
Earmarked for replacement housing	<u>2,071,008</u>	<u>439,750</u>
	<u>3,330,000</u>	<u>1,220,075</u>

* 4 properties were sold under the Right To Buy to the end of September, at a discounted price of £242,675 compared with a forecast of 15 for the year @ £222,000 each.

The first quarter Treasury payment for 2020/21 of £320,982 was made at the end of July 2020 and the Second quarter payment of £133,951 is due at the end of October.

SAVINGS ACHIEVED
APRIL - SEPTEMBER 2020

<u>GENERAL FUND</u>	2020/21	Effect in
<u>Savings achieved to date:</u>	£	2021/22
		£
Staffing posts removed as part of salary review	649,176	649,176
Total Savings achieved at 30 September 2020	<u>649,176</u>	<u>649,176</u>
Savings Target	100,000	
Savings achieved in excess of target at 30 September 2020	<u>-549,176</u>	

HOUSING REVENUE ACCOUNT

Following the outsource of the housing management services there is little opportunity to achieve further efficiency savings due to the nature of the HRA under the new arrangements. Therefore, no savings target was set for 2020/21.

25.09.2020: COMMUNITY INFRASTRUCTURE (CIL)

FUNDING AVAILABLE BY AREA

Area	Funding Available (£)
Brookwood Neighbourhood Area	6,095.24
Byfleet and West Byfleet Ward	3,990.01
Canalside Ward	118,438.65
Goldsworth Park Ward	7,489.99
Heathlands Ward	13,679.17
Hoe Valley Ward	27,496.03
Hook Heath Neighbourhood Area	27,744.42
Horsell Ward	43,110.33
Knaphill Ward	12,864.00
Mount Hermon Ward	160,062.54
Pyrford Neighbourhood Area	28,246.98
Pyrford Ward	5,860.82
Pyrford Ward within West Byfleet Neighbourhood Area	2,630.77
St Johns Ward	14,389.30
West Byfleet Neighbourhood Area	403,493.22

CIL is a charge levied on new developments to contribute towards infrastructure delivery. A proportion of the money received from this charge is allocated to Wards or Neighbourhood Areas where the development occurred, to be used for local community projects. Ward Councillors can apply for this funding and work with providers and resident groups to deliver identified community projects. The above table sets out the proportion of the CIL income that has been earmarked for the various Wards and Neighbourhood Areas to date.

**TREASURY MANAGEMENT
INFORMATION**

September 2020

SUMMARY OF EXTERNAL COMMITMENTS

[detailed schedules overleaf]

At 31 August 2020 £'000		At 30 September 2020 £'000	%
	External Borrowing Outstanding		
1,360,829	Long-term borrowing ⁽¹⁾	1,358,822	89.5
	Short-term borrowing (less than 12 months)		
115,000	- Three months or more	145,000	9.5
10,000	- Less than three months	15,000	1.0
0	- Mayoral Charities (including Hospice)	0	0.0
<u>1,485,829</u>	Total Borrowing	<u>1,518,822</u>	<u>100.0</u>
	External Deposits		
0	Long-term Deposits	0	0
	Short-term Deposits		
0	- invested by WBC Treasury ⁽²⁾	2,000	23.7
3,997	- on call with Lloyds	6,450	76.3
<u>3,997</u>	Total External Deposits	<u>8,450</u>	<u>100.0</u>
	Long-term Investments in Group Companies/Joint Ventures ⁽³⁾		
12,904	- Thameswey Energy Limited (TEL)	12,901	n/a *
225,295	- Thameswey Housing Limited (THL)	228,595	n/a *
52,662	- Thameswey Housing Limited (Sheerwater)	54,567	n/a *
45,250	- Thameswey Developments Limited (for THL)	45,250	n/a *
5,000	- Thameswey Developments Limited (Sheerwater)	5,000	n/a *
9,800	- Thameswey Developments (Sheerwater Leisure Centre)	9,800	n/a *
14,839	- Thameswey Developments Limited (for TEL)	18,030	n/a *
32,301	- Thameswey Central Milton Keynes Ltd	32,297	n/a *
1,158	- Thameswey Solar Ltd	1,077	n/a *
1,665	- Rutland (Woking) Ltd	1,665	n/a *
424,332	- Victoria Square Woking Ltd	440,012	n/a *
<u>825,206</u>		<u>849,194</u>	
	Long-term Loans to External Organisations		
6,350	- Peacocks Centre	6,350	n/a *
8,964	- Woking Hospice	8,964	n/a *
100	- A & B Menswear	100	n/a *
75	- Woking Football Club	75	n/a *
1,767	- Freedom Leisure	1,736	n/a *
6,400	- Greenfield School	6,400	n/a *
1,500	- Kingfield Community Sports Centre Limited	1,500	n/a *
<u>25,156</u>		<u>25,125</u>	
	Share Capitalisations		
6,703	- Thameswey Limited	6,703	n/a *
24,490	- Thameswey Housing Limited	24,490	n/a *
6,000	- Woking Necropolis and Mausoleum Ltd	6,000	n/a *
1	- Woking Town Centre Management	1	n/a *
14	- Victoria Square Woking Ltd	14	n/a *
50	- Municipal Bonds Agency	50	n/a *
50	- SurreySave Credit Union	50	n/a *
500	- Kingfield Community Sports Centre Limited	500	n/a *
<u>37,808</u>		<u>37,808</u>	

(1) £132,796k of the long term borrowing is Housing Revenue Account, with £98,006k of this relating to the Housing Self Financing settlement. The remainder of the borrowing relates to the General Fund.

(2) WBC Treasury utilises AAA rated Money Market Funds operated by Deutsche Bank Advisors, Ignis Asset Management and Federeated Hermes Cash Management Fund to manage day to day cash flow.

(3) These investments are used to provide operational assets within the group companies, and consequently fall outside the liquidity measure within the Council's approved Investment Strategy i.e. that a minimum of 65% of investments should mature within 12 months of placing an investment.

Long Term Loans

Public Works Loans Board

Reference	Counter Party Name	Start date	Maturity date	Interest Rate	Loan Type	Principal £m
176519	PWLB	27/03/2020	27/03/2021	1.88 Fixed	Maturity	15.0
505504	PWLB	16/11/2016	16/11/2021	1.58 Fixed	Maturity	25.0
496087	PWLB	13/10/2009	13/10/2024	3.91 Fixed	Maturity	4.0
499430	PWLB	12/03/2012	12/03/2025	3.59 Fixed	Maturity	5.0
506421	PWLB	27/09/2017	31/08/2025	1.95 Fixed	Maturity	8.0
501617	PWLB	05/10/2012	05/10/2026	2.18 Fixed	Annuity	1.1
495369	PWLB	17/03/2009	10/03/2027	3.78 Fixed	Maturity	3.0
489099	PWLB	04/10/2004	04/10/2030	4.75 Fixed	Maturity	5.0
489100	PWLB	04/10/2004	04/10/2031	4.75 Fixed	Maturity	5.0
489952	PWLB	20/05/2005	16/05/2033	4.45 Fixed	Maturity	5.0
503002	PWLB	24/04/2014	24/04/2034	3.69 Fixed	Annuity	1.2
488996	PWLB	26/08/2004	26/08/2034	4.85 Fixed	Maturity	5.0
497990	PWLB	28/09/2010	28/09/2034	4.06 Fixed	Maturity	5.0
489911	PWLB	16/05/2005	16/05/2035	4.55 Fixed	Maturity	5.0
502015	PWLB	22/03/2013	22/03/2037	3.90 Fixed	Maturity	5.0
494140	PWLB	10/12/2007	10/12/2037	4.49 Fixed	Maturity	3.0
501718	PWLB	13/11/2012	13/05/2038	3.78 Fixed	Maturity	5.0
496255	PWLB	01/12/2009	01/12/2039	4.22 Fixed	Maturity	3.0
502580	PWLB	04/10/2013	04/10/2040	4.26 Fixed	Maturity	5.0
494241	PWLB	09/01/2008	10/12/2042	4.39 Fixed	Maturity	3.0
496164	PWLB	04/11/2009	02/11/2049	4.29 Fixed	Maturity	3.0
496526	PWLB	21/01/2010	21/01/2053	4.48 Fixed	Maturity	4.0
494807	PWLB	10/09/2008	10/09/2053	4.41 Fixed	Maturity	3.0
496700	PWLB	19/02/2010	19/09/2053	4.67 Fixed	Maturity	10.0
496599	PWLB	01/02/2010	01/08/2054	4.44 Fixed	Maturity	5.0
496701	PWLB	19/02/2010	19/01/2055	4.67 Fixed	Maturity	10.0
490975	PWLB	10/01/2006	10/01/2056	3.95 Fixed	Maturity	3.0
501032	PWLB	28/03/2012	01/09/2056	3.50 Fixed	Maturity	10.0
492382	PWLB	02/11/2006	02/11/2056	4.05 Fixed	Maturity	6.0
496702	PWLB	19/02/2010	19/10/2057	4.67 Fixed	Maturity	10.0
494733	PWLB	15/08/2008	15/02/2058	4.39 Fixed	Maturity	3.0
494420	PWLB	07/03/2008	07/03/2058	4.41 Fixed	Maturity	3.0
494702	PWLB	04/08/2008	04/08/2058	4.46 Fixed	Maturity	5.0
501025	PWLB	28/03/2012	02/09/2058	3.50 Fixed	Maturity	10.0
496703	PWLB	19/02/2010	19/01/2059	4.67 Fixed	Maturity	10.0
501029	PWLB	28/03/2012	03/03/2059	3.50 Fixed	Maturity	10.0
496600	PWLB	01/02/2010	01/08/2059	4.43 Fixed	Maturity	5.0
501028	PWLB	28/03/2012	01/09/2059	3.50 Fixed	Maturity	10.0
496704	PWLB	19/02/2010	19/10/2059	4.67 Fixed	Maturity	8.0
496257	PWLB	01/12/2009	01/12/2059	4.21 Fixed	Maturity	4.0
496525	PWLB	21/01/2010	21/01/2060	4.46 Fixed	Maturity	4.0
501027	PWLB	28/03/2012	01/03/2060	3.49 Fixed	Maturity	10.0
501024	PWLB	28/03/2012	01/09/2060	3.49 Fixed	Maturity	10.0
497889	PWLB	10/09/2010	10/09/2060	4.04 Fixed	Maturity	5.0
501030	PWLB	28/03/2012	01/03/2061	3.49 Fixed	Maturity	10.0
501026	PWLB	28/03/2012	01/09/2061	3.48 Fixed	Maturity	10.0
499282	PWLB	28/12/2011	22/12/2061	4.11 Fixed	Maturity	5.0
499322	PWLB	20/01/2012	20/01/2062	3.99 Fixed	Maturity	5.0
501031	PWLB	28/03/2012	01/03/2062	3.48 Fixed	Maturity	18.0
503577	PWLB	18/12/2014	18/07/2062	3.22 Fixed	Maturity	3.0
503547	PWLB	15/12/2014	15/12/2062	3.36 Fixed	Maturity	3.0
503658	PWLB	20/01/2015	20/03/2063	2.99 Fixed	Maturity	2.0
503523	PWLB	02/12/2014	02/05/2063	3.45 Fixed	Maturity	3.0
502654	PWLB	04/11/2013	04/11/2063	4.20 Fixed	Maturity	5.0
503517	PWLB	01/12/2014	01/05/2064	3.49 Fixed	Maturity	5.0
504415	PWLB	19/10/2015	19/10/2064	3.25 Fixed	Maturity	9.5
503472	PWLB	20/11/2014	20/11/2064	3.66 Fixed	Maturity	5.0
503499	PWLB	27/11/2014	27/11/2064	3.58 Fixed	Maturity	6.0
504660	PWLB	11/02/2016	11/02/2065	2.92 Fixed	Maturity	3.0
506120	PWLB	09/06/2017	09/06/2065	2.28 Fixed	Maturity	4.5
504298	PWLB	12/08/2015	12/08/2065	3.16 Fixed	Maturity	2.0
504387	PWLB	28/09/2015	28/09/2065	3.18 Fixed	Maturity	5.0
504478	PWLB	18/11/2015	18/11/2065	3.33 Fixed	Maturity	2.0
504531	PWLB	08/12/2015	08/12/2065	3.21 Fixed	Maturity	2.0
504597	PWLB	19/01/2016	19/01/2066	3.13 Fixed	Maturity	2.5

Long Term Loans

Reference	Counter Party Name	Start date	Maturity date	Interest Rate	Loan Type	Principal £m
505119	PWLB	20/06/2016	20/04/2066	2.50 Fixed	Maturity	10.0
505091	PWLB	17/06/2016	17/06/2066	2.57 Fixed	Maturity	10.0
505186	PWLB	30/06/2016	30/06/2066	2.42 Fixed	Maturity	3.0
505365	PWLB	21/09/2016	21/09/2066	2.23 Fixed	Maturity	4.0
505499	PWLB	10/11/2016	10/11/2066	2.47 Fixed	Maturity	8.0
505518	PWLB	30/11/2016	30/11/2066	2.61 Fixed	Maturity	9.0
505724	PWLB	13/02/2017	11/02/2067	2.74 Fixed	Annuity	11.6
505767	PWLB	28/02/2017	28/02/2067	2.68 Fixed	Annuity	19.3
505783	PWLB	02/03/2017	02/03/2067	2.64 Fixed	Annuity	9.6
505922	PWLB	27/03/2017	27/03/2067	2.37 Fixed	Maturity	5.0
506000	PWLB	19/04/2017	19/04/2067	2.50 Fixed	Annuity	4.8
506121	PWLB	09/06/2017	09/06/2067	2.52 Fixed	Annuity	4.8
506306	PWLB	31/08/2017	31/08/2067	2.52 Fixed	Annuity	48.4
506347	PWLB	12/09/2017	12/09/2067	2.50 Fixed	Annuity	9.7
506555	PWLB	07/11/2017	07/11/2067	2.67 Fixed	Annuity	19.5
506564	PWLB	09/11/2017	09/11/2067	2.66 Fixed	Annuity	29.3
506569	PWLB	10/11/2017	10/11/2067	2.63 Fixed	Annuity	19.5
506658	PWLB	23/11/2017	23/11/2067	2.65 Fixed	Annuity	9.8
506730	PWLB	13/12/2017	13/12/2067	2.64 Fixed	Annuity	9.8
506752	PWLB	19/12/2017	19/12/2067	2.30 Fixed	Maturity	10.0
506980	PWLB	02/03/2018	02/03/2068	2.73 Fixed	Annuity	9.8
507084	PWLB	19/03/2018	19/03/2068	2.63 Fixed	Annuity	9.7
507090	PWLB	20/03/2018	20/03/2068	2.61 Fixed	Annuity	9.7
507135	PWLB	26/03/2018	26/03/2068	2.56 Fixed	Annuity	14.6
507136	PWLB	26/03/2018	26/03/2068	2.56 Fixed	Annuity	7.8
507182	PWLB	29/03/2018	29/03/2068	2.54 Fixed	Annuity	9.7
507445	PWLB	31/05/2018	31/05/2068	2.49 Fixed	Annuity	9.8
507623	PWLB	27/07/2018	27/07/2068	2.53 Fixed	Annuity	9.8
507925	PWLB	19/10/2018	19/10/2068	2.68 Fixed	Maturity	6.0
508038	PWLB	14/11/2018	14/11/2068	2.72 Fixed	Annuity	9.9
508052	PWLB	19/11/2018	19/11/2068	2.78 Fixed	Annuity	9.9
508146	PWLB	07/12/2018	07/12/2068	2.75 Fixed	Annuity	59.1
508180	PWLB	11/12/2018	11/12/2068	2.66 Fixed	Annuity	19.7
508231	PWLB	13/12/2018	13/12/2068	2.55 Fixed	Annuity	39.4
508432	PWLB	31/01/2019	31/01/2069	2.56 Fixed	Annuity	9.8
508481	PWLB	11/02/2019	11/02/2069	2.52 Fixed	Annuity	78.8
508610	PWLB	27/02/2019	27/02/2069	2.39 Fixed	Annuity	7.0
508842	PWLB	19/03/2019	19/03/2069	2.55 Fixed	Annuity	19.7
508850	PWLB	20/03/2019	20/03/2069	2.53 Fixed	Annuity	19.7
508869	PWLB	22/03/2019	22/03/2069	2.49 Fixed	Annuity	29.5
508916	PWLB	25/03/2019	25/03/2069	2.39 Fixed	Annuity	49.2
508947	PWLB	26/03/2019	26/03/2069	2.37 Fixed	Annuity	19.7
509003	PWLB	28/03/2019	28/03/2069	2.31 Fixed	Annuity	19.7
509473	PWLB	05/07/2019	05/07/2069	2.15 Fixed	Annuity	19.8
509557	PWLB	26/07/2019	26/07/2069	2.16 Fixed	Annuity	19.8
509591	PWLB	06/08/2019	06/08/2069	2.09 Fixed	Annuity	19.8
509644	PWLB	09/08/2019	09/08/2069	1.93 Fixed	Annuity	19.8
509739	PWLB	20/08/2019	20/08/2069	1.77 Fixed	Annuity	9.9
509874	PWLB	05/09/2019	05/09/2069	1.74 Fixed	Annuity	9.9
116151	PWLB	25/09/2019	25/09/2069	1.82 Fixed	Annuity	9.9
116631	PWLB	26/09/2019	26/09/2069	1.80 Fixed	Annuity	9.9
141733	PWLB	11/12/2019	11/12/2069	3.08 Fixed	Annuity	19.9
156094	PWLB	30/01/2020	30/01/2070	2.85 Fixed	Annuity	19.9
186269	PWLB	16/04/2020	16/04/2070	2.48 Fixed	Annuity	20.0
197955	PWLB	12/05/2020	12/05/2070	2.43 Fixed	Annuity	20.0

* New loans taken during this period.

Average interest rate 2.84

1,319.3

Long Term Loans

Market Loans

Reference	Counter Party Name	Start date	Maturity date	Interest Rate	Loan Type	Principal
252	LB of Hackney	21/11/2016	19/11/2021	1.38 Fixed	Maturity	3.5
253	Cornwall Council	03/01/2017	04/01/2022	1.30 Fixed	Maturity	6.0
291/296	Barclays Bank plc	31/07/2006	31/07/2076	4.75 Fixed	Maturity	5.0 **
292/295	Barclays Bank plc	31/07/2006	31/07/2076	4.75 Fixed	Maturity	5.0 **
299	Barclays Bank plc	05/04/2007	05/04/2077	3.95 Fixed	Maturity	5.0 **
No new loans taken during this period.					Average interest rate 3.26	<u>24.5</u>

** These loans were previously classified as LOBO (Lender Option Borrower Option) loans. Barclays notified the Council that it had permanently waived its rights under the lender's option of the LOBO feature of the loans to change the interest rate in the future. As a result, the loans effectively became fixed rate loans at their current interest rates with their stated maturities and no risk that the rates will be changed in the future. This change was effective from 28th June 2016.

Lender Option Borrower Option (LOBO) Loan Debt

£15m of the Council's long term borrowing is in the form of loans called LOBOs. These loans have a 'step up' date after which the lender has the option of asking for the interest rate to be increased at specific intervals ('call periods'). Should the lender request a rate increase, the Council has the option of repaying the loan and seeking an alternative source of finance. Some LOBOs have an interest rate increase pre-agreed at the 'step up' date at which the borrower does not have the option to repay. The new rate is referred to as the 'back-end rate'.

Reference	Counter Party Name	Start date	Maturity date	Initial rate	Next Step up date	Back-end rate	Effective rate	Call Period	Principal £m
293	Danske Bank*	05/04/2005	05/04/2055	3.90	05/04/2023	4.75	n/a	6 years	5.0
294/297	Dexia Public Finance Bank*	06/10/2006	06/10/2076	3.89	08/04/2021	4.75	n/a	2 years	5.0
298	Dexia Public Finance Bank	22/11/2006	22/11/2076	3.95	22/11/2026	3.95	n/a	1 years	5.0
*LOBO has stepped up to back-end rate.					Average prevailing interest rate 4.48	<u>15.0</u>			

Total Long Term Loans

Average prevailing interest rate 2.86

1,358.8

PRUDENTIAL INDICATORS

Section 1 of the Local Government Act 2003, requires the Council to determine, before the beginning of each financial year, the Council's treasury Prudential Indicators.

On 30 July 2020, the Council determined the following limits for 2020/21:

Operational Boundary for External Debt	£2,070,420,000
<i>Current External Debt as a percentage of Operational Boundary *</i>	74.63%
Authorised Limit for External Debt	£2,080,420,000
<i>Current External Debt as a percentage of Authorised Limit *</i>	74.27%

* The value relating to the estimated PFI liability at 30 September 2020 which is classed as a credit arrangement and comes within the scope of the prudential indicators is: £26,232,000

New Deals taken between 1 September 2020 and 30 September 2020

Internally managed deposits

Deal Ref	Counter Party Name	Start	Dates Maturity	Interest Rate	Principal
----------	--------------------	-------	----------------	---------------	-----------

No applicable deals

Temporary Loans

Deal Ref	Counter Party Name	Start	Dates Maturity	Interest Rate	Principal
3438	PORTSMOUTH CITY COUNCIL	10/09/2020	09/09/2021	0.350	15,000,000.00
3439	MIDDLESBROUGH COUNCIL TEESIDE	14/09/2020	13/09/2021	0.250	10,000,000.00
3440	WOKINGHAM BOROUGH COUNCIL	16/09/2020	15/09/2021	0.250	10,000,000.00
					<u>35,000,000.00</u>

Long Term Loans

Deal Ref	Counter Party Name	Start	Dates Maturity	Interest Rate	Principal
----------	--------------------	-------	----------------	---------------	-----------

No applicable deals

Deals Outstanding at 30 September 2020

Internally managed deposits

Deal Ref	Counter Party Name	Dates		Interest Rate	Principal
		Start	Maturity		
2750	FEDERATED HERMES CASH MANAGEMENT FUND	N/A	CALL	0.054	2,000,000.00 <u>2,000,000.00</u>

Deposits placed on the advice of Tradition UK

Deal Ref	Counter Party Name	Dates		Interest Rate	Principal
		Start	Maturity		

No applicable deals

Temporary Loans

Deal Ref	Counter Party	Dates		Interest Rate	Principal
		Start	Maturity		
3421	NORTH YORKSHIRE COUNTY COUNCIL	15/10/2019	13/10/2020	1.05	5,000,000.00
3422	NORTH YORKSHIRE COUNTY COUNCIL	02/12/2019	30/11/2020	0.95	5,000,000.00
3423	OXFORDSHIRE COUNTY COUNCIL	15/01/2020	13/01/2021	0.97	5,000,000.00
3424	DURHAM COUNTY COUNCIL	15/01/2020	13/01/2021	1.00	5,000,000.00
3425	NOTTINGHAMSHIRE POLICE & CRIME COMMISSIONER	08/01/2020	06/01/2021	0.98	5,000,000.00
3426	GREATER LONDON AUTHORITY	05/02/2020	03/02/2021	1.00	15,000,000.00
3427	GREATER LONDON AUTHORITY	10/02/2020	08/02/2021	1.05	15,000,000.00
3430	KENT COUNTY COUNCIL	15/06/2020	15/12/2020	0.30	5,000,000.00
3431	SHROPSHIRE COUNTY COUNCIL	17/06/2020	09/06/2021	0.70	5,000,000.00
3432	SOMERSET COUNTY COUNCIL	17/06/2020	01/03/2021	0.60	5,000,000.00
3433	DERBYSHIRE COUNTY COUNCIL GENERAL	22/06/2020	21/06/2021	0.70	10,000,000.00
3434	HAMPSHIRE COUNTY COUNCIL	22/06/2020	22/03/2021	0.60	5,000,000.00
3435	WEST YORKSHIRE COMBINED AUTHORITY	15/07/2020	15/04/2021	0.30	10,000,000.00
3436	DERBYSHIRE COUNTY COUNCIL PENSION FUND	24/07/2020	25/01/2021	0.25	10,000,000.00
3437	DERBYSHIRE COUNTY COUNCIL GENERAL	19/08/2020	18/08/2021	0.50	20,000,000.00
3438	PORTSMOUTH CITY COUNCIL	10/09/2020	09/09/2021	0.35	15,000,000.00
3439	MIDDLESBROUGH COUNCIL	14/09/2020	13/09/2021	0.25	10,000,000.00
3440	WOKINGHAM BOROUGH COUNCIL	16/09/2020	15/09/2021	0.25	10,000,000.00
					<u>160,000,000.00</u>

**THAMESWEY GROUP
INFORMATION**

September 2020

THAMESWEY GROUP

Thameswey Ltd (TL) is a 100% subsidiary of Woking Borough Council. It is a holding company and has set up a number of subsidiary Companies specialising in low carbon energy generation, housing at intermediate rental, sustainable house building, property development and support services.

The group is made up of the following companies: unless otherwise stated they are 100% subsidiaries of Thameswey Ltd:

Name	Abbr.	Description
Thameswey Central Milton Keynes Ltd	TCMK	100% subsidiary of TEL providing low carbon energy generation in Milton Keynes
Thameswey Developments Ltd	TDL	Property Development on behalf of WBC
Thameswey Energy Ltd	TEL	Low carbon energy generation in Woking
Thameswey Housing Ltd	THL	Provides housing in the Borough. The majority of the housing is provided at intermediate rental
Thameswey Guest Houses Ltd	TGHL	100% Subsidiary of THL. Company began trading on 01/09/2014.
Thameswey Maintenance Services Ltd	TMSL	Operation & maintenance of Thameswey energy stations and ad hoc work for other customers
Thameswey Solar Ltd	TSL	Operates PV panels throughout the Borough
Thameswey Sustainable Communities Ltd	TSCL	Sustainable Energy Consultancy and also runs the Action Surrey project
Rutland (Woking) Ltd	RWL	50% Joint Venture between TDL and Rutland Properties
Rutland Woking (Carthouse Lane) Ltd	RWCL	50% Joint Venture between TDL and Rutland Properties, developed land on Carthouse Lane, Woking
Rutland Woking (Residential) Ltd	RWRL	75% subsidiary of the Thameswey Group via 50% held by THL and 25% by TDL.

For further information please see our website: www.thamesweygroup.co.uk

For information on reducing energy consumption in homes, schools and businesses please see: www.actionsurrey.org

For information on the solar PV installations please visit our website www.thamesweysolar.co.uk

THAMESWEY GROUP
EMPLOYEE NUMBERS
As at August 2020

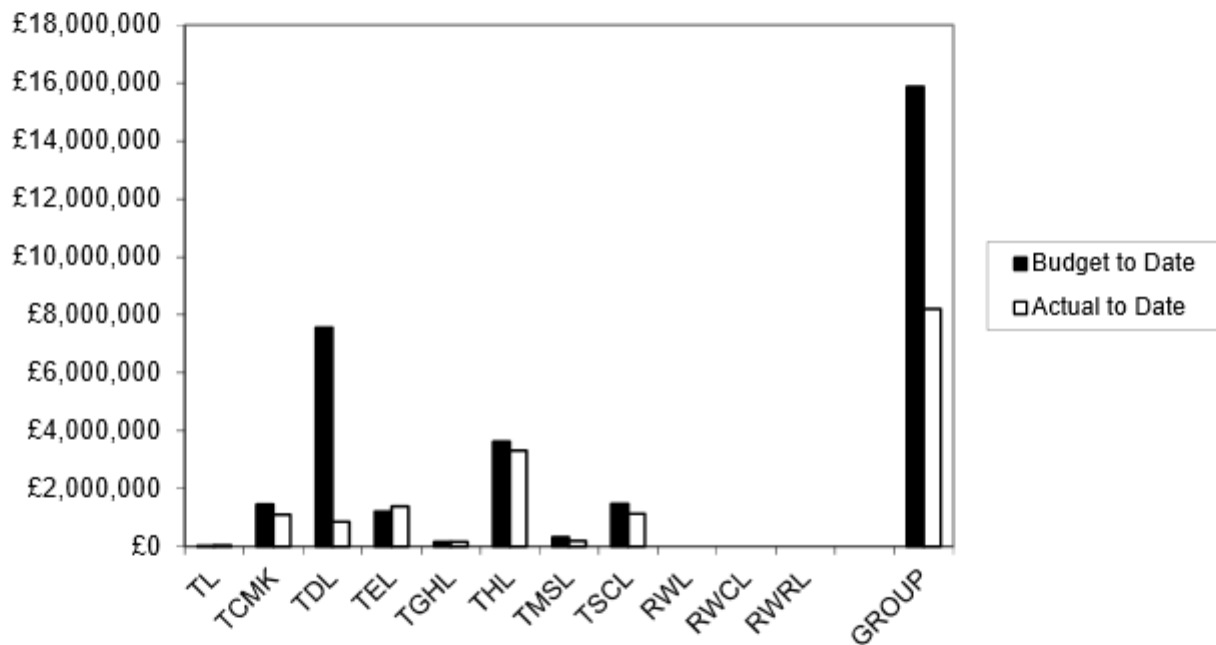
Service Unit	Employee Numbers for Full Time, Part Time, Agency Cover & Casual					
	Full Time	Part Time at FTE	Apprentice	Agency Cover	Casual Staff	Total FTEs
Thameswey Maintenance Services Ltd	5	0	0	0	0	5.0
Thameswey Sustainable Communities Ltd	42	0.7	0	0	0	42.7
GROUP	47.0	0.7	0.0	0.0	0.0	47.7

Month	Total FTEs
April	44.7
May	48.7
June	48.7
July	47.7
August	47.7
September	
October	
November	
December	
January	
February	
March	
Average for the year to date	47.5

No other Thameswey Group companies have employees.

THAMESWEY GROUP
SALES INCOME
August 2020

Company	Budget to Date £	Actual to Date £	Variance to Date £	Notes
TSL	0	0	0	
TL	32,083	39,143	7,060	
TCMK	1,462,199	1,107,512	(354,687)	2
TDL	7,565,491	862,121	(6,703,370)	1
TEL	1,216,717	1,387,119	170,402	
TGHL	169,167	159,240	(9,927)	
THL	3,622,873	3,312,700	(310,172)	
TMSL	325,000	199,951	(125,049)	
TSCL	1,479,778	1,138,327	(341,451)	
RWL				
RWCL				
RWRL				
GROUP	15,873,307	8,206,113	(7,667,194)	



There is a one month time lag on this report.

ALL FIGURES SUBJECT TO YEAR END ADJUSTMENTS

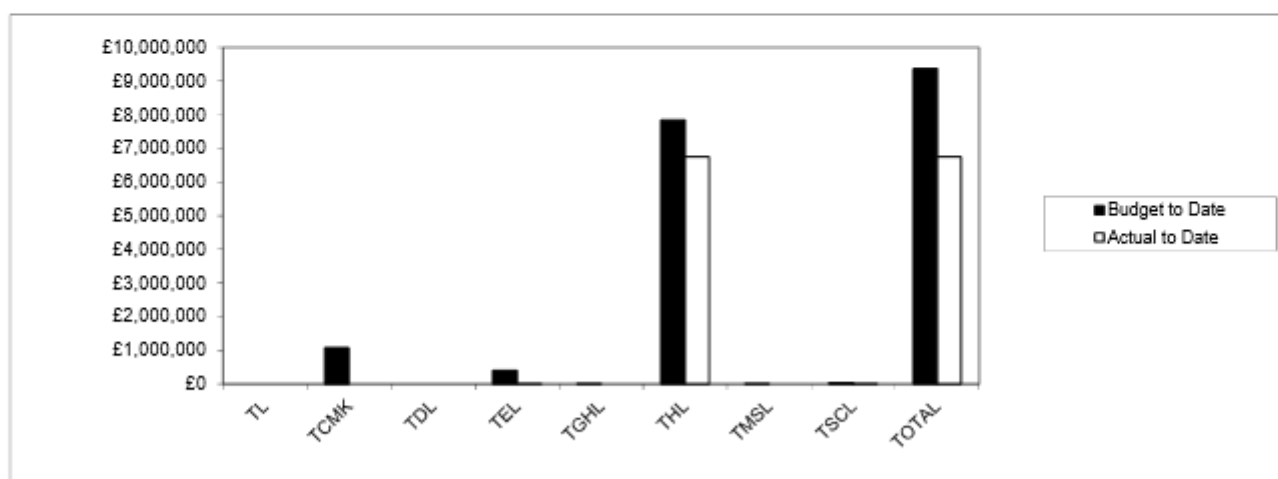
Notes

1. TDL - Project completion timing variance
2. TCMK - Gross profit is not impacted due to the low gas price revenue & costs

THAMESWEY GROUP
CAPITAL EXPENDITURE
August 2020

Company	Budget to Date £	Actual to Date £	Variance to Date £	Note
TSL	0	0	0	
TL	0	0	0	
TCMK	1,077,000	0	(1,077,000)	3
TDL	0	0	0	
TEL	400,000	1,528	(398,472)	2
TGHL	2,500	0	(2,500)	
THL	7,850,000	6,748,534	(1,101,466)	1
TMSL	6,250	0	(6,250)	
TSCL	33,333	7,527	(25,806)	
TOTAL	9,369,083	6,757,589	(2,611,494)	

Please note,
the THL CapEx budget
has been realigned this month



There is a one month time lag on this report.

NOTES

1. THL: Capital Expenditure:	£
PEX Software	32,412
1 Langmans Way	358,432
11 St Michaels Road	365,650
123 Brookfield	317,138
135 Rydens Way	384,374
2 Heron Walk	172,921
21 Farthings	420,011
21 Scarlett Close	371,067
34 Inkerman Road	331,872
36 Alma Close	340,452
37a St Johns Road	291,870
37b St Johns Road	290,132
56 Union Street	426,384
62 Bagshot Road	291,590
8 Thorsden Court	390,286
9 Choir Green	387,485
99 Nether Vell Mead	312,136
Rennovations	1,264,321
	6,748,534

0

Please note that Sheerwater properties are recognised quarterly

2. TEL: Timing variances for asset purchase

3. TCMK: Timing variances for asset purchase

THAMESWEY GROUP
NEW LOANS
August 2020

Company	Project	Lender	Start Date	Maturity Date	Interest Rate %
TDL for TEL	Poole Road	WBC	09-Apr-20	09-Apr-70	3.45%
TCMK		WBC	29-Jun-20	29-Jun-45	4.18%
TDL for TEL	Poole Road	WBC	11-Jun-20	11-Jun-70	3.41%
TDL for TEL	Poole Road	WBC	18-Jun-20	18-Jun-70	3.21%
TDL	Sheerwater Leisure Centre	WBC	22-Jun-20	31-May-21	1.80%
TEL		WBC	29-Jun-20	29-Jun-40	2.01%
THL	Sheerwater Deemed Loans	WBC	30-Jun-20	30-Jun-25	1.78%
THL	Sheerwater Purple	WBC	18-Jun-20	18-Jun-70	2.21%
THL		WBC	09-Jun-20	09-Jun-70	3.93%
THL		WBC	29-Jun-20	29-Jun-70	3.74%
TDL for TEL	Poole Road	WBC	15-Jul-20	15-Jul-70	3.30%
THL	Knaphill Phase 2 / Elizabeth House	WBC	15-Jul-20	15-Jul-70	3.80%
THL	Sheerwater Purple	WBC	15-Jul-20	15-Jul-70	2.30%
TDL for TEL	Poole Road	WBC	06-Aug-20	06-Aug-70	3.30%
TDL	Sheerwater Leisure Centre	WBC	13-Aug-20	31-May-21	1.81%
TDL for TEL	Poole Road	WBC	13-Aug-20	13-Aug-70	3.37%
THL	Sheerwater Purple	WBC	13-Aug-20	13-Aug-70	2.37%

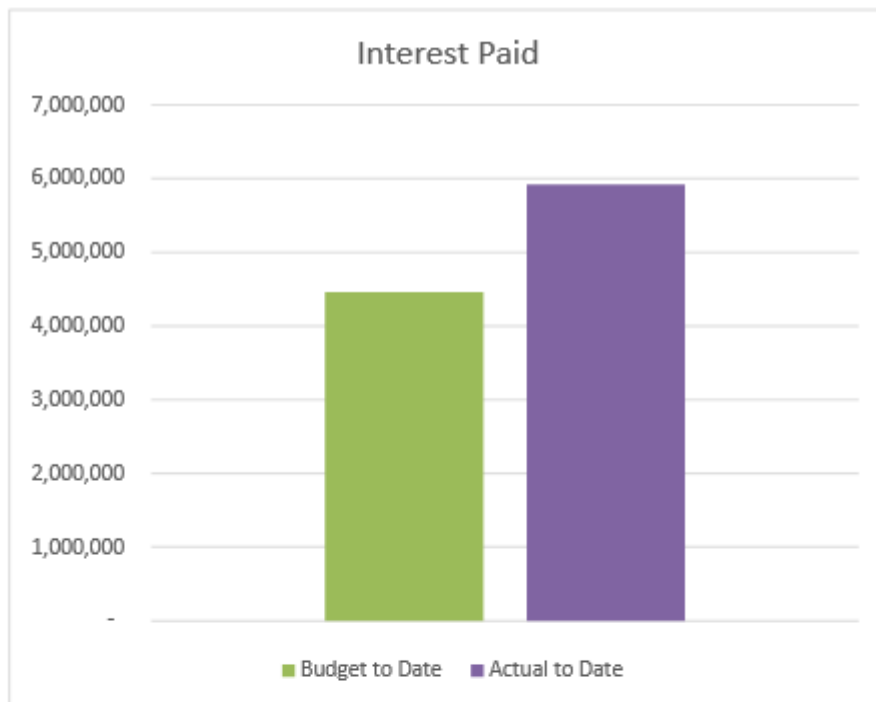
Company	Loan balances as at March-20	New Loans Apr-20 to Mar-21	Less Repayments in period	Net Balance of Loans
	£m	£m	£m	£m
TL				
TCMK	32.02	0.56	0.28	32.30
TDL	62.99	10.90	0.00	73.89
TEL	13.89	0.29	0.28	13.90
TGHL				
THL	261.79	15.92	0.01	277.70
TMSL				
TSL	1.16			1.16
TSCL				
RWL	1.67			1.67
RWCL				
RWRL				
GROUP	373.51	27.67	0.57	400.62

There is a one month time lag on this report.

Note that the Green Book figures exclude inter company loans.

THAMESWEY GROUP
INTEREST PAYMENTS
August 2020

Company	Budget to Date	Actual to Date	Net Financing Cost/(Adverse)	Note
	£	£	£	
TSL	-	29,138	(29,138)	
TL	-	-	-	
TCMK	829,317	787,689	41,628	
TDL	120,493	128,527	(8,034)	
TEL	321,488	293,655	27,833	
TGHL	-	-	-	
THL	3,188,306	4,683,225	(1,494,919)	1
TMSL	-	-	-	
TSCL	-	-	-	
RWL				
RWCL				
RWRL				
GROUP	4,459,603	5,922,234	(1,462,631)	



Interest related to projects under development/construction will be capitalised in the accounts.

Note that the Green Book figures exclude inter company loans.

TDL loan interest relates to Coblands Nursery & Cornerstone property purchases in 2016

There is a one month time lag on this report.

Notes

1. THL - Profile of property purchases differs to budget expectation