



# PERFORMANCE AND FINANCIAL MONITORING INFORMATION

April & May 2022





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**BEST VALUE PERFORMANCE PLAN  
INDICATORS**




**April & May 2022**





## EXCEPTION REPORT

### April and May 2022

The purpose of this report is to highlight those indicators where performance significantly differs from the target set for the year. This report needs to be read in conjunction with the detailed information and graphs which are set out in the following pages.

In some cases indicators are included here because we are performing better than target and in others because we are not meeting our target. A list of these indicators is set out below with a short commentary.

KEY		Doing really well		Off target - continue to monitor		Management action needed
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Performance Indicator	  	Page	Comments
Inspecting Food Premises		16	As you will see from the food inspections table, Environmental Health have completed 83% of food inspections due this year. The main reason for this is that we have found food hygiene compliance to be very poor since we re-started inspections following the pandemic, which has taken more time to deal with due to necessary enforcement action. We have also had a high number of new businesses register with us. Poor food hygiene compliance and increased numbers of new food businesses is a common picture across Surrey and nationally. As well as this we have been dealing with covid business compliance and track and trace follow up visits through this inspection year which has had to take priority.

## Performance Management - Monthly Performance Monitoring of Performance Indicators April & May 2022

### Introduction

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 Leadership Team, staff and the public.

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

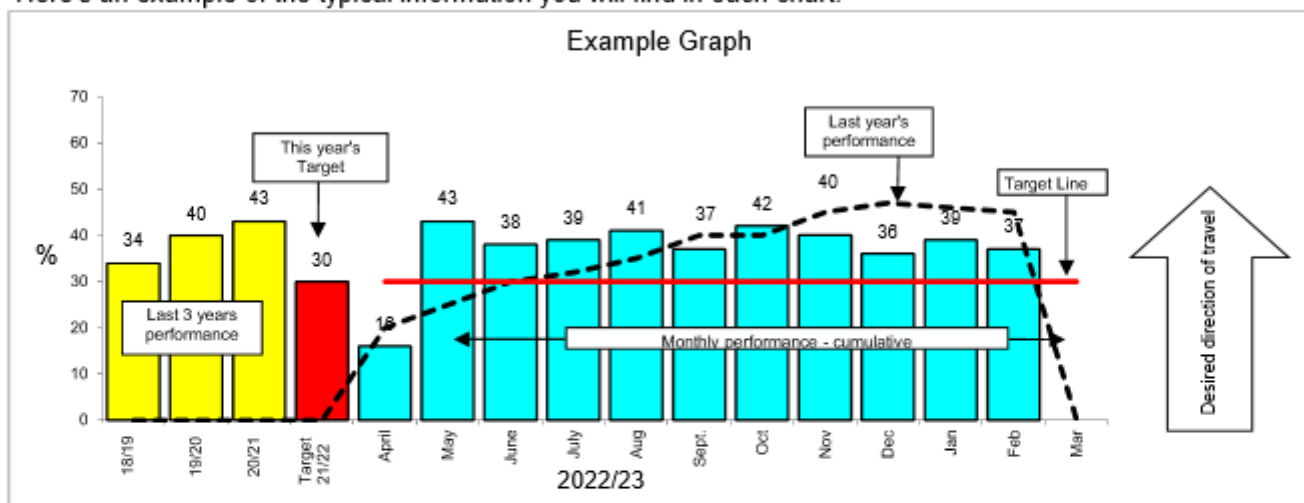
Last year's performance is shown as a dotted line which is useful for comparative purposes and enabling target profiling to be considered.

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.

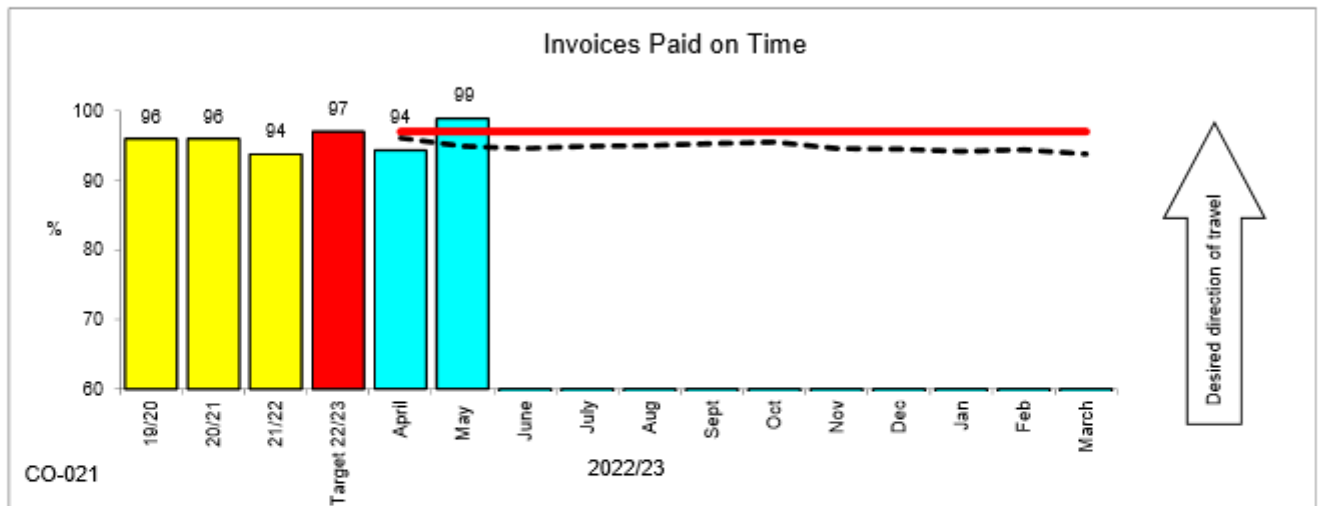
Performance is reported cumulatively for most indicators. Where this is not the case it is indicated on each graph.

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.

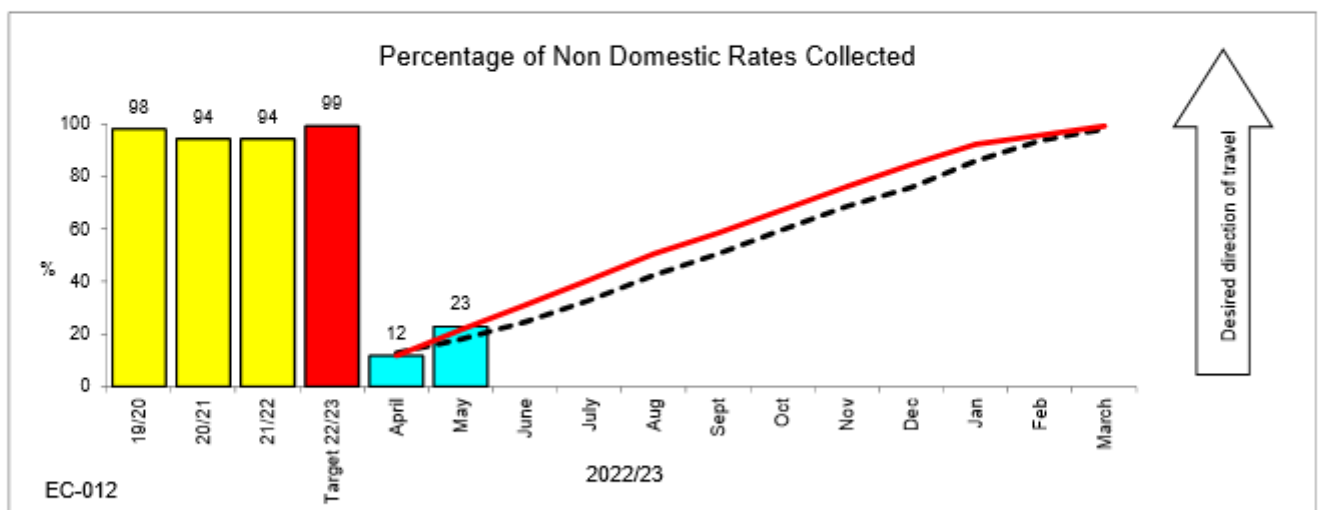
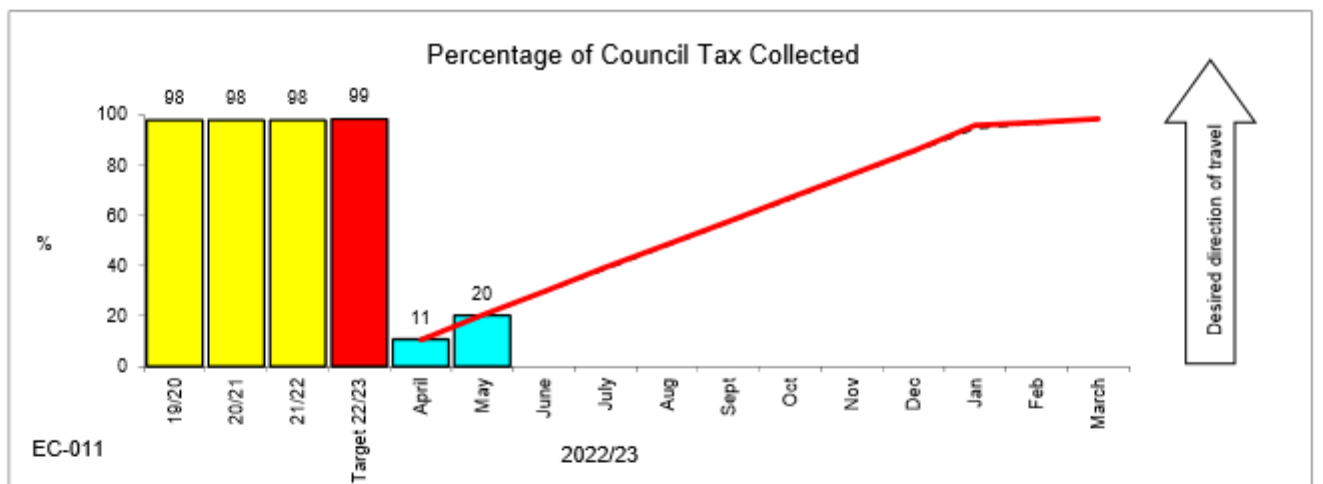
Here's an example of the typical information you will find in each chart:



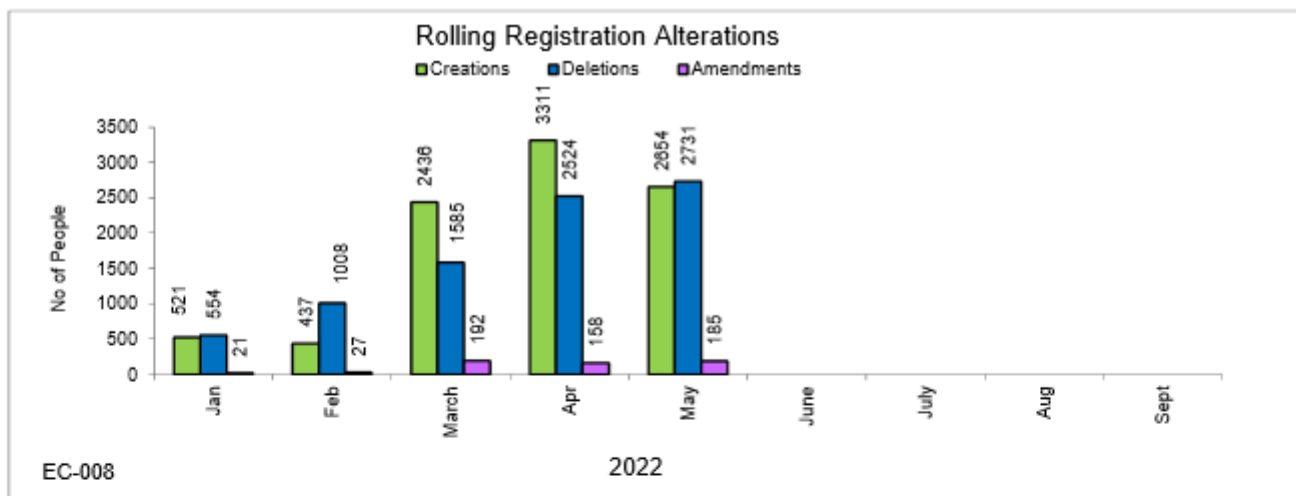
## CORPORATE HEALTH INDICATORS (Responsible Manager - Various)



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 May was 13.74 (Target = 12 days); Average Number of Days taken to pay All Suppliers in May was 2.29 (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.



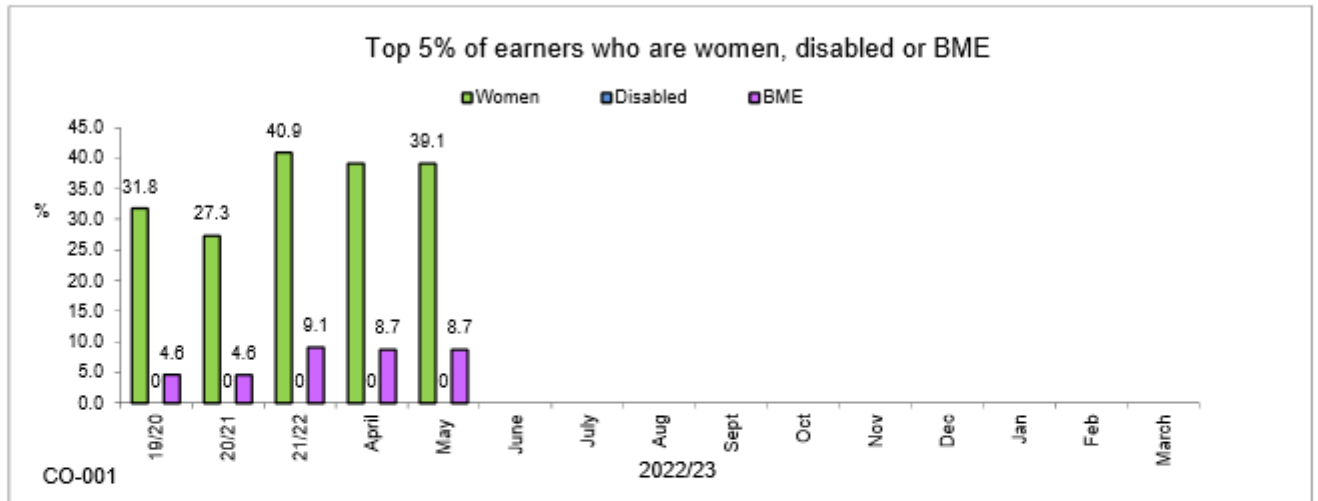
Annual Election Indicators	Desired Direction of Travel	2019	2020	2021	2022
EC-002: Percentage of Adult Population on the Electoral Register	↑	94.5	97.3	97.8	97.8
EC-003: Percentage of rising 18 year olds on the Electoral Register	↑	23.6	26.9	23.3	23.3
EC-004: Percentage of those on the Electoral Register who voted	↑	36.3	n/a	40	40
EC-005: Percentage of people who voted by post	n/a	33.8	n/a	33.5	33.8
EC-007: Percentage of clerical errors recorded at the last election	↓	0.0001	n/a	0.013	0.05
Number of Postal Votes Issued (due after the election)	↑	n/a	n/a	14443	14,029
Number of Postal Votes Received (due after the election)	↑	n/a	n/a	10823	10,029
Percentage of Postal Votes Returned (due after the election)	↑	n/a	n/a	75	71.5



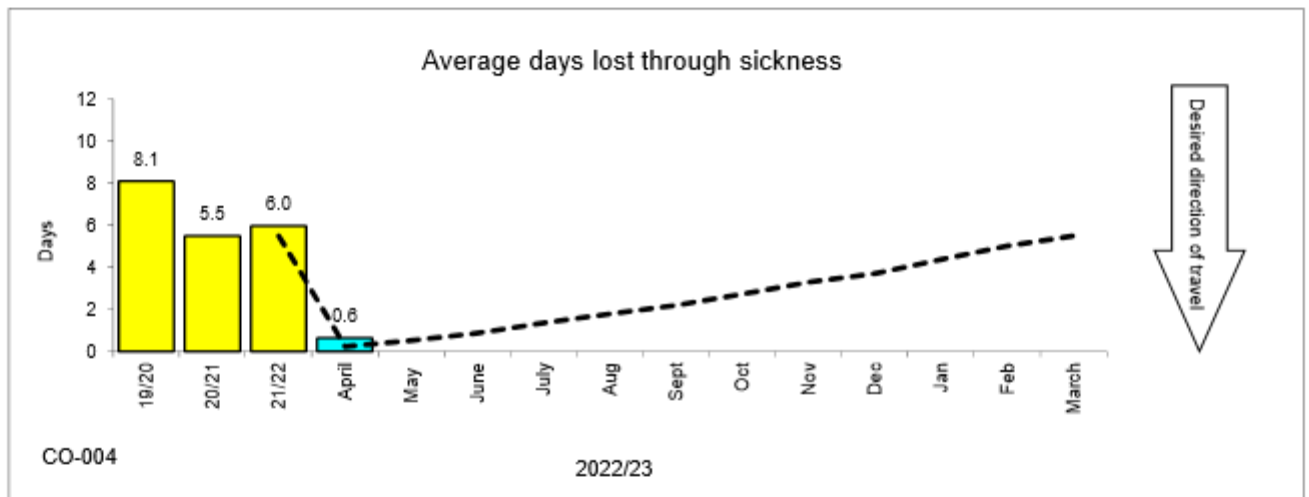
There will be no monthly updates to the Electoral Register published in October, November and December whilst the annual canvass is carried out.



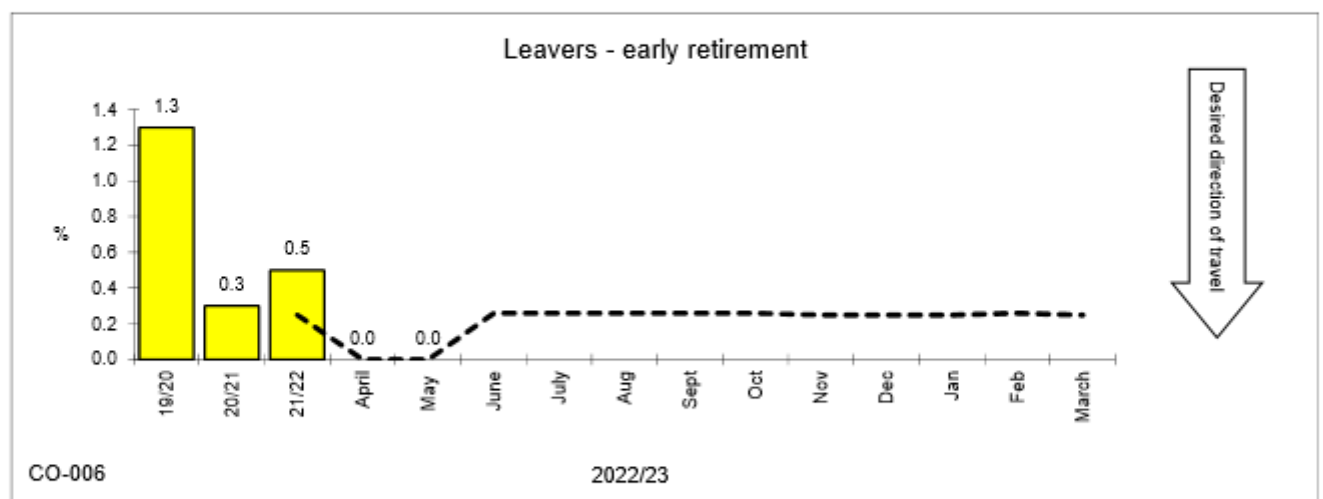
## HUMAN RESOURCES (Responsible Manager - Amanda Jeffrey)

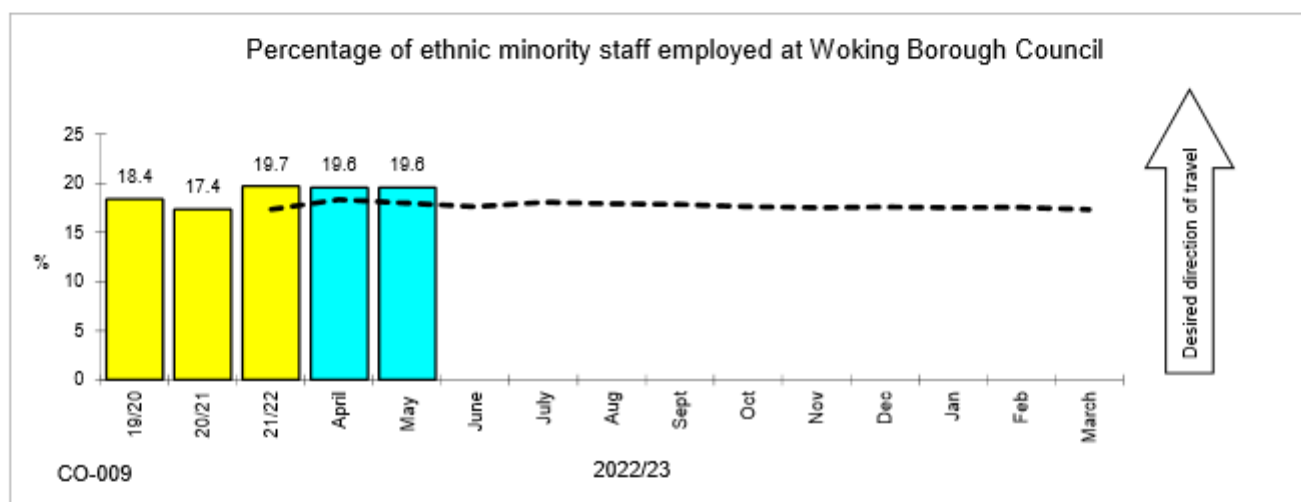
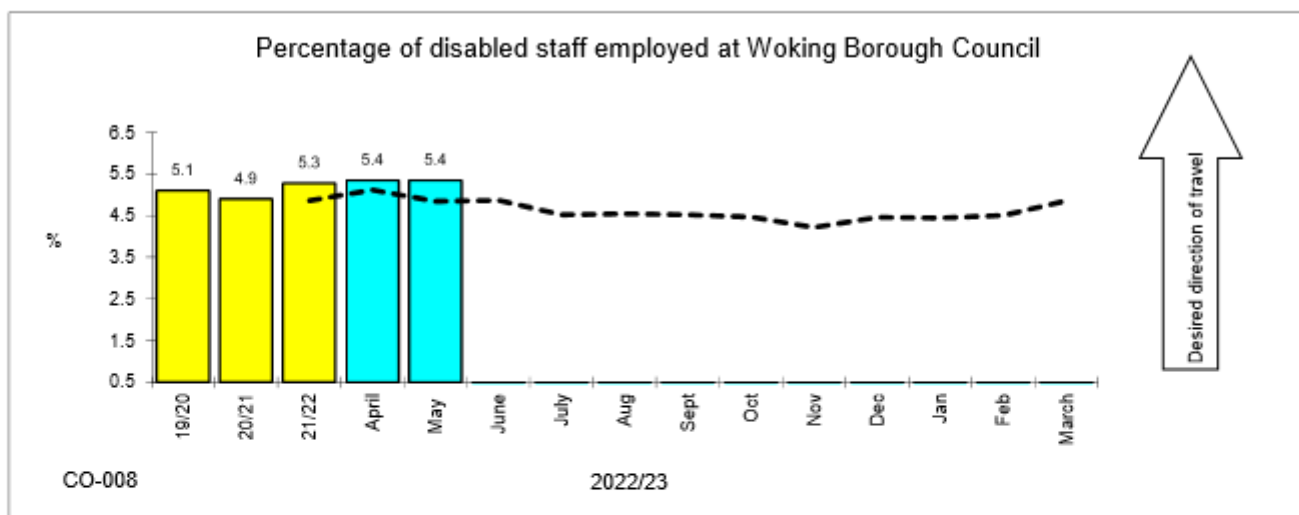


The number of employees included in the top 5% can differ, depending on the total number of employees, and if there are salary changes for top earners. This causes these figures to fluctuate, even if no one in the top 5% of earners leaves the organisation.



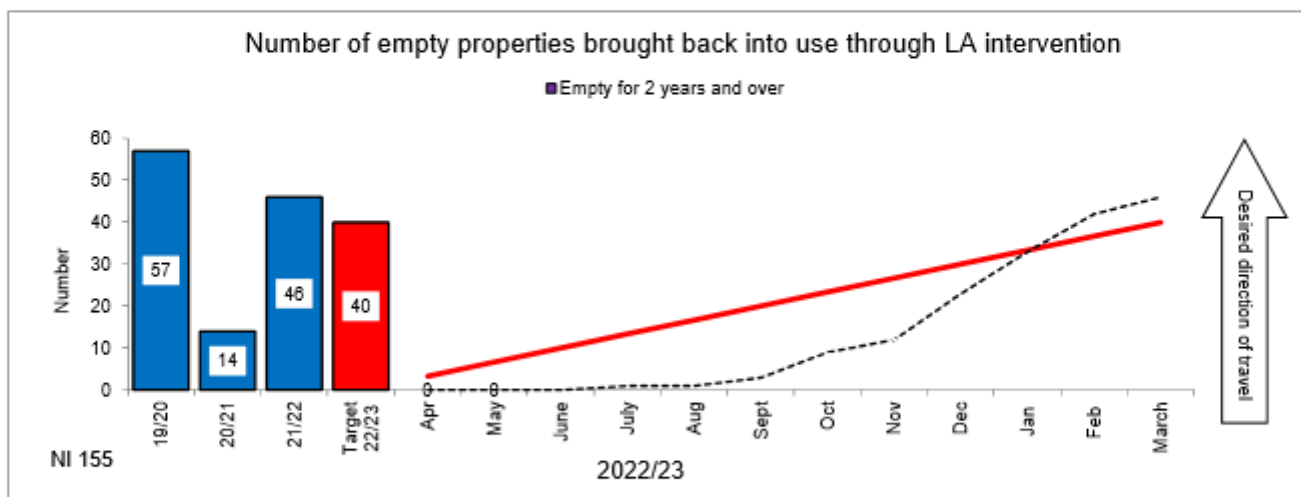
Excluding long term sickness to April = 0.38 days. There is a 1 month time lag on this indicator.





The % of economically active people from BME communities in Woking is 5.1% (source 2011 census).

### HOUSING (Responsible Manager - Louise Strongitharm)

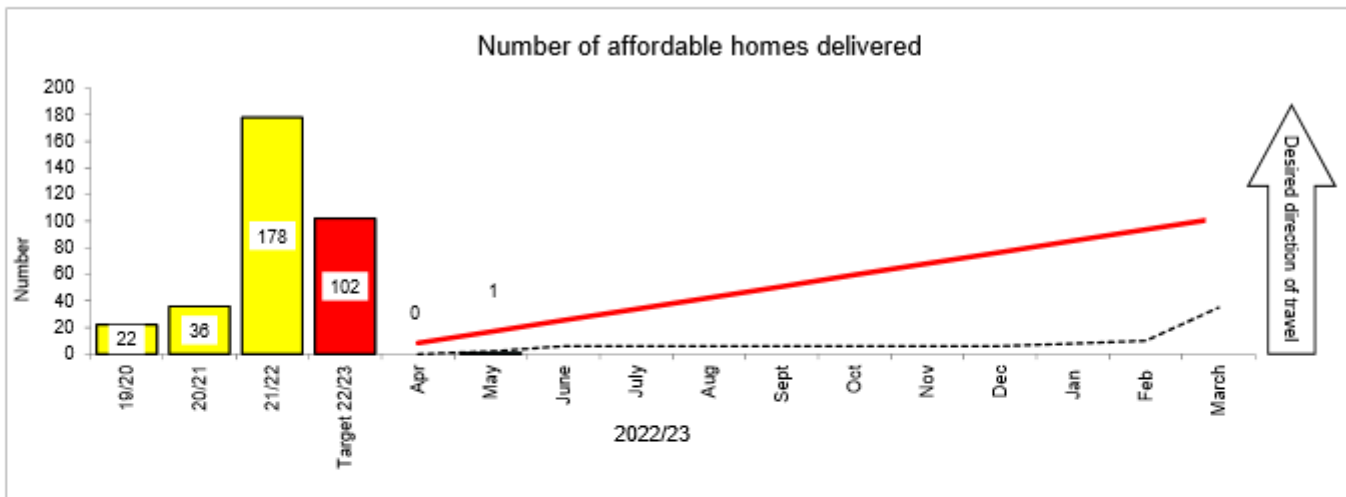


Work on Empty Homes was limited during the Covid-19 response. This has now been picked back up and the numbers brought back in to use should increase again.

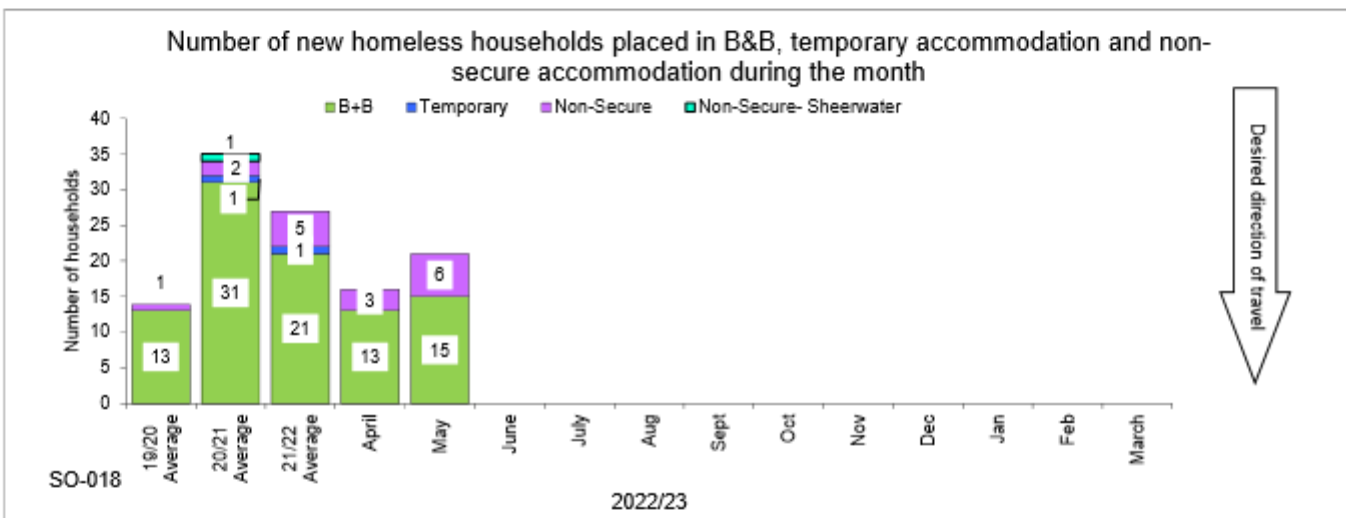
Annual Housing Management Indicators	Desired Direction of Travel	19/20	20/21	21/22	22/23
SO-071: Energy efficiency of Council owned homes- SAP rating (top quartile = 69)	↑	68.5	69.1	69.0	
NI-158: Percentage of non-decent Council homes	↓	0.1	2.9	2.6	

Average SAP Score: 69.01% - The SAP score has dropped slightly due to the boarded up or demolished Sheerwater Properties that had higher SAP scores from older EPC's as well as our increased number of EPC's showing more properties that are rated D.

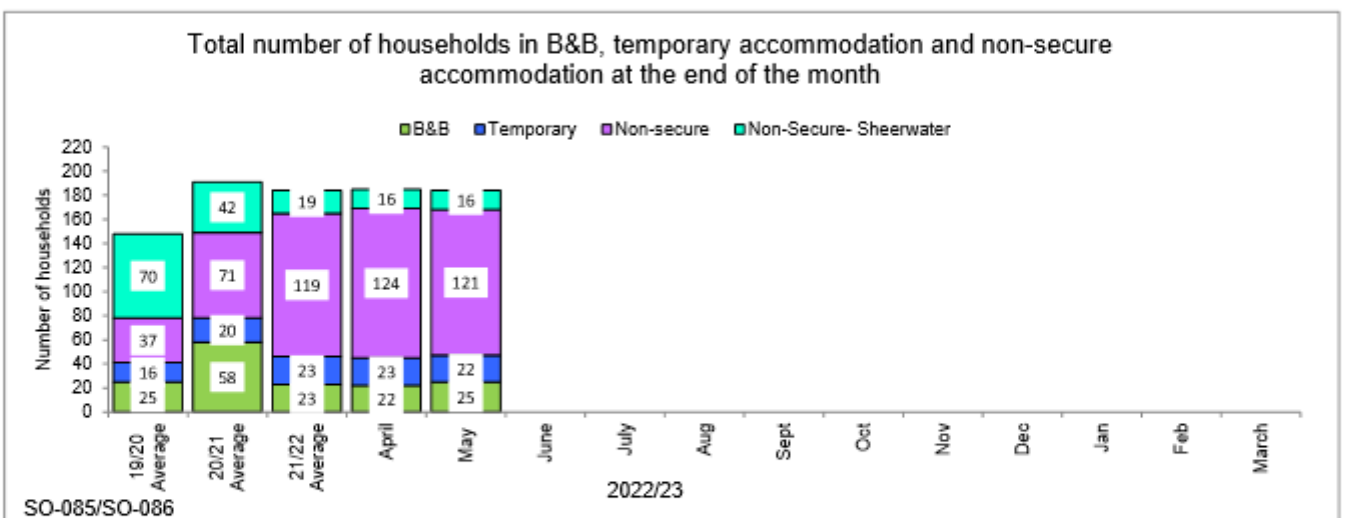
Decent Homes: 97.4% - (non-decent 2.6%) - Decent Homes has dropped due to having to curtail works programmes as part of demobilising NVH. The aim is to rectify this throughout this year.

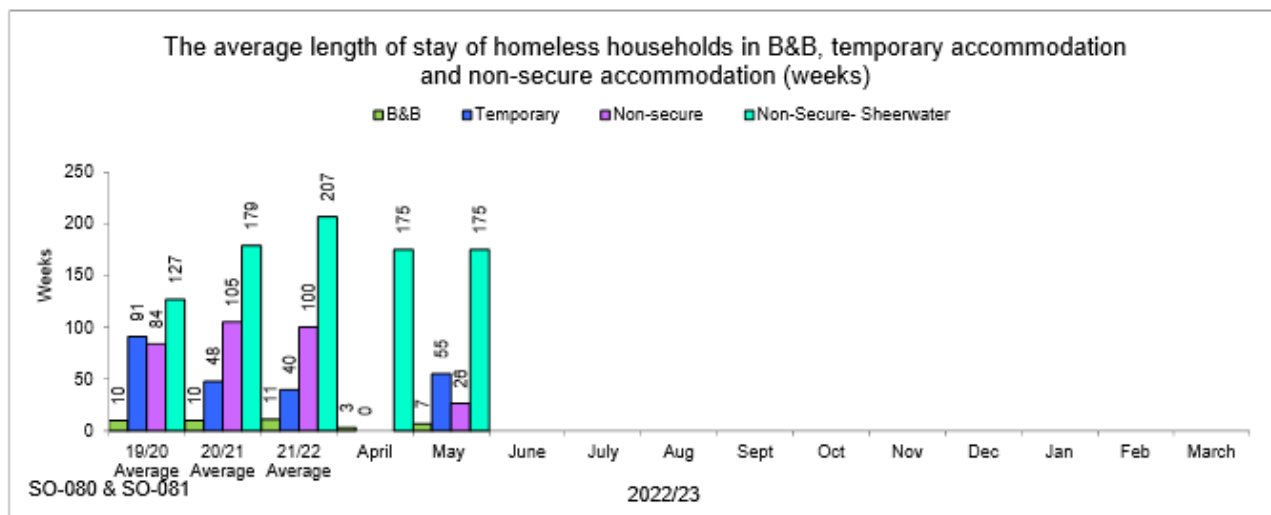


Figures for May: Social Rented: 0, Intermediate homes for rent: 0, Intermediate homes- shared ownership: 0, Affordable Rent: 1, Starter Homes: 0. Cumulative figures year to date: Social Rented: 0, Intermediate homes for rent: 0, Intermediate homes- shared ownership: 0, Affordable Rent: 1. Total for year to date: 1



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





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Annual Homelessness Indicators	Target	Desired Direction of Travel	19/20	20/21	21/22	22/23
SO-015: Number of rough sleepers	1 - 10	↓	11	1	2	

There are only two rough sleepers considered to be out. They have both been offered help but are currently refusing to engage - mostly due to severe mental health issues. The Rough Sleeper Team will continue to try to engage with them.

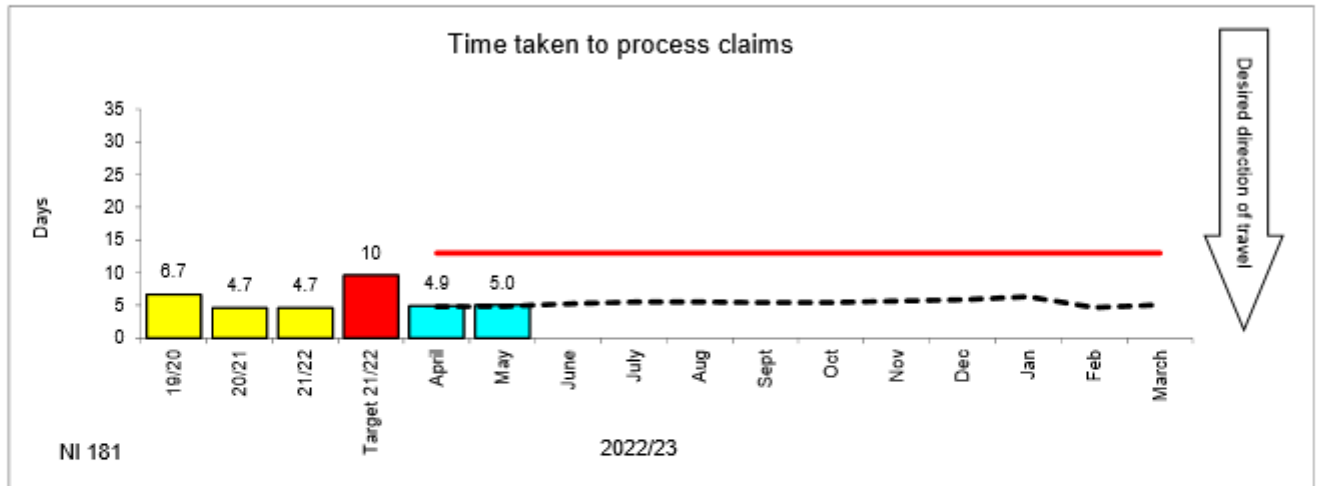
Quarterly Housing Management Indicators	Annual Target	21/22	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	YTD
IM1: Rental income (%)	TBC	95.09					
IM3: Average days void	TBC	47.13					
RR1: Emergency repairs (%)	TBC	98.99					
RR2: Urgent repairs (%)	TBC	98.99					
RR3: Routine repairs (%)	TBC	92.44					

Average SAP Score: 69.01% - The SAP score has dropped slightly due to the boarded up or demolished Sheerwater Properties that had higher SAP scores from older EPC's as well as our increased number of EPC's showing more properties that are rated D.

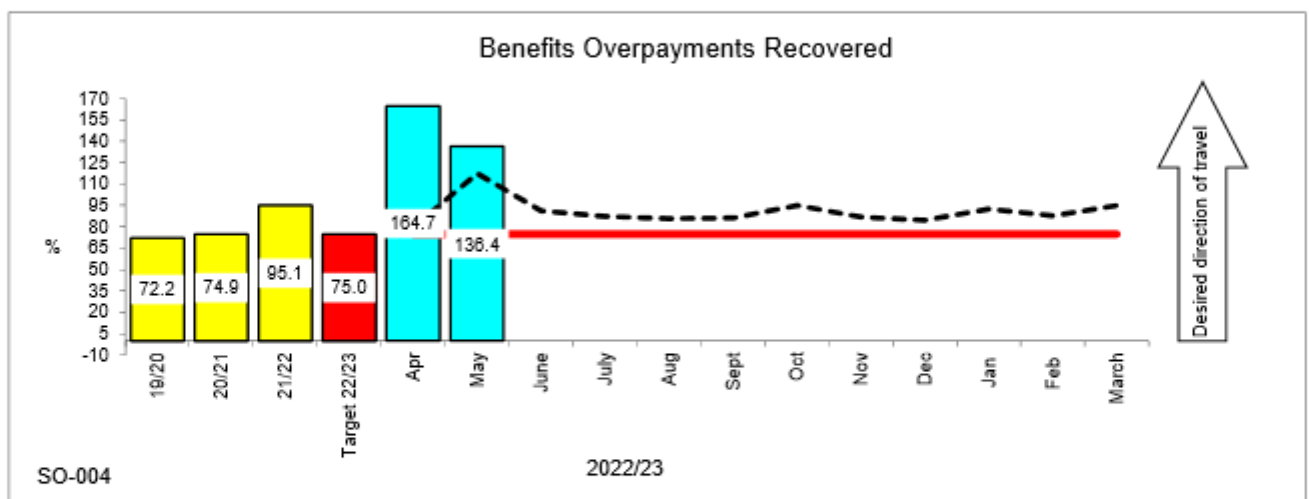
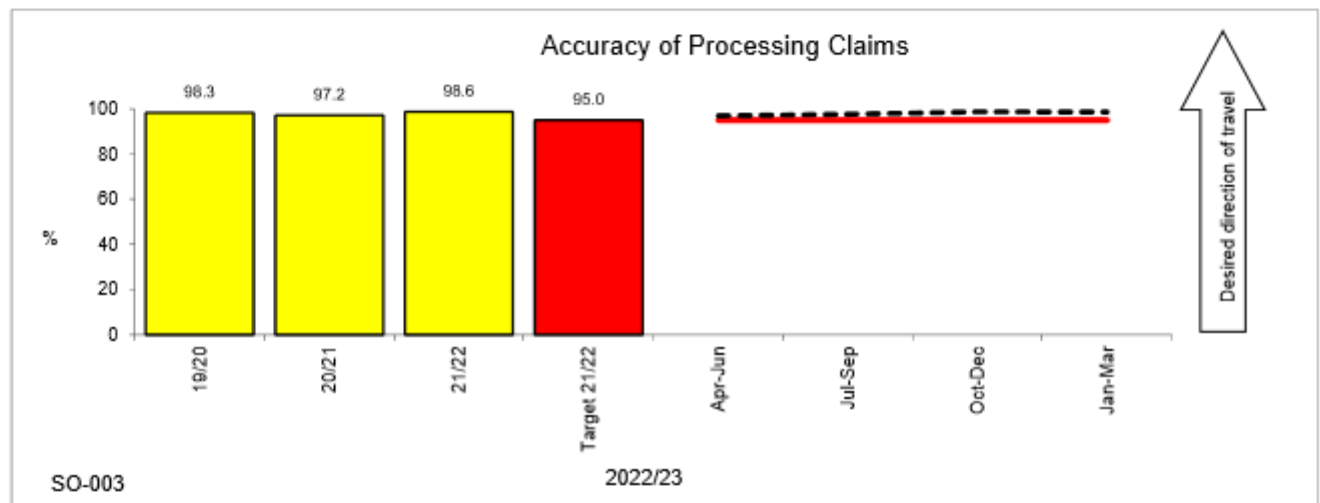
Decent Homes: 97.4% - Decent Homes has dropped due to having to curtail works programmes as part of demobilising NVH. The aim is to rectify this throughout this year. The void turnaround figures have been poor due to ongoing issues with the outgoing contractors, the last 3 months were particularly difficult to manage and some of the back log of work will spill over into the first quarter of 2022-23 whilst the new contractor finds their feet and gets to work on clearing down all the outstanding jobs.

The repairs response times presented above in the final quarter do not seem too bad on the surface but in reality the experience of the service from the customer perspective will have been a lot worse. We are aware that contractors were avoiding logging jobs and cancelling/abandoning jobs in the last couple of months - unfortunately this is to be expected and puts the pressure on the new contractor but efforts are being put in by all involved to ensure services to residents are improved and that the back log of work is dealt with as quickly and efficiently as possible.

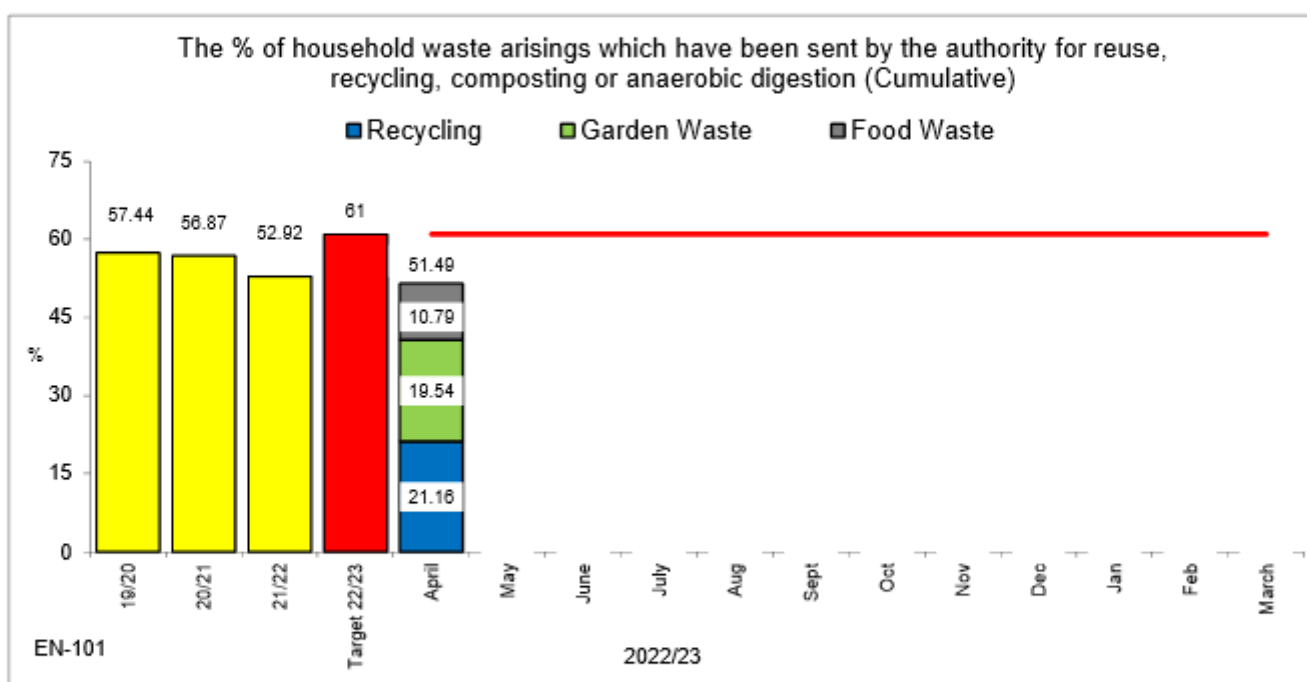
## HOUSING BENEFIT AND COUNCIL TAX (Responsible Manager - David Ripley)



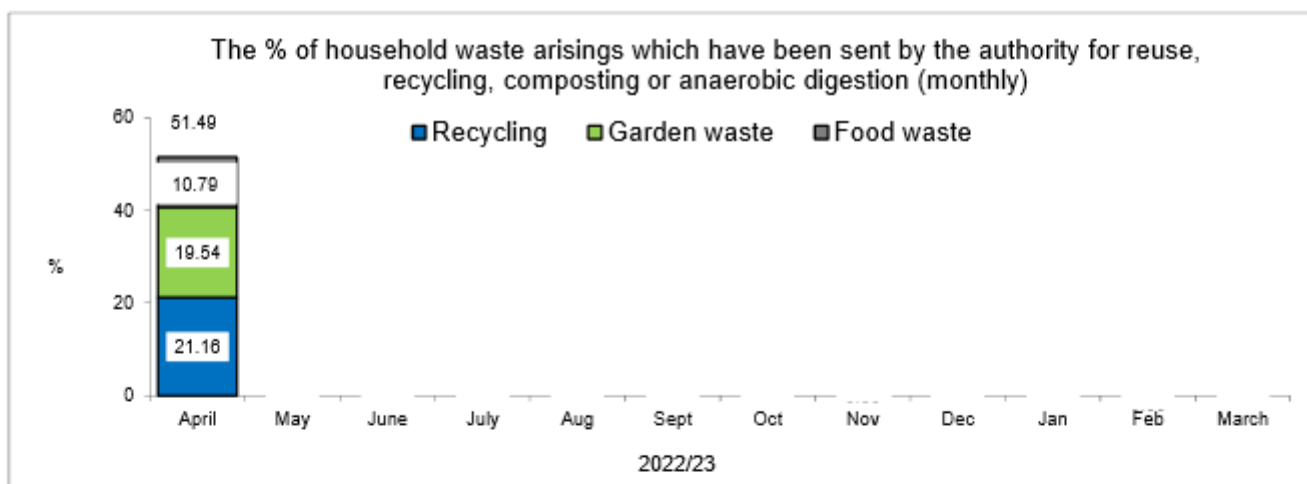
Annual uprating of every benefit claim in Feb each year, improves performance.



## WASTE AND CLEANLINESS (Responsible Manager - Mark Tabner)



Fortnightly garden waste collections resumed w/c 25 April. The April monthly recycling rate is 51.49%. The main waste stream tonnages have decreased since March 2022, trends in material tonnages are continually monitored by JWS. There is a 5-week lag on this indicator.



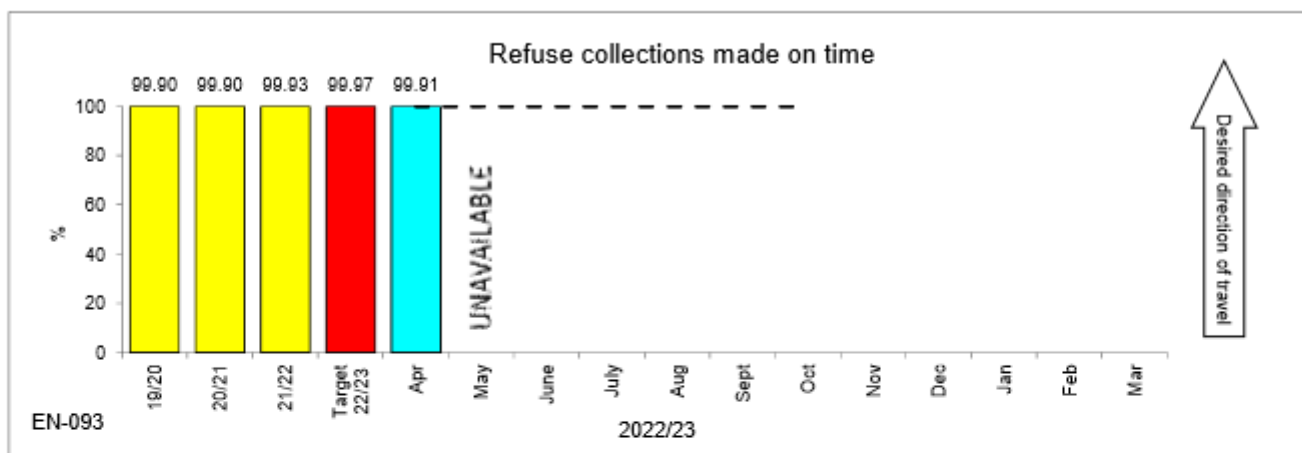
There is a 5-week time lag on this indicator.

### NI-191 - Quarterly Waste Indicators

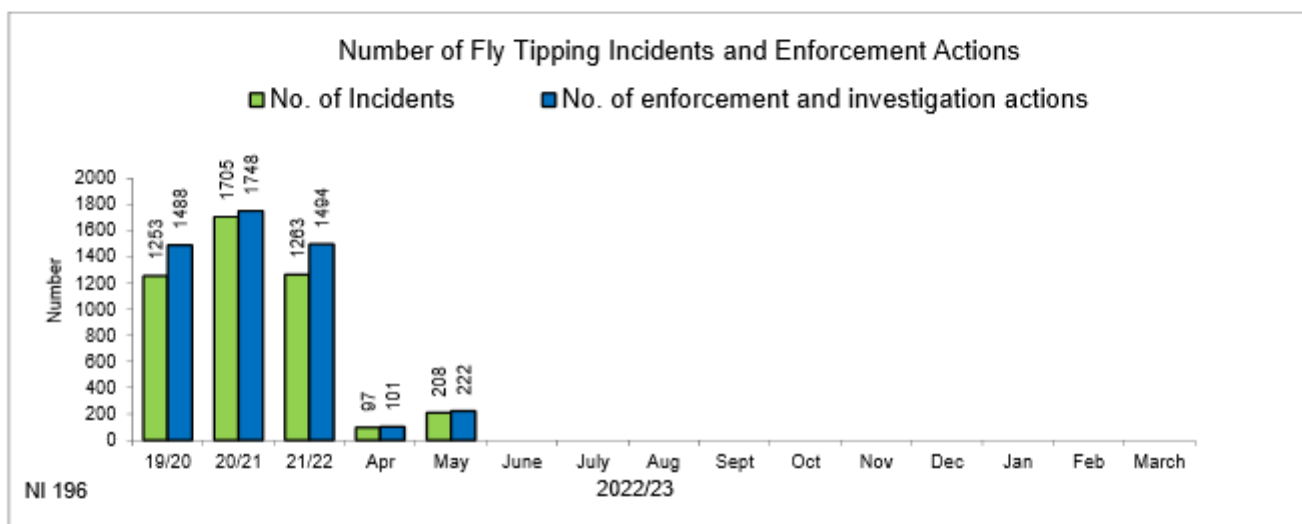
Residual household waste per household (kg)

2019/20	2020/21	2021/22	2022/23 Annual Target	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar
387	406	394	350				

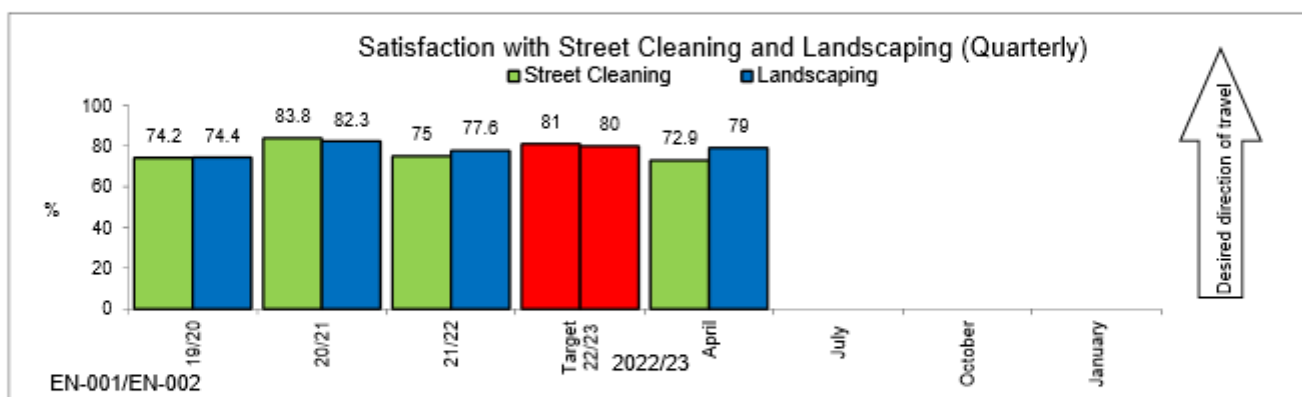
Figures provided quarterly. Population figure used = 42,953 . There is a 5 week time lag on this indicator.



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. Crews are familiarising themselves with new in-cab technology and this may contribute to some performance fluctuations. There is a 5 week time lag on this indicator.



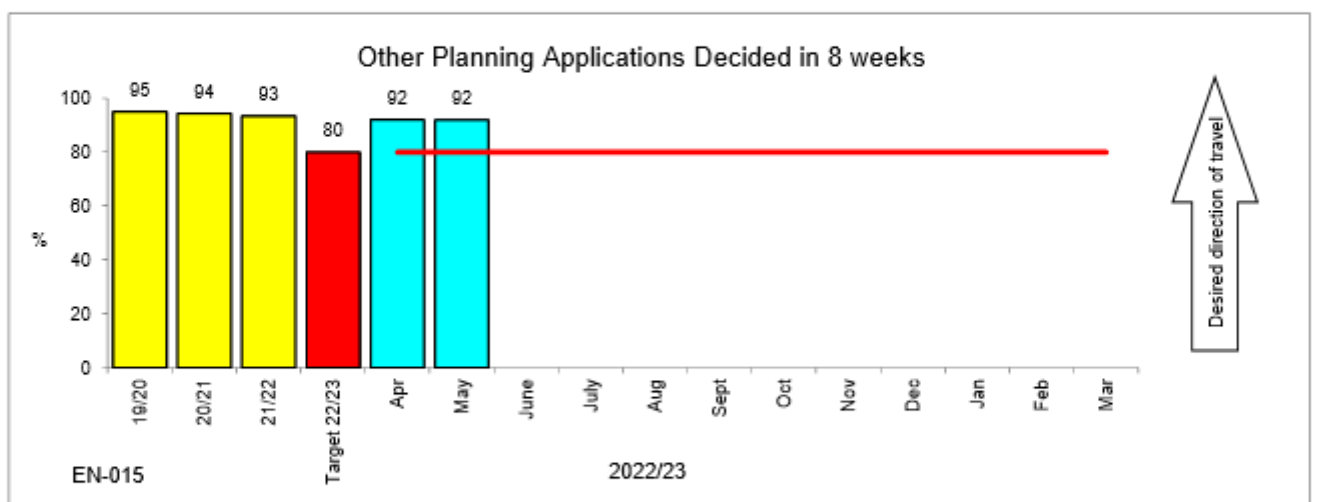
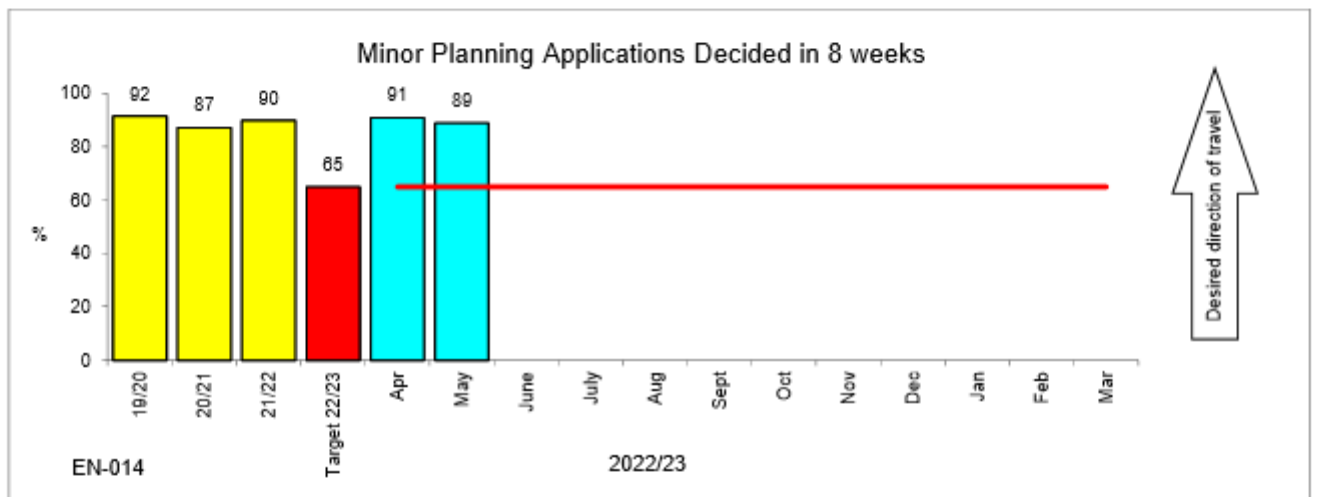
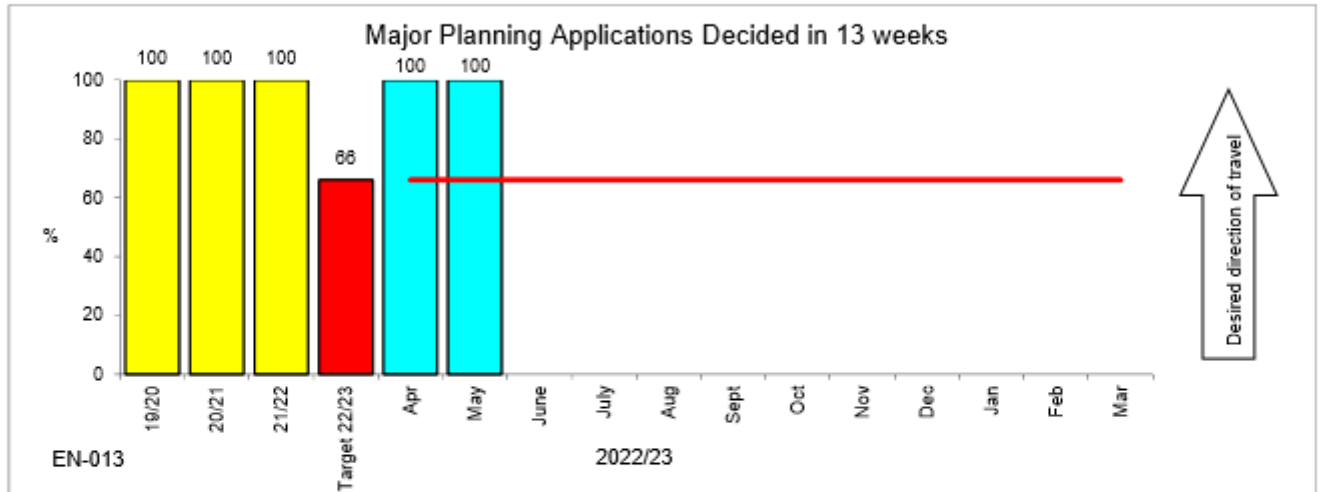
Please note that there can be more than one investigation action per fly tipping incident. This is why there are more investigation and enforcement actions than there are fly tipping incidents.

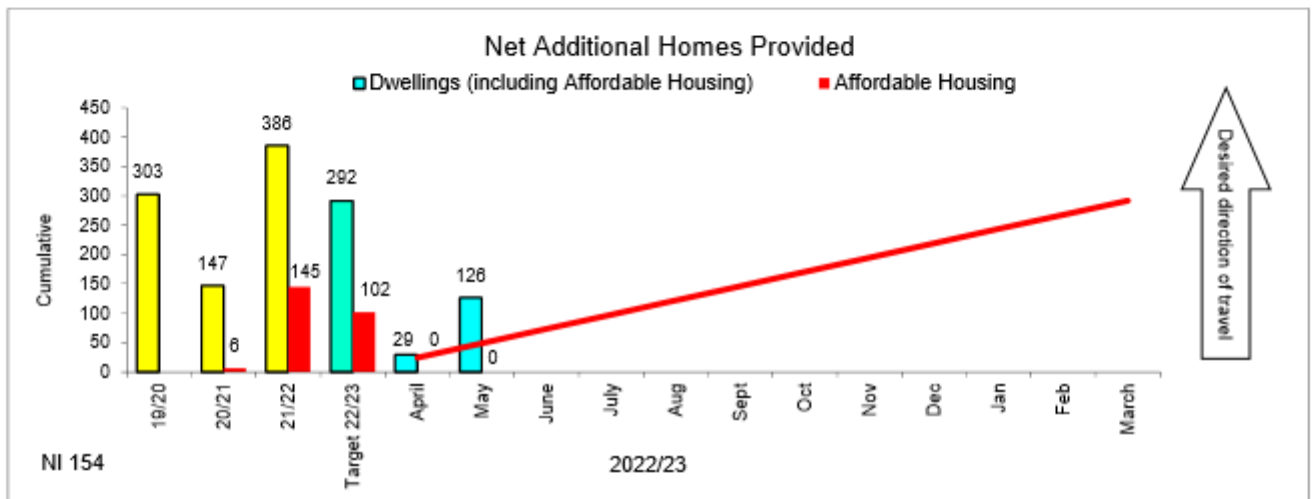
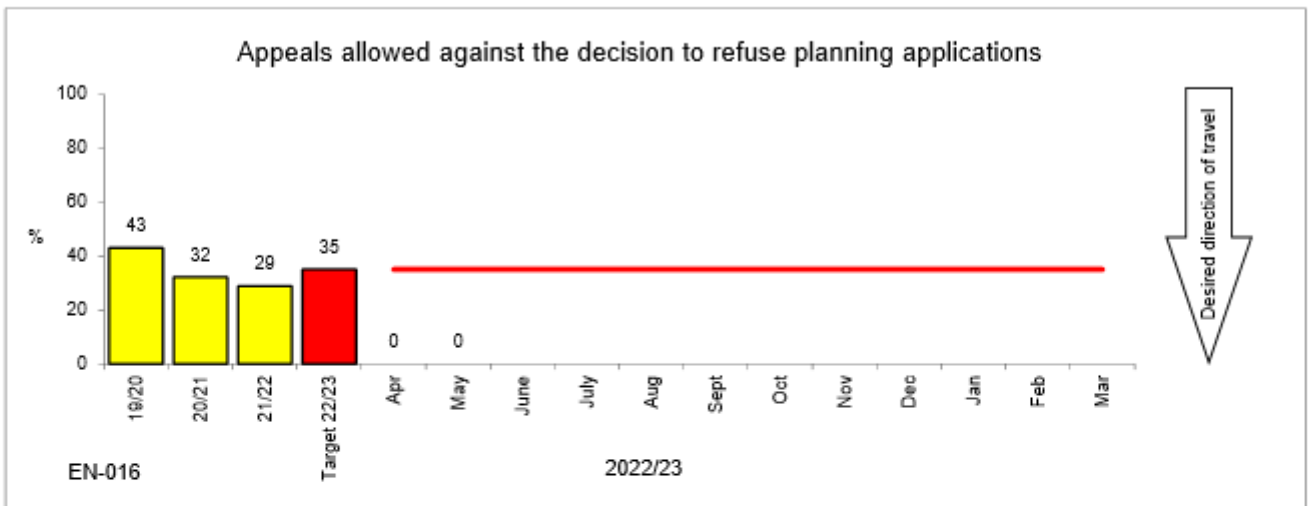


Satisfaction surveys are carried out through a telephone poll of 300 residents every quarter. There is a one month time lag on this figure.



**PLANNING (Responsible Manager - Thomas James)**

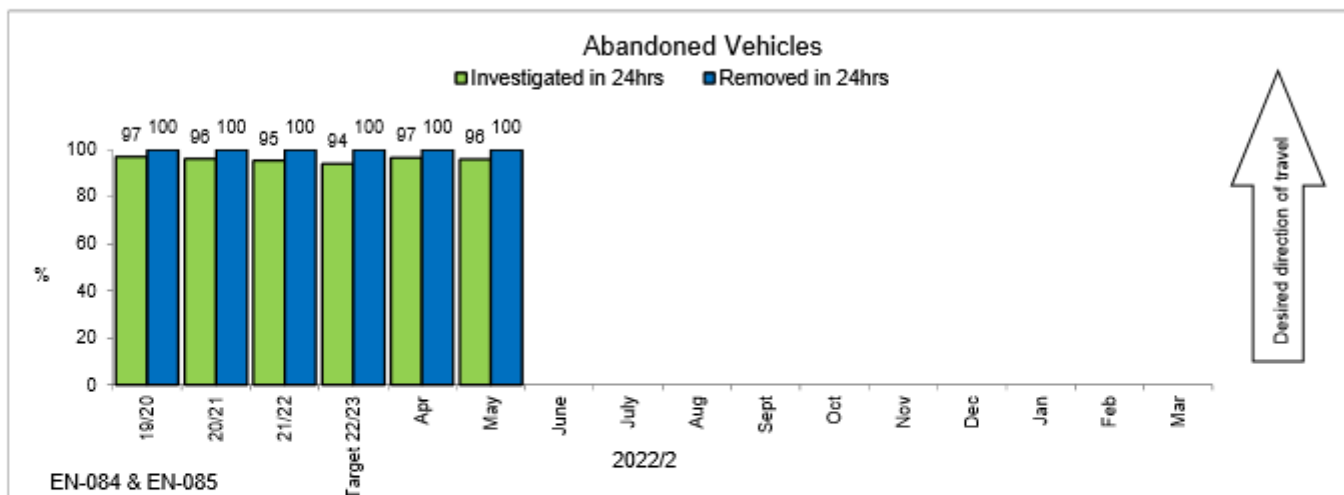




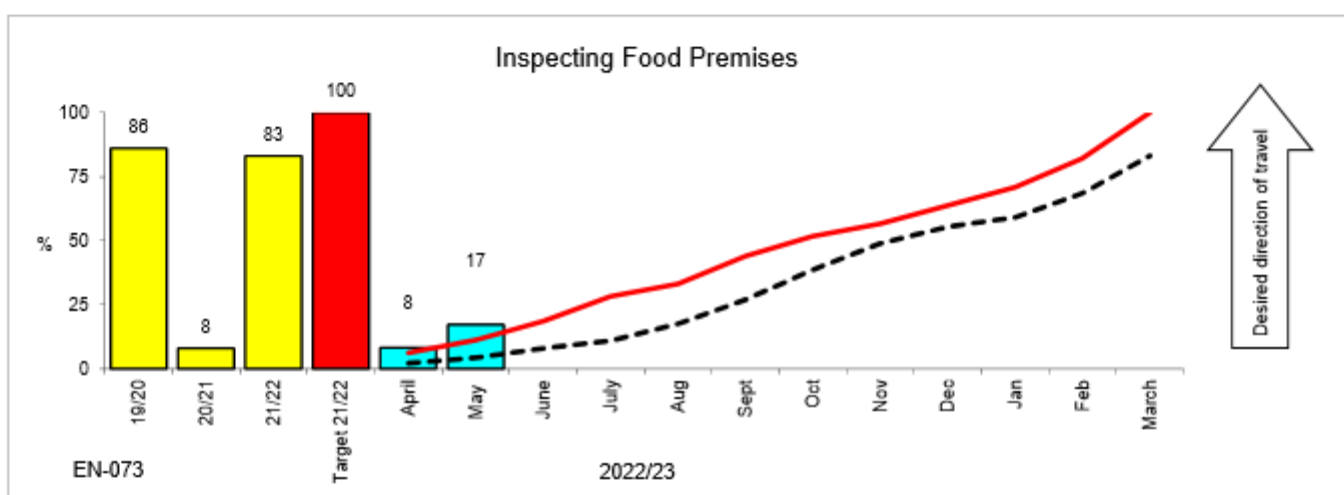
Total Residential Properties Completed				
Year	Residential Properties Target	Dwellings	Affordable Housing Target	Affordable Housing
2010/11	292	146	102	31
2011/12	292	175	102	3
2012/13	292	273	102	0
2013/14	292	370	102	14
2014/15	292	66	102	8
2015/16	292	360	102	126
2016/17	292	399	102	173
2017/18	292	345	102	54
2018/19	292	231	102	37
2019/20	292	303	102	19
2020/21	292	147	102	6
2021/22	292	386	102	145
2022/23	292	126	102	0
Cumulative Total	3504	3189	1224	616

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 - Emma Bourne)



\*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.



Targeted inspections are revised this year again due to the FSA 'Recovery Plan' outlining priorities for high risk and newly registered inspections rather than the usual programme, while we catch up with programmed inspections due following the pandemic. 'Revised inspections due' will include adjustments for inspections brought forward due to public health risk, new registrations, inspections completed as a result of a re-rating request and businesses that have ceased trading.

Quarterly Environmental Health Indicators	Desired Direction of Travel	2021/22	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar
Percentage of establishments with a food hygiene rating of 3 or better	↑	95%				

Annual Environmental Health Indicator	Target	Desired Direction of Travel	2019/20	2020/21	2021/22	2022/23
Satisfaction of business with Environmental Health	85%	↑	91%	Unavailable	Unavailable	

**FINANCIAL MANAGEMENT  
INFORMATION**

**April & May 2022**

**REVENUE BUDGET - MAJOR VARIATIONS AND RISK AREAS**  
**MAY 2022**

**Introduction**

The report that follows summarises the General Fund and Housing Revenue Account budget variations for 2022/23 based on information available at the end of May.

Set out below are explanatory notes for the major variations that have been identified.

**General Fund – Major Variations and Risk Areas**

The Council allowed a General Fund risk contingency of £250,000 in the Budget for 2022/23 and assumed a £5.4m use of reserves to meet service pressures and income losses. Budget monitoring to the end of May indicates a forecast increase in this use of reserves of £2.6m. The variations making up this underspend are reported below.

	Position to May £	Forecast Outturn 2022/23 £
<b><u>Income Variations</u></b>		
a Car Parks Income	402,000	1,301,000
b Commercial Rents	629,250	2,517,000
Provision for Covid related income reductions in 2022/23 base budget		-1,818,000
	<u>1,031,250</u>	<u>2,000,000</u>
<b><u>Other Service Variations</u></b>		
c Energy	166,667	1,000,000
d Taxis and Private Hire Vehicles	21,028	50,000
e Women's Support Centre Funding	-100,000	-100,000
f Legal Costs	12,563	40,000
g On-going pension costs	-3,833	-23,000
h Staff Training	-9,162	50,000
i Debit/Credit Card Charges	7,491	48,000
j War Memorials	-2,144	-12,864
k C.C.T.V.	0	-47,250
l Muslim Burial Ground Peace Garden	-862	-5,170
m Lets Rent Scheme		-10,934
Unmet Savings Target net of contingency	56,000	56,000
Employee costs under staffing budget	-392,552	-392,552
	<u>-244,804</u>	<u>652,230</u>
Forecast Underspend/Reduction in Use of Reserves at May 2022	<u>786,446</u>	<u>2,652,230</u>

Further details of each of these variations are set out in the following section.

**a Car Parks Income (Mark Tabner, Project Manager - Place)**

The income budget for Off Street Parking income for 2022/23 is £7.946m and assumes a £1.3m use of reserves given the ongoing recovery following the pandemic. Income secured in the first few months of £1.122m falls short of the £1.524m target (26%) and the lower £1.308m revised target (14%) (when taking into account the use of reserves). A number of new openings in the centre will help reduce this gap with the opening of The Gym and planned opening of Italia Conti and the Superbowl later in the Summer / Autumn.

Activity will be closely monitored during the year including the impact of the parking trial tariff in place from the first Saturday in September.

b Commercial Rents (Ian Tomes, Strategic Asset Manager)

The national lockdowns and various levels of restrictions in previous years had resulted in a difficult trading environment for businesses within the Borough. A number of tenants in the Council's commercial properties have had difficulties in paying rent and service charges due during this period. Where possible arrangements have been made to recover amounts due over time.

In addition there have been some unexpected retail closures and office tenants choosing not to renew their leases creating buildings with a greater number of voids than were anticipated at the time of budget setting. The lost income in 2022/23 through a combination of voids and the impact of covid is projected to be £2,000,000.

c Energy

An allowance of £1m has been recognised in the budget forecast to reflect Increasing energy costs during 2022/23. The most significant charges relate to Woking Park - Leisure Centre and Pool in the Park.

d Taxis and Private Hire Vehicles (Joanne McIntosh, Director of Legal and Democratic Services)

Activity levels for 2022/23 have been lower than forecast for Private Car Hire and Taxi Licences resulting in an overspend for the service.

e Women's Support Centre (WSC) funding

A contribution of £100,000 has been received from the NHS to support the WSC during 2022/23.

f Legal Costs (Joanne McIntosh, Director of Legal and Democratic Services)

It is forecast that the Council will spend approximately £40,000 on legal work contracted out to external solicitors. This is less than in previous years and the team will continue to complete as much work as possible in house to minimise external spend.

g On-going Pension Costs (Leigh Clarke, Director of Finance)

On-going pension costs are £23,000 less than budgeted during 2022/23.

h Staff and Member Training (Amanda Jeffrey, Human Resources Manager)

The Council continues to work with an external organisation in undertaking a series of learning and development programmes for all managers. The aim has been to enhance the capability and resilience of our managers to ensure they have the ability to cope with the future challenges and changes to come. This development has built on the programmes already rolled out to the Senior Managers. The Council will continue to support all officers with learning opportunities to ensure knowledge and skill levels are fit for the future and will review budgets for 2023/24.

i Debit and Credit Card charges (Neil Haskell, Financial Services Manager)

Changes in charges and an increase in the number of transactions have resulted in a forecast overspend against budget of circa £48k.

j War Memorials (David Loveless, Assistant Director - Property)

Minor works to war memorials are not required during 2022/23 resulting in an under spend against budget of £12,864.

k C.C.T.V. (David Loveless, Assistant Director - Property)

Contributions of £47,250 will be received from the police towards the management of the C.C.T.V. during 2022/23.

l Muslim Burial Ground Peace Garden (David Loveless, Assistant Director - Property)

By bringing some of the works in house it was assumed the council could make savings of approximately £5,170 during 2022/23.

m Let's Rent Scheme (Louise Strongitharm, Director of Housing)

The PSL scheme has been more popular during recent years which has resulted in an underspend on Connect scheme and Lets Rent scheme. The team is also able to recycle some previous rent in advance payments when tenancies end. There is likely to be an underspend at year end.

Housing Revenue Account (Louise Strongitharm, Director of Housing)

The 2022/23 Housing Revenue Account variations identified to the end of May 2022 are set out in the table below:-

	Position to May £	Forecast Outturn 2022/23 £
Rent Recovery	72,660	72,660
Council Tax Voids	25,784	25,784
Statutory HRA maintenance	31,519	31,519
Energy	105,122	105,122
Employees saving in excess of staffing budget	-71,362	-71,362
Increase/(decrease) in HRA outturn	163,723	163,723

Rent Recovery

Income collection rate for the HRA at the end of Q1 was 98.79% with the HRA arrears total for current tenants sitting at £861,998.07 against £789,338 at 31/3/22 which is an increase from 4.29% to 4.54%. These figures no longer include rent collection for garages as these have been moved to a separate accounting/monitoring process as part of best practice guidance and advice on tenancy arrears cases being taken to court.

The income team have experienced a number of issues with delays in UC arrears payments and verification of UC payments following the annual rent increases effective from the beginning of April. The tenancy management team have also had resource issues with a number of staff leaving in the past 6 months and this has had a knock on effect to the income team as they have had to deal with an increase in general enquiries that would normally have been dealt with by the Customer Service team or Housing Managers. All debts that are over 6 years old will be reviewed during the coming months to ensure that these are being written off where they are now statute barred.

Statutory HRA maintenance

Statutory HRA maintenance expenditure is over the budget by £31,519.

Council Tax Voids

There is an of overspend of £25,784 in council tax voids . This is due to contractor and energy supplier issues that caused significant delays to void property turnaround times during 2021-22 especially during the final quarter of the NVH contract – in previous years payment of Council Tax for empty properties would have been an exception due to major works but during the second half of 2021-22 nearly all void properties were empty beyond the 30 day point for paying Council tax leading to charges being due . We would expect for this to improve gradually with the new repairs contractor although there will still have been some backlog of issues to clear during the first quarter of 2022-23.



#### NVH Insourcing & final bill

The New Vision Homes contract ended on 31/03/2022. On 11th February 2021, Council resolved to bring the New Vision Homes contract services in house at the end of the contract term. As part of this process, the New Vision Homes contract will need to be Final Accounted. As there is no provision within the contract for interim final accounts, this will mean a Final Account for a 10 year ongoing project. Due to the varied nature of the contract and the 10 year term, there is uncertainty around the level of the Final Account payment. It is anticipated that the Final Account process will take from April to August 2022.

#### Energy

Energy costs are rising and the Council may not be able to recharge all of these to tenants

#### **Capital and Investment Programme decisions**

The Executive has delegated authority to approve new schemes up to £10 million in any year, subject to any individual project being not more than £5 million and the cost being contained within the Council's Authorised Borrowing Limit.

No decisions have been made through the use of this delegation during 2022/23.

#### **Opportunity Purchases**

The Investment Programme includes an annual budget of £3,000,000 for opportunity purchases. There have been no acquisitions to date.

## 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	26	£3,042,701
Mortgages	11	£1,990,830
Properties acquired by THL using WBC loan finance:		
Completed Sales (expenditure incurred)	113	£39,500,393
Offers Accepted (committed expenditure)	8	£1,567,125
	<u>121</u>	<u>£46,101,049</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	£4,682,457
Home Loss & Disturbance Payments	£2,259,123
Infrastructure Investment	£2,128,901
Financial Modelling	£82,821
Southern Housing Group Property Purchase	£3,657,402
Greenoak Housing Association Purchase	£4,029,551
HRA Acquisitions	£782,840
	<u>£21,696,125</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 2020 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

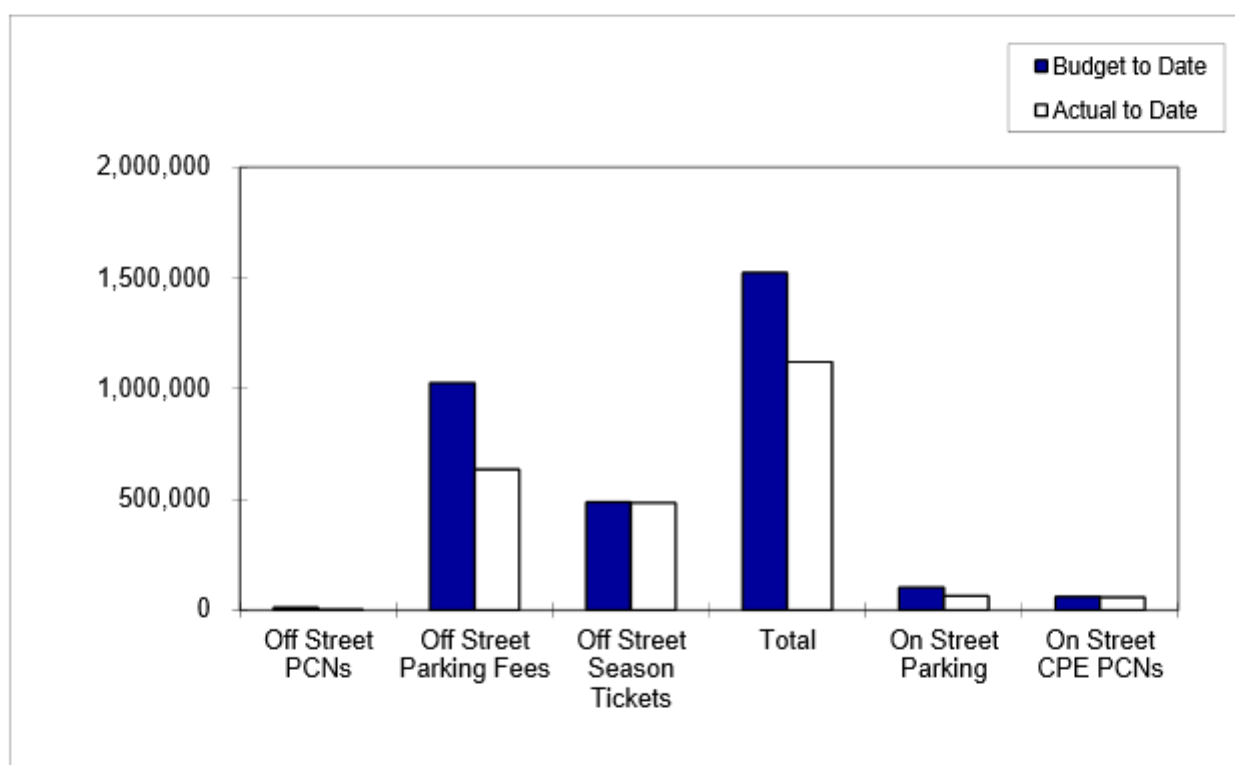
The following costs have been identified to be funded from the Sheerwater Regeneration reserve\WBC Resources:

	<u>To Date</u>
Sheerwater Regeneration Staff Costs Not Charged To TDL	£1,068,091
Removal Costs	£111,468
Equalities Survey	£81,693
Miscellaneous Costs	£197,707
Securing Void Sheerwater Units	£40,786
Subsidy of Bishop David Brown School Legal Fees and Rent Loss	£177,128
Subsidy of Sheerwater GP Practice	£111,169
Total	<u>£1,788,042</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**  
**MAY 2022**

	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	1,490,000	7,946,000	672,000	362,000
Budget to Date	11,000	1,026,000	487,000	1,524,000	102,000	60,000
Actual to Date	3,000	635,000	484,000	1,122,000	63,000	58,000
Variation to Date	-8,000	-391,000	-3,000	-402,000	-39,000	-2,000
	-73%	-38%	-1%	-26%	-38%	-3%



The income budget for Off Street Parking income for 2022/23 is £7.946m and assumes a £1.3m use of reserves given the ongoing recovery following the pandemic. Income secured in the first few months of £1.122m falls short of the £1.524m target (26%) and the lower £1.308m revised target (14%) (when taking into account the use of reserves). A number of new openings in the centre will help reduce this gap with the opening of The Gym and planned opening of Italia Conti and the Superbowl later in the Summer / Autumn.

Activity will be closely monitored during the year including the impact of the parking trial tariff in place from the first Saturday in September.

Mark Tabner, Project Manager - Place

## **STRATEGIC PROPERTY INVESTMENTS**

	Rental Income			Financing Costs				Net budget benefit		
	Business Case	Current (Full Year)	Increase/(Decrease)	Business Case	Actual	Further Works	Increase/(Decrease)	Business Case	Increase/(Decrease)	Current Surplus/(Deficit)
<u>Property</u>	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Cleary Court	278	134	-144	158	130	21	-7	120	-137	-17
Morris House	309	167	-142	187	170	128	111	122	-253	-131
6 Church Street West	728	795	67	451	425		-26	277	93	370
Orion Gate	1,377	1,388	11	483	464		-19	894	30	924
Dukes Court	4,364	4,747	383	2,763	2,622	33	-108	1,601	491	2,092
Red House	423	266	-157	236	224		-12	187	-145	42
CMS House Poole Rd	120	120	0	72	72		0	48	0	48
Victoria Gate	2,073	2,073	0	1,642	1,595		-47	431	47	478
Midas House	1,406	657	-749	950	923		-27	456	-722	-266
Albion House	1,569	882	-687	1,140	1,046		-94	429	-593	-164
Commercial Buildings	226	226	-1	150	128		-22	76	22	98
1 Christchurch Way	615	646	31	360	367		7	255	24	279
Goldsworth Park Centre	912	938	26	711	681		-30	201	56	257
36-42 Commercial Way	134	134	0	82	59		-23	52	23	75
<b>TOTAL</b>	<b>14,534</b>	<b>13,172</b>	<b>-1,362</b>	<b>9,385</b>	<b>8,906</b>	<b>181</b>	<b>-298</b>	<b>5,149</b>	<b>-1,065</b>	<b>4,084</b>

These properties have been acquired to support the economic sustainability and employment space in Woking. Based on May, the above properties will provide a net benefit to the Council of circa £4,084,000 per annum. The reasons for the variations from the business case projections are on the next page.

Ian Tomes, Strategic Asset Manager

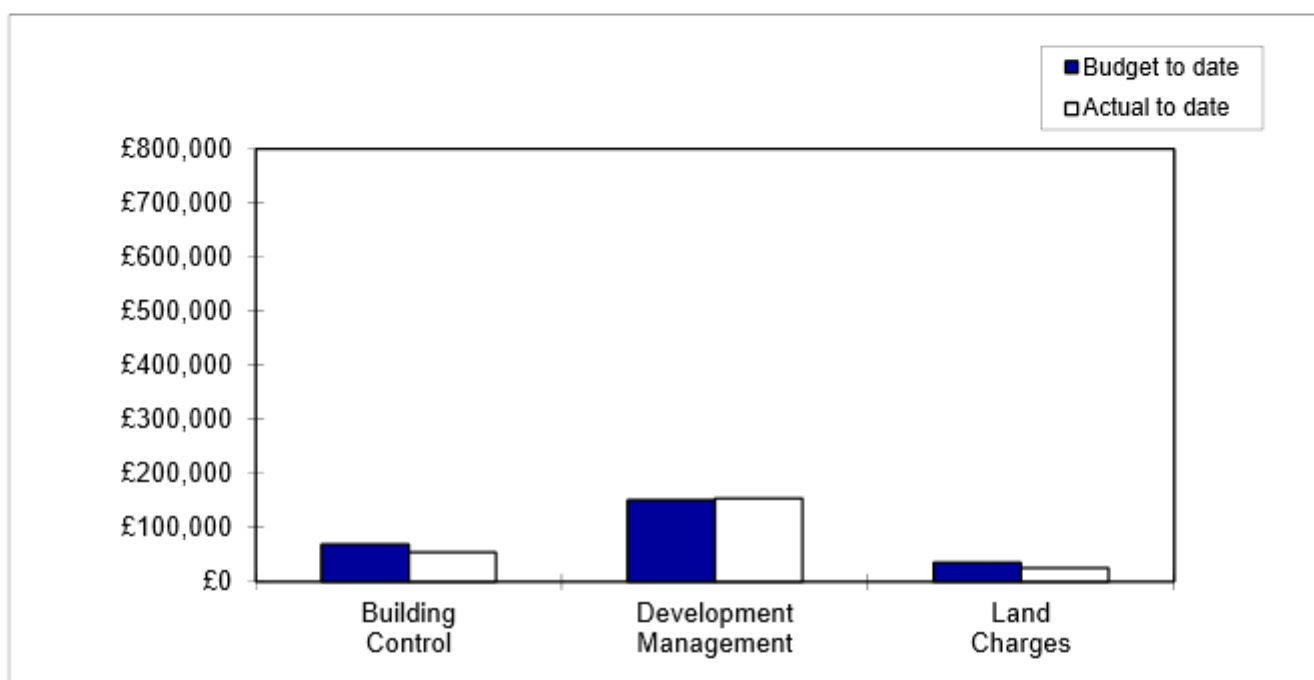
## STRATEGIC PROPERTY INVESTMENTS

<u>Property</u>	
Cleary Court	Cleary Court currently has 2 office suites and 1 shop unit vacant.
Morris House	The rent shortfall is due to the vacant ground floor retail units which have been empty since acquisition
6 Church Street West	There is a new full repairing and insuring lease now in place with the Department of Work and Pensions (DWP) for the whole building paying £795,000 per annum effective December 2020.
Orion Gate	Orion Gate is fully let.
Dukes Court	Vacant space now amounts to some 27,000ftsq in units A-UG, A3, C-Grnd (part), C3, C6 and D3.
Red House	Red House is fully let of which two tenants are charities with peppercorn rents.
CMS House Poole Rd	CMS House is fully let.
Victoria Gate	Victoria Gate is fully let.
Midas House	Midas House was acquired on 31 January 2019. Part of the 1st floor, 2nd floor and 3 floor and 1 shop unit are vacant.
Albion House	Albion House was acquired on 29 March 2019. There is currently 1 void unit. A rent renewal has been agreed in January 2022 with a reduced rent for 12 months effective September 2021. The rent roll had been reduced to reflect this and will be adjusted back to the full rent in October 2022.
Commercial Buildings	63, 65, 67, 69, 71, 73 and 75 Commercial Way were acquired on 2 October 2019. Number 67 became vacant on 8 May 2020 and was re-let in March 2021 on a new 5 year term at a market rent. Number 65 became vacant in November 2021 and was re-let in January 2022 on a 10 year term without breaks. A new 15 year lease of number 75 was put in place on 11 March 2022.
1 Christchurch Way	1 Christchurch Way was acquired on 9 November 2019 and is fully let.
Goldsworth Park Centre	The Goldsworth Park Centre was acquired on 9 April 2020 and is fully let.
36-42 Commercial Way	36, 38, 40 and 42 Commercial Way was acquired on 11 November 2020 and is fully let.

Ian Tomes, Strategic Asset Manager

### **OTHER FEES AND CHARGES** **MAY 2022**

	Building Control	Development Management	Land Charges
Budget to date	69,131	150,948	35,539
Actual to date	54,240	154,174	25,551
Variation to Date	-14,891 -22%	+3,226 +2%	-9,988 -28%



**Building Control** (David Edwards, Chief Building Control Surveyor)

Building Control income is slightly below target at the beginning of the year, which will be kept under review as the year progresses.

**Development Management** (Thomas James, Development Manager)

Income from Planning Applications is broadly on target.

**Land Charges** (David Ripley, Revenue & Benefits Manager)

Prices have been set to reflect the cost neutral requirement of Land Charges fees and income.

**EMPLOYEE COSTS**  
**MAY 2022**

	Original Budget 2022/23 £	Variations £	Latest Budget 2022/23 £	Budget to MAY £	Actual Expenditure to MAY £	Variation from Budget to MAY £
US - Corporate Leadership Team	1,203,481	0	1,203,481	200,580	230,382	29,802
US - Human Resources	441,614	0	441,614	73,602	85,921	12,319
US - Revs, Benefits & Customers Services	1,678,959	0	1,678,959	279,827	294,860	15,033
US - Financial Services	805,498	0	805,498	134,250	127,801	-6,449
US - ICT and Business Improvement	1,256,026	0	1,256,026	209,338	179,183	-30,155
US - Legal & Democratic Services	1,593,044	0	1,593,044	265,508	244,125	-21,383
PLACE - Neighbourhood Services	2,791,658	0	2,791,658	465,276	401,613	-63,663
PLACE - Planning Services	2,033,523	0	2,033,523	338,922	304,361	-34,561
PLACE - Property Services	1,649,277	0	1,649,277	274,880	245,050	-29,830
PLACE - Business & Community Engagemer	174,743	0	174,743	29,124	29,109	-15
PEOPLE - Housing Services	3,318,205	0	3,318,205	553,036	501,704	-51,332
PEOPLE - Community Services	5,232,877	0	5,232,877	872,147	770,844	-101,303
Salary budget	22,178,905	0	22,178,905	3,696,490	3,414,953	-281,537
Contribution towards costs	-3,518,907	0	-3,518,907	-586,484	-768,864	-182,380
	18,660,000	0	18,660,000	3,110,006	2,646,089	-463,917

**Notes**

- At its meeting on the 3 February 2022 the Executive agreed that the staffing budget for the year would be limited to £18.660m and an annual average number of staff for the year of 375 FTE. CLT will manage the staffing budget flexibly within these two parameters.
- The above figures exclude costs of £92,151 on redundancy payments, which will be met from the management of change budget. The amount is split as follows:

General Fund	77,093
Housing Revenue Account	15,058
	<u>92,151</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	-392,552
Housing Revenue Account	-71,365
	<u>-463,917</u>

<b>EMPLOYEE NUMBERS</b> <b>As at April 2022</b>					
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 Leadership Team (J.Fisher)	6	1	0.00		6.8
US - Human Resources (J.Fisher)	8	3	0.00		10.0
US - Revs, Bens & Customer Services (L.Clarke)	30	13	5.00		42.5
US - Financial Services (L.Clarke)	15	2	1.00		17.3
US - IT & Commercial Unit (J.Fisher)	19	1	0.00		19.5
US - Legal & Democratic Services (J.McIntosh)	27	4	0.00		29.7
PLACE - Neighbourhood Services (G.McManus)	20	7	0.00	1	23.9
PLACE - Planning Services (G.Framalico)	31	2	3.81		36.1
PLACE - Estate Management (G.Framalico)	6	2	1.94	2	9.9
PLACE - Building Services (G.Framalico)	10	3	0.00		12.2
PLACE - Business Liaison (G.Framalico)	3	1	0.00		3.3
PEOPLE - Housing Services (L.Strongitham)	41	7	0.00		45.7
PEOPLE - Community Services (L.Strongitham)	55	46	1.14	5	83.9
Additional FTE to account for partially funded posts					7.6
<b>Grand totals</b>	<b>271</b>	<b>92</b>	<b>12.89</b>	<b>8</b>	<b>348.5</b>

The staffing budget is managed flexibly within a total sum of £18,505,000 and an average annual FTE of 373.

Month	Total FTEs
April 2022	348.5
May 2022	
June 2022	
July 2022	
August 2022	
September 2022	
October 2022	
November 2022	
December 2022	
January 2023	
February 2023	
March 2023	
<b>Average for the year to date</b>	<b>348.5</b>

(Average for previous year: 2021-2022 = 326.4)

Memorandum					
Number of externally funded posts (excluded from count above)	61	25	2	3	

**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)
PARK12: Senior Parking Officer
PARK13: Notice Processing Officer
PARK06: Assistant Technician
BLE001: Bus Lane Enforcement Officer
CIV038: Civil Enforcement Officer
CIV021: Civil Enforcement Officer
CIV022: Civil Enforcement Officer
CIV023: Civil Enforcement Officer
CIV024: Civil Enforcement Officer
CIV025: Civil Enforcement Officer
CIV026: 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
PARK09: Voucher Parking Officer

<b>2. Other</b>
SBS165: Building Surveyor
PFI010: PFI Project Manager
ENG001: Town Centre Engineer
ENG002: Town Centre Engineering Officer
ENG003: Principal Engineer
SAM010: Strategic Asset Manager
SBS020: Building Services Manager
SBS024: Senior Building Services Engineer
CHR025: Senior Building Surveyor
ECS082: Marketing Communications Officer
RSC300: Resident Engagement Officer
RSC100: Resident Engagement Officer
RSC400: Resident Engagement Officer
RSC200: Resident Engagement Team Leader
SRB050: Handyperson
SRB055: Handyperson
SRB060: Handyperson
SRB075: Handyperson
SRB065: Handyperson

<b>EMPLOYEE NUMBERS</b> <b>As at May 2022</b>					
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 Leadership Team (J.Fisher)	5	1	0.00		5.8
US - Human Resources (J.Fisher)	8	3	0.00		10.1
US - Revs. Bens & Customer Services (L.Clarke)	31	13	5.00		43.9
US - Financial Services (L.Clarke)	15	2	1.00		17.4
US - IT & Commercial Unit (J.Fisher)	21	1	0.00		21.5
US - Legal & Democratic Services (J.McIntosh)	26	4	0.00		28.8
PLACE - Neighbourhood Services (G.Framallico)	23	8	0.00	2	28.9
PLACE - Planning Services (G.Framallico)	30	2	3.81		35.2
PLACE - Estate Management (G.Framallico)	5	2	1.94	2	8.9
PLACE - Building Services (G.Framallico)	11	3	0.00		13.3
PLACE - Business Liaison (G.Framallico)	3	1	0.00		3.3
PEOPLE - Housing Services (L.Strongtham)	40	8	0.00		45.3
PEOPLE - Community Services (L.Strongtham)	51	46	1.14	4	81.6
Additional FTE to account for partially funded posts					7.6
<b>Grand totals</b>	<b>269</b>	<b>94</b>	<b>12.89</b>	<b>8</b>	<b>351.8</b>

The staffing budget is managed flexibly within a total sum of £18,505,000 and an average annual FTE of 373.

Month	Total FTEs
April 2022	349.5
May 2022	351.8
June 2022	
July 2022	
August 2022	
September 2022	
October 2022	
November 2022	
December 2022	
January 2023	
February 2023	
March 2023	
<b>Average for the year to date</b>	<b>350.6</b>

(Average for previous year: 2021-2022 = 326.4)

<b>Memorandum</b>					
Number of externally funded posts (excluded from count above)	61	26	2	2	

**The funded posts are:**

**1.On-street parking**

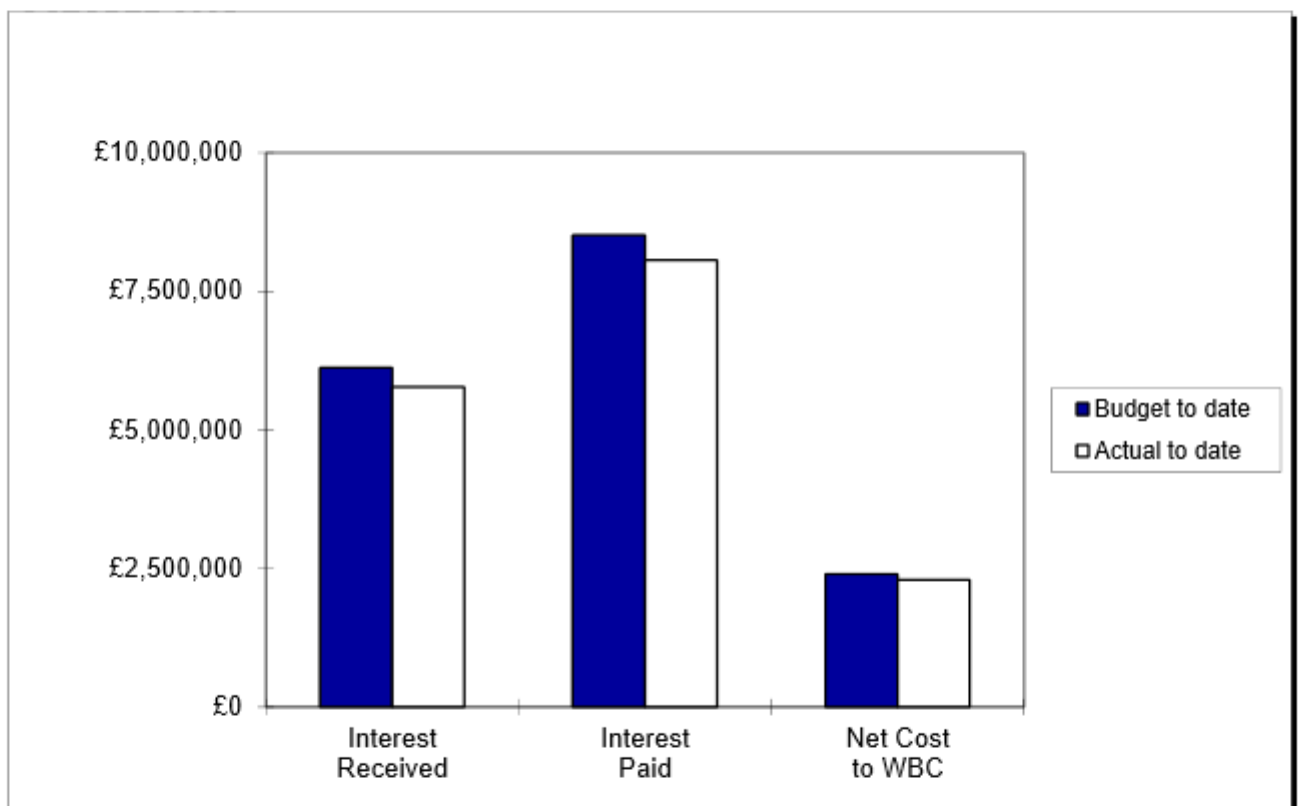
TTR080: Parking Services Manager
OSP020: Operations Manager (On-Street)
AOM010: Assistant Operations Manager
PARK02: Parking Officer(Notice Processing)
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PARK13: Notice Processing Officer
PARK06: Assistant Technician
BLE001: Bus Lane Enforcement Officer
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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
PARK09: Voucher Parking Officer

<b>2. Other</b>
SBS165: Building Surveyor
PFI010: PFI Project Manager
ENG001: Town Centre Engineer
ENG002: Town Centre Engineering Officer
ENG003: Principal Engineer
SAM010: Strategic Asset Manager
SBS020: Building Services Manager
SBS024: Senior Building Services Engineer
CHR025: Senior Building Surveyor
ECS082: Marketing Communications Officer
RSC300: Resident Engagement Officer
RSC100: Resident Engagement Officer
RSC400: Resident Engagement Officer
RSC200: Resident Engagement Team Leader
SRB050: Handyperson
SRB055: Handyperson
SRB060: Handyperson
SRB075: Handyperson
SRB065: Handyperson

**INTEREST RECEIPTS AND PAYMENTS**  
**MAY 2022**

	Interest Received	Interest Paid	Net Cost to WBC
2021/22 Estimate	<u>36,712,374</u>	<u>51,078,666</u>	<u>14,366,292</u>
Budget to date	6,118,734	8,513,111	2,394,377
Actual to date	5,771,456	8,064,456	2,293,000
Variation to Date	-347,278 -6%	-448,655 -5%	-101,377 -4%



Interest paid and received are below budgeted levels giving a net underspend.

Neil Haskell, Financial Services Manager

**CAPITAL RECEIPTS**  
**MAY 2022**

<b><u>GENERAL FUND</u></b>		
<b><u>DETAILS OF RECEIPT</u></b>	<b><u>ESTIMATED RECEIPTS</u> (full year) £</b>	<b><u>ACTUAL RECEIPTS</u> (to date) £</b>
<b><u>Land Sales</u></b>		
<b>TOTAL RECEIPTS 2022/23</b>	<b><u>0</u></b>	<b><u>0</u></b>

<b><u>HOUSING</u></b>		
<b><u>DETAILS OF RECEIPT</u></b>	<b><u>ESTIMATED RECEIPTS</u> (full year) £</b>	<b><u>ACTUAL RECEIPTS</u> (to date) £</b>
<b>Right To Buy Sales *</b>	<b>3,330,000</b>	<b>372,600</b>
<b>Land Sales (including target disposals)</b>		
<b>Equity Share Sale</b>		
<b>Repayment of Discount</b>		<b>0</b>
<b>TOTAL RECEIPTS 2022/23</b>	<b><u>3,330,000</u></b>	<b><u>372,600</u></b>
<b>Receipt retained by WBC</b>	<b>723,191</b>	<b>112,694</b>
<b>Treasury Share of receipt</b>	<b>535,801</b>	<b>259,906</b>
<b>Earmarked for replacement housing</b>	<b><u>2,071,008</u></b>	<b><u>372,600</u></b>
	<b><u>3,330,000</u></b>	<b><u>372,600</u></b>

\* 2 properties were sold under the Right To Buy to the end of May, at a discounted price of £186,300 compared with a forecast of 15 for the year @ £222,000 each.

The Treasury Share payment for the year is due at the end of March 2023

**SAVINGS ACHIEVED**  
**MAY 2022**

<u>GENERAL FUND</u>	2022/23	Effect in 2023/24
<u>Savings achieved to date:</u>	£	£
Reduction in cultural services support	44,000	44,000
Total Savings achieved at 31 May 2022	<u>44,000</u>	<u>44,000</u>
Fit for the Future Transformation Projects	250,000	
MTFS Savings Target	100,000	
Savings to be achieved at 31 May 2022	<u>306,000</u>	

**GENERAL FUND SAVINGS REQUIREMENT**

The General Fund budget set in February 2022 included a savings target of £100,000 consistent with previous years, it also included £250,000 to be secured through transformation projects as part of the Fit for the Future programme.

**HOUSING REVENUE ACCOUNT**

No savings target was set for 2022/23

**03/05/2022: COMMUNITY INFRASTRUCTURE (CIL)****FUNDING AVAILABLE BY AREA**

<b>Area</b>	<b>Funding Receipts (£)</b>	<b>Funding Commitments yet to be Paid (£)</b>	<b>Money Paid (£)</b>	<b>Available Funding (Receipts less Commitments) (£)</b>
Brookwood Neighbourhood Area	11,423.16	0	0	11,423.16
Byfleet and West Byfleet Ward	9700.33	10,784.52	2269.7	-1,084.19
Canalside Ward	300,464.67	27,916	0	272,548.67
Goldsworth Park Ward	8,765.50	6,897.56	0	1,867.94
Heathlands Ward	20,741.17	0	0	20,741.17
Hoe Valley Ward	35,974.24	0	0	35,974.24
Hook Heath Neighbourhood Area	53,231.80	15,000	0	38,231.80
Horsell Ward	48,500.47	0	0	48,500.47
Knaphill Ward	37,578.12	2,000	720.74	35,578.12
Mount Hermon Ward	169,973.80	0	0	169,973.80
Pyrford Neighbourhood Area	14,246.98	2000	14000	12,246.98
Pyrford Ward	5,860.82	0	0	5,860.82
Pyrford Ward within West Byfleet Neighbourhood Area	2,630.77	0	0	2,630.77
St Johns Ward	17,839.74	2,800	5,632.36	15,039.74
West Byfleet Neighbourhood Area	1,039,237.04	12,717.08	1,594.68	1,026,519.96
	1,776,168.61	80,115.16	24,217.48	1,696,053.45

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.

**26/05/2022: COMMUNITY INFRASTRUCTURE (CIL)**

**FUNDING AVAILABLE BY AREA**

<b>Area</b>	<b>Funding Receipts (£)</b>	<b>Funding Commitments yet to be Paid (£)</b>	<b>Money Paid (£)</b>	<b>Available Funding (Receipts less Commitments) (£)</b>
Brookwood Neighbourhood Area	11,423.16	0	0	11,423.16
Byfleet and West Byfleet Ward	9700.33	10,784.52	2269.7	-1,084.19
Canalside Ward	300,464.67	27,916	0	272,548.67
Goldsworth Park Ward	8,765.50	6,897.56	0	1,867.94
Heathlands Ward	20,741.17	0	0	20,741.17
Hoe Valley Ward	35,974.24	0	0	35,974.24
Hook Heath Neighbourhood Area	53,231.80	15,000	0	38,231.80
Horsell Ward	48,500.47	0	0	48,500.47
Knaphill Ward	37,578.12	2,000	720.74	35,578.12
Mount Hermon Ward	173,262.75	0	0	173,262.75
Pyrford Neighbourhood Area	27,196.57	0	14000	27,196.57
Pyrford Ward	5,860.82	0	0	5,860.82
Pyrford Ward within West Byfleet Neighbourhood Area	2,630.77	0	0	2,630.77
St Johns Ward	17,839.74	2,800	5,632.36	15,039.74
West Byfleet Neighbourhood Area	1,039,237.04	12,717.08	1,594.68	1,026,519.96
	1,792,407.15	78,115.16	24,217.48	1,714,291.99

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**

**April & May 2022**

**SUMMARY OF EXTERNAL COMMITMENTS**  
[detailed schedules overleaf]

At 31 March 2022 £'000		At 31 May 2022 £'000	%
<b>External Borrowing Outstanding</b>			
1,791,344	Long-term borrowing <sup>(1)</sup>	1,790,109	94.7
	Short-term borrowing (less than 12 months)		
85,000	- Three months or more	100,000	5.3
0	- Less than three months	0	0.0
3	- Mayoral Charities (including Hospice)	7	0.0
<b>1,876,347</b>	<b>Total Borrowing</b>	<b>1,890,116</b>	<b>100.0</b>
<b>External Deposits</b>			
0	Long-term Deposits	0	0
	Short-term Deposits		
32,000	- invested by WBC Treasury <sup>(2)</sup>	16,000	82.9
5,557	- on call with Lloyds	3,298	17.1
<b>37,557</b>	<b>Total External Deposits</b>	<b>19,298</b>	<b>100.0</b>
<b>Long-term Investments in Group Companies/Joint Ventures <sup>(3)</sup></b>			
19,872	- Thameswey Energy Limited (TEL)	19,872	n/a *
292,259	- Thameswey Housing Limited (THL)	293,170	n/a *
90,549	- Thameswey Housing Limited (Sheerwater)	98,017	n/a *
26,353	- Thameswey Developments Limited (for THL)	26,353	n/a *
5,000	- Thameswey Developments Limited (Sheerwater)	5,000	n/a *
8,740	- Thameswey Developments (Sheerwater Leisure Centre)	8,740	n/a *
28,955	- Thameswey Developments Limited (for TEL)	28,955	n/a *
35,223	- Thameswey Central Milton Keynes Ltd	35,681	n/a *
817	- Thameswey Solar Ltd	817	n/a *
1,665	- Rutland (Woking) Ltd	1,665	n/a *
648,105	- Victoria Square Woking Ltd	667,201	n/a *
1,500	- Kingfield Community Sports Centre Limited	1,500	n/a *
<b>1,159,039</b>		<b>1,186,971</b>	
<b>Long-term Loans to External Organisations</b>			
6,350	- Peacocks Centre	6,350	n/a *
101	- A & B Menswear	101	n/a *
75	- Woking Football Club	75	n/a *
1,640	- Freedom Leisure	1,640	n/a *
11,262	- Greenfield School	12,228	n/a *
1,722	- Wolsey Place	1,759	n/a *
<b>21,151</b>		<b>22,153</b>	
<b>Share Capitalisations</b>			
31,193	- Thameswey Limited	31,193	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 *
<b>37,808</b>		<b>37,808</b>	

(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 Federated 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	0.0
505504	PWLB	16/11/2016	16/11/2021	1.58 Fixed	Maturity	0.0
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	0.8
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	1.0
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
505119	PWLB	20/06/2016	20/04/2066	2.50 Fixed	Maturity	10.0

## Long Term Loans

Reference	Counter Party Name	Start date	Maturity date	Interest Rate	Loan Type	Principal £m
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	11.4
505767	PWLB	28/02/2017	28/02/2067	2.68 Fixed	Annuity	19.0
505783	PWLB	02/03/2017	02/03/2067	2.64 Fixed	Annuity	9.5
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	4.7
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	47.6
506347	PWLB	12/09/2017	12/09/2067	2.50 Fixed	Annuity	9.5
506555	PWLB	07/11/2017	07/11/2067	2.67 Fixed	Annuity	19.1
506564	PWLB	09/11/2017	09/11/2067	2.66 Fixed	Annuity	28.6
506569	PWLB	10/11/2017	10/11/2067	2.63 Fixed	Annuity	19.1
506658	PWLB	23/11/2017	23/11/2067	2.65 Fixed	Annuity	9.5
506730	PWLB	13/12/2017	13/12/2067	2.64 Fixed	Annuity	9.6
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	9.6
507084	PWLB	19/03/2018	19/03/2068	2.63 Fixed	Annuity	9.6
507090	PWLB	20/03/2018	20/03/2068	2.61 Fixed	Annuity	9.6
507135	PWLB	26/03/2018	26/03/2068	2.56 Fixed	Annuity	14.4
507136	PWLB	26/03/2018	26/03/2068	2.56 Fixed	Annuity	7.7
507182	PWLB	29/03/2018	29/03/2068	2.54 Fixed	Annuity	9.6
507445	PWLB	31/05/2018	31/05/2068	2.49 Fixed	Annuity	9.6
507623	PWLB	27/07/2018	27/07/2068	2.53 Fixed	Annuity	9.6
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	9.7
508052	PWLB	19/11/2018	19/11/2068	2.78 Fixed	Annuity	9.7
508146	PWLB	07/12/2018	07/12/2068	2.75 Fixed	Annuity	58.2
508180	PWLB	11/12/2018	11/12/2068	2.66 Fixed	Annuity	19.4
508231	PWLB	13/12/2018	13/12/2068	2.55 Fixed	Annuity	38.8
508432	PWLB	31/01/2019	31/01/2069	2.56 Fixed	Annuity	9.6
508481	PWLB	11/02/2019	11/02/2069	2.52 Fixed	Annuity	77.5
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	19.5
508850	PWLB	20/03/2019	20/03/2069	2.53 Fixed	Annuity	19.4
508869	PWLB	22/03/2019	22/03/2069	2.49 Fixed	Annuity	29.1
508916	PWLB	25/03/2019	25/03/2069	2.39 Fixed	Annuity	48.4
508947	PWLB	26/03/2019	26/03/2069	2.37 Fixed	Annuity	19.3
509003	PWLB	28/03/2019	28/03/2069	2.31 Fixed	Annuity	19.3
509473	PWLB	05/07/2019	05/07/2069	2.15 Fixed	Annuity	19.4
509557	PWLB	26/07/2019	26/07/2069	2.16 Fixed	Annuity	19.4
509591	PWLB	06/08/2019	06/08/2069	2.09 Fixed	Annuity	19.4
509644	PWLB	09/08/2019	09/08/2069	1.93 Fixed	Annuity	19.4
509739	PWLB	20/08/2019	20/08/2069	1.77 Fixed	Annuity	9.7
509874	PWLB	05/09/2019	05/09/2069	1.74 Fixed	Annuity	9.7
116151	PWLB	25/09/2019	25/09/2069	1.82 Fixed	Annuity	9.7
116631	PWLB	26/09/2019	26/09/2069	1.80 Fixed	Annuity	9.7
141733	PWLB	11/12/2019	11/12/2069	3.08 Fixed	Annuity	19.7
156094	PWLB	30/01/2020	30/01/2070	2.85 Fixed	Annuity	19.6
186269	PWLB	16/04/2020	16/04/2070	2.48 Fixed	Annuity	19.6
197955	PWLB	12/05/2020	12/05/2070	2.43 Fixed	Annuity	19.6
292072	PWLB	18/01/2021	18/01/2071	1.71 Fixed	Annuity	9.9
294068	PWLB	21/01/2021	21/01/2071	1.71 Fixed	Annuity	19.7
297978	PWLB	29/01/2021	29/01/2071	1.68 Fixed	Annuity	19.7
304476	PWLB	15/02/2021	15/02/2071	1.87 Fixed	Annuity	14.8
311952	PWLB	02/03/2021	02/03/2071	2.15 Fixed	Annuity	44.5
313114	PWLB	04/03/2021	04/03/2071	2.15 Fixed	Annuity	19.8
323859	PWLB	25/03/2021	25/03/2071	2.13 Fixed	Annuity	9.9
324395	PWLB	26/03/2021	26/03/1971	2.09 Fixed	Annuity	14.8
337369	PWLB	21/04/2021	21/04/2071	2.11 Fixed	Annuity	9.9
353644	PWLB	24/05/2021	24/05/2071	2.23 Fixed	Annuity	19.8
362679	PWLB	14/06/2021	14/06/2071	2.09 Fixed	Annuity	24.9
363703	PWLB	16/06/2021	16/06/2071	2.07 Fixed	Annuity	9.9
365996	PWLB	23/06/2021	23/06/2071	2.02 Fixed	Annuity	19.9
368894	PWLB	01/07/2021	01/07/2071	2.05 Fixed	Annuity	19.9

### Long Term Loans

370826	PWLB	06/07/2021	06/07/2071	2.04	Fixed	Annuity	19.9
372808	PWLB	09/07/2021	09/07/2071	1.98	Fixed	Annuity	19.9
374078	PWLB	13/07/2021	13/07/2071	1.98	Fixed	Annuity	19.9
376376	PWLB	19/07/2021	19/07/2071	1.90	Fixed	Annuity	19.9
378261	PWLB	22/07/2021	22/07/2071	1.82	Fixed	Annuity	19.9
380895	PWLB	28/07/2021	28/07/2071	1.80	Fixed	Annuity	29.8
389042	PWLB	12/08/2021	12/08/2071	1.75	Fixed	Annuity	29.8
410896	PWLB	30/09/2021	30/09/2071	1.94	Fixed	Annuity	19.9
431831	PWLB	04/11/2021	04/11/2071	1.91	Fixed	Annuity	19.9
455542	PWLB	16/12/2021	16/12/2071	1.65	Fixed	Annuity	20.0
493376	PWLB	09/03/2022	09/03/2072	2.24	Fixed	Annuity	20.0

\* New loans taken during this period.

Average interest rate 2.62

1,760.1

## Long Term Loans

### Market Loans

Reference	Counter Party Name	Start date	Maturity date	Interest Rate	Loan Type	Principal
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 4.48

15.0

\*\* 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	08/04/2023	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

15.0

**Total Long Term Loans**

Average prevailing interest rate 2.65

**1,790.1**

### **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 3 February 2022, the Council determined the following limits for 2022/23:

Operational Boundary for External Debt	£2,318,479,000
<i>Current External Debt as a percentage of Operational Boundary *</i>	82.57%

Authorised Limit for External Debt	£2,328,479,000
<i>Current External Debt as a percentage of Authorised Limit *</i>	82.22%

\* The value relating to the estimated PFI liability at 31 May 2022 which is classed as a credit arrangement and comes within the scope of the prudential indicators is: £24,261,000

## Deals Outstanding at 31 May 2022

### Internally managed deposits

Deal Ref	Counter Party Name	Start	Dates Maturity	Interest Rate	Principal
2739	DEUTSCHE ASSET & WEALTH MANA	N/A	CALL	0.000	2,000,000.00
2750	FEDERATED HERMES CASH MANAGEMENT FUND	N/A	CALL	0.011	14,000,000.00
					<u>16,000,000.00</u>

### Deposits placed on the advice of Tradition UK

Deal Ref	Counter Party Name	Start	Dates Maturity	Interest Rate	Principal
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No applicable deals

### Temporary Loans

Deal Ref	Counter Party	Start	Dates Maturity	Interest Rate	Principal
3470	BATH AND NORTH EAST SOMERSET COUNCIL	15/11/2021	14/11/2022	0.30	5,000,000.00
3471	OXFORDSHIRE COUNTY COUNCL	15/11/2021	24/10/2022	0.35	5,000,000.00
3472	CAMBRIDGESHIRE & PETERBOROUGH COMBINED AUTH.	17/11/2021	16/11/2022	0.40	10,000,000.00
3473	SOMERSET COUNTY COUNCIL	22/11/2021	21/11/2022	0.40	10,000,000.00
3474	BARNSELY METROPOLITAN BOROUGH COUNCIL	22/11/2021	21/11/2022	0.30	5,000,000.00
3475	HAMPSHIRE COUNTY COUNCIL	22/11/2021	21/11/2022	0.30	10,000,000.00
3476	NORTH NORTHAMPTONSHIRE COUNCIL	16/11/2021	15/11/2022	0.30	10,000,000.00
3477	MIDDLESBROUGH BOROUGH COUNCIL	25/02/2022	22/11/2022	1.05	10,000,000.00
3478	CAMBRIDGESHIRE & PETERBOROUGH COMBINED AUTH.	01/03/2022	01/12/2022	1.00	5,000,000.00
3479	SHEFFIELD CITY COUNCIL	01/03/2022	01/12/2022	1.00	10,000,000.00
3480	DERBYSHIRE COUNTY COUNCIL	16/03/2022	16/12/2022	1.05	5,000,000.00
3481	WEST YORKSHIRE COMBINED AUTHORITY	18/05/2022	04/05/2023	1.20	15,000,000.00
					<u>100,000,000.00</u>



## New Deals taken between 1 April 2022 and 30 April 2022

### Internally managed deposits

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

**No applicable deals**

### Temporary Loans

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

**No applicable deals**

### Long Term Loans

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

**No applicable deals**



## New Deals taken between 1 May 2022 and 31 May 2022

### Internally managed deposits

Deal Ref	Counter Party Name	Start	Dates Maturity	Interest Rate	Principal
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**No applicable deals**

### Temporary Loans

Deal Ref	Counter Party Name	Start	Dates Maturity	Interest Rate	Principal
3481	WEST YORKSHIRE COMBINED AUTHOR	18/05/2022	04/05/2023	1.200	15,000,000.00
					<u>15,000,000.00</u>

### Long Term Loans

Deal Ref	Counter Party Name	Start	Dates Maturity	Interest Rate	Principal
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**No applicable deals**

**THAMESWEY GROUP  
INFORMATION**

**April & May 2022**

### **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:

<b>Name</b>	<b>Abbr.</b>	<b>Description</b>
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](http://www.thamesweygroup.co.uk)*

*For information on reducing energy consumption in homes, schools and businesses please see: [www.actionsurrey.org](http://www.actionsurrey.org)*

*For information on the solar PV installations please visit our website [www.thamesweysolar.co.uk](http://www.thamesweysolar.co.uk)*

**THAMESWEY GROUP**  
**EMPLOYEE NUMBERS**  
**As at 30 April 2022**

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
Thamesway Sustainable Communities Ltd	47.00	1.3	1	1	0	50.3
GROUP	47.0	1.3	1.0	1.0	0.0	50.3

Month	Total FTEs
April	50.3
May	
June	
July	
August	
September	
October	
November	
December	
January	
February	
March	
Average for the year to date	50.3

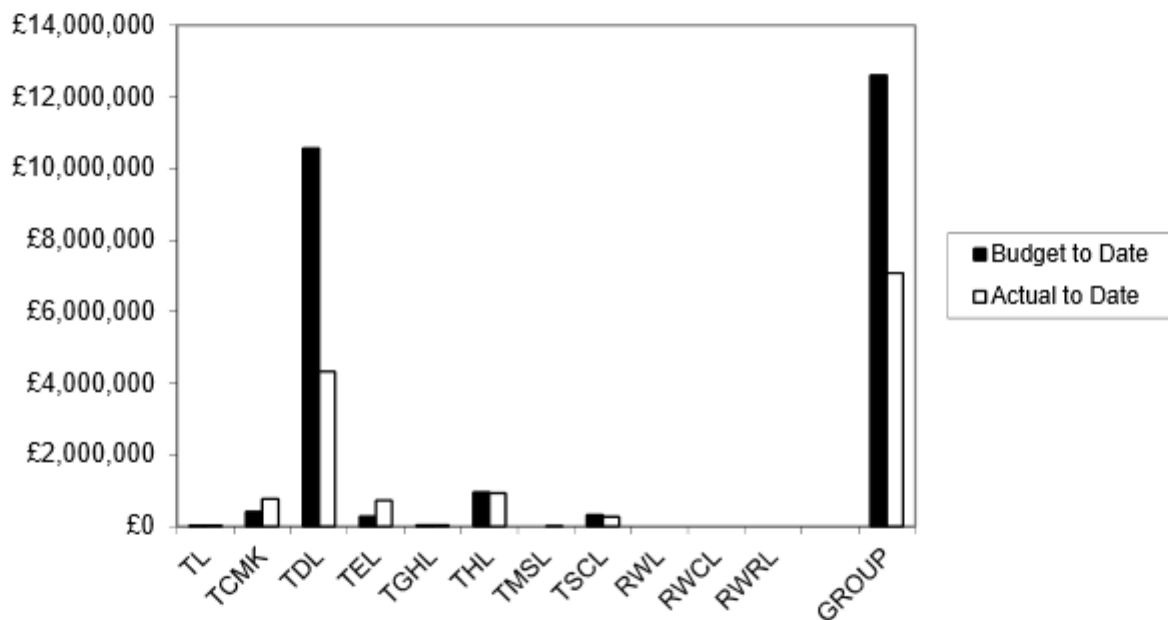
No other Thamesway Group companies have employees.

**THAMESWEY GROUP**  
**SALES INCOME**  
**April 2022**

Company	Budget to Date £	Actual to Date £	Variance to Date £
TSL	0	0	0
TL	26,417	26,417	0
TCMK	408,020	769,190	361,170
TDL	10,567,964	4,323,083	(6,244,881)
TEL	278,619	726,685	448,066
TGHL	34,513	29,780	(4,733)
THL	958,480	930,405	(28,075)
TMSL	0	378	378
TSCL	324,931	274,986	(49,945)
RWL			
RWCL			
RWRL			
GROUP	12,598,944	7,080,923	(5,518,021)

Notes

1



There is a one month time lag on this report.

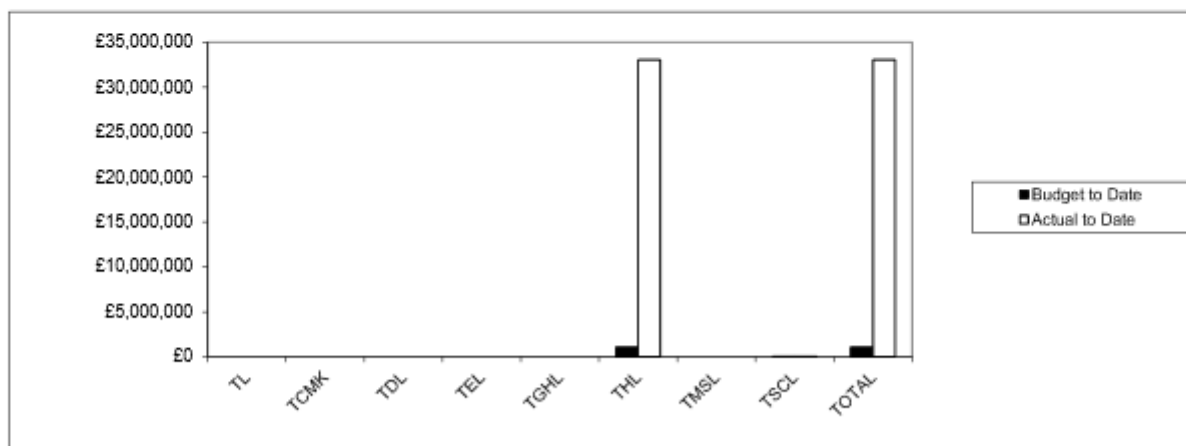
ALL FIGURES SUBJECT TO YEAR END ADJUSTMENTS

**Notes**

1. Project completion timing variances

**THAMESWEY GROUP**  
**CAPITAL EXPENDITURE**  
**April 2022**

Company	Budget to Date £	Actual to Date £	Variance to Date £	Note
TSL	0	0	0	
TL	0	0	0	
TCMK	0	0	0	
TDL	0	0	0	
TEL	0	0	0	
TGHL	0	0	0	
THL	1,065,000	33,041,698	31,976,698	2
TMSL	0	0	0	
TSCL	5,833	14,486	8,653	
<b>TOTAL</b>	<b>1,070,833</b>	<b>33,056,184</b>	<b>31,985,351</b>	<b>1</b>



There is a one month time lag on this report.

**NOTES**

1. Capital expenditure is recognised upon completion of the project. Until that point, it is held as work in progress.

2. THL: Capital Expenditure:	£
PEX Software	30,000
Cornerstone	32,920,356
Renovations	91,342
	<hr/>
	33,041,698
	<hr/>
	0

Please note that Sheerwater properties are recognised quarterly

**THAMESWEY GROUP**  
**NEW LOANS**  
**April 2022**

Company	Project	Lender	Start Date	Maturity Date	Interest Rate %	Principal (£M)	Loan Ref
TCMK		WBC	05-Apr-22	05-Apr-47	4.63%	0.46	11085
THL	Sheerwater	WBC	11-Apr-22	11-Apr-72	2.61%	1.58	15548
THL	Sheerwater	WBC	21-Apr-22	21-Apr-72	2.90%	2.57	15549
THL	Sheerwater	WBC	28-Apr-22	28-Apr-72	2.77%	1.70	15550
						<b>6.31</b>	

Company	Loan balances as at 31-March-22	New Loans Apr-22 to Mar-23	Less Repayments in period	Loan Novations	Net Balance of Loans
	£m	£m	£m	£m	£m
TL					
TCMK	35.22	0.46			35.68
TDL	39.23				39.23
TEL	47.68				47.68
TGHL					
THL	385.63	5.85			391.48
TMSL					
TSL					
TSCL					
RWL	1.67				1.67
RWCL					
RWRL					
GROUP	509.43	6.31			515.74

There is a one month time lag on this report.

Note that the Green Book figures exclude inter company loans.

**THAMESWEY GROUP**  
**INTEREST PAYMENTS**  
April 2022

Company	Budget to Date	Actual to Date	Net Financing Cost/(Adverse)	Notes
	£	£	£	
TSL	-	-	-	
TL	-	-	-	
TCMK	177,010	161,486	15,524	1
TDL	-	48,186	(48,186)	
TEL	111,478	146,205	(34,726)	
TGHL	-	-	-	
THL	991,211	1,050,669	(59,458)	
TMSL	-	-	-	
TSCL	-	5,402	(5,402)	
RWL				
RWCL				
RWRL				
GROUP	1,279,699	1,411,947	(132,248)	



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

*The Green Book figures exclude inter company loans.*

**There is a one month time lag on this report.**

Notes:

1) Town Centre development delayed, therefore assets still held in Thameswey