

PERFORMANCE AND FINANCIAL MONITORING INFORMATION

March 2023





**PERFORMANCE
MONITORING INFORMATION**

March 2023

PERFORMANCE MANAGEMENT INFORMATION

March 2023

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**BEST VALUE PERFORMANCE PLAN
INDICATORS**

March 2023

EXCEPTION REPORT
March 2023

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.

Please find performance exceptions below. Major Variations for finance can be found at the top of the Financial Management Information section.

KEY	😊	Doing really well	😐	Off target - continue to monitor	☹️	Management action needed
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Performance Indicator	😊 😐 ☹️	Page	Comments
Number of empty properties brought back into use through LA intervention.	☹️	7	The main empty homes works was suspended in 2022 whilst the team facilitated the Homes for Ukraine scheme. Any urgent cases were still addressed but Empty Homes requires a long-term consistent approach to see results. The team was then very short staffed from November 2022 until March 2023 so the work could not be resumed. The January, February and March performance indicators are not currently available due to a technical download issue.
No. of affordable homes delivered.	☹️	8	Woking Borough Council's Housing Strategy 2021 - 2026 commits to a total delivery of at least 510 new affordable homes, averaging at a target 102 per year. However, delivery levels can fluctuate significantly from year to year. While delivery in 2022 / 2023 was low this was forecast well in advance and reported to HTG accordingly. Our AH delivery was strong in 2021 / 2022 with some larger projects. 2023 / 2024 is forecast to be another strong year with further larger schemes due for delivery.
Total number of households in B&B, temporary accommodation and non-secure accommodation at the end of the month	☹️	8	The Council's Housing Options team has seen a surge in homelessness presentations as a result of more Section 21 evictions, cost of living and arrivals from Ukraine. In addition, the service has had to arrange emergency accommodation in response to incidents of burst pipes/flooding and gas leaks, as well as under the Severe Weather emergency Protocol (SWEP), which have also contributed to the rise. Other Surrey Local Authorities are experiencing an increase in homelessness presentations. Although Woking has the highest number of people in Temporary Accommodation (TA), (which is mainly due to the large number of people in Private Sector Leasing homes) there are at least two other boroughs with a high number in Bed & Breakfast / Temporary Accommodation.

<p>The % of household waste arisings which have been sent by the authority for reuse, recycling, composting or anaerobic digestion (Cumulative).</p>	<p>☹</p>	<p>11</p>	<p>Whilst the fortnightly garden waste collections were reinstated during April 2022, the exceptionally dry summer weather has impacted volumes collected. Other tonnages are reducing to pre-pandemic levels (2019/20), but the rate of decrease is different for each material stream. Dry-Mixed Recycling (DMR) tonnages have reduced more than residual waste, this has a direct impact on recycling rates. The current cost of living crisis may also be a factor e.g. buying less and wasting less food.</p>
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**Performance Management - Monthly Performance Monitoring of Performance Indicators
March 2023**

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:-

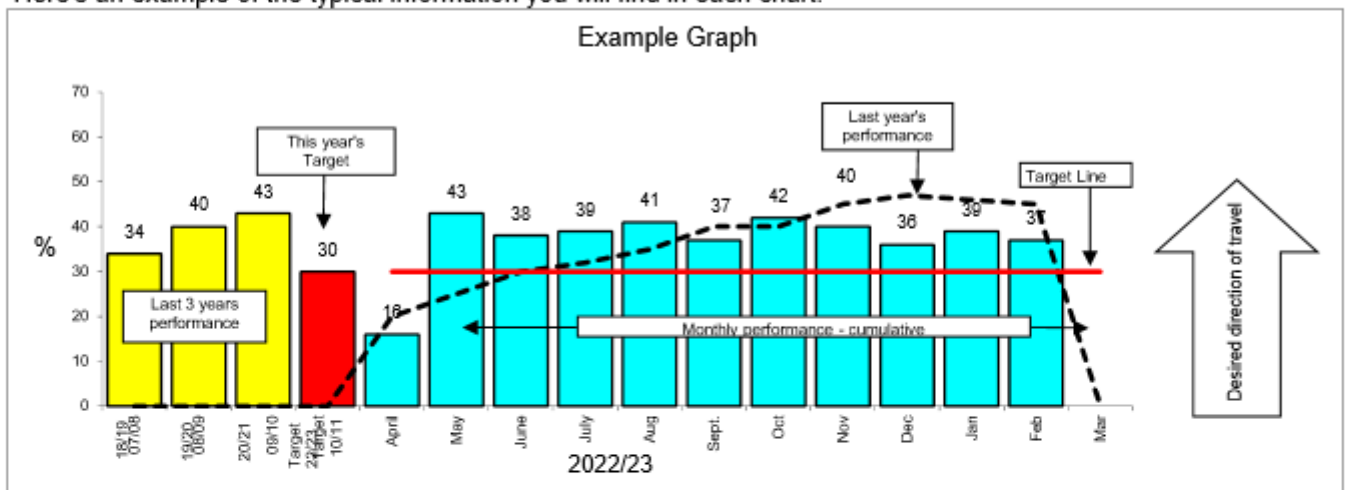
Last year's performance is shown as a dotted line which is useful for comparative purposes and enabling target profiling to be considered.

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.

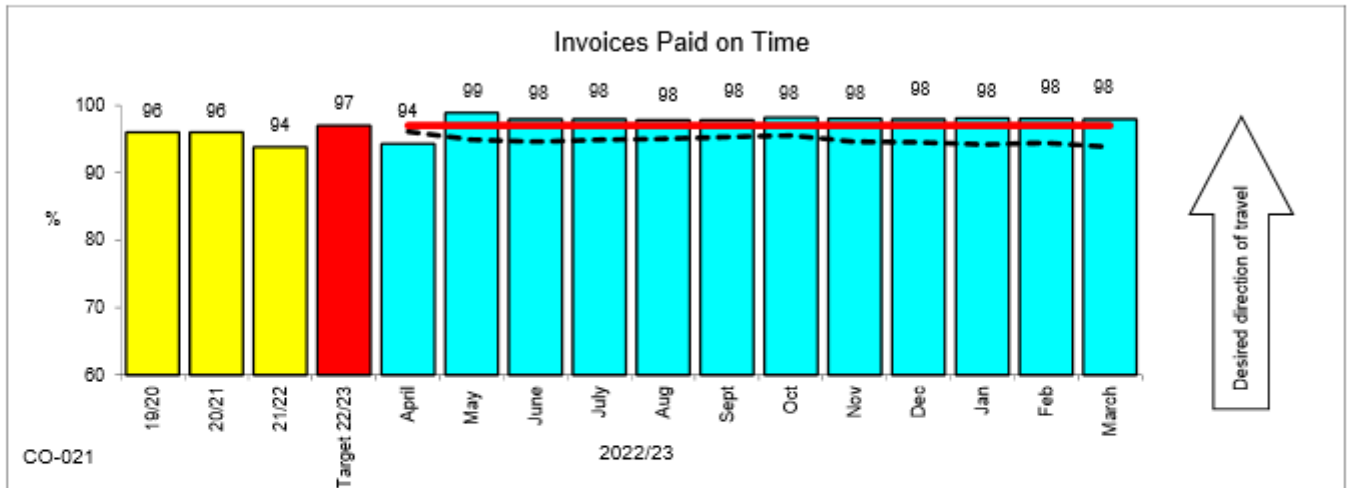
Performance is reported cumulatively for most indicators. Where this is not the case it is indicated on each graph.

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.

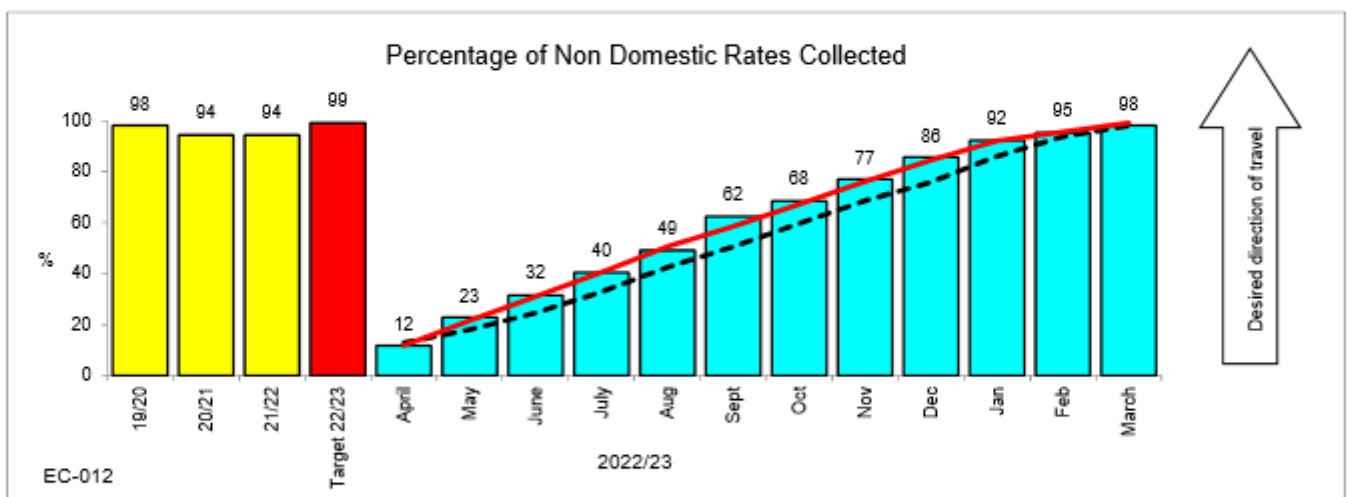
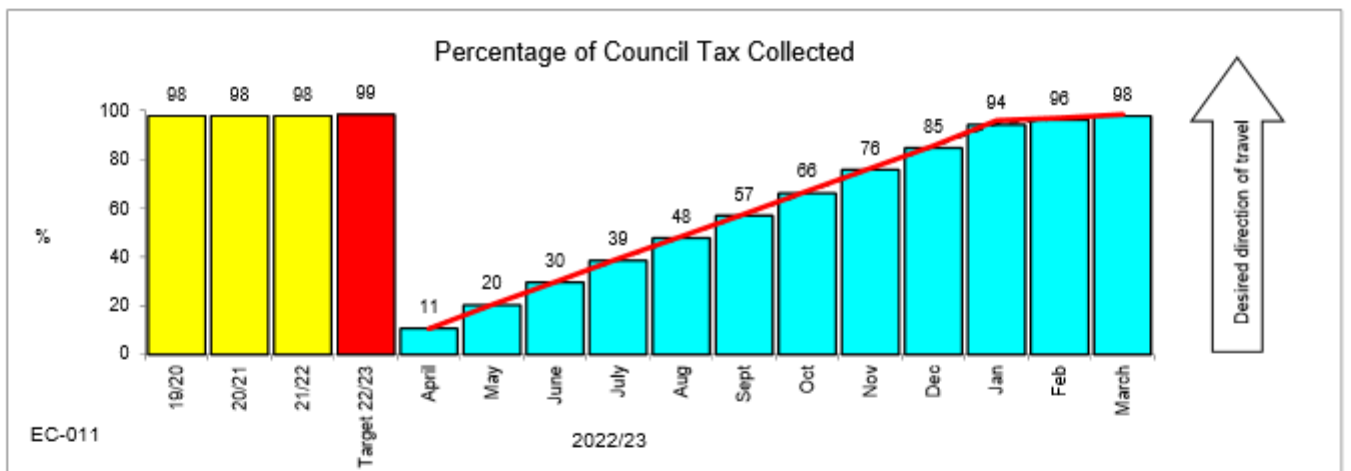
Here's an example of the typical information you will find in each chart:



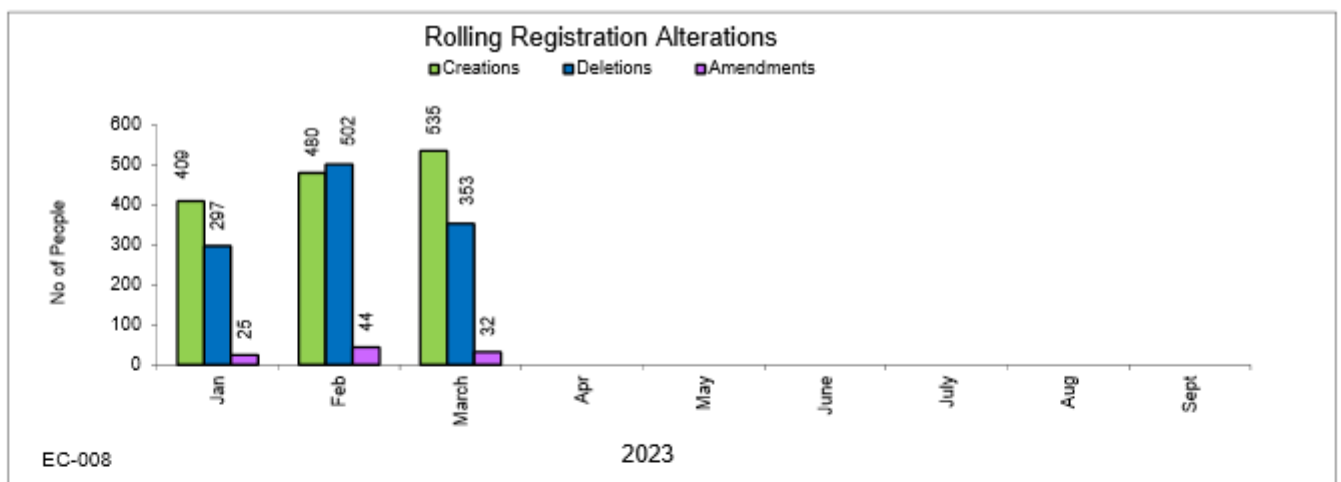
CORPORATE HEALTH INDICATORS (Responsible Manager - Various)



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 March was 16.89 (Target = 12 days); Average Number of Days taken to pay All Suppliers in March was 19.28 (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 introduced financial penalties for late payment.

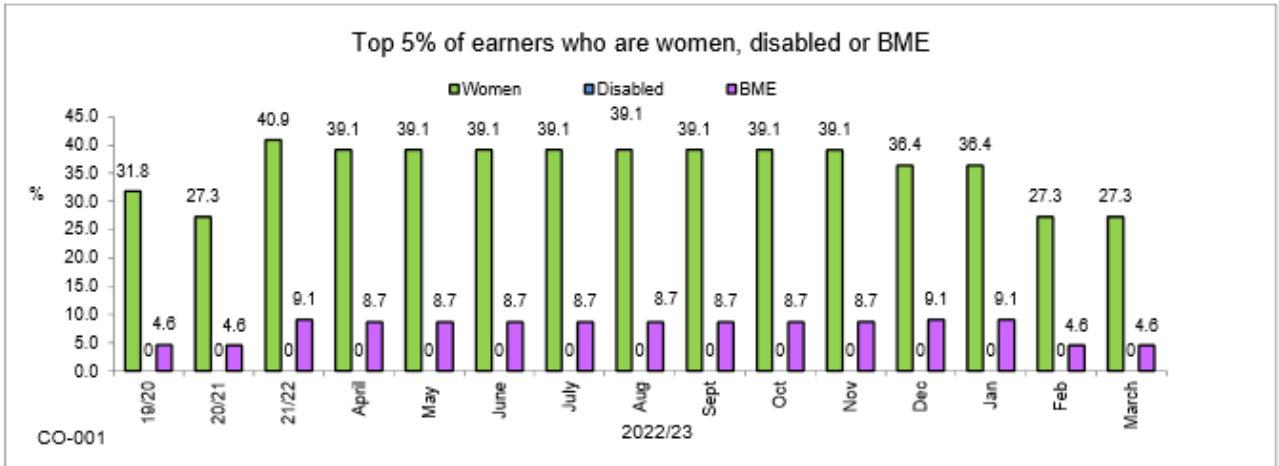


Annual Election Indicators	Desired Direction of Travel	2019	2020	2021	2022
EC-002: Percentage of Adult Population on the Electoral Register	↑	94.5	97.3	97.8	97.8
EC-003: Percentage of rising 18 year olds on the Electoral Register	↑	23.6	26.9	23.3	23.3
EC-004: Percentage of those on the Electoral Register 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	14,443	14,029
Number of Postal Votes Received (due after the election)	↑	n/a	n/a	10,823	10,029
Percentage of Postal Votes Returned (due after the election)	↑	n/a	n/a	75	71.5

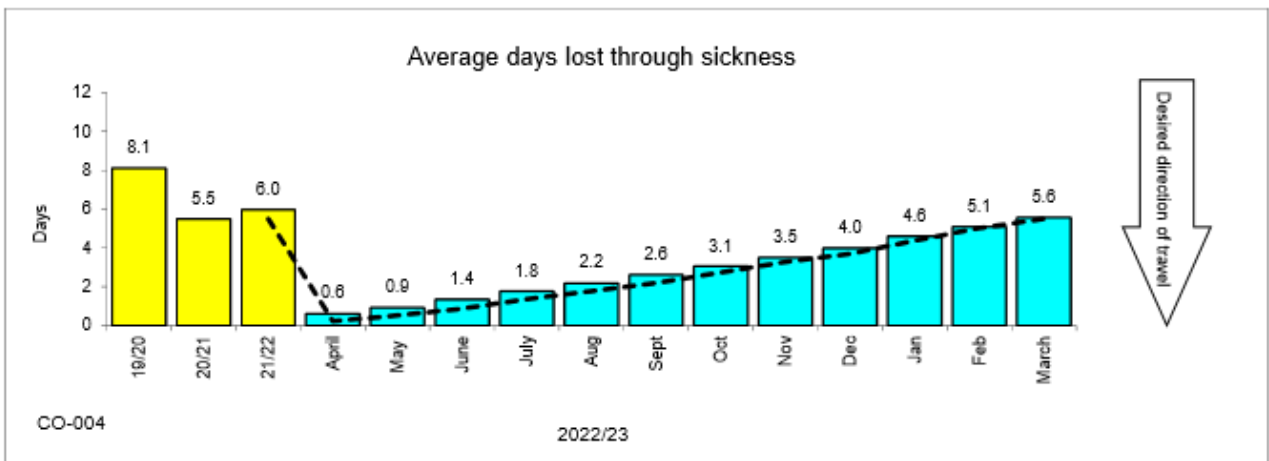


There will be no monthly updates to the Electoral Register published in October, November and December whilst the annual canvass is carried out.

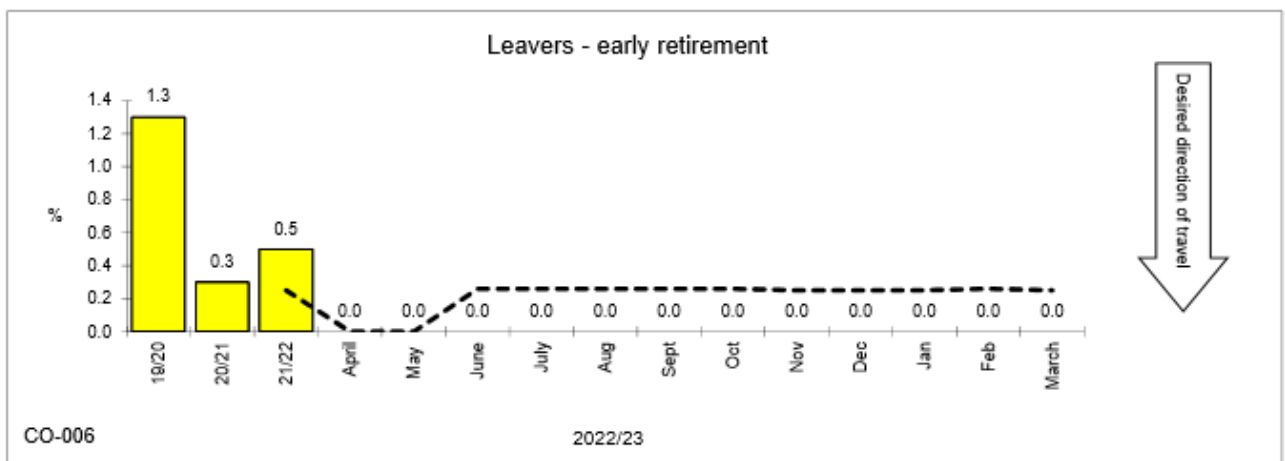
HUMAN RESOURCES (Responsible Manager - Amanda Jeffrey)

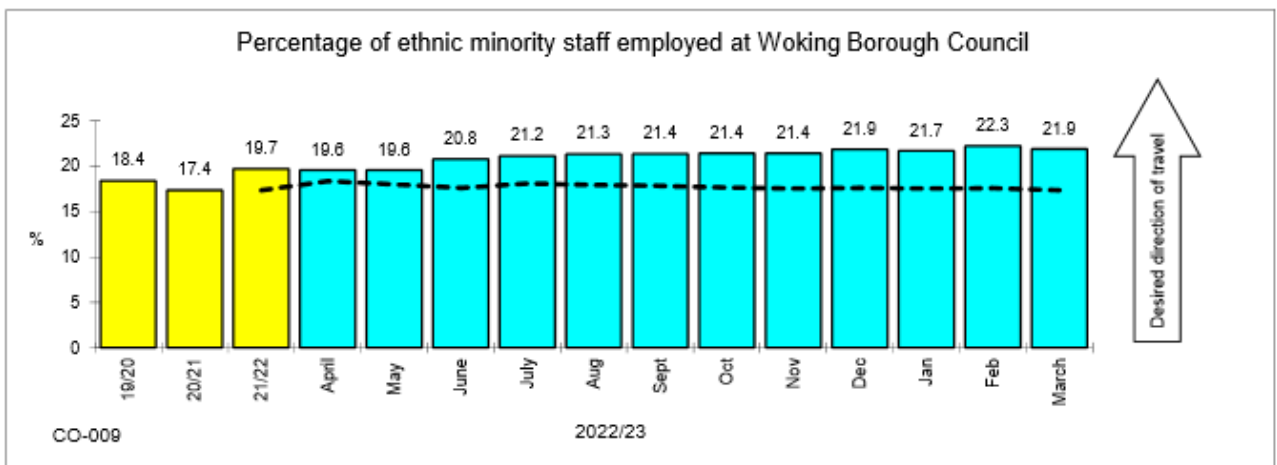
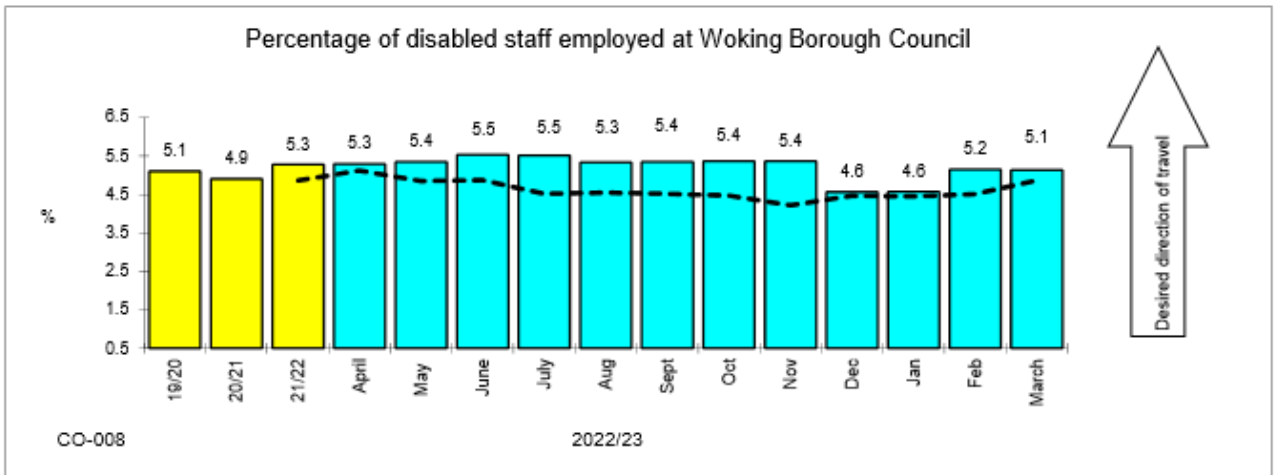


The number of employees included in the top 5% can differ, depending on the total number of employees, and if there are salary changes for top earners. This causes these figures to fluctuate, even if no one in the top 5% of earners leaves the organisation.



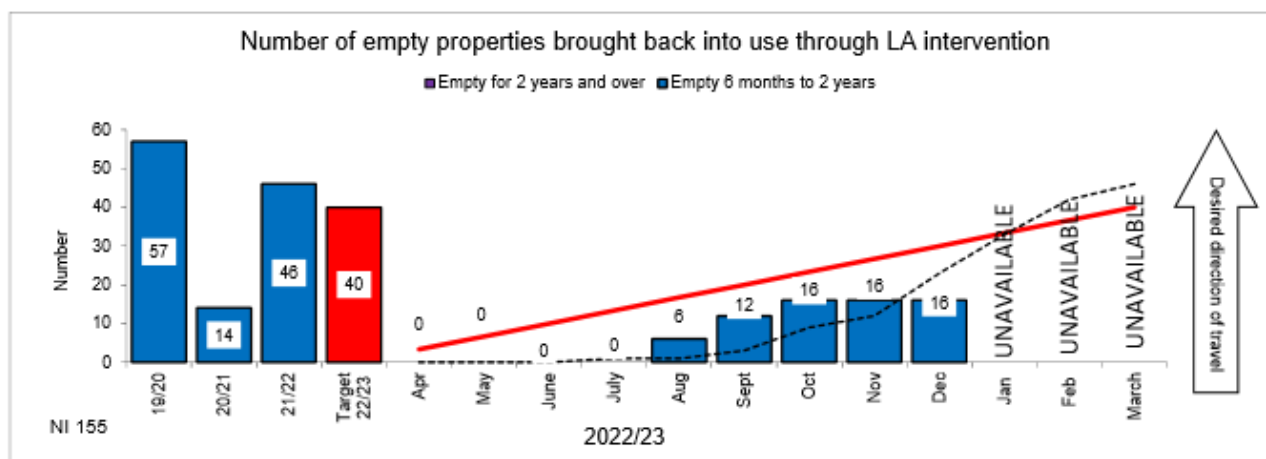
Excluding long term sickness to March = 3.83 days. There is a 1 month time lag on this indicator.





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

HOUSING (Responsible Manager - Louise Strongitharm)

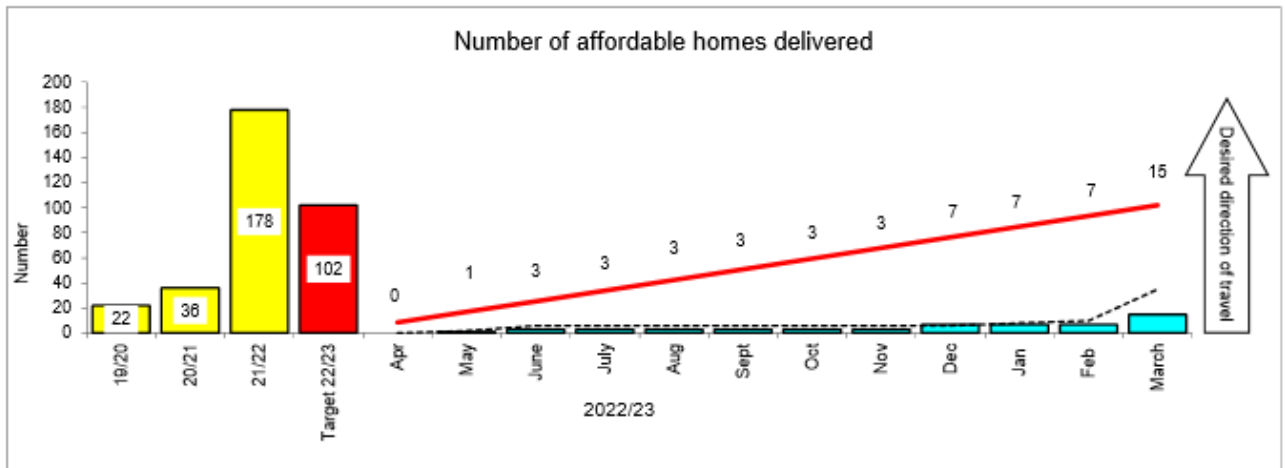


The main empty homes works was suspended in 2022 whilst the team facilitated the Homes for Ukraine scheme. Any urgent cases were still addressed but Empty Homes requires a long-term consistent approach to see results. The team was then very short staffed from November 2022 until March 2023 so the work could not be resumed. The January, February and March performance indicators are not currently available due to a technical download issue.

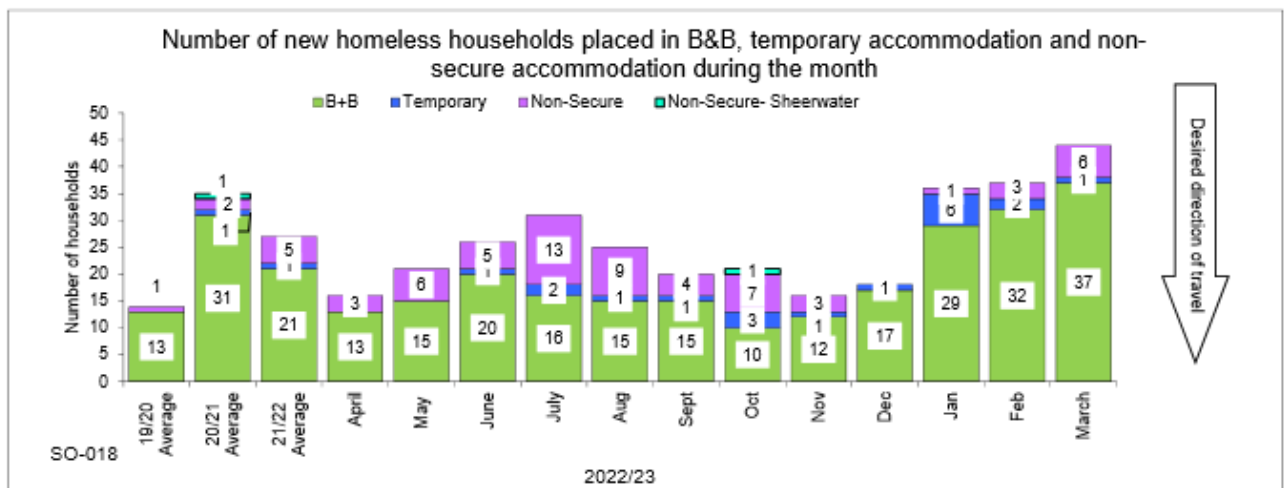
Annual Housing Management Indicators	Desired Direction of Travel	19/20	20/21	21/22	22/23
SO-071: Energy efficiency of Council owned homes- SAP rating (top quartile = 69)	↑	68.5	69.1	69.0	68.7
NI-158: Percentage of non-decent Council homes	↓	0.1	2.9	2.6	6.1

Average SAP Score: 260 EPC's have expired in the past year, most of which were above the average, therefore bringing the average down. A programme is in place to resurvey all properties with either an expired EPC or no existing EPC.

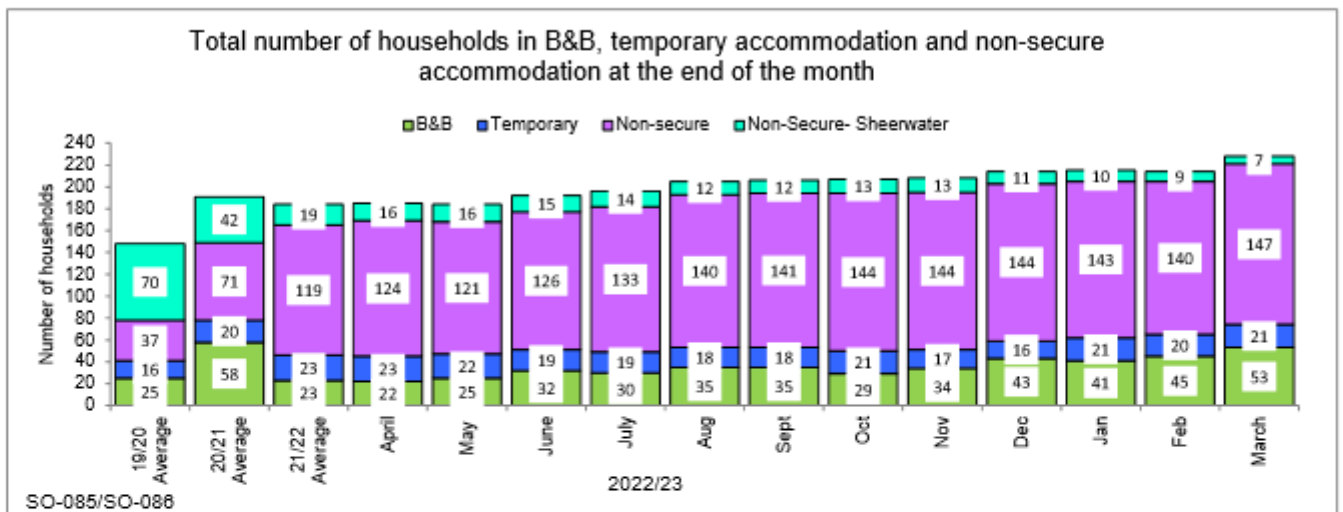
Decent Homes: Due to staff reintegrating into the Council following the end of the NVH contract, works programmes started later in the year, meaning that less Decent Homes work was completed. A full data review has been completed and works programme to improve decency are being drafted for undertaking this financial year.



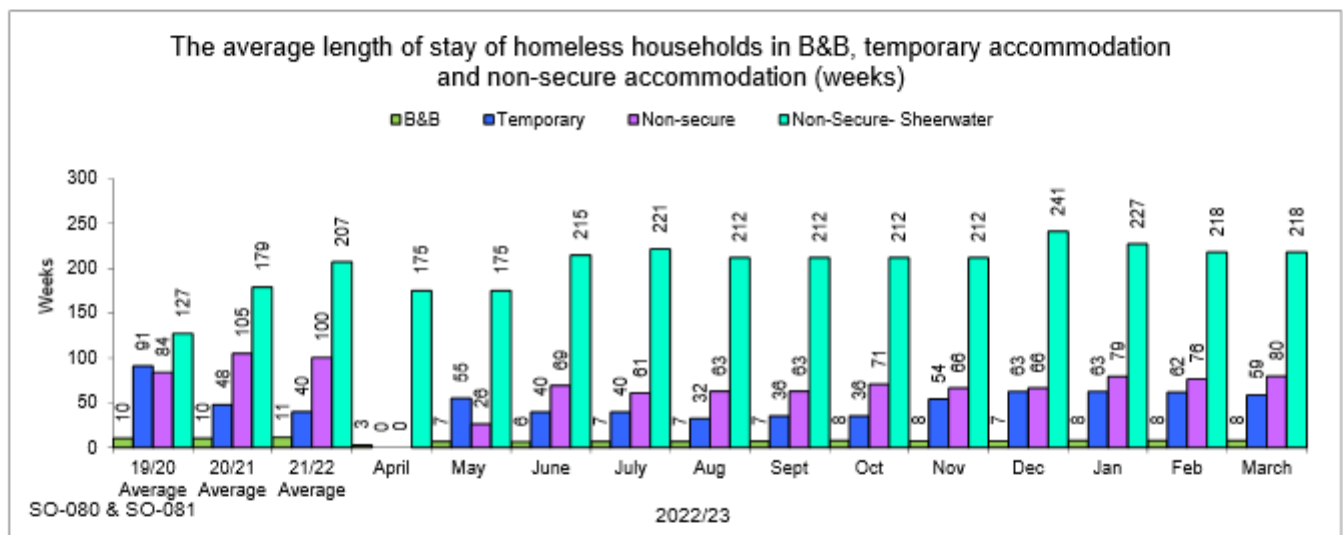
Figures for March: Social Rented: 0, Intermediate homes for rent: 0, Intermediate homes- shared ownership: 0, Affordable Rent: 8, Starter Homes: 0. Cumulative figures year to date: Social Rented: 4, Intermediate homes for rent: 0, Intermediate homes- shared ownership: 0, Affordable Rent: 11. Total for year to date: 15.



Other Surrey Local Authorities are experiencing an increase in homelessness presentations. Although Woking has the highest number of people in Temporary Accommodation (TA), (which is mainly due to the large number of people in Private Sector Leasing homes) there are at least two other boroughs with a high number in Bed & Breakfast / Temporary Accommodation.



The bad weather experienced since Christmas has impacted with the homeless household numbers. Flooding, gas leaks and properties with damp/mould are examples which have contributed to the rise.



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

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	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	Year End position
IM1: Rental income (%)	TBC	95.09	83.86	90.21	92.37	94.71	94.71
IM3: Average days void	TBC	47.13	105.32	91.58	81.59	85.32	92.14
RR1: Emergency repairs (%)	TBC	98.99	N/a	N/a	N/a	N/a	N/a
RR2: Urgent repairs (%)	TBC	98.99	N/a	N/a	N/a	N/a	N/a
RR3: Routine repairs (%)	TBC	92.44	N/a	N/a	N/a	N/a	N/a

Please note that the void figures have been reconciled for the year following some clarification of properties to be included within the figures. This has resulted in figures from September onwards being revised.

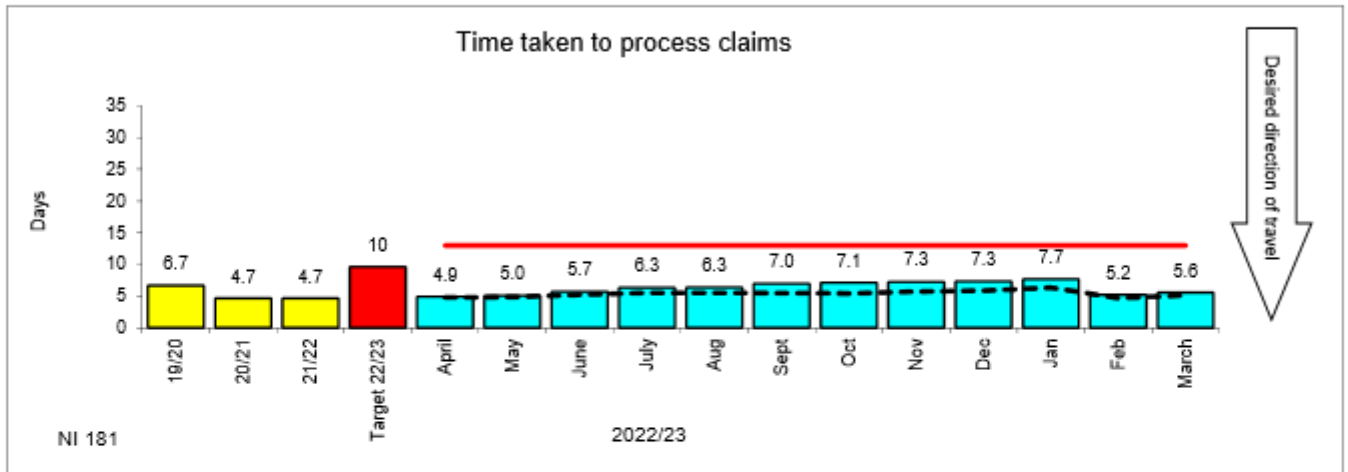
Notes for Income collection:

2022-23 has been a very tough year for the income team having to navigate issues around the Cost of Living Crisis as well as having a reduced team for several months due to problems recruiting a new team leader. Despite the hurdles faced the income level has been kept to a reasonable level whilst offering as much support to residents as possible. Positive steps have been taken for the new year following the recruitment in April of a new team leader and also an independent review of our collection service has been carried out with a detailed improvement plan now in place to address how to increase collection rates throughout 2023-24.

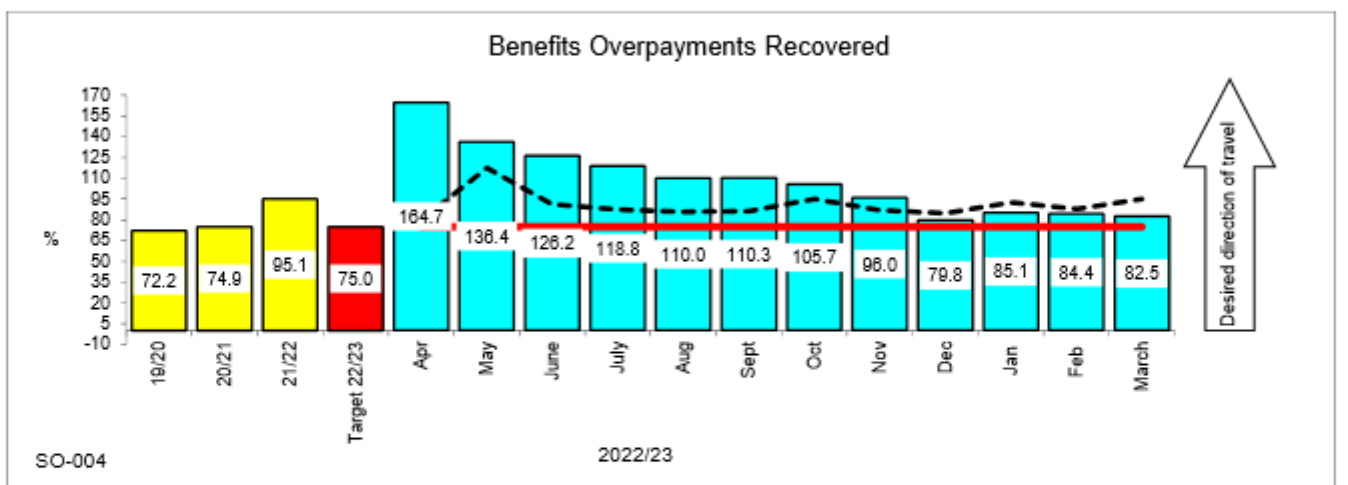
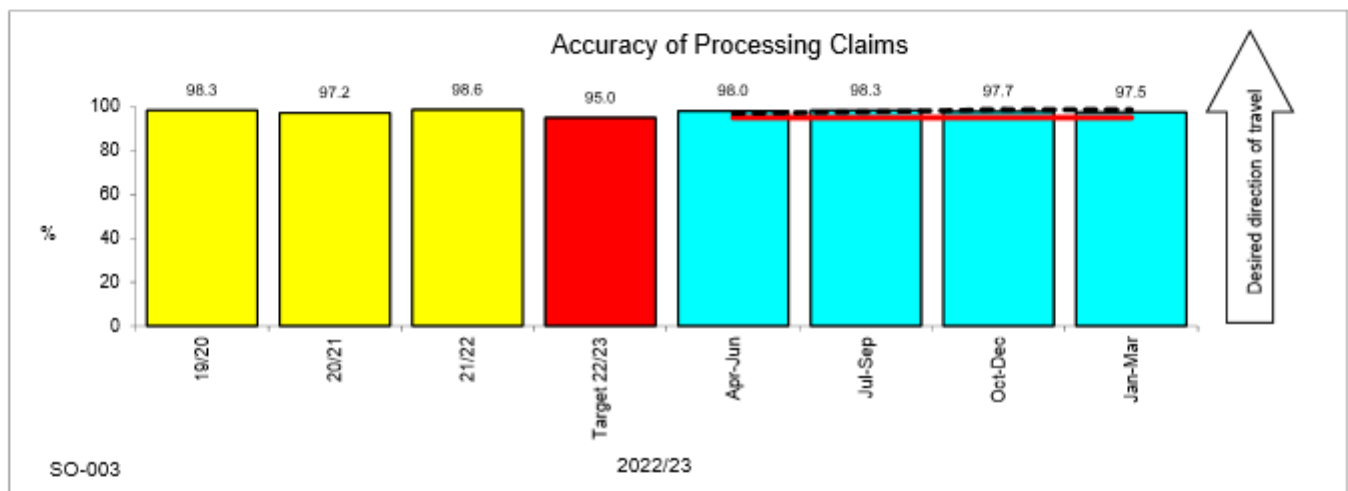
Notes for voids:

Issues around void performance have unfortunately not been resolved despite a great deal of effort by officers and some improvements being achieved in Q3 and Q4. All possible avenues to increase performance are being investigated including engaging with additional contractors to spread the work load and ensure turn-around times and quality can be met. Improving void times is a key priority for housing in 2023-24.

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

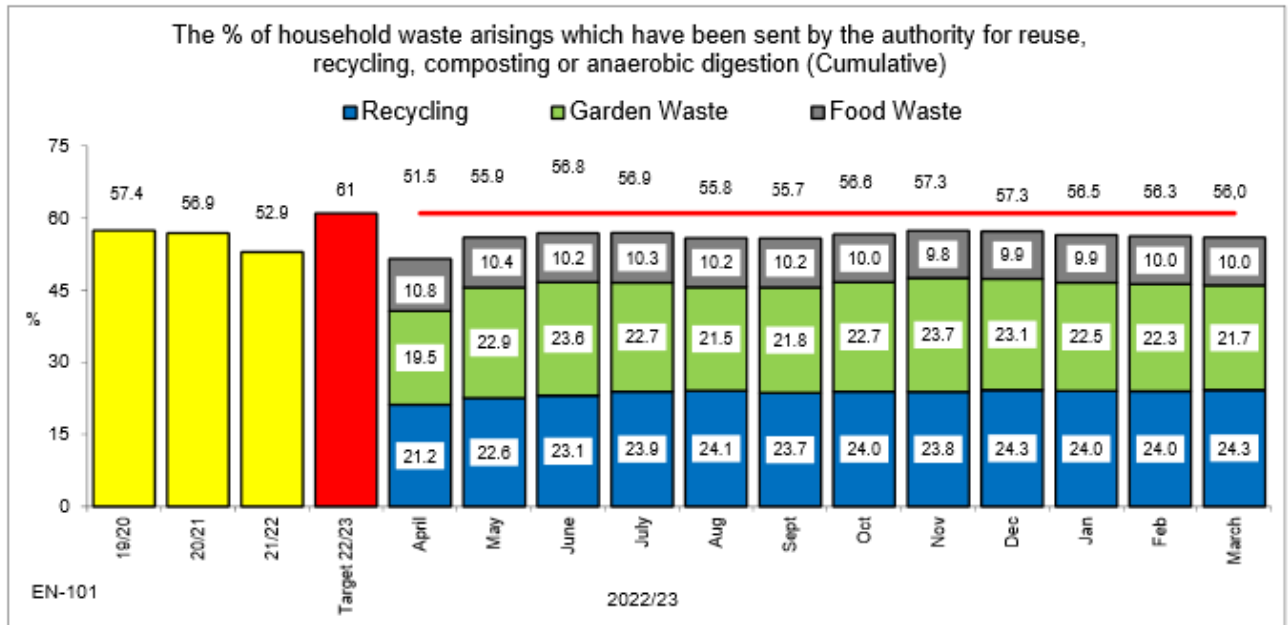


An annual target is set by WBC based on historical data and every February each Council updates every claim, which will improve the cumulative Performance Indicator.

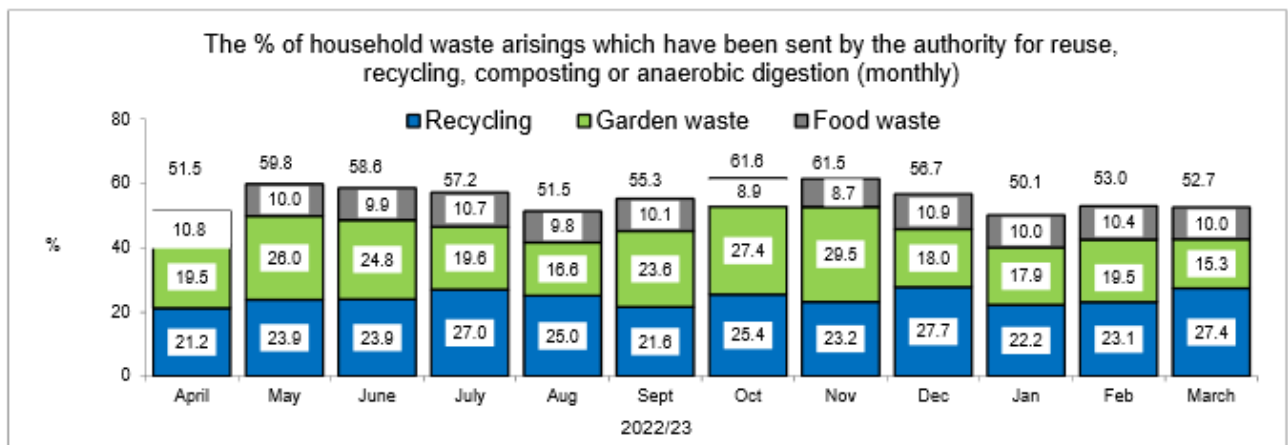


The total value of housing benefit overpayments paid during the year against the total value of housing benefit overpayments raised during the year. This figure has been affected by one large overpayment identified in December 2022 (£53K).

WASTE AND CLEANLINESS (Responsible Manager - Mark Tabner)



In March 2023, Co-mingled, Food and Household waste experienced an increase, with Co-mingled having the biggest increase. Green waste experienced a decrease in March. The year-to-date rate is 56.0% There is a 5-week lag on this indicator.



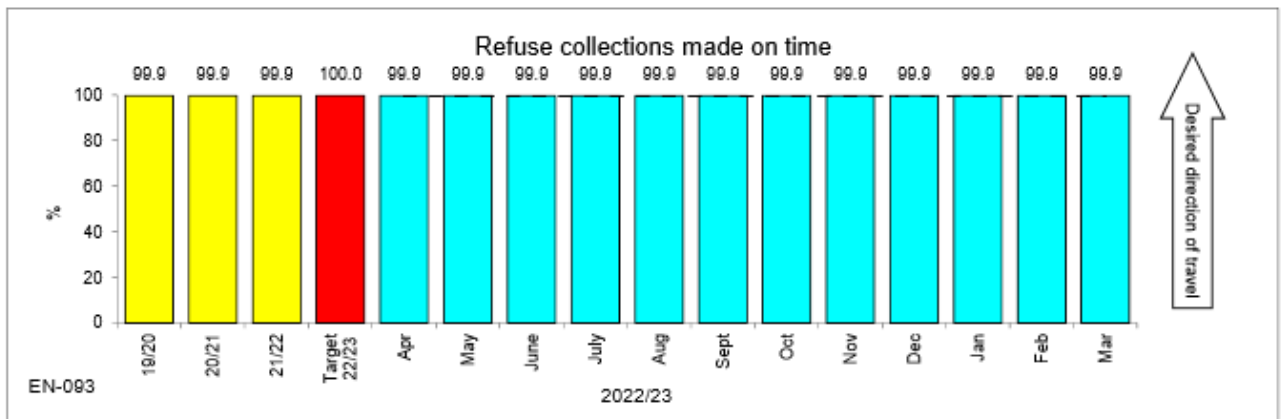
Household waste had more collection days than Co-mingled waste and this is thought to have led to the decrease in recycling rates from February 2023. The March monthly recycling rate is 52.7% There is a 5-week time lag on this indicator.

NI-191 - Quarterly Waste Indicators

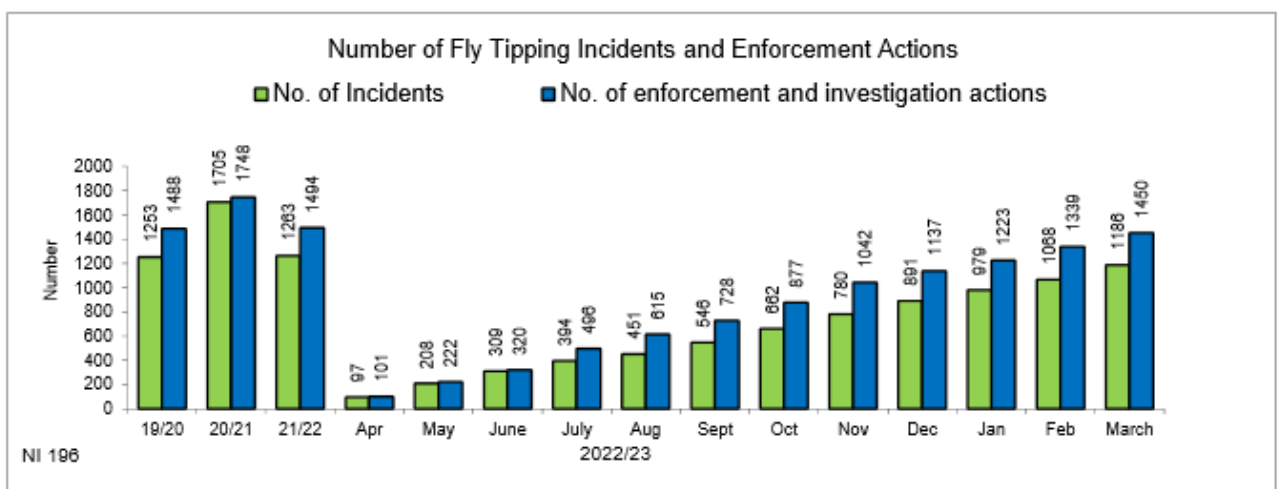
Residual household waste per household (kg)

2019/20	2020/21	2021/22	2022/23 Annual Target	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	YTD
387	406	394	350	94	94	91	102	381

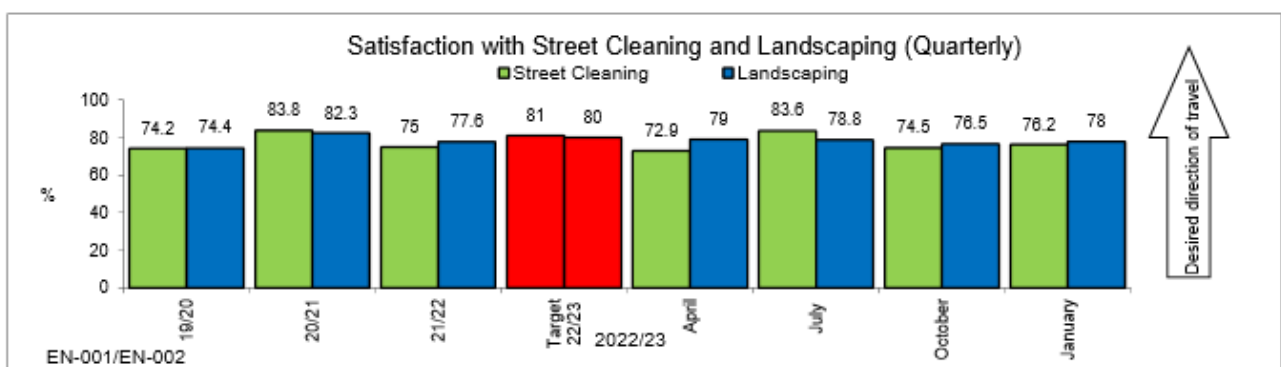
Figures provided quarterly. Population figure used = 42,953. There is a 5 week time lag on this indicator.



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.

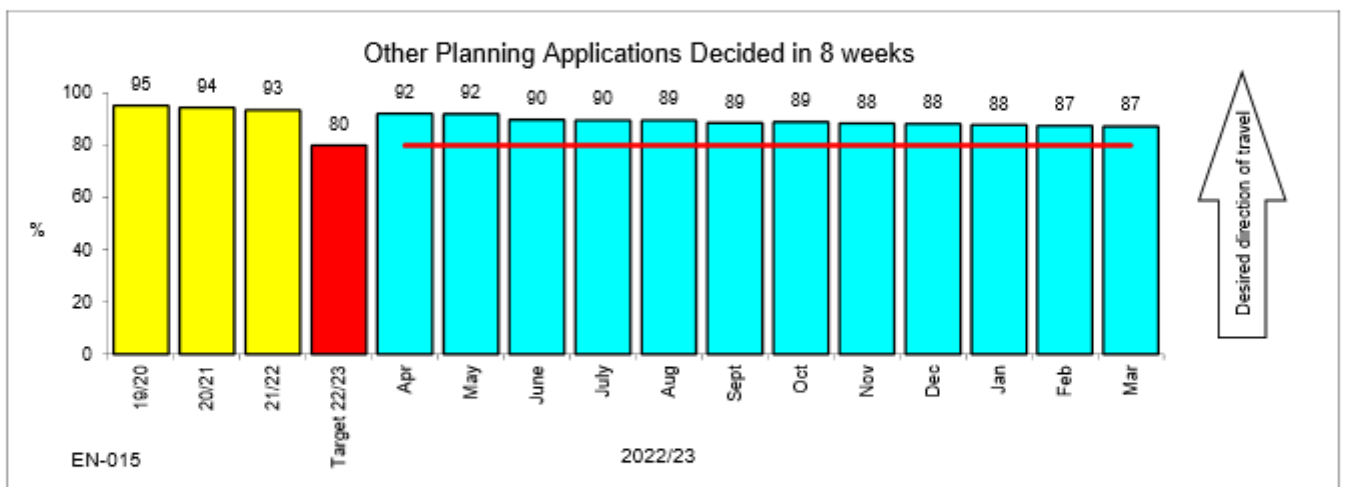
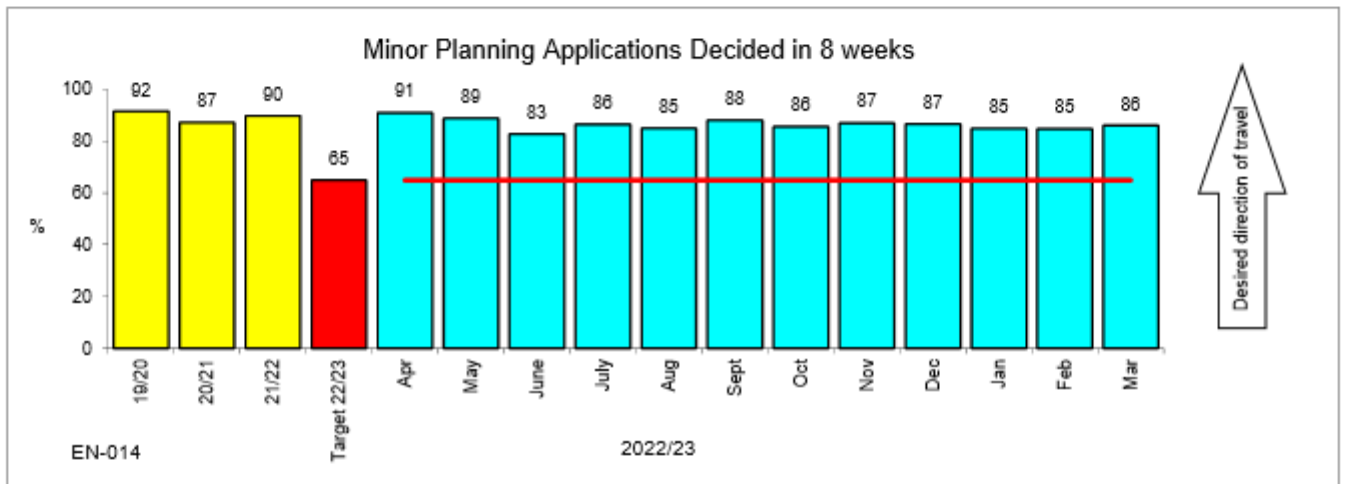
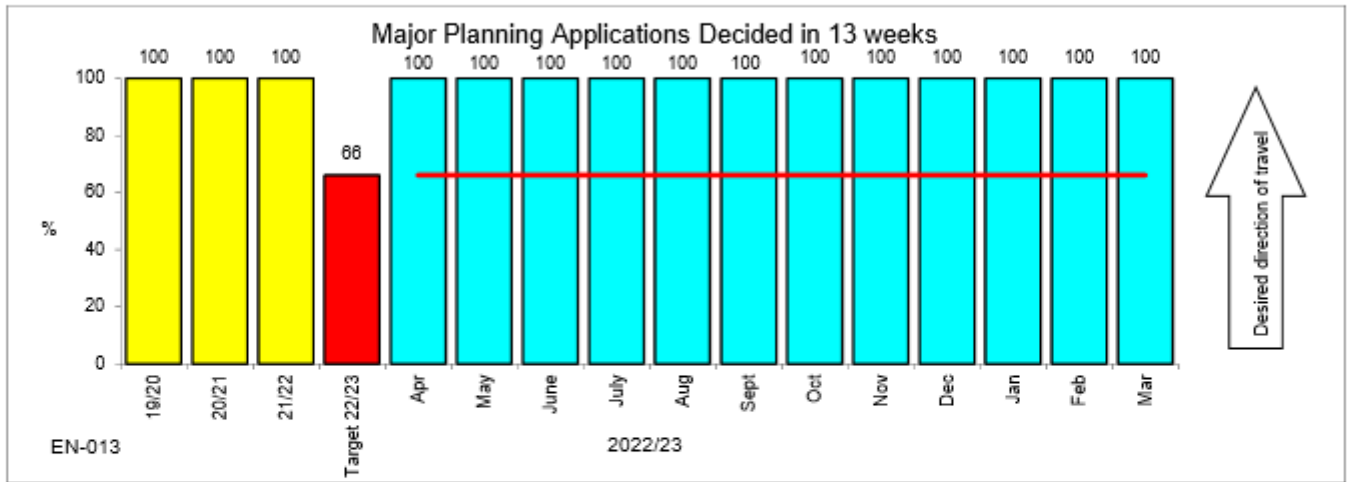


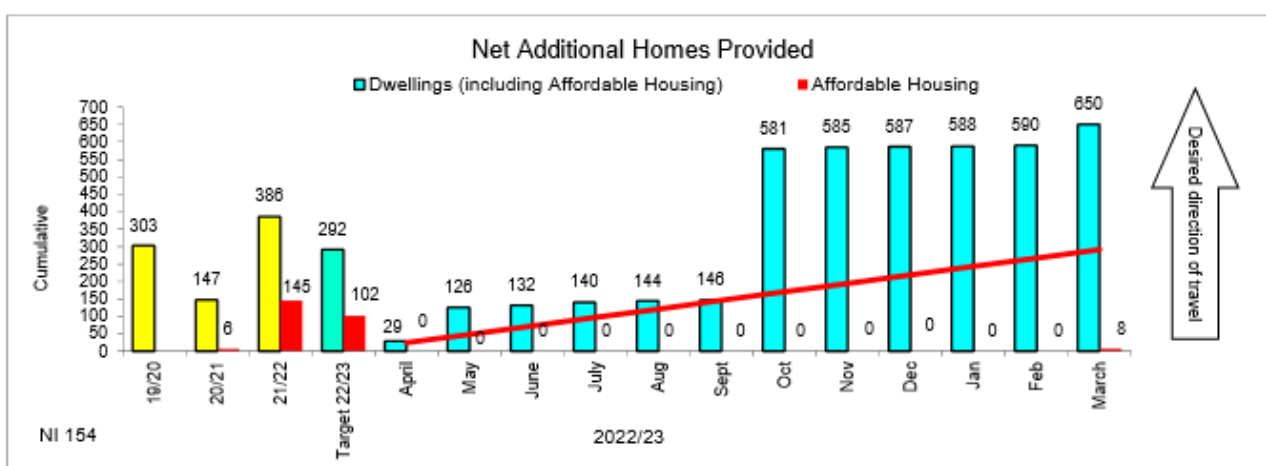
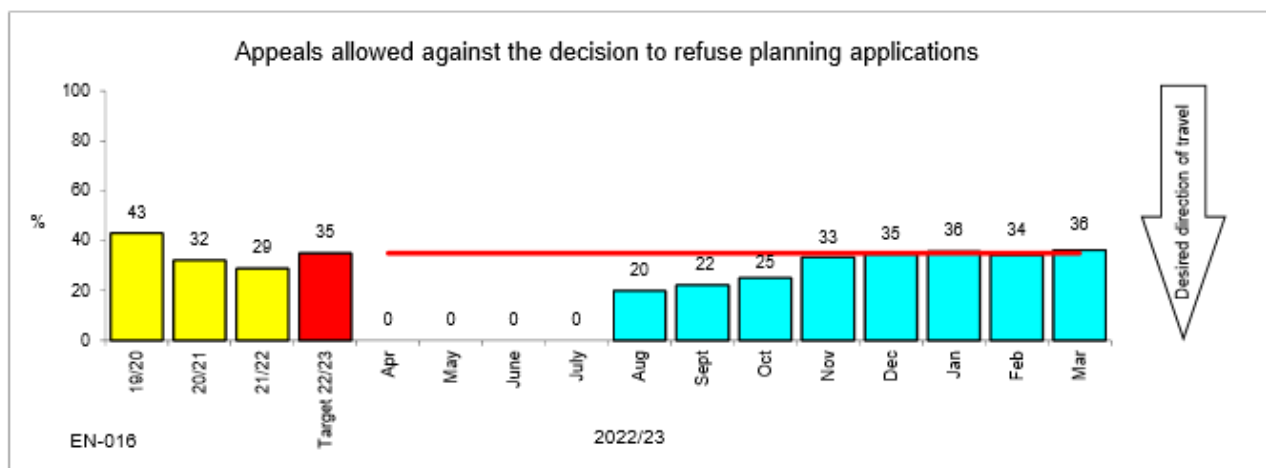
Please note that there can be more than one investigation action per fly tipping incident. This is why there are more investigation and enforcement actions than there are fly tipping incidents.



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

PLANNING (Responsible Manager - Thomas James)



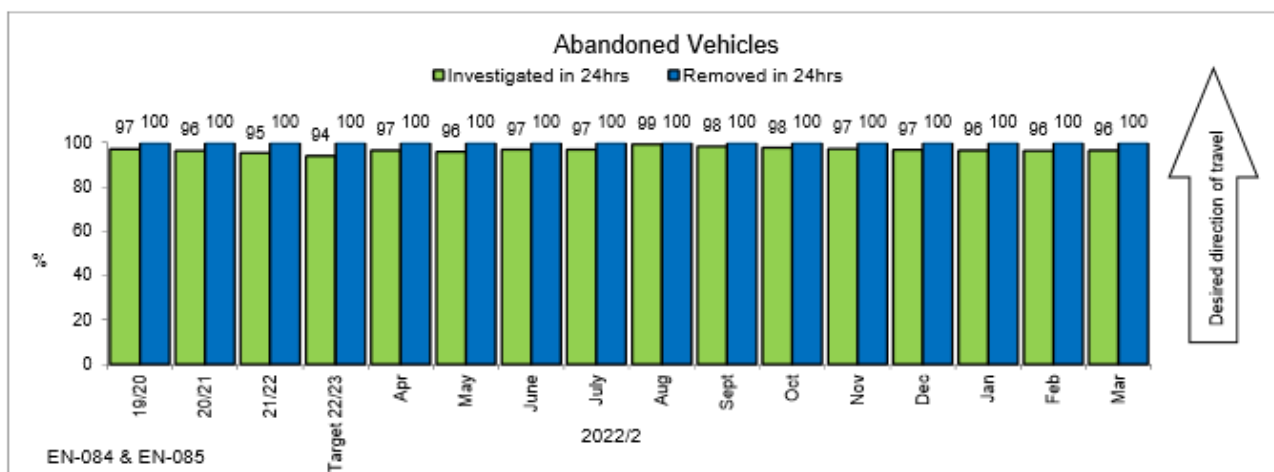


The increase in dwellings is due to a review highlighting some dwellings not being previously included in earlier months statistics. The affordable housing figure increase is due to completions taking place in March 2023.

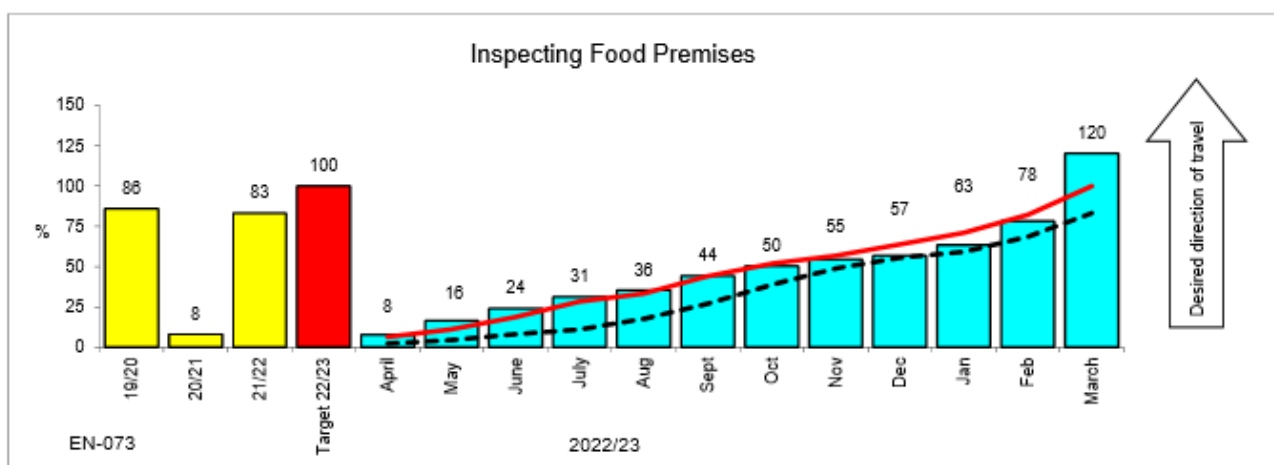
Total Residential Properties Completed				
Year	Residential Properties Target	Dwellings	Affordable Housing Target	Affordable Housing
2010/11	292	146	102	31
2011/12	292	175	102	3
2012/13	292	273	102	0
2013/14	292	370	102	14
2014/15	292	66	102	8
2015/16	292	360	102	126
2016/17	292	399	102	173
2017/18	292	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	650	102	8
Cumulative Total	3796	3851	1326	624

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. During the year the FSA Recovery Plan was amended requiring all C rated premises to be inspected by the end of March 2023, which is why it appears we have exceeded the target number of inspections due for the year as set out originally. Revised inspections have been amended throughout to reflect new and closed businesses.

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%	96%	96%	95%	94%

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	81%

**FINANCIAL MANAGEMENT
INFORMATION**

March 2023

EMPLOYEE NUMBERS
As at MARCH 2023

Team	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 (K.Foster)	10	2	1.00		12.2
US - Revs, Bens & Customer Services (L.Clarke)	31	12	3.00		39.8
US - Financial Services (L.Clarke)	16	2	0.00		17.1
US - IT & Commercial Unit (A. Wallther)	20	1	0.00		20.4
US - Legal & Democratic Services (J.McIntosh)	27	4	0.00		29.4
PLACE - Neighbourhood Services (G.Framalico)	32	4	0.00		34.1
PLACE - Planning Services (G.Framalico)	29	2	1.81		32.1
PLACE - Building Services and Estates Management (G.Framalico)	17	6	1.94	2	23.1
PLACE - Business Liaison (G.Framalico)	3	1	0.00		3.3
PEOPLE - Housing Services (L.Strongtham)	42	9	0.00		48.7
PEOPLE - Community Services (L.Strongtham)	53	49	1.14	7	81.4
Additional FTE to account for partially funded posts					7.8
Grand totals	286	93	8.89	9	355.8

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	348.3
July 2022	345.2
August 2022	359.1
September 2022	370.9
October 2022	377.5
November 2022	379.5
December 2022	387.8
January 2023	381.8
February 2023	385.0
March 2023	355.8
Average for the year to date	361.0

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

Memorandum					
Number of externally funded posts (excluded from count above)	38	5	2	0	

March 2023: COMMUNITY INFRASTRUCTURE (CIL)

FUNDING AVAILABLE BY AREA

Area	Funding Receipts (£)	Funding Commitments yet to be Paid (£)	Money Paid (£)	Available Funding (Receipts less Commitments) (£)
Brookwood Neighbourhood Area	13,163.94	0	0	13,163.94
Byfleet and West Byfleet Ward	7,988.11	6,949.98	9,089.70	1,038.13
Canalside Ward	359,273.12	66,054.74	14,550.26	293,218.38
Goldsworth Park Ward	2,149.81	281.87	6,615.69	1,867.94
Heathlands Ward	39,328.47	0	0	39,328.47
Hoe Valley Ward	45,795.11	0	0	45,795.11
Hook Heath Neighbourhood Area	55,812.04	11,669.00	3,331.00	44,143.04
Horsell Ward	41,530.63	9,000	6,969.84	32,530.63
Knaphill Ward	43,787.06	2,000.00	720.74	41,787.06
Mount Hermon Ward	165,078.08	0	9,600	165,078.08
Pyrford Neighbourhood Area	58,318.58	0	14,000.00	58,318.58
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	17,316.77	118	8,314.36	17,198.77
West Byfleet Neighbourhood Area	1,045,102.46	4,731.78	10,909.86	1,040,370.68
Total	1,903,135.77	100,805.37	84,101.45	1,802,330.40

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**

March 2023

SUMMARY OF EXTERNAL COMMITMENTS
[detailed schedules overleaf]

At 28 February 2023 £'000		At 31 March 2023 £'000	%
	External Borrowing Outstanding		
1,777,696	Long-term borrowing ⁽¹⁾	1,775,380	90.0
	Short-term borrowing (less than 12 months)		
98,000	- Three months or more	75,000	3.8
25,000	- Less than three months	53,000	2.7
55,000	- PWLB loans due within 1 Year	70,000	3.5
18	- Mayoral Charities (including Hospice)	21	0.0
<u>1,955,714</u>	Total Borrowing	<u>1,973,401</u>	<u>100.0</u>
	External Deposits		
0	Long-term Deposits	0	0
	Short-term Deposits		
8,000	- invested by WBC Treasury ⁽²⁾	10,000	77.7
7,539	- on call with Lloyds	2,873	22.3
<u>15,539</u>	Total External Deposits	<u>12,873</u>	<u>100.0</u>
	Long-term Investments in Group Companies/Joint Ventures ⁽³⁾		
42,460	- Thameswey Energy Limited (TEL)	42,460	n/a *
305,642	- Thameswey Housing Limited (THL)	305,642	n/a *
145,210	- Thameswey Housing Limited (Sheerwater)	150,175	n/a *
32,353	- Thameswey Developments Limited (for THL)	32,353	n/a *
0	- Thameswey Developments Limited (Sheerwater)	0	n/a *
1,095	- Thameswey Developments(Sheerwater Leisure Centre)	1,095	n/a *
5,524	- Thameswey Developments Limited (for TEL)	5,524	n/a *
36,725	- Thameswey Central Milton Keynes Ltd	36,725	n/a *
725	- Thameswey Solar Ltd	725	n/a *
1,665	- Rutland (Woking) Ltd	1,665	n/a *
700,873	- Victoria Square Woking Ltd	701,867	n/a *
1,500	- Kingfield Community Sports Centre Limited	1,500	n/a *
<u>1,273,771</u>		<u>1,279,731</u>	
	Long-term Loans to External Organisations		
0	- Peacocks Centre	0	n/a *
101	- A & B Menswear	101	n/a *
75	- Woking Football Club	75	n/a *
1,607	- Freedom Leisure	1,607	n/a *
13,345	- Greenfield School	13,345	n/a *
1,706	- Wolsey Place	1,689	n/a *
<u>16,834</u>		<u>16,817</u>	
	Share Capitalisations		
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 *
<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 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
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	0.7
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
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

Long Term Loans

Reference	Counter Party Name	Start date	Maturity date	Interest Rate	Loan Type	Principal £m
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	11.3
505767	PWLB	28/02/2017	28/02/2067	2.68 Fixed	Annuity	18.8
505783	PWLB	02/03/2017	02/03/2067	2.64 Fixed	Annuity	9.4
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	4.7
506306	PWLB	31/08/2017	31/08/2067	2.52 Fixed	Annuity	47.0
506347	PWLB	12/09/2017	12/09/2067	2.50 Fixed	Annuity	9.4
506555	PWLB	07/11/2017	07/11/2067	2.67 Fixed	Annuity	19.0
506564	PWLB	09/11/2017	09/11/2067	2.66 Fixed	Annuity	28.5
506569	PWLB	10/11/2017	10/11/2067	2.63 Fixed	Annuity	19.0
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	9.5
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	9.5
507084	PWLB	19/03/2018	19/03/2068	2.63 Fixed	Annuity	9.5
507090	PWLB	20/03/2018	20/03/2068	2.61 Fixed	Annuity	9.5
507135	PWLB	26/03/2018	26/03/2068	2.56 Fixed	Annuity	14.2
507136	PWLB	26/03/2018	26/03/2068	2.56 Fixed	Annuity	7.6
507182	PWLB	29/03/2018	29/03/2068	2.54 Fixed	Annuity	9.5
507445	PWLB	31/05/2018	31/05/2068	2.49 Fixed	Annuity	9.5
507623	PWLB	27/07/2018	27/07/2068	2.53 Fixed	Annuity	9.5
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	9.6
508052	PWLB	19/11/2018	19/11/2068	2.78 Fixed	Annuity	9.6
508146	PWLB	07/12/2018	07/12/2068	2.75 Fixed	Annuity	57.6
508180	PWLB	11/12/2018	11/12/2068	2.66 Fixed	Annuity	19.2
508231	PWLB	13/12/2018	13/12/2068	2.55 Fixed	Annuity	38.3
508432	PWLB	31/01/2019	31/01/2069	2.56 Fixed	Annuity	9.5
508481	PWLB	11/02/2019	11/02/2069	2.52 Fixed	Annuity	76.6
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	19.3
508850	PWLB	20/03/2019	20/03/2069	2.53 Fixed	Annuity	19.2
508869	PWLB	22/03/2019	22/03/2069	2.49 Fixed	Annuity	28.7
508916	PWLB	25/03/2019	25/03/2069	2.39 Fixed	Annuity	47.8
508947	PWLB	26/03/2019	26/03/2069	2.37 Fixed	Annuity	19.1
509003	PWLB	28/03/2019	28/03/2069	2.31 Fixed	Annuity	19.1
509473	PWLB	05/07/2019	05/07/2069	2.15 Fixed	Annuity	19.2
509557	PWLB	26/07/2019	26/07/2069	2.16 Fixed	Annuity	19.2
509591	PWLB	06/08/2019	06/08/2069	2.09 Fixed	Annuity	19.2
509644	PWLB	09/08/2019	09/08/2069	1.93 Fixed	Annuity	19.1
509739	PWLB	20/08/2019	20/08/2069	1.77 Fixed	Annuity	9.5
509874	PWLB	05/09/2019	05/09/2069	1.74 Fixed	Annuity	9.5
116151	PWLB	25/09/2019	25/09/2069	1.82 Fixed	Annuity	9.6
116631	PWLB	26/09/2019	26/09/2069	1.80 Fixed	Annuity	9.6
141733	PWLB	11/12/2019	11/12/2069	3.08 Fixed	Annuity	19.5
156094	PWLB	30/01/2020	30/01/2070	2.85 Fixed	Annuity	19.4
186269	PWLB	16/04/2020	16/04/2070	2.48 Fixed	Annuity	19.5
197955	PWLB	12/05/2020	12/05/2070	2.43 Fixed	Annuity	19.5
292072	PWLB	18/01/2021	18/01/2071	1.71 Fixed	Annuity	9.7
294068	PWLB	21/01/2021	21/01/2071	1.71 Fixed	Annuity	19.5
297978	PWLB	29/01/2021	29/01/2071	1.68 Fixed	Annuity	19.5
304476	PWLB	15/02/2021	15/02/2071	1.87 Fixed	Annuity	14.6
311952	PWLB	02/03/2021	02/03/2071	2.15 Fixed	Annuity	44.0
313114	PWLB	04/03/2021	04/03/2071	2.15 Fixed	Annuity	19.5
323859	PWLB	25/03/2021	25/03/2071	2.13 Fixed	Annuity	9.8
324395	PWLB	26/03/2021	26/03/1971	2.09 Fixed	Annuity	14.7
337369	PWLB	21/04/2021	21/04/2071	2.11 Fixed	Annuity	9.8
353644	PWLB	24/05/2021	24/05/2071	2.23 Fixed	Annuity	19.7
362679	PWLB	14/06/2021	14/06/2071	2.09 Fixed	Annuity	24.6
363703	PWLB	16/06/2021	16/06/2071	2.07 Fixed	Annuity	9.8
365996	PWLB	23/06/2021	23/06/2071	2.02 Fixed	Annuity	19.6
368894	PWLB	01/07/2021	01/07/2071	2.05 Fixed	Annuity	19.6
370826	PWLB	06/07/2021	06/07/2071	2.04 Fixed	Annuity	19.6
372808	PWLB	09/07/2021	09/07/2071	1.98 Fixed	Annuity	19.6
374078	PWLB	13/07/2021	13/07/2071	1.98 Fixed	Annuity	19.6

Long Term Loans

Reference	Counter Party Name	Start date	Maturity date	Interest Rate	Loan Type	Principal £m
376376	PWLB	19/07/2021	19/07/2071	1.90 Fixed	Annuity	19.6
378261	PWLB	22/07/2021	22/07/2071	1.82 Fixed	Annuity	19.6
380895	PWLB	28/07/2021	28/07/2071	1.80 Fixed	Annuity	29.4
389042	PWLB	12/08/2021	12/08/2071	1.75 Fixed	Annuity	29.4
410896	PWLB	30/09/2021	30/09/2071	1.94 Fixed	Annuity	19.6
431831	PWLB	04/11/2021	04/11/2071	1.91 Fixed	Annuity	19.8
455542	PWLB	16/12/2021	16/12/2071	1.65 Fixed	Annuity	19.7
493376	PWLB	09/03/2022	09/03/2072	2.24 Fixed	Annuity	19.8
Falling due within 1 Year						
563226	PWLB	21/10/2022	23/10/2023	4.17 Fixed	Maturity	10.0
574409	PWLB	22/11/2022	22/11/2023	3.94 Fixed	Maturity	10.0
577280	PWLB	01/12/2022	01/12/2023	3.92 Fixed	Maturity	15.0
583650	PWLB	22/12/2022	22/12/2023	4.16 Fixed	Maturity	10.0
602368	PWLB	27/02/2023	27/02/2024	4.52 Fixed	Maturity	10.0
604071	PWLB	03/03/2023	04/03/2024	4.68 Fixed	Maturity	5.0 *
608752	PWLB	22/03/2023	22/03/2024	4.49 Fixed	Maturity	10.0 *
* New loans taken during this period.				Average interest rate 2.68		<u>1,815.4</u>

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 PWLB, Market and LOBO loans Average prevailing interest rate 2.71 **1,845.4**

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>	86.12%
Authorised Limit for External Debt	£2,328,479,000
<i>Current External Debt as a percentage of Authorised Limit *</i>	85.75%

* The value relating to the estimated PFI liability at 31 March 2023 which is classed as a credit arrangement and comes within the scope of the prudential indicators is: £23,232,000

Deals Outstanding at 31 March 2023

Internally managed deposits

Deal Ref	Counter Party Name	--- Dates ---		Interest	
		Start	Maturity	Rate	Principal
2739	DEUTSCHE ASSET & WEALTH MANA	N/A	CALL	0.000	0.00
2750	FEDERATED HERMES CASH MANAGEMENT FUND	N/A	CALL	4.092	10,000,000.00
					10,000,000.00

Deposits placed on the advice of Tradition UK

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

No applicable deals

Temporary Loans

Deal	Counter Party	--- Dates ---		Interest	
		Start	Maturity	Rate	Principal
3481	WEST YORKSHIRE COMBINED AUTHORITY	18/05/2022	04/05/2023	1.20	15,000,000.00
3482	WEST YORKSHIRE COMBINED AUTHORITY - WY POLICE	26/07/2022	26/04/2023	2.10	10,000,000.00
3483	ROYAL BOROUGH OF KINGSTON UPON THAMES	18/08/2022	17/08/2023	2.30	5,000,000.00
3486	BRISTOL CITY COUNCIL	20/09/2022	20/06/2023	3.30	5,000,000.00
3487	SOMERSET COUNTY COUNCIL PENSION FUND	20/09/2022	20/06/2023	3.30	5,000,000.00
3488	NORTH AYRSHIRE COUNCIL	24/10/2022	23/10/2023	4.50	5,000,000.00
3489	TAMESIDE METROPOLITAN BOROUGH COUNCIL	14/11/2022	13/11/2023	4.50	5,000,000.00
3490	SOMERSET COUNTY COUNCIL	21/11/2022	20/11/2023	4.85	10,000,000.00
3491	CAMBRIDGESHIRE & PETERBOROUGH COMBINED AUTH.	16/11/2022	15/11/2023	4.85	5,000,000.00
3492	SOMERSET COUNTY COUNCIL PENSION FUND	16/11/2022	15/11/2023	4.85	5,000,000.00
3496	GREATER MANCHESTER PENSION FUND	14/12/2022	14/11/2023	3.85	10,000,000.00
3497	SALFORD CITY COUNCIL	16/12/2022	16/06/2023	3.75	5,000,000.00
3498	EAST RENFREWSHIRE COUNCIL	16/12/2022	16/06/2023	3.75	5,000,000.00
3499	UTTLESFORD DISTRICT COUNCIL	20/12/2022	20/06/2023	3.80	3,000,000.00
4400	EXETER CITY COUNCIL	21/12/2022	21/06/2023	3.75	5,000,000.00
4401	CAMBRIDGE CITY COUNCIL	21/12/2022	21/07/2023	3.70	5,000,000.00
4403	TAMESIDE METROPOLITAN BOROUGH COUNCIL	22/12/2022	22/09/2023	4.00	5,000,000.00
4404	CAMBRIDGESHIRE & PETERBOROUGH COMBINED AUTH.	25/01/2023	25/08/2023	3.85	5,000,000.00
4405	WIGAN COUNCIL	30/01/2023	31/07/2023	3.80	5,000,000.00
4406	DEVON COUNTY COUNCIL	15/03/2023	13/03/2024	4.45	5,000,000.00
4408	FURNESS BUILDING SOCIETY	27/02/2023	26/02/2024	4.45	5,000,000.00
					128,000,000.00

Short Term PWLB

Deal	Counter Party	--- Dates ---		Interest	
		Start	Maturity	Rate	Principal
563226	PWLB	21/10/2022	23/10/2023	4.17	10,000,000.00
574409	PWLB	22/11/2022	22/11/2023	3.94	10,000,000.00
577280	PWLB	01/12/2022	01/12/2023	3.92	15,000,000.00
583650	PWLB	22/12/2022	22/12/2023	4.16	10,000,000.00
602368	PWLB	27/02/2023	27/02/2024	4.52	10,000,000.00
604071	PWLB	03/03/2023	04/03/2024	4.68	5,000,000.00
608752	PWLB	22/03/2023	22/03/2024	4.49	10,000,000.00
					70,000,000.00

New Deals taken between 1 March 2023 and 31 March 2023

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
4406	DEVON C C MAIN FUND	15/03/2023	13/03/2024	4.450	5,000,000.00
					<u>5,000,000.00</u>

Long Term Loans

Deal Ref	Counter Party Name	Start	Dates Maturity	Interest Rate	Principal
604071	PUBLIC WORKS LOAN BOARD	03/03/2023	04/03/2024	4.680	5,000,000.00
608752	PUBLIC WORKS LOAN BOARD	22/03/2023	22/03/2024	4.490	10,000,000.00
					<u>15,000,000.00</u>

**THAMESWEY GROUP
INFORMATION**

March 2023

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
Feb-23

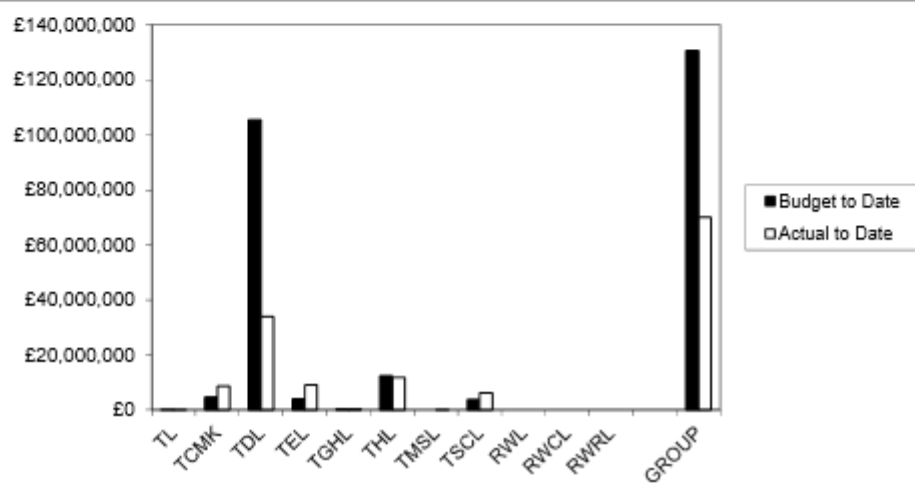
Service Unit	Employee Numbers for Full Time, Part Time, Agency Cover & Casual					
	Full Time	Part Time at FTE	Apprentice	Agency Cover	Casual Staff	Total FTEs
Thameswey Sustainable Communities Ltd	60.00	2.9	0	2	0	64.9
GROUP	60.0	2.9	0.0	2.0	0.0	64.9

Month	Total FTEs
April	50.3
May	52.3
June	53.3
July	55.3
August	57.3
September	57.3
October	57.3
November	60.3
December	61.1
January	62.9
February	64.9
March	
Average for the year to date	57.5

No other Thameswey Group companies have employees.

THAMESWEY GROUP
SALES INCOME
Feb-23

Company	Budget to Date £	Actual to Date £	Variance to Date £	Notes
TSL	0	0	0	
TL	40,583	100,585	60,002	
TCMK	4,597,260	8,688,302	4,091,043	2
TDL	105,484,014	33,868,382	(71,615,633)	1
TEL	3,977,075	9,092,967	5,115,893	2
TGHL	374,217	395,563	21,346	
THL	12,384,771	11,747,096	(617,674)	
TMSL	0	2,486	2,486	
TSCL	3,742,439	6,205,758	2,463,319	
RWL				
RWCL				
RWRL				
GROUP	130,580,359	70,101,140	(60,479,218)	



There is a one month time lag on this report.

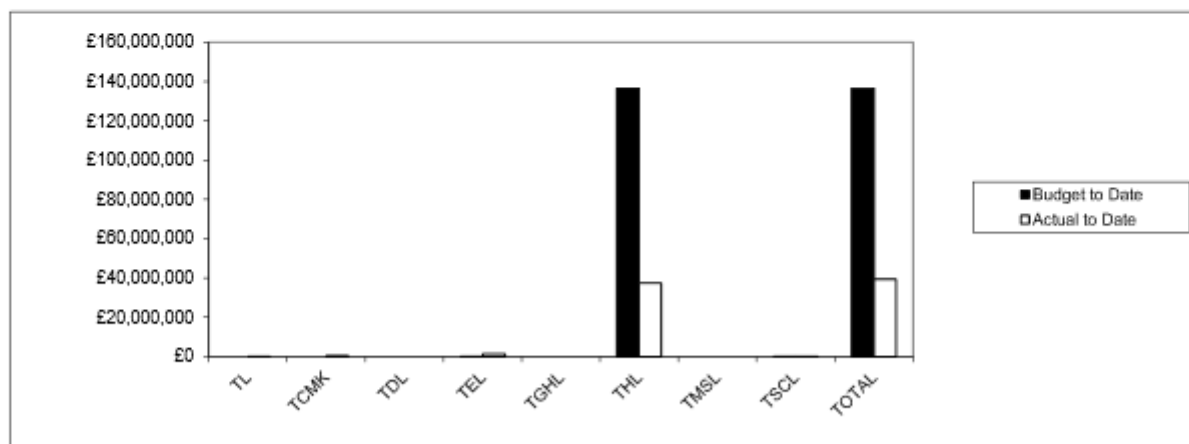
ALL FIGURES SUBJECT TO YEAR END ADJUSTMENTS

Notes

- 1 Project completion timing variances
- 2 Energy sales revenues are above budget due to higher gas and electric unit costs affecting both sales revenue and costs to run the business

THAMESWEY GROUP
CAPITAL EXPENDITURE
Feb-23

Company	Budget to Date £	Actual to Date £	Variance to Date £	Note
TSL	0	0	0	
TL	0	4,125	4,125	
TCMK	0	507,178	507,178	
TDL	0	0	0	
TEL	42,417	1,405,045	1,362,628	
TGHL	0	0	0	
THL	136,648,840	37,488,044	(99,160,796)	2
TMSL	0	0	0	
TSCL	58,333	55,559	(2,775)	
TOTAL	136,749,590	39,459,950	(97,289,640)	1



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	50,412
1 Englefield Road	665,982
13 Paddocks Mead	427,618
164 Broadway	129,770
2 Englefield Road	665,982
3 Englefield Road	665,982
4 Englefield Road	508,962
60 Willow Way	474,661
63 Willow Way	477,748
Cornerstone	32,842,511
Rennovations	578,416
	37,488,044

0

Please note that Sheerwater properties are recognised quarterly

THAMESWEY GROUP

NEW LOANS

Feb-23

Company	Project	Lender	Start Date	Maturity Date	Interest Rate %	Principal (€M)	Loan Ref
TCMK		WBC	05-Apr-2022	05-Apr-2047	4.63%	0.46	11085
THL	Sheerwater	WBC	11-Apr-2022	11-Apr-2072	2.61%	1.58	15548
THL	Sheerwater	WBC	21-Apr-2022	21-Apr-2072	2.90%	2.57	15549
THL	Sheerwater	WBC	28-Apr-2022	28-Apr-2072	2.77%	1.70	15550
THL	Knaphill Library 2 (KL2)	WBC	23-May-2022	23-May-2072	4.34%	0.16	10157
THL	Cornerstone (Elizabeth House)	WBC	23-May-2022	23-May-2072	4.34%	0.75	10156
THL	Sheerwater Copper	WBC	23-May-2022	23-May-2072	2.84%	1.62	15551
THL	Sheerwater Red	WBC	21-Jun-2022	21-Jun-2072	3.43%	1.51	15554
THL	THL	WBC	29-Jun-2022	29-Jun-2072	4.89%	4.06	10158
THL	Sheerwater Copper	WBC	12-Jul-2022	12-Jul-2072	3.34%	1.52	15555
THL	Sheerwater Red	WBC	21-Jul-2022	21-Jul-2072	3.44%	1.87	15557
THL	Sheerwater Copper	WBC	15-Aug-2022	15-Aug-2072	3.16%	1.25	15558
THL	Sheerwater Red	WBC	15-Aug-2022	15-Aug-2072	3.16%	2.20	15559
THL	Sheerwater Yellow	WBC	01-Sep-2022	01-Sep-2072	3.73%	3.59	15560
THL	THL	WBC	30-Sep-2022	30-Sep-2024	6.83%	3.46	10159
THL	Sheerwater Red	WBC	30-Sep-2022	30-Sep-2024	5.33%	2.15	15561
TCMK		WBC	30-Sep-2022	30-Sep-2024	7.33%	1.32	11086
THL	Sheerwater Deemed Loans	WBC	30-Sep-2022	30-Sep-2072	5.51%	0.86	15565
THL	Sheerwater Copper	WBC	13-Oct-2022	13-Oct-2024	5.13%	2.46	15562
THL	Sheerwater Red	WBC	20-Oct-2022	20-Oct-2024	4.39%	1.30	15563
THL	Sheerwater Red	WBC	03-Nov-2022	03-Nov-2024	4.08%	1.00	15564
THL	Sheerwater Copper	WBC	14-Nov-2022	14-Nov-2024	4.14%	1.48	15566
TCMK		WBC	16-Nov-2022	16-Nov-2024	5.98%	0.47	11087
THL	Sheerwater Red	WBC	17-Nov-2022	17-Nov-2024	4.01%	1.09	15567
THL	Sheerwater Red	WBC	24-Nov-2022	24-Nov-2024	4.04%	0.75	15568
THL	THL	WBC	30-Nov-2022	30-Nov-2024	5.62%	1.24	10160
THL	Sheerwater Copper	WBC	09-Dec-2022	09-Dec-2024	4.08%	1.30	15569
THL	Sheerwater Yellow	WBC	12-Dec-2022	12-Dec-2024	4.09%	0.54	15570
THL	Sheerwater Red	WBC	12-Dec-2022	12-Dec-2024	4.09%	0.56	15571
THL	Sheerwater Red	WBC	16-Dec-2022	16-Dec-2024	4.22%	2.53	15572
THL	Sheerwater Deemed Loans	WBC	31-Mar-2022	31-Mar-2024	2.14%	0.87	15576
THL	THL	WBC	30-Dec-2022	30-Dec-2024	6.00%	4.16	10161
TCMK		WBC	30-Dec-2022	30-Dec-2024	6.50%	0.31	11088
THL	Sheerwater Yellow	WBC	20-Jan-2023	20-Jan-2025	4.30%	0.66	15575
THL	Sheerwater Copper	WBC	09-Jan-2023	09-Jan-2025	4.26%	1.50	15573
THL	Sheerwater Red	WBC	20-Jan-2023	20-Jan-2025	4.30%	2.26	15574
THL	Sheerwater Red	WBC	17-Feb-2023	17-Feb-2023	4.42%	1.42	15577
THL	Sheerwater Yellow	WBC	17-Feb-2023	17-Feb-2025	4.42%	1.31	15578
THL	Sheerwater Copper	WBC	17-Feb-2023	17-Feb-2025	4.42%	0.42	15579

60.25

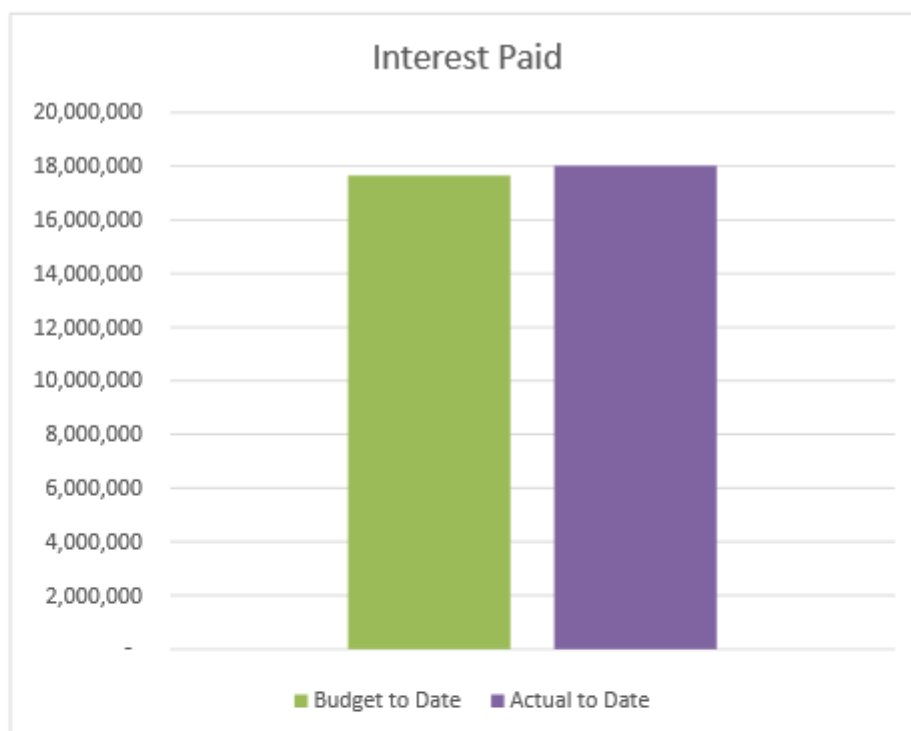
Company	Loan balances as at 31-March-22	New Loans Apr-22 to Mar-23	Repayments in period	Loan Novations	Adjustments	Net Balance of Loans
	€m	€m	€m	€m	€m	€m
TL						
TCMK	35.22	2.56	(1.06)			36.72
TDL	39.23		(0.26)	(9.58)		29.39
TEL	47.68		(0.92)			46.76
TGHL						
THL	385.63	57.69	(0.76)	9.58	(1.28)	450.85
TMSL						
TSL						
TSCL						
RWL	1.67					1.67
RWCL						
RWRL						
GROUP	509.43	60.25	(3.00)		(1.28)	565.40

There is a one month time lag on this report.

Note that the Green Book figures exclude inter company loans.

THAMESWEY GROUP
INTEREST PAYMENTS
Feb-23

Company	Budget to Date	Actual to Date	Net Financing Cost/(Adverse)	Notes
	£	£	£	
TSL	-	-	-	
TL	-	-	-	
TCMK	1,959,100	1,838,822	120,278	
TDL	119,168	801,547	(682,378)	1
TEL	1,293,072	1,979,427	(686,355)	
TGHL	-	-	-	
THL	14,269,762	13,335,325	934,437	
TMSL	-	-	-	
TSCL	10,846	59,663	(48,818)	
RWL				
RWCL				
RWRL				
GROUP	17,651,948	18,014,784	(362,836)	



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