



PERFORMANCE AND FINANCIAL MONITORING INFORMATION

DECEMBER 2016



INVESTOR IN PEOPLE

**PERFORMANCE AND FINANCIAL
MONITORING INFORMATION**

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PERFORMANCE AND FINANCIAL MANAGEMENT INFORMATION

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**BEST VALUE PERFORMANCE PLAN
INDICATORS**










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EXCEPTION REPORT DECEMBER 2016

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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PI Number and Description	  	Page	Comments
CO-004: Average days lost through sickness		6	Sickness is measured as both short and long term, the determining factor being whether the absence is longer than 1 month. Short term absence has remained stable. There has been an increase in the number of employees absent for a month or more which has resulted in the absence level now being higher than the cumulative total for last year. HR are actively working with each case and liaising with occupational health and the line manager to assist a return to work or seeking an alternative solution.
SO-075 & SO-076: Number of properties brought back into use through LA intervention		7	The Council's Empty Homes Plan sets a target of returning 100 empty homes back into use between April 2015 and December 2018 with 74 empty homes having been returned to use since April 2015. Performance therefore, remains on target to meet the Empty Homes Plan objective. The Green Book target has been set at a higher level to challenge performance and while an increased focus during this year of liaising with owners of high profile long-term empty homes has reduced overall performance it is anticipated to return a number of particularly problematic empty homes back into use in the coming months.
NI-155: Number of Affordable Homes Delivered		8	Performance to date has exceeded the target for the year and this is largely due to the new homes being delivered at Kingsmoor Park (the Council's PFI scheme with Thames Valley Housing Association) and the new development by Thameswey Housing Ltd at Greenwood House as well as Thameswey Housing Ltd acquisitions.
EN-013: Major Planning Applications Decided in 13 Weeks		13	Performance in all areas is currently significantly exceeding targets.
EN-014: Minor Planning Applications Decided in 8 Weeks		13	
EN-015: Other Planning Applications Decided in 8 Weeks		14	

NI 154: Net Additional Homes Provided	😊	14	The recent net increase in dwelling completions is due to completions on a number of the large sites, in particular, on Moor Lane, Brookwood Farm and Hoe Valley. This trend is in line with the housing trajectory envisaged in the core strategy and the Five Year Supply Position Statement. Whilst the data is encouraging and welcome, the Council will have to monitor housing delivery closely when these sites are completely delivered. Consequently, this trend will have to be monitored for some time to be confident of how the market is delivering against the housing requirement. The Council should continue to work with developers to sustain this trend over the long term.
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**Performance Management - Monthly Performance Monitoring of Performance Indicators
DECEMBER 2016**

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 Management Group, staff and the public.

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

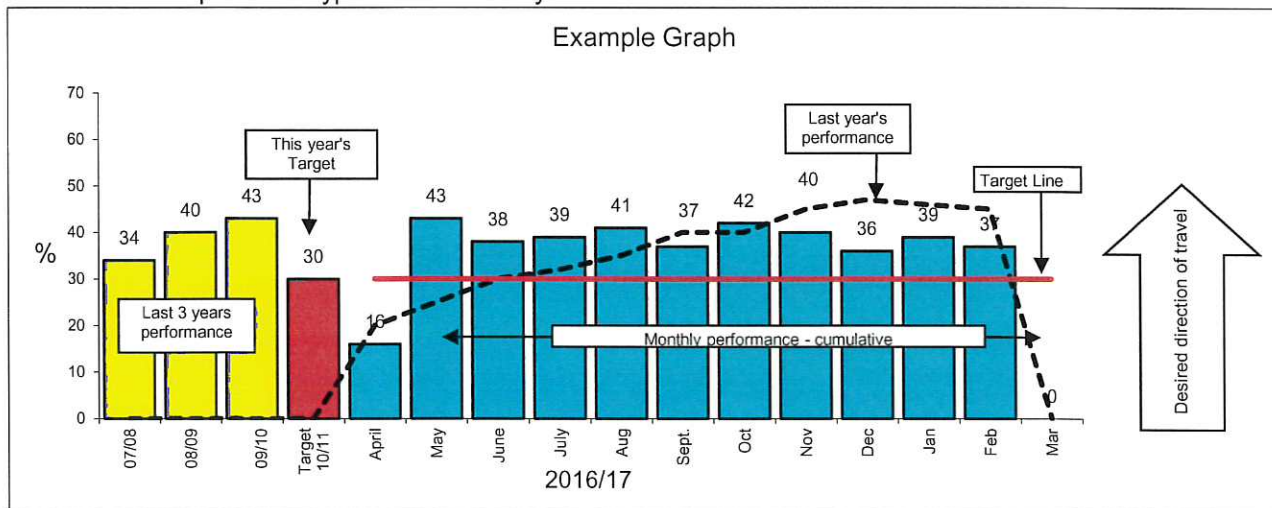
Last year's performance is shown as a dotted line which is useful for comparative purposes and enabling target profiling to be considered.

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

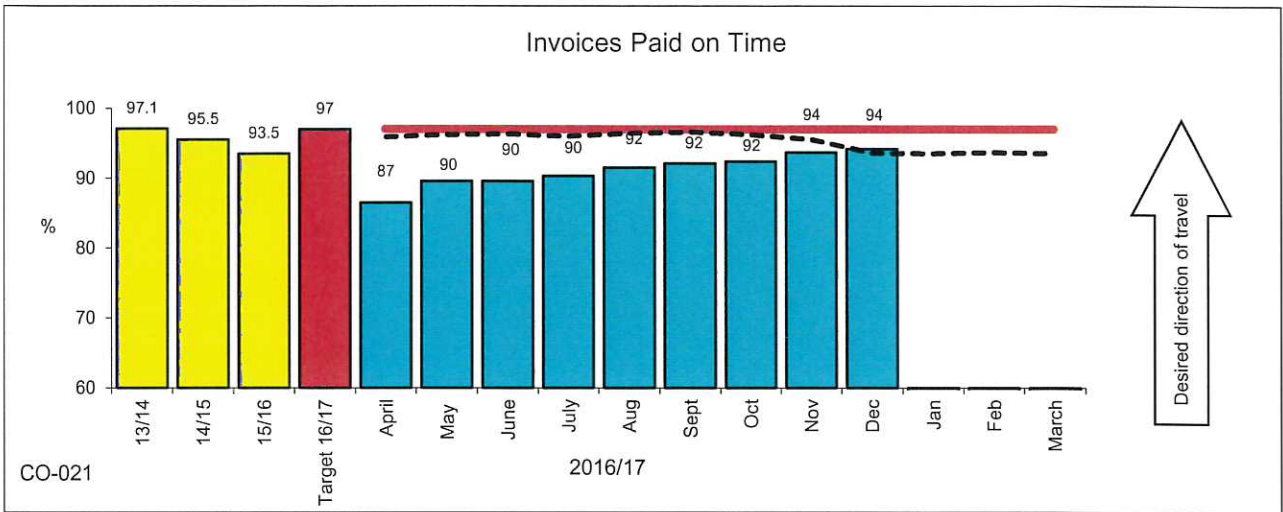
Performance is reported cumulatively for most indicators. Where this is not the case it is indicated on each graph.

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

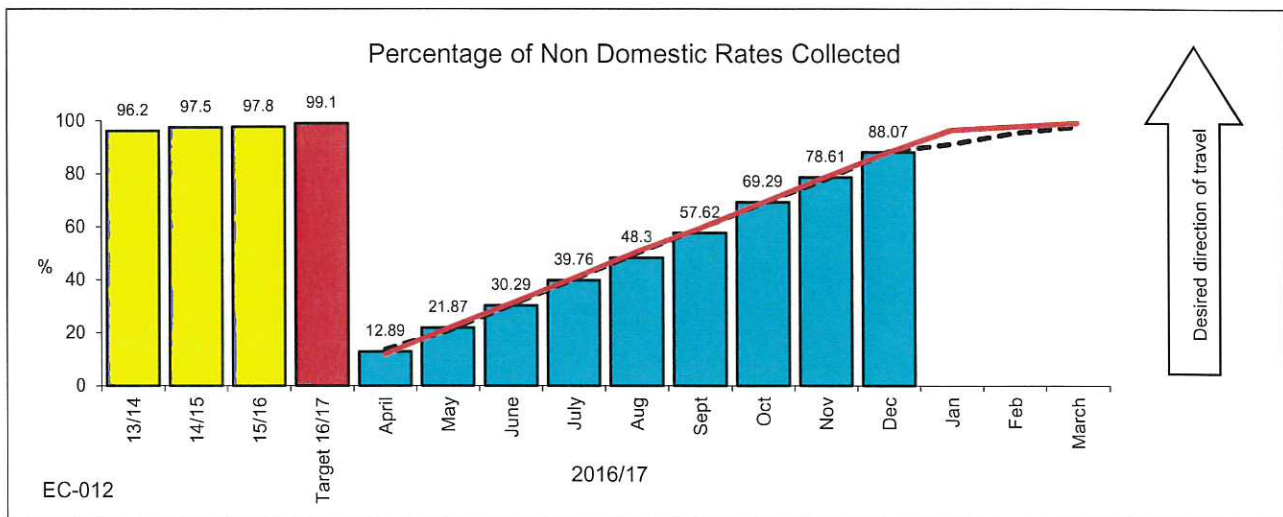
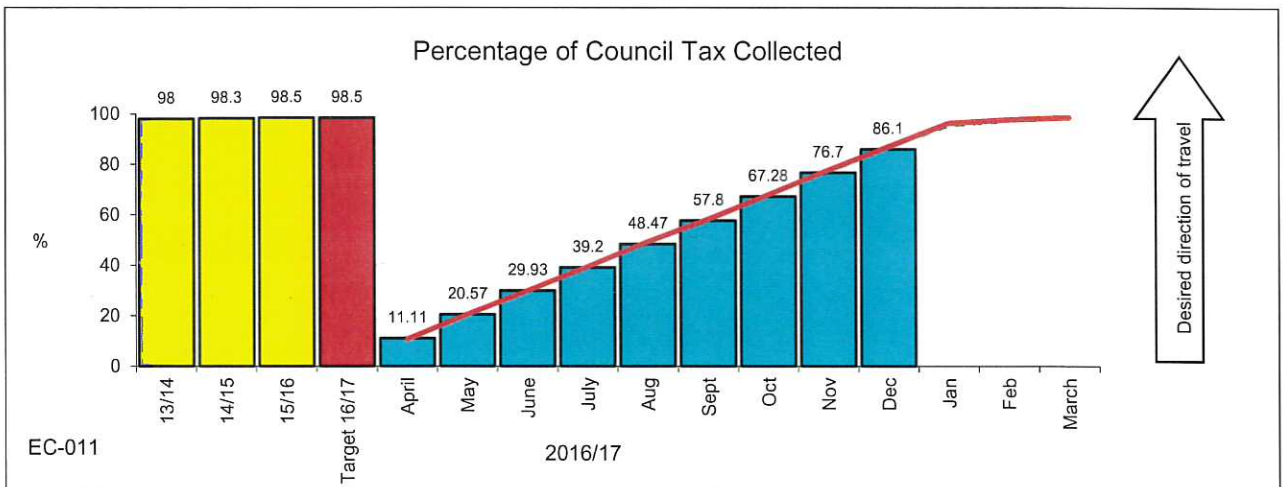
Here's an example of the typical information you will find in each chart:



CORPORATE HEALTH INDICATORS (Responsible Manager - Various)

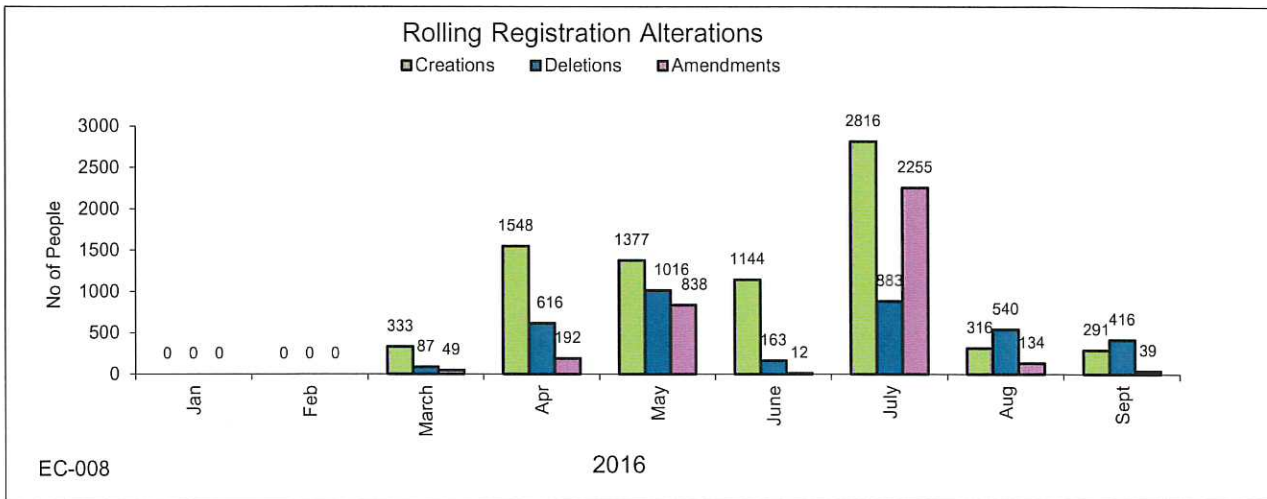


Since January 2009, measures have been in place to reduce the time taken to pay Local Suppliers. The Average Number of Days taken to pay Local Suppliers in December was 20.42 (Target = 12 days); Average Number of Days taken to pay All Suppliers in December was 23.27 (Target = 20 days). Late Payment legislation 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	13/14	14/15	15/16	16/17
EC-002: Percentage of Adult Population on the Electoral Register	↑	96.08	94	93.1	93.1
EC-003: Percentage of rising 18 year olds on the Electoral Register	↑	45.9	38.3	20.1	20.1
EC-004: Percentage of those on the Electoral Register who voted	↑	32.1	38.7	70.2	38.6
EC-005: Percentage of people who voted by post	n/a	34	31.2	23.8	31.3
EC-007: Percentage of clerical errors recorded at the last election	↓	0.00001	0.07	0.0001	0.14

EC-002 and EC-003: these figures may need to be revised after the 16/17 annual canvass in January.
 EC-004, EC-005 and EC-007: These figures were calculated based on the turnout of the Borough elections in May.

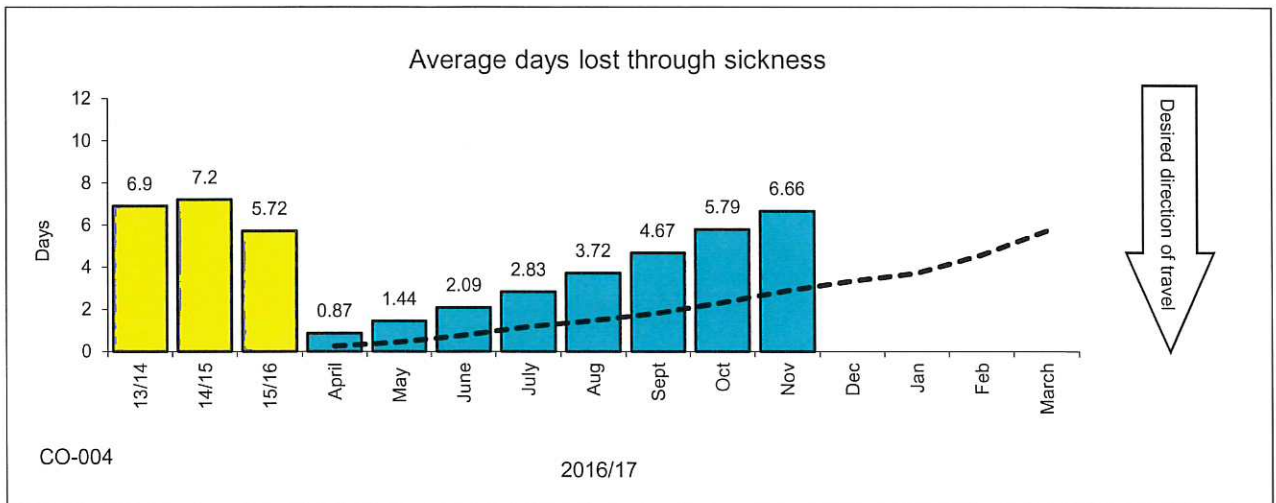


This year the canvass was postponed following the election in October 2015, therefore there were no figures for January and February whilst the canvass was completed. There will be no monthly updates to the Electoral Register published in October, November and December whilst the annual canvass is carried out.

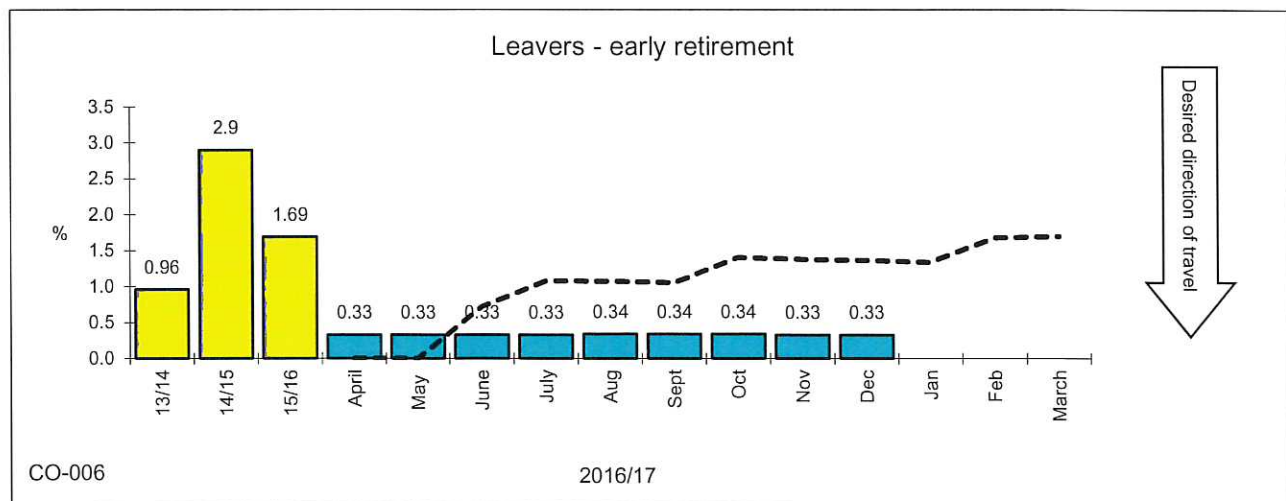
HUMAN RESOURCES (Responsible Manager - Amanda Jeffrey)

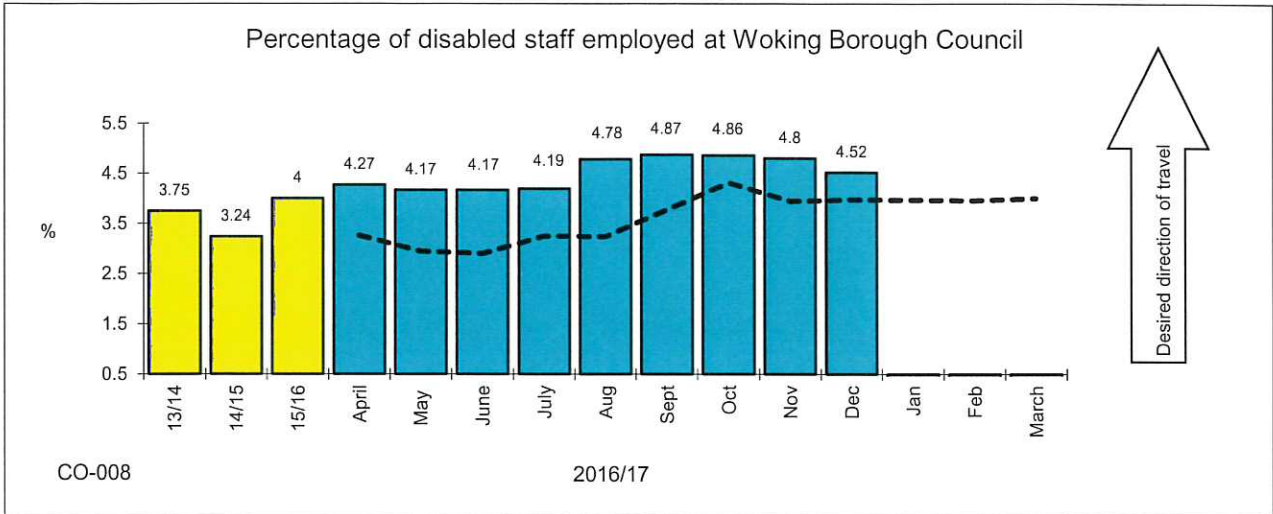


The number of employees included in the top 5% can differ, depending on the total number of employees, and if there are salary changes for top earners. This causes these figures to fluctuate, even if no one in the top 5% of earners leaves the organisation.

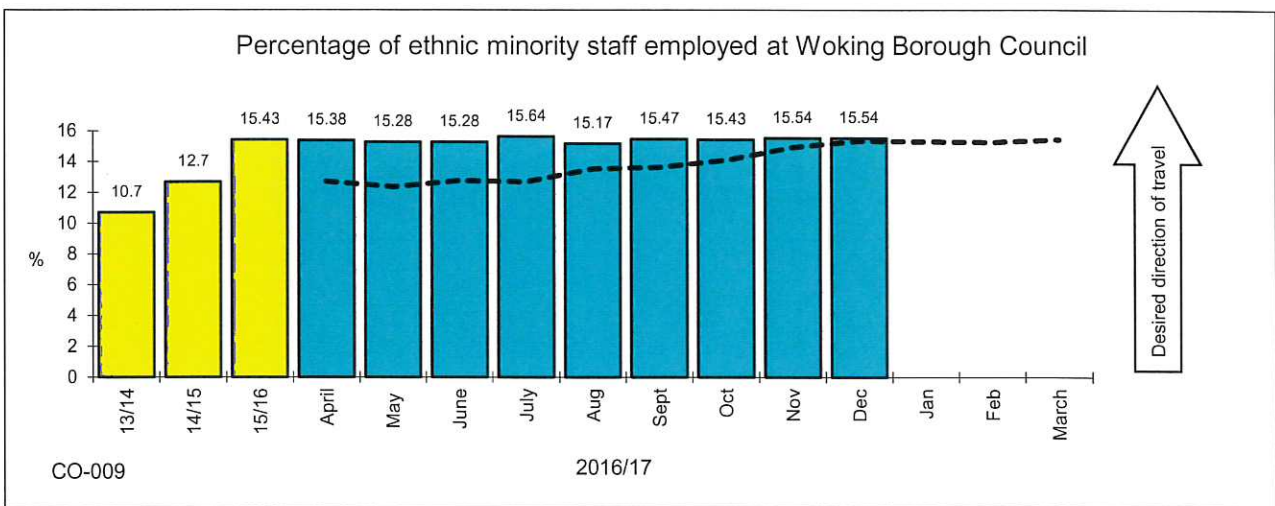


Excluding long term sickness to November = 2.47 days. There is a 1 month time lag on this indicator.



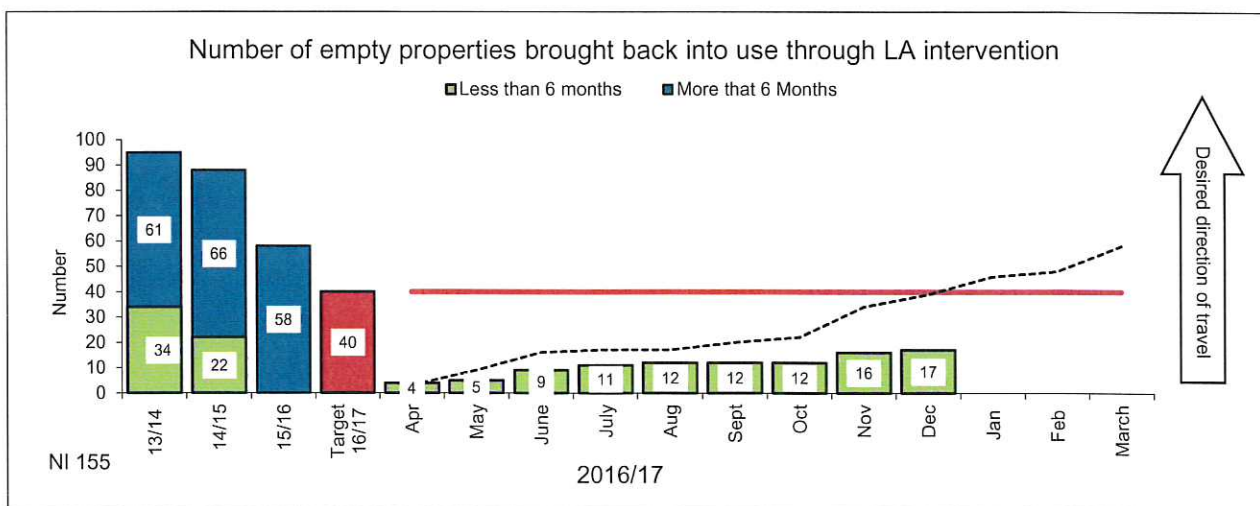


The % of economically active disabled people in Woking is 5.6% (Source 2011 census).

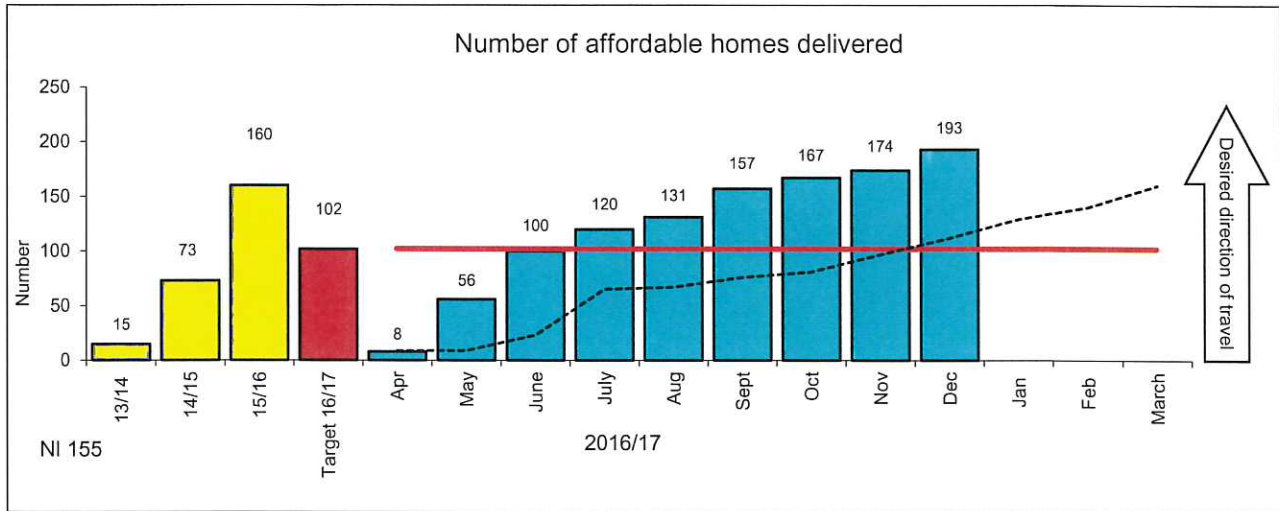


The % of economically active people from BME communities in Woking is 5.1% (source 2011 census).

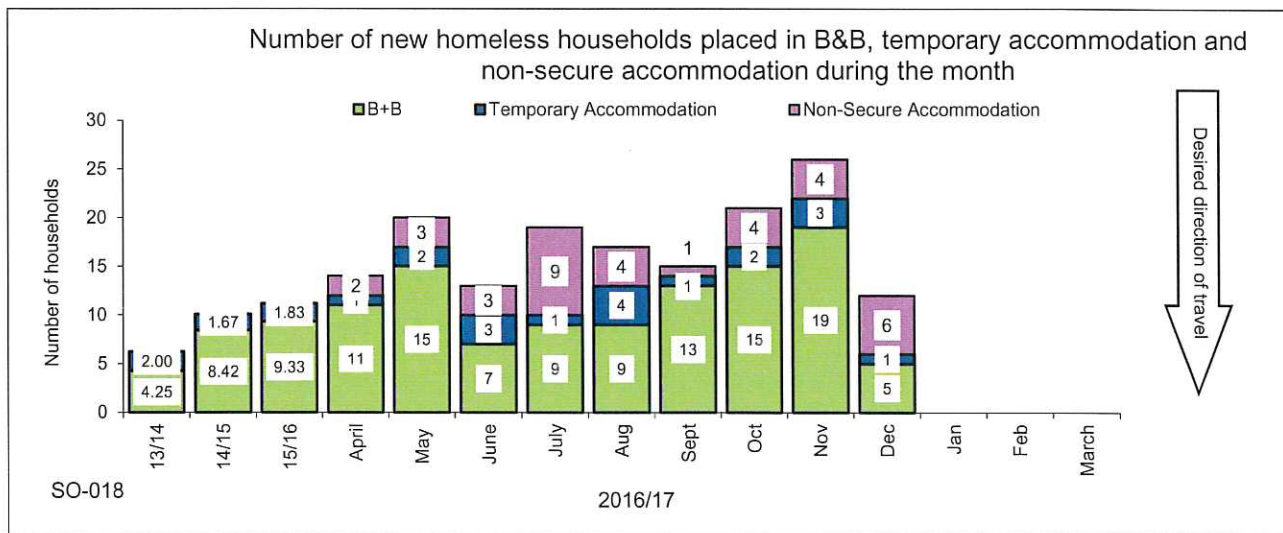
HOUSING (Responsible Manager - Sue Barham)

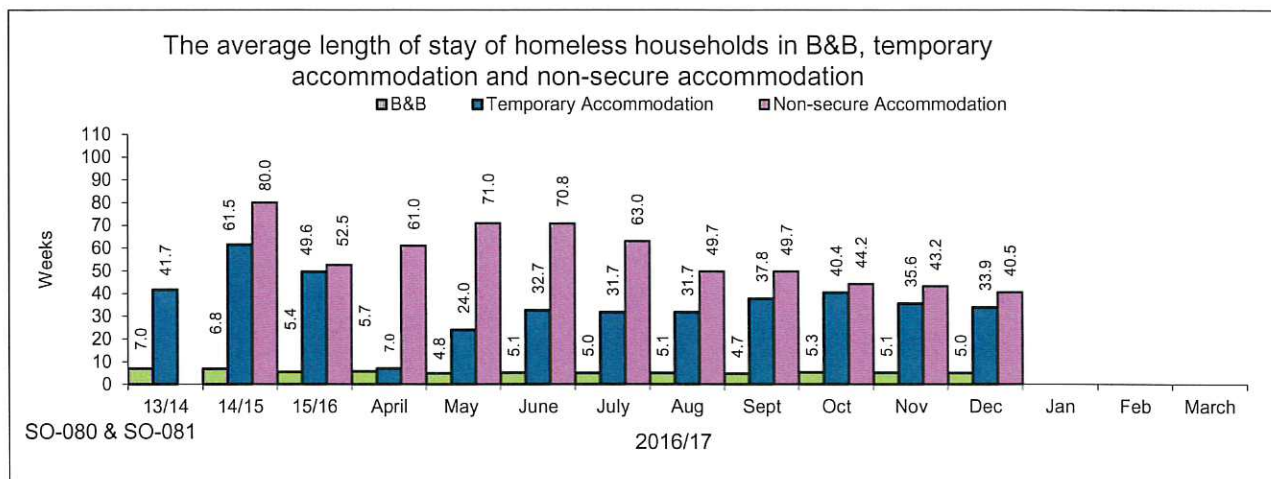
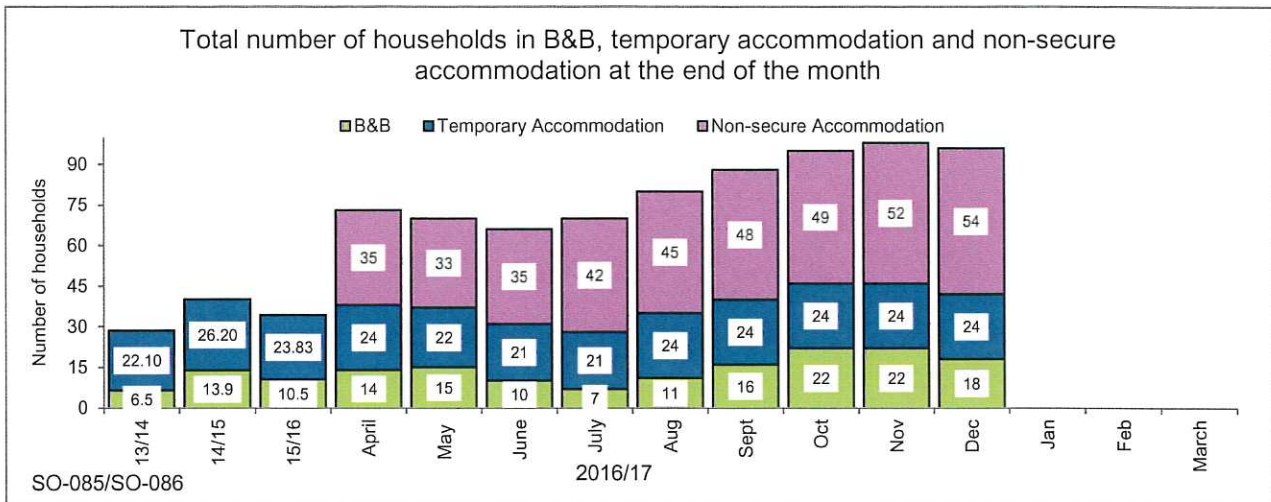


Annual Housing Management Indicators	Desired Direction of Travel	13/14	14/15	15/16	16/17
SO-071: Energy efficiency of Council owned homes- SAP rating (top quartile = 69)	↑	63	64.4	66	
NI-158: Percentage of non-decent Council homes	↓	11.5	6.4	3.8	



Figures for Dec : Social Rented: 17, Intermediate homes for rent: 2, Intermediate homes- shared ownership: 0, Affordable Rent: 0, Starter Homes: 0, Total for Dec: 19. Cumulative figures year to date: Social Rented: 114, Intermediate homes for rent: 54, Intermediate homes- shared ownership: 18 Affordable Rent: 7, Starter Homes: 0. Total for year to date: 193.





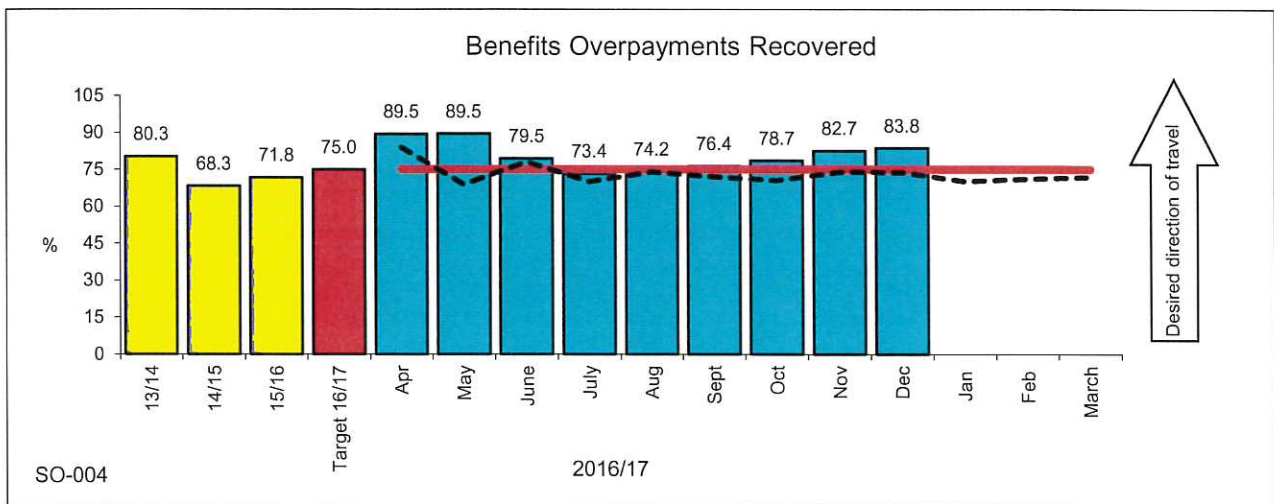
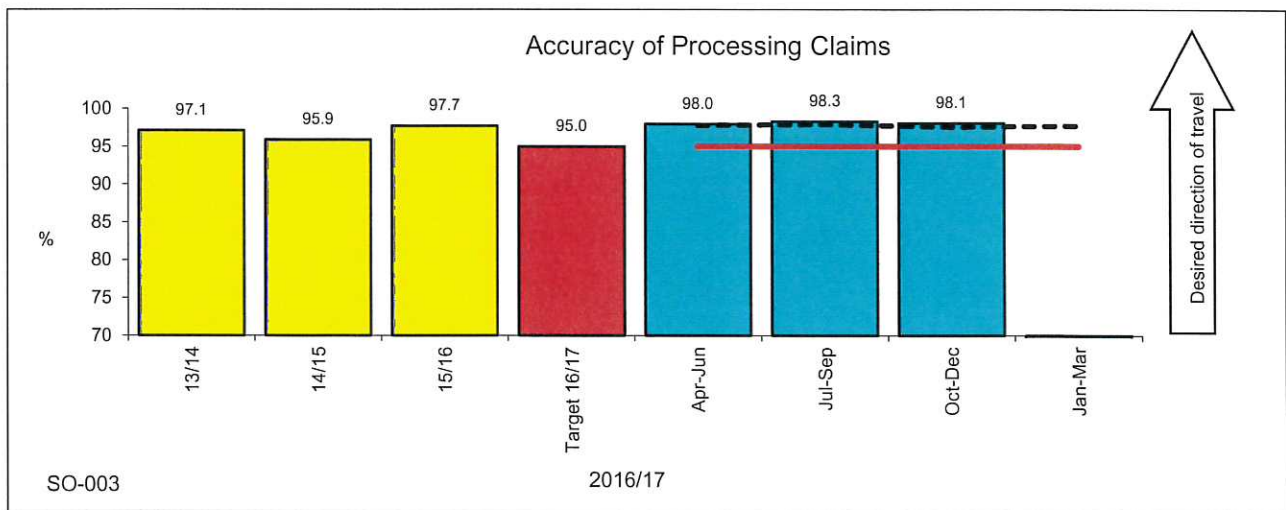
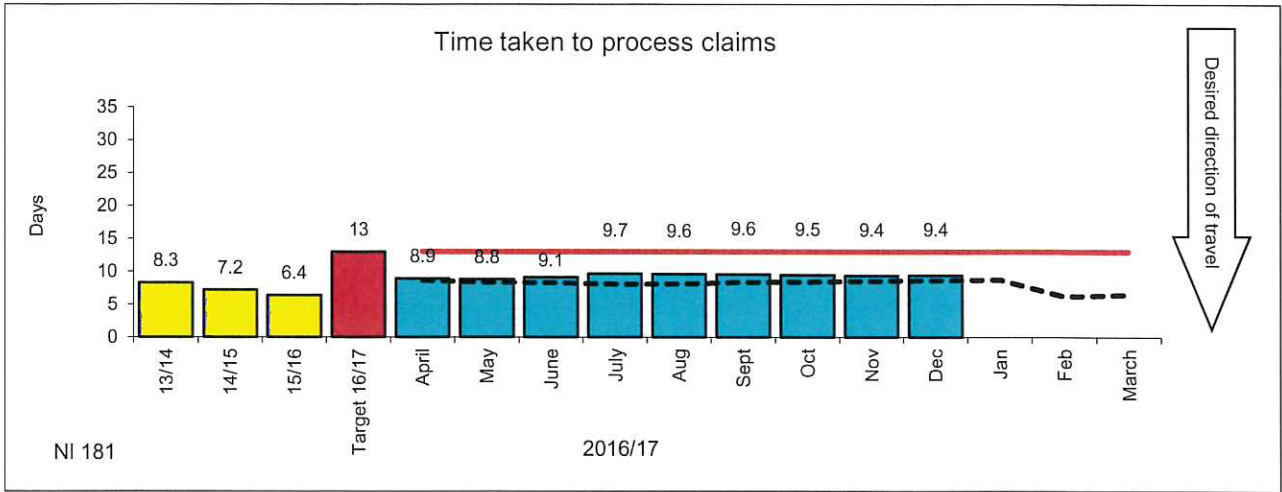
The Council has 27 units of Temporary Accommodation which are part of the Council's own stock. They are large houses and each unit is generally one or two rooms with shared facilities. Non-Secure tenancies are offered to households who approach the Council as homeless or threatened with homelessness or as a way of preventing homelessness. They are the Council's own stock and are self-contained properties. Applicants are housed on a temporary basis under homelessness legislation until they can bid successfully through the Council's Hometrak Scheme.

Annual Homelessness Indicators	Target	Desired Direction of Travel	13/14	14/15	15/16	16/17
SO-015: Number of rough sleepers	1 - 10	↓	8	7	12	
SO-082: The number of households prevented from becoming homeless	n/a	n/a	187	180	142	

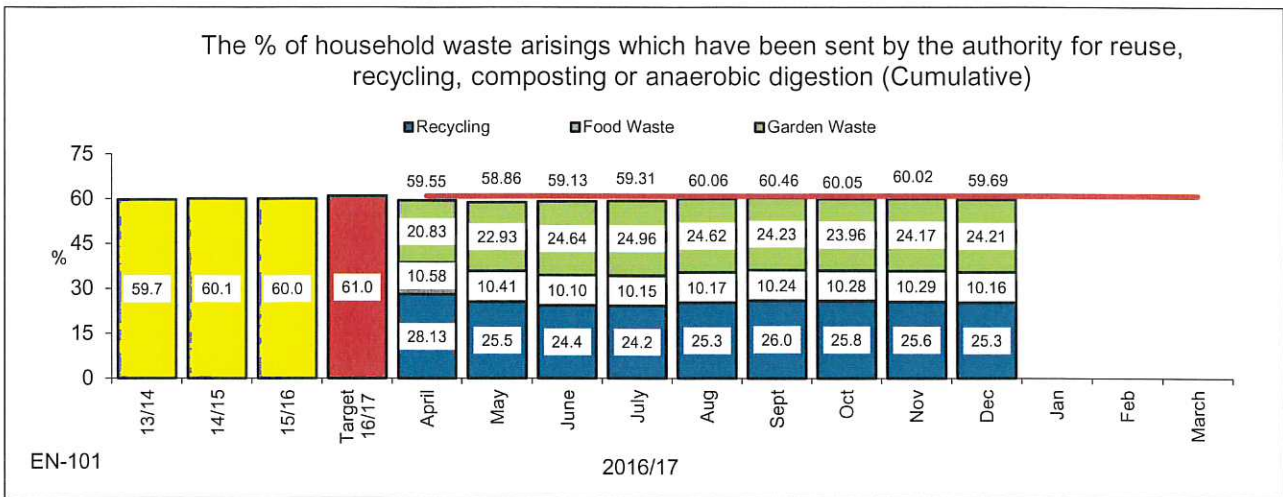
Quarterly New Vision Homes Indicators	Annual Target	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar
IM1: Rental income	98.9	95.31	96.6		
IM3: Average days void	21	18.86	18.27		
RR1: Emergency repairs	98.75	100	100		
RR2: Urgent repairs	97.75	100	99.7		
RR3: Routine repairs	96.72	93.39	94.98		

All NVH figures are percentages of the total except IM3 (days). The annual targets will be updated once new Housemark benchmarking data becomes available in September. There is a time lag on receipt of these figures. Figures have not been received from NVH in time for the draft Green Book.

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

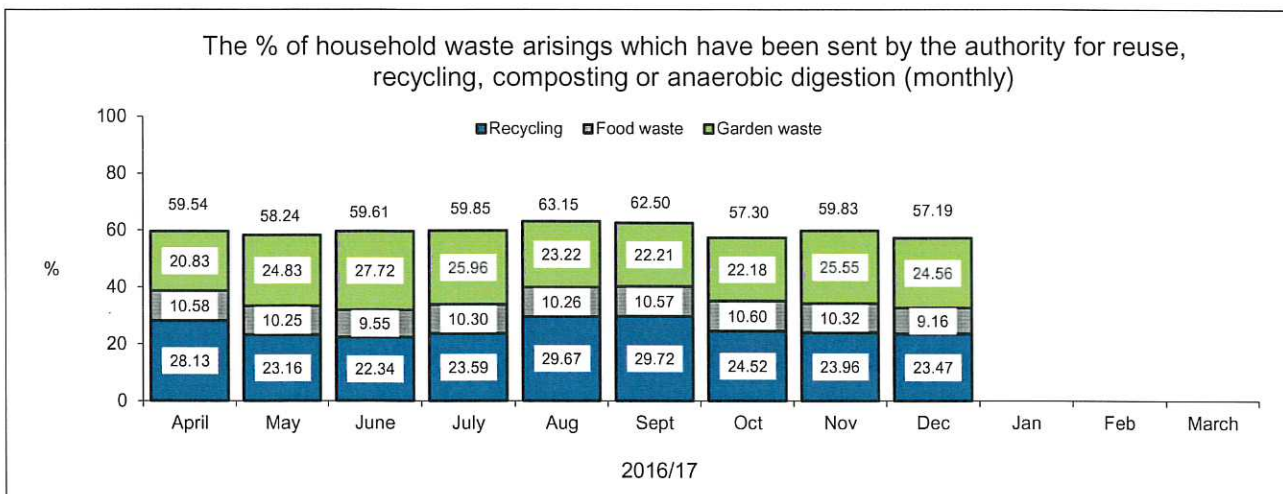


WASTE AND CLEANLINESS (Responsible Manager - Geoff McManus)



The table represents household waste collected via the Council's recycling, composting, re-use and recovery services but excludes waste sent to landfill or energy for waste.

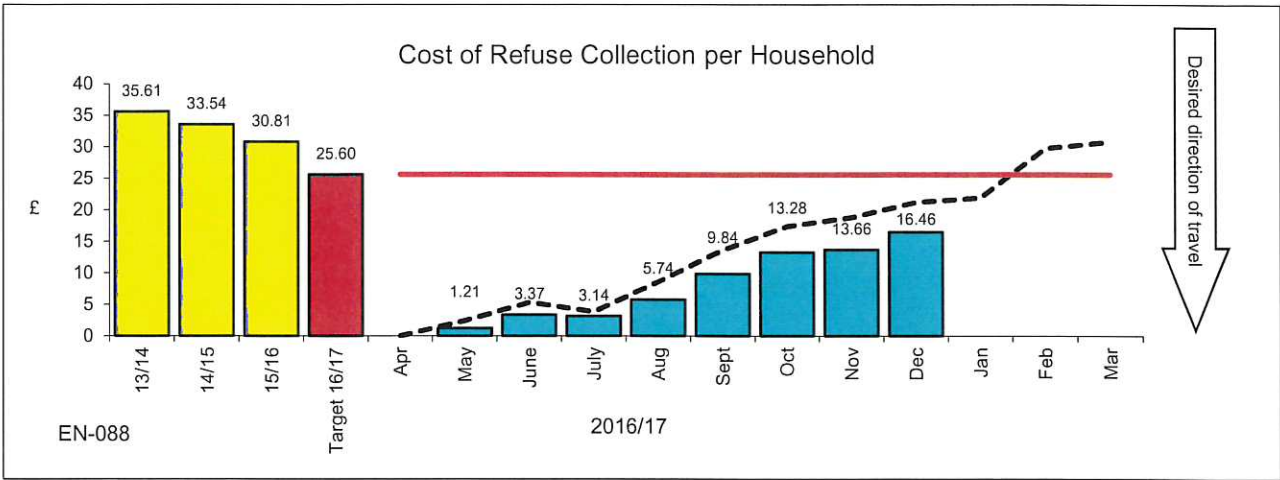
Due to successful dialogue with the Materials Recovery Facility operator, the sampling process has been revised to provide a more accurate representation of materials received. There has also been a range of ongoing initiatives to promote quality recycling. As a result the rejection rate has reduced from 14.13% to 5.64%.



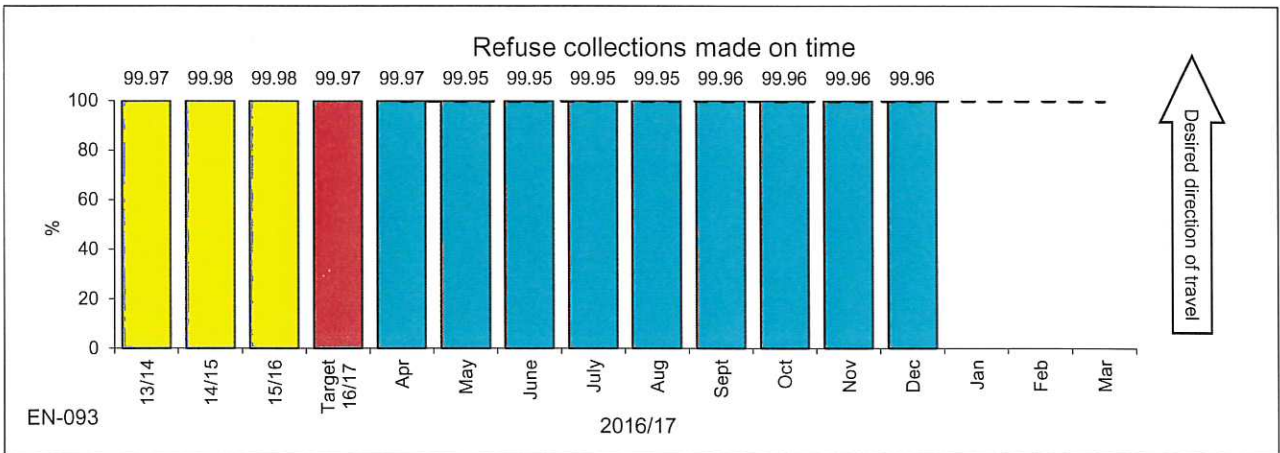
The chart shows the individual months, the Council's overall recycling performance is shown in the cumulative table. The ratio of recycling to general waste collection days cause variances (up and down) in the monthly performance. There were 4 weeks in December with 10 recycling days and 12 waste days.

Quarterly Waste Indicators	Annual Target	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar
NI-191: Residual household waste per household (kg)	350	89.6	176.2	269.8	

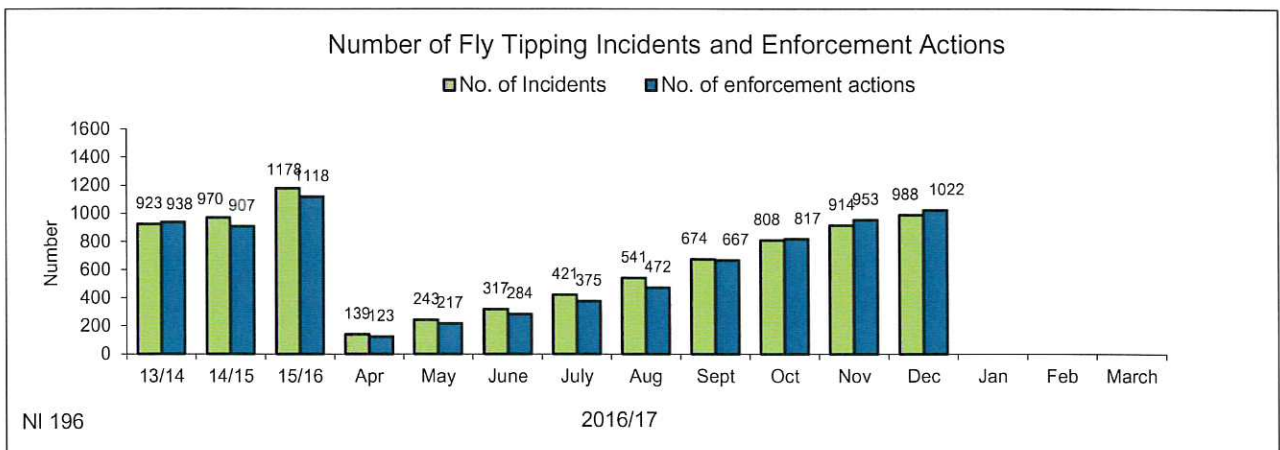
Figures provided quarterly. Population figures used = 41,990



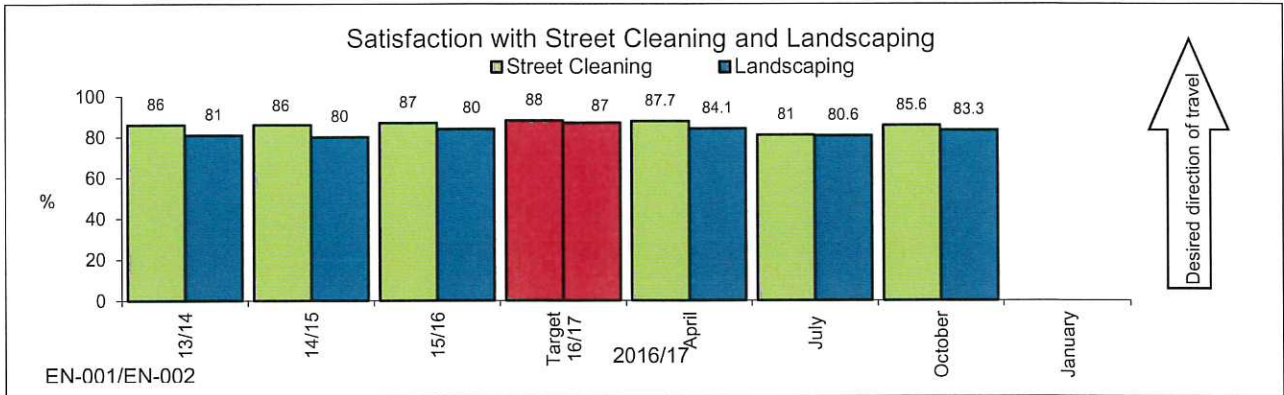
Any time delay associated with receiving, verifying and processing contractor valuations has a negligible effect on the year end cumulative figure. May figure is April/May combined. As of December the year end projected cost of refuse per household is £25.05 compared to the original target of £25.60. This is due to savings achieved via negotiating the gate fees for mixed recyclables which is reflected on the savings page.



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. This does not include non-collections when the service is postponed as a result of inclement weather.

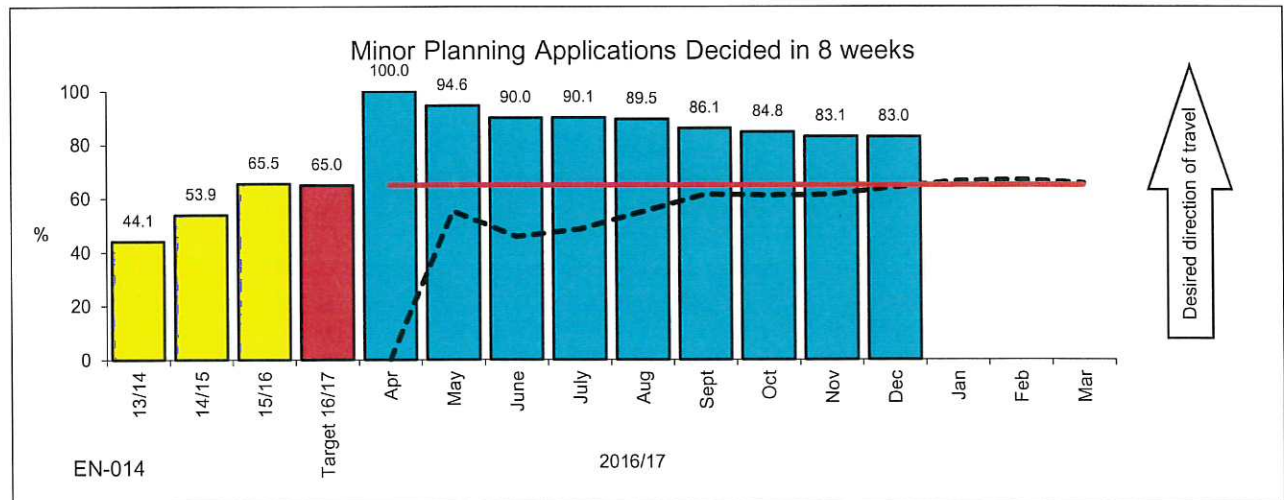
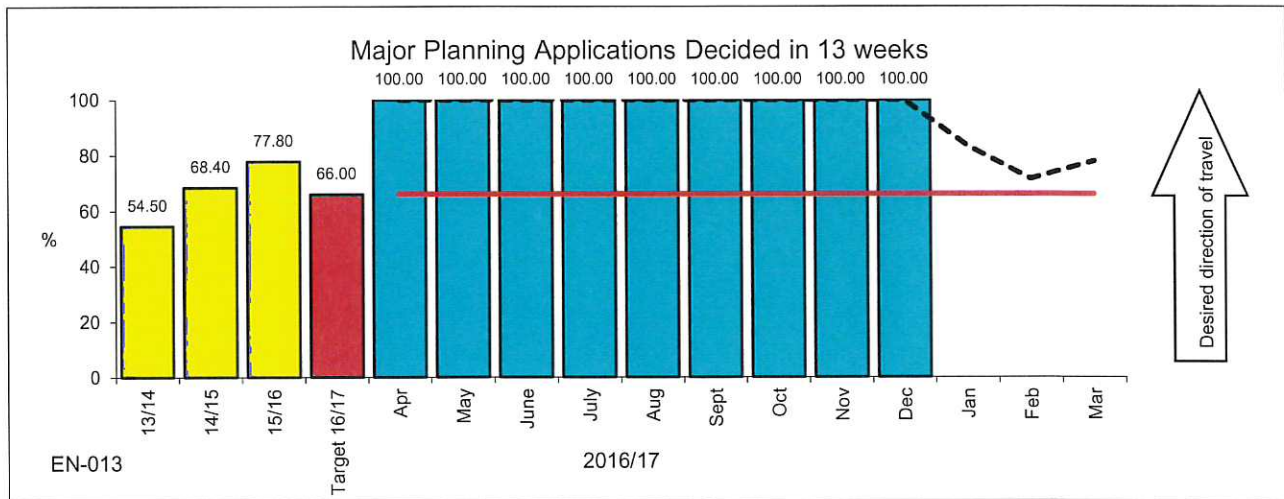


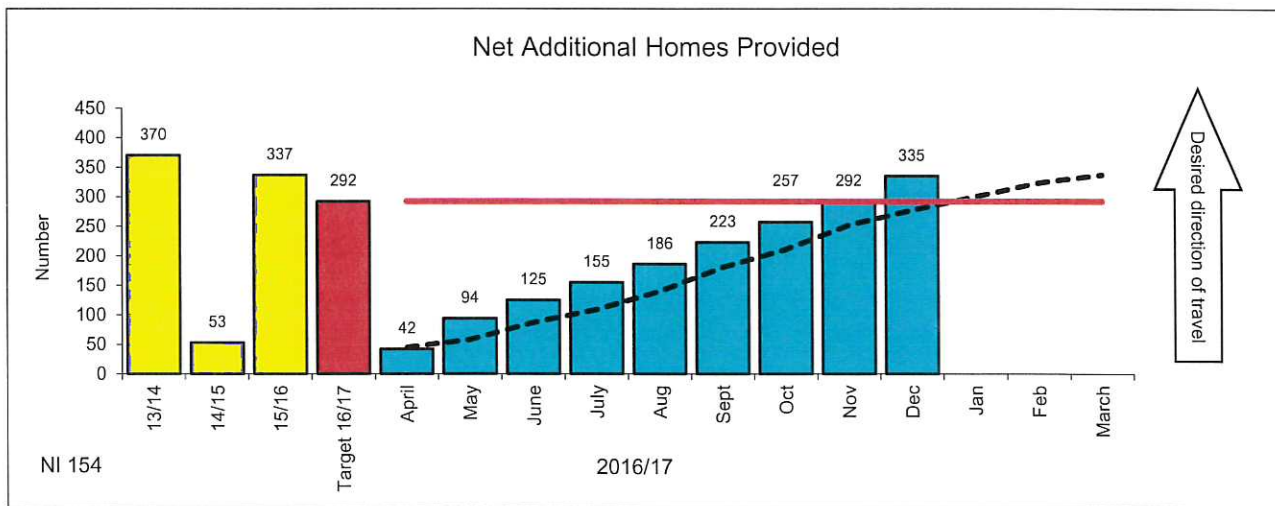
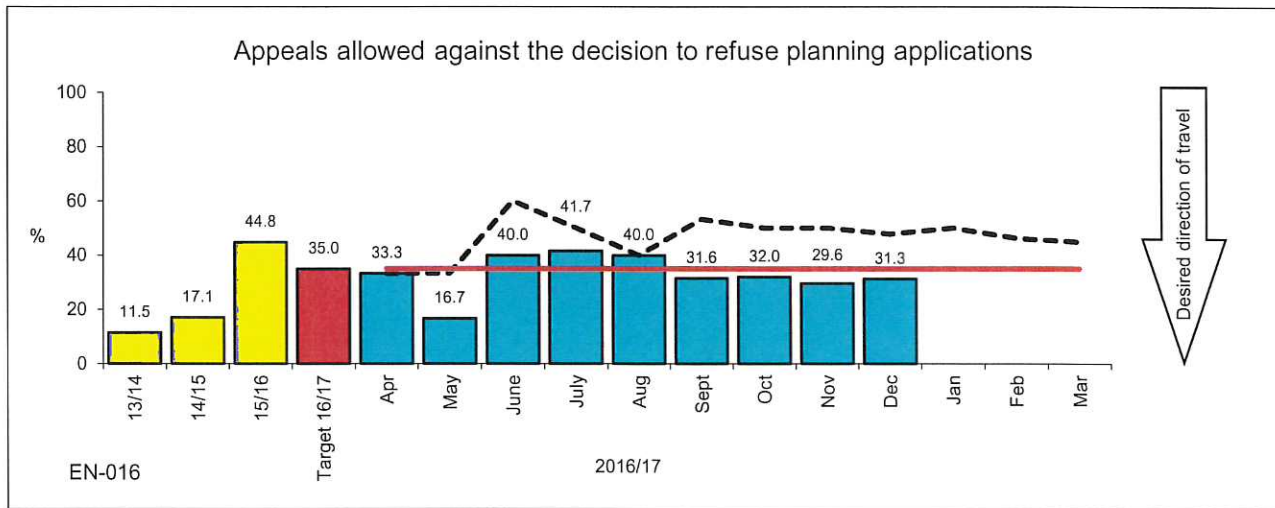
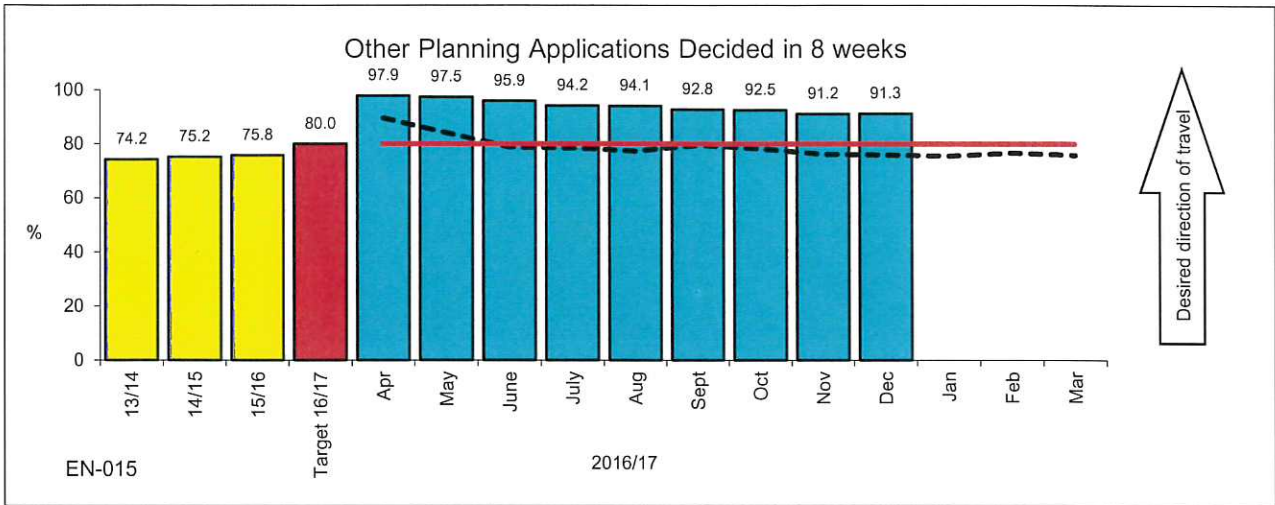
This figure for the number of enforcement actions had been mistakenly reported as a monthly figure in previous Green Books this year, the figure is correctly shown as cumulative.



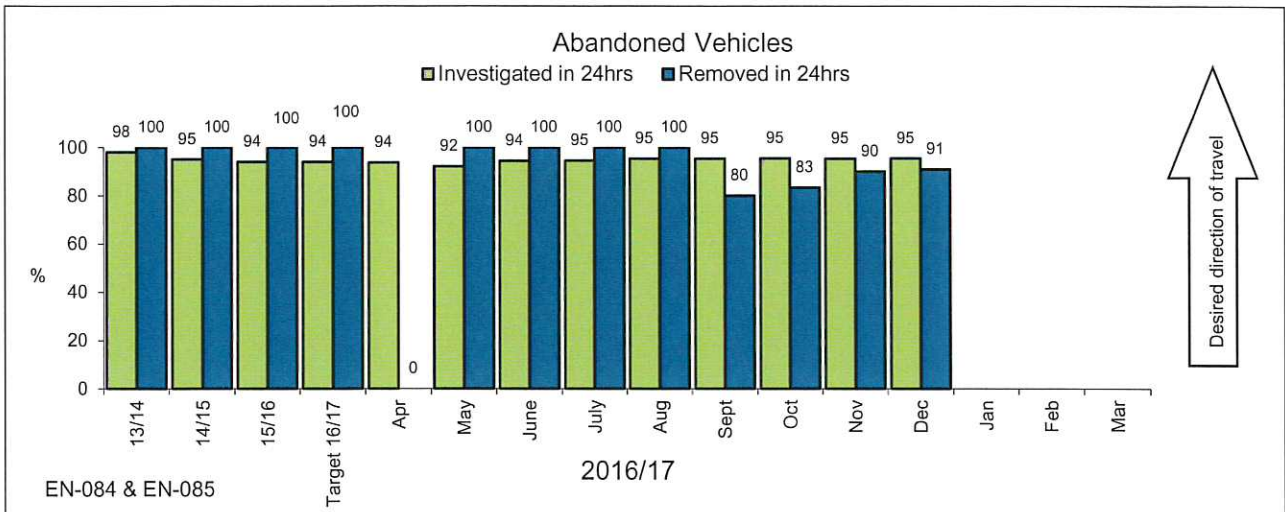
Satisfaction surveys are carried out through a telephone poll of 300 residents every quarter. There is a time lag on the receipt of this figure.

PLANNING (Responsible Manager - Chris Dale)

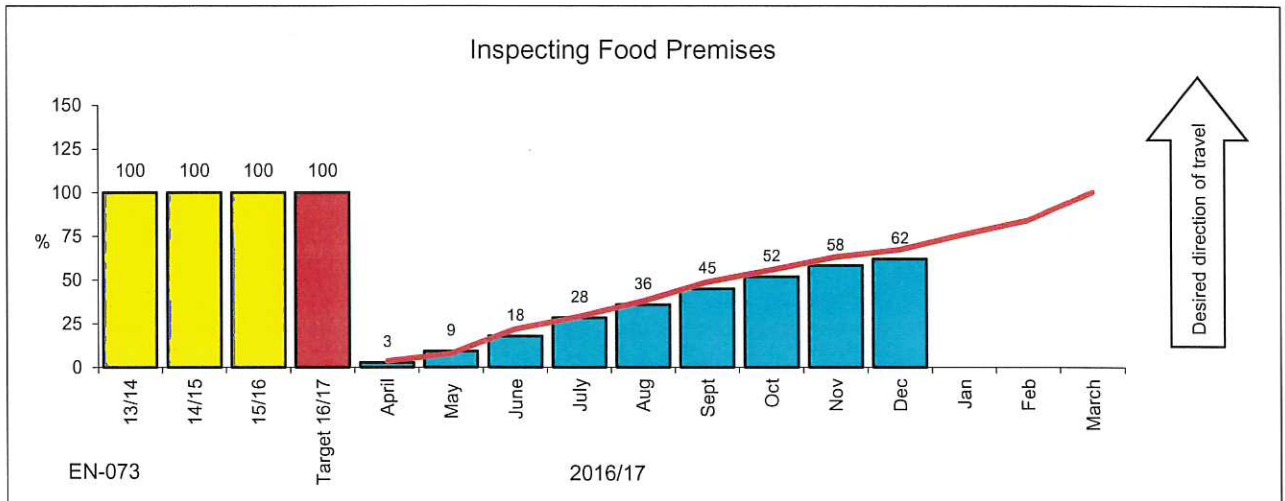




COMMUNITY SAFETY (Responsible Manager - Geoff McManus)



*24 hours from the time that the vehicle can be legally removed. The table shows the cumulative percentage of vehicles visited and removed during the course of the year. To date there have been 228 out of 239 vehicles inspected within 24 hours and 10 out of 11 vehicles removed within 24 hours(1 not picked with 24hrs as contractor had a vehicle breakdown)



Quarterly Environmental Health Indicators	Desired Direction of Travel	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar
Percentage of establishments with a food hygiene rating of 3 or better	↑	93.94%	94.27%	94.25%	

Annual Environmental Health Indicator	Target	Desired Direction of Travel	2016/17
Satisfaction of business with Environmental Health	tbc	↑	

There is no data for previous years as this is a new indicator for 2016/17.

**FINANCIAL MANAGEMENT
INFORMATION**

DECEMBER 2016

REVENUE BUDGET - MAJOR VARIATIONS AND RISK AREAS

APRIL 2016 - DECEMBER 2016

Introduction

The report that follows summarises the General Fund and Housing Revenue Account budget variations for 2016/17 based on information available at the end of December.

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 2016/17, of which £13,107 has been allocated for the playing pitch strategy, £15,000 for pool in the park changing room adaptations and £75,000 for costs relating to the market testing exercise in respect of Woking Gateway. Budget monitoring to the end of December 2016 indicates an underspend for the year of £118,082. The variations making up this underspend are reported below.

	Position to December £	Forecast Outturn 2016/17 £
a Peacocks	-4,000	-4,000
b Cleary Court	-95,519	-100,000
c Industrial and Other Sites rents	164,000	128,000
d Market	6,049	40,258
e Business Rates	10,645	40,000
f Bed and Breakfast Expenditure	106,500	142,000 *
g Development Management Income	-120,048	-100,000
h Peacocks Car Park Service Charge	29,100	29,319
i Enterprise Car Share Scheme	10,934	10,000
j Christmas Lights	0	10,000
k Supporting People Advertising and Printing	11,250	15,000
l Interest Costs	-425,638	-350,000 *
m Taxi and Private Hire Licensing	-29,875	-40,000 *
n Borough Election	35,453	35,453 *
Employees costs in excess of staffing budget	78,049	78,049 *
Savings achieved (see savings page)	-52,160	-52,160
Total Underspend December 2016	<u>-275,261</u>	<u>-118,082</u>
Position at November 2016		<u>-69,429</u>

Items marked with a * in the table and the following comments have changed this month. Further details of each of these variations are set out in the following section. Unless specifically mentioned in the notes below, these variations are considered to be of a 'one-off' nature in 2016/17, and are unlikely to recur in future years.

- a Peacocks (Ian Tomes, Strategic Asset Manager)
A variation relating to the Peacocks Centre development agreement will result in further income of £4,000.
- b Cleary Court (Ian Tomes, Strategic Asset Manager)
Following the acquisition of Cleary Court, new rental income above budget of £100,000 will be received during 2016-17.
- c Industrial and Other Sites (Ian Tomes, Strategic Asset Manager)
The full year effect of voids during 2016/17, which is partly offset by additional income from rent reviews, is £128,000 less income than budgeted.

- d Market (Ian Tomes, Strategic Asset Manager)
It is forecast that the market outturn will breakeven, therefore not making the profit of £32,585 which was budgeted. In addition, the prior year profit is not expected to be recovered resulting in an overall overspend against budget of £40,258 during 2016/17.
- e Business Rates (Geoff McManus, Assistant Director/Ian Tomes, Strategic Asset Manager)
Revaluation costs, voids and other minor variations in respect of Council buildings have resulted in an overspend against budget of £40,000 on NNDR in 2016/17.
- f Bed & Breakfast* (Catherine Butler, Housing Needs Manager)
There has been an increase in homelessness applications which means that more households have been placed in B&B. There were 102 households in B&B for the period 1 April 2016 – 31 December 2016. This compares to 78 households placed for the same period in 2015/16. Even with the additional units in Sheerwater being used as temporary accommodation and the effect of the new development at Kingsmoor Park, we have struggled to prevent homelessness (due to a lack of properties in the private rented sector) and keep households out of B&B. However, without the additional units, the numbers of people in B&B would have been higher and households would have spent longer in B&B. The majority of households are now placed in The Maybury Lodge in Woking.
- g Development Management Income (Chris Dale, Development Manager)
Income to date is now significantly higher than budget to date as a result of several large (over £10k) application fees being received so far this year. Although the number of large applications is difficult to predict accurately, it currently looks like income will be at least £100k over target for the year.
- h Peacocks Car Park Service Charge (Geoff McManus, Asst Director / Ian Tomes, Strategic Asset Manager)
Increases in facilities management service charges for Peacocks Car park have resulted in an overspend against budget of £29,319 in 2016/17.
- i Enterprise Car Share Scheme (Geoff McManus, Assistant Director)
Hire prices and activity have increased resulting in an overspend against budget of £10,000 in 2016/17.
- j Christmas Lights (David Loveless, Building Services Manager)
Replacement and additional lighting in the Town Centre will result in an overspend against budget of £10,000 in 2016/17.
- k Supporting People Advertising and Printing (Sue Barham, Strategic Director)
Additional advertising and printing has been undertaken in 2016/17 to encourage the take up of the Council's Supporting People Services .
- l Interest Costs* (Neil Haskell, Financial Services Manager).
A favourable variation is being generated by lower interest rates on borrowing and the timing of loans being taken.
- m Taxi and Private Hire Licensing* (Joanne McIntosh, Legal Services Manager).
Income to date is higher than budget to date as a result of activity levels exceeding expectations. If this continues, the variance at year end could be £35-£40k.

n Borough Elections* (Charlotte Griffiths, Electoral & Information Service Manager).

The use of the HG Wells for the duration of the Postal vote process rather than the Council Chamber and additional Election Stationery has resulted in an overspend of £35,453 in 2016/17.

Housing Revenue Account (Sue Barham, Strategic Director)

Under the existing housing management arrangements there is flexibility within the New Vision Homes (NVH) contract to offset overspends within HRA Maintenance and Management revenue budgets with under spends achieved under the NVH Asset Management Plan. Budgets are monitored in year to ensure material variations to the overall reserves position are reported.

Capital and Investment Programme decisions

In December 2011 the Council approved the Capital Strategy which allowed for delegated authority to be granted to the Executive 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.

Since the approval of the Investment Programme by Council in February 2016 the following schemes have been approved under this delegated authority:

2015/16 Approvals

Cleary Court	£3,600,000
UK Power Networks	£2,500,000

2016/17 Approvals

Export House	£1,000,000
Loan to Woking Hockey Club	£150,000
Morris House	£4,679,750

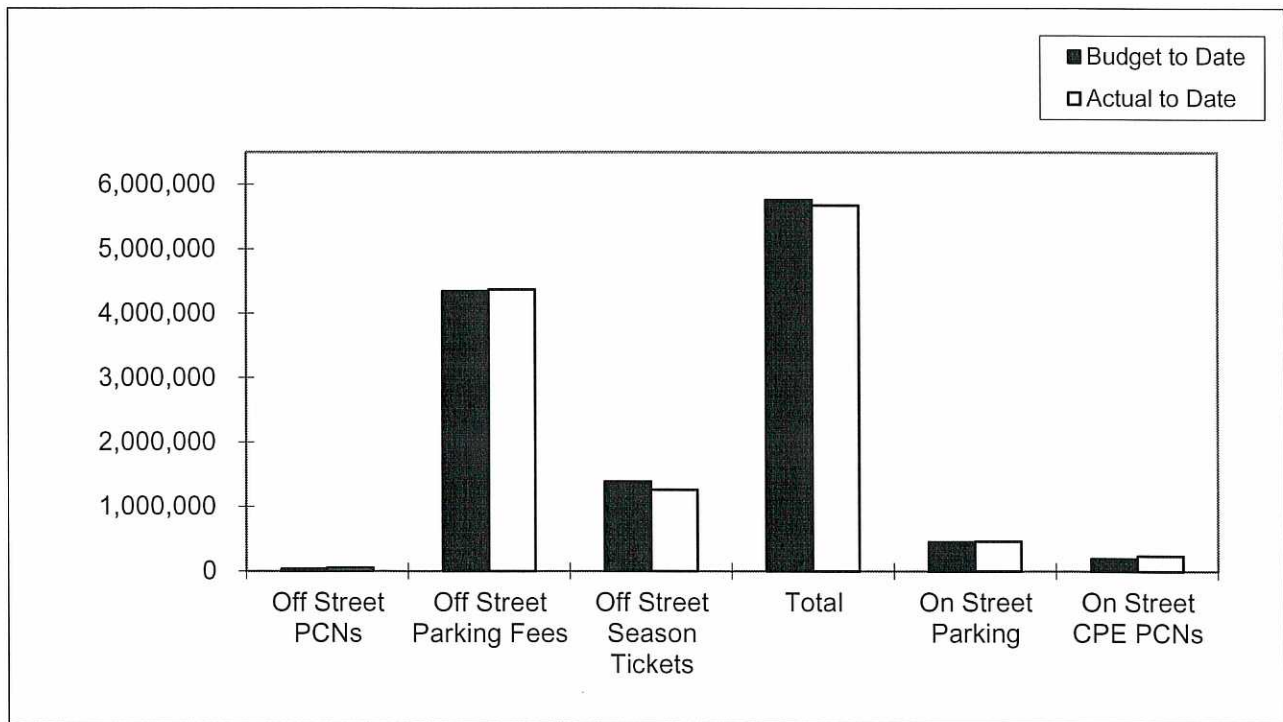
Opportunity Purchases

The Investment Programme includes a budget of £3,000,000 for opportunity purchases in 2016/17, plus the unused allowance from 2015/16 of £2,843,000. Acquisitions funded from this budget in 2016/17 to date are as follows:

Ten Acre Farm	£1,358,958
1 Guildford Road	£592,149

CAR PARKS INCOME
APRIL 2016 - DECEMBER 2016

	Off Street PCNs	Off Street Parking Fees	Off Street Season Tickets	Total	On Street Parking	On Street CPE PCNs
Annual Budget	41,000	5,717,000	1,463,000	7,221,000	618,000	256,000
Budget to Date	31,000	4,345,000	1,385,000	5,761,000	454,000	192,000
Actual to Date	46,000	4,368,000	1,262,000	5,676,000	460,000	237,000
Variation to Date	+15,000 +48%	+23,000 +1%	-123,000 -9%	-85,000 -1%	+6,000 +1%	+45,000 +23%

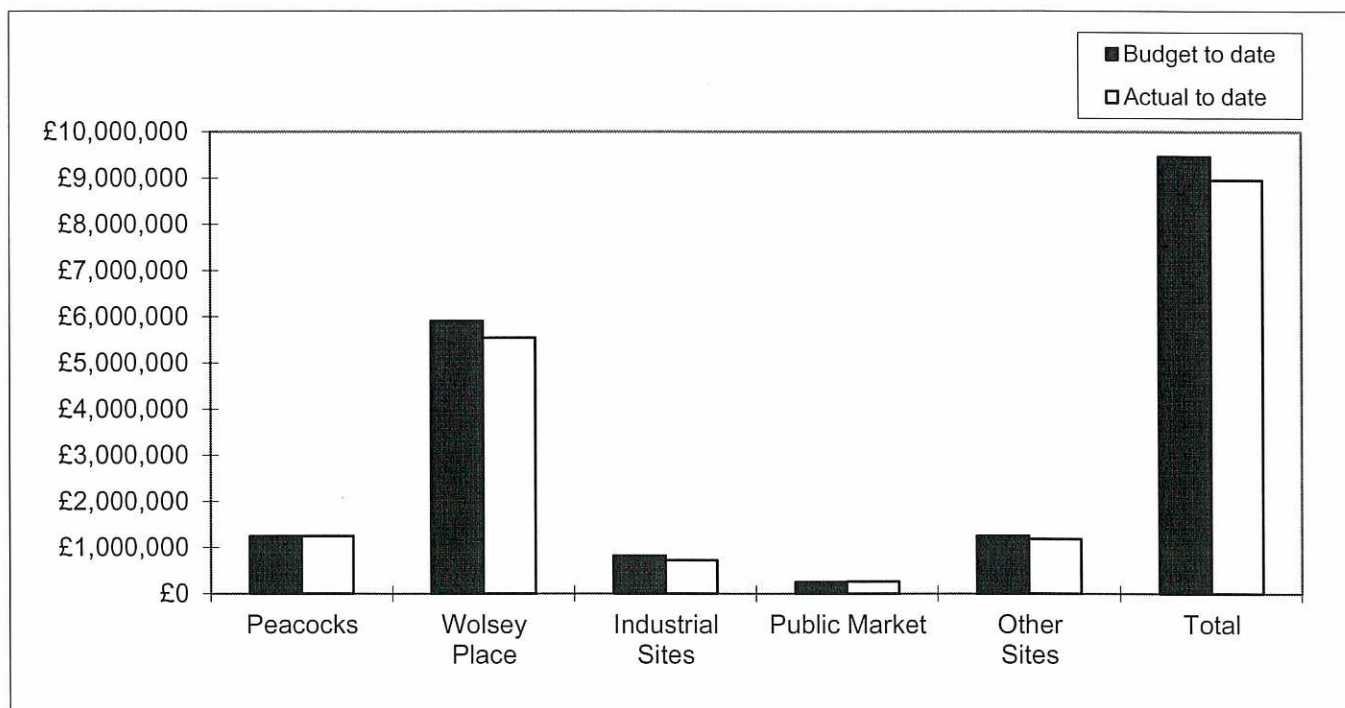


Car park activity to December remains on target to achieve the overall parking budget by the end of 2016/17.

Geoff McManus, Assistant Director

COMMERCIAL RENTS
APRIL 2016 - DECEMBER 2016

	Peacocks	Wolsey Place	Industrial Sites	Public Market	Other Sites	Total
Budget to date	1,244,000	5,906,000	818,000	247,000	1,250,000	9,465,000
Actual to date	1,248,000	5,540,000	724,000	262,000	1,180,000	8,954,000
Variation to Date	+4,000 +0%	-366,000 -6%	-94,000 -11%	+15,000 +6%	-70,000 -6%	-511,000 -5%



Peacocks

A variation relating to the Peacocks Centre development agreement will result in further income of £4,000.

Wolsey Place

The overall position for Wolsey Place requires the rental income to be supported from the Wolsey Place reserve created at the time of acquisition and from the £10m received on surrender of a lease at Export House. This reserve is also used to fund dilapidations, refurbishments for new tenants and void costs.

Cleary Court (Other Sites)

Following the acquisition of Cleary Court, new rental income above budget of £100,000 will be received during 2016-17.

Industrial and Other Sites

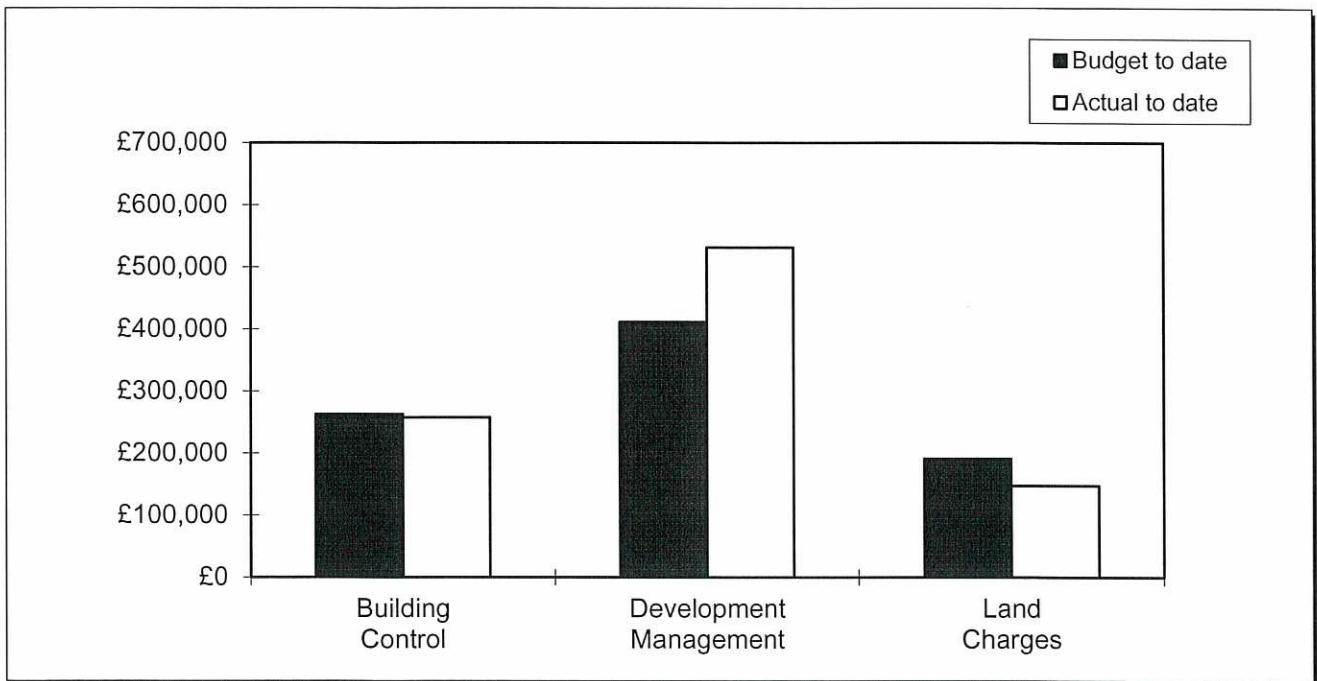
The full year effect of voids during 2016/17, which is partly offset by additional income from rent reviews, is £128,000 less income than budgeted.

Market

It is forecast that the market outturn will breakeven therefore not making the profit of £32,585 which was budgeted. In addition, the prior year profit is not expected to be recovered resulting in an overall overspend against budget of £40,258 during 2016/17.

OTHER FEES AND CHARGES
APRIL 2016 - DECEMBER 2016

	Building Control	Development Management	Land Charges
Budget to date	262,500	411,361	191,356
Actual to date	257,356	531,409	147,798
Variation to Date	-5,144 -2%	+120,048 +29%	-43,558 -23%



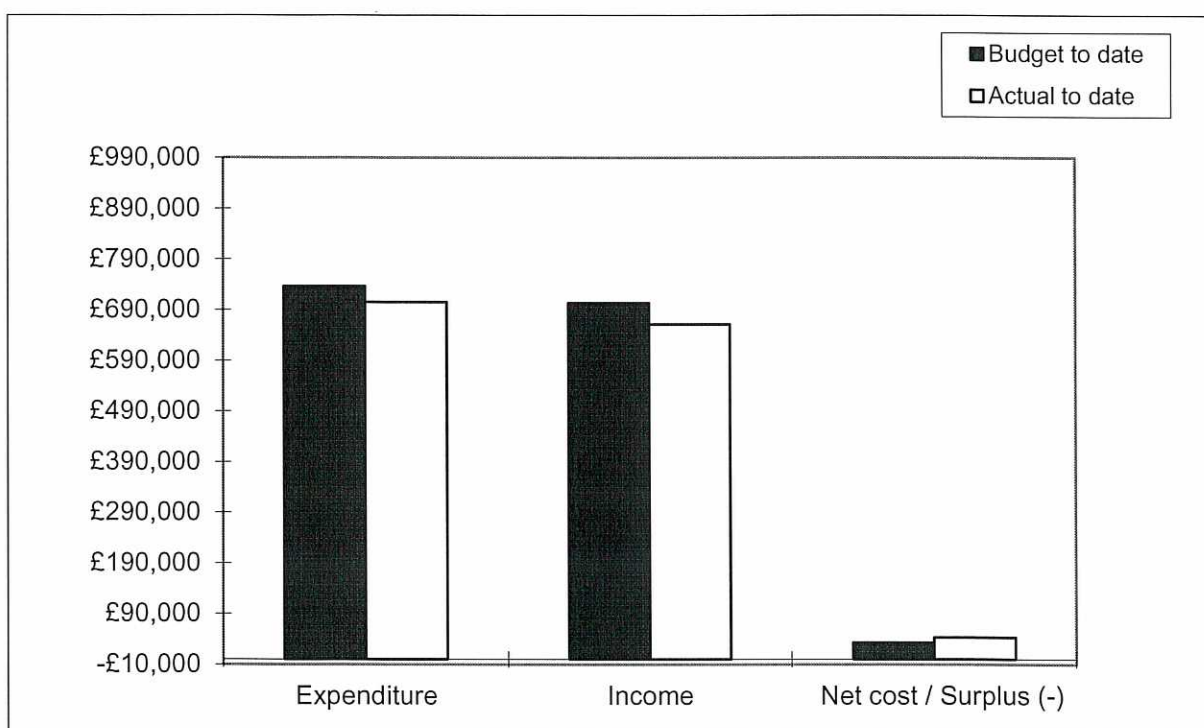
Building Control (David Edwards, Chief Building Control Surveyor)
Income is currently on target for the year.

Development Management (Chris Dale, Development Manager)
Income to date is now significantly higher than budget to date as a result of several large (over £10k) application fees being received so far this year. Although the number of large applications is difficult to predict accurately, it currently looks like income will be at least £100k over target for the year.

Land Charges (David Ripley, Revenue & Benefits Manager)
Prices have been set to reflect the cost neutral requirement of Land Charges fees and income. Early activity suggests income will be below budget for the year which will offset some of the excess from prior years. The position will be monitored over the next few months to see if this trend is maintained.

H G WELLS TRADING ACCOUNT
APRIL 2016 - DECEMBER 2016

	Expenditure	Income	Net cost / Surplus (-)
Budget for Year	<u>951,881</u>	<u>900,000</u>	<u>51,881</u>
Budget to date	736,554	703,314	33,240
Actual to date	704,976	661,731	43,245
Variation to Date	-31,578	-41,583	+10,005
	-4%	-6%	+30%



December income was £12,000 above budget due to a strong Christmas trade. Based on confirmed bookings, we are currently projecting a loss at year end, however, we are confident that it will be less than the budgeted net loss.

Expenditure is under budget due to the reduced level of activity. Savings are being achieved in premises and supplies and services.

The income to date includes subsidy of £100,517 in respect of accredited users compared with £151,350 at the same point last year.

Chris Norrington, Business Liaison Manager

EMPLOYEE COSTS
APRIL 2016 - DECEMBER 2016

	Original Budget 2016/17 £	Variations £	Latest Budget 2016/17 £	Budget to DECEMBER £	Actual Expenditure to DECEMBER £	Variation from Budget to DECEMBER £
US - Corporate Management Group	706,372	0	706,372	529,779	528,784	-995
Us - Human Resources	281,387	0	281,387	211,040	239,938	28,898
US - Revs, Benefits & Customers Services	1,655,215	0	1,655,215	1,241,411	1,510,689	269,278
US - Financial Services	540,061	0	540,061	405,046	425,155	20,109
US - IT and Commercial Unit	1,350,578	0	1,350,578	1,012,933	945,528	-67,405
US - Legal	293,734	0	293,734	220,301	266,611	46,310
US - Democratic Services	335,876	0	335,876	251,907	276,105	24,198
US - Electoral Services & Post Room	137,157	0	137,157	102,868	96,722	-6,146
US - Marketing & Communications	146,783	0	146,783	110,087	106,448	-3,639
PLACE - Neighbourhood Services	1,902,472	0	1,902,472	1,426,855	1,534,066	107,211
PLACE - Integrated Transport Project	0	0	0	0	19,202	19,202
PLACE - Planning Services	1,288,658	0	1,288,658	966,494	1,012,509	46,015
PLACE - Estates Management	264,080	0	264,080	198,060	204,469	6,409
PLACE - Building Services	453,739	0	453,739	340,303	404,227	63,924
PLACE - Business Liaison	407,856	0	407,856	305,891	311,262	5,371
PEOPLE - Housing Services	877,334	0	877,334	658,000	503,333	-154,667
PEOPLE - Community Wellbeing	467,146	0	467,146	350,360	301,279	-49,081
PEOPLE - Supporting People	2,288,817	0	2,288,817	1,716,614	1,583,705	-132,909
Salary budget	13,397,266	0	13,397,266	10,047,949	10,270,031	222,082
Contribution towards costs	-797,266	0	-797,266	-597,949	-757,061	-159,112
	12,600,000	0	12,600,000	9,450,000	9,512,970	62,970

Notes

1. At its meeting on the 4 February 2016 the Executive agreed that the staffing budget for the year would be limited to £12.6m and an annual average number of staff for the year of 335 FTE. CMG will manage the staffing budget flexibly within these two parameters.

2. The above figures exclude costs of £133,940 on redundancy payments, which will be met from the management of change budget. The amount is split as follows:

General Fund	125,638
Housing Revenue Account	8,302
	<u>133,940</u>

3. Contributions towards costs reflect costs included in main table for which we receive some external funding.

4. The General Fund element of the overspend above and an additional activity in the current year are shown below and included in the major variations summary table:

GF element (82%) of total overspend from above	-51,635
Lakeview Community Development Worker	-26,414
	<u>-78,049</u>

EMPLOYEE NUMBERS
As at December 2016

Business Area	Employee Numbers for Full time, Part time, Agency cover and Casual				
	Full Time	Part Time	Agency Cover	Casual Staff	Total FTEs
US - Corporate Management Group (R.Morgan)	5	1	0.00	0	5.7
US - Human Resources (R.Morgan)	6	3	0.00	0	7.9
US - Revs, Bens & Customer Services (L.Clarke)	38	13	5.00	0	50.3
US - Financial Services (L.Clarke)	12	0	0.00	0	12.0
US - IT & Commercial Unit (M.Rolt)	24	2	0.00	0	25.5
US - Legal & Licensing (P.Bryant)	7	0	1.00	0	8.0
US - Democratic Services (P.Bryant)	9	1	0.00	0	9.8
US - Electoral Services & Post Room (P.Bryant)	1	5	0.00	0	4.4
US - Marketing & Communications (P.Bryant)	3	1	0.00	0	3.5
PLACE - Neighbourhood Services (D.Spinks)	36	5	2.00	0	40.6
PLACE - Planning Services (D.Spinks)	26	1	1.00	0	27.5
PLACE - Estate Management (D.Spinks)	4	1	0.00	0	4.6
PLACE - Building Services (D.Spinks)	7	2	1.00	0	9.5
PLACE - Business Liaison (D.Spinks)	11	2	0.00	1	12.1
PEOPLE - Housing Services	10	4	0.00	0	12.2
PEOPLE - Community Wellbeing (S.Barham)	7	0	1.00	0	8.0
PEOPLE - Supporting People (S.Barham)	41	39	1.14	18	68.0
Grand totals	247	80	12.14	19	309.6

The staffing budget is managed flexibly within a total sum of £12.6 million and an average annual FTE of 335.

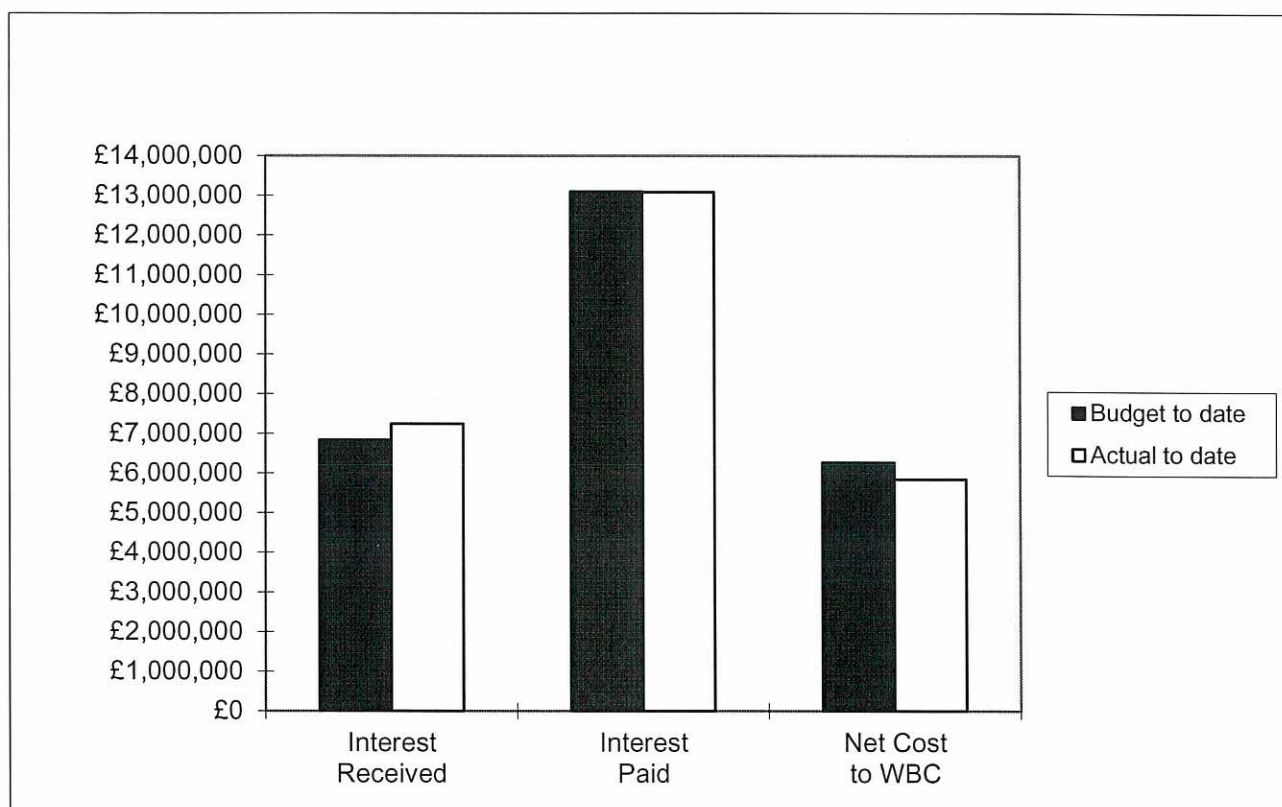
Month	Total FTEs
April 2016	309.8
May 2016	312.5
June 2016	314.0
July 2016	310.9
August 2016	311.2
September 2016	304.0
October 2016	320.5
November 2016	307.6
December 2016	309.6
Average for the year to date	311.1

(Average for previous year - 2015-2016 = 305.6)

Memorandum					
funded posts not included in total FTE (see below)	11	3	7	0	

INTEREST RECEIPTS AND PAYMENTS
APRIL 2016 - DECEMBER 2016

	Interest Received	Interest Paid	Net Cost to WBC
2016/17 Estimate	<u>9,111,904</u>	<u>17,466,302</u>	<u>8,354,398</u>
Budget to date	6,833,928	13,099,727	6,265,799
Actual to date	7,241,984	13,082,145	5,840,161
Variation to Date	+408,056 +6%	-17,582 -0%	-425,638 -7%



A favourable variation is being generated by lower interest rates on borrowing and the timing of loans being taken.

A sum of £229k has been included in interest paid in respect of a transfer of notional interest to the Wolsey Place reserve. Transfers to reserves reflecting the interest margins on loan advances have also been included in respect of Bandstand Square Developments Ltd (£605k).

Neil Haskell, Financial Services Manager

CAPITAL RECEIPTS
APRIL 2016 - DECEMBER 2016

<u>GENERAL FUND</u>		
<u>DETAILS OF RECEIPT</u>	<u>ESTIMATED RECEIPTS</u> (full year) £	<u>ACTUAL RECEIPTS</u> (to date) £
<u>Land Sales</u>		
Butts Road		1,350,000
TOTAL RECEIPTS 2016/17	<u>0</u>	<u>1,350,000</u>

<u>HOUSING</u>		
<u>DETAILS OF RECEIPT</u>	<u>ESTIMATED RECEIPTS</u> (full year) £	<u>ACTUAL RECEIPTS</u> (to date) £
Right To Buy Sales *	2,400,000	3,383,000
Land Sales (including target disposals)		0
Equity Share Sale		0
Other		1,437
TOTAL RECEIPTS 2016/17	<u>2,400,000</u>	<u>3,384,437</u>
Receipt retained by WBC	698,623	786,120
Treasury Share of receipt	545,075	406,607
Earmarked for replacement housing	<u>1,156,302</u>	<u>2,191,711</u>
	<u>2,400,000</u>	<u>3,384,437</u>

* 21 properties were sold under the Right To Buy to the end of December, at an average discounted price of £161,095 compared with a forecast of 20 for the year @ £120,000 each.

The Right to Buy scheme changed on 1 April 2012. A greater discount of £75,000 is now available, reducing the level of net receipt we receive.

As part of these changes the Government gave a commitment that properties sold under Right To Buy would be replaced on a one to one basis. The Council has exercised the option to retain the receipts after deductions of assumed income from the government and payment of the Treasury Share. These receipts are available for an initial three years to contribute towards a proportion (30%) of the cost of replacement housing.

The first quarter Treasury Share payment for 2016/17 of £135,534 was made at the end of July 2016 and the Second quarter payment of £135,534 was paid at the end of October. The estimated liability for the third quarter, which is due to be paid by the end of January is £135,539

SAVINGS ACHIEVED 2016/17
APRIL 2016 - DECEMBER 2016

<u>GENERAL FUND</u>	2016/17	Effect in
<u>Savings achieved to date:</u>	£	2017/18
Civic Office Rental Income	22,160	22,160
Waste-Mixed Recyclables: Gate price negotiations	30,000	30,000
Total Savings achieved at 31 December 2016	<u>52,160</u>	<u>52,160</u>

The 2016/17 budget does not include a savings target so all savings are reported as variations on the forecast outturn page.

Notes:

The Council's Commercial Unit and Business Areas are involved in securing savings.

HOUSING REVENUE ACCOUNT

Following the outsource of the housing management services there is little opportunity to achieve further efficiency savings due to the nature of the HRA under the new arrangements. Therefore, no savings target was set for 2016/17.

**TREASURY MANAGEMENT
INFORMATION**

DECEMBER 2016

SUMMARY OF EXTERNAL COMMITMENTS

[detailed schedules overleaf]

At 30 November 2016 £'000		At 31 December 2016 £'000	%
	External Borrowing Outstanding		
465,458	Long-term borrowing (1)	465,458	90.8
	Short-term borrowing (less than 12 months)		
15,000	- Three months or more	17,000	3.3
7,000	- Less than three months	30,000	5.9
5	- Mayoral Charities (including Hospice)	6	0.0
<u>487,463</u>	Total Borrowing	<u>512,464</u>	<u>100.0</u>
	External Deposits		
0	Long-term Deposits	0	0
	Short-term Deposits		
0	- invested by WBC Treasury (2)	5,000	39.8
10,774	- on call with Lloyds TSB	7,557	60.2
<u>10,774</u>	Total External Deposits	<u>12,557</u>	<u>100.0</u>
	Long-term Investments in Group Companies/Joint Ventures (3)		
14,425	- Thameswey Energy Limited (TEL)	14,196	n/a *
121,765	- Thameswey Housing Limited	121,756	n/a *
25,437	- Thameswey Central Milton Keynes Ltd	25,676	n/a *
5,500	- Woking Necropolis and Mausoleum Ltd	5,500	n/a *
1,667	- Thameswey Solar Ltd	1,667	n/a *
0	- Rutland Woking Ltd (Westminster Court)	0	n/a *
21,710	- Bandstand Developments Ltd	44,245	n/a *
<u>190,504</u>		<u>213,040</u>	
	Long-term Loans to External Organisations		
6,350	- Peacocks Centre	6,350	n/a *
7,000	- Woking Hospice	7,000	n/a *
74	- Woking Hockey Club	68	n/a *
1,577	- Tante Marie Ltd	1,577	n/a *
<u>15,001</u>		<u>14,995</u>	
	Share Capitalisations		
6,703	- Thameswey Limited	6,703	n/a *
14,015	- Thameswey Housing Limited	17,915	n/a *
147	- Woking Necropolis and Mausoleum Ltd	227	n/a *
1	- Woking Town Centre Management	1	n/a *
7	- Bandstand Square Developments Ltd	14	n/a *
50	- Municipal Bonds Agency	50	n/a *
50	- SurreySave Credit Union	50	n/a *
<u>20,973</u>		<u>24,960</u>	

(1) £124,261k 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 Prime Rate Capital Management 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
502736	PWLB	19/12/2013	19/12/2017	2.15	Maturity	7.6
496699	PWLB	19/02/2010	19/01/2019	4.14	Maturity	10.0
495895	PWLB	24/08/2009	24/08/2019	3.74	Maturity	3.0
505504	PWLB	16/11/2016	16/11/2021	1.58	Maturity	25.0
496087	PWLB	13/10/2009	13/10/2024	3.91	Maturity	4.0
499430	PWLB	12/03/2012	12/03/2025	3.59	Maturity	5.0
501617	PWLB	05/10/2012	05/10/2026	2.18	Annuity	1.6
495369	PWLB	17/03/2009	10/03/2027	3.78	Maturity	3.0
489099	PWLB	04/10/2004	04/10/2030	4.75	Maturity	5.0
489100	PWLB	04/10/2004	04/10/2031	4.75	Maturity	5.0
489952	PWLB	20/05/2005	16/05/2033	4.45	Maturity	5.0
503002	PWLB	24/04/2014	24/04/2034	3.69	Annuity	1.4
488996	PWLB	26/08/2004	26/08/2034	4.85	Maturity	5.0
497990	PWLB	28/09/2010	28/09/2034	4.06	Maturity	5.0
489911	PWLB	16/05/2005	16/05/2035	4.55	Maturity	5.0
502015	PWLB	22/03/2013	22/03/2037	3.90	Maturity	5.0
494140	PWLB	10/12/2007	10/12/2037	4.49	Maturity	3.0
501718	PWLB	13/11/2012	13/05/2038	3.78	Maturity	5.0
496255	PWLB	01/12/2009	01/12/2039	4.22	Maturity	3.0
502580	PWLB	04/10/2013	04/10/2040	4.26	Maturity	5.0
494241	PWLB	09/01/2008	10/12/2042	4.39	Maturity	3.0
496164	PWLB	04/11/2009	02/11/2049	4.29	Maturity	3.0
496526	PWLB	21/01/2010	21/01/2053	4.48	Maturity	4.0
494807	PWLB	10/09/2008	10/09/2053	4.41	Maturity	3.0
496700	PWLB	19/02/2010	19/09/2053	4.67	Maturity	10.0
496599	PWLB	01/02/2010	01/08/2054	4.44	Maturity	5.0
496701	PWLB	19/02/2010	19/01/2055	4.67	Maturity	10.0
490975	PWLB	10/01/2006	10/01/2056	3.95	Maturity	3.0
501032	PWLB	28/03/2012	01/09/2056	3.50	Maturity	10.0
492382	PWLB	02/11/2006	02/11/2056	4.05	Maturity	6.0
496702	PWLB	19/02/2010	19/10/2057	4.67	Maturity	10.0
494733	PWLB	15/08/2008	15/02/2058	4.39	Maturity	3.0
494420	PWLB	07/03/2008	07/03/2058	4.41	Maturity	3.0
494702	PWLB	04/08/2008	04/08/2058	4.46	Maturity	5.0
501025	PWLB	28/03/2012	02/09/2058	3.50	Maturity	10.0
496703	PWLB	19/02/2010	19/01/2059	4.67	Maturity	10.0
501029	PWLB	28/03/2012	03/03/2059	3.50	Maturity	10.0
496600	PWLB	01/02/2010	01/08/2059	4.43	Maturity	5.0
501028	PWLB	28/03/2012	01/09/2059	3.50	Maturity	10.0
496704	PWLB	19/02/2010	19/10/2059	4.67	Maturity	8.0
496257	PWLB	01/12/2009	01/12/2059	4.21	Maturity	4.0
496525	PWLB	21/01/2010	21/01/2060	4.46	Maturity	4.0
501027	PWLB	28/03/2012	01/03/2060	3.49	Maturity	10.0
501024	PWLB	28/03/2012	01/09/2060	3.49	Maturity	10.0
497889	PWLB	10/09/2010	10/09/2060	4.04	Maturity	5.0
501030	PWLB	28/03/2012	01/03/2061	3.49	Maturity	10.0
501026	PWLB	28/03/2012	01/09/2061	3.48	Maturity	10.0
499282	PWLB	28/12/2011	22/12/2061	4.11	Maturity	5.0
499322	PWLB	20/01/2012	20/01/2062	3.99	Maturity	5.0
501031	PWLB	28/03/2012	01/03/2062	3.48	Maturity	18.0
503577	PWLB	18/12/2014	18/07/2062	3.22	Maturity	3.0
503547	PWLB	15/12/2014	15/12/2062	3.36	Maturity	3.0
503658	PWLB	20/01/2015	20/03/2063	2.99	Maturity	2.0
503523	PWLB	02/12/2014	02/05/2063	3.45	Maturity	3.0
502654	PWLB	04/11/2013	04/11/2063	4.20	Maturity	5.0
503517	PWLB	01/12/2014	01/05/2064	3.49	Maturity	5.0
504415	PWLB	19/10/2015	19/10/2064	3.25	Maturity	9.5
503472	PWLB	20/11/2014	20/11/2064	3.66	Maturity	5.0
503499	PWLB	27/11/2014	27/11/2064	3.58	Maturity	6.0
504660	PWLB	11/02/2016	11/02/2065	2.92	Maturity	3.0
504298	PWLB	12/08/2015	12/08/2065	3.16	Maturity	2.0
504387	PWLB	28/09/2015	28/09/2065	3.18	Maturity	5.0
504478	PWLB	18/11/2015	18/11/2065	3.33	Maturity	2.0

Long Term Loans

Reference	Counter Party Name	Start date	Maturity date	Interest Rate	Loan Type	Principal £m
504531	PWLB	08/12/2015	08/12/2065	3.21	Maturity	2.0
504597	PWLB	19/01/2016	19/01/2066	3.13	Maturity	2.5
505119	PWLB	20/06/2016	20/04/2066	2.50	Maturity	10.0
505091	PWLB	17/06/2016	17/06/2066	2.57	Maturity	10.0
505186	PWLB	30/06/2016	30/06/2066	2.42	Maturity	3.0
505365	PWLB	21/09/2016	21/09/2066	2.23	Maturity	4.0
505499	PWLB	10/11/2016	10/11/2066	2.47	Maturity	8.0
505518	PWLB	30/11/2016	30/11/2066	2.61	Maturity	9.0
* New loans taken during this period.					Average interest rate 3.62	<u>425.6</u>

Market Loans

Reference	Counter Party Name	Start date	Maturity date	Interest Rate	Loan Type	Principal £m
251	LB of Wandsworth	14/11/2016	14/11/2018	0.57	Maturity	6.4
252	LB of Hackney	21/11/2016	19/11/2021	1.38	Maturity	3.5
291/296	Barclays Bank plc	31/07/2006	31/07/2076	4.75	Maturity	5.0 **
292/295	Barclays Bank plc	31/07/2006	31/07/2076	4.75	Maturity	5.0 **
299	Barclays Bank plc	05/04/2007	05/04/2077	3.95	Maturity	5.0 **
					Average interest rate 3.05	<u>24.9</u>

** These loans were previously classified as LOBO (Lender Option Borrower Option) loans. Barclays has notified the Council that it is permanently waiving 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 become 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 is 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

Reference	Counter Party Name	Start date	Maturity date	Initial rate	Step up date	Back-end rate	Effective Call rate	Call Period	Principal £m
293	Danske Bank*	05/04/2005	05/04/2055	3.90	05/04/2011	4.75	n/a	6 years	5.0
294/297	Dexia Public Finance Bank*	06/10/2006	06/10/2076	3.89	08/04/2013	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 3.62 **465.5**

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 11 February 2016, subsequently amended on 14 April 2016, 16 June, 14 July and 8 December 2016, the Council determined the following limits for 2016/17:

Operational Boundary for External Debt	£1,063,713,000
<i>Current External Debt as a percentage of Operational Boundary *</i>	50.82%
Authorised Limit for External Debt	£1,073,713,000
<i>Current External Debt as a percentage of Authorised Limit *</i>	50.35%

* Includes £28,146,000 relating to the estimated PFI liability at 31 December 2016 which is classed as a credit arrangement and comes within the scope of the prudential indicators.

New Deals taken between 1 December 2016 and 31 December 2016

Internally managed deposits

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

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 Name	Start	Dates Maturity	Interest Rate	Principal
2470	LONDON BOROUGH OF HACKNEY	19/12/2016	19/09/2017	0.500	3,000,000.00
2471	TAMESIDE MBC	19/12/2016	19/09/2017	0.500	2,000,000.00
2472	EDINBURGH CITY COUNCIL	23/12/2016	20/03/2017	0.360	10,000,000.00
2473	EDINBURGH CITY COUNCIL	23/12/2016	20/03/2017	0.360	12,000,000.00
					<u>27,000,000.00</u>

Long Term Loans

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

Deals Outstanding at 31 December 2016

Internally managed deposits

Deal Ref	Counter Party Name	Dates		Interest	
		Start	Maturity	Rate	Principal
2739	DEUTSCHE ASSET & WEALTH FUND	N/A	CALL	0.228	4,000,000.00
2746	STANDARD LIFE LIQUIDITY FUND	N/A	CALL	0.245	1,000,000.00
					5,000,000.00

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 Ref	Counter Party	Dates		Interest	
		Start	Maturity	Rate	Principal
2453	WOKINGHAM BOROUGH COUNCIL	04/04/2016	16/01/2017	0.58	5,000,000.00
2457	BDRS* COMBINED AUTHORITY	15/03/2016	14/03/2017	0.65	3,000,000.00
2463	NORTH YORKSHIRE COUNTY COUNCIL	14/10/2016	12/07/2017	0.39	5,000,000.00
2467	EXETER CITY COUNCIL	21/11/2016	22/05/2017	0.35	3,000,000.00
2468	MILTON KEYNES COUNCIL	22/11/2016	21/11/2017	0.40	4,000,000.00
2470	LONDON BOROUGH OF HACKNEY	19/12/2016	19/09/2017	0.50	3,000,000.00
2471	TAMESIDE	19/12/2016	19/09/2017	0.50	2,000,000.00
2472	EDINBURGH CITY COUNCIL	23/12/2016	20/03/2017	0.36	10,000,000.00
2473	EDINBURGH CITY COUNCIL	23/12/2016	20/03/2017	0.36	12,000,000.00
					47,000,000.00

* BARNESLEY, DONCASTER, ROTHERHAM AND SHEFFIELD

**THAMESWEY GROUP
INFORMATION**

DECEMBER 2016

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	100% subsidiary of TL.
Thameswey Sustainable Communities Ltd	TSCL	Sustainable Energy Consultancy and also runs the Action Surrey project
Brunswick Road (Pirbright) Residents Company Ltd	BRP	98% subsidiary of THL. Residents Association
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.
Woking Necropolis and Mausoleum Ltd	WNML	Formed in Dec 2014 to hold 99.983% of the shares in Brookwood Park Ltd which holds 100% of the shares in Brookwood Cemetery Ltd.
Brookwood Park Ltd	BPL	99.983% subsidiary of WNML. Main operating company for Brookwood Cemetery
Brookwood Cemetery Ltd	BCL	100% subsidiary of Brookwood Park Ltd. Dormant company

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

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

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

THAMESWEY GROUP
EMPLOYEE NUMBERS
As at December 2016

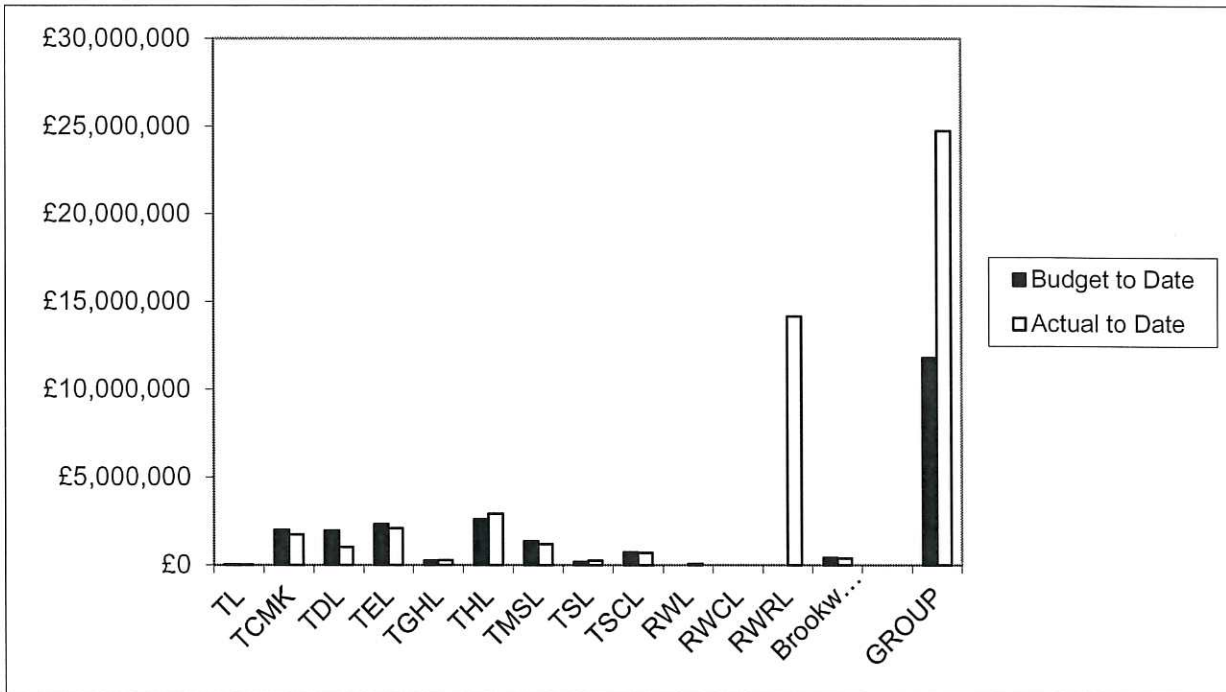
Service Unit	Employee Numbers for Full Time, Part Time, Agency Cover & Casual					
	Full Time	Part Time at FTE	Apprentice	Agency Cover	Casual Staff	Total FTEs
Thameswey Maintenance Services Ltd	12	0	0	0	0	12.0
Thameswey Sustainable Communities Ltd	14	3.2	0	0	0	17.2
Brookwood Park Ltd	6	1.5	0	0	0	7.5
GROUP	32.0	4.7	0.0	0.0	0.0	36.7

Month	Total FTEs
April	38.8
May	38.8
June	37.8
July	35.8
August	36.4
September	37.7
October	37.7
November	36.7
December	36.7
Average for the year to date	37.4

No other Thameswey Group companies have employees.

THAMESWEY GROUP
SALES INCOME
November 2016

Company	Budget to Date £	Actual to Date £	Variance to Date £
TL	26,667	17,849	(8,817)
TCMK	1,995,199	1,742,214	(252,984)
TDL	1,947,000	1,017,517	(929,483)
TEL	2,315,480	2,073,927	(241,553)
TGHL	253,333	260,773	7,440
THL	2,589,533	2,903,667	314,133
TMSL	1,348,000	1,191,231	(156,769)
TSL	184,934	243,355	58,420
TSCL	717,238	682,197	(35,041)
RWL	0	64,763	64,763
RWCL	0	0	0
RWRL	0	14,152,500	14,152,500
Brookwood Park	423,200	377,129	(46,071)
GROUP	11,800,585	24,727,124	12,926,539



There is a one month time lag on this report.

TCMK - Sales price of energy is related to the cost of the gas input, which was lower than budgeted.

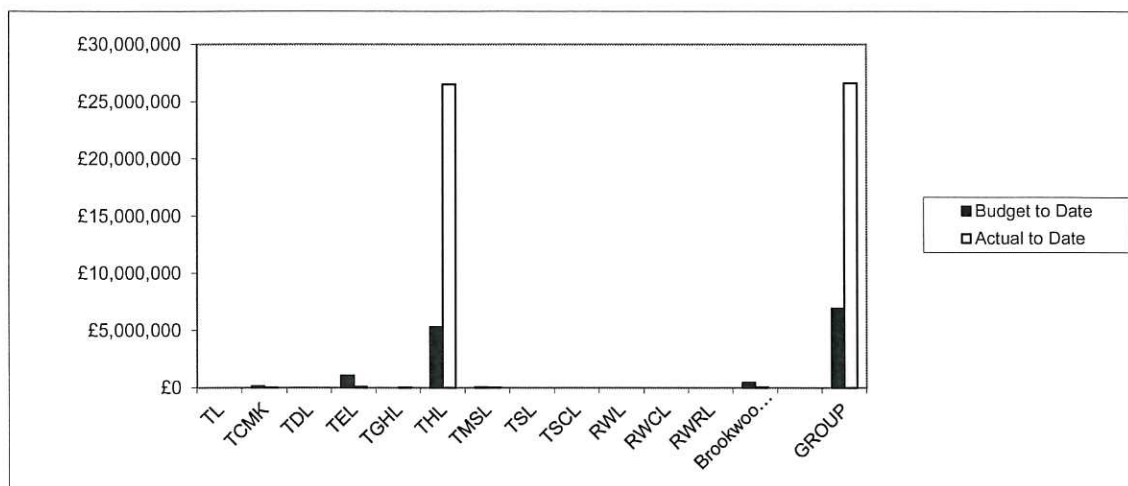
TDL - Budget error re Blackness Lane sale.

TEL - Sales price of energy is related to the cost of the gas input, which was lower than budgeted.

THL - Actual rent income is higher than budget due to additional properties.

THAMESWEY GROUP
CAPITAL EXPENDITURE
NOVEMBER 2016

Company	Budget to Date £	Actual to Date £	Variance to Date £	Note
TL	0	0	0	
TCMK	130,000	5,880	(124,120)	
TDL	0	0	0	1
TEL	1,045,000	62,800	(982,200)	2
TGHL	0	3,582	3,582	
THL	5,300,000	26,507,807	21,207,807	3
TMSL	33,333	1,530	(31,803)	
TSL	0	0	0	
TSCL	0	0	0	
RWL	0	0	0	
RWCL	0	0	0	
RWRL	0	0	0	
Brookwood Park	440,000	38,032	(401,968)	4
GROUP	6,948,333	26,619,631	19,671,298	



There is a one month time lag on this report.

(1) TDL - All Assets under construction now shown under Work-In-Progress in Current Assets

(2) TEL - Budgeted Capex has been delayed / rescheduled into 2017.

(3) THL Purchases to November:

	£		£
1 Cowshot Crescent	384,200	B/F Balance	10,012,385
19 Oakfield	368,000		
21 Roundthorne Way	265,400	66 & 68 Bagshot Rd	458,902
37 Hundigdon Road	351,800	22 Tregarth Place	307,320
55 Nursery Road	351,800	Westminster Court	14,152,500
99 Queen Elizabeth Way	389,600	25 Queen Elizabeth Way	368,188
Completion payment on Greenwood House	500,000	120 Devonshire Ave	286,188
Property Renovation / Fittings	630,265	7 Somerset House	282,813
129 A Devonshire Ave	230,000	6 Langmans Way	319,588
6 Bonsey Close	368,188	40 Brushfield Way	315,016
7 Latimer Close	315,000	Searches	4,907
1 Chipstead Court	346,400		
25 Nursery Road	357,388	Total	<u><u>26,507,807</u></u>
2 Semper Close	357,388		
117 Inkerman Rd	314,000		
6 Greenacre	333,000		
4 Maybury Cottages	1,000,000		
Balance of Rydens way	165,175		
Deposits	132,464		
1 The Orchard	270,953		
106 Blackmore Crescent	308,600		
18 Kingfisher Court	331,554		
27 Eastmead	313,400		
3 Highclere Gardens	302,923		
49 Padocks Mead	332,284		
76 Sythwood ave	357,742		
87 Inkerman Rd	324,988		
89 Gloster Road	309,873		
C/F Balance	<u>10,012,385</u>		

(4) BPL- Projects budgeted for the period delayed.

THAMESWEY GROUP
NEW LONG TERM LOANS
APRIL 2016 TO DEC 2016

Note

Company	Lender	Start Date	Maturity Date	Interest Rate %	Principal £m
THL	WBC	05/04/2016	05/04/2017	3.09	1.00
THL	WBC	28/06/2016	28/06/2066	4.45	1.73
WNML	WBC	28/06/2016	31/03/2090	4.00	0.15
WNML	WBC	28/07/2016	31/03/2090	4.00	0.16
TCMK	WBC	05/07/2016	05/07/2041	6.00	0.40
THL	WBC	06/07/2016	06/07/2066	4.11	1.25
WNML	WBC	02/08/2016	31/03/2090	4.00	0.34
WNML	WBC	19/08/2016	31/03/2090	4.00	0.12
WNML	WBC	24/08/2016	31/03/2090	4.00	0.02
TCMK	WBC	28/09/2016	28/09/2041	6.00	0.60
WNML	WBC	13/09/2016	31/03/2090	4.00	0.17
THL	WBC	19/09/2016	19/09/1966	4.23	4.00
WNML	WBC	22/09/2016	31/03/2090	4.00	0.06
WNML	WBC	30/09/2016	31/03/2090	4.00	0.07
THL	WBC	19/10/2016	19/10/2066	4.38	2.00
THL	WBC	01/11/2016	01/11/2066	4.52	1.00
THL	WBC	01/11/2016	01/11/2021	3.46	1.50
THL	WBC	08/11/2016	08/11/2021	3.38	2.00
THL	WBC	16/11/2016	16/11/2021	3.58	25.00
TCMK	WBC	22/11/2016	22/11/2041	6.00	0.25
THL	WBC	30/11/2016	30/11/2066	4.61	9.00
TCMK	WBC	28/12/2016	28/12/2041	6.00	0.40

1

51.22

LONG TERM LOAN BALANCES

Company	Opening Balance of Loans	New Loans in Apr 16 to Dec 16	Less Repayments in period	Net Balance of Loans
	£m	£m	£m	£m
TL	0.00	0.00	0.00	0.00
TCMK*	26.45	1.65	0.96	27.14
TDL	0.00	0.00	0.00	0.00
TEL	14.65	0.00	0.45	14.19
TGHL	0.00	0.00	0.00	0.00
THL	73.30	48.48	0.02	121.75
TMSL	0.00	0.00	0.00	0.00
TSL	1.73	0.00	0.06	1.67
TSCL	0.00	0.00	0.00	0.00
RWL	7.60	0.00	7.60	0.00
RWCL	0.00	0.00	0.00	0.00
RWRL	0.00	0.00	0.00	0.00
WNML	5.20	1.09	0.00	6.29
GROUP	128.93	51.22	9.10	171.04

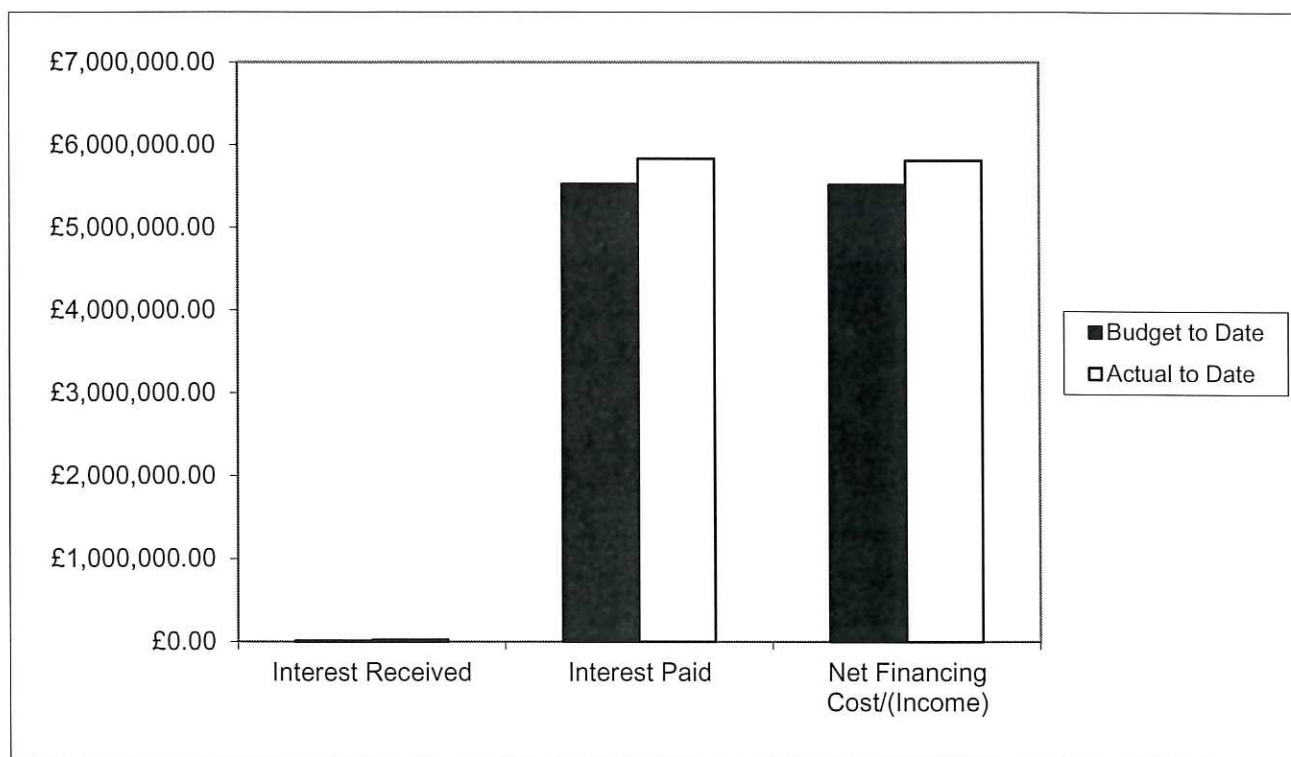
*TCMK has loans from Lombard Finance. Consequently the net balance of loans is different from those shown in the WBC Treasury pages.

Note 1 In anticipation of payments for new housing developments

Note that the Green Book figures exclude inter company loans.

THAMESWEY GROUP
INTEREST RECEIPTS AND PAYMENTS
APRIL 2016 TO DEC 2016

Company	Budget to Date			Actual to Date			Variation to Date
	Interest Received £	Interest Paid £	Net Financing Cost/(Income) £	Interest Received £	Interest Payable/Paid £	Net Financing Cost/(Income) £	Net Financing Cost/(Adverse) £
TL	0	0	0	536	0	(536)	536
TCMK	900	1,353,529	1,352,629	853	1,394,859	1,394,006	(41,377)
TDL	1,500	0	(1,500)	5,378	0	(5,378)	3,878
TEL	0	635,493	635,493	5,729	627,657	621,928	13,565
TGHL	0	0	0	271	0	(271)	271
THL	5,250	3,460,000	3,454,750	5,764	3,360,312	3,354,548	100,202
TMSL	750	0	(750)	518		(518)	(232)
TSL	1,305	77,897	76,592	533	83,271	82,738	(6,146)
TSCL	550	0	(550)	645	0	(645)	95
RWL #	0	0	0	859	228,000	227,141	(227,141)
RWCL	0	0	0	0	0	0	0
RWRL	0	0	0	0	0	0	0
WNML **	0	0	0	0	136,643	136,643	(136,643)
GROUP	10,255	5,526,919	5,516,664	21,086	5,830,742	5,809,656	(292,992)



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

THL interest lower than budgeted on loan renewals due to decrease in long term borrowing rates, before benefits to WBC.

Loan for Westminster Court provided to RWL by WBC

** WNML (Woking Necropolis and Mausoleum Ltd) is not the operating company and therefore does not have a budget for the loan. Interest is at 4%.

Note that the Green Book figures exclude inter company loans.