

Three Rivers District Council

Analysis of Investment Portfolio Position as at

Scheme Name	Status	Capital Cost	Income 2019/20	Yield	Residential	Commercial
Grapevine	Complete	5,192,992	202,547	3.9%	100%	0%
Lincoln Drive	Complete	2,624,244	164,424	6.3%	100%	0%
Nottingham	Complete	4,646,067	227,600	4.9%	0%	100%
Commercial Property N	In Progress	7,115,100	408,476	5.7%	0%	100%
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Total		19,578,404	1,003,047	5.1%	40%	60%
Budget		20,000,000	1,000,000	Income	37%	63%
Variance		- 421,596	3,047	Target	50-80%	20-50%

The commercial element of the property portfolio contains two buildings of mixed retail and office use resulting in a broad split of 50% retail and 50% office compared to the target portfolio for the commercial element of 30% retail, 30% office, 30% industrial and 10% specialist. This is reflective of the viable opportunities made available.

The Grapevine scheme could be reviewed if the separate category of financial investments were created as to whether retrospectively it could be assigned to this category.

Potential Financial Investments

Scheme Name	Status	Capital Cost	Income 2019/20	Yield	Residential	Commercial
HA Loan	In Progress	8,000,000	240,000	3.0%	100%	0%
HA Loan	Potential	2,515,000	75,450	3.0%	100%	0%
Total		10,515,000	315,450	3.0%	100%	0%

Notes

Income is shown for 2019/20 estimate in order to reflect a full year income position.

Income for loan arrangements that have been financed by borrowing are shown net of estimated borrowing costs of 2% based on PWLB 5 year maturity rates

3rd July 2018