

3- YEAR PRUDENTIAL INDICATORS & PERFORMANCE LEVELS

Part A - Affordability

Table 4

Estimate of Ratio of Financing Costs to net revenue stream

	2019-20	2020-21	2021-22
G.R.A.	2.52%	1.59%	1.54%
H.R.A.	11.44%	11.18%	10.93%

Estimate of the incremental impact of capital decision on the Council Tax and HRA rental levels

£	2019-20	2020-21	2021-22
Incremental increase Band D and HRA rental levels	Nil	Nil	Nil

Prudence:

Table 5

£ 000' s

Estimate of capital expenditure
- *Accurate figures TBD on the night*

	2019-20	2020-21	2021-22
G.R.A.	1,519	577	424
H.R.A.	10,500	8,800	8,800
	<u>12,019</u>	<u>9,377</u>	<u>9,224</u>

Capital Financing Requirement

G.R.A.	19,414	29,154	28,564
H.R.A.	82,166	82,166	82,166
Total	<u>101,580</u>	<u>111,320</u>	<u>110,730</u>

Appendix 2

Part B - Treasury Management Prudential Indicators

Table 6

£ 000's	<u>2019-20</u>	<u>2020-21</u>	<u>2021-22</u>
Authorised limit for external debt			
Borrowing	110,000	120,500	120,500
Other Long Term Liabilities	1,000	1,000	1,000
Total	<u>111,000</u>	<u>121,500</u>	<u>121,500</u>
Operational Boundary			
Borrowing	107,500	110,500	110,500
Other Long Term Liabilities	500	500	500
Total	<u>108,000</u>	<u>111,000</u>	<u>111,000</u>

Table 7 - Borrowing and Interest payment structure

All fixed rate loans:

£ Value	% Interest Rate	Period	Mat date	£ Int p.a.
4,410,600	3.01	15	28/3/2027	132,759
4,410,600	3.30	20	28/3/2032	145,549
8,821,200	3.44	25	28/3/2037	303,449
8,821,200	3.50	30	28/3/2042	308,742
8,821,200	3.52	35	28/3/2047	310,506
8,821,200	3.53	37	28/3/2049	311,388
8,821,200	3.52	40	28/3/2052	310,506
8,821,200	3.51	42	28/3/2054	309,624
8,821,200	3.50	45	28/3/2057	308,742
8,821,200	3.50	47	28/3/2059	308,742
8,821,200	3.48	50	28/3/2062	306,977

Weighted average interest rate is 3.47%

Total interest charge p.a. is £3,056,986

PERFORMANCE LEVELS:

Actual Rental Income Levels Achieved and Forecast

	<u>2017-18</u>	<u>2018-19</u>	<u>2019-20</u>
£ m			FORECAST
G.R.A.	1,908	2,161	2,150

Debt to Net Service Expenditure

	<u>2019-20</u>	<u>2020-21</u>	<u>2021-22</u>
G.R.A.	0.0%	80.0%	80.0%

Occupancy Levels – as at January 2019

Percentage of units let	%
Industrial Units	91.84
Offices	98.55
Retail Units	96.55
Ground leases, depot+ others	95.45