Non Treasury Management Investments

As at 3rd September 2018

Investment Properties

The criteria the Council has adopted for the recognition of an investment priorities is :A property held primarily to generate rental income or for capital appreciation or both.
A property that is used solely to facilitate delivery of services, or to facilitate delivery of

services as well as rentals does not meet the definition.

| Asset | | Value at | 2018/19 | |
|---|--|--------------|-------------------------------|--|
| ASSEL | | 31.03.2018 * | | |
| | | £'000 | | |
| Distribution Warehouse at Medway | | 29,630 | | |
| Ferndown | | 26,000 | | |
| Fugro House | | 19,517 | | |
| Gadeon House | | 15,259 | | |
| Gala Bingo Club | | 321 | | |
| Torquay Golf Course (Petitor) | | 1,358 | | |
| Travel Lodge Chippenham (classified as AUC 31.3.18) | | 69 | | |
| Unit 3 Riviera Park | | 774 | | |
| Waterside Caravan Park | | 2,363 | | |
| Wren Retail Park | | 20,171 | | |
| SubTotal | | 115,462 | | |
| Acquisitions in 2018/19 | | £'000 | | |
| Twyver House, Gloucester Purchase Price £12m | | 1,306 | These two | |
| Woodwater Exeter Purchase Price £10m | | 11 | properties awaiting valuation | |
| Total | | 116,779 | | |

^{*} Note: Valuation are made inline with the CIPFA Accounting Code as required for the Council's Statement of Accounts

| Loans | | | | | | | |
|---|--------------------------|-------------------|-------------------------------|-------------------------|-----------------------------------|---------------------------|---|
| All loans over £50k have received Council or Investment Com | nmittee Approval in line | with Financial Re | gulations | | | | |
| Debtor | Value Principal | Loan Term (years) | Remaining term as at 31/03/18 | Interest rate per annum | Outstanding Balance 31.03.2018 | Note | Mitagation of risk |
| | £'000 | | | | £'000 | £'000 | |
| Care Home Provider | 1,250 | 10 | 9 years and 8 months | 5% | 1,217 | | legal charges in place |
| Parkwood Leisure | 1,700 | 12 | | 4.20% | 515 | Final drawdown to be made | asset leased from Council |
| Queens Park Sports Club | 8 | 10 | 5 years & 11 months | 4.50% | 5 | | none |
| South Devon college | 4,000 | 25 | 24 years & 3 months | 2.80% | 3,880 | | None - Council decision to accept risk as public sector |
| Swim Torquay | 30 | tbc | tbc | tbc | 24 | | none |
| TEDC - Cockington Car Park | 575 | n/a | | n/a | 0 | Not yet taken up | Wholly owned subsidiar |
| TEDC - Kings Ash House | 1,488 | 25 | 24 years & 3 months | 4.50% | 1,446 | | of the Council |
| THAT Group | 9,250 | | | | 0 | Not yet taken up | legal agreement and personal guarantee |
| Torbay Coast & Countryside Trust | 900 | 45 | 42 years | Variable 3% ceiling | 891 | | linked charity |
| Torbay Coast & Countryside Trust- Green Heart Project | 50 | 4 | 2 years | interest free | 25 | | period |
| Total | 19,251 | | | | 8,003 | | |

Guarantees

None as at 31.3.18

| Pension Guarantees (to Pension Fund not Employer |) | _ | | | | | |
|---|---------------------------|--------------------------|---|----------------------------|-----------------------------|---|--|
| <u>Employer</u> | Nature of Guarantee ** | Fund Start Date | Bond Renewal Date | Existing Bond Amount £'000 | ***2017 Assessed Risk £'000 | Mitigation of risk | |
| Action for Children | А | 01.08.2012 | 31.12.2016 | 80 | 22 | Council contract | |
| Mama Bears | А | 08.12.2012 | 08.01.2018 | 22 | 9 | Council contract | |
| Healthwatch Torbay | А | 01.05.2013 | Cash held in Escrow A/C with DCC | 13 | 21 | Escrow a/c | |
| Churchill Services (Sherwell Vally) | А | 01.10.2014 | 30.09.2017 | 24 | 7 | Low value | |
| Torbay Community Development Trust | А | 01.03.2014 | Cash held in Escrow A/C with DCC | 21 | 18 | Escrow a/c | |
| Sanctuary Housing (Intergrated Domestic Abuse) | А | 02.09.2014 | 01.10.2019 | 10 | 39 | Bond in place unti | |
| Torbay Coast and Countryside Trust Tor 2 Waste (Kier PCG) | C | 01.12.1999 19.07.2010 | n/a n/a | n/a n/a | 223 | 1.10.19 linked charity pass through | |
| Tor 2 Street Scene (Kier PCG) | C | 19.07.2010 | n/a | n/a | 659 | pass through | |
| Tor 2 Asset Management (Kier PCG) | C | 19.07.2010 | n/a | n/a | 632 | pass through | |
| Torbay Econ. Development Agency | С | 01.07.2011 | n/a | n/a | 525 | wholly owned subsidiary | |
| The Childrens Society (Services) Ltd | С | 01.01.2014 | n/a | n/a | 8 | Low value | |
| ISS Torbay Schools | С | 01.08.2014 | n/a | n/a | 21 | Low value | |
| LEX Leisure (transfer of Velopark staff) | n/a | 1.12.17 | If deficit materialises, through LEX becoming insolvent, amount will be added to Council's existing deficit | | | | |
| Libraries Unlimited (transfer of Libraries staff) | n/a | 01.04.18 | Any liability arising through Libraries Unlimited becoming insolvent, the amount will be added to the Council's existing fund deficit. In addition, any liability at the end of the contract will also be added to the Council's fund deficit | | | | |
| CSW Group (Cornwall Local Government Pension Scheme) | n/a | | tbc | tbc | tbc | tbc | |

^{**}A= Bond is required as part of the organisation's admission agreement

Subsidiary Companies (wholly owned by Torbay Council)

The Council has a 100% interest in the following companies. The companies trading below provide services to or on behalf of the Council. Liabilities Total Net Assets Expenditure Operating (Profit) Actuarial Total (Profit) or Loss Gains/(Losses) Year ending 31st March 2018 recognised in the Expenditure pension scheme £'000 £'000 £'000 £'000 £'000 £'000 £'000 £'000 £'000 £'000 Torbay Economic Development Company Group Wholly Owned Subsidiaries within group:-6,997 (752) (7,121)314 74 9,756 (9,352)Complete Facitilites Management Services Ltd KAH Holding Company Business Centres South West Ltd Torbay Housing Holding Co Ltd - Has not yet commenced trading Wholly Owned Subsidiaries within group:-Torbay Housing Development Co Ltd Housing Rental Co Ltd Oldway Mansion Management Co Ltd 100 (100 ---English Riviera Tourism Co Ltd - Dormant company

C= A bond is not in place and either the letting authority or a guarantor has responsibility for any residual deficit

^{***}The summary shows the 2017 Assessed Risk Value as supplied by the Devon Local Government Pension Scheme