
NORTH AYRSHIRE COUNCIL

27 February 2019

North Ayrshire Council

Title: Treasury Management and Investment Strategy 2019/20

Purpose: To seek approval for the proposed Strategy for Treasury Management and Investment activities within the Council for the financial year 2019/20.

Recommendation: That Council approves the Treasury Management and Investment Strategy for 2019/20 as attached at Appendix 1.

1. Executive Summary

- 1.1 The Council is required by regulations issued under the Local Government in Scotland Act 2003 and the Chartered Institute of Public Finance and Accountancy's (CIPFA) Code of Practice on Treasury Management (revised 2017) to approve a Treasury Management Strategy before the start of each financial year. The Council is also required by regulation to have regard to CIPFA's Prudential Code (revised 2017) under Part 7 of the Local Government in Scotland Act 2003. In addition, the Consent by Scottish Ministers for the Investment of Money by Scottish Local Authorities Regulation (April 2010) requires the Council to approve an Investment Strategy before the start of each financial year.
- 1.2 The Treasury Management and Investment Strategy attached to this report complies fully with these requirements and provides;
 - a summary of the Council's capital plans;
 - outlines the Treasury Management Strategy in relation to borrowing and the impact of council plans on borrowing;
 - outlines the Investment Strategy including the instruments available for investments and permitted counterparties.
- 1.3 The strategy provides key prudential and treasury indicators to 2027/28 which clearly articulate the operational parameters associated with Treasury Management and Investment as well as offering assurance in relation to the affordability and sustainability of capital investment plans.

1.4 The key points highlighted in this report are;

- the expectation that the Council's historic "under borrowed" position will end during 2019/20;
- interest rates forecasts predict that the UK Bank Rate will rise from 0.75% to 1.00% during 2019-20; and
- the potential re-evaluation of the profile of the Council's loans fund advance repayments based on anticipated statutory guidance.

2. Background

2.1 CIPFA defines treasury management as:

'The management of the local authority's investments and cash flows, its banking, money market and capital market transactions; the effective control of the risks associated with those activities; and the pursuit of optimum performance consistent with those risks.'

2.2 The Local Government Scotland Act 2003 and the Prudential Code requires the Council to approve an annual Treasury Management and Investment Strategy which outlines the Council's strategy in relation to borrowing and the Council's strategy for managing investments giving priority to the security and liquidity of those investments.

2.3 The Treasury Management and Investment Strategy 2019/20 is attached at Appendix 1. The overall objectives of the strategy are as follows:

Borrowing

- to minimise the revenue cost of borrowings;
- to manage the Council's cash flow;
- to manage the borrowing repayment profile;
- to assess interest rates' movements and borrow/invest accordingly;
- to monitor and review the level of variable rate loans held in order to take advantage of interest rate movements; and
- to identify and evaluate opportunities for debt rescheduling.

Investments

- to protect capital security of the invested funds;
- to obtain the best market return whilst recognising that security and liquidity are key priorities;
- to specify criteria for identifying creditworthy counterparties; and
- to specify the types of investments permitted and appropriate limits for each.

- 2.4 The strategy provides, detailed key prudential and treasury indicators to 2027/28, aligned to the Council's current capital investment programme, which clearly articulate the operational parameters associated with Treasury Management and Investment as well as offering assurances in relation to the affordability and sustainability of capital investment strategy including;
- the General Services capital plan to 2027/28; and
 - the one-year programme for the Housing Revenue Account, with investment requirements for future years outlined within the HRA 30-year Business Plan.
- 2.5 The strategy also links with the key objectives of the Prudential Code that capital investment programmes
- should be set at a level that delivers the Council's strategic priorities; and
 - are affordable in terms of the impact of the resultant debt repayments on revenue budgets.
- 2.6 The Treasury Management and Investment Strategy includes prudential indicators which are critical in assessing the affordability of capital investment plans and their impact on the Council's overall finances. The indicator used to demonstrate affordability is the proportion of financing costs to the net revenue stream (for both General Fund and Housing Revenue Account).
- 2.7 There are a number of other key indicators designed to ensure that the Council operates within well-defined limits. The strategy, therefore, specifies:
- limits we do not expect external debt to exceed;
 - appropriate levels of fixed rate borrowing versus variable rate borrowing;
 - upper and lower limits on the maturity of the debt portfolio, which reduces the Council's exposure to large sums falling due for refinancing at any one time; and
 - limits on investments placed for more than 365 days.
- 2.8 The Council expects to hold an 'under-borrowed' position at 31 March 2019. This means that the capital borrowing need (the Capital Financing Requirement) has not been fully funded by debt, due to the level of the Council's internal funds. The use of internal funds instead of borrowing will continue due to the low level of investment rates in the market and the saving which can be made in borrowing costs. This under-borrowed position is expected to end during 2019/20 as internal funds reduce and borrowing is required to be undertaken to replace internal funding.
- 2.9 The Treasury Management and Investment Strategy includes details of the Council's policy on repayment of loans fund advances. The Council's policy complies with the options currently available under the Local Authority (Capital Financing and Accounting) (Scotland) Regulations 2016 and the asset lives and methodologies used have been reviewed to provide for the prudent repayment of advances.

2.10 It is anticipated that the Scottish Government will issue further guidance on the application of these Regulations. Once clarified, a review of the profile of current and future loans fund advances will be undertaken to ensure that all repayment schedules are the most appropriate while ensuring the prudent repayment of advances.

3. Proposals

3.1 That Council approves the Treasury Management and Investment Strategy for 2019/20 as attached at Appendix 1.

4. Implications/Socio-economic Duty

Financial:	Financial implications are detailed in the report attached at Appendix 1.
Human Resources:	None
Legal:	The Local Government in Scotland Act 2003 and supporting regulations require the Council to set out its Treasury Strategy for borrowing and to prepare an Annual Investment Strategy. The Local Authority (Capital Financing and Accounting) (Scotland) Regulations 2016 require the Council to set a policy for the repayment of loans fund advances.
Equality/Socio-economic Duty:	None
Children and Young People:	None
Environmental & Sustainability:	None
Key Priorities:	The Treasury Management Strategy aligns with the Council Plan by contributing to “a sound financial position” and “making the best use of all resources” as referred to under the banner of Underpinning our Priorities.
Community Benefits:	None

5. Consultation

- 5.1 The Council's treasury advisors, Arlingclose Ltd, were consulted in the preparation of the Strategy.



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Background Papers

None



North Ayrshire Council
Comhairle Siorrachd Àir a Tuath

Treasury Management and Investment Strategy

2019/20

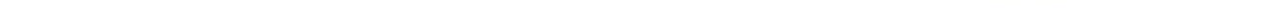


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1 Purpose

The Council is required by regulations issued under the Local Government in Scotland Act 2003 and the Chartered Institute of Public Finance and Accountancy's (CIPFA) Code of Practice on Treasury Management (revised 2017) to approve a Treasury Management Strategy before the start of each financial year. The Council is also required by regulation to have regard to CIPFA's Prudential Code (revised 2017) under Part 7 of the Local Government in Scotland Act 2003.

In addition, the Consent by Scottish Ministers for the Investment of Money by Scottish Local Authorities, which came into force in April 2010, requires the Authority to approve an Investment Strategy before the start of each financial year.

This strategy meets these requirements fully.

Three main reports on Treasury Management activity are presented to Members each year, incorporating a variety of policies, estimates and actuals. These are:

- **Annual Treasury Management and Investment Strategy** (this report), which is submitted to full Council before the start of each financial year.
- **Mid-Year Treasury Management and Investment Report**, submitted to Cabinet as soon as possible following 30 September each year.
- **Annual Treasury Management and Investment Report**, submitted to full Council annually by the 30 June following the end of each financial year.

Responsibilities

Regulations place responsibility on Members for the review and scrutiny of treasury management policy and activities. The following Scheme of Delegation has been adopted by the Council:

Full Council

- to receive and review reports on treasury management policies, practices and activities;
- to approve annual Treasury Management and Investment Strategy.

Cabinet

- to approve amendments to the treasury management policy statement and treasury management practices;
- to approve the division of responsibilities;
- to receive and review regular monitoring reports and act on recommendations.

Section 95 Officer

The Executive Director (Finance & Corporate Support) is the Council's S95 officer and is required:

- to recommend treasury management policies / practices, review these regularly and monitor compliance;
- to submit regular treasury management updates;
- to receive and review management information;
- to review the performance of the treasury management function;
- to ensure the adequacy of treasury management resources and skills and the effective division of responsibilities within the treasury management function; and
- to approve the appointment of external service providers.

External Treasury Advisers

The Council recognises that there is value in employing external providers of treasury management services, in order to access specialist skills and resources.

However it recognises that the responsibility for treasury management decisions remains with the Council at all times and officers will ensure that undue reliance is not placed upon external advice.

The Council's current external treasury management advisors are Arlingclose Limited. The contract started on 1 January 2016 and is in place until January 2021. The Council will ensure that the terms of their appointment and the methods by which their value is assessed are properly agreed, documented and subject to regular review.

2 Executive Summary

The treasury management function ensures that the Council's funds are managed in accordance with the relevant professional codes, so that sufficient cash is available to meet service activity. This involves both the organisation of the cashflow and, where capital plans require, the organisation of appropriate borrowing facilities.

CIPFA defines treasury management as:

“The management of the local authority’s investments and cashflows, its banking, money market and capital market transactions; the effective control of the risks associated with those activities; and the pursuit of optimum performance consistent with those risks.”

This document outlines the Council's Annual Treasury Management Strategy and Annual Investment Strategy providing:

- a summary of the Council's capital plans;
- an outline of the treasury management strategy in relation to borrowing and the impact of capital plans on this borrowing; and
- an outline of the investment strategy including the type of instruments available for investment and our permitted counterparties.

Key prudential and treasury indicators are provided throughout this strategy which clearly articulate the operational parameters in relation to Treasury Management and Investment, as well as provide assurances in relation to the affordability and sustainability of capital investment plans. Table 1 contains the key prudential and treasury indicators within the report.

Table 1

Prudential and Treasury Indicators	2018/19 Probable Outturn £m	2019/20 Estimate £m	2020/21 Estimate £m	2021/22 Estimate £m
Capital Expenditure:				
General Services	39.522	55.817	43.173	48.889
HRA	31.115	64.423	56.463	34.420
Total	70.637	120.240	99.636	83.309
Loans Capital Financing Requirement (CFR):				
General Services	187.447	204.377	208.984	224.463
HRA	120.415	163.993	171.718	178.184
Total	307.862	368.370	380.702	402.647
Gross Borrowing	282.862	368.370	380.702	402.647
Operational Boundary for Borrowing	333.541	383.326	397.813	419.790
Authorised Limit for Borrowing	366.895	421.658	437.594	461.769
Total Operational Boundary (Including PPP/NPD)	439.646	485.785	496.604	514.878
Total Authorised Limit (Including PPP/NPD)	473.000	524.117	536.385	556.857
Investments:				
Longer than 1 year	-	-	-	-
Under 1 year	20.000	20.000	20.000	20.000
Total	20.000	20.000	20.000	20.000

A summary of this is provided below with more detailed information provided in the body of the report.

Capital Expenditure for the General Fund (GF) reflects the capital investment programme for 2019/20 to 2027/28 and Housing Revenue Account (HRA) reflects the capital investment programme for 2019/20 and the capital investment plans included in the latest business plan. To ensure the financial consequences of the new programme are fully transparent, all relevant indicators have been projected to 2027/28 and these can be found in Appendix 1.

The **Capital Financing Requirement (CFR)** is the underlying borrowing requirements of the Council.

Gross Borrowing reflects the actual borrowing which has been undertaken. This is projected to be lower than the CFR as the Council continues with its strategy to use internal funds, however, this is forecast to end in 2019-20.

The **Operational Boundary** is the maximum borrowing and other long-term liabilities to fund previous years' and the current year capital programme, building in flexibility for the timing of the different funding streams and principal repayments. The operational boundary includes any other long-term liabilities (e.g. PPP/NPD schemes, finance leases) however no borrowing is actually required against these schemes as a borrowing facility is included in the contract.

The **Authorised Limits** is set at 10% above the Operational Boundary to give some flexibility around raising funds for future year capital investment.

Affordability of borrowing is measured by the percentage of financial costs relative to the net revenue stream of the GF and HRA.

Full details of these can be found on page 10.

The **average investment** rate set for 2019/20 is 0.60% and is reflective of the Council's appetite for risk, the short term nature of investments and the permitted instruments and counterparties selected.

Other prudential and treasury indicators and supporting information can be found in the main body of this report.

Client Status

The introduction of the second Market in Financial Instruments Directive (MiFID II) in January 2018, classifies Local Authorities as "retail clients" unless it chooses to opt-up to "professional client" status. This has the advantages of lower fees and access to a greater range of products and investment firms. The Council continues to opt-up to professional client status. In order to meet the professional client criteria, the Council must hold a £10m investment portfolio at all times and have at least one officer with the necessary level of experience and knowledge to understand the risks involved in the management of the investments.

3 Capital and Prudential Indicators 2019/20 – 2021/22

In exercising its power to borrow, the Local Authority (Capital Finance and Accounting) (Scotland) Regulations 2016 require the Authority to have regard to the Chartered Institute of Public Finance and Accountancy's Prudential Code for Capital Finance in Local Authorities (the Prudential Code). The Prudential Code is a framework to ensure Councils demonstrate effective control over levels of, and decisions relating to, capital investment activity, including borrowing. The Treasury indicators are used to ensure that risk is managed and controlled effectively. Together the Prudential and Treasury Indicators consider the affordability and impact of capital expenditure decisions and set out the Council's overall capital framework.

(a) Capital Expenditure and Financing

This prudential indicator is a summary of the Council's capital expenditure plans, both those agreed previously and those forming part of the 2019/20 budget setting.

The 2019/20 budget proposes an updated Capital Investment Programme for General Services to 2027/28 and updated investment plans for the HRA for 2019/20 and the capital investment plans included in the latest business plan. All projects within the Capital programme are linked to the Council's key strategic priorities. These are also covered in the Capital Investment Strategy, produced in line with the requirements of the 2017 Prudential Code. To ensure the financial consequences of the new programme are fully transparent, all relevant indicators have been projected to 2027/28 and these can be found in Appendix 1. Table 2 shows the capital expenditure plans and how they are being financed by capital or revenue resources over the next three years. The borrowing figure in table 2 is the difference between the estimates for total capital expenditure and the other funding sources.

Table 2

Estimates of Capital Expenditure and Income	2018/19 Probable Outturn £m	2019/20 Estimate £m	2020/21 Estimate £m	2021/22 Estimate £m
General Services Capital expenditure	39.522	55.817	43.173	48.889
Funded by:				
Borrowing	21.383	25.968	10.252	20.572
Receipts / Grants	14.831	29.223	32.921	28.317
Funded from Revenue	1.036	0.600	-	-
Funded from Reserves	2.272	0.026	-	-
Total	39.522	55.817	43.173	48.889
HRA Capital expenditure	31.115	64.423	56.463	34.420
Funded by:				
Borrowing	4.416	46.293	12.369	12.007
Receipts / Grants	7.981	4.496	28.872	8.045
Funded from Revenue	13.227	12.212	11.688	12.496
Funded from Reserves	5.491	1.422	3.534	1.872
Total	31.115	64.423	56.463	34.420

(b) The Council's Overall Borrowing Need (the Capital Financing Requirement)

This indicator outlines the Council's Capital Financing Requirement (CFR). The CFR is simply the total historic outstanding capital expenditure, which has not been paid from either a capital or a revenue resource and therefore needs to be funded from borrowing. It is essentially a measure of the Council's underlying borrowing need.

Part of the Council's treasury activity is to meet the funding requirements for this borrowing need. The treasury management section organises the Council's cash position to ensure that sufficient cash is available to meet the capital plans and cash flow requirements. This may be sourced through borrowing from external bodies (such as the Government, through the Public Works Loan Board [PWLb] or the money markets), or utilising temporary cash resources within the Council.

The Council's underlying borrowing need (CFR) is not allowed to rise indefinitely. The Council is required to make an annual revenue charge, called the Loan Fund Principal Repayment. This is effectively a repayment of the borrowing need and it is charged to revenue over the life of the asset. This charge reduces the CFR each year. This differs from the treasury management arrangements, which ensure that cash is available to meet the payment of capital commitments on an ongoing basis. External debt can also be borrowed or repaid at any time, but this does not change the CFR.

The total CFR can also be reduced by:

- the application of additional capital financing resources (such as unapplied capital receipts); or
- increasing the annual revenue charge.

The Council's CFR is shown below, and is a key prudential indicator. The opening balances include the PPP/NPD scheme on the balance sheet, which increases the Council's borrowing need. This is shown to give a complete picture of the Council's debt, however no borrowing is actually required against these schemes as a borrowing facility is included in the contract and as such, this is subtracted from the total CFR to identify the Loans CFR. The Loans CFR is forecast to rise over the next few years, as capital expenditure financed by borrowing increases.

Table 3

Capital Financing Requirement (CFR)	2018/19 Probable Outturn £m	2019/20 Estimate £m	2020/21 Estimate £m	2021/22 Estimate £m
General Services	293.552	306.836	307.775	319.551
HRA	120.415	163.993	171.718	178.184
Total CFR	413.967	470.829	479.493	497.735
Less PPP/NPD long-term liability	(106.105)	(102.459)	(98.791)	(95.088)
Loans CFR	307.862	368.370	380.702	402.647
Movement in CFR				
General Services		16.930	4.606	15.479
HRA		43.578	7.726	6.466
Annual Change		60.508	12.332	21.945

(c) Limits to borrowing activity

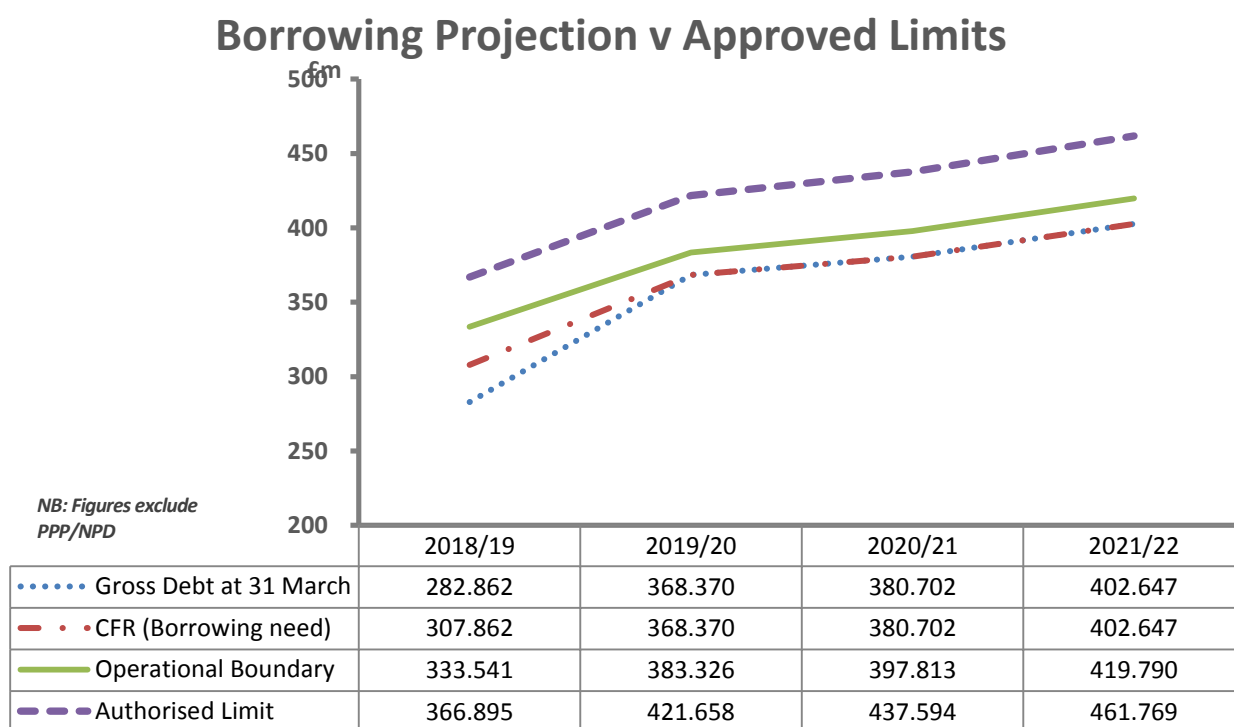
The Operational Boundary

The operational boundary is the expected maximum borrowing position of the Council during the year, taking account of the timing of various funding streams and the recharge of principal repayments from the revenue account. Periods where the actual position varies from the boundary are acceptable, subject to the authorised limit not being breached.

The Authorised Limit

The authorised limit represents a limit beyond which external debt is prohibited. This limit is set by Council and can only be revised by Council approval. It reflects the level of external borrowing which, while not desirable, could be afforded in the short term, but is not sustainable in the longer. The current limit is set at 10% above the Operational Boundary.

The following graph shows the projected levels of the Operational Boundary and Authorised Limit, compared with the Council's CFR and gross debt position. CIPFA's Prudential Code for Capital Finance in Local Authority's recommends that the Council's total debt should not exceed the highest forecast CFR over the next three years. This provides Councils with some flexibility to borrow to meet future capital investment requirements but provides a balance to ensure debt is not held for long periods of time without an underlying need to fund capital investment. The graph below confirms that the Council expects to comply with this recommendation.



(d) Affordability Prudential Indicators

These Prudential Indicators assess the affordability of capital investment plans and provide an indication of the impact of capital investment plans on the Council's overall finances. The cost impact of borrowing decisions are reflected in the Council's budget as loan charges. These have been projected to 2027/28 in line with the capital plan.

Actual and estimates of the proportion of financing costs to net revenue stream.

This indicator identifies the trend in the cost of capital (borrowing and other long-term liabilities net of investment income) against the net revenue stream and reflects the profile of the loans fund advances together with future capital investment. The estimates of financing costs include current commitments and those arising from the capital programme. The HRA costs are aligned with the 30-year business plan.

Table 4

Proportion of financing costs to net revenue stream	2018/19 Probable Outturn %	2019/20 Estimate %	2020/21 Estimate %	2021/22 Estimate %
General Services	5.1%	5.5%	4.7%	4.8%
HRA	16.2%	17.9%	22.8%	24.3%

4 Treasury Management Strategy

The treasury management function ensures that the Council's funds are managed in accordance with the relevant professional codes, so that sufficient cash is available to meet service activity. This involves both the organisation of the cashflow and where capital plans require, the organisation of appropriate borrowing facilities. The strategy covers the relevant treasury / prudential indicators, the current and projected debt positions and the annual investment strategy. The primary objectives of the Council's borrowing strategy is to minimise the revenue impact of borrowing and to effectively manage the repayment profile of the debt.

The treasury strategy aligns with the Council Plan by contributing to "a sound financial position" and "making the best use of all resources" as referred to under the banner of "Underpinning our Priorities". The Council Plan can be found on the Council's website at: www.north-ayrshire.gov.uk.

Economic Outlook

Interest rate forecast

Interest rate forecasts are key to forecasting the costs of future borrowing. The projection, as provided by the Council's treasury advisor, Arlingclose, is that the Bank of England will raise interest rates further during 2019 and 2020, taking the Bank Rate from 0.75% to 1.25%. However, the forecasts have been complicated by the uncertainty over the potential impact, and timing, of Brexit. Even if the Bank Rate is higher than witnessed in recent years, it will still be low when viewed against historic levels. The projected rates are shown in the following graph alongside an assessment of PWLB borrowing rates to December 2021:



Current portfolio position

The Council's treasury portfolio position at 31 March 2019, with forward projections, are summarised below. Table 5 shows the actual external debt against the underlying capital borrowing need (the CFR), highlighting any over or under borrowing. Both the external debt and CFR exclude the Council's liabilities in respect of the PPP/NPD schemes.

Table 5

Current Portfolio Position (excluding PPP/NPD)	2018/19	2019/20	2020/21	2021/22
	Probable Outturn £m	Estimate £m	Estimate £m	Estimate £m
Gross Debt at 31 March	282.862	368.370	380.702	402.647
CFR	307.862	368.370	380.702	402.647
(Under)/Over Borrowed Position	(25.000)	-	-	-

Within the prudential indicators there are a number of key indicators to ensure that the Council operates its activities within well-defined limits. One of these is that the Council's gross debt should not, except in the short term, exceed the total of the CFR. This allows some flexibility for limited early borrowing for future years, but ensures that borrowing is not undertaken for revenue purposes.

The Council's borrowing strategy continues to address the key issue of affordability without compromising the longer-term stability of the debt portfolio. The Council is currently under-borrowed. This means that the capital borrowing need (the CFR), has not been fully funded with loan debt because the cash supporting the Council's internal balances and cashflow is being used as a temporary measure. This strategy is currently prudent, as investment returns are low and counterparty risk is high. Where possible, the Council will continue to use internal funds, but will balance this strategy against movements in interest rates as outlined above.

Against this background and the risks within the economic forecast, caution will be adopted within 2019/20 treasury operations. The Executive Director of Finance and Corporate Support will monitor interest rates and adopt a pragmatic approach to changing circumstances. For example:

- if it is anticipated that there is a significant risk of a sharp fall in long and short-term rates, then long-term borrowings will be postponed and potential rescheduling from fixed rate funding into short-term borrowing will be considered.
- if it is anticipated that there is a significant risk of a sharp rise in long and short-term rates than that currently forecast, then the portfolio position will be re-appraised with the likely action that fixed rate funding will be drawn whilst interest rates are still lower than they are expected to be in the next few years.

Any such decisions will be reported to the Cabinet as part of the mid-year and annual treasury outturn report. A summary of treasury risks and mitigating controls can be found at Appendix 2.

Controls on borrowing activity

The purpose of these controls is to manage the risk and impact of any adverse movement in interest rates. However, if they are set to be too restrictive they will impair any opportunities to reduce costs / improve performance. The indicators are:

- Upper limits on variable interest rate exposure. This identifies a maximum limit for variable interest rates based upon the debt position net of investments;
- Upper limits on fixed interest rate exposure. This is similar to the previous indicator and covers a maximum limit on fixed interest rates.

Table 6

	2018/19 Probable Outturn £m	2018/19 Limit £m	2019/20 Limit £m	2020/21 Limit £m	2021/22 Limit £m
Limits on fixed interest rates based on net debt	229.762	306.895	361.658	377.594	401.769
Limits on variable interest rates based on net debt	53.100	60.000	60.000	60.000	60.000

- Maturity structure of borrowing. These gross limits are set to reduce the Council's exposure to large sums falling due for refinancing; both upper and lower limits are required.

Table 7

Maturity Profile of Borrowing	2018/19 Probable Outturn £m	2018/19 Probable Outturn %	Lower Limit %	Upper Limit %
Under 12 months	52.152	18%	0%	40%
12 months and within 24 months	11.867	4%	0%	25%
24 months and within 5 years	15.130	5%	0%	50%
5 years and within 10 years	1.819	1%	0%	75%
10 years and above	201.895	71%	25%	90%
Total Borrowing	282.862	100%		

* Note the Under 12 months figure in the above table includes £25.950m LOBOs which have call options in year.

LOBOs

The Council holds £53.1m of Lender's Option Borrower's Option (LOBO) loans where the lender has the option to propose an increase in the interest rate at set dates, following which the Council has the option to either accept the new rate or to repay the loan at no additional cost. Similar to other debt held by the Council we continue to work with treasury management advisers to identify financially beneficial opportunities to repay LOBO loans.

Policy on borrowing in advance of need

The Council will not borrow more than, or in advance of its needs, purely to profit from the investment of the extra sum borrowed. Any decision to borrow in advance will be within forward approved CFR estimates and will be considered carefully to ensure that value for money can be demonstrated and that the Council can ensure the security of such funds.

Risks associated with any advance borrowing activity will be subject to appraisal and subsequent reporting in either the mid-year or annual treasury report.

Debt rescheduling

As short-term borrowing rates are considerably cheaper than longer term fixed interest rates, there may be potential opportunities to generate savings by switching from long-term to short-term debt. However, these savings will need to be considered in the light of the current treasury position and the cost of any premiums incurred on early debt repayment.

Potential reasons for debt rescheduling include:

- the generation of cash savings and / or discounted cashflow savings; and
- the enhancement of the portfolio balance (amend the maturity profile and / or risk).

All debt rescheduling proposals will be reported to Cabinet / full Council as part of the annual or mid-year report.

Borrowing Sources

Approved sources of long-term and short-term borrowing are:

- Public Works Loan Board (PWLB) and any successor body
- Any institution approved for investments (see Appendix 3)
- Any other bank or building society authorised to operate in the UK
- any other UK public sector body
- UK public and private sector pension fund (except Strathclyde Pension Fund)
- Capital market bond investors
- Special purpose companies created to enable local authority bond issues

In addition, capital finance can be raised by the following methods that are not borrowing, but are classed as other debt liabilities:

- Operating and finance leases
- Hire purchase
- Private Finance Initiatives (including PPP/NPD)
- Sale and leaseback arrangements

North Ayrshire Council has raised the majority of its long-term borrowing from the PWLB, but continues to investigate other sources of finance that may be available with terms that are more favourable.

Policy on Use of Financial Derivatives

A financial derivative is a contract, which derives its value from the performance of an underlying entity. They are used for a number of purposes, including insuring against price movements. In the absence of any explicit legal power to do so, the Authority will not use standalone financial derivatives (such as swaps, forwards, future and options). Derivatives embedded into loans and investments, including pooled funds and forward starting transactions, may be used, and the risks that they present will be managed in line with the overall treasury risk management strategy.

Policy on Repayment of Loans Fund Advances

The prudent repayment of Loans Fund Advances are made under the provisions of The Local Authority (Capital Finance and Accounting) (Scotland) Regulations 2016, which came into force on 1 April 2016.

These Regulations require North Ayrshire Council to outline its policy on the repayment of loans fund advances. The loans fund advance is effectively the repayment of the 'principal' linked to the capital expenditure which is funded from borrowing.

The statutory guidance identifies a number of options for the prudent repayment of advances, including basing the repayments on:

- the depreciation charges made against the assets;
- the life of the assets, using either the annuity or equal instalments methodology; or
- the funding or income streams attached to the assets.

For the majority of projects undertaken by the Council, the policy is to repay loans fund advances linked to asset life using the annuity or equal instalment methodologies. However, where appropriate, the repayment of advances arising from projects with associated income streams will be matched to the profile of the income.

All advances made since the regulations came into force have been re-evaluated to confirm that the most appropriate asset lives and methodologies have been used to ensure prudent repayment of the advances.

Further guidance on the application of the Regulations is anticipated in 2019/20. The Council will continue to consider the most appropriate repayment methods, which align to the benefits of the assets and ensure a prudent repayment, for existing and future advances.

The policy is outlined in full in Appendix 4.

5 Investment Strategy

The Council's investment strategy has regard to the Local Government Investment (Scotland) Regulations (and accompanying finance circular) and the 2017 revised CIPFA Treasury Management in Public Services Code of Practice and Cross Sectoral Guidance Notes ("the CIPFA TM Code"). The Council's objective when investing money is to strike an appropriate balance between risk and return, minimising the risk of incurring losses from defaults and of receiving unacceptably low investment income.

The aim of the Investment Strategy is to provide security of investment and minimisation of risk by generating a list of high creditworthy counterparties which will enable diversification. Investment instruments identified for use in the financial year along with their associated risks and controls can be found in Appendix 3.

Counterparty limits are set through the Council's Treasury Management Practices. The maximum that will be lent to any one organisation (other than the UK Government) will be £10 million. A group of banks under the same ownership, will be treated as a single organisation for limit purposes.

The Council uses purpose-built cash flow forecasting software to determine the maximum period for which funds may prudently be committed. The forecast is compiled on a prudent basis to minimise the risk of the Council being forced to borrow on unfavourable terms to meet its financial commitments. Limits on long-term investments are set by reference to the Council's revenue budget and cash flow forecast.

Given the risk of bail-in (as defined on page 17) and continued low returns from short-term unsecured bank investments, the Council will take opportunities, as cash flows permit, to further diversify into more secure asset classes during 2019/20. This diversification will mitigate further risks associated with investments.

Current Portfolio Position

Table 8

Current Portfolio Position	2018/19 Probable Outturn £m	2019/20 Estimate £m	2020/21 Estimate £m	2021/22 Estimate £m
Investments at 31 March	20.000	20.000	20.000	20.000
Net Debt at 31 March	262.862	348.370	360.702	382.647

Creditworthiness policy

In accordance with the above and in order to minimise risk, the Council has clearly stipulated the minimum acceptable credit quality of counterparties for inclusion on its lending list. The Council uses Arlingclose's Approved Counterparties List (see Appendix 5) which takes full account of the ratings, outlooks and watches published by all three ratings agencies. Ratings are monitored on a real time basis with any changes notified electronically supplemented by weekly update.

Investment decisions are made by reference to the lowest published long-term credit rating and analysis from the Council's treasury management advisers. The Council considers high credit quality organisations and investments as those having a credit rating of A- or higher that are domiciled in the UK, or in a foreign country with a sovereign rating of AA+ or higher. For money market funds that are more diversified, "high credit quality" is defined as those having a credit rating of A- or higher. However, in addition to credit ratings the Council will consider investments in organisations based on independent analysis from our treasury management advisors.

All credit ratings are monitored by the Treasury Team who are alerted to changes in ratings of the main rating agencies through Arlingclose's weekly updates and following credit developments. Where a downgrade results in the counterparty or investment scheme no longer meeting the Council's minimum criteria, any investment will be withdrawn immediately, where breakage costs are not excessive.

Where deteriorating financial market conditions affect the creditworthiness of all organisations, as happened in 2008 and 2011, this is not generally reflected in credit ratings, but can be seen in other market measures. In such circumstances, the Council will restrict its investment activity to those organisations of higher credit quality and will reduce the maximum duration of its investments to maintain the required level of security. If this leads to a restricted number of organisations, funds will be placed with the UK government, via the Debt Management Office, treasury bills, or investment in other local authorities.

The Council recognises that credit ratings are good, but not comprehensive, indicators of investment default. Full regard is therefore given to other available information on the credit quality of the organisations in which it invests, including credit default swap prices, financial statements, information on government support, reports in the financial press and analysis from the Council's treasury management adviser. No investment will be made with an organisation if there are substantive doubts about its credit quality, even though it may otherwise meet the above criteria.

Bail-in Risk

Since the financial crisis, global authorities have embarked on a wide ranging review of the banking sector to ensure that the cost to the public purse of any future crises is contained. One of the most significant changes has arisen from the Financial Services (Banking Reform) Act 2013 which added the bail-in of certain unsecured creditors to the Special Resolution Regime (SRR) granted to the Bank of England under the Banking Act 2009. Bail-in is the opposite of bail-out and requires certain creditors to bail-in funds from existing investments if a bank requires it to remain financially sustainable.

Local authority deposits in banks are unsecured and because other previously unsecured creditors such as retail investors have become preferred under UK and EU Directives it means that the risks associated with local authority unsecured investments in banks have risen.

The best solution to mitigating against bail-in risk is to invest with high quality and credit worthy institutions. The identification of these institutions remains a key objective of the investment strategy. Ensuring diversification of investment counterparties is also an effective risk management approach and is reflected in investment counterparty limits.

Investment Strategy and Permitted Investments

The Investment Regulations (Code on the Investment of Money by Local Authorities) require the Council to approve all types of investments to be used and to set appropriate limits for the amount that can be held in each investment type. In determining its permitted investments, the Council must identify the treasury risks associated with each type of instrument and the controls put in place to limit risk on each investment type. Full details can be found in Appendix 3.

Investment returns expectations

Bank Rate is forecast to increase from 0.75% to 1.25% between March 2019 and December 2019. Bank Rate forecasts for financial year ends (March) are:

- 2019/20 1.25%
- 2020/21 1.25%
- 2021/22 1.25%

The estimated rates for returns on investments placed for periods up to 100 days during each financial year for the next three years are as follows:

- 2019/20 0.60%
- 2020/21 0.60%
- 2021/22 0.60%

Investment treasury indicator and limit

This is a control on the total principal funds invested for greater than 1 year. This limit is set with regard to the Council's liquidity requirements and to reduce the need for early sale of an investment, and is based on the availability of funds after each year-end.

Table 9

Maximum principal sums invested for more than 1 year	2018/19 Probable Outturn	2019/20 Limit	2020/21 Limit	2021/22 Limit
Principal sums invested for more than 1 year	0%	40%	40%	40%

For cashflow management, the Council will seek to utilise its 15 and 30 day notice accounts, money market funds and short-dated deposits (overnight to three months) in order to benefit from the compounding of interest.

Summary of Material Investments, Guarantees and Liabilities

In line with the requirements in respect of the Council's Capital Investment Strategy information is provided on material Investments, Guarantees and Liabilities. Reporting of this fits better within the TMIS. Information is provided in the table below;

The Council has the current historic investments on the balance sheet as at 31st March 2018:

	Value as at 31 March 2018 £m
Long-term Debtors	1.012
Long-term Investments	0.350
Total	1.362

The long-term debtors represent loan finance provided by the Council to other parties, and include the loans to North Ayrshire Ventures Trust Ltd (£0.835m) and Advances for House Rents (£0.147m).

The long-term investment relates to a joint venture to develop land at North Shore, Ardrossan.

Monitoring of Investment Strategy

An update on the investment position of the Council will be reported to Cabinet in the 2019/20 Mid-Year Treasury report and the Annual Treasury Report will be submitted to the Council after the end of the financial year.

Appendix 1: Prudential Indicators 2023 to 2028

Estimates of Capital Expenditure and Income	2022/23 Estimate £m	2023/24 Estimate £m	2024/25 Estimate £m	2025/26 Estimate £m	2026/27 Estimate £m	2027/28 Estimate £m
General Services Capital expenditure	34.680	22.105	12.560	12.560	12.560	12.560
Funded by:						
Borrowing	20.835	7.691	-	-	-	-
Receipts / Grants	13.845	14.414	12.560	12.560	12.560	12.560
Funded from Revenue	-	-	-	-	-	-
Funded from Reserves	-	-	-	-	-	-
Total	34.680	22.105	12.560	12.560	12.560	12.560
HRA Capital expenditure	10.841	85.642	10.218	10.553	10.899	11.256
Funded by:						
Borrowing	-	46.322	-	-	-	-
Receipts / Grants	0.080	22.125	-	-	-	-
Funded from Revenue	9.525	14.202	10.218	10.553	10.899	11.256
Funded from Reserves	1.236	2.993	-	-	-	-
Total	10.841	85.642	10.218	10.553	10.899	11.256

Capital Financing Requirement (CFR)	2022/23 Estimate £m	2023/24 Estimate £m	2024/25 Estimate £m	2025/26 Estimate £m	2026/27 Estimate £m	2027/28 Estimate £m
General Services	330.159	326.887	315.704	303.892	293.650	283.015
HRA	171.612	210.864	201.692	191.755	181.556	173.683
Sub-total	501.771	537.751	517.396	495.647	475.205	456.697
Less PPP/NPD long-term liability	(91.160)	(86.810)	(82.545)	(78.090)	(73.124)	(67.808)
Sub-total	410.611	450.941	434.851	417.557	402.081	388.889
Movement in CFR						
General Services	14.536	1.079	(6.918)	(7.357)	(5.276)	(5.319)
HRA	(6.572)	39.252	(9.172)	(9.937)	(10.199)	(7.873)
Annual Change	7.964	40.330	(16.090)	(17.294)	(15.475)	(13.192)

A negative annual change in CFR reflects a reduction in the need to finance capital investment from borrowing.

Proportion of financing costs to net revenue stream	2022/23 Estimate £m	2023/24 Estimate £m	2024/25 Estimate £m	2025/26 Estimate £m	2026/27 Estimate £m	2027/28 Estimate £m
General Services	5.4%	5.6%	5.7%	5.8%	5.0%	5.0%
HRA	25.3%	26.5%	30.1%	30.1%	29.3%	24.7%

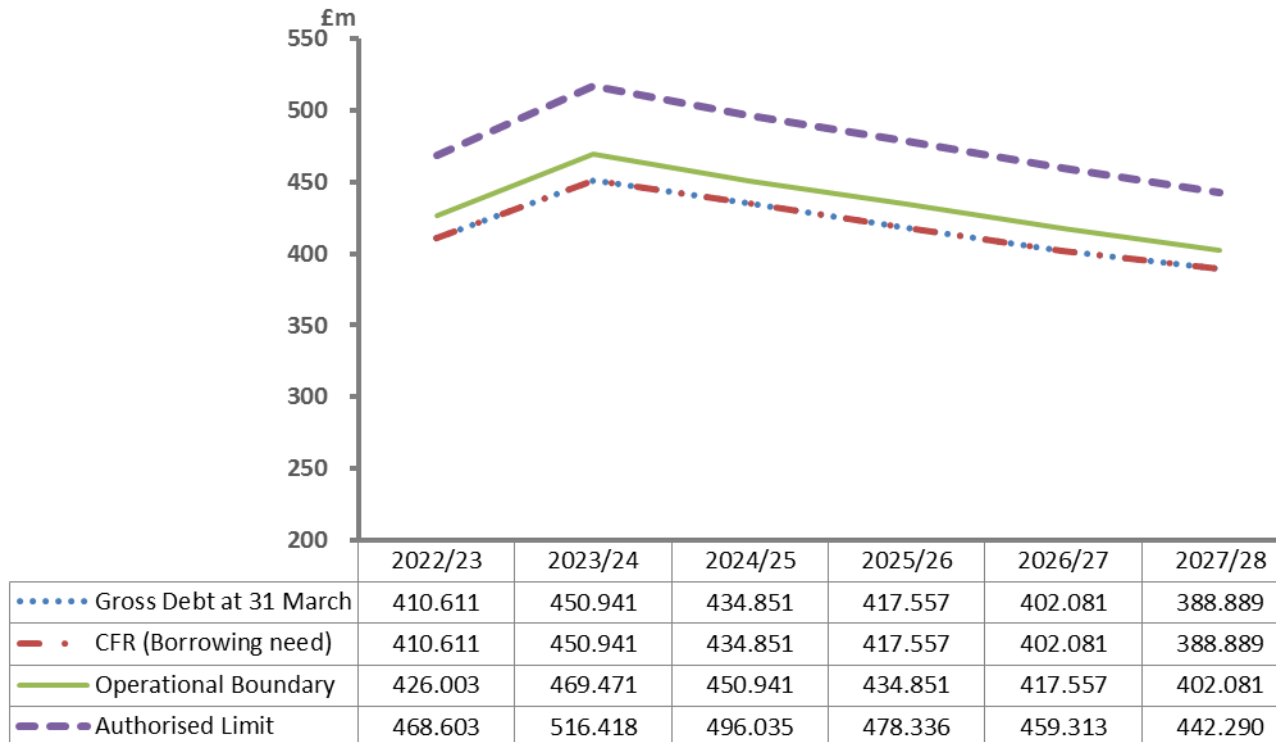
Current Portfolio Position (excluding PPP/NPD)	2022/23 Estimate £m	2023/24 Estimate £m	2024/25 Estimate £m	2025/26 Estimate £m	2026/27 Estimate £m	2027/28 Estimate £m
Gross Debt at 31 March	410.611	450.941	434.851	417.557	402.081	388.889
CFR	410.611	450.941	434.851	417.557	402.081	388.889
(Under)/Over Borrowed Position	-	-	-	-	-	-

Current Portfolio Position	2022/23 Estimate £m	2023/24 Estimate £m	2024/25 Estimate £m	2025/26 Estimate £m	2026/27 Estimate £m	2027/28 Estimate £m
Investments at 31 March	20.000	20.000	20.000	20.000	20.000	20.000
Net Debt at 31 March	390.611	430.941	414.851	397.557	382.081	368.889

Operational Boundary	2022/23 Estimate £m	2023/24 Estimate £m	2024/25 Estimate £m	2025/26 Estimate £m	2026/27 Estimate £m	2027/28 Estimate £m
Anticipated borrowing	426.003	469.471	450.941	434.851	417.557	402.081
PPP/NPD long-term liability	91.160	86.810	82.545	78.090	73.124	67.808
Operational Boundary	517.163	556.281	533.486	512.941	490.681	469.889

Authorised Limit	2022/23 Estimate £m	2023/24 Estimate £m	2024/25 Estimate £m	2025/26 Estimate £m	2026/27 Estimate £m	2027/28 Estimate £m
Operational Boundary + 10%	468.603	516.418	496.035	478.336	459.313	442.290
PPP/NPD long-term liability	91.160	86.810	82.545	78.090	73.124	67.808
Authorised Limit	559.763	603.228	578.580	556.426	532.437	510.098

Borrowing Projection v Approved Limits



Appendix 2: Treasury Risk Register

Risk Title	Description	Consequence of Risk	Current Controls	RAG Status
Credit and Counterparty Risk	This is the risk of failure by a counterparty (bank or building society) to meet its contractual obligations to the organisation particularly due to the counterparty's diminished creditworthiness, and the resulting detrimental effect on the organisation's capital or current (revenue) resources. There are no counterparties where this risk is zero although AAA rated organisations have a very high level of creditworthiness.	That investment funds will not be returned in full to the Council as per the contractual obligation of the counterparty.	The Council sets minimum credit criteria to determine which counterparties and countries are of sufficiently high creditworthiness to invest securely. The RAG status is Amber because this risk will never be fully eliminated.	Amber
Liquidity Risk	This is the risk that cash will not be available when it is needed. Whilst it could be said that all counterparties are subject to at least a very small level of liquidity risk, in this document, liquidity risk has been treated as whether or not instant access to cash can be obtained from each form of investment instrument. While some forms of investment e.g. gilts, Certificates of Deposit, corporate bonds can usually be sold immediately if the need arises, there are two caveats: - a) cash may not be available until a settlement date up to three days after the sale; and b) there is an implied assumption that markets will not freeze up and so the instrument in question will find a ready buyer.	That the Council has insufficient access to cash to enable it to carry out its activities.	The Council has a cash flow forecasting model to enable it to determine how long investments can be made for and how much can be invested. This has a high level of assurance around regular cash inflows and outflows. Some of the Council's cashflow related investments are invested in Money Market Funds which provide very high daily liquidity.	Green

Risk Title	Description	Consequence of Risk	Current Controls	RAG Status
Market Risk	This is the risk that, through adverse market fluctuations in the value of the sums that the Council borrows and invests, there is a detrimental impact on the Council.	That investment funds will not be returned in full to the Council as per the contractual obligation of the counterparty due to market variations.	Only a proportion of the Council's investments will be invested in instruments whose value are subject to market movements. The proportion will not exceed the maximum percentage the Council will invest in investments over 1 year	Green
Interest Rate Risk	This is the risk that fluctuations in the levels of interest rates create an unexpected or unbudgeted burden on the organisation's finances, against which the organisation has failed to protect itself adequately. The Council has set limits for its fixed and variable rate exposure in its Treasury Indicators in this report	That the Council will be faced with unexpected higher interest costs due to market variations.	The Council manages this risk by having a view of the future course of interest rates and then formulating a treasury management strategy accordingly which aims to maximise investment earnings consistent with control of risk or alternatively, seeks to minimise expenditure on interest costs on borrowing.	Green
Legal and Regulatory Risk	This is the risk that the organisation itself, or an organisation with which it is dealing in its treasury management activities, fails to act in accordance with its legal powers or regulatory requirements, including failure to comply with the CIPFA Codes and that the organisation suffers losses accordingly.	That investment funds will not be returned in full to the Council due to the failure of the counterparty to comply with their contractual obligations	The Council will not undertake any form of investing until it has ensured that it has all necessary powers and has complied with all regulations.	Green

Appendix 3: Permitted Investments, Risks and Mitigating Controls

Type of Investment	Description and Risk	Mitigating Controls	Council Limits
Banks Unsecured	These are accounts, deposits, certificates of deposit and senior unsecured bonds with banks and building societies, other than multilateral development banks, which are established by more than one country e.g. European Investment Bank. These investments are subject to the risk of credit loss via a bail-in should the regulator determine that the bank is failing or likely to fail.	Diversifying investments is crucial to managing bail-in risk, in addition to determining proportionate counterparty and maturity limits. Certificates of Deposit, which are tradable on the secondary market and which can be sold prior to maturity, will also assist in managing credit risk.	The combined secured and unsecured investments in any one bank will not exceed £10m.
Banks Secured	These are covered bonds, reverse repurchase agreements and other collateralised arrangements with banks and building societies. Reverse purchase agreements involve the purchase of securities with the agreement to sell at a future date at a higher price. Collateralised arrangement are an investment with collateral such as properties or debt.	These investments are secured on the bank's assets, which limits the potential losses in the unlikely event of insolvency, and means that they are exempt from bail-in. Where there is no investment specific credit rating, but the collateral upon which the investment is secured has a credit rating, the higher of the collateral credit rating and the counterparty credit rating will be used to determine cash and time limits.	The combined secured and unsecured investments in any one bank will not exceed £10m.

Type of Investment	Description and Risk	Mitigating Controls	Council Limits
Operational Bank Accounts	The Council will incur operational exposures to its banking services provider, Clydesdale Bank, through current accounts. The bank is not currently on the Council's lending list as its credit ratings are below the investment credit rating criteria of A-. These balances are not classed as investments but are still subject to the risk of bail-in and balances will therefore be minimised.	The Bank of England has stated that in the event of failure, banks with assets greater than £25 billion (which applies to Clydesdale Bank) are more likely to be bailed in than made insolvent, increasing the chance of the Council maintaining operational continuity. .	The Council monitors its operational accounts on a daily basis, transferring any surplus funds to investment accounts and there for minimising the amount held in the operational bank account at any time.
Government	These are loans, bonds and bills issued or guaranteed by national governments, regional and local authorities and multilateral development banks. Includes the UK Debt Management Office.	These investments are not subject to bail-in, and there is an insignificant risk of insolvency.	Investments with the UK Central Government may be made in unlimited amounts for up to 50 years.
Corporates	These are loans, bonds and commercial paper issued by companies other than banks and registered social landlords. Loans to unrated companies will only be made if approved through a separate report to Council.	These investments are not subject to bail-in, but are exposed to the risk of the company going insolvent. This risk will be mitigated by taking independent external advice and diversifying investments over a number of counterparties.	Loans to unrated companies would be made as part of a diversified pool in order to spread the risk widely.

Type of Investment	Description and Risk	Mitigating Controls	Council Limits
Registered Social Landlords	These are loans and bonds issued by, guaranteed by or secured on the assets of Registered Social Landlords (Housing Associations). These bodies are regulated by the Scottish Housing Regulator and by the Homes and Communities Agency for Registered Providers of Social Housing in England.	As providers of public services, they retain the likelihood of receiving government support if needed and are therefore considered low risk.	Policy driven, managing all associated risks.
Money Market Funds	These are diversified investment vehicles consisting of the any of the above investment types, plus equity shares and property. These funds have the advantage of providing wide diversification of investment risks, coupled with the services of a professional fund manager in return for a management fee.	Short-term Money Market Funds that offer same-day liquidity and very low or no volatility will be used as an alternative to instant access bank accounts.	<p>It is recommended that no more than 10% of the Council's total investments are invested in any one MMF and that the amount invested is no more than 0.5% of the size of a MMF used for liquidity purposes.</p> <p>For pooled investment vehicles that invest in bonds, equities and property, all of which operate on a variable net asset value (VNAV) it is recommended that no more than 10% of the Council's total investments are invested in each fund. These investments will be held for periods greater than 1 year.</p>

Type of Investment	Description and Risk	Mitigating Controls	Council Limits
Other types of investments			
Investment Properties	These are non-operational properties that are being held pending disposal, or for a longer-term rental income stream. They are highly illiquid assets with high risk to value (the potential for property prices to fall or for rental voids).	<p>In larger investment portfolios, some small allocation of property-based investment may counterbalance/ complement the wider cash portfolio. Property holding will be re-valued regularly and reported annually with gross and net rental streams.</p> <p>Member approval required and each application must be supported by the service rationale behind the loan and the likelihood of partial or full default.</p>	Policy driven, managing all associated risks.
Loans to third parties, including soft loans	These are service investments either at market rates of interest, or below market rates (soft loans). These types of investments may exhibit credit risk and are likely to be highly illiquid.	Each third party loan requires Member approval and each application must be supported by the service rationale behind the loan and the likelihood of partial or full default. Interest payments and loan repayments will be monitored and the likelihood of partial or full default re-assessed regularly.	Policy driven, amount and loan maturity limit will be determined on a case-by-case basis.

Type of Investment	Description and Risk	Mitigating Controls	Council Limits
Loans to a local authority company	These are service investments either at market rates of interest, or below market rates (soft loans). These types of investments may exhibit credit risk and are likely to be highly illiquid.	<p>Each loan to a local authority company requires Member approval and each application must be supported by the service rationale behind the loan and the likelihood of partial or full default.</p> <p>Interest payments, loan repayments, and their timeliness will be monitored and the likelihood of partial or full default reassessed regularly.</p>	Policy driven, amount and loan maturity limit determined on a case-by-case basis, managing all associated risks.
Shareholdings in a local authority company	These are service investments, which may exhibit market risk and are likely to be highly illiquid.	Each equity investment in a local authority company requires Member approval and each application must be supported by the service rationale behind the investment and the likelihood of loss. Service investments will be subject to scrutiny by Financial Services on a regular basis, and will include scrutiny of financial statements issued by the local authority company.	Policy driven, amount determined on a case-by-case basis, managing all associated risks.
Non-local authority shareholdings	These are non-service investments, which may exhibit market risk, will only be considered for longer term investments and are likely to be liquid.	Any non-service equity investment will require separate Member approval and each application must be supported by the service rationale behind the investment and the likelihood of loss. Non-service investments will be subject to scrutiny by Financial Services on a regular basis, reported to Members, and will include scrutiny of financial statements issued by the company.	Policy driven, amount and anticipated time frame for shareholding determined on a case-by-case basis, managing all associated risks.

Appendix 4: Policy on Repayment of Loans Fund Advances

Policy on Repayment of Loans Fund Advances

The purpose of the Loans Fund is to record advances from the loan fund for expenditure incurred, or loans made to third parties, which a local authority has determined are to be financed from borrowing as set out in Regulation 2 of The Local Authority (Capital Finance and Accounting) (Scotland) Regulations 2016 [“the Regulations”]. The Council is also statutorily required to repay Loans Fund advances and to prudently determine the periods over which it will repay Loans Fund advances and the amount of repayments in any financial year.

Loans fund advances comprise several items and the estimated opening balances for 2019/20, where applicable for North Ayrshire Council, are:

- capital expenditure (£307.862m),
- grants to third parties and expenditure on third party assets which would be classified as capital expenditure by a local authority (£0m), and
- loans to third parties (£0m), and
- expenditure for which a borrowing consent has been issued by the Scottish Government (£0m).

Prudent repayment of Loans Fund advances

The loans fund advance is effectively the repayment of the ‘principal’ linked to the expenditure classified above which is unfinanced and is required to be funded from borrowing. Repayment of loans fund advances are required to be made in line with Scottish Government statutory guidance on Loans Fund Accounting. The Council’s annual accounts require to include a disclosure of details of Loans Fund transactions. The HRA Loans Fund advances and associated annual repayments are identified separately from that of the General Fund.

The broad aim of prudent repayment is to ensure that the Council’s unfinanced capital expenditure is financed over the period of years which that expenditure is expected to provide a benefit and that each year’s repayment amount is reasonably commensurate with the period and pattern of the benefits.

The statutory guidance requires the Council to approve a policy on Loans Fund repayments each year, and recommends a number of options for calculating prudent repayments. North Ayrshire Council’s policy is as follows:

For the majority of projects undertaken by the Council the policy is to use the asset life method to repay loans fund advances on an annuity basis, which is similar to the repayment of a mortgage where principal payments are lower at the start of the mortgage and build up to deliver full repayment over the term of the mortgage. As well as annuity, the asset life method has the option of equal installments.

The Council will continue to consider the most appropriate repayment method which aligns to the benefits of the assets and ensures a prudent repayment.

In addition, there are some projects where income streams are attached to the project which can be reasonably associated with the borrowing which will be undertaken. In these circumstances it may be more appropriate for the advances to be repaid on a profile which matches this income. For these unique projects, loans fund advances may be profiled for repayment to match the income and not on the annuity basis.

These options comply with the statutory guidance and the Council will continue to consider all options available to it.

The repayment of Loans Fund advances will therefore be equal to the annual amount determined in accordance with Schedule 3 of the Local Government (Scotland) Act 1975.

Estimates of prudent Loans Fund repayment

The Authority's latest estimates of its Loans Fund account information are as follows:

Year	Opening Balance £m	Advances to GF £m	Advances to HRA £m	Repayment by GF £m	Repayment by HRA £m	Closing Balance £m
2017/18 actual	300.916	0.000	3.485	-8.931	-2.197	293.273
2018/19	293.273	21.383	4.416	-8.762	-2.441	307.869
2019/20 - 23/24	307.869	85.319	116.991	-32.683	-23.781	453.716
2024/25 - 28/29	453.716	0.000	0.000	-30.247	-42.138	381.331
2029/30 - 33/34	381.331	0.000	0.000	-21.496	-46.060	313.774
2034/35 - 38/39	313.774	0.000	0.000	-25.515	-37.074	251.185
2039/40 - 43/44	251.185	0.000	0.000	-33.109	-27.745	190.331
2044/45 - 48/49	190.331	0.000	0.000	-35.992	-18.222	136.118
2049/50 - 53/54	136.118	0.000	0.000	-27.109	-19.013	89.995
2054/55 - 58/59	89.995	0.000	0.000	-19.372	-16.012	54.611
2059/60 - 63/64	54.611	0.000	0.000	-18.893	-7.323	28.395
2064/65 & later	28.395	0.000	0.000	-28.394	0.000	0.000

Policy on Apportioning Interest to the HRA

Interest and expenses on all new borrowing is allocated to the HRA based on the share of total borrowing taken each year.

Appendix 5: Counterparty Limits

The status of counterparties is monitored regularly. The Council receives credit rating and market information from Arlingclose Limited, including when ratings change, and counterparties are checked promptly. On occasion ratings may be downgraded when an investment has already been made. The criteria used are such that a minor downgrading should not affect the full receipt of the principal and interest. Any counterparty failing to meet the criteria will be removed from the list immediately and, if required, new counterparties which meet the criteria will be added to the list. The list of local authorities in the table are those, which are credit rated; however, the Council may lend to rated and unrated UK local authorities.

The Council may invest its funds with any of the counterparties detailed below, subject to the cash limits (per counterparty) and time limits shown. This list reflects the current (January 2019) counterparty list and will be updated throughout the year based on information received by our Treasury Adviser.

						AUTHORITY SPECIFIC LIMITS		
Counterparty	Country of Domicile	Fitch Long-term	Moody's Long-term	S & P Long-term	Banking Group	Individual Cash Limit (£/%) £10m unless specified	Group Cash Limit (£/%)	Max Investment period
UNITED KINGDOM: BANKS								
BANK OF SCOTLAND PLC	GB	A+	Aa3	A+	Lloyds Banking Group		£10,000,000	6 months
LLOYDS BANK PLC	GB	A+	Aa3	A+				6 months
BARCLAYS BANK PLC	GB	A+	A2	A				100 days
BARCLAYS BANK UK PLC	GB	A+	A1	A				100 days
CLOSE BROTHERS LTD	GB	A	Aa3					6 months
GOLDMAN SACHS INT'L BANK	GB	A	A1	A+				100 days
HANDELSBANKEN PLC	GB	AA		AA-				6 months
HSBC BANK PLC	GB	AA-	Aa3	AA-				6 months
HSBC UK BANK PLC	GB	AA-		AA-				6 months
NATIONAL WESTMINSTER BANK	GB	A+	A1	A-	RBS Group		£10,000,000	100 days
ROYAL BANK OF SCOTLAND PLC/T	GB	A+	A1	A-				100 days
ULSTER BANK LIMITED	GB	A+	A1	A-				100 days
SANTANDER UK PLC	GB	A+	Aa3	A				6 months
STANDARD CHARTERED BANK	GB	A+	A1	A	-	-		6 months

Counterparty		Country of Domicile	Fitch Long-term				Moody's Long-term				S & P Long-term				Banking Group				AUTHORITY SPECIFIC LIMITS		
																			Individual Cash Limit (£/%) £10m unless specified	Group Cash Limit (£/%)	Max Investment period
UK: BUILDING SOCIETIES																					
COVENTRY BUILDING SOCIETY	GB	A	A2												6 months						
DARLINGTON BUILDING SOCIETY	GB											£1,000,000			100 days						
FURNESS BUILDING SOCIETY	GB											£1,000,000			100 days						
HINCKLEY & RUGBY BUILDING SOCIETY	GB											£1,000,000			100 days						
LEEDS BUILDING SOCIETY	GB	A-	A3												100 days						
LEEK UNITED BUILDING SOCIETY	GB											£1,000,000			100 days						
MANSFIELD BUILDING SOCIETY	GB											£1,000,000			100 days						
MARSDEN BUILDING SOCIETY	GB											£1,000,000			100 days						
MELTON MOWBRAY BUILDING SOCIETY	GB											£1,000,000			100 days						
NATIONAL COUNTIES BUILDING SOCIETY	GB											£1,000,000			100 days						
NATIONWIDE BUILDING SOCIETY	GB	A+	Aa3	A												6 months					
NEWBURY BUILDING SOCIETY	GB											£1,000,000			100 days						
SCOTTISH BUILDING SOCIETY	GB											£1,000,000			100 days						
TIPTON & COSELEY BUILDING SOCIETY	GB											£1,000,000			100 days						
UK: LOCAL AUTHORITIES																					
CORNWALL COUNCIL	GB		Aa2									-			2 years +						
GREATER LONDON AUTHORITY	GB			AA									-			2 years +					
GUILDFORD BOROUGH COUNCIL	GB		Aa2									-			2 years +						
LANCASHIRE COUNTY COUNCIL	GB		Aa3									-			2 years +						
TRANSPORT FOR LONDON	GB	AA-	Aa3	AA-									-			5 years					
WANDSWORTH LONDON BOROUGH	GB	AA										-			2 years +						
WARRINGTON BOROUGH COUNCIL	GB		A1									-			2 years +						

Counterparty		Country of Domicile	Fitch Long-term Moody's Long-term S & P Long-term			Banking Group	AUTHORITY SPECIFIC LIMITS		
							Individual Cash Limit (£/%) £10m unless specified	Group Cash Limit (£/%)	Max Investment period
UK: OTHER INSTITUTIONS									
LCR FINANCE PLC	EN	AA	Aa2	AA				15 years	
NETWORK RAIL INFRASTRUCTURE	GB	AA	Aa2					15 years	
UK GOVERNMENT	GB	AA	Aa2	AAu				50 years	
WELLCOME TRUST FINANCE PLC	GB		Aaa	AAA				20 years	
COMMONWEALTH OF AUSTRALIA		AU	AAA	Aaa	AAAu				
AUST AND NZ BANKING GROUP	AU	AA-	Aa3	AA-				6 months	
COMMONWEALTH BANK OF AUSTRAL	AU	AA-	Aa3	AA-				6 months	
NATIONAL AUSTRALIA BANK LTD	AU	AA-	Aa3	AA-				6 months	
NEW SOUTH WALES TREASURY COR	AU		Aaa	AAA				25 years	
WESTPAC BANKING CORP	AU	AA-	Aa3	AA-				6 months	
GOVERNMENT OF CANADA		CA	AAA	Aaa	AAA				
BANK OF MONTREAL	CA	AA-	Aa2	A+				6 months	
BANK OF NOVA SCOTIA	CA	AA-	Aa2	A+				6 months	
CAN IMPERIAL BK OF COMMERCE	CA	AA-	Aa2	A+				6 months	
EXPORT DEVELOPMENT CANADA	CA		Aaa	AAA				25 years	
ROYAL BANK OF CANADA	CA	AA	Aa2	AA-				6 months	
TORONTO-DOMINION BANK	CA	AA-	Aa1	AA-				6 months	
KINGDOM OF DENMARK		DE	AAA	Aaa	AAAu				
KOMMUNEKREDIT	DE		Aaa	AA+				15 years	
REPUBLIC OF FINLAND		FI	AA+	Aa1	AA+			15 years	
MUNICIPALITY FINANCE PLC	FI		Aa1	AA+				15 years	
NORDEA BANK ABP	FI	AA-	Aa3	AA-				6 months	
OP CORPORATE BANK PLC	FI		Aa3	AA-				6 months	

Counterparty	Country of Domicile	Fitch Long-term	Moody's Long-term	S & P Long-term	Banking Group	AUTHORITY SPECIFIC LIMITS		
						Individual Cash Limit (£/%) £10m unless specified	Group Cash Limit (£/%)	Max Investment period
FEDERAL REPUBLIC OF GERMANY	GE	AAA	Aaa	AAAu				
BAYERISCHE LANDESBANK	GE	A-	Aa3	NR				6 months
DZ BANK AG DEUTSCHE ZENTRAL-	GE	AA-	Aa1	AA-				6 months
FMS WERTMANAGEMENT	GE		Aaa	AAA				25 years
KREDITANSTALT FUER WIEFERAUF	GE	AAA		AAA				25 years
LANDESBANK HESSEN-THURINGEN	GE	AA-	Aa3	A				6 months
LANDESKRED BADEN-WUERTT FOER	GE	AAA	Aaa	AAA				25 years
LANDESBANK BADEN-WUERTTEMBER	GE	A-	Aa3	NR				6 months
LANDWIRTSCHAFTLICHE RENTENBA	GE	AAA	Aaa	AAA				25 years
LAND SACHSEN-ANHALT	GE	AAA	Aa1	AA+				15 years
KINGDOM OF THE NETHERLANDS	NE	AAA	Aaa	AAAu				
BNG BANK NV	NE	AA+	Aaa	AAA				5 years
COOPERATIEVE RABOBANK UA	NE	AA-	Aa3	A+				6 months
NEDERLANDSE WATERSCHAPSBANK	NE		Aaa	AAA				5 years
KINGDOM OF NORWAY	NO	AAA	Aaa	AAA				
KOMMUNALBANKEN AS	NO		Aaa	AAA				5 years
REPUBLIC OF SINGAPORE	SI	AAA	Aaa	AAAu				
DBS BANK LTD	SI	AA-	Aa1	AA-				13 months
OVERSEA-CHINESE BANKING CORP	SI	AA-	Aa1	AA-				13 months
TEMASEK FINANCIAL I LTD	SI		Aaa	AAA				10 years
UNITED OVERSEAS BANK LTD	SI	AA-	Aa1	AA-				13 months

Counterparty	Country of Domicile					AUTHORITY SPECIFIC LIMITS		
		Fitch Long-term	Moody's Long-term	S & P Long-term	Banking Group	Individual Cash Limit (£/%) £10m unless specified	Group Cash Limit (£/%)	Max Investment period
KINGDOM OF SWEDEN	SW	AAA	Aaa	AAAu				
SVENSK EXPORTKREDIT AB	SW		Aa1	AA+				5 years
UNITED STATES OF AMERICA	US	AAA	Aaa	AA+u				
SUPRANATIONAL								
COUNCIL OF EUROPE DEVELOPMNT	FR	AA+	Aa1	AA+				15 years
EUROPEAN BANK FOR RECONSTRUC	GB	AAA	Aaa	AAA				25 years
EUROPEAN COAL & STEEL COMMUN	BE		Aaa	AAA				25 years
EUROPEAN INVESTMENT BANK	LX	AAA	Aaa	AAA				25 years
INTER-AMERICAN DEV BANK	US	AAA	Aaa	AAA				25 years
INTERNATIONAL BANK FOR RECON	US	AAA	Aaa	AAA	World Bank Group			25 years
INTERNATIONAL FINANCE CORP	US		(P)Aaa	AAA				25 years
NORDIC INVESTMENT BANK	FI		Aaa	AAA				25 years

Appendix 6: Economic Background – Arlingclose's View February 2019

Economic Outlook

The UK's progress negotiating its exit from the European Union together with its future trading arrangements, which are as yet unclear, will continue to be a major influence on the Authority's treasury management strategy for 2019/20.

UK Consumer Price Inflation (CPI) for January fell to 1.8% year/year – this is broadly in line with the Bank of England's February 2019 Inflation Report which expects inflation to temporarily dip below 2% in the coming months, mainly reflecting lower energy price inflation, before rising back and then remaining above the 2% target in 2020 as domestic inflationary pressures increase. The most recent labour market data for November 2018 showed the unemployment rate at 4%, the lowest it has been since 1975 whilst the employment rate of 75.8% the highest since comparable estimates began in 1971. The 3-month average annual growth rate for pay excluding bonuses was 3.3% as wages continue to rise steadily. Adjusted for inflation, real wages are just around 1.5%, a level still likely to have little effect on consumer spending.

The first estimate for GDP for Q4 2018 showed the economy expanded at just 0.2% over the quarter and 1.3% year-on-year, both below expectations. The Bank of England expects growth to remain subdued over much of 2019, reflecting both weakening global growth and the intensification of Brexit uncertainties.

Following the Bank of England's decision to increase Bank Rate to 0.75% in August 2018, no changes to monetary policy has been made since. However, the Bank expects that should the economy continue to evolve in line with its forecast, further increases in Bank Rate will be required to return inflation to the 2% target. The Bank's Monetary Policy Committee continues to reiterate that any further increases will be at a gradual pace and limited in extent.

Global economic growth has eased and the economic/political outlook has prompted central banks to reduce expectations for ongoing monetary tightening. Both the US Federal Reserve and the European Central Bank have backed away from or diluted previous forward guidance on monetary tightening. Central bank actions and geopolitical risks will continue to produce significant volatility in financial markets, including bond markets.

Credit outlook

The big four UK banking groups have now divided their retail and investment banking divisions into separate legal entities under ringfencing legislation. Bank of Scotland, Barclays Bank UK, HSBC UK Bank, Lloyds Bank, National Westminster Bank, Royal Bank of Scotland and Ulster Bank are the ringfenced banks that now only conduct lower risk retail banking activities. Barclays Bank, HSBC Bank, Lloyds Bank Corporate Markets and NatWest Markets are the investment banks. Credit rating agencies have adjusted the ratings of some of these banks with the ringfenced banks generally being better rated than their non-ringfenced counterparts.

The Bank of England released its latest report on bank stress testing, illustrating that all entities included in the analysis were deemed to have passed the test once the levels of capital and potential mitigating actions presumed to be taken by management were factored in. The BoE did not require any bank to raise additional capital.

European banks are considering their approach to Brexit, with some looking to create new UK subsidiaries to ensure they can continue trading here. The credit strength of these new banks remains unknown, although the chance of parental support is assumed to be very high if ever needed. The uncertainty caused by protracted negotiations between the UK and EU is weighing on the creditworthiness of both UK and European banks with substantial operations in both jurisdictions.