
Mid-Year Review of Treasury Management Activities 2022/23

Overview Select Committee

Date of meeting: 15th December 2022

Lead director: Amy Oliver, Director of Finance

Useful information

- Ward(s) affected: All (Corporate Issue)
- Report author: Nick Booth, Treasury Manager
- Author contact details: 0116 454 4063 nick.booth@leicester.gov.uk
- Report version number: 1

1. Summary

- 1.1 This report reviews how the Council conducted its borrowing and investments during the first six months of 2022/23.
- 1.2 So far in 2022/23 we continue to see the impact of inflation, partly as a consequence of Russian invading the Ukraine resulting in a sharp rise in energy costs that exacerbated the already increasing inflation.
- 1.3 Since December 2021 we have seen the base rate increase from 0.1% to 3% at the time of writing this report. This is expected to rise to around 4.25% next year though the situation is volatile. This was demonstrated following the markets reaction to the mini budget provided in September 2022.
- 1.4 The outlook for the economy remains uncertain.

2. Background

- 2.1 Treasury management is the process by which our borrowing is managed, and our cash balances are invested. Whilst there are links to the budget, the sums in this report do not form part of the budget. Cash balances reported here cannot be spent, except to the extent already shown in the budget report and accounts.
- 2.2 The Council has incurred debt to pay for past capital expenditure
- 2.3 The Council also has cash balances. These are needed for day to day expenditure (e.g. to pay wages when they are due). A substantial proportion are earmarked to repay debt but (because of Government rules which previously made it prohibitively expensive) we have been unable to use them to repay debt.
- 2.4 The report commences with an overview of treasury management, including loans and investments at key dates. It then reviews the credit worthiness of investments and implementation of our strategy, provides outcomes on key performance measures and concludes by reviewing compliance against limits set by the Council.
- 2.5 Reports reviewing treasury management are submitted twice a year.

3. Recommendations

- 3.1 Members of the Overview Select Committee are recommended to note the report and make comments to the Director of Finance and the Executive as they wish.

4. Overview of Treasury Management

Main elements of Treasury Management

- 4.1 There are two main elements to treasury management. The first is managing our borrowings which have been taken out to finance capital expenditure. Most capital schemes are now financed by grant, and only a limited number of schemes are financed by borrowing (generally those which pay for themselves). In the past the Government expected us to borrow but allowed for the cost of borrowing in our grant settlement, and we still have a lot of debt which was taken to meet this capital expenditure.
- 4.2 Historic debt can sometimes be restructured to save money, i.e. repaying one loan and replacing it with another and this is always given active consideration. In recent years, Government rule changes have normally made it prohibitively expensive to repay loans borrowed from the Public Works Loans Board (PWLB).
- 4.4 The revenue budget approved by the Council for each financial year includes provision for the interest payable on this borrowing. It also includes a provision for repaying the borrowing over a number of years (broadly speaking over the economic life of the assets acquired).
- 4.5 The second element is cash management which involves managing the Council's investments to ensure the optimum amount of money is in the bank account on a day-to-day basis – so that there is enough money in the account to cover the payments made on the day, but no more (cash held in the bank account earns negligible interest).
- 4.6 The Council has substantial investments but this is not “spare cash”. There are three reasons for the level of investments:-
- (a) Whilst the Government no longer supports capital spending with borrowing allocations, we are still required to set aside money in the budget each year to repay debt. Because of the punitive rules described above, we are not usually able to repay any debt, and therefore have to invest the cash;
 - (b) We have working balances arising from our day to day business (e.g. council tax received before we have to pay wages, and capital grants received in advance of capital spending).
 - (c) We have reserves, which are held in cash until we need to spend them, we expect the reserves to significantly reduce.

Treasury Management Policy and Monitoring

- 4.7 The activities to which this report relates are governed by the Treasury Strategy for 2022/23 which was approved by the Council on 22nd February 2022. This establishes an outline plan for borrowing and investment. The strategy was drawn up based on the Council's expected borrowing requirements, its expected cash balances, the outlook for interest rates and the credit worthiness of the banks with whom the Council might invest its cash balances.
- 4.8 A twice-yearly report is submitted to your Committee reviewing the treasury activity undertaken in the year. This report is the mid-year report for 2022/23.

Loans and Investments at Key Dates

- 4.9 Table 1 below shows the loans (money borrowed by the Council) and investments (money invested by the Council) as at 31/03/2022 and 30/09/2022. The rates shown are the averages paid and received during 2022/23.
- 4.10 The level of gross debt (total loans borrowed) has remained unchanged. No new long-term loans have been borrowed and no debt restructuring has taken place during the year
- 4.11 Investments have remained stable during the first 6 months of the financial year having only fallen by £1m from £321m to £320m.

Table 1- Loans & Investments

	Position at 31/03/2022 Principal £M	Position at 30/09/2022 Principal £M	Average Rate
Long Term Fixed Rate Loans			
Public Works Loan Board (PWLB)	134	134	4.2%
Market	25	25	4.4%
Variable Rate Loans			
Bank Loans	20	20	4.1%
Short Term (less than 6 months) Loans			
Local Authority Loans	Nil	Nil	n/a
Gross Debt	179	179	4.2%
Treasury Investments			
Banks and Build Soc	5	0	
Other Local Authorities	188	221	
Government Debt			
Management Office	0	0	
Money Market Funds	120	91	
Property Funds	8	8	
Total Treasury Investments	321	320	0.9%
NET INVESTMENTS	142	141	

- 4.12 The investments include £8m in property unit trusts. These are unit trusts which invest in property (as opposed to more traditional unit trusts that invest in shares). Any changes in capital value will not affect our revenue budget. Our strategy for property funds as well as providing an element of diversification is to hold them for the long-term, so that short-term fluctuations in capital value become less important.
- 4.13 The Council's (Non-Treasury) Investment Strategy also allows the authority to spend capital or make loans to a third party where it is intended to (at least partly) achieve a return. The Council

made no new investments between 1st April 2022 and 30th September 2022, though it has since approved making a loan of £1.5m to Leicester Community Sports Arena Ltd at an interest rate of 5% to facilitate the expansion of the Morningside Arena..

5. Credit Worthiness of Investments & Interest Rate Outlook

- 5.1 The economic situation in the UK has deteriorated in recent months with the Bank of England expecting a recession to last until 2024.
- 5.2 The expectation of the Council's treasury advisors, Arlingclose, is for the Bank Rate to increase from its level of 3% to approximately 4.25% by the middle of 2023, though they also consider that with the economy in a fragile state, higher rates could lead to the Bank having to reverse such increases.
- 5.3 The governments of the largest world economies, including the UK, have implemented measures to make banks less likely to fail but also to reduce the impact on the financial system and on tax payers if they do fail. The measures for dealing with a failing bank see investors who have lent or deposited money (which includes us) taking significant losses before there is any tax payer support ("bail in"). Our assessment of risk is based both on the risk that banks fail (as measured by credit ratings) and also on the level of losses that we might face should the banks require capital support to prevent failure.
- 5.4 These developments were reflected in the Council's approach to managing credit risk in its Treasury Strategy for 2022/23. It has adopted a cautious stance over the whole period covered by this report and has only directly lent to strong UK banks, other local authorities and the UK Government. Other lending has been part of pooled funds (see 5.5 below).
- 5.5 The Council has an indirect exposure to non-UK banks through its investment in money market funds. Money market funds are like "unit trusts" but rather than investing in company shares these funds invest in interest bearing investments such as bank deposits. When we open such funds, they are vetted to ensure that they have strong investment and risk management processes to ensure a high level of credit worthiness in the underlying investments, and we receive advice from our treasury advisor, Arlingclose. Investing in this way helps manage credit risk by having a high level of diversification amongst the underlying banks and institutions to whom money is lent. Interest rates on these funds are low, because we have immediate access to the funds.
- 5.6 The Treasury Strategy 2022/23 permits investment in property funds. Investments of £8m have previously been made in two funds, the Lothbury Property Trust and the Threadneedle Property Unit Trust.

6. Implementation of Borrowing & Investment Strategy

- 6.1 The strategy approved by Council for 2022/23 envisaged using cash balances instead of borrowing, and this strategy has been adhered to.
- 6.2 Given that the Council continues to have a high level of investments, active consideration is given to the possible early redemption of a limited amount of debt. This, however, is not straightforward as debt repayment usually involves the payment of a premium. The level of such premia payable is generally high and premature debt redemption has not in the past been financially viable. However, given the potential interest rate rises the Council may be in a position to repay some of its debt early. Although not advantageous immediately it may become so in the future and the Council will keep this under close review.

6.4 We hold £20m of debt which is described as variable rate loans in table 1. These are technically “LOBOs” which are fixed rate but on which the lender may ask for a rate rise. We have the option to repay if they do. Members may be aware of some criticism of LOBOs nationally, principally in respect of authorities which have complex mechanisms for calculating interest rates. We do not: we would be pleased to receive a request for a rate rise as we would then take the opportunity to repay. To all intents and purposes, they are simply fixed rate loans with an unknown maturity date though with a backstop that is more than 30 years. We will explore any viable options to repay these which present themselves.

7. **Key Performance Measures**

7.1 The most important performance measures are the rate of interest on the Council’s borrowings, the timing of borrowing decisions, the timing of decisions to prematurely repay debt and the return on investments. No new loans have been borrowed and no loans have been repaid.

7.2 The Council benchmarks its investments and the latest data for the investment portfolio is as at 30th September 2022.

7.3 Treasury investments comprise internally managed investments, and longer maturity externally managed funds.

7.4 The following table compares our performance against that of participating authorities. This information is available for internally managed investments (including money market funds) and externally managed funds. It is a “snapshot” of investments held at 30th September 2022.

Table 2 – Key Performance Data

Investment	Leicester City Council Revenue return	All Authorities’ Revenue return
Internally managed	0.85%	1.72%
External Longer-term investments income only	2.69%	3.97%
External investments capital gain/ (loss)	7.70%	(1.33)%
Total Income return	0.90%	2.06%
Total return including capital gains (losses)	1.1%	1.47%

7.5 The average rate of interest on internally managed investments is 0.85% for the Council which reflects the very low interest rates early in the year. We expect that return to improve significantly in the second half of the year as higher rates feed through. The Council has also kept higher short term deposits partly so that it can finance expected cashflow falls later in the year and also not to commit to the previous very low rates for the longer term. Including capital gains and losses, the Council’s overall return was 1.1% compared to 1.47% for other authorities.

7.6 The average rate of return on longer term investments (excluding capital gains and losses) is 3.97% for participating authorities at 30th September whilst the Council’s own rate is 2.69%. This category will cover a wide range of investments and there an unavoidable element of “comparing apples with pears”. As at 30th September the Council’s own investments comprised only £8m of units in property unit trusts. These carry less risk than some other investment types

and the lower risk sometimes equates to a lower investment return compared to more adventurous funds. Our internally managed investments considerably exceed the value of these investments.

7.7 Higher investment returns are always available if higher credit risk is accepted. However, the trade-off between risk and reward was considered when investment strategies were set for 2022/23 and in the current economic climate continues to be a most important consideration. The “return of the principal” is more important than the “return on the principal”: our primary concern is to ensure that the funds invested will be repaid on time and in full. This remains our approach during the current financial year.

7.8 The benchmarking data also indicated that other authorities, on average, held more longer-term investments (such as property funds and diversified asset funds) which have resulted in greater overall returns for the average authority during the last 6 months. However, the greater returns from longer term investments does come at the risk of greater losses which many funds may experience this year.

8. **Use of Treasury Advisors**

8.1 The Council are advised by Arlingclose Ltd. They advise on all aspects of treasury management but their main focus is on providing advice on the following matters:

- the creditworthiness of banks
- the most cost effective ways of borrowing
- appropriate responses to Government initiatives
- technical and accounting matters.

9. **Compliance with the Council’s Treasury Strategy**

9.1 As required by the statutory borrowing framework, the Council is required to set a number of prudential limits and indicators. These limits are set annually and can be found within the budget and Treasury Strategy.

9.2 For the operational implementation of the Council’s Treasury Management Strategy the most important limits and indicators that need to be monitored throughout the year are:

- The authorised limit – the maximum amount of borrowing that the Council permits itself to have outstanding at any one time
- The operational limit – a lower limit to trigger management action if borrowing is higher than expected.
- The maximum proportion of debt that is fixed rate.
- The maximum proportion of debt that is variable rate.
- Limits on the proportion of debt maturing in a number of specified time bands
- Limits on sums to be invested for more than 364 days

9.3 These limits are monitored and have been complied with.

10. Financial, legal, equalities, climate emergency and other implications

10.1 Financial Implications

This report is solely concerned with financial issues.

10.2 Legal implications

Kamal Adatia, Legal Services, has been consulted as Legal Advisor and there are no legal issues.

10.3 Equalities implications

There are no direct equality implications arising from the report.
Equalities Officer, Surinder Singh, Ext 37 4148

10.4 Climate Emergency implications

There are limited climate emergency implications directly associated with this report. However, in general, the council should consider opportunities to ensure that its investments are not contributing to negative climate and environmental impacts, as relevant and appropriate.

Aidan Davis, Sustainability Officer, Ext 37 2284

11. Background Papers

11.1 The Council's Treasury Management Strategy - "Treasury Strategy 2022/23" (Council 22nd February 2022).

The Council's Treasury Policy Document – "Framework for Treasury Decisions" – Council 19th February 2020.

12. Consultation

12.1 Arlingclose Ltd (the Council's Treasury Management advisers).

13. Author

13.1 Nick Booth, Treasury Manager, ext. 37 4063.