

SOUTHEND-ON-SEA BOROUGH COUNCIL
TREASURY MANAGEMENT STRATEGY 2017/18

1. Introduction

- 1.1 The Treasury Management Strategy is written in compliance with the CIPFA Treasury Management Code of Practice requirement to review and report policy and strategy before the start of the year. This has been revised following publication of the revised Code of Practice.
- 1.2 The Treasury Management Strategy sets out how the financing costs may be achieved. It needs to be regularly monitored and modified in the light of changing external and internal circumstances.
- 1.3 The objective of the strategy is to optimise the income generated by surplus cash and minimise borrowing costs, consistent with a low level of risk, maintaining capital sums and maintaining liquidity.

2. The Council's Budget

- 2.1 The budget includes provision for the financing costs of the Council's Capital Programme, including interest on external borrowings. Offsetting this, the Council will earn interest by temporarily investing its surplus cash, which includes unapplied and set-aside capital receipts. These budgets depend on many factors, not least the Council's level of revenue and capital budgets, use of reserves, methods of funding the budget requirement, interest rates, cash flow and the Council's view of risk.
- 2.2 The Council can be both a lender and borrower at the same time as it seeks to invest short-term surpluses and fund longer-term capital investment. The timing of the taking of borrowing is important to secure the most advantageous interest rates.
- 2.3 The net budget for financing costs and interest earned on balances will be finalised as part of the Council's approved budget for 2017/18.

3. The Council's Cash Surplus and Cash Flow

- 3.1 It is projected that surplus cash balances will average £85m (of which £35.5m is the estimated sum of medium and long term funds managed by external fund managers) during 2017/18 based on information currently available and historical spending patterns.

4. Interest Earnings (excluding property funds)

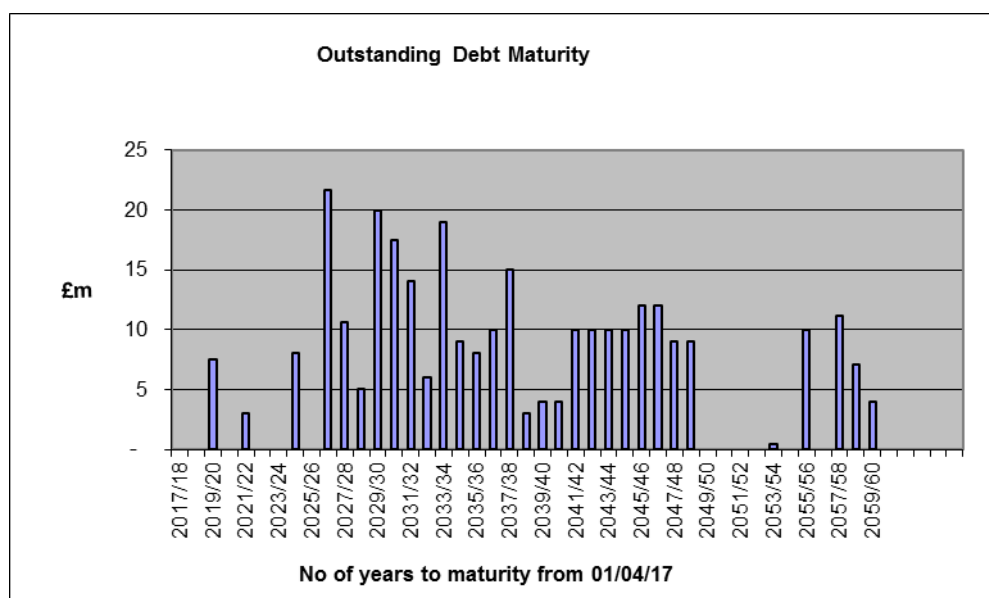
- 4.1 At the date of this report, the Bank of England base rate was 0.25%. Based on economic forecasts it is very difficult to predict the timing of any change in interest rates, however it has been assumed that during 2017/18 the bank base rate will remain the same at 0.25%. The average interest earned by the Council on its in-house lending is likely to be 0.40% but this does depend on market conditions.
- 4.2 Sensitivity analysis shows that a difference of 0.5% in interest rates would make a difference of £250k in external interest earned and a difference of £1m in average balances would make a difference of £4k in interest earned in a full year. This risk is reflected in the annual review of the robustness of estimates for the Council Budget undertaken by the Director of Finance and Resources.

5. Long Term Borrowing

- 5.1 There is no Central Government funding to support borrowing by the Council to fund capital projects. Under the Prudential Code the cost of any additional borrowing has to be financed by the Council.
- 5.2 The funding available to support capital investment is based on an assumption that the Council will undertake borrowing in 2017/18 of £21m, £5m of which relates to invest to save schemes. The revenue impact of this borrowing is funded in the Revenue Budget proposals. As an indicative guide to this revenue impact, there is a cost of approximately £70k for every £1m borrowed.
- 5.3 The Capital Financing Requirement (CFR) is the council's theoretical need to borrow but the Section 151 Officer can manage the council's actual borrowing position by either:
- 1 - borrowing to the CFR;
 - 2 - choosing to use temporary cash flow funds instead of borrowing (internal borrowing) or;
 - 3 - borrowing for future increases in the CFR (borrowing in advance of need)
- The Council is likely to begin 2017/18 in the second of the above scenarios. However, as the 2017/18 financial year progresses a combination of scenarios 1, 2 and 3 will be considered, as appropriate.
- 5.4 This authority will only borrow in advance of need where there is a clear justification for doing so and will only do so for the current capital programme or to finance future debt maturities.
- 5.5 So far in 2016/17 no new PWLB loans have been taken out.

- 5.6 At the meeting of Cabinet on 23rd June 2015 the LED Street Lighting and Illuminated Street Furniture Replacement Project was approved which was to be partly funded by 25 year reducing balance 'invest to save' finance from the Green Investment Bank (GIB). The balance outstanding at 31 December 2016 was £6.69m.
- 5.7 The Council's current outstanding loans for both General Fund and Housing Revenue Account, (estimated as at 31 March 2017) which will need to be repaid:
- | | |
|---|---------------|
| • Southend-on-Sea Borough Council –GF | £ 169m |
| - Main Schemes | £160m |
| - Invest to Save Schemes | £9m |
| • Southend-on-Sea Borough Council – HRA | £ 77m |
| | <u>£ 246m</u> |
| • ECC transferred debt | £ 12.5m |
- 5.8 New loans in 2017/2018 are estimated at:
- | | |
|---|-------|
| • Southend-on-Sea Borough Council – GF | £ 21m |
| - Main Schemes | £16m |
| - Invest to Save Schemes | £5m |
| • Southend-on-Sea Borough Council - HRA | £ 0m |
| • ECC transferred debt | £ 0m |
- 5.9 Repayments in 2017/2018 are estimated at:
- | | |
|---|--------|
| • Southend-on-Sea Borough Council - GF | £ 0.1m |
| - Main Schemes | £0m |
| - Invest to Save Schemes | £0.1m |
| • Southend-on-Sea Borough Council - HRA | £ 0m |
| • ECC transferred debt | £ 0.6m |
- 5.10 The Council's current outstanding loans for both General Fund and Housing Revenue Account, (estimated as at 31 March 2018) which will need to be repaid:
- | | |
|---|---------------|
| • Southend-on-Sea Borough Council - GF | £ 190m |
| - Main Schemes | £176m |
| - Invest to Save Schemes | £14m |
| • Southend-on-Sea Borough Council – HRA | £ 77m |
| | <u>£ 267m</u> |
| • ECC transferred debt | £ 11.9m |
- 5.11 Outstanding debt relating to services transferred from Essex County Council (ECC) on 1 April 1998, remains under the management of ECC. Southend Borough Council reimburses the debt costs incurred by the County.

- 5.12 The graph below shows the repayment profile of the Council's PWLB borrowings if all new loans are included to reflect the funding of the proposed capital programme and the refinancing of debt.



It shows the gaps in the repayment profile and that there is no one year where the loan maturities are excessive.

The next maturity date of any PWLB debt redemption is September 2019 and is for a sum of £7m (General Fund: £5m, Housing Revenue Account (HRA): £2m).

- 5.13 The potential for the early redemption of high interest loans is reviewed periodically, however the interest savings from the repayment of these loans is usually offset by the premiums that must be paid on their redemption and it has not yet been advantageous for the Council to discharge these loans prematurely. This followed advice from our treasury management advisers which demonstrated the excessive cost to the Council of any debt restructuring. Further advice from our treasury management advisers will be sought at the appropriate time about the potential for restructuring of debt and the timing of such a restructure.
- 5.14 Long term borrowing will normally be taken from the Public Works Loan Board (PWLB) since this is usually the most economic source available to the Council. If other sources are thought to be more advantageous and are permitted under the relevant legislation they will be considered.
- 5.15 As at 12 December 2016 rates of borrowing (from the PWLB) were between 2.87% and 2.92% for loans between 20 and 30 years (these rates exclude the certainty rate discount of 0.2%). During 2017/18 the investment and borrowing interest rates will be kept under review and the further use of capital balances will be considered in lieu of new borrowing where this is advantageous.

- 5.16 Where it is considered appropriate to take out new borrowing, regard will be given to the existing repayment profile (see 5.12 above) and the need for a spread of maturity dates to ensure that a significant value of loans do not mature at the same time. Loans are taken out for a range of periods in order that the Council continues to balance its debt profile over the longer term and so is not unduly exposed to the prevailing interest rates at the time of the possible debt replacement.

6. Monitoring and Review Arrangements

- 6.1 During 2017/18, within 7 working days of each month end, the Section 151 Officer will receive a report detailing performance and any non-compliance with the treasury management policy. He will either approve the report or raise the necessary queries to satisfy himself in relation to:
- (i) all transactions being properly authorised
 - (ii) all transactions being with approved counterparties
 - (iii) all transactions being in accordance with the Council's approved policy
 - (iv) monitoring of security and liquidity (i.e. spread of investments by long term credit rating, financial sector, country, maturity profile)
 - (v) in-house investment performance against 7 day LIBID
 - (vi) investment performance for external fund managers for the relevant period
- 6.2 In addition to the monthly reports:
- (i) monitoring reports will be included in the regular Performance Monitoring report
 - (ii) any changes affecting the treasury management strategy will be reported to Audit Committee for scrutiny and Cabinet for recommending to Council for approval.
- 6.3 Benchmarking that considers security and liquidity will be achieved by appropriate comparisons with relevant statistical data.