



Commercial Property Investment Strategy



In **2014** Spelthorne Borough Council faced increasing financial pressures as a result of the withdrawal of Government Grants. In 2016 we were facing a £5m per annum budget gap to fill.

In **2016** the Council embarked on an ambition but prudent programme of commercial property investments.



Like a mortgage...

Portion of income **pays off debt and interest** accrued.

2021/22 financial year:

£24.5m paid towards interest; reducing every year

£13.3m paid towards debt; paying off the amount year by year. After 50 years the dept will be fully paid off.

Investments generate £50m

in rental income per annum

£9.3m generated (2021/22) which...

supports front-line services and discretionary services:

- Supporting residents
- Independent Living
- Community centres
- Meals on Wheels
- Parks maintenance
- Community transport
- Grants to voluntary organisations
- Frequency of refuse and recycling collections

Sinking Fund £4.1m for 2021/22 £30m cumulatively

- Rent-breaks
- Incentives for new tenants
- Refurbishments

Looking ahead: 2022 - 2026

A focus on moving forward our **housing delivery** and Borough wide **regeneration programme**

Investing for Success