

CAPITAL INVESTMENT PROGRAMME 2025/26 to 2028/29 – EXPENDITURE

General Public Services and Community Engagement																	
Community Partnerships	Original Budget 2025/26	Original Budgets Plus 2024/25 Rephasing	Latest Budget 2025/26	P8 Spend to Date	Forecast Outturn 2025/26	Variance	Latest Budget 2026/27	Proposed 2026/27	Variance	Latest Budget 2027/28	Proposed 2027/28	Variance	Latest Budget 2028/29	Proposed 2028/29	Variance	Comments	
	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£		
Capital Grants & Loans	20,000	20,000	13,000	0	13,000	0	20,000	20,000	0	20,000	20,000	0	20,000	20,000	0	Budget is currently forecast to be spent	
Community CCTV	6,000	0	0	0	0	0	3,236	3,236	0	6,000	6,000	0	6,000	6,000	0	No budget for 2025/26	
Sub-total Community Partnerships	26,000	20,000	13,000	0	13,000	0	23,236	23,236	0	26,000	26,000	0	26,000	26,000	0		
Economic Development and Planning Policy	Original Budget 2025/26	Original Budgets Plus 2024/25 Rephasing	Latest Budget 2025/26	P8 Spend to Date	Forecast Outturn 2025/26	Variance	Latest Budget 2026/27	Proposed 2026/27	Variance	Latest Budget 2027/28	Proposed 2027/28	Variance	Latest Budget 2028/29	Proposed 2028/29	Variance	Comments	
	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£		
Listed Building Grants	2,500	2,500	2,500	0	2,500	0	2,500	2,500	0	2,500	2,500	0	2,500	2,500	0	Demand led service - No applications to date	
CIL Community Grants	0	1,362,403	1,677,403	373,450	1,677,403	0	0	0	0	0	0	0	0	0	0	Budget is currently forecast to be spent	
Sub-total Economic Development and Planning Policy	2,500	1,364,903	1,679,903	373,450	1,679,903	0	2,500	2,500	0	2,500	2,500	0	2,500	2,500	0		
Housing, Public Health and Wellbeing	Original Budget 2025/26	Original Budgets Plus 2024/25 Rephasing	Latest Budget 2025/26	P8 Spend to Date	Forecast Outturn 2025/26	Variance	Latest Budget 2026/27	Proposed 2026/27	Variance	Latest Budget 2027/28	Proposed 2027/28	Variance	Latest Budget 2028/29	Proposed 2028/29	Variance	Comments	
	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£		
Disabled Facilities Grant	586,000	678,443	678,443	503,804	825,485	147,042	586,000	825,485	239,485	586,000	825,485	239,485	586,000	825,485	239,485	Budget increased to match to Capital grants received	
Home Repairs Assistance	2,000	2,000	2,000	0	2,000	0	2,000	2,000	0	2,000	2,000	0	2,000	2,000	0	Demand led service - No applications to date	
Sub-total Housing, Public Health and Wellbeing	588,000	680,443	680,443	503,804	827,485	147,042	588,000	827,485	239,485	588,000	827,485	239,485	588,000	827,485	239,485		
Public Services	Original Budget 2025/26	Original Budgets Plus 2024/25 Rephasing	Latest Budget 2025/26	P8 Spend to Date	Forecast Outturn 2025/26	Variance	Latest Budget 2026/27	Proposed 2026/27	Variance	Latest Budget 2027/28	Proposed 2027/28	Variance	Latest Budget 2028/29	Proposed 2028/29	Variance	Comments	
	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£		
Transport and Infrastructure	279,000	344,171	344,171	16,437	344,171	0	179,000	179,000	0	179,000	179,000	0	179,000	179,000	0	Budget is currently forecast to be spent	
Disabled Parking Bays	2,500	2,500	2,500	0	2,500	0	2,500	2,500	0	2,500	2,500	0	2,500	2,500	0	Budget is currently forecast to be spent	
Waste Plant & Equipment	25,000	32,070	32,070	1,065	32,070	0	25,000	25,000	0	25,000	25,000	0	25,000	25,000	0	Budget is currently forecast to be spent	
Waste Services Depot	0	147,257	147,257	147,808	147,257	0	0	0	0	0	0	0	0	0	0	Budget is currently forecast to be spent	
EV Charging Points	0	535,938	535,938	204,970	535,938	0	0	0	0	0	0	0	0	0	0	Budget is currently forecast to be spent	
Controlled Parking	25,000	49,144	49,144	8,017	49,144	0	25,000	25,000	0	25,000	25,000	0	25,000	25,000	0	Budget is currently forecast to be spent	
Replacement Bins	54,000	54,000	124,000	101,842	136,753	12,753	45,000	45,000	0	115,000	115,000	0	115,000	115,000	0	Capital Grant received for the purchase of food caddies	
Waste & Recycling Vehicles	1,045,000	1,063,000	1,063,000	880,686	941,211	(121,789)	800,000	800,000	0	800,000	800,000	0	800,000	800,000	0	Full budget for new trade food waste vehicle not required due to procurement of a second hand vehicle	
Car Park Restoration	250,000	313,131	313,131	229,690	313,131	0	250,000	250,000	0	250,000	250,000	0	250,000	250,000	0	Budget is currently forecast to be spent, awaiting invoices for completed works to Talbot Road West. Planned works to Chorleywood Cemetery car Park and Abbots Langley	
Estates, Paths & Roads	47,000	47,000	47,000	16,204	47,000	0	20,000	20,000	0	20,000	20,000	0	20,000	20,000	0	Budget is currently forecast to be spent	
TRDC Footpaths & Alleyways	225,000	251,413	251,413	149,137	251,413	0	205,000	205,000	0	215,000	215,000	0	215,000	215,000	0	Budget is currently forecast to be spent - capital programme nearing completion following inspection in 2024	
Sub-total Public Services	1,952,500	2,839,624	2,909,624	1,755,856	2,800,588	(109,036)	1,551,500	1,551,500	0	1,631,500	1,631,500	0	1,631,500	1,631,500	0		
Total General Public Services and Community Engagement	2,569,000	4,904,970	5,282,970	2,633,110	5,320,976	38,006	2,165,236	2,404,721	239,485	2,248,000	2,487,485	239,485	2,248,000	2,487,485	239,485		

Climate Change and Leisure																
Leisure	Original Budget 2025/26	Original Budgets Plus 2024/25 Rephasing	Latest Budget 2025/26	P8 Spend to Date	Forecast Outturn 2025/26	Variance	Latest Budget 2026/27	Proposed 2026/27	Variance	Latest Budget 2027/28	Proposed 2027/28	Variance	Latest Budget 2028/29	Proposed 2028/29	Variance	Comments
	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	
Aquadrome Bridge Replacement	0	438,740	438,740	306,575	438,740	0	0	0	0	0	0	0	0	0	0	0 Budget is currently forecast to be spent
Leavesden Country Park Gate	0	17,191	17,191	9,284	17,191	0	0	0	0	0	0	0	0	0	0	0 Budget is currently forecast to be spent
Watersmeet Electrical	0	138,443	138,443	0	138,443	0	0	0	0	0	0	0	0	0	0	0 Budget is currently forecast to be spent. Project out for tender
Watersmeet Fire Doors	75,400	75,400	75,400	0	75,400	0	0	0	0	0	0	0	0	0	0	0 Budget is currently forecast to be spent
Scotsbridge-Chess Habitat	0	8,190	8,190	0	8,190	0	0	0	0	0	0	0	0	0	0	0 Budget is currently forecast to be spent
Open Space Access Improvements	60,000	118,320	125,320	6,885	125,320	0	60,000	60,000	0	60,000	60,000	0	60,000	60,000	0	0 Budget virement from Capital Grants and Loans to spend on Pickleball Courts
Improve Play Area-Future Schemes	120,000	211,238	211,238	31,034	241,238	30,000	120,000	120,000	0	120,000	120,000	0	120,000	120,000	0	0 Capital Contribution received from Croxley Green Parish Council towards Barton Way Play Area refurbishment
Aquadrome-Whole Life Costing	11,000	11,000	39,090	39,090	39,090	0	11,000	11,000	0	11,000	11,000	0	11,000	11,000	0	0 Budget is currently forecast to be spent
Replacement Ground Maintenance Vehicles	696,800	696,800	696,800	0	696,800	0	540,000	540,000	0	540,000	540,000	0	540,000	540,000	0	0 Budget is currently forecast to be spent
Watersmeet-Whole Life Costing	20,000	31,303	31,303	6,011	31,303	0	20,000	20,000	0	20,000	20,000	0	20,000	20,000	0	0 Budget is currently forecast to be spent
Pavilions-Whole Life Costing	11,000	12,984	12,984	480	12,984	0	11,000	11,000	0	11,000	11,000	0	11,000	11,000	0	0 Budget is currently forecast to be spent, works to Leavesden Pavilion will be required prior to transfer to Evergreen FC
Sub-total Leisure	994,200	1,759,609	1,794,699	399,359	1,824,699	30,000	762,000	762,000	0	762,000	762,000	0	762,000	762,000	0	
Sustainability and Climate	Original Budget 2025/26	Original Budgets Plus 2024/25 Rephasing	Latest Budget 2025/26	P8 Spend to Date	Forecast Outturn 2025/26	Variance	Latest Budget 2026/27	Proposed 2026/27	Variance	Latest Budget 2027/28	Proposed 2027/28	Variance	Latest Budget 2028/29	Proposed 2028/29	Variance	Comments
	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	
UK Shared Prosperity	0	0	60,401	1,395	60,401	0	0	0	0	0	0	0	0	0	0	0 Budget is currently forecast to be spent
Sustainability Schemes	500,000	500,000	500,000	25,726	500,000	0	500,000	500,000	0	500,000	500,000	0	500,000	500,000	0	0 Budget is currently forecast to be spent
Cemetery-Whole Life Costing	72,342	72,342	72,342	51,312	72,342	0	5,000	5,000	0	5,000	5,000	0	5,000	5,000	0	0 Budget is currently forecast to be spent. Works to Woodcock Hill Cemetery will be completed by end of January 2026
Sub-total Sustainability and Climate	572,342	572,342	632,743	78,433	632,743	0	505,000	505,000	0	505,000	505,000	0	505,000	505,000	0	
Total Climate Change and Leisure	1,566,542	2,331,951	2,427,442	477,792	2,457,442	30,000	1,267,000	1,267,000	0	1,267,000	1,267,000	0	1,267,000	1,267,000	0	

Policy and Resources																	
Leader and Resources	Original Budget 2025/26	Original Budgets Plus 2024/25 Rephasing	Latest Budget 2025/26	P8 Spend to Date	Forecast Outturn 2025/26	Variance	Latest Budget 2026/27	Proposed 2026/27	Variance	Latest Budget 2027/28	Proposed 2027/28	Variance	Latest Budget 2028/29	Proposed 2028/29	Variance	Comments	
	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£		
Professional Fees-Internal	157,590	157,590	157,590	0	0	(157,590)	157,590	0	(157,590)	157,590	0	(157,590)	157,590	0	(157,590)	Budget no longer required	
Election Equipment	6,000	6,000	7,560	7,560	7,560	0	4,440	4,440	0	6,000	6,000	0	6,000	6,000	0	0 Budget is currently forecast to be spent	
Members' IT Equipment	0	0	0	0	0	0	48,780	48,780	0	0	0	0	0	0	0	0 No budget for 2025/26. Councillor Laptop refresh due in 2026/27	
Rickmansworth Work Hub	0	3,200	3,200	0	3,200	0	0	0	0	0	0	0	0	0	0	0 Budget is currently forecast to be spent. Awaiting quote for fire doors	
ICT-Managed Project Costs	60,000	188,471	157,354	0	157,354	0	60,000	60,000	0	60,000	60,000	0	60,000	60,000	0	0 Budget is currently forecast to be spent	
ShS-Hardware Replace Prog	40,000	40,000	40,000	0	40,000	0	40,000	40,000	0	40,000	40,000	0	40,000	40,000	0	0 Budget is currently forecast to be spent	
Garage Improvements	150,000	178,538	178,538	35,057	128,538	(50,000)	150,000	200,000	50,000	150,000	150,000	0	150,000	150,000	0	Programme of works identified but will not be completed until Spring 2026 - Rephased into 2026/27	
ICT Website Development	0	11,000	11,000	585	11,000	0	0	0	0	0	0	0	0	0	0	0 Budget is currently forecast to be spent	
ICT Hardware Replacement Prog	45,000	169,824	200,941	200,941	200,941	0	45,000	45,000	0	45,000	45,000	0	45,000	45,000	0	0 Budget is currently forecast to be spent	
TRH Whole Life Costing	270,000	406,949	406,949	45,117	406,949	0	170,000	170,000	0	170,000	170,000	0	170,000	170,000	0	0 Budget is currently forecast to be spent. Access Control replacement, fire doors, refurbishment of 3 toilets and new audio visual equipment	
Basing House-Whole Life Costing	67,914	67,914	7,914	1,000	7,914	0	60,000	60,000	0	60,000	60,000	0	60,000	60,000	0	0 Budget is currently forecast to be spent. Awaiting quote for fire doors	
Business Application Upgrade	90,000	130,000	130,000	14,151	130,000	0	90,000	90,000	0	90,000	90,000	0	90,000	90,000	0	0 Budget is currently forecast to be spent	
Temporary Accommodation - All Sites	0	0	60,000	12,486	60,000	0	0	0	0	0	0	0	0	0	0	0 Budget is currently forecast to be spent. Awaiting a programme of works from Watford Community Housing Trust (WCHT) for works to 38 Lincoln Drive	
Three Rivers House Transformation	0	12,412	12,412	0	12,412	0	0	0	0	0	0	0	0	0	0	0 Budget is currently forecast to be spent	
Sub-total Leader and Resources	886,504	1,371,898	1,373,458	316,897	1,165,868	(207,590)	825,810	718,220	(107,590)	778,590	621,000	(157,590)	778,590	621,000	(157,590)		
Major Projects	Original Budget 2025/26	Original Budgets Plus 2024/25 Rephasing	Latest Budget 2025/26	P8 Spend to Date	Forecast Outturn 2025/26	Variance	Latest Budget 2026/27	Proposed 2026/27	Variance	Latest Budget 2027/28	Proposed 2027/28	Variance	Latest Budget 2028/29	Proposed 2028/29	Variance	Comments	
	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£		
South Oxhey Parking	500,000	500,000	500,000	0	500,000	0	0	0	0	0	0	0	0	0	0	0 Dependant on the recommendation identified as part of the parking study which is due to take place in Spring 2026, there may be a need to rephase this budget into 2026/27.	
Local Authority Housing Fund	0	5,720,103	16,674,103	58,100	16,674,103	0	0	0	0	0	0	0	0	0	0	0 Acquisition of 13 properties, along with development of 16 properties on former garage sites, under the LAHF scheme is in progress, an update will be given at P10 Budget Monitoring.	
Sub-total Major Projects	500,000	6,220,103	17,174,103	58,100	17,174,103	0	0	0	0	0	0	0	0	0	0	0	
Total Policy and Resources	1,386,504	7,592,001	18,547,561	374,997	18,339,971	(207,590)	825,810	718,220	(107,590)	778,590	621,000	(157,590)	778,590	621,000	(157,590)		
Total Capital Programme	5,522,046	14,828,922	26,257,973	3,485,899	26,118,389	(139,584)	4,258,046	4,389,941	131,895	4,293,590	4,375,485	81,895	4,293,590	4,375,485	81,895		

APPENDIX 2

CAPITAL INVESTMENT PROGRAMME 2025/26 to 2028/29 VARIANCES

Description	Details of Outturn Variances to Latest Approved Budget	2025/26 £	2026/27 £	2027/28 £	2028/29 £
General Public Services and Community Engagement					
Waste & Recycling Vehicles	Full budget for new trade food waste vehicle not required due to procurement of a second hand vehicle	(121,789)	0	0	0
Replacement Bins	Capital Grant received for the purchase of food caddies	12,753	0	0	0
Disabled Facilities Grant	Budget increased to match to Capital grants received	147,042	239,485	239,485	239,485
Total General Public Services and Community Engagement		38,006	239,485	239,485	239,485
Description	Details of Outturn Variances to Latest Approved Budget	2025/26 £	2026/27 £	2027/28 £	2028/29 £
Climate Change and Leisure					
Improve Play Area - Future Schemes	Capital Contribution received from Croxley Green Parish Council towards Barton Way Play Area refurbishment	30,000	0		0
Total Climate Change and Leisure		30,000	0	0	0
Description	Details of Outturn Variances to Latest Approved Budget	2025/26 £	2026/27 £	2027/28 £	2028/29 £
Policy and Resources					
Professional Fees - Internal	Budget no longer required	(157,590)	(157,590)	(157,590)	(157,590)
Garage Improvements	Programme of works identified but will not be completed until Spring 2026	(50,000)	50,000	0	0
Total Policy and Resources		(207,590)	(107,590)	(157,590)	(157,590)
Total Variances for Period 8 (November) 2025		(139,584)	131,895	81,895	81,895

APPENDIX 3

CAPITAL INVESTMENT PROGRAMME 2025/26 to 2028/29 FUNDING

CAPITAL INVESTMENT PROGRAMME 2025-2029 - FUNDING						
Capital Programme	2025/26			2026/27	2027/28	2028/29
	Original Budget	Latest Budget	Outturn Forecast at P8	Forecast	Forecast	Forecast
	£	£	£	£	£	£
Balance Brought Forward						
Govt Grants: Disabled Facility Grants	(1,396,500)	(1,396,500)	(1,396,500)	(1,396,500)	(1,396,500)	(1,396,500)
Section 106 Contributions	(1,342,808)	(1,342,808)	(1,342,808)	(592,808)	(592,808)	(592,808)
Capital Receipts Reserve	0	0	0	0	0	0
LAHF	(1,088,491)	(1,088,491)	(1,088,491)	0	0	0
Future Capital Expenditure Reserve	0	0	0	0	0	0
New Homes Bonus Reserve	0	0	0	0	0	0
Total Funding Brought Forward	(3,827,799)	(3,827,799)	(3,827,799)	(1,989,308)	(1,989,308)	(1,989,308)
Generated in the Year						
Govt Grants: Disabled Facility Grants	(586,000)	(678,443)	(825,485)	(825,485)	(825,485)	(825,485)
Section 106 Contributions	0	0	0	0	0	0
Capital Receipts Reserve	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)
LAHF	0	(3,221,600)	(3,221,600)	0	0	0
Future Capital Expenditure Reserve	0	0	0	0	0	0
New Homes Bonus Reserve	(116,500)	(116,500)	(116,500)	0	0	0
Total Generated	(1,702,500)	(5,016,543)	(5,163,585)	(1,825,485)	(1,825,485)	(1,825,485)
Use of Funding						
Govt Grants: Disabled Facility Grants	586,000	678,443	825,485	825,485	825,485	825,485
Section 106 Contributions	0	0	750,000	0	0	0
CIL Contributions	0	2,723,399	2,723,399	0	0	0
Capital Receipts Reserve	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
LAHF	0	4,310,091	4,310,091	0	0	0
Future Capital Expenditure Reserve	0	0	0	0	0	0
New Homes Bonus Reserve	116,500	116,500	116,500	0	0	0
Borrowing	3,819,546	17,429,540	16,392,914	2,564,456	2,550,000	2,550,000
Total Use of Funding	5,522,046	26,257,973	26,118,389	4,389,941	4,375,485	4,375,485
Balance Carried Forward						
Govt Grants: Disabled Facility Grants	(1,396,500)	(1,396,500)	(1,396,500)	(1,396,500)	(1,396,500)	(1,396,500)
Section 106 Contributions	(1,342,808)	(1,342,808)	(592,808)	(592,808)	(592,808)	(592,808)
Capital Receipts Reserve	0	0	0	0	0	0
LAHF	(1,088,491)	0	0	0	0	0
Future Capital Expenditure Reserve	0	0	0	0	0	0
New Homes Bonus Reserve	0	0	0	0	0	0
Total Funding Carried Forward	(3,827,799)	(2,739,308)	(1,989,308)	(1,989,308)	(1,989,308)	(1,989,308)
South Oxhey Initiative						
Balance Brought Forward	0	0	0	0	0	0
Generated in the Year (Land Receipts)	0	0	0	0	0	0
Repayment of Borrowing	0	0	0	0	0	0
Total	0	0	0	0	0	0
Total Expenditure Capital Investment Programme	5,522,046	26,257,973	26,118,389	4,389,941	4,375,485	4,375,485

SECTION 106 BALANCES 2025/26

TA4950 - Reserves	Balance at 1 April 2025	Movement In year		Balance at 31 March 2026
		Contribution FROM	Contribution TO	
0159 - Resv-S106-Maint-Crox Common Mr	(0.24)	0.00	0.00	(0.24)
0166 - Resv-Env Maint Commuted Sums	(6,058.06)	0.00	0.00	(6,058.06)
0169 - Leavesden Hospital Open Space	(733,888.50)	0.00	0.00	(733,888.50)
0171 - Resv-S106 Huntonbury Village	(55,616.43)	0.00	0.00	(55,616.43)
0173 - Resv-S106 Green Lane	(19,832.04)	0.00	0.00	(19,832.04)
0177 - Resv-S106 Tanners Hill Amenity	(59,890.25)	0.00	0.00	(59,890.25)
0190 - Resv-S106 Oxhey Nu Oaklands Av	(132.41)	0.00	0.00	(132.41)
0193 - Resv-S106 Horsefield - Abbots Langley (Op SP)	(489,501.29)	0.00	0.00	(489,501.29)
0196 - Resv-S106-Traffic Reg Orders	(34,549.85)	(4,000.00)	0.00	(38,549.85)
0197 - Resv-S106-Happy Man Berry Lane	(6,151.61)	0.00	0.00	(6,151.61)
0198 - Resv-S106-Gade View	(28,444.60)	0.00	0.00	(28,444.60)
0227 - S106 Long Island Ex'ge (TRO)	(2,042.89)	0.00	0.00	(2,042.89)
0238 - S106 Leavesden Country Park	(0.65)	0.00	0.00	(0.65)
0246 - S106 Hayling & Holmside Rise (Op Sp)	(105.09)	0.00	0.00	(105.09)
0259 - S106 - Swan House, Homestead Road (AH)	(56,660.15)	0.00	0.00	(56,660.15)
0260- S106 - Former Pocklington House site, Eastbury Avenue (AH)	(446,030.20)	0.00	0.00	(446,030.20)
0261 - S106 - 10 Harrogate Road (AH)	(29,980.10)	0.00	0.00	(29,980.10)
0262 - S106 - 6 Berkeley Close, Abbots Langley (AH)	(67,669.00)	0.00	0.00	(67,669.00)
0263 - S106 - 28 Chapel Close (AH)	(41,948.33)	0.00	0.00	(41,948.33)
0264 - S106 - Threshing Barn, Bullsland Farm, Bullsland Lane (AH)	(282,898.60)	0.00	0.00	(282,898.60)
0265 - S106 - 165-167 Hampermill Lane (AH)	(122,512.50)	0.00	0.00	(122,512.50)
0267 - S106- Petherick Pastures, Bucks Hill (AH)	(91,970.66)	0.00	0.00	(91,970.66)
0268 - S106 - Bell PH, 117 Primrose Hill, Kings Langley (AH)	(88,450.26)	0.00	0.00	(88,450.26)
0269 - S106 - 228 Gosforth Lane (AH)	(24,207.21)	0.00	0.00	(24,207.21)
0270 - S106 - Forge Mews, Church Street (AH)	(43,072.39)	0.00	0.00	(43,072.39)
0271 - S106 - The Old Chapel, Mallard Road, Abbots Langley (AH)	(33,213.32)	0.00	0.00	(33,213.32)
0272 - S106 - Maple Lodge Close, Maple Cross (BNG)	(160,220.84)	0.00	0.00	(160,220.84)
0273 - S106 - Land adj Greenways, Seabrook Road, King Langley (AH)	(21,444.00)	0.00	0.00	(21,444.00)
0274 - S106 - Rickmansworth Service Station, Victoria Close (AH)	(54,931.87)	0.00	0.00	(54,931.87)
0275 - S106 - 62 Green Streert, Chorleywood (AH)	(32,840.28)	0.00	0.00	(32,840.28)
0276- S106 - The Woodyard, R/O Vine Cottage, Thre Green, Sarratt (AH)	(34,352.68)	0.00	0.00	(34,352.68)
0277 - S106 - Murko Garage, North Approach, Moor Park (AH)	(243,749.22)	0.00	0.00	(243,749.22)
0279 - S106 - Beesons Yard, Bury Lane, Rickmansworth (AH)	(280,966.22)	0.00	0.00	(280,966.22)
0280 - S106 - 51-53 Greenfield Avenue (AH)	(48,562.50)	0.00	0.00	(48,562.50)
0281 - S106 - Land Rear 9 Summerhouse Way, Abbots Langley (AH)	(50,856.89)	0.00	0.00	(50,856.89)
0282 - S106 - Warner Bros (Monitoring Fee)	(10,340.00)	0.00	0.00	(10,340.00)
0283 - S106 - The Woodyard, The Green, Sarratt (AH)	0.00	(60,345.73)	0.00	(60,345.73)
0285 - S106 - 55 Penrose Avenue (AH)	0.00	(10,986.00)	0.00	(10,986.00)
0286 - S106 - North View Farm, Bell Lane, Bedmond (AH)	0.00	(228,154.66)	0.00	(228,154.66)
0287 - S106 - Merchant Taylors School (BNG Monitoring Fee)	0.00	(7,448.35)	0.00	(7,448.35)
0289 - S106 - Drake House, Homestead Road (Monitoring Fee)	0.00	(934.35)	0.00	(934.35)
0290 - S106 - Rickmandworth Municipal Golf Club (BNG Monitoring Fee)	0.00	(7,249.00)	0.00	(7,249.00)
0291 - S106 - Wolsey Business Park, Tolpits Lane (BNG)	0.00	(9,342.71)	0.00	(9,342.71)
0292 - S106 - Southbend, Station Road, Kings Langley (BNG)	0.00	(9,225.60)	0.00	(9,225.60)
0293 - S106 - Highwood Lodge, Bedmond Road (AH)	0.00	(47,478.57)	0.00	(47,478.57)
0294 - S106 - 91 Muirfiled road, South Oxhey (AH)	0.00	(35,431.00)	0.00	(35,431.00)
0295 - S106 - Cottage Farm, Redhall Lane (AH)	0.00	(77,510.61)	0.00	(77,510.61)
Total	(3,703,091.13)	(498,106.58)	0.00	(4,201,197.71)

Treasury Management Strategy Statement 2026/27

1. Summary

- 1.1. This document sets out the Council's Treasury Management Strategy Statement (TMSS).
- 1.2. The Chartered Institute of Public Finance and Accountancy (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".
- 1.3. The TMSS supports the delivery of the Council's Capital Strategy and provides additional detail on how the Council manages its Treasury Management Activity.
- 1.4. The TMSS details the policies, practices, objectives and approaches to risk management of its treasury management activities, which is to be monitored by the Audit Committee. The primary objectives are of the Treasury Management Strategy Statement are:
 - Security - Safeguard the repayment of the principal and interest of its investments on time
 - Liquidity - Ensure adequate liquidity to meet obligations as they fall due
 - Yield - Investment return is the final objective and is considered after security and liquidity requirement have been satisfied.
- 1.5. This statement is reviewed and approved annually by Council alongside the Council's budget, Medium Term Financial Plan (MTFP) and Capital Strategy.
- 1.6. The Director of Finance in consultation with the Lead Member for Resources, Infrastructure and Economic Development has delegated authority to approve any variation to the Strategy Statement during the year with the objective of maximising the Council's returns without significantly increasing risk.

2. Risks

- 2.1. The key Treasury Management risks are set out in the CIPFA Treasury Management Code of Practice ("the TM Code"). The following paragraphs set out these risks and how they are managed:

Liquidity Risk

That the Council may not have the cash it needs on a day to day basis to pay its bills.

This risk is managed through forecasting and the retention by the Council of an adequate working capital balance. In addition, through the Public Works Loan Board and other

organisations, the Council is able to access short term borrowing, usually within 24 hours.

Interest Rate Risk

That the costs and benefits expected do not materialise due to changes in interest rates.

This risk is managed through the placing of different types and maturities of investments, the forecasting and monitoring of the interest budget (with assistance from the Council's retained advisors).

Exchange Rate Risk

That losses or gains are made due to fluctuations in the prices of currency.

The Council does not engage in any significant non-sterling transactions.

Credit and Counterparty Risk

That the entity holding Council funds is unable to repay them when due. This risk is managed through the maintenance of a list of authorised counterparties, with separate limits to ensure that the exposure to this risk is limited.

Refinancing Risk

That the loans taken by the Council will become due for repayment and need replacing at a time when there is limited finance available or interest rates are significantly higher.

The timing of loan maturities is monitored along with interest rate forecasts. Officers ensure that due dates are monitored and seek advice from the Council's advisors about when to raise any finance needed.

Legal and Regulatory Risk

That the Council operates outside its legal powers.

This risk is managed through the Council's training and development of Officers involved in Treasury Management, the independent oversight of Internal and External Audit, and the advice (for example on the contents of this strategy) taken from the Council's Treasury advisors.

Fraud, Error and Corruption

The risk that losses will be caused by impropriety or incompetence.

This risk is managed through the controls in the Council's financial procedures. For example, the segregation of duties between those making investment decisions and those transferring funds.

Market Risk

That the price of investments held fluctuates, principally in secondary markets.

The majority of the Council's investments are not traded, but where they are (e.g. Property investment portfolio) the main investments' value comes from the income they generate which is generally long term and secure.

3. Treasury Indicators: Limits to Borrowing Activity

- 3.1. There are two limits on external debt: the 'Operational Boundary' and the 'Authorised Limit'. Both are consistent with existing plans and the proposals in the budget report for capital expenditure and financing, and with approved treasury management policy statement and practices. These indicators are set out in the Capital Strategy.

- 3.2. The key difference is that the Authorised Limit cannot be breached without prior approval of the Council. The Operational Boundary is a more realistic indicator of the likely position. The difference between the authorised limit and operational boundary for borrowing is that the authorised limit includes a head room for borrowing for future known capital needs now. The Authorised Limit represents the limit beyond which borrowing is prohibited, and needs to be revised if necessary by Council.

4. Borrowing Strategy

- 4.1. The Council's treasury team maintains a cashflow forecast and works its liquidity requirements within this forecast; it may, on rare occasions, be necessary to borrow short-term for cashflow purposes. This will be in the form of short term debt or overdraft facilities and is normally for small amounts for minimum durations. As this is based on need and has a defined repayment period it is not normally included within the limits set above.
- 4.2. The Council will not borrow more than or in advance of its needs purely in order to profit from the investment of the extra sums borrowed. Any decision to borrow in advance will be within forward approved Capital Financing Requirement estimates and will be considered carefully to ensure that value for money can be demonstrated (ie: the cost of holding does not outweigh the benefits of early borrowing) and that the Council can ensure the security of such funds. Any associated risks will be approved and reported through the standard reporting method.

5. Investment Policy

- 5.1. The Council's investment policy has regard to the statutory Guidance on Local Government Investments and TM Code. The Council's investment priorities are security first, liquidity second, then yield.
- 5.2. Investment instruments identified for use in the financial year are listed below under the 'Specified' and 'Non-Specified' Investments categories. Counterparty limits will be as set through the Council's Treasury Management Practices Schedules and are detailed at Annex A.
- 5.3. As part of its diversification of investments, the Council has invested some of its core funds (ie: funds not immediately required for cashflow reasons) in longer-term investment property instruments. These are in the form of individual assets directly owned by the council. Although the Council has no current investments or plans to invest in pooled property funds, these are an option that could be considered in the future. All property investments are controlled through the Property Investment Board (PIB) and each investment is subject to its own business case and appraisal before a decision to invest is taken and before any Council funds are committed.
- 5.4. During 2020/21 the Council made a small Money Market Fund investment with Royal London Asset Management to diversify placement of some longer term cash. It is intended to continue to make use of this fund during 2026/27.

6. Creditworthiness policy

6.1. The Council will ensure:

- It maintains a policy covering both the categories of investment types it will invest in and the criteria for choosing investment counterparties with adequate security, and monitoring their security. This is set out in the Specified and Non-Specified investment sections below.
- It has sufficient liquidity in its investments. For this purpose it will set out procedures for determining the maximum periods for which funds may prudently be committed. These procedures also apply to the Council's prudential indicators covering the maximum principal sums invested.

6.2. The Director of Finance will maintain a counterparty list in compliance with the following criteria and will revise the criteria and submit them to Council for approval as necessary and will provide an overall pool of counterparties considered high quality.

6.3. Credit rating information is supplied by our treasury consultants on all active counterparties that comply with the Council's criteria. Any counterparty failing to meet the criteria would be omitted from the counterparty (dealing) list. Any rating changes, rating watches (notification of a likely change), rating outlooks (notification of a possible longer term change) are provided to officers almost immediately after they occur and this information is considered before dealing.

7. Counterparty Categories

7.1. The Council uses the following criteria in choosing the categories of institutions in which to invest:

- **Banks 1 - Good Credit Quality**

The Council will only use UK banks or foreign banks trading in the UK in sterling denomination and which meet the Rating criteria.

- **Banks 2 – The Council's Own Banker**

For transactional purposes, if the bank falls below the above criteria, it will be included, although in this case balances will be minimised as far as possible in both monetary size and time within operational constraints.

- **Bank Subsidiary and Treasury Operations**

The Council will use these where the parent bank has the necessary ratings outlined above and the parent has provided an indemnity guarantee.

- **Building Societies**

The Council will use all Societies which meet the ratings for banks outlined above.

- **Specific Public Bodies**

The Council may lend to Public Bodies other than Local Authorities. The criterion for lending to these bodies is that the loan has been approved by Council.

- **Money Market Funds AAA Rated**

The Council may lend to Money Market Funds in order to spread its investment risk.

- **Local Authorities**

A limit of £5m per authority will be applied.

- **Debt Management Deposit Account Facility**

A Government body which accepts local authority deposits.

- **Council Subsidiaries (non-specified)**

The Council will lend to its subsidiaries subject to approval of a business case by the Director of Finance, in consultation with the lead member. Business cases must be accompanied by an independent assessment of viability, and be subjected to regular monitoring by the Director of Finance.

7.2. Further details of counterparty categories and limits are set out Annex A Schedule of Specified and Non-Specified Investments.

7.3. The Council will also consider investment in property in accordance with its Property Investment Strategy. All property investments will be dependent on a standalone business case being proven.

8. The Monitoring of Investment Counterparties

8.1 The credit rating of counterparties is monitored regularly. The main rating agencies (Fitch, Moody's, and Standard & Poor's) provide credit ratings for financial institutions. The Council receives credit rating information (changes, rating watches and rating outlooks) from Arlingclose as and when ratings change, and counterparties are checked promptly. The Council considers minimum short term ratings as key criteria in the choice of creditworthy investment counterparties; F1+, P-1 and A-1+ are the highest short term credit ratings of Fitch, Moody's and Standard & Poor's respectively. Minimum Short Term Ratings, where given, must be met for all categories.

8.2 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 by the Director of Finance, and if required new counterparties which meet the criteria will be added to the list.

8.3 For non-specified investments (e.g. e-f above) the progress of the entity against the approved, independently verified business case will be monitored by the Director of Finance.

9. Use of Additional Information Other Than Credit Ratings

9.1 Additional requirements under the Code of Practice require the Council to supplement credit rating information. Whilst the above criteria rely primarily on the application of credit ratings to provide a pool of appropriate counterparties for officers to use, additional operational market information will be applied before making any specific investment decision from the agreed pool of counterparties. This additional market information (for

example Credit Default Swaps, negative rating watches/outlooks) will be applied to compare the relative security of differing investment counterparties.

10. Time and Monetary Limits Applying to Investments

10.1 The time and monetary limits for institutions on the Council's Counterparty List summarised in the table below, are driven by the above criteria. These limits will cover both Specified and Non-Specified Investments.

11. Exceptional Circumstances

11.1 The criteria for choosing counterparties set out above provide a sound approach to investment in "normal" market circumstances. Whilst Members are asked to approve this base criteria above, under the exceptional current market conditions Director of Finance may temporarily restrict further investment activity to those counterparties considered of higher credit quality than the minimum criteria set out for approval. These restrictions will remain in place until the banking system returns to "normal" conditions. Similarly, the time periods for investments will be restricted.

11.2 Examples of these restrictions would be the greater use of the Debt Management Deposit Account Facility (DMO) – a Government body which accepts local authority deposits, money Market Funds, and strongly rated institutions. The credit criteria have been amended to reflect these facilities.

12. Investment Strategy

12.1 In-House Funds - investments will be made with reference to the core balance and cashflow requirements and the outlook for short-term interest rates (i.e. rates for investments up to 12 months).

12.2 Investment Treasury Indicator and Limit - total principal funds invested for greater than one year. These limits are set with regard to the Council's liquidity requirements and to reduce the need for early sale of an investment, and are based on the availability of funds after each year-end.

Treasury Indicator & Limit	2025/26	2026/27	2027/28	2028/29
Maximum Principal Sums invested for greater than one year (excluding property investment and loans to Council subsidiaries).	£10m	£10m	£10m	£10m

13. Investment Risk & Security Benchmarking

13.1 These benchmarks are simple guides to maximum risk and so may be breached from time to time, depending on movements in interest rates and counterparty criteria. The purpose of the benchmarks is that officers will monitor the current and trend position and amend the operational strategy to manage risk as conditions change. Any breach

of the benchmarks will be reported, with supporting reasons in the Mid-Year or Annual Report. The benchmarks are as follows:

Security:

Security of the investments is measured by credit ratings, which is supplied by the three main credit rating agencies (Fitch, Moodys and Standard & Poors). Where investments are made to Council subsidiaries (non-listed), the security is measured through a business case with independent viability assessment.

Liquidity:

The Council set liquidity facilities/benchmarks to maintain:

- Authorised bank overdraft - nil.
- Liquid short term deposits of at least £0.5m available with a week's notice.

The Council has the benefit of instant access to its funds on the general account with Lloyds.

Yield:

The Council benchmarks the yield on its operational cash against SONIA (the Sterling Overnight Index Average). This is a measure of market rates for actual returns on overnight cash deposits. Performance against this indicator will be reported in the reports produced at mid-year and year-end.

14. Reporting Requirements

- 14.1 The Audit Committee has the responsibility for the scrutiny of Treasury Management policies and practices and receives the Treasury Management Policy for review prior to approval by Council.
- 14.2 An annual report on the performance of the Treasury Management function, including the effects of the decisions taken and the transactions executed in the past year, and on any circumstances of non-compliance with the organisation's treasury management policy is considered by Council following the end of the financial year
- 14.3 Council also receives a Mid-Year Treasury Management Report setting out activity to 30 September.

15. Policy on the Use of External Service Providers

- 15.1 Arlingclose are the appointed external advisors. The Council recognises that responsibility for treasury management decisions remains with the Council at all times and will ensure that undue reliance is not placed upon our external service providers. It also recognises that there is value in employing external providers of treasury management services in order to acquire access to specialist skills and resources. The Council will ensure that the terms of their appointment and the methods by which their

value will be assessed are properly agreed and documented and subjected to regular review.

15.2 The Council will also, from time to time, procure specialist advice for ad-hoc pieces of work; this will be procured in accordance with the Council's normal procedure rules.

16. Member and Officer Training

16.1 In order to ensure that Members and Officers are sufficiently trained and qualified to monitor and manage the Council's Treasury Management activity, the following measures are in place:

- Ensuring that officers attend suitable courses and seminars to keep their technical knowledge up to date.
- Keeping up to date with CIPFA publications on Treasury Management.
- Regular briefings both by email and face to face with the Council's Treasury advisors.
- Reports and briefing sessions to Members on major changes to Treasury policies and strategies.

Non Specified Investment Category	Limit (£ or %)
Any bank or building society that has a minimum long term credit rating of A (or equivalent), for deposits with a maturity of greater than one year (including forward deals in excess of one year from inception to repayment).	£5m
The Council's own banker if it fails to meet the basic credit criteria.	In this instance balances will be minimised as much as possible
Building Societies not meeting the basic security requirements under the specified investments. The operation of some building societies does not require a credit rating, although in every other respect the security of the society would match similarly sized societies with ratings. The Council may use such building societies which were originally considered Eligible Institutions and have a minimum asset size of £5,000m, but will restrict these types of investments to £2m for up to six months.	£2m
Specific Public Bodies The Council can seek Member approval to make loans to other public bodies for periods of more than one year.	£10m
Loans to Council Subsidiaries The Council will lend to its subsidiaries subject to approval of a business case by the Portfolio Holder, in consultation with the Director of Finance. Business cases must be accompanied by an independent assessment of viability, and be subjected to regular monitoring by the Director of Finance.	£10m limit for any single loan
Other unspecified investments The strategy allows the Director of Finance, in consultation with the Lead Member, the delegated authority to approve any variation to the Treasury Management Strategy during the year which may be brought about by investigating the opportunity to invest for greater than one year and also to invest in other investment instruments i.e Government bonds, Gilts and investment property with a view of to maximising the Council's returns without significantly increasing risk. This allows the addition of further unspecified investments, subject to conditions which will be generally similar to (e).	£10m

Institution Type	Minimum Short Term Ratings			Schedule 1 (A) – UK Banks & Building Societies			
	Fitch	Moody's	S&P				
The Council's own Bankers	F1m	P-1	A-1	If Council's own bankers fall below the minimum long term criteria for UK banks, cash balances will be managed within operational liquidity constraints and balances will be minimised as much as possible.			
Wholly Owned Subsidiaries of UK Clearing Banks - Parent Ratings	F1	P-1	A-1	Long Term Credit Rating: AA(F), Aa2(M), AA(S&P)	Long Term Credit Rating: Single A (All agencies)	Long Term Credit Rating: Lower than A (All agencies)	Long Term Credit Rating: Lower than A
Partially Owned Subsidiaries of UK Clearing Banks - Parent Ratings	F1	P-1	A-1				
UK Building Societies (Credit Rated)	F1	P-1	A-1				
UK Building Societies (Unrated)				Assets over £15bn	Assets over £5bn	Assets of £2.5bn	Assets of £1bn
	Maximum Amount / Duration:			£10m 364 Days	£10m 6 Months	£10m 3 Months	£10m 1 Month

Schedule 1 (B) – Other Entities	
Specific Public Bodies	As approved by Members – up to £10m for up to 10 years
Debt Management Deposit Facility (UK Government)	Unlimited – this is the Council's Safe-Haven Deposit facility with the UK Government
Money Market Funds (AAA Rated)	£10m per fund
Municipal Bond Agency	As approved by Members
UK Local Authorities	A Maximum of £5m applies per Authority. The Council can invest in all UK Local Authorities whether rated or not. The Council will not lend to an authority which is subject to a s.114 notice without member approval.

Notes:

1. F1+, P-1 and A-1+ are the highest short term credit ratings of Fitch, Moody's and Standard and Poor's respectively.
2. Minimum Short Term Ratings - Where given, these must be met, for all categories (except RBS Group).
3. Building Societies - A Building Society has to meet either the ratings criteria or the assets criterion to be included in the category, not both.
4. Maximum amount is the maximum, in total, over all investments, with any one institution (with the exception of RBS Group).

Minimum Revenue Provision (MRP) Strategy and Policy Statement

The Minimum Revenue Provision (MRP) is designed to pay off an element of the capital spend which has not already been financed from existing revenue or capital resources. The Council is required to make prudent provision, by way of a charge to the revenue account, which means that the repayment of debt is enabled over a period that is reasonably commensurate with that over which the capital expenditure provides benefits.

The Council is also able to increase the rate it reduces its CFR by undertaking additional voluntary payments (voluntary revenue provision - VRP) in addition to any MRP; this is not currently the Council's policy.

Government Regulations require the Council to approve a MRP Statement in advance of each year. The following is the Council's MRP statement:

From 1 April 2008 for all unsupported borrowing (including PFI and finance leases) the MRP policy will be:

- **Asset life method** – MRP will be based on the estimated life of the assets, in accordance with the regulations (this option must be applied for any expenditure capitalised under a Capitalisation Direction) (option 3)

This option provides for a reduction in the borrowing need over the asset's estimated life.

No MRP provision is made in respect of investments or payments to the joint ventures as such investments are intended to be time-limited and allow for the repayment of debt. For finance leases the council will charge MRP to its General Fund each year dependant on the life of the underlying asset.