



Uttlesford Property Portfolio Q2 Report 1 July 2023 – 30 September 2023

Prepared by: The Asset Management Team – October 2023

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Glossary of Terms

Acquisition Price	The purchase price of the asset excluding one-off costs such as Stamp Duty, agents and legal fees
ERV	Estimate Rental Value
Rent	Total of actual rent paid by tenants and loan repayments made by Aspire (CRP) Ltd
Net Income to the Council (NIC)	Net Income after deducting borrowing and agent costs
NIC Yield	Net Income after deducting borrowing and agent costs as a percentage of Acquisition Price
Net Rent	Rent less the costs of borrowing and estate management
Yield	Rent as a percentage of Acquisition Price

Summary

In February 20223 the Council adopted the Commercial Strategy and in so doing confirmed that due to changes in Government and CIPFA policies the portfolio was complete, although further acquisition at Stane Retail Park and more development at Chesterford Research Park was possible. Since that date the opportunity at Stane Retail Park has not materialised as the developer is retaining ownership due to the downturn in the market. This report has now been updated to reflect that position.

To date £247,469,231 has been committed with an agreed further loan to Aspire (CRP) Ltd of £21,060,000 giving a total allocation of £268,529,231.

The yield of the committed portfolio is 5.21% and this rises to 5.39% when the additional loan is included. This yield reflects the risk appetite of the Council and the desire for well-known/established brands as tenants.

Portfolio Summary – Committed

Asset No.	Asset	Acquisition Price £	Rent p.a. £	Yield %
1	Loan to Aspire (CRP) Ltd	60,656,500	2,796,057	4.61
2	Skyway House, Takeley	20,000,000	1,128,000	5.64
3	1 Deerpark Road, Livingston	4,758,374	372,546	7.83
4	Regional Distribution Centre, Chorley	54,608,773	2,840,000	5.20
5	Stane Retail Park – Phase 1	27,004,322	1,784,024	6.61
6	Distribution Warehouse, Gloucester	42,692,000	2,293,433	5.37
7	Headquarters, Tewkesbury	37,749,262	1,667,000	4.42
	Total	247,469,231	12,881,060	5.21

Portfolio Summary – Agreed loans not yet drawn down

Asset No.	Asset	Acquisition Price £	Rent p.a. £	Yield %
1	Future loans to Aspire (CRP) Ltd	21,060,000	1,579,500	7.50
	Total	21,060,000	1,579,500	7.50

Portfolio Combined – Committed and Agreed

	Portfolio	Acquisition Price £	Rent p.a. £	Yield %
1	Committed	247,469,231	12,881,060	5.21
2	Agreed not yet drawn down	21,060,000	1,579,500	7.50
	Total	268,529,231	14,460,560	5.39

Net Income to the Council (NIC)

The NIC for the 2023/24 financial year (as forecast to the 31 March 2024) is as follows.

	Acquisition Cost £	Net Income to the Council (NIC) £	NIC Yield %
Rent		12,881,060	
Less			
Cost of borrowing		-8,410,000	
Managing Agent		-194,282	
	247,469,231	4,276,778	1.73

It should be noted that this is the commercial position. Local Authority accounting treatment, including that of rent free periods and Minimum Revenue Provision, along with a May 2023 rent start date for the headquarters building in Tewkesbury reduces the net rent sum further.

Asset Valuation

The valuation for the overall portfolio has increased by £6,200,000 in this quarter following a £775,000 decrease in the previous quarter. The valuation for the whole portfolio is now £276,000,000 compared to an acquisition price of £247,469,231

Portfolio Assets – Quarterly Update

The main message coming from CBRE, the external valuers is that the investment market has continued to be relatively quiet since the start of the year and has become increasingly impacted by the rising rate of borrowing as the Bank of England tries to battle persistently high inflation.

Interest rates, and therefore the cost of borrowing, are expected to remain at existing levels for the rest of 2023 and in to 2024.

Chesterford Research Park

The Council has loaned Aspire (CRP) Ltd a total of £60,656,500 for the acquisition and further development of the Park. As far as the Council Portfolio is concerned the 'asset' is the loan which the company makes repayments on each year. However, in this section additional information is provided with regards to the value of the investment.

At the Full Council meeting in August the Council agreed to loan Aspire (CRP) Ltd a further £21,060,000 for the development of Building 800 and phase 1 of the solar farm. This will be drawn down over the coming two years, no drawdown had been made by the end of this quarter.

At the September Planning Committee full permission was obtained for a new building covering Plots 1100 and 1200. Outline permission was also obtained for a further four plots. The Park will shortly go out to tender for the construction of Building 1100/1200 and a further loan request will be made by Aspire (CRP) Ltd to the Council in due course.

Vacant units

Property Name	Unit Description	Current Rent	ERV	Sq. Ft.
Garden Cottage	Suite 1	£0.00	£5,530.00	158
Garden Cottage	Suite 4	£0.00	£4,520.00	129
Garden Cottage	Suite 5	£0.00	£4,500.00	562
Mansion	Suite 2	£0.00	£21,000.00	365
Mansion	Suite 5	£0.00	£36,900.00	671
			£72,450.00	1,885

Park void rate of 0.58%

Valuation

The Nucleus negative sum is based on an assumption that the building will operate at a loss for the next eight years and uses the current actual position as the basis for the calculation.

As can be seen from the valuation figures, the Park is currently valued at £209,500,000 which gives a value per investor of £104,750,000 a potential pre-tax profit of £44,093,500

It should be noted that this valuation is based on the sale value of the whole of the Park. Should the Council request Aspire (CRP) Ltd to sell it's 50% share the value would not be that shown above as any potential buyers would discount the value on the basis of it only being a share, not the whole, for sale. In addition, the value would likely be reduced further as Aspire (CRP) Ltd are not the asset managers, that is a function undertaken by Aviva.

Without testing the market it is very difficult to estimate the value of selling only a 50% share. Life sciences remains a premium investment as does the Cambridge/Oxford corridor which means that the discount may be reduced compared to a non-life sciences park elsewhere in the country.

Individual unit valuations are shown overleaf.

Building	March 2022	June 2022	September 2022	December 2022	March 2023	June 2023	September 2023
Mansion House	4,220,000	2,890,000	4,150,000	2,310,000	2,460,000	2,840,000	2,910,000
Science Village	25,300,000	27,100,000	27,100,000	27,250,000	28,200,000	28,250,000	29,400,000
Nucleus	-3,384,502	-5,427,101	-5,335,543	-8,406,769	-8,377,472	-8,366,665	-8,353,586
Garden Cottage	150,500	150,400	-47,345	-119,241	-126,649	-117,609	-115,623
Older perm buildings	3,050,000	3,950,000	4,430,000	3,900,000	4,450,000	4,400,000	4,480,000
Older temp buildings	2,430	895,200	892,900	822,300	820,000	817,400	814,600
Building 60	34,800,000	36,100,000	36,150,000	37,450,000	39,700,000	41,150,000	41,250,000
Building 200	23,300,000	26,100,000	26,200,000	23,350,000	23,450,000	23,450,000	23,550,000
Building 300	35,450,000	36,550,000	36,550,000	37,450,000	39,350,000	40,650,000	40,850,000
Building 400	6,640,000	7,760,000	7,760,000	7,180,000	7,190,000	7,180,000	7,190,000
Building 600/700	50,150,000	53,300,000	53,400,000	47,700,000	45,300,000	45,450,000	45,550,000
Building 900	13,950,000	13,300,000	13,300,000	12,700,000	12,700,000	12,650,000	12,650,000
Building 50	8,980,000	9,690,000	9,660,000	8,920,000	8,890,000	8,860,000	8,840,000
Miscellaneous	1,640,000	1,640,000	1,630,000	1,650,000	1,650,000	1,640,000	1,640,000
Estate s/c shortfall	-3,674,823	-6,162,761	-6,068,248	-11,743,206	-11,761,056	-11,802,458	-11,835,291
Development Land	13,150,000	13,150,000	13,500,000	16,400,000	16,200,000	16,750,000	16,750,000
Estate Capex	-5,400,071	-6,660,278	-6,118,161	-6,088,161	-6,088,161	-6,088,161	-6,088,161
Value	£208,300,000	£214,500,000	£217,250,000	£201,250,000	£204,000,000	£207,800,000	£209,500,000

Top 10 Tenants by Rent

Tenant	Rental Exposure pa	% of Total Contracted Rent
1. Charles River Discovery Research Services UK Limited	£2,000,000.00	20.04
2. Lonza Biologics plc	£909,150.00	9.11
3. Astrazeneca Limited	£818,838.00	8.20
4. Domainex Limited	£720,000.00	7.21
5. Microbiotica Limited	£668,430.00	6.70
6. Flagship 86 Limited	£610,454.00	6.12
7. Superdielectrics Limited	£465,850.00	4.67
8. Cambridge Epigenetix Ltd	£418,000.00	4.19
9. Biocrucible Limited	£414,672.00	4.15
10. AbCellera Biologics UK Limited	£414,672.00	4.15
	£7,440,066.00	74.53

Rent Paid

100% of rent due was received on time for the September quarter date. 98% of the service charge has also been received on time.



SKYWAY HOUSE

PARSONAGE ROAD, TAKELEY, BISHOP'S STORTFORD CM22 6PU

TENANT:	WESTON HOMES PLC
LEASE TERM:	FRI 25 YEARS FROM 30.06.2020 EXPIRING 29.06.2045
FLOOR AREA:	47,951 SQ FT NIA PLUS CIRCA 142 CAR PARKING SPACES (79 SURFACE AND 63 BASEMENT)
PASSING RENT:	£1,128,000 P.A. EXC (£23.52 P.S.FT)
NEXT RENT REVIEW DATE:	30.06.2025
BASIS OF RENT REVIEW:	FIXED REVIEW TO £1,276,228 P.A. EXC ON 30.06.2025 (13.14% UPLIFT EVERY 5 YEARS)

DATE OF LAST PROPERTY INSPECTION

28th June 2023. Next inspection due December 2023.

RENT COLLECTION

The tenant pays quarterly in advance on the usual quarter days.

The September 2023 quarter's rent was paid on time. They are regular and prompt payers.

INSURANCE

UDC responsible, subject to recovery from WH.

Insurance Renewal w.e.f. 01.10.2023 AJ Gallagher renewed the policy with RSA as a two year deal was agreed in 2022. ML to invoice Weston Homes for the premium for the year to 30.09.2024.

SERVICE CHARGE

N/A

MANAGEMENT ISSUES

CW confirmed that PC was achieved on 14th September 2020.

The building is fully occupied, the rear of the 2nd floor has been fitted out as high specification director's offices.

Weston Homes completed the snagging works in respect of the Section 278 agreement, however the final certificate was not issued as Weston Homes are intending to widen the bell mouth as part of their proposed redevelopment of the 7 acre field at the rear of Skyway House for employment use.

The tenant provides ML with copies of their Risk Assessments and up-to-date compliance certification.

ASSET MANAGEMENT OPPORTUNITIES AND GREEN INITIATIVES

Weston Homes have acquired approx. 220 acres of farmland to the rear of the property, including a 7 acre field at the rear of the building.

The majority of the land is leased back to a local farmer. The planning appeal for the development of the land for residential and employment use was turned down in August 2022.

Weston Homes obtained planning permission for an extension to their car park on part of the 7 acre field they own at the rear of Skyway House and Weston Business Centre to provide 124 new car parking spaces. This has improved the parking ratio of the building. UDC agreed to vary the rights granted in Weston Homes' lease to allow them to access the new car parking spaces from the car parking area behind Skyway House and a Deed of Variation has been completed.

ML have recommended that if possible UDC acquire the completed car park and lease it back to the tenant as this would improve the investment value. Preliminary discussions have taken place but we understand that the timing is not right for either party.

Weston Homes have obtained planning permission for approximately 3,500 square metres of employment space on the remainder of the 7 acre field. A new access road is being constructed between Skyway House and Weston Business Centre on land owned by Aegon. The road will be adopted once completed. UDC have agreed to vary their rights over Weston Homes' land once the road has been adopted as these rights will not be needed once the property is accessed from the adopted highway.

The Property has an EPC rating of A16 and BREEAM rating of very good.

There is a grey water recycling system and all the lights are LED with most on sensors. There are 16 electrical vehicle charging points in the car park at the front of the building. The tenant has installed electric vehicle charging points in all the spaces in the basement car park.





1 DEER PARK ROAD

FAIRWAYS BUSINESS PARK, LIVINGSTON EH54 8AF

TENANT:	VETERINARY SPECIALISTS (SCOTLAND) LTD
LEASE TERM:	FRI LEASE 20 YEARS FROM 10.09.2019 LEASE EXPIRY 09.09.2039
FLOOR AREA:	30,855 SQ FT PLUS CIRCA 160 CAR PARKING SPACES
AGREED RENT:	£372,546 P.A. EXC (£12.07 P.S.FT)
RENT COMMENCEMENT DATE:	10.09.2023
NEXT RENT REVIEW DATE:	10.09.2024
BASIS OF RENT REVIEW:	FIXED FIRST REVIEW TO £411,320 P.A. EXC



DATE OF LAST PROPERTY INSPECTION

25th September 2023.
 Next inspection March 2024.

RENT COLLECTION

The tenant had a four year rent-free period, rent payable w.e.f 10.9.2023. The tenant has paid the September quarter's rent.

The Lease provides for quarterly payments, although a side letter allows the tenant to pay monthly on 1st of each month, they have chosen to pay quarterly in accordance with the lease.

INSURANCE

UDC responsible, subject to recovery from tenant.
 Insurance renewed with RSA w.e.f. 01.10.2023. ML have invoiced the tenant for the premium for the year to 30.09.2024.

SERVICE CHARGE

N/A.

MANAGEMENT ISSUES

The building was constructed as an office building in 2002 and was converted in 2019 to a Veterinary Hospital fully fitted and refurbished with up-to-date facilities.
 The Tenant only occupies the ground and a small part of the 1st floor. The majority of the second and whole of the third floors are vacant.

The tenant provides ML with copies of their Risk Assessments and compliance certification. The tenant appointed a new H&S and Facilities Lead and he obtained an updated 5 yearly Electrical Certificate for the whole building and an updated Fire Risk Assessment. ML have been provided with copies. ML awaiting a copy of the Legionella Risk Assessment .

Linnaeus Group (part of the Mars group of companies) acquired Veterinary Specialist (Scotland) Ltd from Pets at Home in 2021. UDC refused consent for an assignment of the lease to Linnaeus Veterinary Ltd as the Pets At Home Guarantee would fall away on assignment.

ASSET MANAGEMENT OPPORTUNITIES AND GREEN INITIATIVES

Linnaeus have advised that they have plans to grow the business and will be looking to convert the rest of the 1st floor and 2nd floors to provide additional theatres, clinical areas and offices to enable them to expand the business. The tenant has tidied up the car park, installed new entrance and exit barriers, undertaken some repairs to the tarmac and kerbs, and the landscaping is now better maintained.

The tenant has advised that they would like to install some electric charging points in the car park, however this is not expected until 2025. The tenant has advised that the mobile MRI scanner is now permanent and they would like to erect fencing around the area and make alterations to the walkways and also create a dog run. ML are awaiting plans. All the works will then be incorporated in a Licence for Alterations.





WAITROSE DISTRIBUTION CENTRE
MATRIX PARK, WESTERN AVENUE, CHORLEY, LANCASHIRE PR7 7NB

TENANT:	WAITROSE LTD
LEASE TERM:	FRI LEASE 30 YEARS FROM 30.04.2012 LEASE EXPIRY 29.04.2042
FLOOR AREA:	421,809 SQ FT PLUS CIRCA 400 CAR PARKING SPACES AT THE FRONT OF THE BUILDING
SITE AREA:	31.14 ACRES, APPROX 29% SITE COVERAGE
PASSING RENT:	£2,840,000 P.A. EXC (£6.73 P.S.FT)
NEXT RENT REVIEW DATE:	30.04.2027
BASIS OF RENT REVIEW:	HIGHER OF OPEN MARKET RENT OR RPI (CAP & COLLAR OF 5% & 2% P.A COMPOUNDED)



DATE OF LAST PROPERTY INSPECTION

24th May 2023. Next inspection 15th November 2023.

RENT COLLECTION

The tenant reverted to quarterly rent payments from the June 2021 quarter as agreed with ML. September 2023 quarter's rent received on time.

INSURANCE

UDC responsible, subject to recovery from Waitrose.

A J Gallagher instructed to renew the insurance policy with RSA w.e.f. 01.10.2023. ML to recharge the tenant the cost of the premium for the year to 30.09.2024.

SERVICE CHARGE

Matrix Park Management Company administer the service charge for the estate, the service charge year is 1st June to 31st May. UDC pay 44.27% of the total budget, Matrix invoice UDC quarterly and ML recharge to Waitrose. Matrix issue a budget for the year. Total budget for the current year 1st June 2023 to 31st May 2024 is £70,205 + VAT. Waitrose are up to date with payments.

RENT REVIEW

Rent reviewed as at 30th April 2022. Agreed at £2,840,000 p.a. which is a 25% increase from the 2017 rent. Rent Review memorandum signed and uplift in rent paid by Waitrose.

Next rent review 30th April 2027.

MANAGEMENT ISSUES

Waitrose have sublet part of the 2nd floor offices to Amey. The sub-lease expired in 1st June 2023. UDC approved the renewal of the sub-lease for a term of 3 years w.e.f. 5th June 2023. New sub-lease to be completed shortly.

Waitrose have signed a 5 year Distribution Service Agreement with XPO Logistics in March 2021, GXO (part of XPO Logistics) are now occupying the property, GXO advised that the building is now operating at full capacity. They are using the surplus space to store goods for other customers. Waitrose are permitted in accordance with the lease to grant a Distribution Underlease to a Distribution Services Provider without the Landlord's consent.

GXO are maintaining the property well. They are undertaking repairs to the service yard and are repainting the road markings. They are also gradually changing the remaining lights to LED.

Risk Assessments and Compliance certification - GXO have provided ML with copies of all their up-to-date certification.

ASSET MANAGEMENT OPPORTUNITIES AND GREEN INITIATIVES

There is approx. 2 acres of surplus development land on eastern side of site included in the lease to Waitrose. We understand that the land was originally intended to be used for an incineration/ recycling plant to provide heating to some areas of the building, this was abandoned some time ago. The land is included within Waitrose's demise.





**STANE RETAIL PARK
STANWAY, COLCHESTER CO3 8AU**

TENANT:	B&Q LIMITED	ALDI STORES LTD
LEASE TERM:	15 YEARS FROM 01.11.2021 (TENANT RIGHT TO RENEW) END DATE - 30TH OCTOBER 2036	25 YEARS FROM 01.11.2021 (TENANT BREAK ON 01.11.2041) END DATE - 30TH OCTOBER 2046
RENT COMMENCEMENT DATE:	20TH APRIL 2023	23RD MAY 2022
COMMENCING RENT:	£1,342,275 P.A. EXC (£16.50 P.S.FT ON TARGET) (81,350 SQ FT)	£360,395 P.A. EXC (19.50 P.S.FT ON TARGET) (18,482 SQ FT - ACTUAL)
ACTUAL FLOOR AREAS:	STORE: 81,350 SQ FT BUILDERS YARD: 15,973 SQ FT GARDEN CENTRE: 19,170 SQ FT	
NEXT RENT REVIEW DATES:	01.11.2026 & 01.11.2031	01.11.2026, 01.11.2031, 01.11.2036 & 01.11.2041
BASIS OF RENT REVIEW:	5 YEARLY RPI (0-2% P.A. COMPOUNDED)	5 YEARLY, RPI (1% & 3% P.A. COMPOUNDED)
TOTAL RENT RECEIVED (FROM PHASE 1):	£1,702,670 P.A. EXC	



Uttlesford District Council own part only (Phase 1 - B&Q and Aldi) of the Stane Retail Park, together with shared use of the Common Areas (including 628 car park spaces). Mark Liell manage the whole retail park, including the second phase for UDC and Churchmanor Estates, who retain Phase 2 at present.

DATE OF LAST PROPERTY INSPECTION

7th June 2023. Next formal half yearly inspection to take place in December 2023. Intervening regular visits undertaken.

RENT COLLECTION

Aldi commenced payments in May 2022 and are up to date. Rent continues to be received on time.

INSURANCE

UDC insure the units within their ownership. Insurance Policy renewed with RSA w.e.f. 01.10.2023. Fully recoverable.

SERVICE CHARGE

ML manage the service charge, which commenced as at 1st November 2021 when Phase 1 was PC'd. 100% recoverable from the tenants and Churchmanor (the developer). No arrears. Current service charge budget for year ending 31st December 2023 of £194,700 + VAT. Awaiting confirmation of balancing payments following discussions with service charge consultant.

TENANT LINE-UP (THE WHOLE)

Phase 1: B&Q, Aldi.

Phase 2: M&S, Greggs, Cook, Superdrug, Mountain Warehouse and Furniture Village are now all open.

Units A6A and A6B are now let to Card Factory and Pets Corner respectively. Both tenants are expected to be trading by the end of October 2023.

MANAGEMENT ISSUES

Part (Phase 2) of the site remains in Churchmanor's ownership. Practical completion of Phase 2 took place in April 2022. Certain contractor works/landscaping maintenance is ongoing. UDC have now taken ownership of the Common Areas including the car park.

Wider management updates:

- All upkeep and maintenance contracts (drains, winter maintenance, litter picking and landscaping) are now in place, litter picking and landscaping was re-tendered earlier in the year.
- All retailers reporting above pre-opening target performance and high car park occupancy levels noted.

- Congestion is still being reported as an issue, ML are installing additional traffic control measures to help alleviate.
- Security improvements, 6 CCTV cameras have now been installed at the park and radios have been issued to all tenants.
- Car parking usage overseen by Green Parking (4 hour limit). Soft monitoring/action taken to breaches/abuse, to minimise customer and staff upset.

ASSET MANAGEMENT OPPORTUNITIES AND GREEN INITIATIVES

- Electric charging points have proved popular. MER have installed a further 10 (5 portals) charging outlets in advance of original schedule.
- UDC's ownership of the whole would be preferable by adding Phase 2 (which includes an all formats M&S store which contributes c50% of the Phase 2 rent) to the existing B&Q and Aldi. Following an unsuccessful open marketing exercise, Phase 2 remains available for a possible purchase.





AMAZON DISTRIBUTION CENTRE
CENTRE SEVERN, BARNWOOD, GLOUCESTER GL4 3UR

TENANT:	AMAZON UK SERVICES LTD (NOT CURRENTLY IN OCCUPATION)
LEASE TERMS:	FRI LEASE 15 YEARS FROM 18.03.2022 LEASE EXPIRY 17.03.2037
FLOOR AREA:	WAREHOUSE AND OFFICES: 122,756.79 SQ FT ADJACENT 4 LEVEL MULTI-STOREY VAN PARK (408 SPACES), SURFACE CAR PARK (150 CAR SPACES AND 118 VAN SPACES), 11.23 ACRES.
PASSING RENT:	£2,293,433.49 P.A. EXC
RENT COMMENCEMENT DATE:	18.03.2022
NEXT RENT REVIEW DATE:	18.03.2027
BASIS OF REVIEW:	5 YEARLY, CPI (COLLAR AND CAP OF 1% AND 3% COMPOUNDED ANNUALLY)



DATE OF LAST PROPERTY INSPECTION

10th May 2023.

Next inspection due in October 2023.

RENT COLLECTION

Amazon pay rent quarterly in advance on 1st January, 1st April, 1st July and 1st October.

Quarterly rent due on 1st April 2023 received on 3rd April 2023. Next quarter due 1st July 2023.

INSURANCE

UDC insure the building and recover from Amazon.

A J Gallagher instructed to obtain competitive quotes. Insurance placed with AXA, however as Amazon are not intending to occupy the building until August 2023, this impacted AXA's capacity and the premium has been significantly increased. RSA now co-insure the building. A new policy issued at a cost of £118,359.82. for the year to 03.08.2023. Amazon have paid the premium.

SERVICE CHARGE

A management company has been set up to look after the estate's common areas and administer the service charge. The ownership of the management company is split between the freeholders based on area. (UDC hold a 54% share of the Management Company). Bulleys Chartered Surveyors administer the service charge and have prepared a service charge budget, £22,325 for the current year. Bulleys to invoice UDC, ML to recharge Amazon. However, ML are still awaiting an invoice as Bulleys have advised that they cannot issue a demand until they have a VAT number.

MANAGEMENT ISSUES

Practical completion took place on 4th March 2022. Lease to Amazon completed on 18th March 2022. Amazon have advised that they are not intending to occupy the property until August 2023, at the earliest. The property is therefore currently vacant. Amazon have 2 guards providing 24 hour security at the building, which is a condition of the insurance. Bowmer Kirkland (BK), the original contractor, are currently undertaking the snagging works.

ML identified that there is extensive cracking to the van deck stair towers. The original contractor BK have drawn up a schedule of remedial works for rectifying the problems and are proposing to undertake the works over the summer.

ML have identified other snagging works that were outstanding at the time of the last inspection, which are to be rectified.

Amazon have advised that they have appointed Cushman Wakefield to manage the property. ML has met the CW facilities manager on site and discussed maintenance regimes.

Amazon have instructed CW to market a sub-lease of the building. We understand that there is currently no detailed prospective tenant discussions taking place.

ASSET MANAGEMENT OPPORTUNITIES AND GREEN INITIATIVES

Amazon have an option to extend the lease for a further 5 years on expiry of current lease in March 2037.

The front car park area is protected by temporary fencing. This may present scope for "unwanted" visitors to gain access. Amazon however currently have 24 hour security.

The property is situated on a site area of 11.5 acres and therefore has a low site cover of 25%. The building has an EPC rating of A24. There are 10 EV charging points in the car park at the front of the building and the infrastructure for further charging points in the car park.





MOOG CONTROLS LTD

ASHCHURCH ROAD, TEWKESBURY, GLOUCESTERSHIRE GL20 8JN

TENANT:

MOOG CONTROLS LTD

LEASE TERMS:

NEW FRI LEASE FOR A TERM OF 35 YEARS FROM 23.05.2023
LEASE EXPIRY 22.05.2058

FLOOR AREA:

WAREHOUSE AND OFFICES: **209,010 SQ FT**
SERVICE YARD AND EXTERNAL STORAGE BUILDING
365 CAR PARKING SPACES

SITE AREA:

9.5 ACRES (APPROXIMATELY 42% SITE COVERAGE)

PASSING RENT:

£1,680,500 P.A. EXC

RENT COMMENCEMENT DATE:

23.05.2023

NEXT RENT REVIEW DATE:

23.05.2028

BASIS OF REVIEW:

5 YEARLY, RPI (COLLAR AND CAP OF 2% AND 4% COMPOUNDED ANNUALLY)

DATE OF LAST PROPERTY INSPECTION

17th May 2023.

Next inspection due 25th October 2023 .

RENT COLLECTION

The tenant pays quarterly in advance on the usual quarter days. The tenant has paid the September quarter's rent.

INSURANCE

UDC responsible. The premium is to be charged back to the tenant. The tenant has been invoiced the full cost of the premium from the rent commencement date until 30th September 2024. The insurance costs from the date of practical completion to the completion of the lease are a development cost, which is to be deducted from the balancing payment. Cushman & Wakefield provided an updated RCA to include the tenant's fitting out works which the Landlord's insures. The insurance has been placed with AXA who insure the other UDC investment properties.

SERVICE CHARGE

N/A

MANAGEMENT ISSUES

PC was achieved on 16th May subject to an extensive snagging list. Completion of the lease took place on 15th August 2023, but backdated to 23rd May 2023.

The building has been constructed to a very high specification and MOOG are undertaking extensive fitting out works at an estimated cost of approx. £30 million.

The building is a state-of-the-art headquarters building for MOOG and will be used for their research and development of highly specialist products for the aerospace industry. The tenant has begun moving staff into the offices and have completed their Category B fit out works, the Category C works are not expected to be completed until November 2023. The landscaping is not up to standard and requires attention, the works are included in the snagging list.

ASSET MANAGEMENT OPPORTUNITIES AND GREEN INITIATIVES

Once fully operational the property will be a flag ship HQ building for MOOG. The 25,000 sq ft extension to the building has been constructed to give MOOG future expansion space, in the meantime this area will not be fully fitted out and will be used for storage.

The property will have an A+ EPC rating and a BREEAM excellent rating.

The photovoltaic cells on the roof are expected to generate approx. 20% of the electricity and there is a rainwater harvesting system to be used for all the toilet facilities. A horizontal brise soleil system has been installed along the south facing elevation to reduce heat gain. 11 EC charging points have been installed with the infrastructure for up to 40 EV charging points when required.



Portfolio Valuation

The Council employ CBRE to provide a quarterly valuation of the Council owned assets, their yield sheet report is attached at Appendix One. In summary, as at the end of quarter 2 the position is as shown below

	Price paid (including future commitments) £	Amount paid as at 30 September 2023 £	SEP 2022 £	DEC 2022 £	MAR 2023 £	JUN 2023 £	SEP 2023 £
Colchester, Stane RP	27,004,322	27,004,322	29,100,000	27,250,000	28,275,000	28,200,000	27,550,000
Chorley, Waitrose RDC	54,608,773	54,608,773	61,150,000	54,400,000	54,400,000	53,600,000	52,200,000
Livingston, 1 Deer Park Road	4,758,374	4,758,374	5,000,000	4,750,000	4,750,000	4,750,000	4,750,000
Takeley, Skyway House	20,000,000	20,000,000	18,350,000	17,625,000	16,250,000	15,950,000	15,650,000
Gloucester, Amazon	42,692,000	42,278,237	43,900,000	41,000,000	41,000,000	39,500,000	38,200,000
Tewkesbury, MOOG HQ	37,749,262	37,464,079	24,000,000	23,750,000	23,900,000	23,900,000	32,900,000
	186,812,731	186,113,785	181,500,000	168,775,000	168,575,000	165,900,000	171,250,000

When the loan to Aspire (CRP) Ltd is included the total asset valuation is as shown below

	Price paid (including future commitments) £	Amount paid as at 30 September 2023 £	SEP 2022 £	DEC 2022 £	MAR 2023 £	JUN 2023 £	SEP 2023 £
Colchester, Stane RP	27,004,322	27,004,322	29,100,000	27,250,000	28,275,000	28,200,000	27,550,000
Chorley, Waitrose RDC	54,608,773	54,608,773	61,150,000	54,400,000	54,400,000	53,600,000	52,200,000
Livingston, 1 Deer Park Road	4,758,374	4,758,374	5,000,000	4,750,000	4,750,000	4,750,000	4,750,000
Takeley, Skyway House	20,000,000	20,000,000	18,350,000	17,625,000	16,250,000	15,950,000	15,650,000
Gloucester, Amazon	42,692,000	42,278,237	43,900,000	41,000,000	41,000,000	39,500,000	38,200,000
Tewkesbury, MOOG HQ	37,749,262	37,464,079	24,000,000	23,750,000	23,900,000	23,900,000	32,900,000
	186,812,731	186,113,785	181,500,000	168,775,000	168,575,000	165,900,000	171,250,000
Aspire (CRP) Ltd	60,656,500	60,656,500	108,576,802	100,625,000	102,000,000	103,900,000	104,750,000
Total Portfolio	247,469,231	246,770,285	290,076,802	269,400,000	270,575,000	269,800,000	276,000,000

Financing

The Portfolio is financed from three sources

1. Internal borrowing – when the Council has excess funds to invest
2. Loans from PWLB and Phoenix Life Ltd
3. Borrowing from other local authorities

The split between 1 and 3 above varies on a week-to-week basis. On the following page is a snapshot of the arranged external funding as at 31 October 2023 which totals £218,098,673

Borrowing as at 31/10/23

GF/HRA	Date	Lender	Amount (£)	Maturity	Rate (%)
GF	06-Dec-22	West Midlands Combined Authority	11,500,000	05-Dec-23	1.80
GF	07-Jun-23	Crawley Borough Council	5,000,000	06-Jun-24	2.25
GF	30-Nov-22	West Midlands Combined Authority	7,000,000	29-Nov-23	3.05
GF	23-May-23	South Oxfordshire District Council	3,000,000	21-May-24	4.60
GF	23-May-23	South Oxfordshire District Council	1,000,000	21-May-24	4.60
GF	23-May-23	Bridgend County Borough Council	4,000,000	21-May-24	4.60
GF	04-Aug-23	Gloucestershire County Council	5,000,000	02-Aug-24	5.30
GF	03-Jul-23	West Yorkshire Combined Authority	4,500,000	17-Jun-24	5.20
GF	29-Aug-23	Barnsley Metropolitan Borough Council	5,000,000	29-May-24	5.20
GF	19-Jul-23	North Hertfordshire District Council	2,000,000	19-Jan-24	5.20
GF	04-Aug-23	Hyndburn Borough Council	2,000,000	02-Aug-24	5.20
GF	04-Aug-23	Local Government Association	1,500,000	02-Aug-24	5.55
GF	04-Aug-23	Local Government Association	1,500,000	02-Aug-24	5.55
GF	19-Jul-23	Police & Crime Commissioner for Avon & Somerset	5,000,000	01-Jul-24	5.80
GF	12-Sep-23	North Northamptonshire Council	5,000,000	10-Sep-24	5.70
GF	12-Sep-23	South Oxfordshire District Council	7,000,000	10-Sep-24	5.70
GF	07-Sep-23	Northern Ireland Housing Executive	5,000,000	07-May-24	5.70
GF	07-Sep-23	The Vale of Glamorgan Council	3,000,000	07-May-24	5.70
GF	01-Sep-23	Royal Borough of Kingston Upon Thames	5,000,000	01-Mar-24	5.75
GF	11-Sep-23	London Borough of Sutton	5,000,000	11-Jun-24	5.76
GF	21-Sep-23	East Suffolk Council	5,000,000	15-Jul-24	5.80
GF	19-Oct-23	Middlesbrough Council	6,500,000	01-Nov-23	5.25
GF	26-Oct-23	Coventry City Council	3,000,000	02-Nov-23	5.45
GF	05-Jul-17	Pheonix Life Ltd	35,784,992	05-Jul-57	2.86
GF	22-Sep-22	Public Works Loans Board	29,813,681	22-Sep-71	4.28
GF	29-Sep-22	Public Works Loans Board	50,000,000	27-Sep-30	4.16
Total			218,098,673		4.22

Risks

Likelihood Scores

Score	Probability
1 (Little Likelihood)	Less than 10%
2 (Some Likelihood)	10% to 50%
3 (Significant Likelihood)	51% to 90%
4 (Near Certainty)	More than 90%

Impact Scores

Score	Impact Level on Strategic Objectives
1	Minor impact/delay/difficulty
2	Small impact/delay/difficulty
3	Considerable impact/delay/difficulty
4	Extreme impact/delay/Difficulty

Each risk score for likelihood and impact is plotted onto a risk matrix to produce its score. A green score indicates risks which the organisation is most prepared to accept and red those which are less likely to be accepted.

		1	2	3	4
LIKELIHOOD	4	4	8	12	16
	3	3	6	9	12
	2	2	4	6	8
	1	1	2	3	4
		1	2	3	4
		IMPACT			

21-IB-01 LONG TERM BORROWING

The council is unable to secure long term borrowing	Owner	Original Likelihood	Original Impact	Original Score	Current Controls	
	AW	2	4	8	<ul style="list-style-type: none"> Phoenix loan is secured 2 x PWLB loans are secured 	
		Current Likelihood	Current Impact	Current Score	Further Action	
		2	4	8	<ul style="list-style-type: none"> Evaluate sale of one or more assets 	
		Target Likelihood	Target Impact	Target Score	Action owner	Planned Completion date
1	4	4	AW	ongoing		

Progress Update (September 2023)

- No further long term borrowing is planned at the present time

21-IB-02 INTEREST RATES

Interest rates increase leading to a further reduction in net income	Owner	Original Likelihood	Original Impact	Original Score	Current Controls	
	AW	2	4	8	<ul style="list-style-type: none"> Phoenix loan and 2 x PWLB loans are secured 	
		Current Likelihood	Current Impact	Current Score	Further Action	
		3	4	12	<ul style="list-style-type: none"> Evaluate sale of one or more assets Consider additional PWLB loans 	
		Target Likelihood	Target Impact	Target Score	Action owner	Planned Completion date
1	4	4	AW	ongoing		

Progress Update (September 2023)

- Base rate has stayed static for the last 2 months, as therefore has the cost of borrowing
- Over the next few of years the investment net contribution will be lower than in previous years, this is reflected in the Council's five year MTFS

21-IB-03 TENANT DEFAULT

Tenants default on rental payments either short term or because of business failure	Owner	Original Likelihood	Original Impact	Original Score	Current Controls	
	AW	2	4	8	<ul style="list-style-type: none"> • Additional financial due diligence undertaken ahead of all purchases • Monitoring of tenants both financial information and news channels 	
		Current Likelihood	Current Impact	Current Score	Further Action	
		1	3	3		
		Target Likelihood	Target Impact	Target Score	Action owner	Planned Completion date
1	4	4	AW	ongoing		

Progress Update (September 2023)

- Tenants passed the viability test and no adverse financial reports this quarter
- Commercial asset reserve will enable short term rent losses to be covered without detriment to council services

21-IB-04 BUILDING LOSS

Loss of building due to fire/flood leading to no rent being received for duration of the repair/reinstatement	Owner	Original Likelihood	Original Impact	Original Score	Current Controls	
	AW	1	4	4	<ul style="list-style-type: none"> • UDC fully insures the building and recharges the tenant • Copies of fire safety procedures/test etc. held by agent 	
		Current Likelihood	Current Impact	Current Score	Further Action	
		1	4	4	<ul style="list-style-type: none"> • Monitor procedures as part of the inspection process 	
		Target Likelihood	Target Impact	Target Score	Action owner	Planned Completion date
1	4	4	AW	ongoing		

Progress Update (September 2023)

- Discussions with all tenants on fire safety etc. Inspections check for issues and ensure maintenance repairs etc. are undertaken
- Commercial asset reserve will enable short term loss in rent to be covered without detriment to council services

21-IB-05 REPUTATION						
Actions of tenants affect the reputation of the Council	Owner	Original Likelihood	Original Impact	Original Score	Current Controls	
	AW	1	4	4	<ul style="list-style-type: none"> • Tenants checked as part of initial due diligence • Continuous monitoring of tenants both financial information and news channels 	
		Current Likelihood	Current Impact	Current Score	Further Action	
		1	3	3		
		Target Likelihood	Target Impact	Target Score	Action owner	Planned Completion date
1	3	3	AW	ongoing		
<u>Progress Update (September 2023)</u>						
<ul style="list-style-type: none"> ○ No adverse or positive news stories this quarter 						