

Agenda Item No:

Report To: Cabinet

Date of Meeting: 25 June 2020

Report Title: Period 1 Financial Monitoring to 31 May 2020

Report Author & Job Title: Lee Foreman – Senior Accountant

Portfolio Holder Cllr. Neil Bell
Portfolio Holder for: Finance & IT



Summary:

This report is the second budget monitoring report of the financial year and updates the forecast outturn for 2020/21, reported to the last cabinet, based on information available at the end of May 2020.

Forecasting has identified a £1.893m deficit to this year's general fund budget having applied the 1.359m COVID grant awarded by Central Government. A further £2m pressure is forecast as Business Rates and Council Tax collection rates are lower than anticipated, however due to accounting purposes this will be reflected in next year's budget.

This overall pressure of £3.893m is within the allocation of reserves earmarked at the May 2020 Cabinet meeting to mitigate the financial impact of Covid19.

These are unprecedented times and there are considerable risks to this forecast and the Council's financial standing as the long term economic impact becomes clearer, the next reporting period will therefore also be shortened to two months.

The HRA is reporting increased spend in its overall position, which includes forecasting a £1.3m reduction in rent. The Housing team have reworked the Capital programme to reduce the spend this year, allowing the loss in rent to be mitigated.

Key Decision: No

Significantly Affected Wards: None

Recommendations: **The Cabinet is asked to:-**

- I. Note the forecast outturn position for the General Fund and the Housing Revenue Account.**
- II. Note the Treasury Management position**

Policy Overview:	The Budget is a key element supporting the delivery of the Council's wider policy objectives.
Financial Implications:	<p>The General Fund is reporting an overall deficit of £1.893m for 2020/21 with a further £2m shortfall in the collection fund that will need to be repaid in 2021/22 resulting from the reduction in Business Rates and Council Tax receipts.</p> <p>The HRA has a forecast increase in costs of £1.3m due to a reduction in forecast rent.</p> <p>The pressures can be contained within the Council's reserves which were earmarked at the May Cabinet Committee meeting to support the Covid19 pressure.</p> <p>Given the financial impact of Covid19, further 2 monthly monitoring reports will be undertaken to the end of July and September 2020 before returning to the 3 monthly cycle if conditions permit.</p>
Legal Implications	N/A
Equalities Impact Assessment	As part of Budget Setting 2020/21 a full assessment was undertaken.
Exempt from Publication:	N/A
Contact:	Lee.Foreman@ashford.gov.uk – Tel: (01233) 330509

Report Title: Financial Monitoring Period 1 to 31 May 2020

Introduction and Background

1. This report presents the forecast outturn position for 2020/21 based on information gathered up to 31 May 2020. This report has been brought forward a month to enable the Council to closely monitor the impact of Covid19 on the Council's budget, and to enable action to be taken in a timely manner to ensure the financial stability of the Council now, and in the future.
2. An initial report on the impact of Covid19 was presented to the May Cabinet Committee highlighting significant budget pressures, notably a £4m reduction in fees and charges, £589,000 of additional spend directly related to the Covid19 response, £2m reduction in Council Tax and Business Rates payments, supported by a £780,000 savings in borrowing and employee costs.
3. The losses above have been partially offset by Government Grant of £1.359m and agreement at the May Cabinet that £4.5m of reserves would be earmarked to support the balancing the 2020/21 budget pressure.
4. This report is the first opportunity to work more closely with budget managers and reflect on actuals up to 31 May 2020, likely pressures moving forward and also consider the latest Government and economic information. As we enter this transitional stage from full lockdown with the easing of restrictions to get the economy moving again, budgets will need to be continually monitored and updated through the year as more information and data becomes available and forecasts change.
5. In addition to the losses arising from Covid19, budget managers are also looking to identify areas where expenditure will not be incurred, or deferred as a result of service interruption to help reduce the corporate pressure.
6. The report considers each of the following areas of the Council in more detail including the; General Fund, Housing Revenue Account and Treasury Management.

Summary of Current Overall Position

7. The current General Fund position is forecasting a deficit of £1.893m for 2020/21 with reductions in Business Rates and Council Tax income impacting next year which are forecasted to be in the region of £2m.
8. The net £1.893m deficit is largely attributable to 4 key areas of pressure, reduction in car parking income of £1.5m, commercial property income of £1m, planning income of £510,000, and an increase in Homelessness costs of £370,000.
9. As a result of Covid19 there have been some saving opportunities presented with the Council forecasting to save £450,000 in interest payable due to lower interest rates, and £337,000 in overall employee costs (which includes agency and consultants to do the day job).
10. The HRA forecast deficit has increased by £1.2m following a forecast loss in rental income of £1.3m.
11. There are risks to this forecast which have not been included such as the possible interruption to the Garden Waste collection service, and major

planning appeals, but at the moment these risks are not considered likely to occur.

12. There is considerable uncertainty as to how the Ashford economy will be impacted, and the resulting impact on the Council. The true extent of the economic damage will not be fully felt to later in the year once government support schemes come to an end, and the appetite of consumers to return to previous habits is determined.
13. **Table 1** shows variances at a Directorate level, with further breakdown at **Table 2** to a service level.

Table 1 – General Fund Period 1 Budget Outturn Forecast as at 31 May 2020 – Directorate Level

*	Directorate	Current Budget (net) £'000	Forecast Outturn (net) to 31/05/20 £'000	Variance £'000
a	Chief Executive	1,416	1,428	12
b	Director Of Finance & Economy	2,688	3,944	1,256
c	Director Of Law & Governance	2,051	3,487	1,437
d	Director Of Place & Space	10,975	11,674	699
	Net Service Expenditure	17,130	20,533	3,403
e	Non service specific items	(1,161)	(2,671)	(1,510)
	Budget Requirement	15,969	17,862	1,893
f	Financing:	(15,969)	(15,969)	0
	Total movement	0	1,893	1,893

Table 2 - General Fund Period 1 Budget Outturn Forecast as at 31 May 2020 – Service Level

*	Service	Current Budget (net) £'000	Forecast Outturn (net) to 31/05/20 £'000	Variance £'000
a	Corporate Policy, Economic Development, Communications and CMO	1,416	1,428	12
b	Corporate Property & Projects	(1,833)	(880)	953
b	Finance & Ict	3,658	3,591	(67)
b	Housing Services	863	1,233	370
c	Community Safety and Wellbeing	428	1,975	1,547
c	Hr & Customer Services	197	148	(50)
c	Legal & Democratic Services	1,426	1,365	(61)
d	Culture	3,342	3,536	194
d	Environmental & Land Management	5,505	5,487	(18)
d	Planning	2,128	2,650	523
	Net Service Expenditure	17,130	20,533	3,402
e	Capital Charges and net interest	(2,587)	(2,738)	(150)
e	Covid19 Grant	0	(1,359)	(1,359)
e	Levies, Grants and Precepts	271	271	0
e	Contribution (from)/to reserves	1,155	1,155	0
	Budget Requirement	15,969	17,862	1,893
	Financing:			
f	Retained Business Rates	(4,991)	(4,991)	0
f	Council Tax	(7,923)	(7,923)	0
f	New Homes Bonus	(3,055)	(3,055)	0
	Total movement	0	1,893	1,893

* Cross referencing of Directorate Table to Service table

14. The following section provides explanations of the material movements between the current budget and the forecast outturn as at 31 May 2020 identified in the table above, grouped into directorate headings.

Chief Executive Directorate

15. Despite heavy involvement in the Covid19 response, the budgets within this directorate by nature are quite well insulated from economic events. The only area forecast to be impacted is advertising income which is forecast to reduce by £10,000.

Director of Finance & Economy

16. **Corporate Property & Projects** –This area is forecasting a net pressure of £950,000 for 2020/21 with £1m being attributable to the property portfolio.
17. The impact of Covid19 is effecting the corporate Property Portfolio in several ways, budgets built on prudent letting strategies and projected tenancies, such as new tenancies unlikely to be achieved, there is a

possibility of defaults on rental demands, and where we hold empty properties, business rates and service charge liabilities replace rental income streams.

18. The current forecast of £1m is built on assumptions around individual sites with Carlton Road Depot and Park Mall expected to see the biggest pressures on income with 50% and 33% reductions respectively. However, some of the portfolio such as International House is only likely to see around a 4% reduction from budget due to the underlying strength of the tenants.
19. Other movements in this area include £43,000 for PPE in relation to the Covid19 response, £19,000 increase in asset valuation costs and forecast savings of £44,000 on general building and plant maintenance.
20. Salary savings of £63,000 are also forecast.
21. **Finance and ICT** – Overall this service area is forecasting a net saving of £67,000, £87,000 saving in employee costs and £20,000 pressure as external IT services are no longer chargeable.
22. **General Fund Housing Services** – General Fund Housing is reporting a net pressure of £370,000. £637,000 pressure is as a result of Homelessness costs with £302,000 as a result of Covid19, of which £62,000 is directly linked to rough sleeping interventions. To offset some of these costs government has awarded an additional homelessness grant payment of £163,000, and £140,000 of costs can be recovered through benefit claims.
23. The services is also seeing a pressure from Christchurch House of £32,000 as occupancy levels have been reduced to 50% to allow for social distancing within the facility.

Director of Law & Governance

24. **Community Safety and Wellbeing** – This service is responsible for parking services which has seen, and will continue to see parking income significantly impacted as a result of Covid19.
25. It is anticipated that the Council will see a 50% reduction in overall car parking income which will be a reduction of just under £1.5m for the year.
26. This figure has not been revised from early forecasts as it is anticipated that commuter parking will continue to be lower than previous levels as home working and the avoidance of public transport is still encouraged. Our town centres are still not fully open, and we have seen a significant increase in online shopping and home delivery for grocery deliveries which could see a sustained down turn in town centre visitors and consequential reduction in car park usage. An increase in walking and cycling have also reduced people dependency on the car and the need for parking.
27. The HGV clamping scheme has been reduced during this time and is forecasting a reduction in fine income of £81,000, however this is a cost neutral activity and a corresponding saving is made on enforcement costs.
28. Other pressures in this service area include £12,000 in staffing costs as a result of additional Covid19 work, and a reduction in licensing income of £52,000 as one off events and regular events such as Ashford Town Market (three month closure) have been effected by restrictions in place as a result of Covid19. The taxi trade has seen reductions in the number of drivers with

a number of non-renewals of licence, vehicle licences being surrendered, and fleets downsized. This has knock-on impacts on renewal fees and the number of new applicants. Gambling applications are noted to have reduced

29. Alcohol and entertainment licensing have had a significant loss due to the cancellation of events across 2020, premises that may not reopen and therefore not pay annual fees, and the lower number of applications due to economic challenges on these businesses. The hospitality trade is preparing for a tentative restart in the coming weeks, but with social distancing rules to abide by, it is anticipated that many outlets will remain closed due to restrictions on operations and capacity.
30. Finally other licensing, such as funfairs, commercial displays, and town centre permitting has effectively stopped during the pandemic.
31. **HR and Customer Services** – Overall this area is seeing saving of £50,000 from National Management Trainees Posts.
32. **Legal and Democratic Services** – Overall this area is forecasting a saving of £65,000 in employee costs with £5,000 pressure on room bookings that have not been made as a result of Covid19 restrictions.

Director of Place & Space

33. **Culture** – Cultural services is seeing an overall pressure of £194,000, largely as a result of a £200,000 grant to support leisure operators through the impact of Covid19.
34. There is also a pressure on income of £52,000 following the closure of Council runs sports facilities.
35. The service is forecast to save £30,000 as a result of the cancellation of the Create Festival and £28,000 from salary savings.
36. **Environment and Land Management** – This service is reporting a surplus of £18,000. Printing costs have reduced by £8,000, and £6,000 has been saved on community toilet scheme grant payments, with other smaller savings across the service.
37. **Planning**– This area is currently seeing a 30% reduction in planning applications and this is expected to be around 40% for the year as activity slows due to the impacts of Covid19. This reduction in activity will reduce income levels by £510,000 in year.
38. The service is still needing to engage consultants to support the day to day running of the service although this will be kept under review as application numbers drop and the recruitment process for the new structure resumes. Currently it is forecast that £296,000 will be spent on consultants to do the day job with salary savings of £372,000 across Development Control and Strategic Planning being used to cover these costs.
39. Other pressures in this service include £73,000 in external consultant costs and an increase in Counsel Costs of £25,000.

Council Tax and Business Rates

40. Due to the accounting treatment for Council Tax and Business Rates, the reduction in income streams, even though incurred in this year will not affect this year's budget but next years. However it should be noted that this reduction does have a real effect on the Council's cash flow.
41. Current actual data indicates that there has been a 0.78% reduction in Council Tax collection rates compared to this time last year and a 2.64% reduction in Business Rates collected for the same period.
42. Whilst these seem small percentage movements, these reductions in monetary terms equate to £678,000 and £752,000 for Council Tax and Business Rates respectively. Some to the reduction in business rates is due to the Business Rates Deferrals Scheme which should see the payment made by the end of the year.
43. Various measures have been put in place by the Government to ease the impact of Covid19. The Council received £968,568 to create a Council Tax Hardship Fund. All working age recipients of the current Council Tax Reduction (CTR) scheme have received £150 directly to their Council Tax accounts, reducing their in year liability. To date £650,000 has been distributed to existing claimants. New CTR claimants will also receive £150 credit direct to their Council Tax account and it is expected the scheme will be fully distributed by the end of the year.
44. In March 2020 the Government further extended its previously announced Business Rates Retail Discount scheme to include retail, leisure, hospitality and nurseries for 2020/21. With the previous rateable value limit on relief removed, these businesses will receive 100% discount. The Council is reimbursed for this discount by a Section 31 grant which amounted to £25.9m.
45. Local authorities also received their full allocation of Section 31 grant submitted at NNDR1 stage in March 2020 in one payment rather than the usual 12 instalments to assist Authorities with cash flow deficits.

Contributions (from)/to Reserves

46. At the Cabinet meeting in May 2020 it was recommended that the following reserve allocations be earmarked to support the 2020/21 budget.
 1. General fund risk reserve - £1m
 2. Project Fund £3
 3. Economic Resilience Reserve £500,000
47. The current deficit for the General Fund is £3.792m so still within the amount earmarked from reserves to support the Covid19 pressures.
48. For the purpose of budget monitoring, the deficit will be continue to be shown through the year with reserves applied at year end.
49. A list of Council reserves is tabled below:-

Table 3 – Reserves position (to follow)

Housing Revenue Account (HRA)

50. The Housing Revenue Account is showing an increase in its forecast overspend of £1.23m with £1.3m of losses anticipated from rental income. A breakdown of this variance is shown in **Table 4** below.

Table 4 – 2020/21 Housing Revenue Account Forecast Outturn Position

Budget Page	Current Budget (net)	Forecast Outturn (net) to 31/05/20	Variance
Income	(25,369)	(24,069)	1,300
Supervision and Management	6,283	6,236	(47)
Repairs and Maintenance	3,758	3,708	(50)
Other	15,958	15,958	0
Net Revenue Expenditure	630	1,833	1,203
Capital Works - Decent Homes	4,435	2,931	(1,504)
Financed By:			
Contribution To/(From) HRA Major Repairs Reserve	(4,435)	(2,931)	1,504
Net Capital Expenditure	0	0	0
Total Net Expenditure	630	1,833	1,203

Overall the HRA reserves will be 1.5m in surplus to the slowing of decent homes work.

Commentary on HRA Movement

51. **Rental Income** – as a result of Covid19 and the economic downturn, it is anticipated that there will be a reduction in rental collection of around 5%. This figure will be revised as further information on actual levels becomes available.
52. **Repairs and Maintenance** –there is a £50,000 saving anticipated for general repairs and maintenance work as a result of Covid19. However, the works are reactive and essential by nature and are therefore still necessary even during the current climate.
53. **Capital Works (Decent Homes)** – Due to a reworking of the Housing Planned (decent homes standard) Capital Programme, restrictions and delays on getting contractors on-site, and the emerging shortage of manufactured materials, it is anticipated that there will be a saving of £1.5m in this area.
54. The reduction in the above is reflected in the contribution to/from the major repairs reserve.

Treasury Management

55. The breakdown of the Capital Charges and Net Interest line is shown below at **Table 5**. This table shows the borrowing and investment budget, Minimum Revenue Provision (MRP) and depreciation. The MRP is a statutory payment the Council has to make to offset the costs of capital borrowing over the life of the associated asset.

Table 5 – Net Interest Summary

Net Interest Summary	Current Budget (net)	Forecast Outturn (net) to 31/05/20	Variance
	£'000	£'000	£'000
Interest payable	1,531	1,066	(465)
Interest receivable	(3,188)	(2,874)	315
Minimum revenue provision	1,020	1,020	0
Depreciation	(1,950)	(1,950)	0
Total Net Interest	(2,587)	(2,738)	(150)

56. **Interest payable** – as a result of Covid19 the BOE (Bank of England) cut interest rate to 0.10%. This reduction has reduced the cost of short term borrowing from other Local Authorities where we trade. The strategy has also been reset for 2020/21 with long term borrowing proposals deferred until next year. This will help maximise interest payable savings to support the corporate pressure by £465,000.
57. **Interest receivable** early assumptions from our Treasury Management advisors indicate that interest from the property funds is likely to drop by 20%, Multi Asset funds by 25% and Equity funds by 50%. Adjustments have been made to the investment income budgets resulting in an anticipated pressure of £315,000.
58. **Investment Capital Values** – as reported to Cabinet in May, the fair value of the Council's strategic investment portfolio dropped by £4.266m between 31 December 2019 and 31 March 2020 following the global shock caused by Covid19. As at the 31 May 2019 the capital value of the Council's portfolio has recovered by £690,491.
59. A full list of the Council's investment and borrowing portfolio is shown at **Appendix A**.

Portfolio Holder's Views

60. This report largely supports the assumptions made from the May Cabinet paper and is a stark reminder of the financial challenges being faced by Local Authorities at this time.
61. There has been some improvement to original forecasts, with planning income and HRA rents proving more resilient than first thought.
62. The current forecast deficit is contained within the reserves earmarked at the May committee, but with the economic impact still to fully measured, and the potential of a second wave of the virus later in the year, it is necessary to maintain this provision and ensure financial prudence at this time.

Contact and Email

63. Lee Foreman - Lee.Foreman@ashford.gov.uk
64. Maria Hadfield – maria.hadfield@ashford.gov.uk
65. Jo Stocks - jo.stocks@ashford.gov.uk

Treasury Management Positions as at 31 May 2020

Counter Party	Deal Date	Amount £	Fair Value £
Investment Accounts			
Goldman Sachs	Various	50,000	52,385
ICD Portal - Invesco	Various	7,800,000	7,800,000
ICD Portal - Blackrock	Various	2,464,000	2,464,000
Payden Global MMF	Various	3,000,000	2,986,186
Total Investment Accounts		13,314,000	13,302,571
Long Term Investments			
Property Investment			
A Better Choice of Property Ltd.***	Various	275,001	272,765
CCLA Local Authority Property Fund	Various	11,000,000	11,662,814
Equity Funds**			
CCLA Diversified Income Fund	Various	3,000,000	2,871,138
Investec Diversified Income Fund	28/03/2019	2,500,000	2,374,746
Kames Diversified Income Fund	13/05/2019	5,500,000	4,895,951
Schroder Income Maximiser	Various	3,500,000	2,473,849
UBS Multi Asset Income Fund	Various	3,000,000	2,736,936
UBS Global Income Equity Fund	29/07/2019	1,500,000	1,322,850
Total Long Term Investments		30,275,001	28,611,049
Total Investment Portfolio		43,589,001	41,913,620

* Money Market Fund (MMF) are AAA rated deposit facilities which have variable rates of

** Equity funds and the Property fund have variable rates of interest and also have fluctuating

*** A Better Choice Of Property Ltd. is a solely owned subsidiary of ABC

Debt Portfolio as at 31 May 2020

Counter Party	Deal Date	Rate %	Amount £	Comment
Temporary Borrowing				
Leicester City Council	07/10/2019	0.80%	5,000,000	Maturity 08/06/2020
Lichfield District Council	07/10/2019	0.76%	2,000,000	Maturity 07/07/2020
Royal Borough of Kensington & Chelsea	21/10/2019	0.81%	7,500,000	Maturity 21/07/2020
Warwickshire Council	05/02/2020	0.85%	10,000,000	Maturity 05/08/2020
Bath & Northeast Somerset	16/04/2020	0.80%	5,000,000	Maturity 17/08/2020
West Yorkshire Fire & Rescue	20/04/2020	0.80%	5,000,000	Maturity 20/08/2020
N.Ireland Housing Executive	21/04/2020	0.60%	7,000,000	Maturity 21/07/2020
PCC for South Yorkshire	24/04/2020	0.50%	5,000,000	Maturity 24/07/2020
Ribble Valley Borough Council	11/05/2020	0.50%	2,500,000	Maturity 07/08/2020
Middlesbrough Teeside PF	19/05/2020	0.30%	10,000,000	Maturity 20/07/2020
Barnsley MBC	20/05/2020	0.50%	5,000,000	Maturity 21/09/2020
South Yorkshire Pensions Authority	20/05/2020	0.50%	10,000,000	Maturity 20/08/2020
East Suffolk Council	22/05/2020	0.60%	5,000,000	Maturity 24/08/2020
North Yorkshire County Council	22/05/2020	0.50%	5,000,000	Maturity 24/08/2020
West Berkshire District Council	26/05/2020	0.40%	5,000,000	Maturity 26/08/2020
Derbyshire Dales District Council	26/05/2020	0.40%	1,500,000	Maturity 26/08/2020
PCC for Warwickshire	28/05/2020	0.40%	1,500,000	Maturity 28/08/2020
Total Temporary Borrowing			92,000,000	
Long Term Borrowing				
Public Works Loan Board***	various	various	108,664,150	Maturity Date - various
Total Long Term Borrowing			108,664,150	
Grand Total Borrowing			200,664,150	

*** HRA borrowing

Detail of PWLB Loans outstanding

All these loans are as a result of the HRA Buyout. This is a breakdown of the £108.7m referenced above.

Detail of PWLB Loans Outstanding at 31 May 2020				
Date of Advance	Loan Ref Number	Date of Repayment	Amount Outstanding £	Rate %
28/03/2012	499501	28/03/2021	2,000,000	2.21%
28/03/2012	499500	28/03/2022	7,000,000	0.90%
28/03/2012	499516	28/03/2022	2,000,000	2.40%
28/03/2012	499514	28/03/2023	2,000,000	2.56%
28/03/2012	499507	28/03/2024	3,000,000	2.70%
28/03/2012	499503	28/03/2025	3,000,000	2.82%
28/03/2012	499505	28/03/2026	1,000,000	2.92%
28/03/2012	499496	28/03/2027	1,000,000	3.01%
28/03/2012	499509	28/03/2028	2,000,000	3.08%
28/03/2012	499497	28/03/2029	2,000,000	3.15%
28/03/2012	499510	28/03/2030	2,000,000	3.21%
28/03/2012	499498	28/03/2031	8,000,000	3.26%
28/03/2012	499511	28/03/2032	9,000,000	3.30%
28/03/2012	499499	28/03/2033	10,000,000	3.34%
28/03/2012	499512	28/03/2034	11,000,000	3.37%
28/03/2012	499506	28/03/2035	12,000,000	3.40%
28/03/2012	499513	28/03/2036	9,000,000	3.42%
28/03/2012	499515	28/02/2037	16,713,000	3.44%
29/03/2011	498502	29/03/2061	5,951,150	5.26%
		Total	108,664,150	

* Variable Rate Loan, the others are fixed rate

A Better Choice for Property Loans as at 31 May 2020

Loans	Deal Date	Rate %	Amount £	Balance Outstanding £
Loan 3	12/02/2015	2.83%	400,000	340,180
Loan 9	22/07/2017	3.04%	1,445,000	1,412,373
Loan 12	25/03/2018	3.06%	240,000	235,725
Loan 13	04/05/2018	3.13%	2,490,000	2,446,466
Loan 14	05/06/2018	3.06%	1,196,311	1,180,460
Loan 15	05/07/2018	3.10%	113,000	111,519
Loan 16	25/09/2018	3.19%	823,000	812,499
Loan 17*	17/10/2018	3.45%	659,000	651,203
Loan 18	02/11/2018	3.31%	820,000	809,883
Loan 19	09/11/2018	3.29%	6,517,425	6,436,656
Loan 20*	01/02/2019	3.10%	93,890	93,076
Loan 21*	04/02/2019	3.10%	7,103,180	7,041,551
Loan 22	22/02/2019	3.03%	809,240	802,075
Loan 23*	04/03/2019	3.10%	941,360	933,184
Loan 24	17/06/2019	2.80%	160,000	159,248
Loan 25	01/07/2019	2.81%	91,776	91,345
Loan 26	06/09/2019	2.24%	568,400	565,227
Loan 27	08/09/2019	2.24%	3,821,595	3,808,330
Loan 28*	16/04/2020	3.57%	1,208,000	1,208,000
Total loans to A Better Choice For Property Ltd			29,501,177	29,139,000
* These loans have been subsequently loaned to the companies subsidiary A Better Choice for Property Development Ltd.				