

# London Borough of Hammersmith & Fulham Pension Fund

Investment Governance Report – Quarter 3 2011

November 2011





### **Summary**

The assets of the Scheme are considered in terms of four equally weighted sections: UK Equities, Overseas Equities, Dynamic Asset Allocation Mandates and the Matching Fund.

The UK Equities are managed by Majedie and the Overseas Equities by MFS. There are two Dynamic Asset Allocation managers, Barings and Ruffer, managing three quarters and one quarter of this section respectively. The Matching Fund is split equally between a global bond mandate managed by Goldman Sachs and a Liability Driven Investment (LDI) fund managed by Legal & General. With the exception of the LDI fund, all others are actively managed by fund managers who aim to meet or exceed their stated benchmark.

### Liability Benchmark (LB)

To match the predicted growth in the liabilities, the Total Fund return needs to meet a return equivalent to the Liability Benchmark plus 1.75% p.a. (net of fees). The Total Fund strategy aims to exceed this and targets a return 2.5% p.a. (net of fees) in excess of the Liability Benchmark. Within this, the Matching Fund is targeting a return of 1% p.a. in excess of the Liability Benchmark.

The liabilities move in accordance with changes in relevant gilt yields. For this reason, the benchmark used to measure the estimated movement in liabilities, the "Liability Benchmark" is calculated based on the movement of a selection of Index-Linked gilts, in the following proportions:

27% Index-linked Treasury Stock 21/2% 2024, 63% Index-linked Treasury Gilt 11/2% 2027, 10% Index-linked Treasury Gilt 11/2% 2055

This Liability Benchmark was last reviewed in September 2008.

# Manager Benchmarks

Each Investment Manager has a benchmark which they are monitored against on an ongoing basis. These are:

Majedie FTSE All Share + 2% p.a. over three year rolling periods

Barings 3 month Sterling LIBOR + 4% p.a.

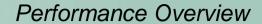
Ruffer 3 month Sterling LIBOR + 4% p.a.

Goldman Sachs 3 month Sterling LIBOR + 2% p.a.

Legal & General 2 x FTSE + 15yr Index Linked Gilts - LIBOR p.a.

# **Private Equity**

Additionally, the Panel has agreed to invest up to £15 million in four private equity fund of funds. Two managed by Invesco, which has approximately 75% invested in the United States and 25% in Europe, and the other two by Unigestion which is invested almost entirely in Europe.





Breakdown of Scheme Peformance b	y Manager as at 30th Sep	tember 2011					
Fund Manager	Market Value (£000)	% of Total Fund	Target % of Total Fund	3 month return (%)	1 year return (%)	2 year return (%) p.a.	3 year return (%) p.a.
Total Fund	573,724	100.0	100.0	(5.6)	2.8	5.7	9.3
Liability Benchmark + 1.75% p.a. Difference				9.5 (15.1)	16.0 (13.2)	14.5 (8.8)	9.5 (0.2)
UK Equities	146,091	25.5	25.0				
<b>Majedie</b> FTSE All Share + 2% p.a. Difference				(8.2) (13.1) 4.9	2.4 (2.4) 4.8	5.9 5.8 0.1	11.4 <i>8.1</i> 3.3
Overseas Equities	138,933	24.2	25.0				
MFS MFS Custom Benchmark Difference				(13.6) (14.6) 1.0	(1.3) (4.5) 3.2	4.4 3.3 1.1	8.4 6.8 1.6
<b>Dynamic Asset Allocation Mandates</b>	145,637	25.4	25.0	(1.9)	3.2	7.1	-
Barings (note 2) 3 month Sterling LIBOR + 4% p.a. Difference	108,149	18.9	18.8	(1.9) 1.2 (3.1)	3.4 4.8 (1.4)	6.4 4.8 1.6	10.0 5.2 4.8
Ruffer (note 2) 3 month Sterling LIBOR + 4% p.a. Difference	37,488	6.5	6.2	(3.7) (1.8) 1.2 (3.0)	2.8 4.8 (2.0)	9.2 4.8 4.4	15.5 5.2 10.3
Matching Fund	129,463	22.6	25.0	2.5	5.9	4.6	-
Liability Benchmark + 1% p.a.  Difference  Goldman Sachs  3 month Sterling LIBOR + 2% p.a.  Difference	58,247	10.2	12.5	9.4 (6.9) (1.5) 0.7 (2.2)	15.1 (9.2) (0.5) 2.8 (3.3)	13.7 (9.1) 1.5 2.8 (1.3)	- 1.9 0.6 1.3
Legal & General (note 3) 2 x FTSE + 15yr IL Gilts - LIBOR p.a. Difference	71,216	12.4	12.5	6.0 16.7 (10.7)	11.7 26.7 (15.0)	7.3 19.6 (12.3)	8.6 11.9 (3.3)
Private Equity	13,599	2.4	0.0	2.7	18.9	15.1	-
Invesco Unicapital	7,242 6,357	1.3 1.1	0.0 0.0	6.8 (1.7)	21.5 15.8	18.8 10.4	-

# Notes:

- 1) All numbers are sourced from the Custodian, Northern Trust, and have not been independently verified. Figures may be affected by rounding.
- 2) At the time of reporting, the Legal & General mandate consisted of index-linked gilts, the first step of the new LDI mandate. The longer term benchmark consists of a blend of benchmarks, reflective of Legal & General's previous holdings.

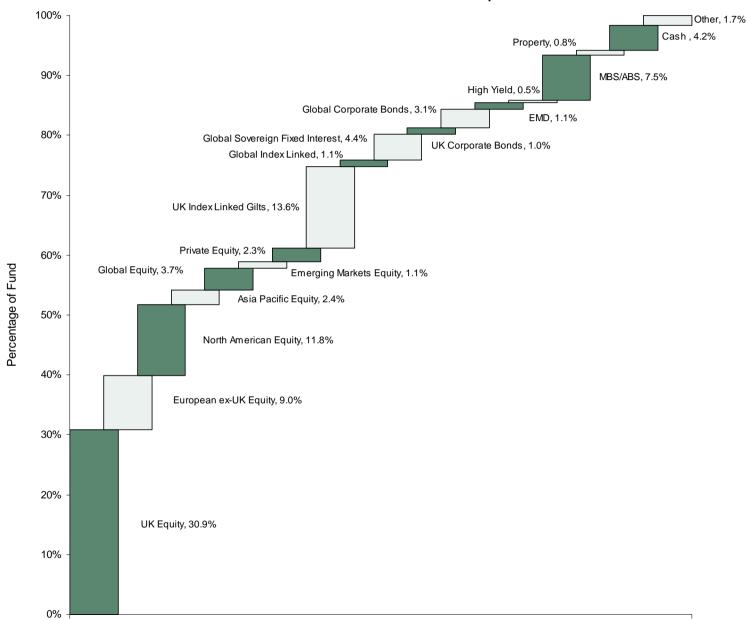




Asset Reconciliation a	and Valuation									
Fund	Manager	Closing Market Value as at 30th June 2011 £000	% of Total Fund	Net Investment £000	Appreciation £000	Income Received £000	Fees £000	Closing Market Value as at 30th September 2011 £000	% of Total Fund	Target % of Total Fund
Total Fund		607,716	100.0	12	(36,868)	2,864	(16)	573,724	100.0	100.0
UK Equities	Majedie	159,060	26.2	-	(14,817)	1,848	-	146,091	25.5	25.0
Overseas Equities	MFS	160,836	26.5	(16)	(22,327)	440	(16)	138,933	24.2	25.0
Dynamic Asset Alloca	tion Mandates	148,374	24.4	27	(2,959)	195	-	145,637	25.4	25.0
	Barings	110,201	18.1	27	(2,079)	-	-	108,149	18.9	18.75
	Ruffer	38,173	6.3	-	(880)	195	-	37,488	6.5	6.25
Matching Fund		126,311	20.8		3,152	0	-	129,463	22.6	25.0
	Goldman Sachs	59,102	9.7		(854)	0	-	58,247	10.2	12.5
	Legal & General	67,209	11.1	-	4,006	-	-	71,216	12.4	12.5
Private Equity		13,135	2.2	1	83	380		13,599	2.4	0.0
	Invesco	6,666	1.1	-	575	1	-	7,242	1.3	0.0
	Unicaptial	6,469	1.1	1	(492)	379	-	6,357	1.1	0.0



# Asset Class Breakdown as at 30 September 2011





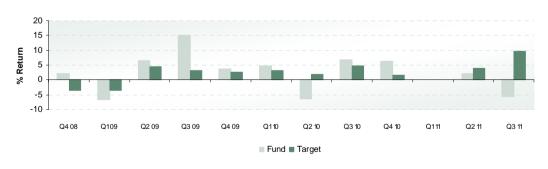
### Historical Plan Performance



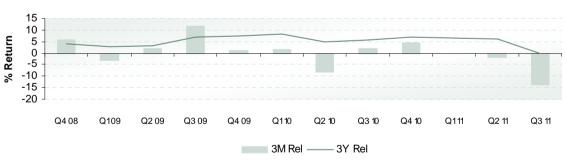
	Three Months	One Year	Two Years	Three Years	Inception To Date
Fund	-5.62	2.80	5.69	9.27	3.19
Target	9.54	15.98	14.50	9.51	2.57

The Fund underperformed its liability benchmark by 15.16% over the quarter, returning -5.62% compared to the target of 9.54%. The relative underperformance was driven by a severe drop-off in global equity prices and relatively weak corporate credit markets amidst falling secure sovereign debt yields. The Fund's performance of 2.80% over the year was behind its target by 13.18%, as it suffered from the underperformance this quarter. Overall the Fund has underperformed on a one and three year basis but has beaten its target since inception.

### Three Years Rolling Quarterly Returns



	Q4 08	Q109	Q2 09	Q3 09	Q4 09	Q 1 10	Q 2 10	Q3 10	Q4 10	Q1 11	Q2 11	Q3 11
Fund	2.03	-6.68	6.46	15.21	3.59	4.75	-6.34	6.87	6.20	0.14	2.27	-5.62
Target	-3.61	-3.50	4.47	3.09	2.57	3.21	2.00	4.68	1.57	0.17	4.07	9.54



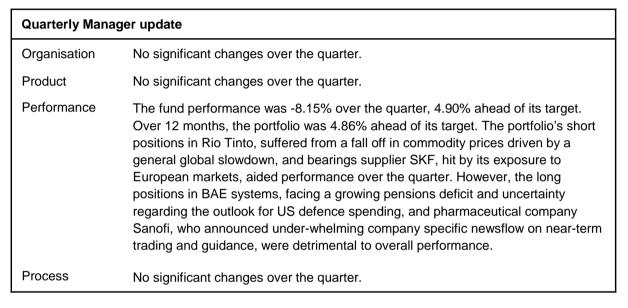
	Q4 08	Q109	Q2 09	Q3 09	Q4 09	Q1 10	Q2 10	Q3 10	Q4 10	Q 1 11	Q2 11	Q3 11
3M Rel	5.85	-3.29	1.90	11.76	1.00	1.49	-8.18	2.09	4.56	-0.03	-1.73	-13.84
3Y Rel	4.13	2.79	3.37	7.14	7.52	8.10	4.86	5.57	6.83	6.55	5.98	-0.22



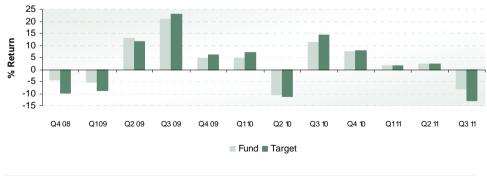
Majedie are a small boutique specialist active UK Equity manager with a flexible investment approach. Their approach to investment is mainly as stock pickers. They were appointed in July 2005 following an OJEU tender process. They started managing investments for the fund in August 2005.



	Three Months	One Year	Two Years	Three Years	Inception To Date
Fund	-8.15	2.42	5.86	11.37	8.11
Target	-13.05	-2.44	5.79	8.13	5.57



### Three Years Rolling Quarterly Returns



	Q4 08	Q109	Q2 09	Q3 09	Q4 09	Q1 10	Q2 10	Q3 10	Q4 10	Q1 11	Q2 11	Q3 11
Fund	-4.38	-5.47	12.97	20.72	4.80	4.73	-10.47	11.36	7.29	156	2.34	-8.15
Target	-9.74	-8.63	11.43	22.94	5.99	6.93	-11.35	14.17	7.90	1.53	2.41	-13.05

### Three Years Rolling Relative Returns % Return 2 0 -2 3M Rel ----- 3Y Rel Q3 09 Q4 09 Q111 Q2 11 Q3 11 Q1 10 Q 2 10 Q3 10 Q4 10 3M Rel 5.94 -1.81 -1.12 -2.06 0.99 -2.46-0.57 0.03 -0.07 5.64

2.48

2.13

3.00



MFS are owned by Sun Life Financial based in Boston. Their investment philosophy is to select the best investment opportunities across regions and sectors. They were appointed in July 2005 following an OJEU tender process. They started managing investments for the fund in August 2005.

> % Return 4

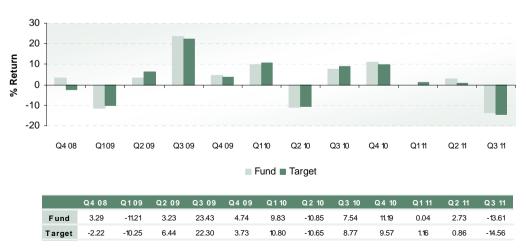
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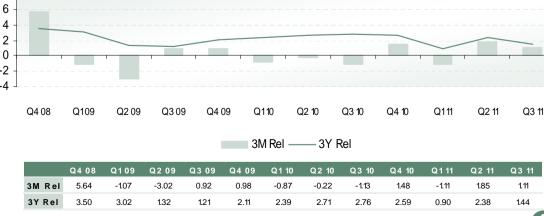
	Three Months	One Year	Two Years	Three Years	Inception To Date
Fund	-13.61	-1.27	4.35	8.36	7.41
Target	-14.56	-4.48	3.29	6.82	6.08

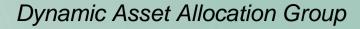
# **Quarterly Manager update** No significant changes over the guarter. Organisation No significant changes over the guarter. Product Performance The performance over the quarter was -13.61%, 0.95% ahead of the target. Over 12 months, the fund was 3.21% ahead of its target. Stock selection in autos & housing and basic materials we well as underweight positions in autos & housing and energy aided performance as did individual stock holdings in Colgate-Palmolive, Diageo, Reckitt Benckiser, Visa, Target, HOYA, Cisco Systems and Nike. The modest allocation to cash, held for transactional purposes, also positively impacted relative performance as markets depreciated. Stock selection in health care, leisure and retailing as well as an underweight position in utilities & communications and overweight Euro exposure was detrimental to performance. Individual holdings of Erste Group Bank, Schneider Electric, Heineken, Linde, Akzo Nobel, State Street, UBS and not holding Apple also detracted from performance over the quarter. **Process** No significant changes over the guarter.

### Three Years Rolling Relative Returns



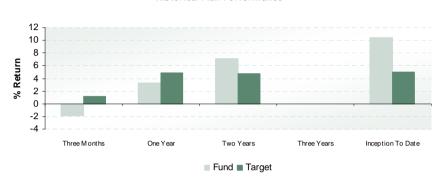
Three Years Rolling Quarterly Returns







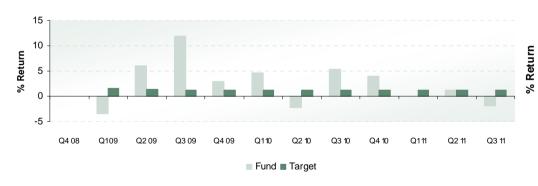
### Historical Plan Performance

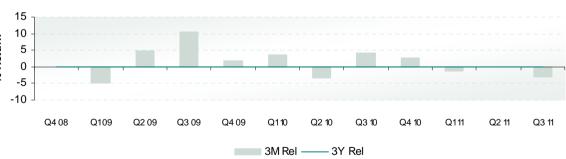


	Three Months	One Year	Two Years	Three Years	Inception To Date
Fund	-1.86	3.21	7.07	-	10.44
Target	1.21	4.84	4.76	-	4.96

The performance of the group over the quarter was -1.86%, the LIBOR-based target returned 1.21%. Both Barings and Ruffer suffered similar falls but took tactical positions in less volatile assets classes to protect from severe market falls over the quarter. Over the past 12 months, performance has been 1.63% below target, as both managers have underperformed the target.

### Three Years Rolling Quarterly Returns





	Q4 08	Q109	Q2 09	Q3 09	Q4 09	Q1 10	Q2 10	Q3 10	Q4 10	Q111	Q2 11	Q3 11
Fund	-	-3.38	6.10	11.82	2.99	4.73	-2.22	5.32	3.94	0.01	1.18	-1.86
Target	-	1.50	1.33	1.19	1.14	1.14	1.16	1.17	1.17	1.18	1.19	1.21

	Q4 08	Q109	Q2 09	Q3 09	Q4 09	Q1 10	Q2 10	Q3 10	Q4 10	Q1 11	Q2 11	Q3 11
3M Rel	-	-4.81	4.71	10.51	1.83	3.54	-3.34	4.10	2.74	-1.16	-0.01	-3.03
3Y Rel	-	-	-	-	-	-	-	-	-	-	-	-





2.01

Barings are a large UK based investment manager investing in global asset classes. They were appointed for the Dynamic Asset Allocation mandate in June 2008 following an OJEU tender process. They started managing investments for the fund in August 2008.

Organisation

**Quarterly Manager update** 



	Three Months	One Year	Two Years	Three Years	Inception To Date
Fund	-1.89	3.36	6.35	9.98	8.76
Tarnet	121	4.84	4.76	5.23	5.47

# **Product**

As reported last quarter, Toby Nangle and James Codrington, both members of the DAA team, have decided to leave. Barings plan to replace them with three senior hires, to facilitate an overall expansion of the multi-asset team. P-Solve believe that there is no action required at this time. The team members have a notice period of 6 months and P-Solve will work closely with Barings to ensure they are comfortable with the ongoing strength of the DAA team. The two key decision makers, Percival Stanion and Andrew Cole, will remain in place supported by 4 other portfolio managers and 3 analysts.

Baring Asset Management has appointed John Burns as Chief Operating Officer. He takes over from John Misselbrook who is retiring at the end of 2011 after a

decade with the firm. Burns joins Barings from his position as COO at Visor Capital

in Almaty, Kazakhstan, a boutique investment bank with an FSA-authorised UK

subsidiary. Prior to this he spent three years with Fidelity International as Head of European Risk Management and 10 years with Schroder Investment Management.

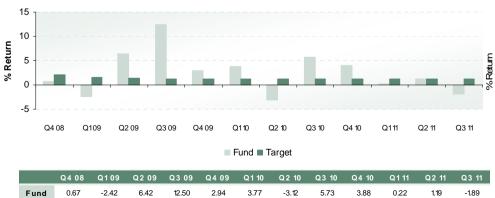
### Performance

The fund performance was -1.89% over the guarter, 3.10% behind its target. Over 12 months, the fund is 1.48% below target. The biggest contribution over the guarter came from conventional Gilts and UK index-linked bonds.

This was offset by equity exposure and weak performance from large chunks of the European bond market.

**Process** No significant changes over the guarter.

### Three Years Rolling Quarterly Returns



1.14

1.17

### Three Years Rolling Relative Returns 15 10 5 0 -5 Q3 11 0209O3 00 O2 11 Q4 08 3M Rel Q4 08 Q2 09 Q4 10 Q3 11 Q4 09 Q110 Q2 11 3M Rel -1.32-3.06

1.19

1.21

4.51



20

15

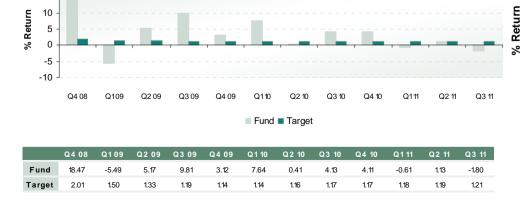
Ruffer are a small boutique investment manager investing in global asset classes. They were appointed for the Dynamic Asset Allocation mandate in June 2008 following an OJEU tender process. They started managing investments for the fund in August 2008.

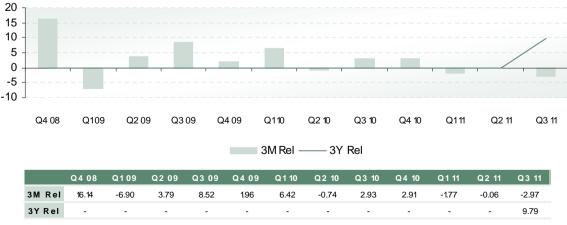


	Three Months	One Year	Two Years	Three Years	Inception To Date
Fund	-1.80	2.77	9.21	15.53	15.20
Target	1.21	4.84	4.76	5.23	5.47

# **Quarterly Manager update** No significant changes over the quarter. Organisation Product No significant changes over the guarter. Performance The fund performance was -1.80% over the quarter, 3.01% behind its target. Over 12 months, the fund was 2.07% below the target. Performance was harmed by holding economically sensitive assets as growing fears of recession drove down equity prices. Whilst not a major part of the portfolio, holdings such Ericsson, Deutsche Post, BP and Invensys suffered declines. In addition, falling bond yields drove down the net asset value of T&D lower causing a fall in the share price. However, the portfolio's holding of protective assets, such as indexlinked bonds and gold equities, provided useful protection. An additional cushion to general market falls was the portfolio's tactical position not to hold Eurozone sovereign debt or bank equities, except one in Japan. **Process** No significant changes over the quarter.









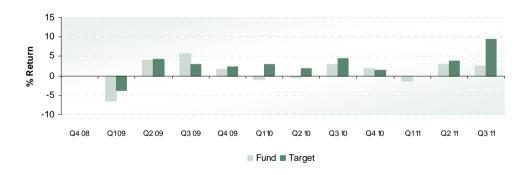


# Historical Plan Performance 16 14 12 10 8 6 4 2 0 Three Months One Year Two Years Three Years Inception To Date

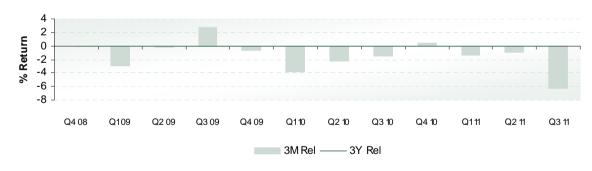
	Three Months	One Year	Two Years	Three Years	Inception To Date
Fund	2.50	5.89	4.58	-	4.36
Target	9.35	15.14	13.66	-	11.08

The performance of the Matching Fund over the quarter of 2.50% is 6.85% below its gilts-based liability benchmark. In manager terms, this can be attributed to the negative return achieved by the Goldman Sachs portfolio over the period. However, the bulk of the underperformance can be explained by the limited ability of the existing LGIM mandate to track the Liability Related Benchmark. This is being addressed with a new mandate due for implementation in December 2011. The Matching Fund return of 5.89% over the year was 9.25% below target.

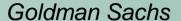
### Three Years Rolling Quarterly Returns



	Q4 08	Q109	Q2 09	Q3 09	Q4 09	Q 1 10	Q 2 10	Q3 10	Q4 10	Q1 11	Q2 11	Q3 11
Fund	-	-6.45	4.04	5.66	1.67	-0.88	-0.48	2.98	1.75	-1.32	2.90	2.50
Target	-	-3.68	4.28	2.90	2.38	3.02	1.81	4.49	1.38	-0.01	3.88	9.35



	Q4 08	Q109	Q2 09	Q3 09	Q4 09	Q1 10	Q2 10	Q3 10	Q4 10	Q1 11	Q2 11	Q3 11
3M Rel	-	-2.87	-0.23	2.68	-0.69	-3.79	-2.25	-1.45	0.36	-1.31	-0.94	-6.26
3Y Rel	-	-	-	-	-	-		-	-	-	-	-

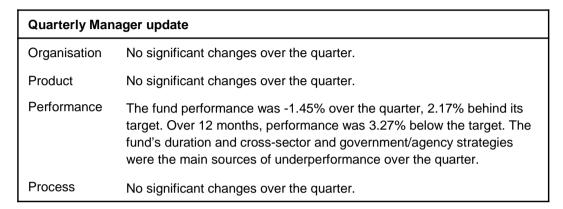




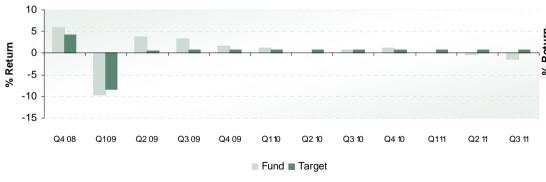
Goldman Sachs are a very large American investment bank who were first appointed in 1999 following a tender process. They have managed both equities and bonds on an active basis and since February 2009 manage an active bond fund.



	Three Months	One Year	Two Years	Three Years	Inception To Date
Fund	-1.45	-0.45	1.51	1.85	2.81
Target	0.72	2.82	2.75	0.64	2.01



### **Three Years Rolling Quarterly Returns**



	Q4 08	Q109	Q2 09	Q3 09	Q4 09	Q1 10	Q 2 10	Q3 10	Q4 10	Q 1 11	Q2 11	Q3 11
Fund	5.86	-9.70	3.78	3.36	1.66	1.10	0.03	0.68	1.10	0.18	-0.27	-1.45
Target	4.09	-8.39	0.56	0.70	0.65	0.65	0.67	0.68	0.68	0.69	0.70	0.72

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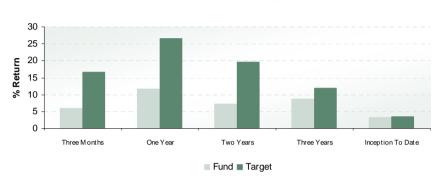
	Q4 08	Q109	Q2 09	Q3 09	Q4 09	Q1 10	Q2 10	Q3 10	Q4 10	Q1 11	Q2 11	Q3 11
3M Rel	1.70	-1.43	3.20	2.64	1.01	0.44	-0.64	0.00	0.42	-0.51	-0.96	-2.15
3Y Rel	0.90	0.47	1.48	2.37	2.68	2.86	2.51	2.37	2.19	1.60	1.68	1.20





Legal & General are a very large manager of indexed funds. They were first appointed to manage investments for the fund in 1993. They have managed both equities and bonds on an indexed basis. Their current investment mandate started in July 2009 following the investment structure review.

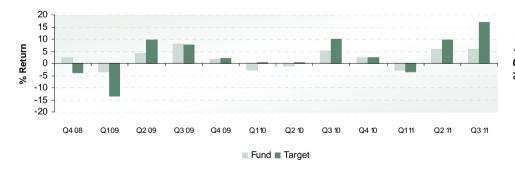
### Historical Plan Performance



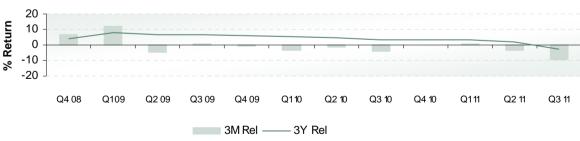
	Three Months	One Year	Two Years	Three Years	Inception To Date		
Fund	5.96	11.71	7.30	8.61	3.27		
Target	16.73	26.65	19.64	11.88	3.37		

# Organisation No significant changes over the quarter. Product No significant changes over the quarter. Performance The fund performance was 5.96% over the quarter, 10.77% behind its target. Over 12 months, performance was 14.94% behind target. The fund, which is invested in the 2055 Index-Linked Gilt, has again broadly tracked its market benchmark over the quarter and has continued to track its market benchmark since inception. Process No significant changes over the quarter.

### Three Years Rolling Quarterly Returns



	Q4 08	Q109	Q2 09	Q3 09	Q4 09	Q1 10	Q 2 10	Q3 10	Q4 10	Q1 11	Q2 11	Q3 11
Fund	2.34	-3.32	4.29	7.85	1.68	-2.69	-0.96	5.18	2.34	-2.69	5.85	5.96
Target	-3.90	-13.51	9.52	7.48	2.08	0.36	0.39	9.89	2.38	-3.30	9.60	16.73



	Q4 08	Q109	Q2 09	Q3 09	Q4 09	Q1 10	Q2 10	Q3 10	Q4 10	Q1 11	Q2 11	Q3 11
3M Rel	6.49	11.78	-4.77	0.34	-0.40	-3.03	-1.34	-4.29	-0.04	0.63	-3.42	-9.23
3Y Rel	4.16	8.07	6.34	6.46	6.29	5.20	4.71	3.23	3.22	3.37	1.89	-2.92



The third quarter of 2011 saw investor confidence plummeting, driven by the ongoing Eurozone debt crisis. This culminated in the realisation that a Greek default, above the voluntary haircut already in place, was a stark possibility and the ensuing political wrangling between Eurozone members. In addition, growth in many of the major economies showed signs of grinding to a halt, sparking fears of a double-dip recession. All this resulted in global equities falling at a rate not seen since the height of the credit crunch in 2008. The consequential risk aversion and flight to safety resulted in plummeting Gilt yields, with the yield on long dated Gilts falling by 77 basis points over the quarter.

Given the continued bad news stemming from the Eurozone it wasn't surprising to see the area experiencing some of the sharpest falls, with the FTSE World Europe (ex-UK) falling by 20.2% over the quarter. In addition, volatility of markets in the region reached extreme levels, prompting financial authorities in France, Spain, Italy and Belgium to temporarily ban short selling on bank shares.

There was also uncertainty in the political response, which resulted in problems when ratifying an increase to the Euro bail-out fund, something that was strongly opposed by the German taxpayer. This did nothing to sooth fears of contagion in the peripheries, as credit ratings agency Moody's downgraded Portuguese and Irish debt to junk status. However, Standard and Poor's kept these sovereigns as investment grade. Elsewhere, the European Central Bank stepped in to provide liquidity to the Spanish and Italian debt markets to help mitigate rising yields. Moody's also wielded the axe on the rating of two of France's biggest banks, Credit Agricole and Societe Generale, after a review of their Greek debt exposure. A third, BNP Paribas, will be kept on negative watch.

Even the region's economic powerhouse, Germany, suffered losses. Seemingly on the hook for much of the Eurozone debt liability and

experiencing ailing GDP growth the DAX experienced a series of stark falls during August.

On the other side of the Atlantic, the US also had sovereign debt problems. The quarter began with fevered debate between the Democrats and Republicans over a deal to raise the debt ceiling and avoid a default of its own. Despite a deal being agreed at the 11<sup>th</sup> hour to raise the limit by \$2.4tn, ratings agency Standard & Poor's downgraded long-term credit one notch from AAA to AA+. This set the scene for a difficult period with the FTSE World USA Index finishing 14% lower over the quarter, but it did not appear to change investors' perception of US Treasuries, as yields continued to fall.

In September, the Federal Reserve Open Market Committee announced a scheme dubbed "Operation Twist" to help stimulate the economy. It was designed to put downward pressure on long-term interest rates, by buying up longer term debt, and boost short term rates by selling \$400bn of short-dated bonds. The aim is to keep long term rates low, boosting mortgage lending and business loans, without pumping newly created money into the economy. However, the initial reaction about the effectiveness of the strategy was scepticism, with the Dow Jones down by 2.5% immediately after the announcement.

The UK was hit by falling sentiment on all sides, given its reliance on the US and particularly the Eurozone for trade, with the FTSE All Share finishing down by 13.5%. Peak to trough falls were nearly 17%, with August proving to be particularly difficult, seeing some of the largest losses since the collapse of Lehman Brothers in 2008. Bank shares fell sharply on the prospect that the Eurozone debt crisis was spreading to Italy and Spain. They were also affected by worries that growth prospects remain weak and concerns surrounding money market funds providing liquidity for short-term bank funding.



The poor sentiment and increased risk aversion, fuelled by the Eurozone and poor second quarter US GDP figures, swiftly saw many analysts downgrading corporate earnings and growth projections. This was the source of much of the fall as they envisaged a delay on investment plans until the economic outlook brightens.

As the quarter progressed it became increasingly apparent that the Bank of England was no longer considering an increase in interest rates in the near future, instead moving towards a second round of quantitative easing to boost ailing GDP figures, despite persistently high inflation. The Bank believes that the medium term risk of GDP contraction is still significant, with the economy operating well below capacity.

Corporate bonds benefitted from the rally in core government debt, but some of these gains were eroded by a falling appetite for credit risk. Overall corporate debt made ground over the quarter with the total return on the Merrill Lynch Non-Gilt Sterling Index standing at 1.6%. However, more credit worthy issues tended to produce stronger returns.

Against a backdrop of global volatility and waning investor sentiment markets further a field also suffered, with Japanese and Asia Pacific equity markets experiencing double digit losses. China also showed signs of a slowdown in GDP. This sparked a drop off in industrial metal prices, which are strongly correlated with industrial growth and Chinese demand.

Unsurprisingly, emerging markets were also hit hard, with the FTSE All-World Emerging Market Index losing 19% over the quarter. However, Asian emerging market equities tended to perform slightly better than the benchmark, due to a perceived lack of sensitivity to

the macroeconomic problems in the US and Eurozone. In contrast Latin markets struggled, suffering from the sell-off in commodity markets as a result of a general global slowdown.

In the UK property market, low transaction levels were a key feature. Returns remained positive, with the IPD Property Index returning 1.9%, but the overall upward momentum began to weaken. Overall capital values were stable, but the strength in London and properties with strong income flows, masked weakness in secondary locations and some retail sectors.

In currency markets, the main feature was weakness of the Euro, which declined against the other major currencies. It was also a poor quarter for Sterling, which weakened as the prospect of further quantitative easing grew. Sterling lost ground against the rising Dollar and a strong Yen, although it did make gains on the distressed Euro.

Source: Datastream



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Datasource: Data has been sourced from the Custodian, Northern Trust, and the Managers.

not be relied upon as such. We recommend that you speak to your relevant advisers before taking any action.

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