

London Borough of Hammersmith & Fulham Pension Fund

Investment Governance Report – Quarter 4 2010

January 2011



CAMRADATA Pension Reporting



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 2½% 2024, 63% Index-linked Treasury Gilt 1¼% 2027, 10% Index-linked Treasury Gilt 1¼% 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
MFS	FTSE World ex UK + 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.



Performance Overview

Fund Manager	Market Value (£000)	% of Total Fund	Target % of Total Fund	3 month return (%)	1 year return (%)	3 year retu
Total Fund	582,668	100.0	100.0	6.2	11.4	e
Liability Benchmark + 1.75% p.a.				1.6	11.9	(
Difference				4.6	(0.5)	
UK Equities	154,028	26.4	25.0			
Majedie FTSE All Share + 2% p.a.				7.3 7.9	12.0 <i>16.8</i>	
Difference				(0.6)	(4.8)	
Overseas Equities	157,600	27.0	25.0			
MFS FTSE World ex UK + 2% p.a.				11.2 <i>9</i> .6	17.1 <i>18.0</i>	
Difference				1.6	(0.9)	
Dynamic Asset Allocation Mandates	146,636	25.2	25.0	3.9	12.1	
Barings (note 2) 3 month Sterling LIBOR + 4% p.a.	108,658	18.6	18.8	3.9 1.2	10.4 <i>4</i> .7	
Difference				2.7	5.7	
Ruffer (note 2) 3 month Sterling LIBOR + 4% p.a.	37,978	6.5	6.2	4.1 1.2	17.2 4.7	
Difference				2.9	12.5	
Matching Fund	124,404	21.4	25.0	1.8	3.4	
Liability Benchmark + 1% p.a.				1.4	11.1	
Difference				0.4	(7.7)	
Goldman Sachs	59,157	10.2	12.5	1.1	2.9	
3 month Sterling LIBOR + 2% p.a.				0.7	2.7	
Difference Legal & General (note 3)	CE 047	11.0	10 E	<i>0.4</i> 2.3	<i>0.2</i> 3.8	
2 x FTSE + 15yr IL Gilts - LIBOR p.a.	65,247	11.2	12.5	2.3	13.3	
Difference				(0.1)	(9.5)	

1) All numbers are sourced from the Custodian, Northern Trust, and have not been independently verified. Figures may be affected by rounding.

2) Performance for Ruffer and Barings is for less than 3 years. Date of inception for Ruffer is 7th August 2008. Date of inception for Barings is 19th August 2008.
3) 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.



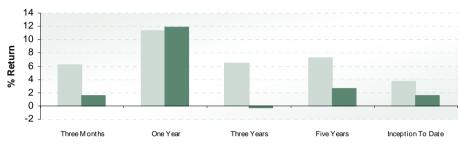
Asset Reconciliation and Valuation

Asset Reconciliation a	Asset Reconciliation and Valuation											
Fund	Manager	Closing Market Value as at 30th September 2010 £000	% of Total Fund	Net Investment £000	Appreciation £000	Income Received £000	Closing Market Value as at 31st December 2010 £000	% of Total Fund	Target % of Total Fund			
Total Fund		547,987	100.0	657	33,388	636	582,668	100.0	100.0			
UK Equities	Majedie	143,560	26.2	0	9,735	733	154,028	26.4	25.0			
Overseas Equities	MFS	141,783	25.9	(49)	15,411	456	157,600	27.0	25.0			
Dynamic Asset Alloca	ation Mandates	140,380	25.6	707	6,104	(555)	146,636	25.2	25.0			
	Barings	104,629	19.1	(25)	4,003	51	108,658	18.6	18.75			
	Ruffer	35,751	6.5	732	2,101	(605)	37,978	6.5	6.25			
Matching Fund		122,265	22.3	0	2,138	1	124,404	21.4	25.0			
	Goldman Sachs	58,512	10.7	0	645	0	59,157	10.2	12.5			
	Legal & General	63,753	11.6	0	1,493	1	65,247	11.2	12.5			

Notes: All numbers are sourced from the Custodian, Northern Trust, and have not been independently verified. Figures may be affected by rounding.







Historical Plan Performance

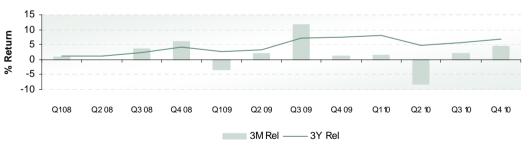
Fund Target

The Scheme outperformed its liability benchmark over the quarter, returning 6.2% compared to the target of 1.6%. The outperformance was driven, in the main, by strong equity returns and the performance of the DAA group which outperformed its cash based target. Majedie underperformed its target over the quarter and year, although they posted strong positive returns (in absolute terms) over the quarter. The Scheme's performance of 11.4% over the year was just below it's target by 0.5%, as it was affected by the poor equity markets in the second quarter of 2010. Overall the Scheme has performed well on a 3 and 5 year basis.

	Three Months	One Year	Three Years	Five Years	Inception To Date
Fund	6.20	11.35	6.51	7.30	3.71
Target	1.57	11.93	-0.30	2.63	1.51



Three	Years	Rolling	Relative	Returns
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	Q108	Q2 08	Q3 08	Q4 08	Q109	Q2 09	Q3 09	Q4 09	Q110	Q 2 10	Q3 10	Q4 10
Fund	-6.13	-1.39	-3.11	2.03	-6.68	6.46	15.21	3.59	4.75	-6.34	6.87	6.20
Target	-6.85	-1.23	-6.35	-3.61	-3.50	4.47	3.09	2.57	3.21	2.00	4.68	1.57

	Q108	Q2 08	Q3 08	Q4 08	Q109	Q2 09	Q3 09	Q4 09	Q 1 10	Q2 10	Q3 10	Q4 10
3M Rel	0.78	-0.16	3.45	5.85	-3.29	1.90	11.76	1.00	1.49	-8.18	2.09	4.56
3Y Rel	1.08	1.03	2.21	4.13	2.79	3.37	7.14	7.52	8.10	4.86	5.57	6.83



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.



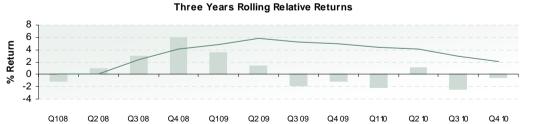
	Three Months	One Year	Three Years	Five Years	Inception To Date
Fund	7.29	12.03	5.64	9.34	10.26
Target	7.90	16.78	3.46	7.21	8.40

Quarterly Mana	Quarterly Manager update							
Organisation	No significant changes over the quarter.							
Product	No significant changes over the quarter.							
Performance	The fund performance was 7.3% over the quarter, 0.6% behind its target. Over 12 months, the portfolio was 4.8% below its target. The relative underperformance over the quarter can mainly be attributed to the portfolio's under-representation in the Mining sector, including stocks such as Rio Tinto and BHP Billiton. However, Majedie's negative stance on the Banking sector was a positive contributor. Low exposure to Lloyds Banking Group and Barclays which yielded negative returns over the quarter boosted performance relative to the benchmark. Holdings in BP and a cautious approach towards the mining sector contributed to the 12 month underperformance.							
Process	No significant changes over the quarter.							





	Q108	Q2 08	Q3 08	Q4 08	Q109	Q2 09	Q3 09	Q4 09	Q110	Q2 10	Q3 10	Q4 10
Fund	-10.35	0.00	-9.13	-4.38	-5.47	12.97	20.72	4.80	4.73	-10.47	11.36	7.29
Target	-9.41	-0.96	-11.75	-9.74	-8.63	11.43	22.94	5.99	6.93	-11.35	14.17	7.90



						3M Rel	3`	Y Rel				
	Q108	Q2 08	Q3 08	Q4 08	Q109	Q2 09	Q3 09	Q4 09	Q1 10	Q2 10	Q3 10	Q410
3M Rel	-1.05	0.96	2.96	5.94	3.46	1.38	-1.81	-1.12	-2.06	0.99	-2.46	-0.57
3Y Rel	-	-	2.38	4.13	4.88	5.82	5.27	4.96	4.35	4.11	2.93	2.11
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Notes: All numbers are sourced from the Custodian, Northern Trust, and have not been independently verified.



% Return

Fund

Target

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.

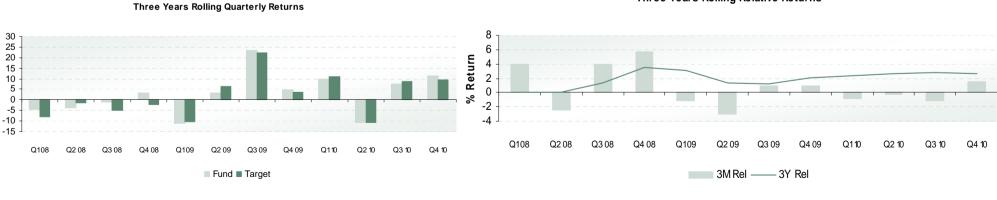


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	Three Months	One Year	Three Years	Five Years	Inception To Date
Fund	11.19	17.08	9.28	9.41	10.94
Target	9.57	17.98	6.52	7.83	9.75

Quarterly Manager update No significant changes over the quarter. Organisation Product No significant changes over the guarter. Performance The fund performance was 11.2% over the guarter, 1.6% above its target. Over 12 months, the fund was 0.9% behind its target. The portfolio's strong performance over the guarter can be attributed to stock selection in energy, special products and services, and the underweight position in utilities and communications. Holdings in Taiwan Semicoductor, Linde, Julius Baer, Monsanto, Acer, State Street, Danaher added to the strong performance. The portfolio's underweight position in autos and housing, overweight position in consumer staples and stock selection in basic materials, together with holdings in Cisco Systems, Credit Suisse and Banco Santander (Brasil) and Visa all detracted from performance over the quarter. Process No significant changes over the quarter.

MFS



0108

3.92

3M Rel

3Y Re

Q2 08

-2.48

Q3 08

3.93

1.32

Q4 08

5.64

3.50

Q109

-1.07

3.02

Q2 09

-3.02

1.32

Q3 09

0.92

1.21

Q4 09

0.98

2.11

Q110

-0.87

2.39

Q2 10

-0.22

2.71

Q3 10

-1.13

2.76

Q4 10

1.48

2.59

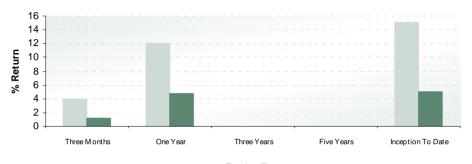
	Q108	Q2 08	Q3 08	Q4 08	Q109	Q2 09	Q3 09	Q4 09	Q110	Q2 10	Q310	Q4 10
	-4.44	-3.72	-1.02	3.29	-11.21	3.23	23.43	4.74	9.83	-10.85	7.54	11.19
t	-8.05	-1.27	-4.76	-2.22	-10.25	6.44	22.30	3.73	10.80	-10.65	8.77	9.57

Notes: All numbers are sourced from the Custodian, Northern Trust, and have not been independently verified.

Three Years Rolling Relative Returns

Dynamic Asset Allocation Group



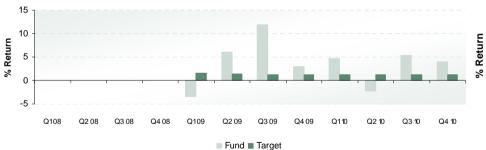


Historical Plan Performance

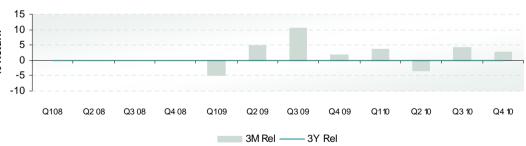
Fund Target

	Three Months	One Year	Three Years	Five Years	Inception To Date
Fund	3.94	12.09	-	-	15.04
Target	1.17	4.73	-	-	4.99

The group has returned 3.9% over the quarter compared to its LIBOR-based target of 1.2%, due to strong performances from both Ruffer and Barings. The performance was again aided by strong equity returns over the quarter. Over the past 12 months, performance has been 7.4% above target, as both managers (particularly Ruffer) have significantly outperformed the target.



Three Years Rolling Quarterly Returns



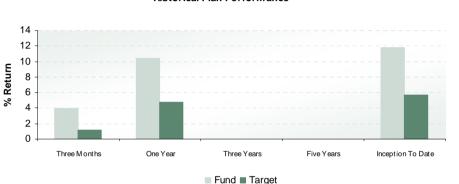
Three Years Rolling Relative Returns

	Q108	Q2 08	Q3 08	Q4 08	Q109	Q2 09	Q3 09	Q4 09	Q 1 10	Q2 10	Q310	Q4 10
Fund					-3.38	6.10	11.82	2.99	4.73	-2.22	5.32	3.94
Target	-	-	-	-	1.50	1.33	1.19	1.14	1.14	1.16	1.17	1.17

	Q108	Q2 08	Q3 08	Q4 08	Q109	Q2 09	Q3 09	Q4 09	Q110	Q2 10	Q3 10	Q4 10
3M Rel	-	-	-	-	-4.81	4.71	10.51	1.83	3.54	-3.34	4.10	2.74
3Y Rel	-	-	-	-	-	-	-	-	-	-	-	-



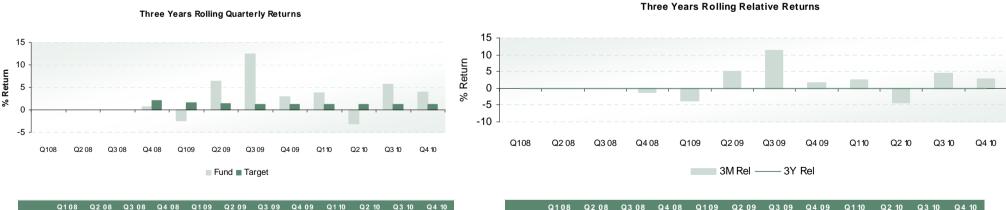
Barings are a large UK based investment manager investing in global asset classes. They were appointed for the Dynamic Asset Allocation mandate in June 2008 following an OJEU tender process. They started managing investments for the fund in August 2008.



Historical Plan Performance

	Three Months	One Year	Three Years	Five Years	Inception To Date
Fund	3.88	10.42	-	-	11.85
Target	1.17	4.73	-	-	5.67

Quarterly Manager update Organisation No significant changes over the quarter. Product No significant changes over the quarter. The fund performance was 3.9% over the guarter, 2.7% ahead of its Performance target. Over 12 months, the fund is 5.7% ahead of target. The largest positive contribution came from equities, with the portfolio benefitting from a skew towards large multinational companies and agriculture, and good stock selection among financials and in Europe. Positive contributions also came from the underweight holding in pharmaceuticals and the holding in specialist equities, which mainly represents gold bullion. However, some of these positive returns were eroded by the poor performance of corporate bonds over the quarter which cost 30 basis points, and the decision to hedge Australian bond holdings back to Sterling to control volatility cost the fund 60 basis points. Process No significant changes over the quarter.



3.88

1.17

	Q108	Q2 08	Q3 08	Q4 08	Q109	Q2 09	Q3 09	Q4 09	Q 1 10	Q2 10	Q310	Q4 10
3M Rel	-	-	-	-1.32	-3.86	5.02	11.18	1.78	2.59	-4.23	4.51	2.68
3Y Rel		-								-		-

12.50

1 19

2.94

1 14

3.77

1 14

-3.12

116

5.73

1.17

6.42

133

0.67

2 01

-2.42

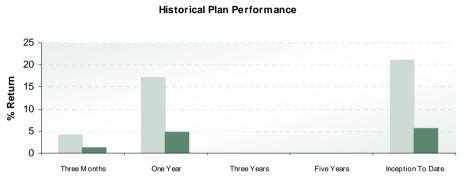
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Fund

Target



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.



Fund Target

	Three Months	One Year	Three Years	Five Years	Inception To Date
Fund	4.11	17.17	-	-	21.02
Target	1.17	4.73	-	-	5.67

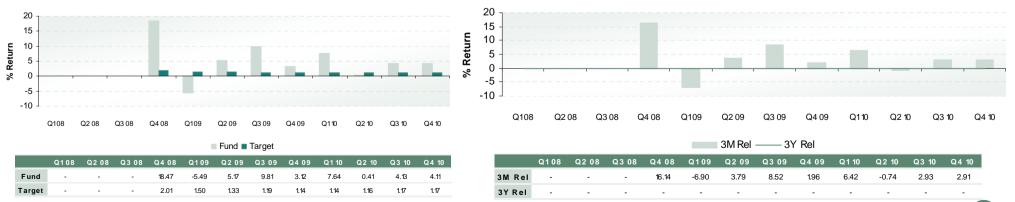
Three Years Rolling Quarterly Returns

Quarterly Manager update Sir David Clementi, formerly the Prudential chairman and deputy-Organisation governor of the Bank of England, joined Ruffer as its new deputy chairman. Robin Hindle Fisher, who was a partner at corporategovernance activist firm Governance for Owners, has also joined the company's management board. The appointments were made ahead of the retirement of Ruffer's chairman, Ian Hay Davison, who is stepping down in March. He will be succeeded by Jonathan Ruffer, the firm's founder and chief executive. The current chief investment officer, Henry Maxey, will step into Ruffer's shoes as chief executive. Product No significant changes over the guarter. Performance The fund performance was 4.1% over the guarter, 2.9% ahead of its target. Over 12 months, the fund was 12.5% ahead of target. The portfolio's holdings of gold, Japanese equities and German property

stocks performed strongly over the quarter while BP and Texas Instruments stocks aided performance. However, the decision to hedge the Yen currency risk away from the portfolio, together with the portfolio's equity put protection and index linked bond holding detracted from the positive performance.

Process No significant changes over the quarter.

Three Years Rolling Relative Returns



Notes: All numbers are sourced from the Custodian, Northern Trust, and have not been independently verified.





Historical Plan Performance

Fund Target

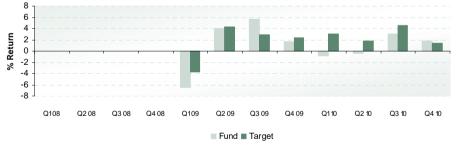
	Three Months	One Year	Three Years	Five Years	Inception To Date
Fund	1.75	3.36	-	-	3.96
Target	1.38	11.11	-	-	8.43

The performance of the Matching Fund over the quarter of 1.8% is 0.4% above its giltsbased liability benchmark. This can be attributed to positive performance from both managers in the Matching Fund, although the Legal & General gilt portfolio slightly underperformed its individual target by 0.1%. The Matching Fund return of 3.4% over the year was 7.7% below target due to the Legal & General fund failing to keep pace with its target earlier in the year.



Return

%



	Q108	Q2 08	Q3 08	Q4 08	Q109	Q2 09	Q3 09	Q4 09	Q1 10	Q2 10	Q310	Q4 10
Fund	-	-	-	-	-6.45	4.04	5.66	1.67	-0.88	-0.48	2.98	1.75
Target	-	-	-	-	-3.68	4.28	2.90	2.38	3.02	1.81	4.49	1.38

4 2 0 -2 -4 -6 Q110 Q4 10 Q108 Q2 08 Q3 08 Q2 09 Q4 09 Q2 10 Q3 10 Q4 08 Q109 Q3 09 3M Rel — 3Y Rel

	Q108	Q2 08	Q3 08	Q4 08	Q109	Q209	Q3 09	Q4 09	Q1 10	Q2 10	Q3 10	Q410
3M Rel	-	-	-	-	-2.87	-0.23	2.68	-0.69	-3.79	-2.25	-1.45	0.36
3Y Rel	-	-	-	-	-	-	-	-	-	-	-	-

Three Years Rolling Relative Returns



Goldman Sachs

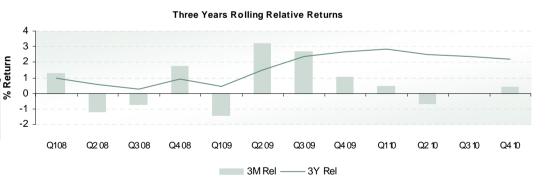
Goldman Sachs are a very large American investment bank who were first appointed in 1999 following a tender process. They have managed both equities and bonds on an active basis and since February 2009 manage an active bond fund.



	Three Mionths	One Year	Three Years	Five Years	Inception To Date
Fund	1.10	2.94	-0.28	0.20	3.29
Target	0.68	2.72	-2.42	-1.44	1.93

Quarterly Manager update								
Organisation	No significant changes over the quarter.							
Product	No significant changes over the quarter.							
Performance	The fund performance was 1.1% over the quarter, 0.4% above its target. Over 12 months, performance was 0.2% ahead of target. The fund's cross-sector strategy and government/agency selection strategy were the main sources of outperformance over the quarter, while the duration strategy detracted from performance.							
Process	No significant changes over the quarter.							

Three Years Rolling Quarterly Returns 10 5 % Return 0 -5 -10 -15 Q108 Q3 10 Q4 10 Q2 08 Q3 08 Q4 08 Q109 Q2 09 Q3 09 Q4 09 Q110 Q2 10 Fund Target



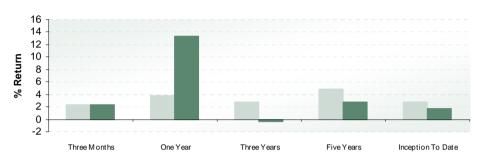
	Q108	Q2 08	Q3 08	Q4 08	Q109	Q2 09	Q3 09	Q4 09	Q110	Q2 10	Q3 10	Q4 10
Fund	-3.27	-2.67	-1.86	5.86	-9.70	3.78	3.36	1.66	1.10	0.03	0.68	1.10
Target	-4.46	-1.48	-1.12	4.09	-8.39	0.56	0.70	0.65	0.65	0.67	0.68	0.68

	Q108	Q2 08	Q3 08	Q4 08	Q109	Q2 09	Q3 09	Q4 09	Q1 10	Q2 10	Q310	Q4 10
3M Rel	1.24	-1.21	-0.74	1.70	-1.43	3.20	2.64	1.01	0.44	-0.64	0.00	0.42
3Y Rel	1.00	0.54	0.27	0.90	0.47	1.48	2.37	2.68	2.86	2.51	2.37	2.19

Notes: All numbers are sourced from the Custodian, Northern Trust, and have not been independently verified.



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.



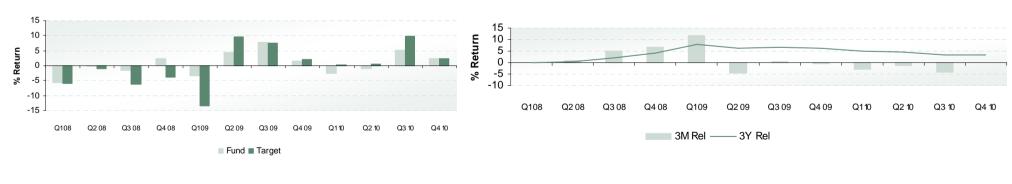
Historical Plan Performance

Fund	Target
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	Three Months	One Year	Three Years	Five Years	Inception To Date
Fund	2.34	3.75	2.80	4.78	2.71
Target	2.38	13.34	-0.41	2.80	1.69

Three Years Rolling Quarterly Returns

Quarterly Manager update							
Organisation	No significant changes over the quarter.						
Product	No significant changes over the quarter.						
Performance	The fund performance was 2.3% over the quarter, slightly below its target. Over 12 months, performance is 9.5% behind target. The fund, which is invested in the 2055 Index-Linked Gilt, has again tracked its market benchmark over the quarter and has continued to track its market benchmark since inception.						
Process	No significant changes over the quarter.						



Q2 08 Q3 08 Q4 08 Q109 Q2 09 Q3 09 Q4 09 Q1 10 Q2 10 Q3 10 Q4 10 2.34 Fund -5.79 -0.17 -1.60 2.34 -3.32 4.29 7.85 1.68 -2.69 -0.96 5.18 -3.90 2.38 Target -5.98 -0.99 -6.25 -13.51 9.52 7.48 2.08 0.36 0.39 9.89

	Q108	Q2 08	Q3 08	Q4 08	Q109	Q2 09	Q3 09	Q4 09	Q 1 10	Q2 10	Q3 10	Q4 10
3M Rel	0.19	0.83	4.97	6.49	11.78	-4.77	0.34	-0.40	-3.03	-1.34	-4.29	-0.04
3Y Rel	0.12	0.42	2.03	4.16	8.07	6.34	6.46	6.29	5.20	4.71	3.23	3.22

Notes: All numbers are sourced from the Custodian, Northern Trust, and have not been independently verified. Northern Trust have revised some of the rolling three year fund and target performance numbers from their Q4 2009 report.



This is a general market commentary for CAMRADATA Pension Fund clients covering the events of the fourth quarter of 2010.

After strong returns over the third quarter, performance towards the end of the year was varied across the main asset classes. UK and global equities performed well over the quarter to end the year on a high. Bond markets, both corporate and government, weakened as investors grew more confident over economic recovery and started to move into higher return seeking asset classes.

Equities

In equity markets, the FTSE All-Share produced a return of 7.4% over the quarter. Overseas markets as a whole delivered 9.6% to Sterling investors. However, continued Sterling strength meant that those who chose to hedge their investment only received 8.9%.

Positive UK returns were driven by the strongest December performance of the FTSE All-Share since 1993, the last time the UK emerged from a recession. This was despite above target inflation and an uncertain economic outlook due to government spending cuts and higher taxes.

Smaller companies tended to outperform their mid and large cap counterparts. However, there were encouraging signs from a number of 'blue-chips' notably BT, following news that it's pension scheme deficit had government support.

Overseas equities again performed well with news of a second round of quantitative easing by the US Federal Reserve Bank buoying markets in the US and Europe.

However, the improved sentiment in Europe remained volatile with Ireland requiring a EUR 85bn bailout in December. The exception to this was once again Germany, whose export led economy remained strong.

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Quantitative easing did not receive universal backing though, with some countries expressing concern that this would lead to a devaluation of the US Dollar and would shift exports away from the Asia Pacific regions, particularly Japan. However, the continued growth of the new economic powerhouse, China, resulted in investors seeing strong returns from the region over the quarter.

In Emerging Markets, Sterling investors achieved a return of 4.9% over the quarter compared with 24.0% over the year. The main driver for this slow down was the spread of reduced investor confidence stemming from the problems in Europe.

Government Bonds

In contrast to the overall strength of the equity markets, sovereign bonds struggled. The FTSE UK Gilts All Stocks Index returned -2.1% over the quarter with longer term gilts producing even lower returns.

Early in the quarter the government bond market was affected by uncertainty surrounding further quantitative easing in the UK as well as the continued European sovereign debt problems,. However, expectations of quantitative easing in the UK receded on the back of above expected estimated quarter 3 GDP growth.

As the year end approached, improved investor sentiment pushed bond yields higher with the yield on 15 year fixed interest gilts peaking in mid December at 4.2%, its highest yield since the start of the summer.

Corporate Bonds

Credit spreads remained fairly stable over the quarter with over 15 year AA spreads going out from 110bps as at 30 September 2010 to 125bps at the year end. In terms of return the Merrill Lynch Non-Gilt Sterling Index lost 2.5% over the quarter but delivered a positive 8.4% return over the year.



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Property

Growth continued over the quarter, but only modestly with the IPD All Property Monthly Index returning 2.2% over the quarter. Strong income as opposed to capital appreciation was the main factor behind this improvement.

Outlook

The volatility of markets over 2010 has served to highlight the variability of confidence felt by investors.

The year was characterised by sovereign debt problems particularly in Europe with both Greece and Ireland needing significant support. This issue is likely to remain on investor radars with Portugal in particular viewed as vulnerable.

Closer to home, rising Consumer Price Inflation is challenging the Bank of England's inflation credentials and the Bank faces some tough decisions as it balances the need to control inflation through higher interest rates, whilst supporting the economy as spending cuts start to bite.

Sources: Datastream, Bank of England.



Contacts and Important Notice

CAMRADATA Contact	Client Contact
Ian Bishop	Bob Pearce
Ian.Bishop@camradata.com	Bob.Pearce@lbhf.gov.uk
0131 624 8604	020 8753 1808
Charlotte House, 2 South Charlotte Street, Edinburgh EH2 4AW	2nd Floor, Town Hall Extension, King Street, Hammersmith, London W6 9JU

P-Solve Contact

Helen Smith

Helen.Smith@psolve.com

020 7024 7480

126 Jermyn Street, London SW1Y 4UJ

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

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Scheme Actuary

Graeme Muir, Barnett Waddingham