
REPORT TO:	FINANCE AND MANAGEMENT COMMITTEE	AGENDA ITEM: 9
DATE OF MEETING:	6TH SEPTEMBER 2012	CATEGORY: DELEGATED OPEN
REPORT FROM:	CHIEF EXECUTIVE	
MEMBERS' CONTACT POINT:	CHIEF FINANCE OFFICER KEVIN STACKHOUSE (01283 595811) kevin.stackhouse@south-derbys.gov.uk	DOC: u/ks/financial monitoring reports/mortgages/September 2012
SUBJECT:	MORTGAGE INTEREST RATE	REF:
WARD(S) AFFECTED:	ALL	TERMS OF REFERENCE: FM 08

1.0 Recommendations

- 1.1 That the Local Average Rate of Interest for the period October 2012 to March 2013 is declared at 3.13%.

2.0 Purpose of Report

- 2.1 Under Section 438 of the Housing Act 1985 the Council is required to declare the Local Average Rate of Interest on its mortgages at six monthly intervals.

3.0 Detail

- 3.1 This is the rate that is charged on Council mortgages. Borrowers are charged the higher of the Standard National Rate as declared by the Secretary of State or the Council's Local Average Rate. The Standard National Rate is based on the rates charged by Banks and Building Societies and is currently 3.13%. This rate has remained unchanged since April 2009.
- 3.2 The Council's Local Rate is 3.02% based on its outstanding borrowings. This has reduced in the last 6 months from 5.13% due to the debt taken on under HRA self-financing. The remaining borrower will now be charged the national rate of 3.13%.

4.0 Financial Implications

- 4.1 As detailed above.

5.0 Corporate Implications

- 5.1 None

6.0 Background Papers

- 6.1 Local authority mortgage interest rates: Housing Act 1985 Section 438 and Schedule 16 – Communities and Local Government update April 2009.