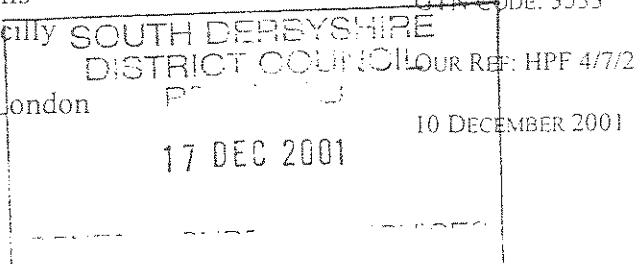


2/19 ELAND HOUSE
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SW1E 5DU

The Chief Executive
County Councils in England
District Councils in England
London Borough Councils
Council of the Isles of Scilly
Joint Authorities
The Town Clerk, City of London

ENQUIRIES: 020 7944 3406
FAX: 020 7944 3408
GTN CODE: 3533



Dear Sir/Madam

**LOCAL AUTHORITY MORTGAGE INTEREST RATES: HOUSING ACT 1985,
SECTION 438 AND SCHEDULE 16**

Paragraph 1 of Schedule 16 to the Housing Act 1985 specifies how local authorities must set interest rates on mortgages arranged since 3 October 1980. Authorities must charge whichever is the higher of:

- a) the Standard National Rate, which is set by the Secretary of State, or
- b) the applicable local average rate, based on the Authority's own borrowing costs.

New Standard National Rate

The Secretary of State has to set the Standard National Rate of interest "after taking into account interest rates charged by building societies in the United Kingdom and any movement in those rates." The major building societies have announced interest rates ranging from 4.74% to 6.19% for existing borrowers.

The Secretary of State has taken into account decreases in mortgage interest rates announced recently by the building societies and,

in accordance with paragraph 2 of Schedule 16 to, the Housing Act 1985, the Secretary of State hereby declares that the Standard National Rate of interest is decreased to 5.19% per year with effect from 1 January 2002.

This declaration supersedes that given in the Department's letter of 31 October 2001.



General Arrangements

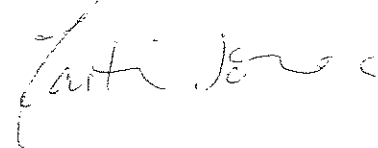
All the rates of interest referred to in the letter are applied rates and not Annual Percentage Rates of Charge for Credit (APRs) which authorities have to state in any quotation given to a new borrower, and to include in any advertisement. The APR will normally be greater than the applied rate of interest.

A copy of this letter has also been sent to your Director of Finance.

If you have any enquiries, please telephone Mathew Cooper on 020 7944 3412; write to him at Zone 2/J9 Eland House or e-mail: matthew.cooper@dtlr.gsi.gov.uk

The Standard National Rate (SNR) is also available on the internet at www.housing.dtlr.gov.uk/local/multiply/index.htm

Yours faithfully

A handwritten signature in black ink, appearing to read 'Martin Jones', written over a faint circular stamp or watermark.

MARTIN JONES