

COLCHESTER BOROUGH COUNCIL

RECORD OF DECISIONS TAKEN UNDER DELEGATED POWERS

Explanatory Note

The Leader of the Council has established Delegation Schemes by which certain decisions may be made by the relevant cabinet member or specific officers.

Cabinet member decisions are subject to review under the Call-in Procedure.

From the date the notice of the decision made is published there are five working days during which any five Councillors may sign a request for the decision to be reviewed (called in) and deliver it to the Proper Officer.

If, at the end of the period, no request has been made, the decision may be implemented. If a valid call- in request has been made, the matter will be referred to the Scrutiny Panel

Part A – To be completed by the appropriate Cabinet Member/Officer

Title of Report

Local Authority Mortgage Rates

Delegated Power

Collection, enforcement and matters of security in relation to the General Fund monies payable to the Council.

Decision Taken

To set the locally determined Interest Rate as 3.33% for the 6 months starting 1 April 2021

Key Decision

Not a Key Decision

Forward Plan

N/A

Reasons for the Decision

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:

The Standard National Rate (SNR), which is set by the Secretary of State for Communities and Local Government, based on interest rates currently charged by various lenders; or
The Locally Determined Rate (LDR), the applicable local average rate, based on the authority's own borrowing costs.

The Secretary of State last reduced the SNR of interest from 3.93% to 3.13% with effect from 1 April 2009, after taking into account trends in mortgage lending rates. No further notification about the SNR has been received.

The LDR has reduced to 3.08% and is lower than the SNR. The rate charged to borrowers must equal the proposed LDR plus 0.25% administrative costs equalling 3.33%.

Alternative Options

Not applicable

Conflict of Interest

Not applicable

Dispensation by Head of Paid Service

Not applicable

Dispensation by Monitoring Officer

Not applicable

Approved by Portfolio Holder for Business and Resources

Signature Cllr David King

Date 01 April 2021

Part B – To be completed by the Proper Officer (Democratic Services)

Portfolio Holder Decision Reference Number

RES-006-20

Implementation Date

This decision can be implemented if no request for the decision to be reviewed (call-in) has been made **after 5pm on Monday 12 April 2021**

Call-in Procedure

The Decision Notice for this decision was published on the internet on **Thursday 1 April 2021**.

A request for reference to the Scrutiny Panel must be made by **5pm on Monday 12 April 2021**

Signature of Proper Officer
K Barnard