

**A**nother 7 months have passed since our last flyer and Christmas is looming upon us again. Traditionally this time of year the housing market slows down (in fact it can do so during October in some years), this year November has been almost as busy as a 'normal' month and I can see business coming in December too. I hope that this continues into the New Year and I hope too, that those of you who run your own businesses have sufficient going on also.

**O**ther news - the Council of Mortgage Lenders (CML) has expressed its disappointment at the confirmation that the **stamp duty holiday** for first time buyers will end next March. A continuation of the scheme had been urged, but it was confirmed in the Autumn Statement that the relief would come to an **end on 24 March 2012** as planned. The Government described the holiday as being 'ineffective', and is focussing on projects such as its **mortgage indemnity scheme**, having confirmed the names of the lenders which have agreed in principle to participate. Mortgages will be available under the scheme from **March 2012 with the aim that it will help to stimulate the housing market** and allow people to buy with **lower deposits**.

#### Record mortgage payments

Homeowners paid back their mortgages at a record rate during the second quarter of the year, according to the Bank of England. Figures show that £9.1 billion was paid off mortgages in the UK during the three months.

*House prices will increase by 15% over the next five years due to a shortage of available properties, according to economists. The price of the average three-bedroom home will rise by more than £25,000 from £176,184 to £202,068 by 2016, the Daily Mail reports. Despite the economic downturn, a persistent shortage of housing will trigger an upswing in house prices. House prices will rise gradually, by 1.6% next year, before reaching an annual increase of 4.3% in 2016, according to the Centre For Economic And Business Research.*

The Bank of England's rate setting committee was united in its decision to inject another £75 billion into the economy. Minutes from the MPC's meeting at the beginning of October show that all members voted to **increase the size of the quantitative easing**. Minutes showed that an important consideration for the decision was the increasingly unsteady outlook for the global economy. In the meeting, the MPC also predicted that inflation would climb above 5%. The **Base Rate remained at 0.50% having been at that level since March 2009**.

**High loan-to-value rates continue to fall.** The average rates applied to high loan-to-value mortgages have continued to fall in recent months, figures from Moneyfacts Group have revealed. The average two year fixed rate on a 90% mortgage is currently at its **lowest point since January 2008** and has fallen markedly over the last 12 months. Rates on offer for lower loan-to-value mortgages have also reduced over the year with **Lenders launching more competitive products**.

Interest rates are predicted to stay at a historical low of 0.50% for the foreseeable future.



'Borrowers would be wise, however, to take advantage of low fixed mortgage rates while they can as lenders will increase product rates once interest rates begin to rise,' said Louise Holmes, spokesperson for Moneyfacts Group.

On that point, **if you are worried that the potential for interest rate increases** is becoming more likely and would rather jump onto a decent fixed rate now, **then call me.**

Anything else, as ever call me too, **it's always nice to get a call!** And you are never wasting my time so don't hold back...

**Stuart**



Email: [advice@sbms-online.co.uk](mailto:advice@sbms-online.co.uk)  
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Emily moved into year two at school and will start Brownies after Xmas. She has just turned seven and is getting 'gappier' by the day. It's amazing how excited kids seem to get when their teeth fall out!

Lucy, 5½, has moved from Reception to year one (proper school) and both of them are showing a tenacity for mathematics (there's my girls!) and getting increasing amounts of homework to do. I'm not looking forward to the day I'm asked what algebra is about but I guess that's at least a few years off.

The girls have been enjoying recorder and swimming lessons (fortunately not together) and extra sport after school.

Sharon (age unknown) has become a local Parish Councillor and has taken on numerous responsibilities for the Parish including speeding issues and fly-tipping. She gets involved with the Parish website, the village hall and numerous local events including the local summer games.



I'm finding that if I'm not working around the girls, then my social life is centred around Cllr Brown and needing to be around so she can attend the various meetings she has.

We are still trying to lead the 'good life' with fresh fruit and veg from the garden, as well as fresh eggs (average 5 a day!). I try to bring them to appointments when I remember.

We've had another two camping trips since April – seven days in August near Corfe Castle and a colder four days in October (when everyone thought we were mad to be under canvas!).

At the time of writing we hadn't yet been to see Santa but the girls are looking forward to that (last year's pic attached) as well as his annual visit on the float that comes around the village (Sharon's an elf 'of sorts' this year, helping out on that too).

Stuart



98% of british drivers say 'oh s\*\*t' before going in the ditch on a slippery road.

The other 2% are from Dorset and Somerset and they say, 'hold my cider and watch this.'

I was in the restaurant yesterday when I suddenly realised I desperately needed to pass gas. The music was really, really loud, so I timed my gas with the beat of the music. After a couple of songs, I started to feel better. I finished my coffee, then noticed that everyone was staring at me...

I suddenly remembered that I was listening to my iPod

I just watched my dog chase his tail for ten minutes and I thought to myself 'Wow, dogs are easily entertained'. Then I realised, I had just watched my dog chase its tail for ten minutes.

Did you hear about the fat, alcoholic transvestite? All he wanted to do was eat, drink and be Mary.

I've been charged with murder for killing a man with sandpaper.

To be honest, I only intended to rough him up a bit.

A man and a friend are playing golf one day. One of the guys is about to chip onto the green when he sees a long funeral procession on the road next to the course. He stops in mid-swing, takes off his golf cap, closes his eyes, and bows down in prayer. His friend says: 'Wow! That is the most thoughtful and touching thing I have ever seen. You are truly a kind man.'

The other man replies, 'Yeah, well, we were married 35 years.'

A man goes to the doctors with a hearing problem. Doctor says 'can you describe the symptoms?' Man says 'yeah, homer is fat and drinks beer and Marge has blue hair!'

**This year, rather than sending you all a Christmas card, we will be making a charitable donation to the British Heart Foundation and Cancer Research again**

**Thank you for your continued custom. Merry Christmas to all! Stuart & Sharon Brown**

**FOR ANY FINANCIAL ADVICE  
PLEASE CONTACT US ON**

Bedfordshire Office: **01525 877 650**  
Hertfordshire Office: **01442 252 040**  
Mobile: **07710 770 969**