

Amendment Log	
Criteria	New criteria
Minimum property value	£120,000 in current condition £200,000 for Ex-public sector houses £300,000 for Ex-public sector flats and maisonettes
Maximum property value	£2,000,000
Tenure	For 50+ Mortgage, minimum lease term of 85 years unexpired
Leasehold	For Equity Release and RIO, minimum lease of 115 years at completion
Leasehold	Lease term of 250 years for houses
Traditional standard construction	Single skin single storey non habitable rooms will be acceptable subject to valuers not raising issues regarding planning and building regulations
Timber frame	Can accept modern timber framed houses built after 1950 in Scotland and 1970 in England and Wales. Timber framed properties in floor risk areas are out of policy. Period construction types are out of policy.
Non-traditional construction types	Crosswall construction is acceptable as long as the party wall in the roof void is of masonry construction. This is subject to a maximum of 2 storeys maximum height. Wimpey “No Fines” are acceptable for houses but out of policy for flats.
Roof coverings	Copper can be considered. Thatched roofs are unacceptable.
Above or adjoining commercial premises	Above or adjoining commercial uses are out of policy
Bed and Breakfast	Do not consider Bed and Breakfasts
Business or commercial use	Acceptable if only one room
Converted buildings	All conversions are subject to the same definition of new build (with associated warranty/PCC requirements) Office conversions are out of policy Warehouse conversions are a refer Houses converted into flats are acceptable subject to suitable legal arrangements
Coach house flats	Coach house flats on newer estates and located over garages are acceptable if freehold. These may be subject to long leases on garages not forming part of the security. Freehold easements in relation to these garages are not considered acceptable. Freehold coach houses are classed as houses not flats or maisonettes. Coach houses spanning access ways are out of policy.
Ex-public sector properties	Ex-public sector flats and maisonettes are acceptable if they: <ul style="list-style-type: none"> • Have a minimum value of £300,000 • No more than 4 storeys • Do not have communal balconies • Do not have open communal access • Have at least 50% private ownership in the block and development

	Ex-public sector houses are acceptable subject to valuers confirming suitable construction.
Farms/small holdings	Farms/smallholdings are out of policy unless small scale "hobby" type of less than 3 acres which are acceptable
Tyneside leases	Can be considered
Granny annexes and sub-divided properties	<p>Properties with one attached annexe with shared services and not capable of being sublet are acceptable, provided the planning consent only permits occupation by related parties to the property owner.</p> <p>Unattached annexes are Refer. The annexe should be relatively small in relation to the main property and not capable of separate sale or subletting.</p> <p>Properties sub-divided horizontally into separate units are Out of Policy, <u>except for</u> a house comprising at least 3 storeys with a basement flat, provided the basement flat can be accessed internally from the main house.</p>
Holiday homes or second homes	Acceptable
Land	<p>Properties over 2 acres are a Refer with a maximum of up to 10 acres of land being acceptable as long as there are no agricultural ties.</p> <p>Properties with over 10 acres are out of policy.</p>
Listed buildings	Listed buildings are not acceptable.
New build properties	<p>New build properties are defined as any property built or converted within the last 12 months, which is subject to its first registration/sale.</p> <p>Back to back transfers are not acceptable.</p> <p>The UKF (UK Finance) Disclosure of incentives is required for all transactions on newly built and converted properties The UKF Disclosure of Incentives Form will detail all incentives and discounts offered by the developer. The developer will complete the form and provide a copy to The Bank's conveyancer and to the Valuer.</p> <p>Incentives in Excess of 5% of the value will not be permitted. Incentives shall exclude Gifts of cars holidays etc or any cash incentive more than 2.5% of the value.</p> <p>Rental Guarantees will be Out of Policy If any significant changes are made to the incentives form AFTER valuation, the valuer should be made aware of the changes.</p> <p>Valuers are asked to provide zero values before and after works UNLESS the valuer has been provided with the UKF form.</p> <p>Properties that are incomplete at the time of valuation will be subject to re-inspection before release of funds, unless covered by a new build warranty issued by either the NHBC or LABC.</p>

New build properties and properties less than 10 years old	<p>New build properties and properties less than 10 years old must have a satisfactory structural warranty from one of the following providers in place:</p> <p>NHBC LABC New Home Warranty Aedis: There must be no more than 20 units in the structure Advantage HCI New Build Scheme - 10 year structural defects insurance policy for residential property – no more than 10 units within one structure BLP(Formerly known as Building Life Plan). Build Zone Checkmate’s Castle 10 Global Warranties Ltd - 10 year Structural Defects Insurance Policy International Construction Warranty (ICW) One Guarantee Premier Guarantee Protek New Home Warranty Policy The Q Policy - Structural Defects Insurance Residential Policy</p>
New build	A reinspection will be required upon completion for all cases covered by a PCC
Private flats and maisonettes	<p>There must be no history of significant service charge arrears and the maximum annual service charges do not exceed 1% of the property value.</p> <p>The Valuer must be made aware of the annual service charge and confirm that it is reflected in the valuation provided and is not likely to present any resale difficulties.</p> <p>Ground rent over 0.01% of value are unacceptable.</p> <p>Escalating ground rents shall not double more frequently than 20 years and shall not be geared to the value of the building/property RPI reviews of 10 year frequency or more are acceptable.</p>
Flats	Studio flats are out of policy.
Flooding	Properties which are timber frame or MMC construction are Out of Policy unless the risk is “very Low”
Private drainage system	Confirmation that the system only serves the subject property and that it is located on land within the ownership is required.
Japanese Knotweed	Japanese knotweed within categories 2,3 & 4 of the RICS Risk Assessment Framework are Out of Policy regardless of any treatment plan in place.
Tenants in annexe’s	Properties which have a self-contained annexe which is tenanted on Assured Residential Tenancy’s (in Scotland on Private Residential Tenancies) are not acceptable.
Retentions	We will not accept properties requiring essential repairs.