

A guide to lending criteria

Helping you to spot any potential property pitfalls

Your time is precious and navigating the various lending criteria from our different plans isn't a good use of it. So to help, we've compiled a list of things to watch out for that could cause your client's application to stumble.



Flat roofs

All of our plans will accept a percentage of flat roof, and should exclude areas of non-habitable accommodation, such as garages (unless connected to the main dwelling), porches, and small utility rooms.

The most common instances of concern regarding flat roofs are:

- Where a dormer bedroom is present if the property is a bungalow
- Where the property has been extended

If the client discloses any of the above instances during discussion, consider the roof, size and what is housed beneath it.

There are tools available to assist with calculating the percentage flat roof, such as Google Maps, but we do appreciate Google Maps is not always up to date and it can be difficult to pin-point the exact property.



Flooding

Each of our plans have different rules regarding flooding, but there are two key areas of concern:

1. Has the property ever flooded?
2. Has there been any flooding in the immediate area which may not have impacted the subject property?

The flood zone that the property is located within will determine if the application can be accepted or not. You can look these up online;

UK – [flood-map-for-planning.service.gov.uk](https://www.flood-map-for-planning.service.gov.uk)

Scotland – map.sepa.org.uk/floodmap/map.htm

Wales – naturalresources.wales/evidence-anddata/maps/long-term-flood-risk/?lang=en



The proximity of commercial premises

Any property adjacent/adjoining a commercial premises is unacceptable unless otherwise agreed. While the property may not be directly adjoining a commercial premises, it still may be unsuitable based on unsightly premises or noise concerns.

If you become aware of any commercial premises within the vicinity, it might be worth considering:

The type of premises

- Is it a food outlet, a pub? If so, it's highly probable these will have an impact, whereas a local village post office, for example, may not have the same impact.

The volume of premises

- Is it just one or is there a row of commercial premises?

How close is it/are they?

- Is it/are they clearly visible or noticeable?
- Could there be any noise concerns?



Properties severely cluttered

Though you will only have limited access to certain areas of the property, or none at all, there are a couple of tell-tale signs that could prompt further discussion, such as:

- A large amount of personal items stored which you wouldn't normally expect to see
- Clutter randomly thrown, rather than neatly placed in boxes

As a general rule, the valuer must be able to move freely around the property to undertake a basic mortgage valuation which may include access to walls. While a degree of clutter is always expected, signs of excessive clutter is a key indicator of low property maintenance, which may deteriorate over the life of the loan.



Single skin walls

Single skin walls do not have cavities and are usually below 225mm in thickness, and are only acceptable with certain plans, providing the percentage and location are within criteria.

Single skin walls are not always easy to spot, but there are some key indicators, including:

- Garage conversion into habitable usage
- Dormer extensions
- In older style properties the kitchen and bathroom have been moved into an old outhouse
- Depth of windowsill
- PVC/timber cladding under the main and upper floor window

If you suspect there may be single skin walls relating to a conversion, drawings may be available from the planning permission process if it relates to an addition.



Ex local authority properties

In most instances people are aware if their property is ex local authority if they have lived there for some time. There are instances where it is difficult to confirm, but websites such as StreetChecker www.streetcheck.co.uk can sometimes assist.



Pylons, high voltage equipment, phone masts and power lines passing directly over the subject property/boundary

All of our plans carry specific criteria regarding pylons, phone masts and power lines, but the main things which make a client's property unacceptable would be:

- Any high voltage power lines passing over the subject property or the immediate boundary are unacceptable (unless where there is excess land and they pass over some distance away – these can be referred)
- Any equipment within a certain meterage

We don't expect you to drive around looking for high voltage equipment, but there are certain elements that are clearly visible if you are visiting the client's property that should prompt further investigation:

- Power lines passing above
- Visible phone masts & pylons
- Sub-stations located next door



Asbestos

Used throughout properties built from 1930 – 1977, asbestos is fairly common and can be hard to spot.

Key areas of concern are:

- Asbestos used in insulation boards, lagging and sprayed
- Low percentage roof slates

We appreciate asbestos is difficult to spot and in many instances concealed, however, its presence may come up during routine discussion.

If you spot any complex issues concerning a client's property, don't hesitate to email info@more2life.co.uk or call **03454 500 151**.



For any further advice, please contact our adviser support team,

 **03454 500 151**  info@more2life.co.uk

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