

HANLEY LENDING – ACCEPTABLE AND UNACCEPTABLE PROPERTY TYPES JANUARY 2019

The society lends in England, Wales, Scotland* and the Isle of Wight. *Buy to let not acceptable in Scotland.

ACCEPTABLE PROPERTIES - RESIDENTIAL AND BUY TO LET

Type	Residential	Buy to Let
Freehold houses and bungalows of standard construction	✓	✓
New build houses subject to no cash incentives/builder deposit.	✓	✓
Houses with a Flying Freehold subject to valuation and legal opinion.	✓	✓
Former Local Authority houses.	✓	✓
Right to buy – houses of standard construction only.(HLC not available)	✓	X
Grade II listed buildings subject to valuation.	✓	X
Leasehold houses, bungalows, flats and maisonettes of standard construction purpose built or converted (unexpired lease term at valuation a minimum of 85 years)	✓	✓
New build flats subject to no cash incentives/builder deposit and no resale issues raised by the Valuer (subject to HLC referral).	✓	X
Shared ownership new build flats up to 95%. Subject to a maximum of 5 floors. (HLC not available)	✓	X
Converted Flats – subject to conversion being undertaken with full planning and building regulation consent and that there are no onerous conditions contained within the lease and that the building is being professionally managed. Commercial to Residential are not acceptable.	✓	X

Flats above commercial premises (subject to classification A1 and A2 only). (By referral to HLC only)	✓ 95% LTV	✓ 80% LTV
Shared Ownership properties. (HLC not available)	✓	X
Underpinned properties with guarantees.	✓	✓
Modern timber framed properties with external brick skin.	✓	✓
WIMPEY No Fines construction in good condition.	✓	✓
Solar panels provide that the following applies: - Where solar panels are subject to a lease, confirmation from the Society's Solicitor and valuer that the lease does not affect the Society's security.	✓	✓
EPC Certificate Requirements : Residential - D or above Buy to Let - E or above		
Private water supply subject to certification for the water being fit for consumption, the Local Authority will be required to undertake the testing. In respect of shared private water supplies these will be referred to our solicitors on any anomaly.	✓	X
Build Off Site Property Assurance Scheme (BOPAS). The Society will consider certified BOPAS components. Each case will be considered on individual merit and referred to the Society's panel valuer where appropriate.	✓	X
Properties with 100% flat roof subject to referral and valuer's comments to HLC (excluding "living roof" eg – grass, vegetation planting)	✓	X

UNACCEPTABLE PROPERTIES – RESIDENTIAL AND BUY TO LET

Type
Freehold flats and maisonettes.
Flats with an internal floor area of 35 square metres or less.
Studio Flats.
Flats in blocks over 5 storeys with the exception of flats located in London with a minimum property valuation of £250,000.
Local Authority built flats and maisonettes.
Properties with statutory tenants.
Properties subject to agricultural or other restriction.
Properties of non-traditional construction deemed defective under the Housing Defects Act 1984 which have not been modernised under an approved scheme.
Properties with ongoing structural movement.
Properties identified with contaminated land or within the vicinity of the property.
Properties designated with HMO.
Live/Work units.
Properties that have previously flooded.

HANLEY LENDING – SELF-BUILD AND RENOVATION/CONVERSION

The society lends in England, Wales and Scotland.

ACCEPTABLE PROPERTIES – SELF-BUILD AND RENOVATION/CONVERSION

Type	Self-build construction	Renovation/ Conversion
Freehold houses and bungalows of standard construction.	✓	✓
Leasehold houses and bungalows of standard construction with an unexpired lease of a minimum of 85 years at valuation.	✓	✓
Modern timber framed properties with external brick skin subject to a maximum of 3 storeys	✓	✓
Traditional Builds.	✓	✓
Properties that have a granny flat or annexe (subject to details of proposed usage and occupancy).	✓	✓
Properties with Thatched roof.	✓	✓
Properties with 100% flat roof subject to referral and valuer's comments to HLC (excluding "living roof" eg – grass, vegetation planting)	✓	✓
Modern Oak frame properties	✓	✓
Modern Steel frame properties subject to referral and valuer's comments to HLC	✓	✓
SIPS (Structurally Insulated Panels) – with an external cladding of brick, brick slip finish, cement/polymer render or cement weatherboard. The use of treated timber cladding (eg Larch or Western Red Cedar) will only be considered where its presence does not exceed a maximum of 50% of the total external wall surface.	✓	✓

ICF (Insulated Concrete Forms) with external brick, brick slip or cement/polymer render or cement weatherboard finishes. The use of treated timber cladding (eg Larch or Western Red Cedar) will only be considered where its presence does not exceed a maximum 50% of the total external wall surface	✓	✓
Modern “Kit” Built Properties such as Potton Timber Framed Systems or Huf Haus timber post and beam systems.	✓	X
Septic Tank – Where a shared septic tank is in place, the Society will consider these subject to formal documented responsibilities being in place for all parties in respect of maintenance and repair/replacement and confirmation that the tank fully complies with statutory requirements.	✓	✓
Modern Timber Framed Properties with brick slip, cement/polymer render or cement weatherboard external clad finishes. The use of treated timber cladding (eg Larch or Western Red Cedar) will only be considered where its presence does not exceed a maximum of 50% of the total external wall surface.	✓	✓
Partially built properties (subject to: <ul style="list-style-type: none"> - Certification and inspection certification; - Confirmation that the property has been constructed in accordance with planning/building requirements; - Valuer confirmation they have viewed all documentation and guarantees are available for the work completed to date). 	✓	✓
Plots/properties bought at auction subject to details below being provided to the Society within 15 days prior the auction: <ul style="list-style-type: none"> - A minimum of outline planning permission; - A full report and valuation; - Decision in Principle (DIP)¹. 	✓	✓
Plots/properties subject to Section 106 agreement.	✓	✓
Plots/properties subject to Restrictive Covenants – considered individually by the Society on a case by case basis	✓	✓
Semi-detached properties where the building is being built onto an existing house and not dependant on a third party to complete another adjoining property. E.g. Detached property to semi-detached or semi-detached to terrace (total of 3 properties)	✓	✓

¹ The DIP is made on the information provided at the time. The Society reserves the right to decline a DIP following the receipt of further information.

End terraced house, where the building is being built onto an existing house and not dependant on a third party to complete another adjoining property. E.g. Terraced properties with 1 additional property added.	✓	✓
Properties with bat boxes located on either the main dwelling or outbuilding e.g. garage. Where a bat report requires provision for free flying space in the main property the case should be referred to the Society prior to a full application being submitted.	✓	✓
Grade II listed buildings subject to valuation, together with listed building consent and no onerous encumbrances.	✓	✓
Private water supply subject to certification for the water being fit for consumption, the Local Authority will be required to undertake the testing. In respect of shared private water supplies these will be referred to our solicitors on any anomaly.	✓	✓
Build Off Site Property Assurance Scheme (BOPAS). The Society will consider certified BOPAS components. Each case will be considered on individual merit and referred to the Society's panel valuer where appropriate.	✓	✓
Septic Tank – Where a shared septic tank is in place, the Society will consider these subject to formal documented responsibilities being in place for all parties in respect of maintenance and repair/replacement and confirmation that the tank fully complies with statutory requirements.	✓	✓

UNACCEPTABLE PROPERTIES – SELF-BUILD AND RENOVATION/CONVERSION

Type
Log Homes (including Erland House log homes & Jim Barna Log homes), Easiform cavity walled concrete houses, Wimpey no fines, Elliot eHouse and PRC systems designed defective
Right to Buy Properties.
Holiday Homes.
Back to Back terrace or cluster.
Property/land with agricultural ties.
Any property or land with commercial use.
Properties above commercial premises.
Properties with possessory title.
A group development eg, builder/developer offering multiple plots.
Smallholdings.
Properties made of concrete (apart from ICF only).
Properties subject to a local occupancy clause.
Woolaway houses as named in the Building Research Establishment Report 1983 and built between 1945 and 1960.
All Flats or Maisonettes.
Live/Work units.
Steel framed construction.
High Alumina Cement.
Land only in any circumstances.

Any purchase where part-exchange is involved.
Houses subject to Flying Freehold.
Former Local Authority Houses.
Properties with statutory tenants.
Properties of non-traditional construction deemed defective under the Housing Defects Act which have not been modernised under an approved scheme.
Properties with ongoing structural movement.
Underpinned properties with no guarantees available.
Second Homes.
Properties designated with HMO.
Properties that have previously flooded.
Properties that are reported to be contaminated land or within a contaminated land area.