

### **A Brief Summary of Mortgage Ability –**

Having previously spoken with both the NHBC and the Steel Construction Institute (SCI) they advised that construction of a building using a Light Gauge Steel Frame as the inner leaf/roof should present no additional complication during the mortgage application process although they think it would be for us to determine ourselves by speaking with different lenders.

We have completed numerous projects for customers using NHBC, Premier, LABC, BuildCare, Build Zone, etc. as warranty providers and upon submission of our structural calculations package, our system has always been favourably received.

BLP Insurance – <http://www.blpinsurance.com>

BOPAD – <http://www.bopas.org>

CML – <http://www.buildingcontrolsupermarket.com>

### **Council of Mortgage Lenders Requirements:**

The council of mortgage lenders ([www.cml.org.uk/cml/home](http://www.cml.org.uk/cml/home)) are a recognised organisation who represent most of the UK mortgage lenders in the industry. Their members include banks, building societies and others who are the main providers of detailed information relating to the residential lending market.

The council of mortgage lenders have their handbook ([www.cml.org.uk/cml/handbook](http://www.cml.org.uk/cml/handbook)) for England and Wales, Scotland, Northern Ireland and Isle of Wight, which provides the necessary guidance for the lending institute acting conveyances and includes a number of sections on what is required for new dwellings. It is within particular sections that a reference is made under para 6.6.2 that, before a certificate of title is sent by the mortgage lender, they are required to obtain a copy of a new home warranty providers cover note from the developer. With this cover note it must confirm that the property has received a satisfactory final inspection and the warranty cover will be in place. This may not apply to self-build schemes.

In summary, if the system is suitably accredited by the SCI or similar body and endorsed via the NHBC and each project is properly furnished with supporting structural calculations from a qualified Light Gauge Steel Frame certifier (as appointed by the NHBC) then it follows that the mortgage supplier will be equally satisfied with the building just as they would with any other form of build e.g. traditional, timber frame, SIPS panel, ICF etc. all of which have to perform to similar standards and provide supporting documentation.

From a warranty providers perspective, the more information they have available regarding life expectancy and structural and energy performance characteristics the more likely they are to treat applications favourably.

It is worth noting U-Roof or our clients have never experienced any difficulty obtaining warranty cover.