

# PROPERTY EXCLUSIONS



We will only lend on residential property located in England, Wales, mainland Scotland and mainland Northern Ireland.

We will only accept properties of a standard construction (unless it is a Laing Easiform house dated from 1945 onwards or a No Fines house).

We will not accept leasehold properties with less than 70 years remaining on the lease at application or commencement of the mortgage.

Where complex lease structure or split titles are in place, a referral must be made to Kensington to be considered on a case by case basis.

## **We do not accept the following property types:**

- Properties designated as defective under the Housing Defects Act 1984 and Housing Act 1985
- Commercial properties
- Properties subject to renovation / refurbishment
- Properties suspected to be in a poor condition
- Properties in areas known, or suspected to be subject to high or extreme flood risk, coastal erosion risk, structural / subsidence issues, Mundic, contaminated land, or Electro Magnetic Field's (EMF's)
- Properties with Large Panel Systems
- Properties with a Thatched Roof including Wheat Reed Roof & Straw Roof
- Properties with an Asbestos Roof
- Freehold flats & maisonettes in England, Wales and Northern Ireland
- Properties with agricultural restrictions
- Floor areas less than 35sqm
- Properties less than 10 years old without either a NHBC certificate, an Architects Certificate (Professional Consultant's Certificate), or one of the following New Build Warranties: Zurich Municipal, Premier Guarantee, BLP Limited Guarantees, Checkmate Castle 10, LABC New Home Warranties, Advantage HCI, Homeproof, Build Zone, Global Home Warranties, International Construction Warranties (ICW), Protek and Q Assur
- Properties containing Mundic Block materials
- Properties with Japanese Knotweed on site unless they are assessed as a category C and D by qualified RICS valuer.
- Properties where the borrower or borrower owned business owns more than 25% of the freehold of the block
- Live/work units
- Grade 1 listed properties in England and Wales, or Category A listed properties in Scotland, or Grade A listed properties in Northern Ireland
- Properties determined as unacceptable security by the valuer
- Grade 2\* (2 star) listed properties in England and Wales or Grade B+ listed buildings in Northern Ireland
- Properties identified as having Dry Rot
- Properties not wholly owned by the borrower. For example where equity is being retained by a builder/ developer or third party
- Properties that have been underpinned within the preceding 3 years will be deemed as unacceptable for lending purposes. All other properties that have been underpinned should have a 10 year guarantee from a reputable company warranting the works undertaken.
- Properties with 2 kitchens (unless one is situated in an annex)
- Farms or small holdings
- Buy to Let properties without a minimum Energy Performance Certificate (EPC) rating of E
- Flats above and adjacent to commercial premises that would affect saleability e.g. those properties that potentially would provide any unwanted heat, noise or smell or may present safety concerns. This would include but is not limited to: restaurants (class A3), pubs and bars (class A4), takeaways (class A5), nightclubs, casinos, amusement arcades, petrol stations, laundrettes and taxi businesses. Alongside industrial uses (classes B2-B8) and other similar uses involving machinery, such as mechanics/garages
- Properties that have been subject to a demolition order
- Properties in Northern Ireland that have been subject to any order under Chapter II of the Housing Order 1981

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- Single skin (properties with areas of single skin brickwork restricted to a single storey and comprising no more than 15% of the external envelope)
- Flats situated above the 4th floor without a lift
- Properties with retrospective cavity fill
- Buildings clad with large concrete or aggregate panels (LPS)
- Blocks of flats that contain external cladding (unless the valuer is in receipt of an External Wall Fire Review EWS1 form which is no more than 5 years old and is able to provide a valuation figure)

## Properties considered under standard product terms:

We can consider the following properties, subject to geographical property value and LTV limits\*. We can also consider these properties on our Property Plus range if the property value is £250k or above, up to 75% LTV:

- Ex-Local Authority/Ex-MOD flats and maisonettes
- Flats that have access from a balcony or open-decking
- High-rise flats over 10 storeys
- Basement flats
- Studio flats

\*Property value and LTV limits:

- England and Wales: Min property value £200k, up to 80% LTV
- Northern Ireland: Min property value £200k, up to 75% LTV
- Scotland: Min property value £150k, up to 80% LTV

## Property Plus:

The following properties can be considered on our Property Plus range up to a maximum 75% LTV:

- Fully Repaired Pre-Fabricated Reinforced Concrete
- Poured Concrete
- Steel Framed / Steel Clad houses (post 1990)
- 100% Timber Framed (post 1980 with no brick outer leaf)
- Cob Construction
- Colt Construction
- Concrete Block
- Stone and Part Rendered Breeze block with Pebble Dashed Outer Walls

For further details on non standard construction types that we can consider, refer to Property Plus: [www.kensingtonmortgages.co.uk/lendingcriteria](http://www.kensingtonmortgages.co.uk/lendingcriteria)