



BEVERLEY

BUILDING SOCIETY

Building Better Futures

Product range: SELF-BUILD Range

Information sheet produced: 30 April 2024

Our approach to meeting the Products & Services Outcome and Price & Value Outcome – Information for distributors of the Product

This summary document is being provided to you to fulfil our responsibilities under PRIN 2A.4.15R and PRIN 2A.3.12 R (2). -

It is designed to support you to comply with your responsibilities under PRIN 2A.3.16 R and PRIN 2A.4.16 R. Please note that you are ultimately responsible for meeting your obligations under 'The Consumer Duty'.

This information is intended for intermediary use only and should not be provided to customers.

1. Summary of our assessment

We have assessed that:

- Our **SELF-BUILD** product range continues to meet the needs, characteristics, and objectives of customers in the identified target market.
- The intended distribution strategy remains appropriate for the target market.
- The Product provides fair value to customers in the target market (i.e. the total benefits are proportionate to total costs).

2. Product characteristics & benefits

The products are designed to meet the needs of the target group, [describe key needs as appropriate]. The product features and criteria are designed to support these needs.

- The Society does lend solely on land, but does require that there is at least 12 months remaining on their Planning Permission on receipt of the Application
- All stage releases are 'in arrears'
- Enhanced Arrangement Fee based on a % of the loan
- The Society requires that all new builds are subject to an appropriate insurance/certification scheme covering a minimum of 10 years (or 6 years if using a Professional Consultant's Certificate)
- Two year discounted variable rates – with option to transfer to a standard residential product after final stage release without incurring an Early Repayment Charge
- Mortgage Term up to 40 years
- All our discounted variable rate schemes have a Floor Rate of 2.50%

Full eligibility criteria can be accessed on our intermediary website via [Intermediaries - Beverley Building Society: Beverley Building Society \(beverleybs.co.uk\)](https://www.beverleybs.co.uk/intermediaries).

3. Target market assessment and distribution strategy

This target market assessment matrix segments the target customers for the Product, recognising their different needs to enable you to tailor the services you provide when you distribute the Product.

Customer Circumstances	Distribution Strategy	Customer Needs & Objectives
<p>Customers looking to finance a self-build project in England or Wales, and who have the financial resources to initiate the project, so requiring stage releases only in arrears</p> <p>Customers intending to make the self-build property their primary residence on completion</p>	<p>Available through Direct and Intermediary* channels</p> <p>Applications must be through an advised sale route</p>	<p>To funds a self-build project with stage payments in arrears</p> <p>To access a discounted rate for a defined period</p> <p>To have the option to transfer to a standard residential mortgage on final stage release</p>
<p>*Intermediary distribution through:</p> <ul style="list-style-type: none"> • Networks and their Appointed Representatives • Mortgage Clubs • Directly authorised mortgage intermediaries <p>All intermediaries must be registered with us.</p>		

The Product is not designed for customers who:

- Have yet to commence their self-build project and have less than 12 months remaining on their Planning Permission.
- Are looking to finance a self-build in advance.
- Are building a home outside of England or Wales
- Are building a property that they do not intend to subsequently occupy as their primary residence
- Are building a commercial property
- Are severely credit impaired borrowers
- Do not meet our lending or property criteria

4. Customers with characteristics of vulnerability

The Product is designed for the mainstream self-build mortgage market, which is likely to include some customers with characteristics of vulnerability or who will experience vulnerability over time.

Inexperienced self-build applicants might mis-understand the characteristics of a self-build mortgage – in particular the implications of planning conditions, stage releases in arrears and the requirement/ costs of valuations prior to each stage release. Risks of project delays and cost overruns need to be factored in to the project and we will assess these as part of our underwriting process.

Customers looking to borrow in, or into, retirement are more likely to face significant changes in their income and affordability during the term of the mortgage. They may need particular advice and support to ensure they understand how such changes might impact on them.

Older borrowers, especially those looking for extended mortgage terms are more likely to develop conditions associated with older age that might affect their ongoing ability to generate income, communicate with their lender, make informed decisions, and may face unexpected personal expenses that could impact on their ability to afford the mortgage. They may need particular advice and support to ensure they understand how such changes might impact on them. This might include signposting to specialist information relevant to their circumstances, such as planning for retirement income or setting up a Lasting Power of Attorney

While not specifically targeting First Time Buyers (FTBs), this Product is available to them. FTBs are less likely to have a comprehensive understanding of mortgages or the mortgage market. Therefore, they may require additional advice and support to ensure they understand the information being presented to them and the implications of the arrangement they are entering into to reduce the risk of harm occurring.

We considered the needs, characteristics, and objectives of customers with characteristics of vulnerability at all stages of the design process for this Product to ensure the Product meets their needs.

We have also reviewed the Product to assess whether it will meet the identified needs, characteristics, and objectives of the target market, including customers in the target market who have characteristics of vulnerability.

We have in place a framework to achieve good outcomes for vulnerable customers, which includes:

- Education and training for our staff to ensure they have the appropriate skills and experience to recognise and respond to the needs of vulnerable customers
- Suitable customer service provision and communications
- Flexible policies, where appropriate, to support vulnerable members
- Monitoring to ensure we continue to meet and respond to the needs of customers with characteristics of vulnerability

Intermediaries should continue to comply with your obligations to ensure that you treat customers in vulnerable circumstances fairly. Where appropriate, and with any necessary customer consents, you should share relevant details with us so we can respond appropriately.

Please contact us if you need any further information about how we support the needs of all our customers in relation to the Product.

5. Our assessment of value

We have developed a comprehensive and robust assessment process which evaluates several aspects of our business to determine the value of our mortgage product. This analysis is used to ascertain whether the Product delivers fair value for customers.

The outcomes of the assessment process are presented to the Board, allowing for challenge and further investigation before we sign-off the outcomes and share the summary of our assessment with you.

Our fair value assessment has considered the following:

Benefits	Price	Costs	Limitations
<p>All our residential mortgage are manually underwritten, allowing us to consider individual circumstances/needs that might not be accommodated by an automated processing model</p> <p>Repayment, interest-only and Part-and-Part options available</p> <p>Income from employment, self-employment, pensions, certain investment types (or a combination)</p> <p>Upon final stage release there is the option to switch to a standard Society residential mortgage product without incurring an Early Repayment Charge</p>	<p>The interest rates, fees and charges customers pay for the Product, comparable market rates, advice fees paid to intermediaries and non-financial costs associated with operating the Product.</p> <p>You are reminded that all our discounted variable rate mortgages are linked to the Society's Standard Variable Rate and <u>not</u> to the Bank of England base rate or any other external reference</p>	<p>The cost of underwriting and setting up a mortgage, funding the Product and any other reductions in costs to the customer made possible by economies of scale.</p> <p>The Arrangement Fee for this proposition is fixed Please refer to our specific product terms</p> <p>Costs of revaluation prior to each stage release are charged to the customer</p>	<p>All our discounted variable rate mortgages have associated Early Repayment Charges applicable throughout the discount period. These Charges are commensurate with the costs that we incur in setting up the mortgage and are consistent with market norms</p> <p>All our discounted variable rate schemes have a Floor Rate of 2.50%</p>

Results of our assessment

Our assessment concluded that the Product continues to deliver fair value for customers in the target market for the Product.