

# HSBC UK

## Useful Guide



### New builds

August 2024

Energy Efficient Homes Cashback (EEHC) products have been launched.

We now offer an additional cashback on certain products where the EPC or PEA rating is A or B, please refer to the [current rate sheet](#) for the amounts available.

#### NEW OFFER EXTENSION OPTION

From the 25<sup>th</sup> March 2024, all new build applications will be eligible for an offer extension of 90 days, with the same product rate and without the requirement for new documents, subject to confirmation there has been no change in circumstances.

We have made the process as easy as possible, simply submit an [Application Amendment Form](#) within 30 days of the offer expiry date, confirm that there have been no changes to the customer's circumstances and the offer will be reissued with the new expiry date.

Please note: this applies to new build properties only. New build properties are defined as under construction and will be occupied for the first time. Properties that are recently constructed which are awaiting certification are also covered.

#### Standard lending criteria apply subject to:

- A maximum 90% LTV for houses
- A maximum 85% LTV for flats
- A structural defects warranty being in place or PCC where applicable (see below)

If you intend to capitalise a booking fee then the loan amount plus the added fee must remain within the LTV restrictions stated above.

#### New build incentives:

##### Financial incentives

Financial incentives up to 5% of the purchase price are acceptable without impacting the property value, except for part exchange cases.

Where the value of a financial incentive is **above 5%**, the difference must still be deducted from the purchase price for LTV purposes.

## Non-financial incentives

Any non-financial incentives offered by a builder / developer are acceptable without impacting LTV. Any incentives either financial or non-financial must still be declared.

## Structural defects warranties:

If the applicant is purchasing a property built within the last 10 years, or remortgaging a property built in the last two years, we require a suitable structural defects warranty to be in place. We will accept warranties from the following providers:

- ABC+ Warranty
- Advantage HCI
- Ark Insurance Group Ltd
- Build Assure New Homes/Build Assure 10
- Building Life Plans (BLP)
- Build-Zone New Home Warranty
- Checkmate Castle 10 Home Warranty
- Global Home Warranties Ltd
- Homeproof – formerly known as Aedis Warranties Ltd
- International Construction Warranties Ltd (ICW)
- Local Authority Building Control (LABC) New Home Warranty
- NHBC
- One Guarantee
- Premier Guarantee
- Protek
- The Q Policy

A Professional Consultants Certificate (PCC) is only acceptable for newly built homes within a development of no more than 10 properties.

If the property is a flat or maisonette, a PCC must be available for the common parts and the structure of the building if these are part of the new build/conversion works.

The Professional Consultant should have one or more of the following qualifications:

- Fellow or member of the Royal Institution of Chartered Surveyors (FRICS or MRICS); or
- Fellow or member of the Institution of Structural Engineers (F.I.Struct.E or M.I.Struct.E); or
- Fellow or member of the Chartered Institute of Building (FCIOB or MCIOB); or
- Fellow or member of the Architecture and Surveying Institute (FASI or MASI) (only if in conjunction with a FCIOB or MCIOB qualification); or
- Fellow or member of the Chartered Association of Building Engineers (C.Build E MCABE or C.Build E FCABE); or
- Member of the Chartered Institute of Architectural Technologists (MCIAT); or
- Architect registered with the Architects Registration Board (ARB). An architect must be registered with the Architects Registration Board, even if also a member of another institution, for example the Royal Institute of Ulster Architects (RSUA); or
- Fellow or member of the Institution of Civil Engineers (FICE or MICE).

If the PCC is issued by a Warranty provider, they must be on the approved list of new home warranty schemes above.

PLEASE NOTE:

- The Professional Consultant's Certificate (PCC) must be in the format set by UKF Lenders Handbook for Conveyancers with no changes from the standard template.
- Retrospective warranties are not acceptable i.e. warranties only obtained after the property has been built. This is because the warranty provider will not have carried out any inspections during construction, so they offer no assurance that the property was suitably constructed
- Retrospective PCC's from a professional who has not supervised the project from the start and inspected the build at regular intervals are not acceptable
- The latent defects policy obtainable through HBUK insurers is not a suitable policy to cover the lack of the above warranties for residential mortgage purposes.

## Affordable housing schemes:

### Shared Ownership

We do not currently accept applications for properties under Shared Ownership schemes via our Intermediary channel. We do accept some types of Shared Ownership scheme applications directly in our branches and over the phone.

### Help to Buy and Right to Buy

We do not currently accept any Help to Buy or Right to Buy applications via our Intermediary channel, but a customer can apply to us directly in our branches and over the phone.

### Self-build

We do not currently accept Self-build mortgage applications at HSBC UK.

## Valuations:

All New Build properties will require a physical valuation to be completed. This is currently free with HSBC UK.

Although we can approve mortgages on properties not yet built subject to a satisfactory valuation, we will not release funds until the property has been completed. A re-inspection may be required if the surveyor advises one is necessary in their original valuation.

## Offer validity:

Our offers are valid for 180 days from offer, a further 90 days may be available on request.

## Further information:

[Chat with us](#), call our Broker Support Team on **0345 600 5847** (Monday to Friday, 9am to 5pm) or contact your [local BDM](#).