

February 2026 v1

Lending policy

This document is intended for financial intermediaries only and is not approved for use by retail clients.

1. Applicant criteria

Acceptable	Considered	Not acceptable
Age		
<ul style="list-style-type: none"> Applicant age between ≥ 55 years and ≤ 84 years and 364 days on completion of the loan Joint life application – one of the applicants can be ≥ 85 years but never younger than 55 		<ul style="list-style-type: none"> Applicant age < 55 years Applicants age ≥ 85 years on single life application or both applicant ages ≥ 85 years on joint life application
Number of applicants		
<ul style="list-style-type: none"> Maximum number of applicants is two and the property must be registered to both borrowers 	<ul style="list-style-type: none"> Joint life application where both applicants are on the property title but one is in long-term care can be considered, provided there is an appointed Power of Attorney (PoA) for the applicant that is in long-term care (the other applicant and the POA cannot be the same individual) 	<ul style="list-style-type: none"> Joint life application where only one person is on the property title and the other is in long-term care

Marital status

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| <ul style="list-style-type: none"> • Applicants that are married/in a civil partnership, the application is in their joint names and the property deeds reflect this • Applicants that have previously been married/in a civil partnership, but now live in the property by themselves, are the only name on the title deeds and there is a formal document (Final Order/Decree Absolute/Deed of Separation) legally confirming the divorce/separation from their ex-partner | <ul style="list-style-type: none"> • Applicants that are married but separated can be considered, provided there is a formal deed of separation confirming the ex-partner has no further financial or legal claim over the property • Applicants that are married but the funds are being used to pay a divorce settlement can be considered, subject to there being a formal legal document in place at completion confirming that the ex-partner has no further financial or legal claim over the property and the ex-partner is or will no longer be on the title deeds at completion of the loan | <ul style="list-style-type: none"> • Single life application where the applicant is still married and/or not formally separated |
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Residency

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| <ul style="list-style-type: none"> • British citizen • Non-British citizens provided they have permanent right to reside or indefinite leave to remain | <ul style="list-style-type: none"> • British citizen who holds a British passport but has been living outside of the UK until recently can be considered, provided they have been back in the UK for at least 3 years (3-year UK address history) | <ul style="list-style-type: none"> • Applicants who do not have permanent right to reside or settled status because they have been in the UK for less than 5 years (i.e. pre-settled status) |
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Credit history

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| <ul style="list-style-type: none"> • Applicants with no prior bankruptcy/sequestration or applicants that have been discharged from bankruptcy/sequestration >6 years prior to application • Applicants with no prior Individual Voluntary Arrangement (IVA)/Protected Trust Deed or applicants that have been discharged from IVA/Protected Trust Deed >6 years prior to application • Applicants with satisfied County Court Judgments (CCJs) • Applicants with <=3 unsatisfied CCJs with combined total <=£3,000 | <ul style="list-style-type: none"> • Applicants with <=3 defaults with a combined total of <= £10,000 may be considered, provided there is a satisfactory reason for the defaults | <ul style="list-style-type: none"> • Applicants with multiple bankruptcies/sequestrations or applicants that have been discharged <=6 years prior to application or applicants that have any un-discharged bankruptcy/sequestration • Applicants with multiple IVAs/Protected Trust Deeds or applicants that have been discharged <=6 years prior to application or applicants that have any un-discharged IVA/Protected Trust Deed • Applicants with any element of outstanding Debt Management Plan (DMP) or Debt Relief Order (DRO) • Applicants with >3 unsatisfied CCJs or a combined total of unsatisfied CCJs >£3,000 • Applicants with >3 defaults or a combined total >£10,000 |
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Criminal convictions

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| <ul style="list-style-type: none"> Applicants who have a conviction for a minor traffic offence or conviction spent under the Rehabilitation of Offenders Act 1974 | | <ul style="list-style-type: none"> Applicants who have (or live with someone with) a criminal record |
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Power of Attorney

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| | <ul style="list-style-type: none"> Applications can be considered on behalf of applicants by attorneys subject to approval. Please contact Riverton for more information on requirements | <ul style="list-style-type: none"> Applications where the purpose of the loan cannot be adequately established as being in the interests of the applicants or where the POA is the beneficiary of the advance |
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Occupancy

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| <ul style="list-style-type: none"> A maximum of two lodgers are allowed so long as they complete a Deed of Consent. Formal lodger agreements are permissible provided there are shared facilities (i.e. the lodger does not have self-contained accommodation within the property) and the notice to end the lodger agreement is \leq 1 month | | <ul style="list-style-type: none"> Properties that are let with an assured shorthold tenancy agreement |
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2. Property

Acceptable

Considered

Not acceptable

Location

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| <ul style="list-style-type: none"> England (mainland only) Isle of Wight Wales Scotland (mainland only) | | <ul style="list-style-type: none"> Northern Ireland Channel Islands, Isle of Man, The Scilly Isles, Scottish Islands |
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Property value

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| <ul style="list-style-type: none"> Property value \geq £125,000 Property value \geq £150,000 for ex-local authority houses and bungalows Property value \leq £2,000,000 in England Property value \leq £1,000,000 in Scotland & Wales | <ul style="list-style-type: none"> Property value $>$£2,000,000 in England (by referral) | <ul style="list-style-type: none"> Property value $<$£125,000 Property value $<$£150,000 for ex-local authority houses and bungalows Property value $>$£1,000,000 in Scotland & Wales |
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Property type		
<ul style="list-style-type: none"> • Houses • Bungalows • Flats, Maisonettes and Coach Houses are generally acceptable, subject to criteria in "Flats, Maisonettes and Coach Houses" section • Conversions subject to all relevant permissions i.e. barn/church conversions etc. • Grade 2 listed properties (England) • Grade C listed properties (Scotland) • Ex-council/MOD houses and bungalows of traditional construction and in areas with >=50% private ownership (subject to minimum value requirements) 	<ul style="list-style-type: none"> • Back-to-back (cluster homes) 	<ul style="list-style-type: none"> • Ex-council/MOD flats and maisonettes • Properties where a local authority/housing association are the freeholders • Retirement/age restricted/sheltered properties • Any form of shared ownership • Grade 1 and 2* listed properties (England) • Grade A and B listed properties (Scotland) • Properties without suitable services (i.e. not benefiting from mains electricity) • Caravans, park homes, log cabins and house boats • Holiday homes
Flats, maisonettes and coach houses – please note that the LTV will be based on only 85% of the market value		
<ul style="list-style-type: none"> • Flats and maisonettes in blocks <=4 storeys • Coach houses subject to flying freehold restrictions • If an EWS1 form is required it must confirm the building is low risk (A1, A2 or B1) and no remedial works are required 	<ul style="list-style-type: none"> • Flats and maisonettes in blocks >4 storeys provided they are in prestigious and affluent areas • Basement/lower ground flats • Studio flats within M25 only 	<ul style="list-style-type: none"> • Tyneside flats • Ex-council/MOD flats and maisonettes • Live/work units • Flats with only external staircase/balcony access
Property size		
<ul style="list-style-type: none"> • Properties with <6 bedrooms 	<ul style="list-style-type: none"> • Properties with >=6 bed 	<ul style="list-style-type: none"> • Properties with floor area <30 square meters
Property tenure and title		
<ul style="list-style-type: none"> • Freehold houses, bungalows and coach houses • Absolute Ownership (Scotland) • Leasehold • Leasehold flats and maisonettes where the applicant also owns the freehold on a separate title and there are long leases granted on the other flats in the building (will consider up to four flats in the block) 	<ul style="list-style-type: none"> • Possessory title can be considered where it is over a small strip of land, and it does not impact the access to the property 	<ul style="list-style-type: none"> • Commonhold • Freehold flats and maisonettes (unless also leasehold) • Leasehold (Scotland) • Leasehold properties where the local authority is the freeholder • Any leasehold properties that do not meet the additional lease term requirements

- Leasehold flats and maisonettes where the flats in the block are all held on separate leases and the freehold is held jointly and equally by each flat (i.e. each owner is named on the freehold title). Up to four properties in the block will be considered. It must be confirmed that maintenance of the building is shared equally between the flats (no formal management company is required)
- Leasehold flats and maisonettes where the applicants also own a share of the freehold which is held under a separate formal management company
- Flying freehold $\leq 15\%$ of the total floor area. Where the property is a modern coach house above garages or a vehicular accessway, flying freehold criteria does not apply

- Flying freehold $>15\%$ of the total floor area
- Possessory title where it covers the property or the majority of the plot or the main access to the property

Lease term requirements

Youngest applicant age – minimum lease term remaining at application

- 55-60: 125 years
- 61-65: 119 years
- 66-70: 114 years
- 71-75: 109 years
- 76-80: 104 years
- 81+: 100 years

Ground rent, service charge and estate charge

- Ground rent is $\leq 0.25\%$ of the property value, unless the valuer comments otherwise
- Ground rent doubles every 25 years or more, provided the current ground rent meets the % vs the value as per above
- Properties with leases granted or extended on or after 30 June 2022 must comply with the Leasehold Reform (ground rent) Act and the ground rent should be a peppercorn rent

- Ground rent is $>0.25\%$ of the property value, subject to valuer comments
- Service charges $>£1,500$ outside of London and $>£2,500$ inside of London, subject to valuer comments
- Estate charges where the management company is owned by the residents and the charge amount is $>0.1\%$ of the value of the property, subject to valuer comments

- Ground rent doubles less than every 25 years
- Any provisions which allow for the ground rent to be increased over and above the Retail Price Index (RPI) e.g., 10-year doubling or where the increase is linked to another method including increase in the capital value of the block
- Estate charges calculated by a third-party management company/agent

- Service charges <=£1,500 outside of London (outside M25) or <=£2,500 inside of London (inside M25), unless the valuer comments otherwise
- Estate charges where the management company is owned by the residents, provided the charge is <=0.1% of the value of the property

- Estate charges where the management company will be transferred to the residents on completion of the development, subject to receiving written confirmation from the developer/ existing management company that this will happen

- Where we are made aware a clause exists that allows the 'Charger' to establish a lease on non-payment of the estate charge, and this not being removed or where the advanced notice given to the lender is <2 months

Construction – wall types

- Tradition walls – see list below (note this is not an exhaustive list). If unsure, please contact Riverton
- 225mm+ solid brick or stone walls
- 265mm+ cavity with outer walls of brick/block/stone (can be rendered)
- Timber framed property with outer walls of brick/stone/ rendered blockwork, built in 1970 or later
- Period timber framed properties (generally pre-1900)
- Steel/metal framed built blocks of flats, built in 2000 or later
- Single skin walls (where single storey, <=15% of the whole property, and in non-habitable rooms) are generally acceptable
- A1 mundic properties subject to a recent test in line with Royal Institution of Chartered Surveyors (RICS) guidance

- Poured in situ no fines construction (post 1940)
- Wattle and Daub
- Cob construction
- Clay Lump construction (e.g. Norfolk Clay Lump)
- Cross wall construction (post 1960) where party walls are masonry construction
- Laing Easiform cast in situ cavity wall construction (post 1940) – Type II

- Non-traditional walls – see list below (note this is not an exhaustive list). If unsure, please contact Riverton
- PRC of any kind – repaired or unrepaired
- Pre-1970 timber frame (unless pre 1900 period timber frame)
- Timber framed, majority timber clad (>50%) properties
- Steel frame houses and bungalows
- Steel frame flats built pre-2000
- Laing Easiform solid concrete wall construction (pre-1940) – Type I
- LPS houses/bungalows/flats
- Prefabricated properties
- Modern methods of construction (MMC)
- Airey construction
- Alumina cement
- Asbestos walls
- Bryant wall frame concrete panels
- Camus construction
- Canadian Cedar wood frame with cedar wood panels and PVC
- Colt construction
- Concrete block with cement render
- Concrete panels

- Concrete slabs/blocks with timber frame
- Cornish slabs pre-cast concrete
- Cumber homes
- Norwegian log
- Shiplap built on brick piers
- SSHA (Scottish Specialist Housing Association) no fine concrete
- Steel frame with other cladding
- Steel/metal framed unconventionally clad
- Unity build
- Two storey single skin walls or where there is >15% of the main dwelling made up of such construction
- Any mundic property type except A1

Construction – roof types

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| <ul style="list-style-type: none"> • Traditional pitched roofs i.e. tile or slate • Thatched roofs (reed or straw only) in good condition • Flat roofs with traditional covering (i.e. felt, asphalt, single-ply membrane, plastic, modern seamed metal etc.) subject to a maximum of 50% of the property's area and satisfactory comments from the valuer • Flat roofs up to 100%, where the customer's LTV is less than or equal to the LTV given in the table in the appendix | <ul style="list-style-type: none"> • Pitched roof with modern seamed metal • Up to 100% flat roofs with traditional covering, subject to LTV (equivalent LTV1-3) • Roofs where spray foam has been applied during the construction of the property as part of the design, not applied to the tiles or felting/batons, and provided it is BBA approved, fully guaranteed and has all the relevant building regulation certificates | <ul style="list-style-type: none"> • Thatch roof not constructed of reed or straw • >50% flat roof in high LTVs (equivalent to LTV4 and above) • Asbestos roof tiles (main property) • Roofs which have been treated internally or externally with coatings or foam. Where the underside of the roof has been sprayed between the rafters this is still not acceptable even if the timbers are still exposed |
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Environmental and construction factors

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| <ul style="list-style-type: none"> • Solar panels that are owned outright and where they have been installed with necessary consents and approvals • Properties that return a Floodscore <=20% (for more information on this bespoke flood risk assessment please contact Riverton) | <ul style="list-style-type: none"> • Leased solar panels, subject to comments from solicitors and confirmation that the lease contains a clause that allows the mortgagee to terminate the lease in a reasonable timeframe and at no cost | <ul style="list-style-type: none"> • Properties that return a Floodscore >20% (for more information on this bespoke flood risk assessment please contact Riverton) • Properties with Japanese Knotweed in Category A (Action) |
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- Properties with Japanese Knotweed in Management Category C (Manage) or D (Report) and subject to valuer's comments
- Properties affected by Radon are acceptable, subject to valuer's comments
- Asbestos cement, for example in garage/outbuilding roof, gutters, rainwater pipes, water tanks etc. provided in good condition and subject to valuer's comments
- Artex and Vinyl provided in good condition and subject to valuer's comments

- Properties with Japanese Knotweed in Category B (Action), subject to receipt of specialist report outlining an appropriate remediation and/or management programme with an insurance backed warranty by a PCA registered contractor, and subject to valuer's comments
- External wall insulation subject to evidence that building control sign off has been granted and there are guarantees in place for the works

- Sprayed asbestos, vermiculite loose insulation, lagging, asbestos insulating boards etc.

Property use and locational factors

- Properties where there are smaller overhead lines, such as telephone lines, that are typical to residential streets, unless the valuer specifically comments that they will negatively impact value and/or saleability
- Smaller enclosed sub-stations, often located on residential streets and typically no larger than a garage, subject to valuer's comments
- Properties not directly above or directly attached to commercial premises, but they are visible from the property and/or within influencing distance, subject to valuer's comments
- Properties with <= 5 acres of land, providing there is no agricultural use or restrictions
- Private drainage e.g. septic tank, cesspit etc. provided it is confirmed it meets all required regulations
- Shared septic tanks/cesspits provided it is shared between no more than four properties and there is a formal agreement in place with regards to access and maintenance and it is confirmed that it meets all the required and current regulations

- Where infrastructure is in the general vicinity of the property, subject to valuer's comments
- Properties where there are wooden electric/telephone/utility poles within the property boundary, subject to valuer's comments
- Properties above commercial premises provided they are in high value areas, and the commercial activity is unlikely to affect the desirability of the property i.e. noise, smell etc.
- Properties that are partly used for small business activity which do not require structural changes to the property or a change of planning use
- Properties with >5 acres of land, subject to minimum value >£2,000,000 and located in England only

- Properties directly adjacent to infrastructure i.e. main dual carriageway, motorway, busy railway, airport etc.
- Properties negatively influenced by current or future projects/developments i.e. HS2, fracking, new airport runways etc.
- Properties located within 100m of high voltage apparatus including pylons, sub-stations and overhead power lines
- Properties directly attached to any commercial property (i.e. shares a party wall, or is directly above)
- Generally, no commercial or business use is allowed at the property (or outbuildings) including B&B, holiday lets, farm/small holding, caravan site, kennels/cattery, equestrian business etc.
- Properties with >5 acres of land and value <=£2,000,000
- Shared septic tanks not meeting the criteria mentioned as acceptable
- Shared private water supply not meeting the criteria mentioned as acceptable

- Private water supply subject to a water certificate evidencing it is fit for human consumption and there is a continuous supply
- Shared private water supply provided it is shared between no more than four properties, there is a formal agreement in place, and the water supply is located within the curtilage of the property

Other security matters

- Properties that have previously been underpinned >3 years ago, subject to a certificate of structural adequacy
- Conservatories that have been opened to the rest of the house, subject to valuer's comments
- Annexes that are suited to the property (confirmed by valuer) and on the same council tax as the property
- Properties served by an un-adopted road/drive provided the road is in reasonable/good condition, there are appropriate rights of access to the property over the road, and subject to valuer's comments
- Properties served by an unmade road provided the road is a no-through road, is in reasonable/good condition, there are appropriate rights of access to the property over the road, and the subject to valuer's comments

- Properties held in a trust, where it is to be removed on completion
- Properties that have been underpinned <=3 years ago, subject to:
 - a) Name of contractor
 - b) Plans and specifications
 - c) Name of owner at time
 - d) Name and address of any insurance company which dealt with a claim
 - e) Engineer's report and supervision certificate
 - f) Any guarantees
- Properties with non-compliant loft conversion, subject to valuer's comments
- Non-compliant conservatories subject to valuer's comments and confirmed physical separation between the conservatory and house

- Properties with restrictions including agricultural restrictions, crofted/de-crofted properties, any restrictions on sale and/or local occupancy restrictions
- Properties held in trusts
- Any alterations and extensions without appropriate consents and approvals and still within enforcement period
- Conservatories with any part of the kitchen located within
- Annexes that are let
- Annexes that are on separate council tax to the main property
- Unadopted/unmade roads in poor condition and/or where appropriate rights of access do not exist
- Heavily cluttered properties

New build properties

All properties built or converted within the last 10 years must have an acceptable warranty in place such as:

- NHBC Warranty
- LABC Warranty
- Premier Guarantee
- One Guarantee
- ABC+ Warranty

- PCC/Architect's certificate

- Any properties built within the last 10 years that do not have an acceptable warranty

- BLP formerly known as Building Life Plan (excluding self builds under construction). These policies are underwritten by Allianz Global but written by BLP.
- Build Assure Warranty (New Home Structural Defects Insurance)
- Build-zone Warranty
- CADIS Warranty
- Checkmate's Castle 10 Warranty (where outbuildings such as a detached garage are also being constructed an endorsement to include these in cover is required).
- Global Home Warranties (Structural Defects Insurance)
- The Q Policy for Residential Properties
- The Q Policy for Bespoke Properties (detached only)
- Protek Warranty
- Advantage Warranty
- International Construction Warranties (ICW) - if the property has a flat roof greater than 10sqm an endorsement will be required to include it in the cover
- Ark Residential New Build Latent Defects Insurance - where a detached garage/outbuilding has been constructed at the same time as the main building the policy must include an endorsement confirming cover for the detached garage/outbuilding.
- Homeproof (formerly Aedis) Warranty
- TMSW Warranty

- CRL new build 10 year structural defects insurance policy for residential property:

We will only accept a CRL new build 10 year structural defects insurance policy in the following circumstances:

- a) The final certificate is dated 04/09/2019 or earlier, and the Underwriter is International General Insurance Company (UK) Ltd (IGI) or CGICE
- b) The final certificate is dated 05/09/2019 or later, and the underwriter is International General Insurance Company (UK) Ltd (IGI) and the final certificate has been signed by Ark Insurance Group Ltd.