

LV= Equity Release Lending Policy

Criteria Table

	Lump Sum+/ Drawdown+/ LV= Lump Sum/ LV= Flexible			Lifestyle			Notes
	Accepted	Refer	Not Accepted	Accepted	Refer	Not Accepted	
Applicant Age							
Aged 55 - 84	✓			-	-	-	Customers over 84 and 6 months will not be able to produce a new illustration. Case must complete before turning 85.
Aged 55 - 90	-	-	-	✓			Customers over 90 and 6 months will not be able to produce a new illustration. Any application must be submitted before 90 and 8 months. Cases must complete before the applicant turns 91.
Aged 55 - 95		●		-	-	-	Existing LV= Lump Sum and Flexible policies may borrow up to age 95, subject to standard additional borrowing terms. Additional borrowing is not guaranteed. Lump Sum+ and Drawdown+ are excluded from this and have an absolute maximum age of 84, apart from where withdrawing from a pre-agreed facility.
Residency / Occupancy							
Resident in the UK	✓			✓			Must have permanent right to reside and have a UK address history of at least 36 months.
Remortgages	✓			✓			Property must have been purchased over 6 months ago.
Purchases	✓			✓			Lending based on lower of the agreed purchase price or valuation. Back-to-back purchase transactions within 6 months of each other not allowable. Under value purchases not permitted.
Sole ownership	✓			✓			See notes on joint ownership if anyone else lives in the property.
Joint ownership	✓			✓			Joint application will be needed if married, civil partnership, cohabiting couples.
Tenants in common	✓			✓			
Second/holiday home			✗			✗	The security property must be the main residence.
Divorced or separated	✓			✓			Decree Absolute or Deed of Separation will be required. The ex-spouse/partner must not reside after completion, including on transfer of equity cases.
Spouse living separately due to care		●			●		If application is in joint names, POA with no conflict of interest required. If application and title in sole name, suitable POA must complete a waiver.
Occupiers aged 17 or over	✓			✓			A waiver is required and independent legal advice must be taken by the occupier. If incapable of signing a waiver due to disability for example, suitable POA with no conflict of interest must sign on their behalf.
Occupiers aged under 17	✓			✓			
Lodgers		●			●		Maximum of 2 lodgers. Must sign an occupancy waiver and have no formal tenancy agreement.
Credit History							
Adverse credit history		●			●		



	Lump Sum+/ Drawdown+/ LV= Lump Sum/ LV= Flexible			Lifestyle			Notes
	Accepted	Refer	Not Accepted	Accepted	Refer	Not Accepted	
Property Value							
Valued below £100,000			x			x	
Ex-local authority valued below £150,000	✓					x	
Sheltered accommodation / age restricted valued below £200,000	-	-	-			x	
Valued between £100,000 and £5,000,000	✓			✓			Further review will take place on properties worth £1m or more.
Valued between £5,000,000 and £10,000,000			x	✓			Further review will take place on properties worth £1m or more.
Valued above £10,000,000			x			x	
Geographical Location							
Mainland England	✓			✓			
Isle of Wight	✓			✓			
Wales	✓			✓			
Mainland Scotland	✓			✓			
Anglesey		●			●		
Scottish Highlands		●			●		
Scottish Isles and Isle of Man			x			x	
Northern Ireland			x			x	
Property Type/Tenure							
Freehold house/bungalow	✓			✓			
Leasehold house/bungalow/flat/maisonette	✓			✓			Must meet our requirements in regard to construction, lease, service charges and ground rent.
Share of freehold		●			●		For consideration must have appropriate management company and service charges/lease within limits. Blocks with more than three units require an independent management company to be in place for maintenance.
Studio flats			x		●		Studio flats can be considered on our Lifestyle product, subject to having three individual rooms separated by a doorway i.e. combined bedroom/living room, separate kitchen, separate bathroom.
Basement Flats			x	✓			
Freehold flat/maisonette			x			x	
Scottish flat/maisonette	✓			✓			May require further documentation.
Back to back and cluster homes		●			●		
Age restricted/sheltered			x		●		A 30% reduction will be applied to the property value to calculate maximum LTV. The block cannot have been built in the last three years. Lease, service charge and ground rent requirements must be met. Subject to surveyor comments on resale and conveyancing.
Commonhold			x			x	
Possessory		●			●		
Tyneside lease			x			x	

	Lump Sum+/ Drawdown+/ LV= Lump Sum/ LV= Flexible			Lifestyle			Notes
	Accepted	Refer	Not Accepted	Accepted	Refer	Not Accepted	
Converted flats		●			●		Must meet our requirements in regard to construction, lease, service charges and ground rent.
Coach houses/flats above garages		●			●		
Flats above 6 storeys			✘			✘	
Flats above 4 storeys with no lift			✘			✘	
Lease/Service or Estate Charge/Ground Rent Requirements							
Lease term remaining = 175 minus age of youngest customer	✓			✓			Example - If youngest customer is 60, 115 years or more must be left on lease (175-60=115).
New build leasehold flats - Lease below 125 years			✘	-	-	-	
New build leasehold houses - Lease below 250 years			✘	-	-	-	
Ground rent 0.1% or less of property value	-	-	-	✓			Ground rent must not exceed 0.1% of property value.
Ground rent 0.2% or less of property value	✓			-	-	-	Ground rent must not exceed 0.2% of property value.
Combined service charges & ground rent 2.5% or less of property value	✓			-	-	-	Service charges and ground rent combined must not exceed 2.5%. High service charges are subject to no negative surveyor comments on resale or property value. Customer should not be in arrears on ground rent or service charges. Three years of receipts required on all cases to validate. Blocks with more than three units require an independent management company to be in place for maintenance.
Flats - Service charge max 1.5% of property value	-	-	-	✓			Maximum 1.5% of property value on all flats and maisonettes. Includes leasehold and absolute title. All age restricted properties, including houses and bungalows are subject to a 1.5% maximum. Customer should not be in arrears on ground rent or service charges. Three years of receipts required on all cases to validate. Blocks with more than three units require an independent management company to be in place for maintenance.
Houses - Service charge max 2% of property value	-	-	-	✓			Maximum 2% of property value on leasehold houses, excluding age restricted/sheltered houses which are subject to a 1.5% maximum. Customer should not be in arrears on ground rent or service charges. Three years of receipts required on all cases to validate.
Onerous ground rents			✘			✘	Including but not limited to: doubling ground rents with no cap, frequent increases, increases exceeding RPI.
Onerous estate charges			✘			✘	Including but not limited to: estate charges with no cap, unsuitable remediation / notice period relating to section 121 LPA 1925. Charges over 0.1% of property value or £500 will be assessed by exception.
Ex-Local Authority/Housing Association/MOD							
Freehold house/bungalow	✓			✓			Must be no restrictions on title e.g. resale, occupation etc.
Leasehold house/bungalow			✘			✘	
Flat/maisonette			✘			✘	
Utilities							
Mains water	✓			✓			
Private borehole/spring			✘			✘	
Mains gas	✓			✓			

	Lump Sum+/ Drawdown+/ LV= Lump Sum/ LV= Flexible			Lifestyle			Notes
	Accepted	Refer	Not Accepted	Accepted	Refer	Not Accepted	
LPG/bottled gas		●			●		Should be common to the area.
Oil heating		●			●		Should be common to the area.
Storage heaters		●			●		Subject to surveyor's comments and must be centrally controlled.
No central heating			✘			✘	
Solar panels		●			●		Owned and leased considered. MCS certificate required and proof of ownership for owned panels. Lease and CML must be provided for leased panels along with MCS. Should not solely power property.
Wind turbines			✘			✘	
Biomass boiler			✘			✘	
Ground source heat pump		●			●		
Heat source heat pump		●			●		
Mains drainage	✓			✓			
Septic tank/cesspit	✓			✓			Must be private/sole use and within title boundary. Must meet regulations.
Sewage treatment plant	✓			✓			Must be private/sole use and within title boundary. Must meet regulations.
Other utilities not listed above		●			●		
Access							
Private roads	✓			✓			Maintenance should not be the sole responsibility of the subject property.
Unadopted roads		●				✘	A suitable maintenance agreement must be in place alongside an indemnity policy.
Shared driveway		●			●		Maintenance should not be the sole responsibility of the subject property and legal rights of way in place.
Access via bridleway			✘			✘	
Access used and owned by commercial			✘			✘	
Access road owned by National Trust/Church Commission			✘			✘	
Environmental							
Flooded in the last 15 years			✘		●		
High flood risk			✘			✘	
Medium flood risk			✘		●		
Low flood risk	✓			✓			
No flood risk	✓			✓			
Coastal erosion			✘			✘	If property is deemed at risk of coastal erosion by LV= or a surveyor.
Mining		●			●		Report may be required and referred internally and back to surveyor.
Cheshire Brine/salt mining		●			●		A salt mining report will be required and referred internally and back to surveyor.
Fracking - exploration area			✘			✘	
Horticulture - knotweed or similar		●			●		Knotweed assessed using RICS framework.
Unsuitable soil			✘			✘	Landfill sites, contaminated land and specific foundations used due to soil and any other soil deemed as at risk.

	Lump Sum+/ Drawdown+/ LV= Lump Sum/ LV= Flexible			Lifestyle			Notes
	Accepted	Refer	Not Accepted	Accepted	Refer	Not Accepted	
Construction							
1900 - 1969 timber frame			X	-	-	-	
1920 - 1969 timber frame	-	-	-			X	
Barn conversions		●			●		
Cavity wall insulation (standard brick/block construction)	✓			✓			
Cavity wall insulation (timber framed)			X			X	
Cob			X			X	
Colt			X			X	
Concrete block		●			●		
Concrete panel			X			X	
Cross Wall		●			●		
Double skin brick/block with cavity (standard construction)	✓			✓			
Flint		●			●		Should be common to area. Subject to valuation.
Flying freehold		●			●		Must not exceed 15%. The area it crosses will also be taken into account.
Full timber (frame and walls)			X			X	
Hoop iron rods			X			X	
Huf Haus			X			X	
Kit houses			X			X	
Laing Easiform		●			●		Should be post-1945.
Limestone			X			X	
Log homes			X			X	
Mobile homes/fixed caravans/park homes/boat homes			X			X	
Modern methods of construction			X		●		Some MMC properties can be considered on our Lifestyle product subject to construction. Full details and warranties/accreditations will be required.
Modular			X			X	
Mundic		●			●		Would require Mundic report showing grade A1, A2 and A3 only. Reports need to be extended to LV= as the lender.
Poured concrete			X			X	
PRC repaired		●			●		
Pre-1900 timber frame		●		-	-	-	Timber treatment guarantees or a damp and timber report will be required.
Pre-1920 timber frame	-	-	-		●		Timber treatment guarantees or a damp and timber report will be required.
Property designated defective under the 1984 Housing Act			X			X	
Sandstone		●			●		Should be common to area. Subject to valuation.

	Lump Sum+/ Drawdown+/ LV= Lump Sum/ LV= Flexible			Lifestyle			Notes
	Accepted	Refer	Not Accepted	Accepted	Refer	Not Accepted	
Single skin		●			●		Lifestyle - No more than 20% covering one floor only. Uninhabited outbuildings not included. All other products - no more than 10% covering one floor only in habitable spaces. Subject to valuation.
Sipps			✘			✘	
Steel frame pre-2000			✘			✘	Steel Frame properties allowable subject to 100% brick/block outer skin and constructed after 2000.
Stone/solid brick	✓			✓			Solid brick under 225mm not accepted.
Timber frame, top half clad		●			●		
Wattle and daub		●			●		If common to the age of building and in good condition no signs of damp. Subject to valuation.
Wimpey No-Fines	✓			✓			
Other construction not listed above		●			●		
Pitched/Mono Roof Construction							
Asbestos tiles			✘			✘	
Cement fibre	✓			✓			Declined if asbestos.
Clay / peg tiles	✓			✓			
Concrete tiles	✓			✓			
Felt			✘			✘	Pitched felt not permitted. See flat roof section for flat felt limits.
London style		●			●		Flat section should be within requirements. See flat roof section.
Mansard		●			●		
Metal sheet roofing		●			●		Acceptable subject to survey and type of property and metal. Corrugated metal sheeting is not acceptable.
Pantiles		●			●		
Shingles - wooden tiles			✘			✘	
Slate	✓			✓			
Spray foam insulation			✘			✘	Refer if this has been removed. Roof report will be required and acceptance not guaranteed.
Thatch		●			●		Only considered on detached properties and in good condition. Reports may be requested.
Turnerised roof			✘			✘	
Other construction not listed above		●			●		
Flat Roofing							
Over 50% flat roof - Ex Local Authority			✘			✘	
Up to 100% flat roof	✓			✓			A suitable / durable material being in place such as asphalt, metal sheet (copper / lead / zinc), EPDM, GRP. The maximum for non-durable materials such as felt (including mineralised felt) is 50%. Ex-local authority properties cannot exceed 50% flat roof.
Roof terrace		●			●		Included in flat roof percentage rules.
Other construction not listed above		●			●		
Acreeage							

	Lump Sum+/ Drawdown+/ LV= Lump Sum/ LV= Flexible			Lifestyle			Notes
	Accepted	Refer	Not Accepted	Accepted	Refer	Not Accepted	
Up to 2 Acres	✓			✓			Any non-garden usage should be referred.
Over 2 Acres			✗	✓			
Up to 20 Acres	-	-	-	✓			A maximum acreage of 20 is permitted. Property valuation will be based on 5 acres. Properties with over 2 acres will be assessed on a case by case basis.
Use of land							
Agricultural use/ties			✗			✗	
Crofting/decrofted or near crofted land			✗			✗	
Equestrian		●				✗	We may consider small private use only. Minor unused equestrian facilities e.g. a small stable, may be considered on our Lifestyle product.
Farm - now only residential		●			●		Considered dependent on location, size, number of outbuildings and general setup.
Farm - working			✗			✗	
Holiday lets			✗			✗	
Smallholdings			✗			✗	
Location/Proximity							
Rural		●			●		Must have amenities within 10km and positive valuation.
Coastal		●			●		Declined if at risk of coastal erosion.
Commercial - adjacent			✗		●		We class commercial premises as: pubs, shops, restaurants, offices, petrol stations, industrial etc.
Commercial - close proximity		●			●		
Non-residential - adjacent		●			●		We class non-residential premises as: schools, places of worship, healthcare premises, care homes etc.
Non-residential - close proximity		●			●		
Substation - adjacent		●			●		Acceptable subject to survey and based on location to property and size of the substation.
Airport - close proximity		●			●		Larger distances than standard commercial premises will be reviewed given potential disruption. Subject to underwriting and survey.
Pylons/overhead cables - close proximity		●			●		High voltage lines close to or inside property boundary are not accepted.
Phone masts - close proximity		●			●		
Train/tram lines - adjacent			✗			✗	
Train/tram lines - close proximity		●			●		
Listed Buildings							
Grade 1			✗			✗	
Grade 2		●			●		
Grade 2*			✗		●		

	Lump Sum+/ Drawdown+/ LV= Lump Sum/ LV= Flexible			Lifestyle			Notes
	Accepted	Refer	Not Accepted	Accepted	Refer	Not Accepted	
Category A (Scotland)			X			X	
Category B (Scotland)			X		●		
Category C (Scotland)		●			●		
Essential Repairs							
Essential repairs required to property		●			●		Subject to review. Will need to be carried out before completion where in need of immediate attention, or significantly impacting the property, or posing a significant risk e.g. roof repairs, damp, reinstating kitchen/bathroom etc.
Reason for Loan							
Home Improvements - Structural			X		●		
Investment		●			●		As a responsible lender we do not typically lend to invest. Further information will be required.
HMRC payment/tax liability			X			X	
Bankruptcy/Sequestration/ IVA/CCJ repayment			X		●		CCJ repayments can be considered on the Lifestyle product on case by case basis
Business purposes			X			X	
Time Share interest purchase			X			X	
Unsecured debt		●			●		Repaying large amounts of unsecured debt will be subject to further review.
Miscellaneous - Property							
Absolute Ownership (Scotland) - Owns both flat and building			X			X	
Annexe		●			●		Must be standard construction and less than or equal to 25% (or 50% on Lifestyle products) of overall property. No formal letting. Must be on same title, council tax, utilities as main property. Subject to valuation and further review.
Asbestos (external, excluding roof)		●			●		
Asbestos (internal)		●			●		
Block of flats containing commercial			X			X	
Clutter			X			X	Clear access and visibility is required to all rooms for valuation.
Commercial use at property		●			●		Home offices for working from home / clerical work permitted. On Lifestyle product only we may accept some forms of commercial usage where it doesn't exceed 40% of the property. Examples of commercial that may be permitted: Therapist, Tutor, Hairdressing/ Beauty, Childminder, home based office. Refer for full requirements.
External insulation			X			X	
Historic/National Trust or Church ties			X			X	
Leaseholder owning building freehold (England & Wales)			X		●		May be considered on small developments.
Lift in single family residential		●			●		
Manorial rights		●			●		Not acceptable if already exercised. Subject to valuer comments if existing on title.

	Lump Sum+/ Drawdown+/ LV= Lump Sum/ LV= Flexible			Lifestyle			Notes
	Accepted	Refer	Not Accepted	Accepted	Refer	Not Accepted	
New builds		●			●		New build warranty required. LV= to assess warranty. Property must be finished/habitable. Incentives limited to 5%.
Outbuildings		●			●		Subject to review regarding usage and number of outbuildings.
Polystyrene ceiling tiles			✘			✘	
Poor condition (internally or externally)			✘			✘	
Property held in trust			✘			✘	
Red ash (floor)		●			●		
Second charges			✘			✘	
Subsidence/underpinning - historic (older than 3 years)	✓			✓			Would need structural adequacy certificate and standard insurance.
Subsidence/underpinning - ongoing			✘			✘	
Underpinning - last 3 years			✘			✘	
Title crossing public road			✘			✘	
Title restrictions			✘			✘	Includes chancery liabilities.
Miscellaneous - Applicant/Application							
Power of Attorneys / Deputies	✓			✓			Cannot be the spouse or reside in the property or have a conflict of interest in the transaction or property.
Specialist Reports (if requested)							
Asbestos report		●			●		UKCAS accredited firm.
Coal mining report		●			●		CON29M report unless stated.
Damp and timber report		●			●		A full report by a PCA approved contractor. A quote for all recommended work should be provided alongside. Type of work and cost will determine acceptance.
Electrical report		●			●		A full report by an NICEIC, ELECSA or NAPIT approved contractor. A quote for all recommended work should be provided alongside. Type of work and cost will determine acceptance.
EWS1 report		●				✘	Subject to surveyor assessment and underwriting review if deemed required in valuation report.
Gas report		●			●		Full report by a Gas Safe contractor. A quote for all recommended work should be provided alongside. Type of work and cost will determine acceptance.
Mundic report		●			●		Class 1 accepted, class 2 considered, class 3 decline.
Salt/brine mining report		●			●		Groundsure (recommended).

This is not an exhaustive list and all acceptance is subject to a valuation report and underwriting.

Please refer any further queries to ERUnderwriting@LV.com

If you'd like us to send you this document or any future correspondence in another format, such as Braille or large print, please just let us know.

LV Equity Release Limited, Pease House, Tilehouse Street, Hitchin, Herts SG5 2DX.

LV= and Liverpool Victoria are registered trademarks of Liverpool Victoria Financial Services Limited and LV= and LV= Liverpool Victoria are trading styles of the Liverpool Victoria group of companies. LV Equity Release Limited is registered in England (No 1951289) and is authorised and regulated by the Financial Conduct Authority (register number 306287). Registered address: County Gates, Bournemouth, Dorset, BH1 2NF.

46534-2025 06/25

