


Supplementary Information Sheet for: Self Build, Custom Build, Conversion & Renovation applications

We require further information about the property/project before we can give you a Decision In Principle (DIP).

Please complete this form in full and upload to the portal at the same time as your DIP request – this will really help us give you a quick and accurate response.

 Look out for the lightbulb icon - we've added this to give you some helpful tips on particular questions.

Before you start, please ensure:

- You have checked the product details for our basic criteria
- You have read [Our Intermediary Guide to Self Build Mortgages](#)
- You submit the application on the basis of the required mortgage after the project is complete. For example, if a 25 year capital repayment mortgage is required then submit the proposal on that basis – bearing in mind that during the build the mortgage will benefit from an Interest Only concession up to a maximum period of 2 years.

For questions that require the submission of supporting evidence, you have the option to upload the relevant documents through your portal.

If you have any questions or need help with this form, please contact our Intermediary Support Team:

- ist@saffronbs.co.uk
- 01799 582925
- webchat via <https://www.saffronforintermediaries.co.uk/>

All Self Build, Custom Build & Renovation applications


Will the applicant live in the property after completion?

Yes

No

 If no, the application will be declined. We may still be able to help via our Development Finance Team – please call 01799 582886 or email Development.Enquiries@saffronbs.co.uk

What type of planning approval has been obtained?

 Outline Planning Permission must have already been received for a DIP and Full Planning Permission prior to FMA submission.

What is the address of the property/plot, including postcode?

Postcode:

What is the project type?

If custom-build:

Confirm the number of plots on the site.

Confirm the number that are custom build.

Confirm mains services including gas, electric, water & sewage are on site.

Yes


No

Confirm access to a publicly adopted highway or, in the case of a private road, legal right of access is available.

Yes

No

Planning Portal Link.

 If you do not have the planning link please provide the following information:


Local Authority.

Planning Reference Number.


Is access to the property via land owned by any member of the applicant's family?


Yes

No


 If yes, please provide further details. Sites contained within private land can be considered where legal right of access to the property is granted and validated by the acting Solicitor.

Has a New Build Warranty (NBW) been obtained? Yes No

 NBW is required for all Self Build including Knock Down & Rebuild and Custom Build projects.

 On all draw downs with a PCC we will require evidence from the architect / engineer who is providing the assurance to confirm they have inspected the site.

Who is the NBW provider?


 The provider must appear on this approved list.


Has a Professional Consultants Certificate (PCC) been obtained? Yes No N/A


What qualification from our approved list does the Professional Consultant hold?

What is the property construction type?

Roof Construction

 For full guidance refer to our acceptable construction types on our website.

 Spray Foam insulation is not accepted in any part of the property.

 Timber framed properties must have external walls built of brick/masonry unless considered under Modern Methods of Construction (MMC). If MMC are being used the external walls must be brick/masonry to minimum Damp Proof Course and subject to valuers comments.

Wall Construction

Will non-standard construction materials be accredited under BOPAS, BBA or BRE and supported with a 60-year durability guarantee? Yes No N/A


Will the materials used in construction be supported and assured under the STA Gold warrantee? Yes No

If the answer to the above question is yes, please confirm the contractor is STA Gold registered Yes No

Where applicable provide evidence of previous completed construction completed under STA Gold assurance

What are the total build costs?


Who has validated the build costs?

 In some instances, the Society will require the appointment of its own Quantity Surveyor (QS) which must be funded by the applicant. Where possible, the Society will notify you of this intention at DIP stage, but this could be requested at a later stage of the application.

Are build costs guaranteed under a fixed price JCT?

Yes


No

 For most projects, we prefer that a fixed price JCT contract be established, which should be assignable to the Society or include Step In Rights in the event of default. Additionally, please note that a minimum contingency of 10% will be required where no JCT is in place, and a minimum of 5% where a JCT contract is established.


Please confirm what level of contingency is built into the total build costs declared above.

Who will manage the project?

What experience does the project manager have with this type of project?

 Where the applicant is to be the project manager, we must get details of their experience.

What is the name of the main builder/contractor and any sub-contractors?

 Where possible provide website details.

What experience does the builder/contractor and any sub-contractors have with this type of project?

 If yes, please provide further details.


Please add any other information to support the project e.g. uploading pictures of the plot, Google map images, valuations completed. Click [here](#) for how to upload to our portal.

Purchase Applications Only


The total borrowing amount requested (excluding fees).


The estimated end value upon completion of the project.


The purchase price of the property/plot.

 Plot values will be obtained on a residual basis and consider developer profit (20%) and build costs.


The initial drawdown amount.


 See product criteria for limits.

 We do have a minimum drawdown requirement of £1k which will need to be drawn down upon legal completion of the mortgage.

 For more information on the mortgage drawdown process, see [Our Intermediary Guide to Self Build Mortgages](#)

What is the amount of total personal liquid funds available during the project?


 Evidence will be required for total liquid funds at FMA.

 See Our Intermediary Guide to Self Build Mortgages for a cashflow budget example.


Where will the applicant live during the project?


What are the costs of accommodation during the project, for example, mortgage, rent, hotel costs?


Does the applicant want an Interest Only or Repayment mortgage for the full mortgage term?


 All applications are granted an Interest Only concession during the build period (up to a maximum of 24 months). Once construction is completed the mortgage will be automatically switched to a repayment mortgage unless interest only is selected for the full mortgage term.

If interest only is required for the lifetime of the mortgage, please confirm the intended repayment vehicle.


 Please see our product criteria for acceptable repayment vehicles.

 The Society does not allow part & part on Self Build.


 The maximum LTV for interest only is 70% or 60% when lending into retirement.

 Where there is not £250,000 equity, please speak to your BDM to see if we will consider less than £250,000.


Confirm building control and NBW site visits to date been completed and signed off as satisfactory.


 Evidence of site visits and satisfactory sign off will be required at FMA.


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