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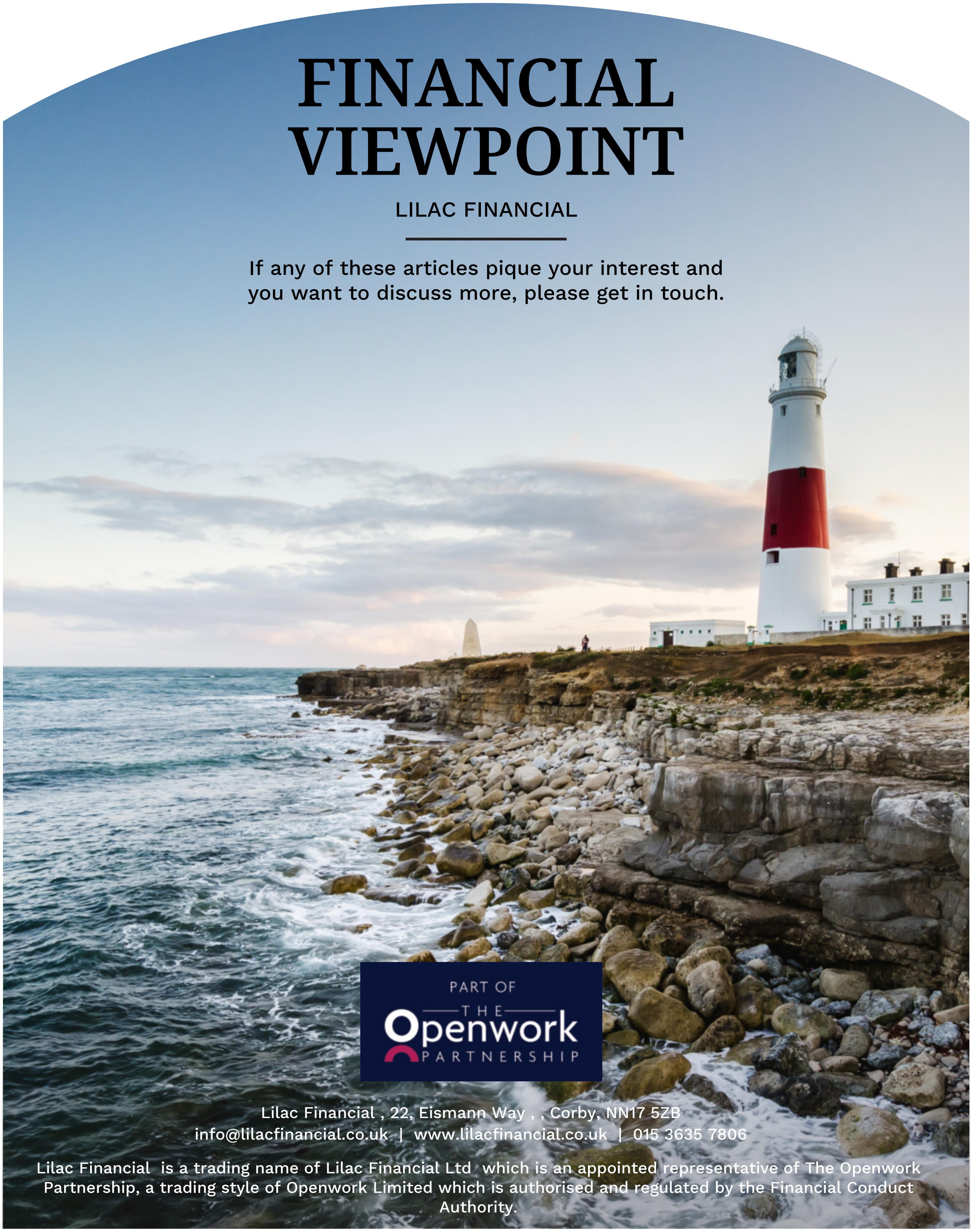

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Lilac Financial , 22, Eismann Way , , Corby, NN17 5ZB
info@lilacfinancial.co.uk | www.lilacfinancial.co.uk | 015 3635 7806

Ask your adviser – your top remortgage questions answered!

According to the Bank of England, 3.6 million mortgages are set to be renegotiated over the next three years, amounting to 41% of all outstanding home loans. If you are one of those set to review your options, it's likely you'll have plenty of questions and may not even know where to start.

Not only are interest rates and mortgage deals changing all the time, but in recent years, significant shifts in the economy and economic conditions have changed the mortgage landscape. For those coming off a five-year fixed rate – or even a two-year fix – it's likely that the rates and options available to you will look considerably different. It can make the process really overwhelming and difficult to know if you're making the right decision.

Fear not! With the help of qualified mortgage adviser, you do not have to complete this process on your own. An adviser will be able to look at your current situation and explore the options available to you – all while simplifying the process.

Below, we've pulled together some of the top remortgage questions to give you a head start before speaking to an adviser.

What exactly is a remortgage?

Remortgaging is where you switch to a new mortgage deal on your current property, usually with a different mortgage lender. By replacing your old mortgage with a new one, you might be able to access a better interest rate or lower your monthly payment. It is also a way to avoid moving onto a lender's Standard Variable Rate (SVR), which starts when your initial fixed-rate period finishes. It can often be a much higher rate than otherwise available, and therefore more expensive.

When is the right time to remortgage?

Leave it too late and your risk rolling onto your lender's SVR, which will be considerably higher than rates otherwise available through a new two or five-year fixed rate mortgage deal. Acting early gives you the best opportunity to secure the right deal for you.

How long does a remortgage take?

According to Halifax, the remortgage process can take between four and eight weeks to complete, from the moment that you apply. Alongside the application itself, there will be legal work to complete and in some cases a property valuation may be required. For anyone undertaking a remortgage, it's really important to ensure you have all the correct and up to date information, and you respond promptly to any questions or queries from your conveyancer (solicitor).

Can I remortgage too early?

Completing a remortgage before your current deal expires is likely to incur an early repayment charge (ERC) from your lender. This is the penalty you will pay if you overpay your mortgage above their specified amount, or remortgage during your fixed-rate period. While all lenders have different ERCs, they can all still be quite hefty penalties to pay so timing is really important. A qualified mortgage adviser will be able to match your remortgage with the expiry of your current deal, or advise if there is any benefit to exiting your existing deal early.

Other fees to consider during your remortgage are any product or arrangement fees, any valuation fees or legal costs.

Is loan-to-value (LTV) still important when remortgaging?

LTV still plays a critical role in your remortgage as it helps determine what rate you will be offered by a lender. A lower LTV means your outstanding mortgage balance is less than the value of the property, which means less risk for the lender. Because there is less risk, a lender is more likely to offer better remortgage deals.

As long as your house holds its value (or it increases), your LTV will naturally improve as you pay off your mortgage. This may open up new options that were perhaps not available to you when you first took out your mortgage.

What happens if my home has dropped in value?

While house prices overall have remained fairly robust, there is the chance that a property may drop in value between the purchase and the remortgage. In some cases, this can mean that you owe more than the property is worth. While remortgaging is not always as straightforward for those in negative equity, that's not to say that options don't exist. It certainly requires expert advice to navigate the potential options and the lenders who be willing to support an applicant in negative equity.

Do I always need to move to a new lender?

Not necessarily. Similar to a remortgage is a product transfer (PT) where you switch to a new mortgage deal with your existing mortgage lender. This is a popular option as it can be very quick to complete and doesn't always require fresh credit or income checks. You may miss out on better rates or deals offered by competitors though. If you're not sure which is the right option for you, your mortgage adviser will be able to run through both options with you.

As you approach the end of your current deal, your existing lender may look to reach out directly to discuss a new deal. A mortgage adviser will be able to look at this offer and compare it against other lenders, banks and building societies. Remember that an adviser will have access to a much broader range of lenders and products (including exclusive options) compared to your existing bank or lender who will only have access to their own offering.

Is it possible to borrow more money when I remortgage?

As part of the remortgage process, many people will look at the possibility of borrowing more money by increasing their mortgage. This can then be put towards home improvements for example, while others may look to consolidate other debts such as personal loans or credit card bills, or borrow additional funds for other needs.

If this is of interest, it is important to discuss this with your mortgage adviser. It is also worth remembering that increasing your mortgage also increases the debt against your home, which comes with potential risks and higher costs.

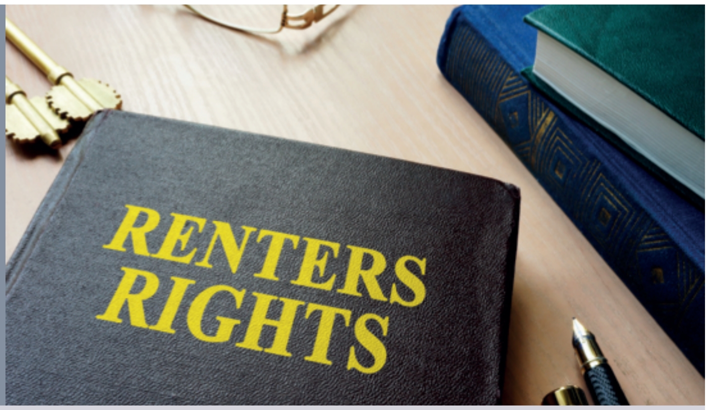
Turn confusion into clarity

It quickly becomes clear that as you approach remortgaging, there is much to consider. Whether you're looking for a straight remortgage, a product transfer or the opportunity to borrow additional funds, there are plenty of options available for all circumstances and situations. With the help of a qualified mortgage adviser, this doesn't have to be a painful or laborious process.

Using this this list of FAQs, you will already be ahead of the game as your approach your remortgage. Working with your adviser will help simplify this process further, ensuring you are well prepared to navigate your new mortgage deal.

THINK CAREFULLY BEFORE SECURING OTHER DEBTS AGAINST YOUR HOME. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

10 Things Landlords Need to Know About the Renters' Rights Act



The Renters' Rights Act officially became law on 27 October 2025, bringing the biggest shake-up to the private rented sector (PRS) in decades. Whether you own one property or manage a portfolio, these changes will affect how you operate—and now is the time to prepare.

Here's a practical overview of what you need to know—and we can help you prepare.

1. It's law—implementation is next

The Act is now official, but not everything will change overnight. Some measures will be introduced quickly, while others will be phased in. The key takeaway: don't wait. Start reviewing your properties and processes now.

2. Section 21 evictions abolished

You'll no longer be able to evict tenants without a valid reason. Instead, you'll need to use updated Section 8 grounds—such as rent arrears or selling the property. This could mean longer waits for possession - especially if court delays persist.

3. Fixed-term tenancies replaced

Tenancies will become rolling and open-ended. Tenants can leave with two months' notice, while landlords must follow formal procedures to end a tenancy. Student landlords may face particular challenges, with limited exemptions for HMOs and purpose-built accommodation.

4. Rent increases restricted

You'll only be able to raise rent once per year, with two months' notice via a Section 13 notice. Tenants can challenge increases at tribunal. If you're facing higher mortgage repayments, now's the time to stress-test affordability and explore your options.

5. Higher property standards required

The Decent Homes Standard will now apply to private rentals, requiring homes to be safe, warm, and free from serious hazards. Awaab's Law adds strict timelines for repairs. If upgrades are needed, we can help you explore funding solutions.

6. Mandatory registration and accountability

All landlords must register on a new national database and join an Ombudsman scheme. You'll also need to follow new fairness rules—such as considering pet requests, avoiding discrimination, and advertising fixed prices. Landlords and agents will be required to publish an asking rent for their property, and it will be illegal to accept offers made above this rate.

7. Stay informed and proactive

Even if some details are still being finalised, there are practical steps you can take now:

- Review your portfolio
- Inspect properties for hazards
- Update advertising and complaints processes
- Check that any agents you use are ready for the changes

8. Funding the changes

Upgrades and compliance may come with costs. As financial advisers, we can help you explore:

- Refinancing options
- Further advances
- Multi-property mortgage solutions

These can help you unlock equity and invest in your properties without compromising cash flow.

9. Think long-term

Beyond this Act, further reforms are coming—especially around energy efficiency and EPC standards. If you're planning improvements, it may be cost-effective to tackle energy upgrades at the same time.

10. Support is available

The Renters' Rights Act introduces new responsibilities, but with the right advice and planning, you can stay compliant and protect your investments.

Most buy to let mortgages are not regulated by The Financial Conduct Authority.

YOUR PROPERTY FOR BTL MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

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Here's how financial protection can offer security for parents

Serious illness can place immense stress on our families. The cost of caring for an unwell child, worry over access to essential services, and the emotional toll of serious illness are all things that no parent wants to think about.

We can't predict what the future will hold for the health of our families, but we can take proactive steps to prepare for the risk that we or our children might become critically unwell.

Appropriate financial protection can be a vital safety net for parents, providing essential cover for children and easing the pressure of caring for them.

Critical illness payouts can help you care for your child

No parent wants to consider the possibility of their child becoming seriously ill, but planning for the worst can offer the greatest peace of mind. Robust and appropriate financial protection can help shore up your finances and allow you to focus on caring for your child.

Critical illness cover pays out a lump sum if you are diagnosed with an illness covered by the policy. Many of these policies include cover for a child of the policyholder, paying out a proportion of the full amount if they become seriously ill. This payout provides a financial safety net, covering your expenses and allowing you to take time away from work to care for your child.

Critical illness cover may also come with other benefits that can offer further support for your family, such as:

- A payout if your child is hospitalised because of an accident.
- Cover for the cost of accommodation so that you can be close to your child if they're in hospital.
- Childcare costs if you're diagnosed with a serious illness that's covered by your policy.

The cost of critical illness cover varies depending on how large you want a potential payout to be, as well as other factors like your age and general health. It's important to note that you'll only be covered as long as you keep paying your premiums.

Children are often automatically included in critical illness cover but this isn't guaranteed. Contact your provider for clarification and be aware that your premiums could rise if you add a child to a policy that doesn't already cover them.

Cover for a child typically starts from the first few weeks after birth and lasts until they're 18, or 21 if they're in full-time education, but this can vary between providers. There may be other restrictions to critical illness cover that you should be aware of – some policies will only allow one claim per child whilst others might exclude certain conditions that are present from birth.

It's important to check the details of critical illness cover thoroughly when comparing your option to make sure that you're buying the right cover for your circumstances.

Private medical insurance could help provide better care for your family

You may want to consider taking out private medical insurance to compliment the security that financial protection could offer you. The Guardian reports that the private health insurance market has grown by £385 million in the last year. At the same time, rising wait times and staff shortages are causing public satisfaction with the NHS to slump according to the long-running British Social Attitudes survey.

Private medical insurance can help to put your mind at ease by reducing waiting times for a range of services (like tests and consultations) whilst giving you a wider choice of treatment providers. It could also help to cover the cost of a private room, giving you and your family greater privacy if you need to stay in hospital overnight.

Private health insurance can cover much more than just physical illness. Some providers offer access to counselling and mental health services which are becoming increasingly important for the wellbeing of younger generations – the number of children and young people seeking support for their mental health increased by 25% from 2022 to 2023 according to data from Aviva.

The cost of private health insurance and the level of cover you'll receive are influenced by a range of factors, including who you want the policy to cover, your lifestyle, and family medical history. It's important to take the time to understand how comprehensive your options are and any exclusions that might affect your family.

Talk to us to see how we can help protect your family

Financial protection is just one way that you can prepare for the unexpected. Get in touch if you'd like to know more about financial protection for your family against serious illness.

Please note: Financial protection plans typically have no cash in value at any time and cover will cease at the end of the term. Cover will lapse if premiums are unpaid. Cover is subject to terms and conditions and may have exclusions. Definition of illnesses vary between providers and will be explained in policy documentation.

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