

16 Annex 21R	REPORTING FIELDS																	
	R	This is the annex referred to in SUP 16.11.7R.																
	1	GENERAL REPORTING FIELDS																
The following data reporting fields must be completed, where applicable, for all reportable transactions and submitted in a prescribed format. Shaded boxes represent non-compulsory data items.																		
<table border="1"> <thead> <tr> <th data-bbox="416 763 655 869">Data reporting field</th> <th data-bbox="655 763 868 869">Code (where applicable)</th> <th data-bbox="868 763 1385 869">Notes</th> </tr> </thead> <tbody> <tr> <td data-bbox="416 869 655 1014">FSA reference number of product provider</td> <td data-bbox="655 869 868 1014">6 digit number</td> <td data-bbox="868 869 1385 1014">This field must contain the FSA reference number of the <i>firm</i> providing the data report.</td> </tr> <tr> <td data-bbox="416 1014 655 1339">FSA reference number of <i>firm</i> which sold the product</td> <td data-bbox="655 1014 868 1339">6 digit number</td> <td data-bbox="868 1014 1385 1339"> This field must contain the FSA reference number of the <i>firm</i> which sold the product. For <i>firm's</i> own direct sales, enter <i>firm's</i> own FSA reference number. For sales via an intermediary enter the intermediary's reference number. </td> </tr> <tr> <td data-bbox="416 1339 655 1832">Advice at point of sale</td> <td data-bbox="655 1339 868 1832"> Y = advised N = non-advised </td> <td data-bbox="868 1339 1385 1832"> This information will not have to be reported until July 2006. <i>Firms</i> will however be able to report his information before then if appropriate by using the appropriate code to indicate whether the sale was advised or non-advised. For reporting purposes non- advised includes execution only and direct offer transactions. </td> </tr> <tr> <td data-bbox="416 1832 655 2016">FSA reference number of the intermediary's <i>principal</i> or <i>network</i></td> <td data-bbox="655 1832 868 2016">6 digit number</td> <td data-bbox="868 1832 1385 2016">This field only applies if the sale has been made by an intermediary who has a <i>principal</i> or is part of a <i>network</i>.</td> </tr> </tbody> </table>				Data reporting field	Code (where applicable)	Notes	FSA reference number of product provider	6 digit number	This field must contain the FSA reference number of the <i>firm</i> providing the data report.	FSA reference number of <i>firm</i> which sold the product	6 digit number	This field must contain the FSA reference number of the <i>firm</i> which sold the product. For <i>firm's</i> own direct sales, enter <i>firm's</i> own FSA reference number. For sales via an intermediary enter the intermediary's reference number.	Advice at point of sale	Y = advised N = non-advised	This information will not have to be reported until July 2006. <i>Firms</i> will however be able to report his information before then if appropriate by using the appropriate code to indicate whether the sale was advised or non-advised. For reporting purposes non- advised includes execution only and direct offer transactions.	FSA reference number of the intermediary's <i>principal</i> or <i>network</i>	6 digit number	This field only applies if the sale has been made by an intermediary who has a <i>principal</i> or is part of a <i>network</i> .
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	2	SPECIFIC REPORTING FIELDS																		
	(a)	Retail investments																		
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	(b)	Pure protection contracts																		
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Method of <i>premium</i>	S = single	Use code to indicate method of																		

		payment	R = regular	payment.
		Total <i>premium</i> amount	Numeric	Enter annualised amount rounded to nearest £.
	(c)	Mortgages		
		The following data reporting fields must be completed, where applicable for all regulated mortgage transactions (with the exception of further advances):		
		Note : In the case of mixed interest rate options/combination mortgages, sales data should only be provided for the rate applying to the largest portion of the overall mortgage balance.		
		Data reporting field	Illustrative code (where applicable)	Notes
		Date mortgage account opened	DD/MM/YYYY	Date of mortgage completion or draw-down of the funds.
		Interest rate type	F = fixed rate C= capped rate D = discount T = tracker V = standard variable rate O = other	Enter the relevant code If none of the existing codes apply enter sale as 'O' to denote 'other'. Only 1 code can be entered
		Mortgage characteristics	CB = cashback FF = flexible features (allowing overpayments and underpayments) OS = offset positive and or negative balances. L = the loan is a <i>lifetime mortgage</i> SAM = the loan is a <i>shared appreciation</i>	Use code to indicate additional mortgage characteristics if applicable. Cashback should only be reported where it is linked to a variable interest rate and where the cashback is not being provided as an incentive to pay legal costs and valuation fees. Where more than 1 code applies, report all

	<i>mortgage</i>	
Post code of the Mortgaged property	e.g. XY45 6XX	
Type of borrower	F = first time Buyers M = home movers (2 nd or subsequent buyers) R = remortgagors C = council/ registered social landlord tenant exercising their right to buy O = other N = not known	Use code to indicate type of borrower. Only 1 code should be entered
Method of repayment	C = capital and Interest E = interest only/ Endowment I = interest only/ ISA P = interest only/ Pension U = interest only/ Unknown M = mix of capital and interest only N = not known	Use code to indicate method of mortgage repayment Only 1 code should be entered
Term of mortgage	Numeric	Number in whole years. (Optional for <i>Lifetime</i> and <i>Shared appreciation mortgages</i>)
Size of loan	Numeric £	Report the original interest bearing balance at completion of the mortgage.

Value of the mortgaged property	Numeric £	The value reported should be based on: <ul style="list-style-type: none"> • the surveyors valuation (or from a valuation index) or • from the customers estimated value as captured on the application form. In the case of staged construction or self build schemes, value means 'expected final value of property at the time lending decision is made'.
Income Basis	S = single income J = joint income	Use code to indicate whether the income assessment has been made on a single or joint basis (Optional for <i>Lifetime</i> and <i>Shared appreciation mortgages</i>)
Age of main borrower	DD/MM/YYYY	Report age of main borrower only.
Remortgage transactions only	N = no extra money raised H = extra money raised for home improvements D = extra money raised for debt consolidation M- extra money raised for home improvements and debt consolidation O = other	Use code to indicate the purpose of the remortgage. Only 1 code can be entered
Employment status of main borrower	F = full time employee S = self employed R = retired O = other	Applies to main borrower only. Only 1 code can be entered
Total gross income	Numeric £	The total income of all borrowers whose income was used in the credit assessment (see guidance notes for further explanation) (Optional for <i>Lifetime</i> and <i>Shared appreciation mortgages</i>)
Income verification	Y = income evidenced	Applies to loans based on one or more

			N = income not evidenced	persons' incomes (see guidance notes relating to 'loans where income is not evidenced') (Optional for <i>Lifetime</i> and <i>Shared appreciation mortgages</i>)
		County court judgments (CCJs)	Numeric £	Applies where borrower/s has one or more CCJs within the last 3 years - either satisfied or unsatisfied - with a total value greater than £500.
		Value		
		Impaired credit history	A = arrears	Use code/s to indicate applicable credit history A = applies to secured loans and unsecured loans where the borrower/s has arrears on a previous (or current) mortgage or other secured loan within the last 2 years where the cumulative amount overdue at any point reached three or more monthly payments or
			V = IVA	V = applies where the borrower/s have been subject to an individual voluntary arrangement (IVA) at any time within the last 3 years
			Bankruptcy	B = applies where the borrower/s have been subject to a bankruptcy order at any time within the last 3 years
		d)	Other home finance transactions	
		i)	Home Reversion Plans The following data reporting fields must be completed, where applicable:	

Data reporting field	Illustrative Code (where applicable)	Notes
Date reversion plan commenced	DD/MM/YYYY	
Reversion Characteristics	F = Full Reversion FI = Full reversion linked to an investment with a view to providing income P = Partial reversion PI = Partial reversion linked to an investment with a view to providing income O = Other	Only 1 code can be entered
Property postcode	e.g. XY45 6XX	
Reversion Sum	Numeric £	Amount of reversion lump sum or sum used to provide income
Full market value of property	Numeric £	The actual market value of the property or portion of property that is intended for reversion
Discounted value of reverted property	Numeric £	The actual discounted value of the property or portion of property on which the reversion plan is based
Date of birth of main XXX	DD/MM/YYYY	Report the age of the main plan holder only
Purpose of reversion	H = Extra money for home improvements D = Extra money for debt consolidation	Only 1 code can be entered

M = Extra
money for home
improvements
and debt
consolidation

O = Other

ii)

Home Purchase Plans

The following data reporting fields must be completed, where applicable:

Data reporting field	Illustrative Code (where applicable)	Notes
Date HPP account opened	DD/MM/YYYY	
Type of rental rate	V = Variable F = Fixed O = Other	Only 1 code can be entered
HPP Characteristics	I = Ijara D = Diminishing Musharaka O = Other	
Type of home buyer	F = First time buyer H = Home mover R = Re-finance C = Council/Registered social landlord exercising their right to buy O = Other N = Not known	Only 1 code can be entered
Term of HPP	Numeric	Number in whole years
Amount granted to home buyer	Numeric £	The sum of money advanced to the consumer in respect of their house purchase
Value of property	Numeric £	The value should be based on: <ul style="list-style-type: none"> • The surveyors valuation (or from a valuation index) • From the customers estimated

		value as captured on the application form
Income basis	S = Single income J = Joint income	Use code to indicate whether the income assessment has been made on a single or joint basis.
Date of birth of main home buyer	DD/MM/YYYY	Report the age of the main home buyer only
Main home buyer employment status	F = Full time employed S = Self employed R = Retired O = Other	Applies to main home buyer only Only 1 code can be entered
Total gross income	Numeric £	The total gross income of all home buyers whose income was used in the credit assessment (see guidance notes for further explanation)
Income verification	Y = Income evidenced N = Income not evidenced	Applies to plans based on one or more persons' incomes (see guidance notes relating to where income is not evidenced)
County court judgements (CCJs) Value	Numeric £	Applies where home buyer/s has had one or more CCJs within the last 3 years – either satisfied or unsatisfied – with a total value greater than £500
Impaired credit history of main home buyer	A = Arrears V = IVA B = Bankruptcy	Use codes to indicate applicable credit history A = applies to previous home finance transactions where the home buyer/s has had arrears within the last 2 years where the cumulative amount overdue at any point reached three or more monthly payments or V = applies where the home buyer/s have been subject to an individual voluntary arrangement at anytime within the last 3 years B = applies where the home buyer/s have been subject to a bankruptcy order

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		iii)	Sale and rent back agreements The following data reporting fields must be completed, where applicable, for all <i>regulated sale and rent back agreements</i>.																																		
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		status	benefits, R = retired, 0 = other	
		Total net disposable income	Numeric £	The total net disposable income for all parties to the sale and rent back agreement used in the affordability assessment.
		Date of birth of main sale and rent back seller	DD/MM/YYYY Y	Report the age of the main sale and rent back seller only.
		Product incentives	CB = cash back, BB = buy back option, SA = share of appreciation	Use code to indicate incentives that form part of the sale and rent back agreement, if applicable. Where more than one code applies, report all. 'Cash back' is the promise of a future payment to the sale and rent back seller, for example a portion of the original discount. 'Buy back' is where the sale and rent back seller is offered the option to buy the property back. 'Share of appreciation' is where the sale and rent back seller is promised a share in the appreciation of the property value.
		Funding source for sale and rent back agreement	C = commercial funding, B = BTL mortgage, O = other	Use code to indicate the source of funding used for the sale and rent back agreement.
		Fees charged to customer	Numeric £	This is the fee charged by the provider to the customer. It includes administration and legal fees.
	3	OPTIONAL REPORTING FIELDS		

	1.	The following data items are not currently mandatory reporting fields. <i>Firms</i> are not obliged to report these items within the data report if the data is not readily available.													
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Date <i>early repayment charge</i> ends	DD/MM/YYYY	If applicable, report date early repayment charge ends.													
	2.	The following data items are not required for regulatory purposes and should only be reported by <i>mortgage lenders</i> who currently support the RMS (Regulated Mortgage Survey) and other <i>home finance providers</i> .													
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	O = other	
Number of habitable rooms	numeric	Include kitchen but not bathroom/toilet
Number of bedrooms	numeric	
Does the property have a garage	Y=Yes N=No	The garage should be a permanent structure but does not have to stand on the main site of the property.
Is the dwelling new?	Y=Yes N=No	New refers to the period in which the main structure of the dwelling was completed and also means where a dwelling is being occupied for the first time. Does not therefore include new conversions of older dwellings.
Is mortgage payment protection insurance (PPI) being taken out with the mortgage?	Y=Yes N=No	PPI can be any of the following: - full accident, sickness and unemployment insurance; or - accident and sickness only; or - unemployment only. Report 'Yes' even where the policy was sold or provided free and irrespective of whether the premiums are collected by the lender or the insurer.
Is payment protection insurance (PPI) being taken out with the <i>home purchase plan</i> ?	Y=Yes N=No	PPI can be any of the following: - full accident, sickness and unemployment insurance; or - accident and sickness only; or - unemployment only. Report 'Yes' even where the policy was sold or provided free and irrespective of whether the premiums are collected by the lender or the insurer.