



Policy checklist	
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Purpose

The purpose of this policy is to set out PPHA’s approach to assessing applicants with adverse

credit as part of the Shared Ownership eligibility and affordability process.

This policy ensures that a consistent and transparent framework is applied when reviewing credit histories, enabling PPHA to assess financial risk while supporting responsible home ownership. It outlines the types of adverse credit considered, the criteria under which applications may still be assessed, and the role of qualified advisors in verifying financial suitability.

The policy supports compliance with lender expectations and regulatory requirements, ensuring that applicants are financially capable of sustaining home ownership and associated housing costs. It also aims to promote fairness and consistency in decision-making, while protecting both the applicant and PPHA from undue financial risk.

Adverse Credit:

PPHA will not consider applicants with adverse credit.

Adverse credit refers to any missed or non-payment on an individual’s credit report. The following types of adverse credit will show up on a report:

- Bankruptcy – a legal proceeding involving a person or business that is unable to repay outstanding debts
- County Court Judgements (CCJs) – an order from the County Court instructing the customer to repay a debt
- Individual Voluntary Arrangements (UVAs) – a formal agreement between the customer and the customer’s creditors that helps repay what they can afford towards their debts.
- CAIS – late payment history or higher percentage of debt on cards/loans

A multi-agency credit report will be required to be sent to the Qualified Advisor as part of the Stage 2 Full Assessment.

For the customer to be approved with Adverse Credit the following criteria must be met:

- No missed mortgage/rent arrears within the last 12 months
- Bankruptcy that has been discharged over 3 years ago (subject to Individual Assessment)
- No County Court Judgements (CCJs) within the last 36 months and they must be satisfied prior to the mortgage application
- Individual Voluntary Arrangements (IVAs) that have been discharged over 3 years ago and who have no residual debt (subject to Individual Assessment).
- No more than 2 consecutive late payments in the last 24 months

PPHA reserves the right, at its sole discretion, to approve or refuse an application that does not strictly meet the criteria set out within this policy. Any such decision will be made on a case-by-case basis and must be supported by a clear, reasonable and well-documented rationale, ensuring consistency, fairness and compliance with regulatory and lender requirements.