

melton matters

for the members of melton mowbray building society - autumn 2013



Inside this issue.....

**High LTV mortgages,
Self Build,
ISA rates
and Moores Estate Agents.....**



themelton
melton mowbray building society

Welcome to the Autumn 2013 Edition of Melton Matters....



Although economic conditions remain challenging and we continue to operate in a low interest rate environment, the Melton Group has continued to progress in 2013 producing a strong financial performance to the end of the third quarter.

As a consequence of improving financial strength, the Society raised interest rates for ISA and young savers with effect from 1 October 2013 and on page 3 you will see details of new mortgage products launched to help those with a smaller deposit.

The Board continues to review and refresh the strategy for the Group and has recently agreed a new Mission Statement – see below for details.

If you have any comments or suggestions to make in respect of service, products or our communication with members, please do not hesitate to contact Melanie Swainston, Marketing Manager, at our Principal Office on her direct line 01664 414006 or email m.swainston@mmbs.co.uk

Martin Reason
Chief Executive

A handwritten signature in black ink, appearing to read 'Martin Reason', positioned to the right of the printed name and title.

The Melton's Mission Statement....

'To be a trusted national provider of savings and mortgage products, with a reputation for meeting niche customer requirements, whilst having the freedom to reward our members by delivering a strong business performance.'

We are committed to supporting our members and our local community. We have introduced new mortgage products which are designed to help those with a smaller initial deposit. An important part of our strategy is to support our branches. Local customers can get an improved mortgage deal by calling, visiting or telephoning our branch based mortgage advisors.

Local and national 95% LTV products

Competitive interest rates – lower rate for local customers

95% loan to value for all house purchases

Free valuation fee – refunded upon completion

LOCAL 95% loan to value mortgage

4.49%

a variable rate, currently 4.99% with a discount of 0.50% for 36 months giving a current rate of 4.49%. **The overall cost for comparison is 5.0% APR.**

Application Fee of £199 and Completion Fee of £399 apply. An Early Repayment Charge applies within the first 3 years.

Low Rate Local Mortgage

2.15%

maximum 75% loan to value, a variable rate, currently 4.99% with a discount of 2.84% for 36 months giving a current rate of 2.15%. **The overall cost for comparison is 4.4% APR.**

Completion Fee of £499 applies. An Early Repayment Charge applies within the first 3 years

Only available through your local branch office

Melton Mowbray - 18 Nottingham Street, Melton Mowbray, Leics., LE13 1NW. Tel: 01664 480214

Oakham - 23 High Street, Oakham, Rutland, LE15 6AH. Tel: 01572 757911

Grantham - 48 High Street, Grantham, Lincs., NG31 6NE. Tel: 01476 564528

or, through

moores
estateagents.com

@ the melton mowbray
building society

Call into your local branch or Tel: 01664 414141

a personal mortgage illustration available on request

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Cash ISA and 0216 Savings Accounts

For our savers, the Society is pleased to announce that on 1 October 2013 the interest rate on the Cash ISA, Young Savers and 0216 savings accounts increased to 1.25% gross.

Moore's and the Melton Mowbray Building Society

moore's
estateagents.com

HOW MUCH IS YOUR HOME WORTH?

Moore's would like to offer all clients of the Melton Mowbray Building Society a free market update on the value of your home, whether you are thinking of selling or not. Please either call our team on 01664 414144 or email Jamie@mooresestateagents.com or call Jamie Tyler direct on 07968 606 414.

Whilst Spring and Summer are often viewed as the very best times to come to the market, this hasn't been our experience for the last few Autumns; Christmas seems to be a great focus for buyers especially those in rented who have hung back all year before committing to buy. Our instruction by Forces Property Direct to help families moving into Kendrew Barracks (previously RAF Cottesmore) has really helped fuel the lower end of the market.

Our Melton branch really has gone from strength to strength and a lot of our instructions are as a result of recommendations from clients who have used us before. As we approach our 1st birthday, we are delighted to offer all customers of the Melton Mowbray Building Society a 25% DISCOUNT off our standard fees. With a local director dealing with every aspect of your sale, a review every two weeks & only 28 day contract terms – Moore's can't be beaten on fee or service!



Finally – look out for our penny farthing pictured here around town. We will be using it for fetes, shows etc as a fundraiser. Our customers are even free to have a go – anything to try and beat the Melton traffic!

Melton Self Build Mortgages

We provide stage payment finance for 'self builders' up to 85% of the costs.

We understand the self build market and recognise the need to deal with each case individually.

Speak to one of our experienced advisors today and take a step closer to your 'dream home'.



Why choose the Melton?

- We offer products up to 95% loan to value for all house purchases
- We offer a Shared Ownership product up to 95% loan to value of the share being purchased
- We offer self build mortgages up to 75% loan to value (at the completion of the build)
- We offer free legal work on remortgages (terms apply)
- We offer an Offset facility (terms apply)
- We offer first class personal customer service
- You can speak to the person who is actually processing your mortgage application!
- No automated telephone systems

We want to help make your first purchase, next time purchase or lender change as smooth as possible.

Call your local Branch or 01664 414141 and see what we can do

Community Support.....

Lions Swimarathon

MELTON Lions have thanked the community for making its ninth Swimarathon the best yet.

It was record-breaking in every way, with a record entry of 39 teams and a record £8,857 raised already for charity.

As a thank you a celebration event for swimmers, parents, teachers, sponsors and Waterfield Pools staff was held at Long Field School.

Lion Derek Kerr, who himself swam in relay for two hours, said: "We have raised more than £52,000 in the nine years of the event.

"The Swimarathon has become a wonderful community occasion and we couldn't have done it without all their help."

The Melton Mowbray Building Society Shield for the most lengths swum was won by Splash and Dash Return who completed 194 lengths in 55 minutes – a new record.

The Society entered 3 teams who between them managed to raise a massive £695.91.



RED NOSE DAY

Once again the Society's staff got involved in various fund raising activities which included a cake bake, dress down day and red nose games and managed to raise a fantastic £235 towards this year's Comic Relief Appeal.



Rutland – Melton CiCLE Classic

The Society supported the Rutland to Melton CiCLE Challenge again this year. The event which took place on Sunday 21 April is Britain's only single day international road race. The route passed through local villages Cold Overton, Owston, Pickwell and Whissendine before finishing in Sherrard Street, Melton Mowbray.



Ian Wilkinson and Will Bjergfelt, Rutland CiCLE Classic 2013

Podium (photo: Andy Jones)

Ian Wilkinson won a five-way sprint to take victory in an eventful edition of the Rutland-Melton CiCLE Classic in Melton Mowbray. The 34 year old beat Ian Bibby (Madison-Genesis) and Eric Berthou (Raleigh) to take his second victory in the race, and also pick up the first ever UCI-ranked race victory for his UK Youth team.

Towergate Financial to provide financial advice for Melton Mowbray Building Society members.....



Melton Mowbray Building Society working in partnership with Towergate Financial to provide our members with quality financial services and products.

About Towergate Financial

We offer independent financial advice throughout the UK. Our independence means we can offer you products from the whole of the market, not just the ones that are offered on the high street.

We will focus on your individual needs and circumstances to create a tailored investment strategy plan. We strive to provide exceptional financial planning and advice that enables you to achieve your goals and gain financial independence.

We are also committed to providing an unparalleled customer experience from the moment we first speak to you to throughout our relationship with you. We help you build, protect and preserve your wealth.

Investments Solutions and Wealth Management

At Towergate Financial we offer a comprehensive investment solutions and wealth management service to easily allow you to view and manage your finances. We will work with you to establish an appropriate, successful and cost effective investment solution that is aligned with your individual circumstances and future goals.

Retirement and Annuity services

At Towergate Financial we understand that purchasing retirement products is an incredibly important financial decision, which we can provide professional assistance with. We will focus on the individual needs and circumstances of the individual to create a tailored pension plan.

Mortgage Advice and Healthcare Insurance

If you need mortgage advice it's good to know that the leading independent adviser John Charcol is also part of our Group. Secondly, we also own Towergate Healthcare, a leading provider of bespoke insurance solutions in the health sector. Your Towergate Financial Adviser will be happy to make the introduction.

Complimentary first meeting

Any first meeting is at our expense and without any obligation to you. We will work with you to develop an agreed fee structure that is fair and appropriate. We are committed to being clear about all fees and charges associated with the products and services we offer you.

To enquire about our services and products call us on 0844 346 3651 or email us at tfenquiries@towergate.co.uk

Important Information

FINANCIAL SERVICES COMPENSATION SCHEME

Important information about compensation arrangements

We are covered by the Financial Services Compensation Scheme (FSCS). The FSCS can pay compensation to depositors if a building society is unable to meet its financial obligations. Most depositors - including most individuals and small businesses - are covered by the scheme.

In respect of deposits, an eligible depositor is entitled to claim up to £85,000. For joint accounts each account holder is treated as having a claim in respect of their share so, for a joint account held by two eligible depositors, the maximum amount that could be claimed would be £85,000 each making a total of £170,000. The £85,000 limit relates to the combined amount in all the eligible depositor's accounts with the building society, including their share of any joint account, and not to each separate account.

For further information about the scheme (including the amounts covered and eligibility to claim) please ask at your local branch, refer to the FSCS website www.FSCS.org.uk or call 020 7892 7300.

- Please ensure that you keep your personal details held with the Society up to date.
- The Society may wish to keep you informed of marketing initiatives from time to time. We will use various marketing methods in this respect, namely, telephone, letter/direct mail, email or third party. If you do not wish to be contacted by any particular method, please let us know. Please note that any instruction received will supersede any existing instruction held in our records.
- The Society's current savings interest rates are available on request from our Principal Office or Branches are also shown on our website at www.themelton.co.uk.
- Online Security - For those members who use online facilities, including email, please note that Melton Mowbray Building Society will not issue emails to you requesting personal information or details of passwords and accounts numbers. We would appreciate you letting us know if you ever receive such a request. We would also draw your attention to being vigilant in respect of internet security including identity theft and internet fraud generally. We would draw your attention to the security information in the online savings log in and suggest you read this information on a regular basis.

Your Executive Management Team

Martin Reason - Chief Executive

John Mulvey - Finance Director

Roger Farnsworth - Director of Risk & Compliance

Christopher Rowley - Director of Operations

Siân Gant - Financial Controller

Steve Clayton - Group IT Manager

Debbie Flint - Retail Operations Manager

Marcus Paul - Society Secretary

Melanie Swainston - Marketing Manager

Offices of the Society

Principal Office

Mutual House, Leicester Road, Melton Mowbray, Leics., LE13 0DB

Tel: 01664 414141 Fax: 01664 414040

E-mail: melton@mmbs.co.uk

Branch Offices

Melton Mowbray Branch

18 Nottingham Street, Melton Mowbray, Leics., LE13 1NW.

Tel: 01664 480214

Dawn Wright - Branch Manager

Grantham Branch

48 High Street, Grantham, Lincs., NG31 6NE.

Tel: 01476 564528

Caroline Williams - Branch Manager

Oakham Branch

23 High Street, Oakham, Rutland, LE15 6AH.

Tel: 01572 757911

Lisa Poyzer - Branch Manager

Office Hours:

9.00 am - 5.00 pm Monday to Friday

9.00 am - 12 noon Saturday (Branches only)

www.themelton.co.uk



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The Melton Mowbray Building Society is Authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority.