

First Credit Advice Limited



DEBT SOLUTION GUIDE

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INTRODUCTION

If you have debt problems there are various options for helping you make arrangements involving your creditors. This guide explains these options, how they work and some of the advantages and risks of each. The guide can help you with unsecured personal and revenue debts.

Do not use the guide as a substitute for getting independent expert advice on which option is best for you.

Always seek independent advice early. The worst thing when you have money troubles is to do nothing and to hope the problem will go away.

THIS GUIDE:

- Summarises the key features of each of the main ways of dealing with debt;
- Sets out how each of them works; and explains the Advantages and cons of each.
- Provides information about the free independent advice services available

There are number of debt solution options available to you depending upon your needs and circumstances. Some of the options are informal while others are formal. The main difference between an informal and formal debt solution is that the information about the formal debt solution becomes public.

INFORMAL DEBT SOLUTIONS:

1. Negotiating Agreement
 - a. Monthly Settlement
 - b. Full and Final Lump-sum Settlement
2. Debt Management Plan
3. Debt Consolidation

FORMAL DEBT SOLUTIONS:

1. County Court Administrative order (CCAO)
2. Individual Insolvency Arrangement (IVA)
3. Debt Relief Order (DRO)
4. Bankruptcy

WHAT TO CONSIDER WHEN DECIDING WHICH OPTION IS BEST FOR YOU

- Does it free you (when completed) from all or part of your debts so that your creditors will have no further claim against you?
- Is it binding on all your creditors? In other words, does it protect you from further recovery action or extra charges (or both) by your creditors during the procedure?
- How long will it last?
- Will it affect your employment?
- Will it affect your credit rating?
- Will your home be at risk?
- If you have to pay a fee, it may come out of payments you make to your creditors, or you may have to pay it separately, before or after the option you choose is put in place.
- Some of the options will involve you putting certain types of debt (called 'priority debts') before others. It may be difficult or impossible to negotiate reduced payments or write-offs for the other debts. Priority debts are, for example, utilities, rent, court fines, council tax, maintenance payments and income tax.
- Are you confident you can keep up the repayments to your creditors, for the time required, under the option you are considering?

WHATEVER OPTION YOU CHOOSE, THE FOLLOWING POINTS APPLY

- None of the options can affect the rights of secured creditors, for example a bank or building society that has a mortgage or legal charge* over your home. They continue to have the right to take possession of your home if you don't keep up your payments.
- Most debts involving credit and loans are unsecured, for example, credit and store cards and bank overdrafts. This means that if you don't pay the debt, the creditor is not automatically entitled to take something of yours, such as your home. However, in some circumstances they may go to court if you fall behind with your payments. If they then get a court judgment, they may be able to ask the court to secure the debt on your home through a charging order.
- All these options may affect your credit rating and will show up on your credit record.

- Using any of the options to help with your debt may occasionally affect your employment. Under the terms of your employment, you may have to inform your employer about it.

In some circumstances, you may be able to get help from a charity or trust fund to pay off some types of urgent debt. However, this is unlikely to be the answer to the whole problem – charities are unlikely to help with large credit-card and similar debts. To get this kind of help, you will normally have to fill in a detailed application form or find an advice agency to apply for you.

*Having a charge on your home means that if you don't repay the debt, the creditor has a claim on the proceeds if the property is sold.

WHAT IS YOUR BEST OPTION?

The best option for you will depend on your own and your family's circumstances and future Advantages, and on your own preferences. What you decide to do will also depend on how much you owe and how much you can repay from your income or your assets, after paying your own and your family's basic expenses.

Be prepared to give all the details of your debts and your finances to whomever you seek advice from, and to your creditors. It is essential you give them the complete picture. When making any offer to your creditors, be realistic about your income and spending. If you need help with making an assessment of your basic household and personal spending when putting your case to your creditors, many debt-advice and other organisations can give free advice and guidance.

The following pages set out the Advantages and Risks of each option for dealing with your debts.

1. NEGOTIATED AGREEMENT WITH CREDITORS

HOW IT WORKS:

You contact your creditors and negotiate an agreement to repay all or some of the debts.

Negotiated agreements may involve either or both of these:

- (1) Payments from your income
- (2) Payments from lump sums you receive, for example from an inheritance or from relatives.

Your creditors may be prepared, at the start or later, to agree to write off part of what you owe them. If they do so, they should confirm this agreement in writing.

(1) Payments from income: you need to work out how much you can afford to repay, after allowing for your essential household and personal spending such as mortgage or rent, heating, utilities, and housekeeping. You should offer to share any extra income among all your creditors, based on the amounts you owe them. This means that all your creditors are offered their share of what you can afford. You should also ask your creditors to freeze any interest or charges. Your creditors will expect you to give them regular updates of your income and expenditure so that they can see whether you can increase your payments.

(2) Payments from lump sums: you may make payments towards your debts from a lump sum you receive and which your creditors may agree to accept in settlement of what you owe – that is, they agree to write off the balance they are owed. However, if you do have extra income after paying your everyday expenses, they may expect you to make at least some payments from that as well.

If you can't make payments temporarily, for example because of a short-term illness, creditors may agree to accept no payments or token payments of say £1 a month, but only for a limited period.

HOW LONG DOES IT LASTS:

Pay back period depends on how much you owe and what you can pay each month or quarter. You need to consider the estimate of how long the plan will last by dividing the total debt with amount of monthly payment offer. You should review the repayment plan every year, and creditors will expect to be given regular updates of your income and spending so they can see whether you can increase your payments.

WHICH DEBTS ARE INCLUDED:

Debts covered under this head are generally unsecured debts including credit cards, overdrafts, loans, store and catalogue cards, council tax, utility, phone bills, Revenue debts including overpaid benefits, self-assessment tax, VAT and PAYE/NIC.

COST INVOLVED:

Some charitable organizations will not charge you a fee for their services. Others may charge you an upfront cost for preparing, negotiating and setting up your monthly payments plan.

In either case, before the loan adjusting company asks you to sign up for negotiating an agreement on your behalf, the company should give you details of the fees it wants to charge you, and how you must pay them.

ADVANTAGES:

- Fair and open way of sharing payments, widely understood by creditors.
- You can ask if you can reduce your payments if your situation gets worse or you face unexpected essential spending.
- You do not need an advice agency to negotiate these payments for you. You can do it yourself or ask an advice agency for help with drawing up your personal budget sheet and make offers to your creditors based on this.
- Creditors may be prepared to write off the balance of what you owe after a period of time if:
 - you have shown that you have made every effort to pay them back as much as you can, and
 - you have maintained regular payments to them.

RISKS:

- Creditors may refuse to agree with what you propose (but it's always worth asking them to reconsider) although they can't refuse any payments you make to them.
- Creditors may refuse to freeze interest or charges (but it's worth asking them to reconsider).
- If you can only afford small payments, they may not be enough even to cover interest or charges, and your debts will increase.
- Creditors may refuse your proposal unless it's made through an advice agency, which will have independently reviewed your circumstances. You can complain to the Office of Fair Trading if this happens.
- You remain liable to pay the full amount of your debts, although you may be able to persuade your creditors to agree to write off part, or even all of it, depending on your circumstances.
- Creditors could still take action against you, for example by getting a court judgment and then an order that creates a charge on your home, unless they have specifically agreed not to do so in return for the payments made under the informal arrangement.
- You are responsible for administering all the payments yourself and keeping creditors informed of your circumstances.

EFFECT ON CREDIT HISTORY:

The credit history will deteriorate if you miss the contractual payments against the credit agreement. If a default is placed against your name it will stay in your credit history for the next six years.

2. DEBT MANAGEMENT PLAN (DMP)

HOW IT WORKS:

A Debt Management Plan (DMP) is an informal arrangement between you and your creditors which allows you to repay your debts, normally in full, at a rate that you can afford without relying on further borrowing. If during your DMP you are able to offer creditors a lump sum to settle your debts, it is possible to agree discounted settlements.

You go to a debt management company who will negotiate with your creditors and manage your payments to them. The arrangement the company negotiates for you with your creditors is called a debt management plan (DMP).

Your creditors will want details of your assets, including your home, if you own it. This helps them decide whether the offer you make through the debt management company is reasonable or whether they expect any of your assets to be sold so that they get a larger payment.

The individual or company you choose must be licensed and regulated under Financial Conduct Authority to manage Debt Management Plans.

HOW LONG DOES IT LAST:

A plan can last for 5 years or more, depending on how much you owe and what you can pay each month or quarter. Your debt management company should give you an estimate of how long the plan will last. They should also review the plan every year, and creditors will expect to be given regular updates of your income and spending so they can see whether you can increase your payments.

WHICH DEBTS ARE INCLUDED:

Debts covered by a DMP generally include credit cards, overdrafts, loans, store and catalogue cards, rent, council tax, utility, phone bills etc.

TREATMENT OF TAX DEBTS:

Revenue debts including overpaid benefits, self-assessment tax, VAT and PAYE/NIC generally cannot be included in a DMP although tax debt is an unsecured debt. The main reason is that it will normally take many years to repay your debts in full using this type of informal debt solution and HMRC will not be prepared to wait that long for their money.

You will first need to agree a separate 'Time to Pay' arrangement with HMRC which will get the outstanding tax paid within 12 months. Once this is in place you can then use whatever disposable income you have left to negotiate with your remaining creditors.

COST INVOLVED:

Some organizations will not charge you a direct fee for their services, but will get it from the creditors, for example out of the payments you to make to them. Others may take a monthly charge for preparing, negotiating and administering your plan and then take the rest from your monthly payments. In either case, before it asks you to sign up for a DMP, the company should give you details of the fees it wants to charge you, and how you must pay them.

ADVANTAGES:

- Fair and open way of sharing payments, widely understood by creditors.
- The debt management company will help you prepare your plan, including agreeing the level of your household and personal spending based on guidelines, which can then be used to put your case to the creditors.
- The debt management company will negotiate with creditors on your behalf, so offers are more likely to be accepted and interest frozen than if you try to do this yourself.
- You may be able to vary your payments if your circumstances change.
- You make single payments each month or quarter to the debt management company, which is responsible for administering all payments to your creditors.
- Any monthly payment you make should be passed on to creditors within 5 working days.
- Some debt management companies do not charge you a fee.
- Creditors may be prepared to write off the balance of what you owe after a period of time if you have shown that you have made every effort to repay them as much as you can; and you have maintained regular payments to the debt management company.

RISKS:

- The debt management company can't force creditors to accept your proposal or freeze interest. A plan is not binding on creditors who refuse to take part in it, but they can't refuse to accept any payments made to them.
- You remain liable to pay your debts until they are paid in full.
- Creditors could still take enforcement action against you, for example by getting a county court judgment and then an order, which creates a charge on your home*, even if you are keeping up your payments under the plan, unless they agree not to do so.
- You may not be able to make reduced offers if your circumstances worsen and you can no longer afford your agreed monthly payments.
- A plan can last for several years. However, some creditors may be prepared to freeze interest for only a shorter time. If interest and charges cannot be frozen for the full length of the plan,

then the total amount you end up paying under the plan could be more than the original amount of your debts, and could extend the lifetime of the plan.

- Having a charge on your home means that if you don't repay the debt, the creditor has a claim on the proceeds if the property is sold.

EFFECT ON CREDIT HISTORY:

The credit history will deteriorate if you miss the contractual payments against the credit agreement. If a default is placed against your name it will stay in your credit history for the next six years.

3. COUNTY COURT ADMINISTRATION ORDER (CCAO)

HOW IT WORKS:

You can ask the court to make an administration order if:

- you owe no more than £5,000 to at least 2 creditors; and
- you have a court judgment entered against you by one of your creditors that you can't pay in full.

Under the order, you must make weekly, monthly or quarterly payments from your income to the court, which shares them among your creditors, in proportion to the amounts you owe them.

If you don't keep up the payments, the court may make an attachment of earnings order. This is sent to your employer, directing them to deduct amounts from your wages and pay them to the court for sharing among your creditors.

HOW LONG DOES IT LAST:

An administration order will go on until all the debts are paid off in full. Your creditors may ask for your payments to be reviewed, or you can apply to change the terms of the order if your circumstances change.

You can apply to make payments for a limited time, such as 3 years, using a 'composition order'.

WHICH DEBTS ARE INCLUDED:

Debts covered by a CCAO generally include credit cards, overdrafts, loans, store and catalogue cards, rent, council tax, utility, phone bills, Revenue debts including overpaid benefits, self-assessment tax, VAT and PAYE/NIC with at least one Judgement debt against you.

COST INVOLVED:

There is no upfront fee – the court takes 10p of every £1 you repay.

ADVANTAGES:

- None of the creditors listed on the administration order application can take further action against you without the court's permission.
- The court deals with the creditors and shares out the payments for you.
- Interest and other charges are stopped.
- There is no upfront fee – the court takes 10p of every £1 you repay.
- You can apply to make payments for a limited time, such as 3 years, using a 'composition order'.
- If your circumstances worsen, you can apply to the court to make reduced payments.
- You may be able to continue running any business you have.

RISKS:

- Creditors can put objections to the court and ask to be left out of the order. The court need not agree to this.
- If you don't keep up your payments, the order can be revoked (withdrawn) and the creditors can pursue you again.
- If the court makes an attachment of earnings order, your employer will find out about your money troubles.

EFFECT ON CREDIT HISTORY:

Details of your administration order will be recorded on credit reference files for a period of six years from the date of the administration order.

4. INDIVIDUAL VOLUNTARY ARRANGEMENT (IVA)

HOW IT WORKS:

You go to an insolvency practitioner who will prepare, negotiate and administer an arrangement for you to voluntarily repay your creditors. This may be done by using your spare income, a lump sum or other assets that you own.

If you have surplus income after meeting your essential household and personal expenses or have assets that can be used to pay your creditors or have access to a lump sum, for example

from a relative, you may then consider entering into an Individual Voluntary Arrangement (IVA). Doing this will protect you from recovery action that your unsecured creditors may take, and will usually involve your creditors writing off part of what you owe them. A proposal for an IVA will only be approved where enough creditors vote in favour. The person you choose to supervise your IVA must be licensed and regulated under insolvency law as an insolvency practitioner.

IVA OFFERING FULL AND FINAL SETTLEMENT:

It is possible to offer a 6 or 12 month IVA which is based on offering a lump sum settlement to creditors rather than a 5 year payment plan. The lump sum could be raised by refinancing or a 3rd party sum from your client's family or friends.

HOW LONG DOES IT LAST:

Generally IVA's are based on affordable monthly payments for a 5 or 6 year period. After this period any remaining debt included in the IVA will be "written off" by the creditors once all payments have been made.

WHICH DEBTS ARE INCLUDED:

Debts covered by IVA are Credit cards and loans, Debts owed by you and someone else "jointly owed", Monies owed to individuals including friends and family, Debts due to HMR & C including overpaid benefits, self-assessment tax, VAT, Arrears of council tax and utilities, Trade creditors who supply you if you trade as self-employed and Shortfall once a property has been repossessed.

The debts that **cannot be** included in an IVA include:-

- Matrimonial debt – monies owed to an ex-husband or wife which a court has decided should be paid
- Student debt
- Court fines or fines for traffic violations

COST INVOLVED:

The insolvency practitioner will charge fees for preparing, negotiating and administering your IVA. Before the practitioner asks you to sign up to an IVA, they should give you details of the fees they want to charge you and how these must be paid – whether as a lump sum or from the payments you make into the IVA.

ADVANTAGES:

- Creditors who vote against your proposal are still bound by it.

- Creditors whose lending is unsecured can't take any further action.
- Interest is usually frozen as long as you keep up your payments.
- Your insolvency practitioner will help you prepare your proposal, including agreeing the level of your household and personal spending based on guidelines acceptable to creditors.
- Many insolvency practitioners will allow you to pay their fees for preparing your proposal monthly, as part of the IVA.
- You make only a single payment each month or quarter. Your insolvency practitioner is responsible for administering and distributing your payments.
- The terms of an IVA will usually enable you or your spouse or partner or a relative to make arrangements to buy your share of the net worth of your home or to make extra payments, rather than the home having to be sold. This may be done through a remortgage or a loan. (Net worth means its value after any debts secured on it have been paid.)
- On completion of the IVA, the balance of what you owe your creditors is written off.
- You may be able to continue running any business you have.

RISKS:

- Your IVA is entered on a public register.
- The insolvency practitioner may require payment in advance for preparing your proposal and getting your creditors' agreement.
- If there is some equity (value) in your home after taking account of the mortgage(s) on it, you will probably have to pay for your share, usually in the fifth year of your IVA, by remortgaging the property. If you can't get a remortgage, you may have to continue making monthly or quarterly payments from your income, for up to another year.
- If your circumstances change, and your practitioner can't get creditors to accept amended terms, the IVA is likely to fail. You will then still owe your creditors the full amount of what you owed them at the start, less whatever has been paid to them under your IVA.
- If your IVA fails, you may be made bankrupt.

EFFECT ON CREDIT HISTORY:

Your credit rating will be affected for 6 years and detail of your arrangement will be added to the insolvency register.

5. DEBT RELIEF ORDER (DRO)

HOW IT WORKS:

A Debt Relief Order is an official order granted by the official receiver that if approved will freeze your debts, interest and creditor recovery procedures for a period of 12 months. If after 12 months your situation has not changed then any unsecured debts will be written off.

You should first seek debt advice, and if a DRO is considered suitable, you will be referred to an approved intermediary*. They will check that your situation fulfils the criteria and will help you complete the online form, and submit it for you to a government official called the official receiver. The official receiver then makes the order, if appropriate.

*An approved intermediary is someone who has been approved by a competent authority chosen by the government.

To get a DRO:

- your debts must not exceed £20,000;
- your assets must not exceed £300 (certain assets do not count, for example clothing, furniture and a vehicle worth less than £1,000); and
- your surplus income must not exceed £50 a month after paying your essential personal and household spending.

HOW LONG DOES IT LAST:

A period of 12 months will be granted during which all debt payments and interests are frozen by your creditors, if after 12 months your situation has not changed then your unsecured debts will be written off and you are released from your debts (with certain exceptions).

WHICH DEBTS ARE INCLUDED:

Debts covered by a Debt Relief Order generally include credit cards, overdrafts, loans, store and catalogue cards, rent, council tax, utility, phone bills, Revenue debts including overpaid benefits, self assessment tax, VAT and PAYE/NIC.

COST INVOLVED:

There is a fee of £90.00 which is paid to the insolvency service. You can apply for a DRO through an **approved intermediary**. There is a list of approved intermediaries listed on the Insolvency Service website.

ADVANTAGES:

- Your debts will be written off at the end of the DRO. There are a few exceptions, as explained opposite.
- None of the creditors listed in the DRO application can take further action against you without the court's permission.
- It allows you to make a fresh start after 1 year.
- The fee (£90) is affordable and can be paid in instalments but the fee must be paid before the application can be made.
- You will keep your assets and a vehicle as detailed above.
- The approved intermediary ensures that you are given appropriate advice and that you fit the criteria for a DRO.

RISKS:

- Your DRO is entered on a public register.
- You can't have a DRO if you have an existing bankruptcy order, an IVA, are subject to bankruptcy restrictions, or you have had a DRO in the last 6 years.
- You won't be able to have a DRO if you own a house, even if it has no equity (value).
- You will remain liable to pay certain debts – in particular:
 - student loans
 - fines
 - debts arising from family proceedings
 - budgeting loans and crisis loans owed to the Social Fund.
- Your employment may be affected.
- Your DRO could be revoked (withdrawn) if you don't co-operate with the official receiver during the year your DRO is in force.
- You can't act as a director of a company or be involved in its management unless the court agrees.
- You will be committing an offence if you get credit of £500 or more without disclosing that you are subject to a DRO.
- You may have a debt relief restrictions order* made against you for 2 to 15 years if you acted irresponsibly, recklessly or dishonestly.

* An order that will place restrictions similar to those in force while subject to a DRO, which the official receiver may apply for.

EFFECT ON CREDIT HISTORY:

Your credit rating will be affected for 6 years and detail of the order will be added to the insolvency register.

6. BANKRUPTCY

HOW IT WORKS:

Bankruptcy can provide a fresh start especially if you cannot afford to make monthly contributions to your unsecured creditors and you have minimal assets. Bankruptcy is a formal court procedure which you can start or which one or more of your creditors owed £5000 or more can start. Your assets (with certain exceptions) are sold to help pay your creditors. However, you can usually keep your personal belongings, the contents of your home and your tools of trade (which may include your car) unless they have a high value.

Your assets and income are dealt with by a licensed and regulated insolvency practitioner or by a government official called the official receiver.

Traditionally, an application for bankruptcy would be submitted through the courts. However, from the 6th April 2016 applications are now submitted online and do not involve the courts. This is something that you can do easily yourself, but there are charities and free-to-client debt solution providers who can assist you if needed. Alternatively, we can help you petition for your bankruptcy.

A Trustee in Bankruptcy has the responsibility to turn the assets covered by your bankruptcy into cash. This could take several years especially if you have a property with equity. So even though you get your discharge after 12 months, the tasks of the Trustee will continue. This will include agreeing for you to make monthly contributions for a period of 3 years if you surplus funds after taking into account your reasonable costs of living.

HOW LONG DOES IT LAST:

Bankruptcy usually lasts for 1 year, and once you have been freed (discharged) from your bankruptcy, you are released from your debts (with certain exceptions). If you have surplus income after meeting your essential household and personal expenses, you will have to make payments out of your income for up to 3 years.

WHICH DEBTS ARE INCLUDED:

Bankruptcy only covers unsecured debt such as credit cards, loans, arrears of council tax and utilities, revenue debt including overpaid tax credits and shortfalls on properties that have been sold. Certain debts are not covered by Bankruptcy including matrimonial debts, student loans and court or criminal fines.

COST INVOLVED:

The fee charged for going bankrupt is £680. This fee consists of a £130 adjudicator fee, and a £550 bankruptcy deposit.

HOW TO PREPARE THE PETITION

There are sources of free debt advice and services. You can find out more by contacting the Money Advice Service on: <https://www.moneyadviceservice.org.uk/en/articles/where-to-go-to-get-free-debt-advice> or 0300 500 5000 (8-8 Monday to Friday, 9-1 on Saturday).

ADVANTAGES:

- Debts are written off, with certain exceptions explained below.
- Creditors can't take further action unless the debts are secured on your home or other property.
- It allows you to make a fresh start after only a year.
- You may be able to avoid having to sell your home if your spouse, partner or a relative can buy your share of its value after any debts secured on it have been paid.

RISKS:

- Your bankruptcy is entered on a public register and is advertised.
- If you apply to the court for your own bankruptcy, you will have to pay a court fee and deposit totalling £680.
- You will remain liable to pay certain debts – in particular:
 - student loans
 - fines
 - debts arising from family proceedings; and
 - budgeting loans and crisis loans owed to the Social Fund.
- Any business you have will almost certainly be closed down.
- Your employment may be affected.
- Certain professionals are barred from practising if they are made bankrupt.
- You can't act as a director of a company or be involved in its management unless the court agrees.
- You will be committing an offence if you get credit of £500 or more without disclosing that you are bankrupt.

- You may have a bankruptcy restrictions order* made against you for 2 to 15 years if you acted irresponsibly, recklessly or dishonestly.
- An order that will place restrictions similar to those in force while a person is bankrupt, which the official receiver may apply for.

EFFECT ON CREDIT HISTORY:

Your credit rating will be affected for 6 years and detail of your bankruptcy will be added to the insolvency register.

7. DEBT REORGANISATION OR CONSOLIDATION LOAN

HOW IT WORKS:

You apply to a lender for a loan to reorganise, or clear your debts. These loans are often advertised as 'consolidation loans'. This means you swap some or all of your creditors for just one creditor. If you own your home, the lender will probably want to take a charge* on it. You should seek independent advice about whether this would be in your best interests. You should shop around for the best deal from high street and internet lenders. If you have a poor credit rating, you may not be able to get loans on the best terms.

A consolidation loan will only help if:

- It is used to pay some or all of your existing debts
- The repayments on the new loan are no more than those you are already making towards your existing debts, and you can afford to make them.

Otherwise, the new loan will simply add to your debt burden and make your problems worse. You will also need to look very carefully at how long the loan will take to repay; what interest you are going to have to pay compared with what you are currently charged; and what charges or penalties there are, for example for late payments.

*Having a charge on your home means that if you don't repay the debt, the creditor has a claim on the proceeds if the property is sold.

Following options can be considered for reorganizing your debts.

a. SECURED LOANS

If you are a homeowner then a secured loan can be a viable solution especially to pay off unsecured debt. A secured loan can be completed relatively quickly and is more appropriate if you need to raise more than £10,000. The monthly interest rate will be higher than with a

remortgage, but the term of the loan is more flexible with repayment between 5 and 25 years. The APR will also vary depending on your credit rating.

The secured loan can be used in some circumstances to offer full and final settlements on unsecured debts that you are unable to afford to repay.

b. REMORTGAGE

Borrowing additional money on your mortgage is often the cheapest way to raise extra funds. There are a range of lenders who offer remortgages to for debt consolidation, so it is good to shop around. You need to carefully consider whether you can afford the new mortgage repayments. Please use our debt calculator to review your income and expenditure, or call our debt advisors for more help with consolidation.

c. EQUITY RELEASE/LIFETIME MORTGAGE

Increasing numbers of mature people are finding themselves with unaffordable debt levels. If you have a property with a low level mortgage or perhaps no mortgage, it is possible to raise money on your property to help out with your finances. These are long term loans that are secured on your property and usually paid back when you eventually sell your property.

There are a range of equity release products some of which involve paying off the interest with others that do not involve any monthly payment but where the interest is rolled up and paid off when the property is sold. It is deemed that you are properly advised before agreeing to take out an equity release loan. These loans can carry expensive repayment penalties and generally the loans that do not require monthly payment will end up seriously increasing the amount you owe on your property.

d. UNSECURED LOANS

Consolidating your debt through an unsecured loan is preferable to a loan that is secured on your property. Unsecured loans almost always require good to excellent credit and the interest charges are generally much higher especially if you have impaired credit. If you are already behind with repayments or owe a large amount of money then an unsecured loan will generally not be a suitable solution. The amount that can be borrowed is also generally not enough to pay off creditors in full.

HOW LONG DOES IT LAST:

It depends on repayment terms of the loan.

WHICH DEBTS ARE INCLUDED:

The debts could include credit cards, loans, council tax or utility arrears or debts due to HMRC.

COST INVOLVED:

The APR will also vary depending on your credit rating.

ADVANTAGES:

- You will be making one monthly payment on one loan rather than many payments to different creditors.
- Your monthly payments may be lower, or at least should not be any higher.

RISKS:

- You may have to pay fees for arranging the loan. Always ask for full written details of all fees.
- If you have a poor credit rating, you may not be able to get a loan or you may be offered poor terms and conditions, for example a high interest rate.
- If the loan is secured on your house or other asset, then it could be taken from you (repossessed) if you do not keep up the payments.
- Interest rates often change over the loan period, making it difficult to work out what the total cost of the loan will be – check if the interest rate is fixed or variable.
- Consolidation loans are often offered over a longer period of time than your original debts. This means that even if the interest seems reasonable, the length of time you have to repay it can increase the overall cost of the loan significantly, so you end up paying more.
- If you don't clear all your existing borrowing, the new loan is likely to make your debt problems worse and make it more difficult for you to make all your payments.

EFFECT ON CREDIT HISTORY:

Generally it has no effect on your credit history as far as you make the payments against the consolidated loan according to the agreement.

FURTHER INFORMATION

Other guides can tell help you in dealing with your finances generally, for example the Money Advice website which you can access by following this link:

<http://www.moneyadviceservice.org.uk/>

GOVERNMENT FUNDED ADVICE AGENCIES:

Advice UK

Telephone 020 7469 5700

Website: www.adviceuk.org.uk

Citizens Advice

Helpline: 0207 833 2181 to find your local CAB

Website: www.citizensadvice.org.uk

Community Legal Services (CLS)

Helpline: 0845 345 4345

Website: www.legalservices.gov.uk

Your local library has a CLS Directory to help you find a CLS-approved legal advisor.

Consumer Credit Counselling Service (CCCS)

Helpline: 0800 138 1111

Website: www.cccs.co.uk

National Debtline

Helpline: 0808 808 4000

Website: www.nationaldebtline.co.uk

INSOLVENCY SERVICE

The Insolvency Service is the government agency responsible for administering the insolvency system in England and Wales, including bankruptcy. The Insolvency Service cannot provide legal or financial advice on individual cases but can give more information about the options listed here. Its website gives access to a range of publications.

You can also search on the Insolvency Service website for an Insolvency Practitioner to deal with your situation <http://www.bis.gov.uk/insolvency>

Insolvency enquiry line: 0845 602 9848

Opening hours: Monday–Friday 8am–5pm (except bank holidays)

Email: Insolvency.enquiryline@insolvency.gsi.gov.uk

Other organisations also offer insolvency advice and debt counselling but beware of uninvited approaches by post or telephone.

SCOTLAND

This guide is aimed at you if you live in England and Wales. Options differ slightly in Scotland. If you live in Scotland, you can contact:

Citizens Advice Scotland

Helpline 0131 550 1000

Website: www.cas.org.uk

This publication provides general information only. Every effort has been made to ensure that the information is accurate, but it is not a full and authoritative statement of the law and you should not rely on it as such. The Insolvency Service cannot accept any responsibility for any errors or omissions as a result of negligence or otherwise.