
FIRST SUPERVISORY NOTICE

To: **Turnbull Underwood Associates Mortgage Solutions**

**FSA Reference
Number:** **302641**

Of: **2 Lichfield Close
Kislingbury
Northampton
NN7 4EQ**

Dated: **6 May 2010**

TAKE NOTICE: The Financial Services Authority of 25 The North Colonnade, Canary Wharf, London E14 5HS (the "FSA") has taken the following action

1. ACTION

1.1 For the reasons listed below and pursuant to section 45 of the Financial Services and Markets Act 2000 (the "Act"), the FSA has decided to vary the permission granted to Turnbull Underwood Associates Mortgage Solutions ("Turnbull Underwood"), pursuant to Part IV of the Act ("Turnbull Underwood's Part IV permission") by removing all regulated activities with immediate effect. Accordingly, Turnbull Underwood's Part IV permission no longer includes the following regulated activities:

- (a) advising on investments (excluding pension transfers and opt-outs);
- (b) advising on regulated mortgage contracts;
- (c) agreeing to carry on a regulated activity;
- (d) arranging (bringing about) deals in investments;

- (e) arranging (bringing about) regulated mortgage contracts;
- (f) making arrangements with a view to regulated mortgage contracts; and
- (g) making arrangements with a view to transactions in investments.

1.2 The FSA has further decided to vary Turnbull Underwood's Part IV permission by including the following requirements, namely that within 14 days Turnbull Underwood must:

- (i) advise in writing all clients for Turnbull Underwood's regulated activities that it does not have professional indemnity insurance ("PII") in place and that it is no longer permitted by the FSA to carry on regulated activities; and
- (ii) provide the FSA with a copy of the written advice sent to all clients for its regulated activities pursuant to (i) above, together with a list of all clients to whom such advice has been sent.

2. REASONS FOR ACTION

Summary

2.1 The FSA has concluded, on the basis of the facts and matters described below, that Turnbull Underwood is failing to satisfy the Threshold Conditions set out in Schedule 6 to the Act (the "Threshold Conditions") in that, in the opinion of the FSA, its resources are not adequate in relation to the regulated activities it has permission to carry on.

2.2 The FSA also considers, on the basis of those facts and matters, that it is necessary, in order to protect the interests of consumers, for the action specified above to take immediate effect.

Relevant statutory provisions

2.3 The FSA's regulatory objectives established in section 2(2) of the Act include the protection of consumers.

2.4 The FSA is authorised by section 45 of the Act to exercise the following powers:

- to vary an authorised person's permission where it appears to the FSA that such person is failing to satisfy the Threshold Conditions;
- to vary such a permission by removing a regulated activity from those for which the permission is given; and
- to include any provision in the permission as varied that could be included if a fresh permission were being given in response to an application under section 40 of the Act, including the imposition pursuant to section 43 of the Act of such requirements as the FSA considers appropriate.

- 2.5 Section 53(3) of the Act allows such a variation to take effect immediately if the FSA reasonably considers that it is necessary for the variation to take effect immediately.
- 2.6 Paragraph 4(1) of Schedule 6 to the Act sets out Threshold Condition 4, which states that:

"The resources of the person concerned must, in the opinion of the Authority, be adequate in relation to the regulated activities that he seeks to carry on, or carries on."

Relevant Handbook provisions

- 2.7 In exercising its power to vary a Part IV permission, the FSA must have regard to relevant provisions in the FSA Handbook of Rules and Guidance (the "Handbook"). The main provisions relevant to the proposed action are set out below.

Relevant Principle

- 2.8 Principle 4 (Financial prudence) requires a firm to maintain adequate financial resources as laid out in the Principles for Businesses ("the Principles") in the Handbook.

Relevant Rule

- 2.9 MIPRU 3.2.1R (the "PII Rule") requires that:

"A *firm* must take out and maintain professional indemnity insurance that is at least equal to the requirements of this section [MIPRU 3.2.1R]"

Guidance concerning the relevant Threshold Condition

- 2.10 Guidance on Threshold Condition 4 is set out in Chapter 2.4 of the Part of the FSA Handbook entitled Threshold Conditions ("COND").

Guidance concerning - Threshold Condition 4: Adequate resources (paragraph 4, Schedule 6 to the Act)

- 2.11 COND 2.4.1UK(1) reproduces the relevant statutory provision that the resources of the person concerned must, in the opinion of the FSA, be adequate in relation to the regulated activities that he seeks to carry on, or carries on.
- 2.12 COND 2.4.1UK(2) permits the FSA, when forming its opinion as to whether the resources of an authorised person are adequate in relation to the regulated activities that he carries on, to have regard to the provision he makes in respect of liabilities (including contingent and future liabilities).
- 2.13 COND 2.4.4G(3) states that the FSA only takes into account relevant matters

which are material in relation to the regulated activities for which the authorised person has permission.

Other relevant regulatory provisions

- 2.14 The FSA's policy in relation to its enforcement powers is set out in the Enforcement Guide ("EG"), certain provisions of which are summarised below.
- 2.15 EG 8.1(1) reflects the provisions of section 45 of the Act that the FSA may use its own-initiative power to vary or cancel the permission of an authorised firm where a firm is failing or is likely to fail to satisfy the Threshold Conditions.

Varying a firm's Part IV permission on the FSA's own initiative

- 2.16 EG 8.1B provides that the FSA will have regard to its regulatory objectives and the range of regulatory tools that are available to it when it considers how it should deal with a concern about a firm.
- 2.17 EG 8.3 provides that the FSA will exercise its formal powers under section 45 of the Act, where the FSA considers it is appropriate to ensure a firm meets its regulatory requirements. EG 8.3(1) specifies that the FSA may consider it appropriate to exercise its powers where it has serious concerns about a firm or about the way its business is being or has been conducted.
- 2.18 EG 8.5 provides that the circumstances in which the FSA will consider exercising its power include where the FSA has serious concerns that the authorised person has breached requirements imposed on it by or under the Act (including Principles and rules) and the breaches are material in number or individual seriousness. EG 8.5(1)(a) specifies that the FSA will consider exercising its own-initiative power where a firm's financial resources appear inadequate, for example where it has failed to maintain PII.
- 2.19 EG 8.9(1) includes among the factors which will determine whether the urgent exercise of the FSA's own-initiative power is an appropriate response to serious concerns, the extent of any loss or risk of loss or other adverse effect on consumers.

Facts and matters relied on

- 2.20 Turnbull Underwood, whose partners were Adam Turnbull and Judith Yvonne Turnbull, was authorised by the FSA on 31 October 2004 to carry on regulated mortgage mediation business and from 14 January 2005 was also authorised to carry on regulated insurance mediation activity.
- 2.21 Turnbull Underwood has failed to satisfy the FSA that it maintains current PII, despite having had reasonable opportunities to do so.

Conclusions

- 2.22 The facts and matters described above lead the FSA, having regard to its regulatory objectives, which include the protection of consumers, to the following conclusions:
- by failing to satisfy the FSA that Turnbull Underwood has effected compliant

PII it is failing to make adequate provision in respect of its liabilities, including contingent and future liabilities, in breach of Principle 4. That failing is material in relation to the regulated activities for which Turnbull Underwood has permission and it therefore fails to satisfy Threshold Condition 4 (Adequate Resources);

- the risk of loss or other adverse effect on consumers by Turnbull Underwood's failing, which is a material breach of a requirement imposed upon it by the FSA's rules, causes the FSA to have very serious concerns about the firm such that the exercise of the FSA's own-initiative power to vary its Part IV permission with immediate effect is an appropriate response to those concerns; and
- specifically, the variation of Turnbull Underwood's Part IV permission should take immediate effect to address the FSA's serious concern that claims for which it is uninsured might arise from new business.

3. DECISION MAKER

3.1 The decision which gave rise to the obligation to give this Supervisory Notice was made by the Chairman of the Regulatory Decisions Committee.

4. IMPORTANT

4.1 This Supervisory Notice is given to Turnbull Underwood under section 53(4) and in accordance with section 53(5) of the Act, and is being served on the firm at its principal place of business as last notified to the FSA. The following statutory rights are important.

The Tribunal

4.2 Turnbull Underwood may refer this matter to the Financial Services and Markets Tribunal (the "Tribunal"). Under section 133 of the Act, Turnbull Underwood has 28 days from the date it was sent this Supervisory Notice to refer the matter to the Tribunal or such other period as specified in the Financial Services and Markets Tribunal Rules 2001 (the "Tribunal Rules") or as the Tribunal may allow. A reference to the Tribunal is made by way of a written notice signed by Turnbull Underwood and filed with a copy of this Notice. The Tribunal's address is: 15-19 Bedford Avenue, London WC1B 3AS (telephone 020 7612 9700). The detailed procedures for making a reference to the Tribunal are contained in section 133 of the Act and the Tribunal Rules.

4.3 Turnbull Underwood should note that the Tribunal Rules provide that at the same time as filing a reference notice with the Tribunal, it must send a copy of the reference notice to the FSA. Any copy notice should be sent to Akintokunbo Oyebode at the FSA, 4th Floor, 25 The North Colonnade, Canary Wharf, London E14 5HS.

Representations

4.4 Turnbull Underwood has the right to make written and oral representations to the

FSA. If Turnbull Underwood wishes to make written representations it must do by 9 June 2010, or such later date as may be permitted by the FSA. Written representations should be made to the Regulatory Decisions Committee and sent to Husayn Rahman, Regulatory Decisions Committee Professional Support Services. The address of the Regulatory Decisions Committee Professional Support Services is 25 The North Colonnade, Canary Wharf, London E14 5HS. If Turnbull Underwood wishes to make oral representations, please inform us by 17 May 2010. If Turnbull Underwood does not notify us by 17 May 2010, it will not, other than in exceptional circumstances, be able to make oral representations.

Confidentiality and publicity

- 4.5 Turnbull Underwood should note that this Supervisory Notice may contain confidential information and should not be disclosed to a third party (except for the purpose of obtaining advice on its contents). Turnbull Underwood should also note that section 391 of the Act requires the FSA when the Supervisory Notice takes effect (this Supervisory Notice has immediate effect), to publish such information about the matter as it considers appropriate.

FSA contacts

- 4.6 If Turnbull Underwood has any questions regarding the procedures of the Regulatory Decisions Committee, it should contact Husayn Rahman (direct line: 020 7066 1072).
- 4.7 For more information concerning this matter generally, Turnbull Underwood should contact Akintokunbo Oyeboode at the FSA (direct line: 020 7066 5798 / fax: 020 7066 5799).

Tim Herrington
Chairman, Regulatory Decisions Committee