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**FINAL NOTICE**

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**To:** Carol Lawson trading as St Johns Mortgages

**Of:** 95 Westminster Bridge Road  
London  
SE1 7HR

**FSA reference number:** 303588

**Dated:** 23 December 2010

**TAKE NOTICE: The Financial Services Authority of 25 The North Colonnade, Canary Wharf, London E14 5HS (the “FSA”) gives you, Carol Lawson trading as St Johns Mortgages, final notice about a decision to cancel the permission granted to you to carry on regulated activities**

**1. THE ACTION**

- 1.1 The FSA gave you a Decision Notice on 23 November 2010 (the “Decision Notice”) which notified you that for the reasons given below and pursuant to section 45 of the Financial Services and Markets Act 2000 (the “Act”), the FSA had decided to cancel the permission granted to you under Part IV of the Act (“your Part IV permission”).
- 1.2 You were informed of your statutory right to make a reference to the Upper Tribunal (Tax and Chancery Chamber) (the “Tribunal”), but you have not referred the Decision Notice to the Tribunal within 28 days of the date on which the Decision Notice was given to you.
- 1.3 Accordingly, the FSA has today cancelled your Part IV permission.

**2. REASONS FOR THE ACTION**

- 2.1 On the basis of the facts and matters and conclusions described in its Warning Notice dated 12 October 2010 (the “Warning Notice”) (an extract from which is attached to and forms part of this Final Notice), and in the Decision Notice, the FSA has concluded that you are failing to satisfy the threshold conditions set out in Schedule 6 to the Act (the “Threshold Conditions”) in that the FSA is not satisfied that you are a fit and proper person having regard to all the circumstances.
- 2.2 This is because, in the opinion of the FSA, you have failed to ensure that your affairs are conducted soundly and prudently, and in compliance with proper standards, and because your conduct has not met the requirements of Principle 11 (Relations with regulators) of the FSA’s Principles for Businesses (the “Principles”) under which firms must co-operate with the FSA.
- 2.3 Specifically, you have failed to respond adequately and provide information to the FSA, despite repeated requests by the FSA that you do so.

### **3. DECISION MAKER**

- 3.1 The decision which gave rise to the obligation to give this Final Notice was taken by the Regulatory Decisions Committee.

### **4. IMPORTANT**

- 4.1 This Final Notice is given to you in accordance with section 390(1) of the Act.

#### **Publicity**

- 4.2 Sections 391(4), 391(6) and 391(7) of the Act apply to the publication of information about the matter to which this Final Notice relates. Under those provisions, the FSA must publish such information about the matter to which this Final Notice relates as the FSA considers appropriate. The information may be published in such manner as the FSA considers appropriate. However, the FSA may not publish information if such publication would, in the opinion of the FSA, be unfair to you or prejudicial to the interests of consumers.
- 4.3 The FSA intends to publish this Final Notice and such information about the matter to which this Final Notice relates as it considers appropriate.

#### **FSA contact**

- 4.4 For more information concerning this matter generally, you should contact Pauline Cheng at the FSA (direct line: 020 7066 5228/fax: 020 7066 5229).

**John Kirby**  
**FSA Enforcement and Financial Crime Division**

**EXTRACT FROM WARNING NOTICE DATED 12 OCTOBER 2010 ISSUED TO  
CAROL LAWSON TRADING AS ST JOHNS MORTGAGES**

**“2. REASONS FOR THE PROPOSED ACTION**

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**Facts and matters relied on**

- 2.17 You became authorised by the FSA on 31 October 2004 to carry on regulated mortgage business, and you were further permitted from 14 January 2005 to conduct general insurance mediation business.
- 2.18 You have failed to co-operate with the FSA in that you have failed to respond adequately to repeated requests from the FSA for a copy of your full business register and client files to enable the FSA to review your general insurance business.

**Conclusions**

- 2.19 The facts and matters described above lead the FSA, having regard to its regulatory objectives, which include market confidence and the protection of consumers, to the following conclusions:
- you have not been open and co-operative in dealing with the FSA by failing to respond adequately to the FSA’s repeated requests and provide information;
  - you have therefore failed to comply with Principle 11 (Relations with regulators) and satisfy the FSA that you are ready, willing and organised to comply with the requirements and standards under the regulatory system;
  - you have also failed to satisfy the FSA that you are conducting your business soundly and prudently and in compliance with proper standards or that you are a fit and proper person having regard to all the circumstances. These failures are significant in the context of your suitability; and
  - you are therefore failing to satisfy Threshold Condition (Suitability) in relation to the regulated activities for which you have Part IV permission.”

**END OF EXTRACT**