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**FINAL NOTICE**

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To: **Mortgages Plus (UK) Limited**

Of: **2 Wellington Place  
Leeds  
LS1 4AP**

FSA  
Reference  
Number: **482565**

Dated: **3 September 2009**

**TAKE NOTICE: The Financial Services Authority (the "FSA") of 25 The North Colonnade, Canary Wharf, London E14 5HS gives Mortgages Plus (UK) Limited ("Mortgages Plus"), final notice about a decision to cancel the permission granted to Mortgages Plus to carry on regulated activities**

**1. ACTION**

1.1 The FSA gave Mortgages Plus a Decision Notice on 28 July 2009 (the "Decision Notice") which notified Mortgages Plus 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 Mortgages Plus pursuant to Part IV of the Act ("Mortgages Plus' Part IV permission").

1.2 Mortgages Plus was informed of its statutory right to make a reference to the Financial Services and Markets Tribunal, but it has not referred the Decision Notice to the Tribunal within 28 days of the date on which the Decision Notice was given to Mortgages Plus. Accordingly, the FSA has today cancelled Mortgages Plus' Part IV permission.

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## **2. REASONS FOR ACTION**

- 2.1 On the basis of the facts and matters and conclusions described in its Warning Notice dated 16 June 2009 (the "Warning Notice"), and in the Decision Notice, it appears to the FSA that Mortgages Plus is failing to satisfy the threshold conditions set out in Schedule 6 of the Act (the "Threshold Conditions").
- 2.2 Specifically, Mortgages Plus failed to notify the FSA of a change in the address of its principal place of business. The FSA has no current, valid contact information for Mortgages Plus, therefore the FSA has no means of communicating with it.
- 2.3 These failures, which are significant in the context of Mortgages Plus' suitability, lead the FSA to conclude that Mortgages Plus is not conducting its business soundly and prudently, and in compliance with proper standards, that it is not a fit and proper person, and that it is therefore failing to satisfy the Threshold Conditions in relation to the regulated activities for which it has Part IV permission.

## **3. DECISION MAKER**

- 3.1 The decision which gave rise to the obligation to issue 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 Mortgages Plus or prejudicial to the interests of consumers.
- 4.3 The FSA intends to publish 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 Craig Drury at the FSA (direct line: 020 7066 8460/fax: 020 7066 8461).

**John Kirby**  
**FSA Enforcement Division**