
FINAL NOTICE

To: **Select Home Loans Limited**

Of: **49-51 Bernard Street
Edinburgh
EH6 6SL**

Dated: **21 May 2007**

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

1. ACTION

The FSA gave Select Home Loans Limited ("SHL") a Decision Notice on 18 April 2007 (the "Decision Notice") which notified SHL 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 SHL pursuant to Part IV of the Act ("SHL's Part IV permission").

SHL has not referred the matter to the Financial Services and Markets Tribunal within 28 days of the date on which the Decision Notice was given to it. Accordingly, the FSA has today cancelled SHL's Part IV permission.

2. REASONS FOR ACTION

On the basis of the facts and matters and conclusions described in its Warning Notice dated 6 March 2007 (the "Warning Notice"), and in the Decision Notice, it appears to the FSA that SHL is 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 SHL is a fit and proper person having regard to all the circumstances, including the need to ensure that its business is conducted soundly and prudently. Furthermore, SHL has also failed to comply with Principle 11 of the FSA's Principles for Businesses under which firms must co-operate with the FSA.

Specifically, SHL has failed to pay fees of £1,196.95 owed to the FSA and to submit the Retail Mediation Activities Return for the period ended 31 July 2006, despite the FSA's repeated requests for it to do so.

3. IMPORTANT

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

Publicity

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 SHL or prejudicial to the interests of consumers.

The FSA intends to publish such information about the matter to which this Final Notice relates as it considers appropriate.

FSA Contact

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 Division