



BANK OF ENGLAND

A loan-level data collection for buy-to-let lending: phase 3

Data Model Report

31 January 2017



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1 Introduction

This document details the business data attributes for the Buy-to-Let reporting requirements for the Bank of England along with the business relationships between them and their definitions.

Note that some of the enumerations used in the data model differ slightly from those of the xml schema document as the optionality between data classes account for the 'Not Applicable' option.

2 Data Model Diagrams

2.1 Phase 3: Buy-to-Let Borrower Diagram

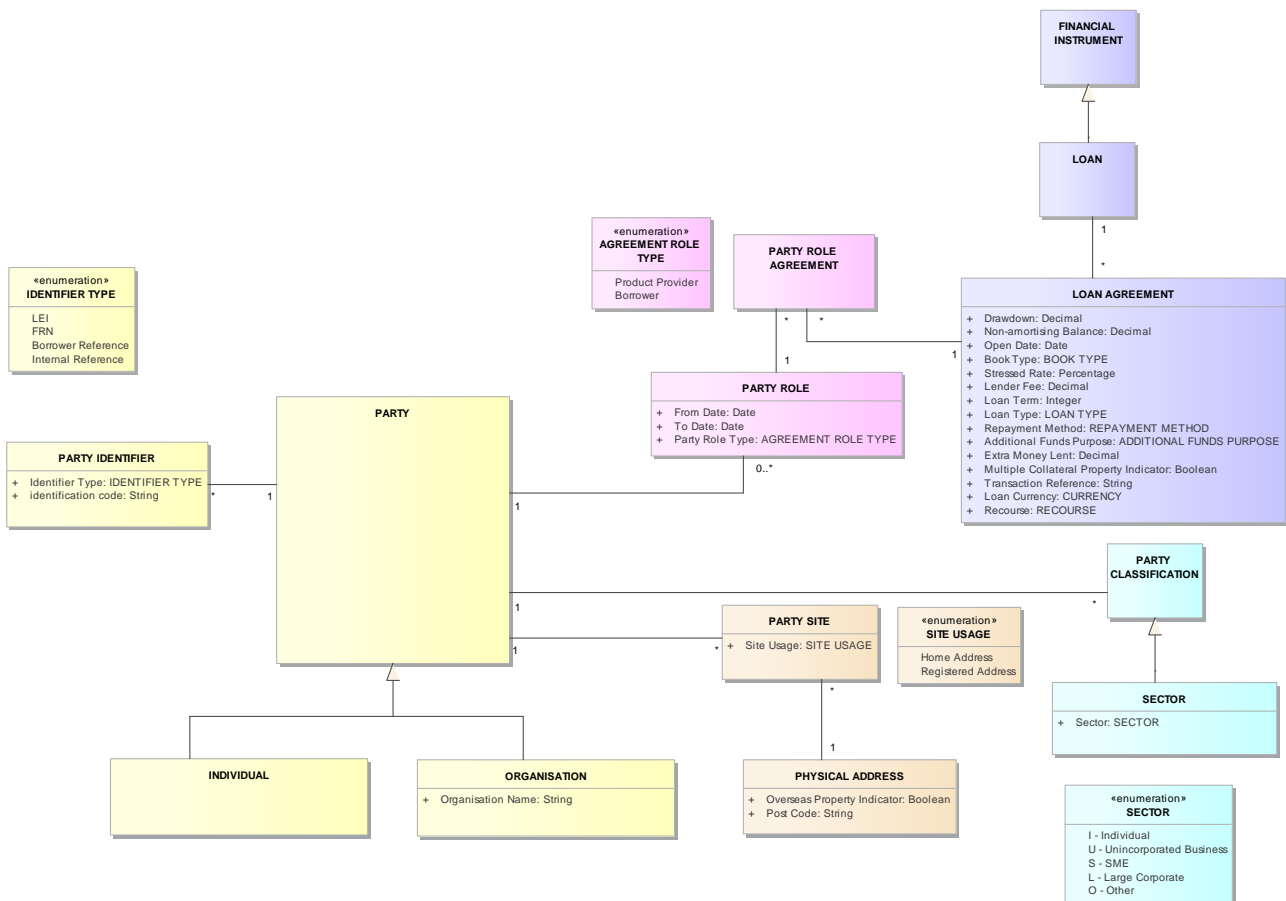


Figure 1: Phase 3: Buy-to-Let Borrower

2.2 Phase 3: Buy-to-Let Loan Diagram

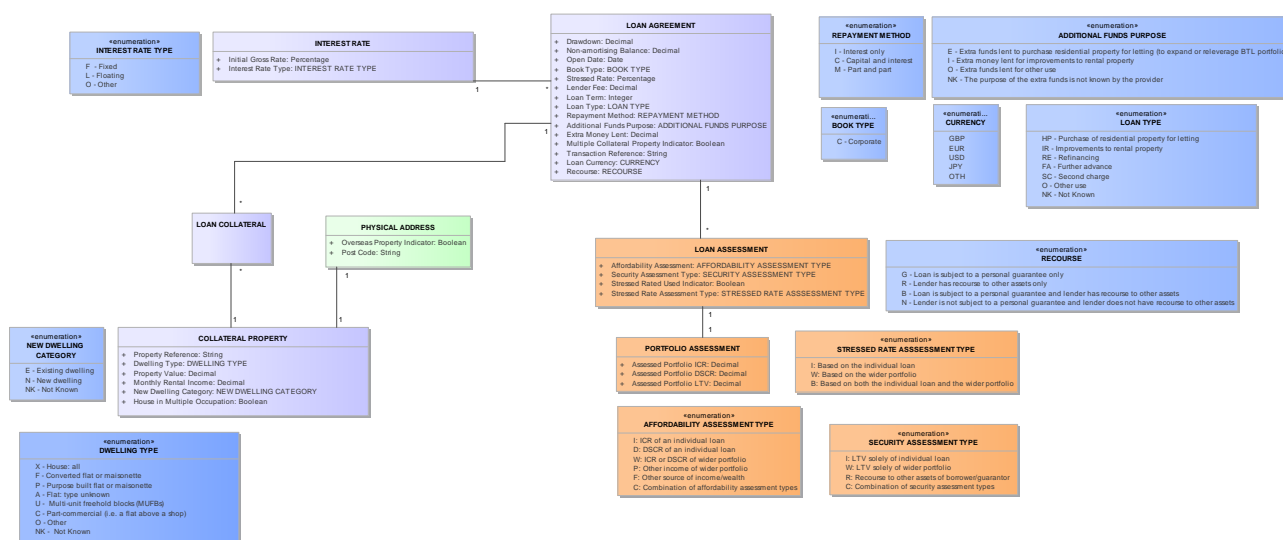


Figure 2: Phase 3: Buy-to-Let Loan

3 Classes

3.1 COLLATERAL PROPERTY

Class Properties	
Definition:	Property which the loan is secured against subject to a rental agreement.
Sub Type Of:	
Super Type Of:	

Attributes		
Name	Type	Description
Property Reference	String	A unique reference for each property, internal to the reporting firm that can be used to identify individual properties. The field is restricted to twenty characters which should be static over time. This could be the Land Registry number or a unique property reference number used by the local council.
Dwelling Type	DWELLING TYPE	
Property Value	Decimal	The market value of each residential property for rental. The value reported should be based on the surveyors' valuation, a valuation index, or other method that the product provider used to determine the market value used in the assessment of the application.
Monthly Rental Income	Decimal	The value of expected gross rental income per month for the property in this application, represented as a sterling equivalent amount. This should be the rental income used in underwriting. Where payments are to be collected on a basis other than monthly, such as quarterly or annually, report the

Attributes		
Name	Type	Description
		monthly equivalent (e.g. for annual payments, report one twelfth of the annual payment).
New Dwelling Category	NEW DWELLING CATEGORY	Indication as to whether the property is new.
House in Multiple Occupation	Boolean	Indicates whether the dwelling will be used as a House in Multiple Occupation (HMO), or an HMO licence is already in place. A dwelling should be classified as an HMO in accordance with the definition used by the lender for the purposes of assessing the affordability.

3.2 FINANCIAL INSTRUMENT

Class Properties	
Definition:	Financial instruments are tradable assets of any kind. They can be cash, evidence of an ownership interest in an entity, or a contractual right to receive or deliver cash or another financial instrument. International Accounting Standards IAS 32 and 39 define a financial instrument as "any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity"
Sub Type Of:	
Super Type Of:	LOAN

3.3 INDIVIDUAL

Class Properties	
Definition:	A single human being as distinct from a group.
Sub Type Of:	PARTY
Super Type Of:	

3.4 INTEREST RATE

Class Properties	
Definition:	The proportion of a loan that is charged as interest to the borrower, typically expressed as an annual percentage of the loan outstanding.
Sub Type Of:	
Super Type Of:	

Attributes		
Name	Type	Description
Initial Gross Rate	Percentage	The initial gross nominal rate of interest charged on the loan at origination. This should take account of any discount being provided and be gross of any fees/cashback. If there are multiple elements of the same loan then this

Attributes		
Name	Type	Description
		would be the interest rate applied to the largest element of the loan. For further advances and second charge loans, the rate should apply to this element of the loan.
Interest Rate Type	INTEREST RATE TYPE	The interest type at the point of loan origination. If there are multiple products related to the same loan this is the interest rate applied to the largest element of the loan.

3.5 LOAN

Class Properties	
Definition:	A loan is the act of giving money, property or other material goods to another party in exchange for future repayment of the principal amount along with interest or other finance charges.
Sub Type Of:	FINANCIAL INSTRUMENT
Super Type Of:	

3.6 LOAN AGREEMENT

Class Properties	
Definition:	The agreement that is in place to support a loan.
Sub Type Of:	
Super Type Of:	

Attributes		
Name	Type	Description
Drawdown	Decimal	The amount of the loan drawdown in the quarter. This may be the drawdown at loan origination, or when further subsequent drawdowns are made. The size of the loan at the date of completion, represented as a sterling equivalent amount. This may be made up of more than one part. It should also include fees and charges added to the loan. In the case of mixed interest rate options or where the loan is otherwise split into more than one part, this field should contain the total amount drawn down. For Further Advances and second charge loans this is the amount of additional borrowing only. Where one loan is redeemed with the same lender and a new loan drawn for a higher amount, the amount of additional borrowing should be the size of the new loan amount less the value of the previous loan balance outstanding immediately prior to completion. For refinancing this is the total drawdown.
Non-amortising Balance	Decimal	This is the expected residual loan value for bullet repayment or refinancing at date of maturity.
Open Date	Date	The date of the loan completion or drawdown of funds. All loans reported within the quarter should have an account

Attributes		
Name	Type	Description
		open date relating to that quarter.
Book Type	BOOK TYPE	Confirmation that the loan is classified as corporate book.
Stressed Rate	Percentage	The 'Stressed' Interest rate used in the assessment of affordability. This is the interest rate used in the assessment of affordability to take account of likely future interest rate increases.
Lender Fee	Decimal	The total of fees and charges charged by the lender included in the calculation of the annual percentage rate (e.g. application, reservation and valuation fees). These should not include any fees paid by the lender which are not passed onto the customer. For example, fees for advising on or arranging the regulated loan contract, and product fees such as application, reservation and valuation fees. All fees reported here should only be those borne by the customer.
Loan Term	Integer	The term of the loan in months at the opening date of the loan. This is the length of the loan from the date the product was opened until the maturity of the loan. Where the loan is split into more than one part, this is the term applying to the largest part of the loan.
Loan Type	LOAN TYPE	The type of loan that has been agreed.
Repayment Method	REPAYMENT METHOD	The repayment method at point of origination.
Additional Funds Purpose	ADDITIONAL FUNDS PURPOSE	The main purpose of extra money lent. In the case that more than one option applies, it is the largest element or main purpose of the loan.
Extra Money Lent	Decimal	For refinancing this is the amount of extra money lent, when the new loan is larger than the previous loan, represented as a sterling equivalent amount. It is the extra money lent as the size of the new loan reported less the value of the previous loan outstanding immediately prior to completion.
Multiple Collateral Property Indicator	Integer	Indicates that the loan is secured against more than twenty properties and covers multiple postcodes.
Transaction Reference	String	A unique reference for the transaction, internal to the reporting firm, that can be used to identify individual records (e.g. an account number or application number etc.), restricted to twenty characters. The transaction reference must be unique across all submissions across all reporting periods.
Loan Currency	CURRENCY	The currency that the original transaction was made in. For transactions made in multiple currencies this is the currency for the largest element of the loan.
Recourse	RECOURSE	Whether the loan is subject to a personal guarantee or the lender has recourse to other assets.

3.7 LOAN ASSESSMENT

Class Properties	
Definition:	Determines the criteria used for assessment of the original loan or any further

Class Properties	
	advances subsequently applied for.
Sub Type Of:	
Super Type Of:	

Attributes		
Name	Type	Description
Affordability Assessment	AFFORDABILITY ASSESSMENT TYPE	
Security Assessment Type	SECURITY ASSESSMENT TYPE	
Stressed Rated Used Indicator	Boolean	Indicates whether an interest rate was used in the assessment of affordability to take account of future interest rate changes.
Stressed Rate Assessment Type	STRESSED RATE ASSESSMENT TYPE	How stressed interest rates were used in the affordability assessment.

3.8 LOAN COLLATERAL

Class Properties	
Definition:	A property or other asset that a borrower offers as a way for a lender to secure the loan.
Sub Type Of:	
Super Type Of:	

3.9 ORGANISATION

Class Properties	
Definition:	A social unit of people that is structured and managed to meet a need or to pursue collective goals. All organizations have a management structure that determines relationships between the different activities and the members, and subdivides and assigns roles, responsibilities and authority to carry out different tasks.
Sub Type Of:	PARTY
Super Type Of:	

Attributes		
Name	Type	Description
Organisation Name	String	The legal name of the organisation.

3.10 PARTY

Class Properties	
Definition:	A party contains people in one of two ways: as organisational structures or as individuals.
Sub Type Of:	
Super Type Of:	ORGANISATION INDIVIDUAL

3.11 PARTY CLASSIFICATION

Class Properties	
Definition:	The arrangement of parties into groups based on ways that they are alike.
Sub Type Of:	
Super Type Of:	SECTOR

3.12 PARTY IDENTIFIER

Class Properties	
Definition:	A code which is used to uniquely identify a party. The code is only unique within the identifier type.
Sub Type Of:	
Super Type Of:	

Attributes		
Name	Type	Description
Identifier Type	IDENTIFIER TYPE	The type of identifier.
identification code	String	The value of the identifier.

3.13 PARTY ROLE

Class Properties	
Definition:	The party role is a link between a party and a role that they are playing.
Sub Type Of:	
Super Type Of:	

Attributes		
Name	Type	Description
From Date	Date	The date from which the party played this role.
To Date	Date	The date until which the party played this role.
Party Role Type	AGREEMENT ROLE TYPE	The role the party plays in an agreement.

3.14 PARTY ROLE AGREEMENT

Class Properties	
Definition:	A linking class between the Loan Agreement and the Party Role. This connects the party playing the role of the Borrower with the party playing the role of the Product Provider.
Sub Type Of:	
Super Type Of:	

3.15 PARTY SITE

Class Properties	
Definition:	A Party Site is the location where a party is physically located. Parties can have multiple sites associated with them for different purposes/usages.
Sub Type Of:	
Super Type Of:	

Attributes		
Name	Type	Description
Site Usage	SITE USAGE	The purpose of the site in the context of a party.

3.16 PHYSICAL ADDRESS

Class Properties	
Definition:	The conventional form by which the location of a building is described.
Sub Type Of:	
Super Type Of:	

Attributes		
Name	Type	Description
Overseas Property Indicator	Boolean	Indicates whether the property is located outside of the UK.
Post Code	String	The postcode for the property. For new build properties where firms are able to only report the first half of the postcode (e.g. AB1). In all other cases, the full postcode should be provided (e.g. AB1 2CD).

3.17 PORTFOLIO ASSESSMENT

Class Properties	
Definition:	Determines the criteria used for assessment of the portfolio.
Sub Type Of:	

Class Properties	
Super Type Of:	

Attributes		
Name	Type	Description
Assessed Portfolio ICR	Decimal	If the affordability of the loan has been assessed using the wider portfolio, this is the ICR ratio for the wider portfolio at the time of the latest drawdown at the stress interest rate used for the assessment.
Assessed Portfolio DSCR	Decimal	If the affordability of the loan has been assessed using the wider portfolio, then this is the DSCR ratio for the wider portfolio at the time of the latest drawdown at the stress interest rate used for the assessment.
Assessed Portfolio LTV	Decimal	If the security of the loan has been assessed using the wider portfolio, this is the LTV ratio for the wider portfolio at the time of the latest drawdown.

3.18 SECTOR

Class Properties	
Definition:	Sectoral classification of a party (see the Classification of accounts guide for further information).
Sub Type Of:	PARTY CLASSIFICATION
Super Type Of:	

Attributes		
Name	Type	Description
Sector	SECTOR	An area of the economy in which businesses share the same or a related product or service. It can also be thought of as an industry or market that shares common operating characteristics.

4 Enumerations

4.1 ADDITIONAL FUNDS PURPOSE

Enumerations	
Name	Description
E	Extra funds lent to purchase residential property for letting (to expand or re leverage BTL portfolio).
I	Extra money lent for improvements to rental property.
O	Extra funds lent for other use.
NK	The purpose of the extra funds is not known by the provider.

4.2 AFFORDABILITY ASSESSMENT TYPE

Enumerations	
Name	Description
I: ICR of an individual loan	Affordability of the loan tested solely on the interest coverage ratio (ICR) of an individual loan. ICR is defined as the ratio of the expected monthly rental income from the buy-to-let property to the monthly interest payments.
D: DSCR of an individual loan	Affordability of the loan tested solely on the debt service cover ratio (DSCR) of an individual loan. DSCR is defined as the annual rental income generated by a property, at least partially financed by debt and net of any operational expenses to maintain the property's value, relative to the annual debt service (interest and capital repayments) on the loan secured by the property.
W: ICR or DSCR of wider portfolio	Affordability of the loan assessed on the ICR or DSCR of the wider portfolio.
P: Other income of wider portfolio	Affordability of the loan assessed solely on other income of the wider portfolio.
F: Other source of income/wealth	Affordability of the loan assessed on other source of income/wealth.
C: Combination of affordability assessment types	Combination of affordability assessment types

4.3 AGREEMENT ROLE TYPE

Enumerations	
Name	Description
Product Provider	A legal entity that advances funds to a borrower according to the terms of a loan which specifies the period of time, chargeable rate of interest, details of repayment and securities held for the loan. This entity may or may not be regulated by the PRA/FCA depending on the type of product/loan financed.
Borrower	A legal entity or person that obtains funds from a business or individual for a specified period of time upon condition of promising to repay the loan.

4.4 BOOK TYPE

Enumerations	
Name	Description
C - Corporate	Loans within the corporate book secured on rental residential properties, where the loan assessment is made on the basis that the property will be subject to a rental agreement.

4.5 CURRENCY

Enumerations	
Name	Description
GBP	Pound sterling.
EUR	Euros.
USD	US dollar.
JPY	Japanese yen.
OTH	Other foreign currency.

4.6 DWELLING TYPE

Enumerations	
Name	Description
X	House.
F	Converted flat or maisonette.
P	Purpose built flat or maisonette.
A	Flat: type unknown.
U	Multi-unit freehold blocks (MUFBs).
C	Part-commercial (i.e. a flat above a shop).
M	Multiple properties (in the case of portfolio loans).
O	Other
NK	Not Known

4.7 IDENTIFIER TYPE

Enumerations	
Name	Description
LEI	Legal Entity Identifier.
FRN	Firm Reference Number.
Borrower Reference	A unique reference for the borrower, internal to each reporting firm that can be used to identify individual borrowers, restricted to twenty characters. These should be static over time. If multiple people take out a loan jointly for a single property, the borrower reference should uniquely identify all borrowers. Where a customer uses multiple limited companies or partnerships to manage their BTL portfolio, the borrower references should identify each SME uniquely.

Enumerations	
Name	Description
Internal Reference	A unique identifier internal to the submitting firm.

4.8 INTEREST RATE TYPE

Enumerations	
Name	Description
F - Fixed	Under a fixed rate loan, the interest rate remains the same throughout the period of the deal, even if there is a change in the Bank of England Bank Rate. After the fixed period ends the loan will automatically move to a reversion rate. This should include stepped rates.
L - Floating	A floating interest rate is linked to a reference rate (e.g. Bank Rate, LIBOR, the institution's standard variable rate, or equivalent) and/or can change throughout the life of the loan or within a fixed term.
O - Other	Other.

4.9 LOAN TYPE

Enumerations	
Name	Description
HP - Purchase of residential property for letting	The purchase of residential property for letting defined as new secured lending where the borrower is purchasing a property or properties.
IR - Improvements to rental property	New secured lending for the purpose of improving the rental property.
RE - Refinancing	Refinancing occurs when a borrower redeems his/her current secured loan in favour of an alternative loan secured on the same property through a different lender. This should include cases where a borrower refinances from one lender to a different lender within the same group.
FA - Further advance	This should capture further advances to an existing borrower of the firm, secured on an existing property. It should also include 'internal refinancing' (i.e. replacing an existing loan with a new loan secured on the same property by one of a firm's existing borrowers), but only where the borrower is increasing the overall secured debt. This will not always be transacted in exactly the same way by different lenders. Regardless of whether a firm genuinely treats the advance of new money as a further advance or whether the old loan is formally replaced with a new loan of increased size, the net increase should be reported here.
SC - Second charge	Second charge loans are secured lending with secondary priority behind the borrower's main (first charge) loan.
O - Other use	
NK - Not Known	

4.10 NEW DWELLING CATEGORY

Enumerations	
Name	Description
E - Existing dwelling	

Enumerations	
Name	Description
N - New dwelling	The property is a new build property, i.e. the dwelling is being occupied for the first time. This does not include new conversions of older dwellings.
NK - Not Known	

4.11 RECOURSE

Enumerations	
Name	Description
G	Loan is subject to a personal guarantee (e.g. by shareholder(s) or director(s)) and lender does not have recourse to other assets.
R	Lender has recourse to other assets, but loan is not subject to a personal guarantee.
B	Loan is subject to a personal guarantee and lender has recourse to other assets.
N	Lender is not subject to a personal guarantee and lender does not have recourse to other assets.

4.12 REPAYMENT METHOD

Enumerations	
Name	Description
C	Capital and interest.
I	Interest only.
M	Part and part.

4.13 SECTOR

Enumerations	
Name	Description
I - Individual	
U - Unincorporated Business	Unincorporated business (other than unlimited liability partnerships).
S - SME	Private non-financial corporations (PNFCs) with an annual debit turnover of up to £25m on the firm's business accounts.
L - Large PNFCs	Private non-financial corporations (PNFCs) with an annual debit turnover of over £25m on the firm's business accounts.
O - Other	Other financial corporations (OFCs).

4.14 SECURITY ASSESSMENT TYPE

Enumerations	
Name	Description
I	LTV solely of individual loan.

Enumerations	
Name	Description
W	LTV solely of wider portfolio.
R	Recourse to other assets of borrower/guarantor.
C	Combination of security assessment types.

4.15 SITE USAGE

Enumerations	
Name	Description
Home Address	The primary residence (home) of an individual.
Registered Address	A registered office is the official address of an incorporated company, association or any other legal entity. Generally it will form part of the public record and is required in most countries where the registered organization or legal entity is incorporated.

4.16 STRESSED RATE ASSESSMENT TYPE

Enumerations	
Name	Description
I: Based on the individual loan	Stress interest rate used to assess individual loan.
W: Based on the wider portfolio	Stress interest rate used to assess the wider portfolio.
B: Based on both the individual loan and the wider portfolio	Stress interest rate used to assess both the individual loan and the wider portfolio.