Prudential sourcebook for Mortgage and Home Finance Firms, and Insurance Intermediaries

Chapter 4

Capital resources

	4.3 Calculation of annual income
_	Annual income
4.3.1 R	This section contains provisions relating to the calculation of <i>annual income</i> for the purposes of:
	(1) the <i>limits of indemnity</i> for professional indemnity insurance; and
	(2) the capital resources requirements.
4.3.2 R	'Annual income' is the annual income given in the <i>firm's</i> most recent annual financial statement from the relevant <i>regulated activity</i> or activities.
4.3.3 R	For a <i>firm</i> which carries on <i>insurance distribution activity</i> or <i>home finance mediation activity</i> , <i>annual income</i> is the amount of all brokerage, fees, <i>commissions</i> and other related income (for example, administration charges, overriders, profit shares) due to the <i>firm</i> in respect of or in relation to those activities. But it does not include income generated from carrying on any <i>home finance mediation activity</i> for:
	(1) second charge regulated mortgage contracts; or
	(2) legacy CCA mortgage contracts.
4.3.4 C	(1) The purpose of the <i>rule</i> on <i>annual income</i> that applies to <i>insurance intermediaries</i> and <i>mortgage intermediaries</i> is to ensure that the capital resources requirement is calculated on the basis only of brokerage and other amounts earned by a <i>firm</i> which are its own income.
	(2) Annual income includes commissions and other amounts the firm may have agreed to pay to other <i>persons</i> involved in a transaction, such as sub-agents or other intermediaries.
	(3) A <i>firm's annual income</i> does not, however, include any amounts due to another <i>person</i> (for example, the product provider) which the <i>firm</i> has collected on behalf of that other <i>person</i> .
4.3.5 R	If a <i>firm</i> is a <i>principal</i> , its <i>annual income</i> includes amounts due to its <i>appointed representative</i> in respect of activities for which the <i>firm</i> has accepted responsibility.

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4.3.6	G	If a <i>firm</i> is a <i>network</i> , it should include the relevant income due to all of its appointed representatives in its annual income.
4.3.7	R	Annual income for home finance administration For the purposes of the calculation of the capital resources of a <i>firm</i> carrying on <i>home finance administration</i> only with all the assets it administers off balance sheet, <i>annual income</i> is the sum of:
		<ol> <li>revenue (that is, commissions, fees, net interest income, dividends, royalties and rent); and</li> </ol>
		(2) gains;
		(3) arising in the course of the ordinary activities of the <i>firm</i> , less profit:
		(a) on the sale or termination of an operation;
		(b) arising from a fundamental reorganisation or restructuring having a material effect on the nature and focus of the <i>firm</i> 's operation; and
		(c) on the disposal of fixed assets, including <i>investments</i> held in a long-term portfolio.
4.3.7A	R	In the calculation of the capital resources of a <i>firm</i> that carries on any <i>home finance administration activity</i> , the <i>annual income</i> does not include annual income from:
		(1) second charge regulated mortgage contracts; or
		(2) legacy CCA mortgage contracts.
4.3.8	R	Annual income: periods of less than 12 months If the <i>firm</i> 's most recent annual financial statement does not cover a 12 <i>month</i> period, the <i>annual income</i> is taken to be the amount in the statement converted, proportionally, to a 12 <i>month</i> period.
4.3.9	R	Annual income: no financial statements If the <i>firm</i> does not have annual financial statements, the <i>annual income</i> is to be taken from the forecast or other appropriate accounts which the <i>firm</i> has submitted to the <i>appropriate regulator</i> .