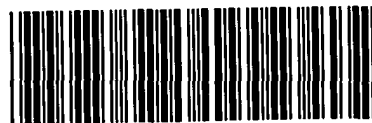


Registered Number: 02222856

The Mortgage Works (UK) plc

**Annual Report and Financial Statements for the year ended
31 March 2023**

SATURDAY



AC75J8PN

A09

15/07/2023

#20

COMPANIES HOUSE

THE MORTGAGE WORKS (UK) PLC

Annual report and financial statements for the year ended 31 March 2023

Contents

Directors and company information	2
Directors' report for the year ended 31 March 2023	3
Statement of directors' responsibilities	4
Strategic report for the year ended 31 March 2023	6
Independent auditor's report	9
Statement of comprehensive income for the year ended 31 March 2023	12
Balance sheet as at 31 March 2023	13
Statement of changes in equity for the year ended 31 March 2023	14
Notes to the financial statements for the year ended 31 March 2023	15

THE MORTGAGE WORKS (UK) PLC

Directors and company information

Directors

C Rhodes
R Sinclair
G Smyth

Company secretary

NBS CoSec Limited

Independent auditor

Ernst & Young LLP
25 Churchill Place
London
E14 5EY

Registered office

Nationwide House
Pipers Way
Swindon
SN38 1NW

Registered number

02222856

THE MORTGAGE WORKS (UK) PLC

Directors' report for the year ended 31 March 2023

The directors present their annual report and the audited financial statements for the year ended 31 March 2023.

As set out in the statement of accounting policies, the annual report and financial statements have been prepared in accordance with Financial Reporting Standard 101 *Reduced Disclosure Framework* (FRS 101).

Principal activities

The Mortgage Works (UK) plc ('the Company') is a wholly owned subsidiary of Nationwide Building Society ('the Society'). Nationwide Building Society prepares consolidated financial statements, which includes the Company and other undertakings (herein 'the Group'). The Company is authorised and regulated by the Financial Conduct Authority (FCA).

The principal activity of the Company is residential mortgage lending in the buy to let sector.

The main aim of the Company is to maximise value for the Group by originating a range of residential loans which are distributed primarily through intermediaries.

Results and dividends

The profit after tax was £226 million (2022: £382 million). No dividends were proposed, approved or paid during the year (2022: £nil).

Business review, future developments and relationships with stakeholders

The Company's business and future plans are reviewed in the Strategic report, which also includes an overview of the Company's risk management objectives and policies and its relationships with stakeholders.

Employees

The Company has no employees (2022: none).

Environment

The Company's environmental policy is set at a Group level. The Group remains committed to reducing its environmental impact. Managing the risk from climate change and supporting progress towards a greener society is core ambition of the Group.

Further details of the Group's activities can be found in the Climate-related Financial Disclosures report on Nationwide Building Society's website at [nationwide.co.uk](https://www.nationwide.co.uk)

Directors and directors' interests

The directors who held office during the year were:

S Bennison (resigned 4 July 2022)
C Rhodes
R Sinclair
G Smyth

At no time during the year have the directors, or their families, had any beneficial interest in the shares of the Company. None of the directors had any interest in any contract significant to the Company's business.

Company secretary

NBS CoSec Limited.

Domicile

The Company is a public limited company. It is incorporated and domiciled in the United Kingdom and is registered in England and Wales. The registered office is Nationwide House, Pipers Way, Swindon, SN38 1NW.

THE MORTGAGE WORKS (UK) PLC

Directors' report for the year ended 31 March 2023 (continued)

Going concern

The Company's business activities, together with the factors likely to affect its future development, financial position and its exposure to risk, are described in the Strategic report.

The Company is fully funded by its parent undertaking, Nationwide Building Society. The Society has confirmed that it will continue to fund the Company's activities for the foreseeable future. The foreseeable future is considered for this purpose to be a period of not less than 12 months from the date of approval of the financial statements and it is therefore appropriate to continue to adopt the going concern basis in preparing these financial statements.

Statement of directors' responsibilities

The directors are responsible for preparing the Strategic report, Directors' report and financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law, the directors have prepared the financial statements in accordance with applicable law and United Kingdom Accounting Standards (UK GAAP), including Financial Reporting Standard 101 *Reduced Disclosure Framework* (FRS 101).

Under company law, the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of the profit or loss of the Company for that year. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK GAAP standards, including FRS 101, have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy, at any time, the financial position of the Company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Statement of private company governance arrangements

The directors are committed to high standards of corporate governance and have continued to adopt the relevant parts of the UK Corporate Governance Code 2018 (the Code), which is available at www.frc.org.uk

Further details of the Group's corporate governance arrangements can be found in the 'Report of the directors on corporate governance' in the Group's Annual Report and Accounts. Details of the principles applicable to the Company, including where more can be read about how the Company complied with them, are set out below:

Section	Code principles	Where to read more on how the Company has complied	Page
Board leadership and Company purpose	A successful company is led by an effective and entrepreneurial board, whose role is to promote the long-term sustainable success of the company, generating value for shareholders and contributing to wider society.	Strategic report in the Group's Annual Report and Accounts	
	The board should establish the company's purpose, values and strategy, and satisfy itself that these and its culture are aligned. All directors must act with integrity, lead by example and promote the desired culture.	Strategic report	6
	The board should ensure that the necessary resources are in place for the company to meet its objectives and measure performance against them. The board should also establish a framework of prudent and effective controls, which enable risk to be assessed and managed.	Strategic report	6 – 8

THE MORTGAGE WORKS (UK) PLC**Directors' report for the year ended 31 March 2023 (continued)**

Section	Code principles	Where to read more on how the Company has complied	Page
	In order for the company to meet its responsibilities to shareholders and stakeholders, the board should ensure effective engagement with, and encourage participation from, these parties.	S.172(1) statement in the Strategic report	6 – 7
	The board should ensure that workforce policies and practices are consistent with the company's values and support its long-term sustainable success. The workforce should be able to raise any matters of concern.	The Company has no employees	
Division of responsibilities	The chair leads the board and is responsible for its overall effectiveness in directing the company. They should demonstrate objective judgement throughout their tenure and promote a culture of openness and debate. In addition, the chair facilitates constructive board relations and the effective contribution of all non-executive directors, and ensures that directors receive accurate, timely and clear information.	Strategic report in the Group's Annual Report and Accounts	
Audit, risk and internal control	The board should establish formal and transparent policies and procedures to ensure the independence and effectiveness of internal and external audit functions and satisfy itself on the integrity of financial and narrative statements.	Directors' report within the Group's Annual Report and Accounts	
	The board should present a fair, balanced and understandable assessment of the company's position and prospects.	Strategic report	6
	The board should establish procedures to manage risk, oversee the internal control framework, and determine the nature and extent of the principal risks the company is willing to take in order to achieve its long-term strategic objectives.	Strategic report	7 – 8

Independent auditor

The auditors, Ernst & Young LLP, have expressed their willingness to continue in office.

Statement of disclosure of information to auditor

In accordance with Section 418 of the Companies Act 2006, for each director in office at the date the Directors' report is approved:

- (a) so far as the director is aware, there is no relevant audit information of which the Company's auditor is unaware; and
- (b) they have taken all the steps that they ought to have taken as a director to make themselves aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

Approved by the Board of directors and signed on its behalf by



C Rhodes
Director
12 July 2023

THE MORTGAGE WORKS (UK) PLC

Strategic report for the year ended 31 March 2023

Business review

The Company recorded a profit before tax for the year of £279 million (2022: £471 million).

Net interest income decreased by £30 million driven by an increase in interest payable on amounts due to the Society due to an increase in market interest rates.

The decrease in profit reflects a net credit impairment charge of £79 million for the year (2022: release of £63 million) driven by a change in the macroeconomic outlook, from an improved outlook to a period of economic deterioration.

Administrative expenses have increased by £13 million due to capacity growth within the support teams and increased associated overhead costs recharged from the Society.

Positive net lending volumes resulted in the mortgage book growing from £41,784 million to £42,542 million.

The retained earnings carried forward are £2,718 million (2022: £2,492 million).

Future developments

The Company will continue to support the existing range of residential mortgages, with new lending predominantly focused on the buy to let market, maximising value for the Group as a buy to let residential mortgage lender.

There remain several headwinds with increasing living costs and rising interest rates impacting landlords' finances and the long-term impact of the conflict in Ukraine on government policy, supply chains, trade and economic growth yet to emerge. Further details can be found in the Strategic report of the Group's Annual Report and Accounts.

Section 172(1) statement

This section of the Strategic report describes how the directors considered the matters set out in section 172(1) of the Companies Act 2006. It also forms the directors' statement required under section 414CZA of the Companies Act 2006. As the Company is part of a wider Group, where matters impact other entities amongst the Group and have a broader application, stakeholder engagement is led by the Society and as such this information has been disclosed in the Group's Annual Report and Accounts.

How and what does the Board of the Company do to engage with stakeholders?

Every decision made by the Board considers in detail the impact on the Company's key stakeholders to ensure that the success of the company is promoted over the long term for the benefit of the Group. The Company engages with certain stakeholders directly, such as mortgage brokers that distribute the Company's products, and its customers.

The Board receives the latest guidance on stakeholder interests and it receives management information and regular performance updates from the business, as well as matters escalated to the Board. This oversight of stakeholder matters provides an opportunity for the Board to ensure that the Company is operating effectively, and that stakeholders' interests are fairly balanced. The Board performs an annual self-assessment of its effectiveness including its regard for stakeholder interests.

Taking account of our stakeholders

The Board identifies landlords as a key stakeholder group and seeks to strengthen relationships with this group whilst protecting the Company's strong reputation with mortgage intermediaries. The Company supported landlords through periods of disruption that have resulted from the Cost of Living Crisis and supported them to open up their properties under the Homes for Ukraine UK Government scheme for Ukraine refugees.

The Board recognises its future distribution model must respond to growing demand from landlords who prefer self-service, and intermediaries that seek deeper integration with the sales process. The Board also recognises the need to improve service by modernising the Company's digital estate and delivering greater process automation across the operating model.

THE MORTGAGE WORKS (UK) PLC

Strategic report for the year ended 31 March 2023 (continued)

Section 172(1) statement (continued)

Maintaining high standards of business conduct

TMW was awarded a 4-star rating in the 2022 Financial Adviser Service Awards.

The Board endeavours to help mortgage customers through disruption experienced as a result of the rising cost of living. Assistance was given to Landlords to indirectly support tenants, by offering free access to debt advice services.

Impact on environment

Throughout the year the Board considered environmental, social and governance issues and reviewed its lending policy to ensure it remains aligned to the Group's sustainability agenda, including regulatory risks linked to possible changes in minimum Energy Performance Certificate (EPC) ratings. The Company continues to support green initiatives in the mortgage sector in recognising the priorities of the UK Government. In addition, the Company will keep under review its proposition and processes to support landlords' adherence to future regulation.

Meeting customer needs

The Landlord Works continued to help landlords manage their finances and properties in one place and product switcher options were continually reviewed and monitored.

Strategic goals

Although strategic goals are set at Group level, the Board are aware of the Company's role in supporting the Group's ambition to meet these goals. The key performance indicators in relation to the Group's strategic goals are set out in the Strategic report in its Annual Report and Accounts which is available on Nationwide Building Society's website, [nationwide.co.uk](https://www.nationwide.co.uk)

Risk overview

The Company's risk management policies are set at Group level. The Group has well-established risk management processes to ensure risks are controlled and managed appropriately.

The Enterprise Risk Management Framework (ERMF) sets out the approach to risk management. The framework is based on eight principal risk categories, establishing risk appetite, and implementing risk management through the three lines of defence model. The ERMF is underpinned by processes, policies and standards that are specific to individual risk categories and focus on the responsibilities of key executives and risk practitioners. The outputs of the ERMF are governed through the Society's risk committee structure. Further details of the Group's risk management policies can be found in the Risk report of the Group's Annual Report and Accounts.

The Group's principal risks are:

- credit risk
- liquidity and funding risk
- market risk
- capital risk
- pension risk
- business risk
- operational and conduct risk
- model risk

Details of the principal risks that are most relevant to the Company are set out below. Formal statements of risk appetite define how much risk the Group's Board is willing to accept in the delivery of its strategy and inform the Board's strategy for managing risk.

Further details on principal risks can be found in the Risk report of the Group's Annual Report and Accounts.

Credit, liquidity and funding risk and market risk.

Details of credit, liquidity and funding and market risk are included in note 14.

THE MORTGAGE WORKS (UK) PLC

Strategic report for the year ended 31 March 2023 (continued)

Business risk

Business risk is the risk that achievable volumes decline or margins decline relative to the cost base, affecting the sustainability of the business and the ability to deliver the strategy due to macro-economic, geopolitical, industry, competitor, regulatory or other external events. The Group actively manages this risk so that it continues to provide value to, and meet the needs of, current and future customers, with a focus on long-term sustainability rather than short-term benefit. The Group ensures that it can generate sustainable profits by focusing on recurrent sources of income that provide value commensurate with risk appetite. The Group monitors this risk as part of ongoing business performance reporting to, and through regular discussions of business model risks by, senior management and the Board.

Operational and conduct risk

Operational and conduct risk is the risk of impacts resulting from inadequate or failed internal processes, conduct and compliance management, people and systems, or from external events. The Group manages the operation of proportionate controls embedded within processes to identify and prevent failures that could affect customers, colleagues or the Group.

Model risk

Model risk is the risk of an adverse outcome as a direct result of weaknesses or failures in the development, implementation or use of a model. A model is defined as 'a simplification of a business system using assumptions and mathematical concepts to help describe, predict or forecast'. There is an inherent risk associated with models because, by their very nature, they are imperfect and incomplete representations that rely on assumptions and theoretical methodologies, and use historic data which may not represent future outcomes.

Model errors can arise when models are implemented incorrectly or misused, for instance when applied to uses that they were not designed for, or where there is a failure to update key assumptions when required. Model errors and uncertainty are the primary sources of model risk which, if crystallised, could result in poor lending decisions, holding inappropriate levels of capital, liquidity or provisions or financial loss.

The Group manages model risk at an enterprise level through the Model Risk Framework and within a defined risk appetite set by the Board. Further details on the management of model risk can be found in the Risk report of the Group's Annual Report and Accounts.

Approved by the Board of directors and signed on its behalf by



C Rhodes
Director
12 July 2023

THE MORTGAGE WORKS (UK) PLC

Independent auditor's report to the members of The Mortgage Works (UK) plc

Report on the financial statements

Opinion

We have audited the financial statements of The Mortgage Works (UK) Plc for the year ended 31 March 2023 which comprise the Statement of comprehensive income, the Balance Sheet, the Statement of changes in equity and the related notes 1 to 17, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards including FRS 101 "Reduced Disclosure Framework (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the Company's affairs as at 31 March 2023 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate. Our evaluation of the directors' assessment of the Company's ability to continue to adopt the going concern basis of accounting included:

- Obtaining management's going concern assessment for the Company, including forecasts for the going concern period covering 12 months from the date of signing this audit opinion, and compared historical budgeted financial information with actual results to form a view on the reliability of the forecasting process.
- Understanding and evaluating the reasonableness of these forecasts, which included using EY financial modelling specialists to help assess the assumptions used to develop the forecast using relevant peer and sector comparatives.
- Using economic specialists in assessing the macroeconomic assumptions in the forecast through benchmarking to institutional and HM Treasury consensus forecasts and Bank of England fan charts.
- Reviewing the results of adverse scenarios modelled by management to incorporate unexpected changes to forecasted liquidity and capital positions of the Company, as well as the reverse stress testing exercise performed as part of the Group process, to identify whether they indicated significant issues that might impact the Company's ability to continue as a going concern.
- Understanding the directors' considerations of the current uncertain geopolitical and economic outlook and climate change, including both financial risks and impacts on operational resilience.
- Reading and evaluating the adequacy of the disclosures included in the annual report in relation to going concern and considered whether there were other events subsequent to the balance sheet date which could have a bearing on the going concern conclusion.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Company's ability to continue as a going concern for a period of 12 months from when the financial statements are authorised for issue.

THE MORTGAGE WORKS (UK) PLC

Independent auditor's report to the members of The Mortgage Works (UK) plc (continued)

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report. However, because not all future events or conditions can be predicted, this statement is not a guarantee as to the Company's ability to continue as a going concern.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the annual report.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in this report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of the other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Strategic report and the Directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Strategic report and Directors' report have been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the Company and its environment obtained in the course of the audit, we have not identified material misstatements in the Strategic report or Directors' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of directors

As explained more fully in the directors' responsibilities statement set out on page 4, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

THE MORTGAGE WORKS (UK) PLC

Independent auditor's report to the members of The Mortgage Works (UK) plc (continued)

Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect irregularities, including fraud. The risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below. However, the primary responsibility for the prevention and detection of fraud rests with both those charged with governance of the entity and management.

- We obtained an understanding of the legal and regulatory frameworks that are applicable to the Company and determined that the most significant are the Companies Act 2006, license conditions and supervisory requirements under the Financial Conduct Authority ("FCA") and direct tax regulation in the United Kingdom
- We understood how the Company is complying with those frameworks by making enquiries of management, those charged with governance, and group functions whose scope covers the Company such as board committees, internal audit and those responsible for legal and compliance matters. We corroborated our enquiries through review of meeting minutes of Board, and Board Risk Committee and key correspondence received from regulatory bodies and noted that there was no contradictory evidence
- We assessed the susceptibility of the Company's financial statements to material misstatement, including how fraud might occur by considering the controls that the Company has established to address risks identified by the entity, or that otherwise seek to prevent, deter or detect fraud. We made enquiries of management and internal audit to supplement our assessment of how fraud might occur. We also considered performance and incentive plan targets and their potential to influence management to manage earnings or influence the perceptions of investors and stakeholders. Our procedures to address the risks identified also included incorporation of unpredictability into the nature, timing and/or extent of our testing, challenging assumptions and judgements made by management in their significant accounting estimates, and testing year end adjustments and other targeted journal entries
- Based on this understanding we designed our audit procedures to identify noncompliance with such laws and regulations. Our procedures involved journal entry testing, with a focus on journal entries meeting our defined risk criteria based on our understanding of the business; enquiries with those charged with governance, senior management, internal audit and inspection of Board minutes and key correspondence with the FCA.
- The Company is regulated in respect of mortgage lending under the supervision of the FCA. As such, the Senior Statutory Auditor reviewed the experience and expertise of the engagement team to ensure that the team had the appropriate competence and capabilities, which included the use of specialists where appropriate.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

Use of our report

This report is made solely to the Company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the Company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and the Company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Ernst & Young LLP

Javier Faiz (Senior statutory auditor)
For and on behalf of Ernst & Young LLP, Statutory Auditor
London

12 July 2023

THE MORTGAGE WORKS (UK) PLC**Statement of comprehensive income for the year ended 31 March 2023**

	Note	2023 £m	2022 £m
Interest receivable and similar income	3	1,268.1	1,116.1
Interest expense and similar charges	4	(832.5)	(650.4)
Net interest income		435.6	465.7
Fee and commission income	5	4.4	4.1
Fee and commission expense	5	(6.9)	-
Total income		433.1	469.8
Administrative expenses	6	(74.6)	(62.0)
Impairment (charge)/release on loans and advances to customers	7	(79.1)	62.7
Provisions for liabilities and charges		-	0.1
Profit before tax		279.4	470.6
Taxation	8	(53.1)	(88.8)
Profit after tax, being total comprehensive income for the year		226.3	381.8

The notes on pages 15 to 39 form part of these financial statements.

Balance sheet as at 31 March 2023

	Note	2023 £m	2022 £m
Assets			
Non-current assets			
Loans and advances to customers	10	42,108.9	41,396.7
Deferred tax	8	2.9	3.3
Current assets			
Cash		1.0	16.6
Loans and advances to customers	10	282.4	315.2
Current tax assets		3.0	-
Other assets		1.2	0.6
Total assets		42,399.4	41,732.4
Liabilities			
Non-current liabilities			
Amounts owed to parent undertaking	12	30,315.7	36,721.8
Current liabilities			
Amounts owed to parent undertaking	12	9,317.8	2,468.4
Accruals, deferred income and other liabilities		3.1	5.0
Group relief		6.4	3.6
Current tax liabilities		-	3.5
Total liabilities		39,643.0	39,202.3
Equity			
Share capital	13	38.0	38.0
Retained earnings		2,718.4	2,492.1
Total equity		2,756.4	2,530.1
Total equity and liabilities		42,399.4	41,732.4

The notes on pages 15 to 39 form part of these financial statements.

The financial statements on pages 12 to 39 were approved by the Board of directors on 12 July 2023 and signed on its behalf by



C Rhodes
Director
12 July 2023

THE MORTGAGE WORKS (UK) PLC**Statement of changes in equity for the year ended 31 March 2023****2023**

	Share capital £m	Retained earnings £m	Total equity £m
At 1 April 2022	38.0	2,492.1	2,530.1
Profit after tax	-	226.3	226.3
Total comprehensive income	-	226.3	226.3
At 31 March 2023	38.0	2,718.4	2,756.4

2022

	Share capital £m	Retained earnings £m	Total equity £m
At 1 April 2021	38.0	2,110.3	2,148.3
Profit after tax	-	381.8	381.8
Total comprehensive income	-	381.8	381.8
At 31 March 2022	38.0	2,492.1	2,530.1

The notes on pages 15 to 39 form part of these financial statements.

THE MORTGAGE WORKS (UK) PLC

Notes to the financial statements for the year ended 31 March 2023

1 Statement of accounting policies

Basis of preparation

The financial statements have been prepared in accordance with International Accounting Standards in conformity with the requirements of the Companies Act 2006, and in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law), including Financial Reporting Standard 101 Reduced Disclosure Framework ("FRS 101"). The financial statements have been prepared under the historical cost convention. As stated in the Directors' report, the directors consider that it is appropriate to continue to adopt the going concern basis in preparing the financial statements. Accounting policies have been consistently applied in preparing these financial statements, except for changes arising from adoption of new and revised International Financial Reporting Standards (IFRS). The Company's financial statements are presented in sterling and all values are rounded to the nearest hundred thousand pounds (£0.1 million) except where otherwise indicated.

The Company has taken advantage of the following disclosure exemptions under FRS 101:

- the requirements of International Accounting Standard (IAS) 7 'Statement of Cash Flows';
- the requirements of paragraphs 30 and 31 of IAS 8 'Accounting Policies, Changes in Accounting Estimates and Errors'; and
- the requirements in IAS 24 'Related Party Disclosures' to disclose related party transactions entered into between two or more members of a group, provided that any subsidiary which is a party to the transaction is wholly owned by such a member.

The Company has taken advantage of the exemption in Section 400 of the Companies Act 2006 not to prepare group financial statements as it is a fully consolidated subsidiary of Nationwide Building Society.

Further information about judgements in applying accounting policies and critical accounting estimates is provided in note 2.

Adoption of new and revised standards

A number of amendments and improvements to accounting standards have been issued by the International Accounting Standards Board (IASB) with an effective date of 1 January 2022. Those relevant to these financial statements include minor amendments to IFRS 9 'Financial Instruments' and the Conceptual Framework. The adoption of these amendments had no significant impact on the Company.

THE MORTGAGE WORKS (UK) PLC

Notes to the financial statements for the year ended 31 March 2023 (continued)

1 Statement of accounting policies (continued)

a) Interest receivable and interest expense

For instruments measured at amortised cost the effective interest rate (EIR) method is used to measure the carrying value of a financial asset or liability and to allocate associated interest income or expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments or receipts over the expected life of the financial instrument or, when appropriate, a shorter period to the net carrying amount of the financial asset or financial liability.

In calculating the effective interest rate, the Company estimates cash flows considering all contractual terms of the financial instrument (for example early redemption penalty charges) and anticipated customer behaviour, but does not consider future credit losses. The calculation includes all fees received and paid and costs incurred that are an integral part of the effective interest rate, transaction costs, and all other premiums or discounts above or below market rates.

Interest income is calculated by applying the EIR to the gross carrying amount of non-credit impaired financial assets. For credit-impaired financial assets the interest income is calculated by applying the EIR to the amortised cost of the credit-impaired financial assets (i.e. net of the allowance for expected credit losses (ECLs)). Where loans are credit impaired on origination, or when purchased from third parties, the carrying amount at initial recognition is net of the lifetime ECL at that date. For these assets the EIR reflects the ECLs in determining the future cash flows expected to be received from the financial asset.

b) Fees and commissions

Fee and commission income and expense comprises fees other than those that are an integral part of the EIR. Fees and commissions relating to mortgages are either:

- transaction-based and therefore recognised when the performance obligation related to the transaction is fulfilled, or
- related to the provision of services over a period of time and therefore recognised on a systematic basis over the life of the agreement as services are provided.

The transaction prices and provision of services are defined within the product terms and conditions.

c) Segmental reporting

The Company has one reportable segment. No segmental analysis is required on geographical lines as substantially all of the Company's business activities are in the United Kingdom.

d) Taxation including deferred tax

Current tax payable on profits is recognised as an expense in the period in which profits arise. Current tax assets and liabilities are measured at the amount expected to be recovered from, or paid to, the taxation authorities. Accounting for taxation involves estimation and judgement in relation to situations in which applicable tax regulations are subject to interpretation. Management evaluates where uncertain taxation positions exist and recognise provisions where appropriate to reflect the best estimate of the probable outcome.

Deferred tax is provided in full on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the balance sheet date and are expected to apply when the related deferred tax asset is realised or the deferred tax liability is settled.

Deferred tax assets are recognised where it is probable that future taxable profits will be available against which the temporary differences can be utilised. The tax effects of tax losses available for carry forward are recognised as a deferred tax asset when it is probable that future taxable profits will be available against which these losses can be utilised.

Deferred tax assets and liabilities are offset where there is a legally enforceable right to offset current tax assets against current tax liabilities and where the deferred tax assets and liabilities relate to income taxes levied by the same taxation authority on either the same taxable entity or different taxable entities where there is an intention to settle on a net basis.

e) Provisions

A provision is recognised where there is a present obligation as a result of a past event, it is probable that the obligation will be settled, and it can be reliably estimated.

THE MORTGAGE WORKS (UK) PLC

Notes to the financial statements for the year ended 31 March 2023 (continued)

1 Statement of accounting policies (continued)

f) Financial assets

Financial assets comprise cash and loans and advances to customers.

Recognition and derecognition

All financial assets are recognised initially at fair value. Purchases and sales of financial assets are accounted for at trade date. Financial assets acquired through a business combination or portfolio acquisition are recognised at fair value at the acquisition date. Financial assets are derecognised when the rights to receive cash flows have expired or where the assets have been transferred and substantially all the risks and rewards of ownership have been transferred.

The fair value of a financial instrument on initial recognition is normally the transaction price (plus directly attributable transaction costs for financial assets which are not subsequently measured at fair value through profit or loss). On initial recognition, it is presumed that the transaction price is the fair value unless there is observable information available in an active market to the contrary. Any difference between the fair value at initial recognition and the transaction price is recognised immediately as a gain or loss in the income statement where the fair value is based on a quoted price in an active market or a valuation using only observable market data. In all other cases, any gain or loss is deferred and recognised over the life of the transaction, or until valuation inputs become observable.

Modification of contractual terms

An instrument that is renegotiated is derecognised if the existing agreement is cancelled and a new agreement is made on substantially different terms. Residential mortgages reaching the end of a fixed interest deal period are deemed repricing events, rather than a modification of contractual terms, as the change in interest rate at the end of the fixed rate period was envisaged in the original mortgage contract.

Where an instrument is renegotiated and not derecognised, the change is considered a modification of contractual terms. Where this arises, the gross carrying amount of the loan is recalculated as the present value of the renegotiated or modified contractual cash flows, discounted at the loan's original effective interest rate. Any gain or loss on recalculation is recognised immediately in the income statement.

Classification and measurement

The classification and subsequent measurement of financial assets is based on an assessment of the Company's business models for managing the assets and their contractual cash flow characteristics. All of the Company's financial assets are held at amortised cost.

Amortised cost

Financial assets held to collect contractual cash flows and where contractual terms comprise solely payments of principal and interest (SPPI) are classified as amortised cost. This category of financial assets includes cash, amounts due from Group undertakings and residential mortgage loans.

Financial assets within this category are recognised on either the receipt of cash or deposit of funds into one of the Company's bank accounts (for cash), or when the funds are advanced to borrowers (for residential mortgage loans and amounts due from Group undertakings). After initial recognition, the assets are measured at amortised cost using the effective interest rate method, less provisions for expected credit losses.

g) Impairment of financial assets

Financial assets within the scope of IFRS 9 expected credit loss (ECL) requirements comprise all financial debt instruments measured at amortised cost. These include cash, amounts due from Group undertakings, and loans and advances to customers. Also within scope are irrevocable undrawn commitments to lend.

The ECL represents the present value of expected cash shortfalls following the default of a financial instrument, including any undrawn commitment. A cash shortfall is the difference between the cash flows that are due in accordance with the contractual terms of the instrument and the cash flows that the Company expects to receive.

1 Statement of accounting policies (continued)**g) Impairment of financial assets (continued)**

The allowance for ECLs is based on an assessment of the probability of default, exposure at default and loss given default, discounted at the effective interest rate to give a net present value of cash flows. The estimation of ECLs is unbiased and probability weighted, taking into account all reasonable and supportable information, including forward-looking economic assumptions and a range of possible outcomes. ECLs are typically calculated from initial recognition of the financial asset for the maximum contractual period that the Company is exposed to the credit risk.

For financial assets recognised in the balance sheet at amortised cost, the allowance for ECLs is offset against the gross carrying value so that the amount presented in the balance sheet is net of impairment provisions. For separately identifiable irrevocable loan commitments, where the related financial asset has not yet been advanced, the provision is presented in provisions for liabilities and charges in the balance sheet.

Forward-looking economic inputs

ECLs are calculated by reference to information on past events, current conditions and forecasts of future economic conditions. Multiple economic scenarios are incorporated into ECL calculation models. These scenarios are based on external sources where available and appropriate, and internally generated assumptions in all other cases. To capture any non-linear relationship between economic assumptions and credit losses, a minimum of four scenarios is used. This includes a base case scenario together with upside, downside and severe downside scenarios representing alternative plausible views of economic conditions, weighted based on management's view of their probability.

Credit risk categorisation

For the purpose of calculating ECLs, assets are categorised into three 'stages' as follows:

Stage 1: no significant increase in credit risk since initial recognition

On initial recognition, and for financial assets where there has not been a significant increase in credit risk since the date of advance, provision is made for losses from credit default events expected to occur within the next 12 months. Expected credit losses for these stage 1 assets continue to be recognised on this basis unless there is a significant increase in the credit risk of the asset.

Stage 2: significant increase in credit risk

Financial assets are categorised as being within stage 2 where an instrument has experienced a significant increase in credit risk since initial recognition. For these assets, provision is made for losses from credit default events expected to occur over the lifetime of the instrument.

Whether a significant increase in credit risk has occurred is ascertained by comparing the probability of default at the reporting date to the probability of default at origination, based on quantitative and qualitative factors. Quantitative considerations take into account changes in the residual lifetime probability of default (PD) of the asset. As a backstop, all assets with an arrears status of more than 30 days past due on contractual payments are considered to be in stage 2.

Qualitative factors that may indicate a significant change in credit risk include concession events where full repayment of principal and interest is envisaged, on a discounted basis. Further information about the identification of significant increases in credit risk is provided in note 7.

Stage 3: credit impaired (or defaulted) loans

Financial assets are transferred into stage 3 when there is objective evidence that an instrument is credit impaired. Provisions for stage 3 assets are made on the basis of credit default events expected to occur over the lifetime of the instrument. Assets are considered credit impaired when:

- contractual payments of either principal or interest are past due by more than 90 days;
- there are other indications that the borrower is unlikely to pay such as signs of financial difficulty, probable bankruptcy, breaches of contract and concession events which have a detrimental impact on the present value of future cash flows; or
- the loan is otherwise considered to be in default.

Interest income on stage 3 credit impaired loans is recognised in the income statement on the loan balance net of the ECL provision. The gross balance sheet value of stage 3 loans reflects the contractual terms of the assets, and continues to increase over time with the contractually accrued interest.

THE MORTGAGE WORKS (UK) PLC

Notes to the financial statements for the year ended 31 March 2023 (continued)

1 Statement of accounting policies (continued)

g) Impairment of financial assets (continued)

Transfers between stages

Transfers from stage 1 to 2 occur when there has been a significant increase in credit risk and from stage 2 to 3 when credit impairment is indicated as described above.

Loans in stage 2 or 3 can transfer back to stage 1 or 2 once the criteria for a significant increase in credit risk or impairment are no longer met. For loans subject to concession events such as forbearance, accounts are transferred back to stage 1 or 2 only after being up to date for a period of 12 months.

Write-off

Loans remain on the balance sheet net of associated provisions until they are deemed to have no reasonable expectation of recovery. Loans are generally written off after realisation of any proceeds from collateral and upon conclusion of the collections process, including consideration of whether an account has reached a point where continuing attempts to recover are no longer likely to be successful. Where a loan is not recoverable, it is written off against the related provision for loan impairment once all the necessary procedures have been completed and the amount of the loss has been determined. Subsequent recoveries of amounts previously written off decrease the value of impairment releases recorded in the income statement.

h) Financial liabilities

Borrowings are recognised initially at fair value, being the issue proceeds net of premiums, discounts and transaction costs incurred.

All borrowings are subsequently measured at amortised cost using the effective interest rate method. Amortised cost is adjusted for the amortisation of any premiums, discounts and transaction costs. The amortisation is recognised in interest expense and similar charges using the effective interest rate method.

Financial liabilities are derecognised when the obligation is discharged, cancelled or has expired.

i) Fair value of assets and liabilities

IFRS 13 'Fair Value Measurement' requires an entity to classify assets and liabilities held at fair value, and those not measured at fair value but for which the fair value is disclosed, according to a hierarchy that reflects the significance of observable market inputs in calculating those fair values. The three levels of the fair value hierarchy are defined below:

Level 1 – Valuation using quoted market prices

Assets and liabilities are classified as Level 1 if their value is observable in an active market. Such instruments are valued by reference to unadjusted quoted prices for identical assets or liabilities in active markets where the quoted price is readily available and the price reflects actual and regularly occurring market transactions on an arm's length basis. An active market is one in which transactions occur with sufficient volume and frequency to provide pricing information on an ongoing basis.

Level 2 – Valuation technique using observable inputs

Assets and liabilities classified as Level 2 have been valued using models whose inputs are observable in an active market.

Level 3 – Valuation technique using significant unobservable inputs

Assets and liabilities are classified as Level 3 if their valuation incorporates significant inputs that are not based on observable market data. A valuation input is considered observable if it can be directly observed from transactions in an active market, or if there is compelling external evidence demonstrating an executable exit price. An input is deemed significant if it is shown to contribute more than 10% to the valuation of a financial instrument.

j) Contingent liabilities

Contingent liabilities are possible obligations whose existence will be confirmed only by the outcome of uncertain future events, and present obligations where the outflow of resources is uncertain or cannot be measured reliably. Contingent liabilities are not recognised on the balance sheet but are disclosed unless the likelihood of an outflow of economic resources is remote.

THE MORTGAGE WORKS (UK) PLC

Notes to the financial statements for the year ended 31 March 2023 (continued)

1 Statement of accounting policies (continued)

k) Share capital and dividends

Ordinary shares, net of directly attributable issue costs, are classified as equity.

Dividends paid on ordinary shares are recognised in equity in the period in which they are paid or, if earlier, approved by the directors.

2 Judgements in applying accounting policies and critical accounting estimates

The preparation of the Company's financial statements in accordance with FRS 101 involves management making judgements and estimates when applying those accounting policies that affect the reported amounts of assets, liabilities, income and expense. Actual results may differ from those on which management's estimates are based. Estimates and assumptions are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable. In preparing the financial statements, management has also considered the impact of climate-related risks on its financial position and performance. While the effects of climate change represent a source of uncertainty, the Group does not consider there to be a material impact on its judgements and estimates from physical and transition risks of climate change in the short to medium term.

The key areas involving a higher degree of judgement or areas involving significant sources of estimation uncertainty made by management in applying the Company's accounting policies, which are deemed critical to the Company's results and financial position are disclosed in note 7.

3 Interest receivable and similar income

Interest receivable and similar income of £1,268.1 million (2022: £1,116.1 million) relates to interest receivable on residential mortgages held at amortised cost and is calculated using the effective interest rate method.

4 Interest expense and similar charges

Interest expense and similar charges of £832.5 million (2022: £650.4 million) relates to interest payable on amounts owed to the parent undertaking.

5 Fee and commission income and expense

Fee and commission income of £4.4 million (2022: £4.1 million) relates to mortgage-related fees. Fee and commission expense of £6.9 million (2022: £nil) relates to expenditure incurred in respect of mortgages that do not complete.

6 Administrative expenses

	2023 £m	2022 £m
Recharge from parent undertaking	71.8	59.7
Other administrative expenses	2.8	2.3
Total	74.6	62.0

Auditor's remuneration, relating solely to the statutory audit of these financial statements, was £60 thousand (2022: £60 thousand).

The directors' contracts of service are with Nationwide Building Society and their remuneration is included within the Group's financial statements. No remuneration or pension scheme benefits were paid or are payable by the Company to the directors. The directors provide services to the Group as a whole and their principal activities are not specific to the business of this Company. It is not possible to make an accurate apportionment of their emoluments to the Company. Hence, no directors' emoluments are disclosed in the financial statements of the Company.

Related party transactions may be entered into with directors in the normal course of business through the issuance of mortgage loans. Transactions with related parties are made on the same terms and conditions applicable to non-related parties. There were no loans to related parties as at 31 March 2023 (2022: £nil).

THE MORTGAGE WORKS (UK) PLC

Notes to the financial statements for the year ended 31 March 2023 (continued)

7 Impairment charge/release and provisions on loans and advances to customers

The following tables set out the impairment charge/release for the year and the closing provision balances which are deducted from the relevant asset values in the balance sheet:

	2023 £m	2022 £m
Impairment charge/(release) in the statement of comprehensive income	79.1	(62.7)
Impairment provisions in the balance sheet	150.5	72.2

Critical accounting estimates and judgements

Impairment is measured as the impact of credit risk on the present value of management's estimate of future cash flows. In determining the required level of impairment provisions, outputs from statistical models are used, and judgements incorporated to determine the probability of default (PD), the exposure at default (EAD), and the loss given default (LGD) for each loan. Provisions represent a probability weighted average of these calculations under multiple economic scenarios. Adjustments are made in modelling provisions, applying further judgements to reflect model limitations, or to deal with instances where insufficient data exists to fully reflect credit risks in the models.

The most significant areas of judgement are:

- The approach to identifying significant increases in credit risk; and
- The approach to identifying credit impaired loans.

The most significant areas of estimation uncertainty are:

- The use of forward-looking economic information using multiple economic scenarios; and
- The additional judgements made in modelling expected credit losses (ECL) – these currently include PD uplifts relating to the current economic uncertainty and property valuation risk arising from fire safety issues.

The Company has considered the potential impact of climate change on impairment provisions beyond their impact on economic assumptions and has concluded that an adjustment to modelled provisions is not currently appropriate. The expected physical risks are likely to be longer term in nature and, therefore, are likely to have a limited impact on the Company's existing lending due to the impact of loan amortisation and redemptions. Future transition policies and the Company's response to these policies is still highly uncertain. Therefore, the Company cannot yet reliably measure the impacts on impairment provisions. The Company will continue to monitor this risk.

Identifying significant increases in credit risk (stage 2)

Loans are allocated to stage 1 or stage 2 according to whether there has been a significant increase in credit risk. Judgement has been used to select both quantitative and qualitative criteria which are used to determine whether a significant increase in credit risk has taken place. The primary quantitative indicators are the outputs of internal credit risk assessments. The impact of current and historical data relating to the exposure combined with forward-looking economic information is used to determine the probability of default (PD) at each reporting date. For residential loans, the main indicators of a significant increase in credit risk are either of the following:

- The residual lifetime PD exceeds a benchmark determined by reference to the maximum credit risk that would have been accepted at origination; or
- The residual lifetime PD is at least 75 basis points more than, and at least double, the original lifetime PD.

These complementary criteria have been reviewed through detailed back-testing, using management performance indicators and actual default experience, and found to be effective in capturing events which would constitute a significant increase in credit risk.

Identifying credit impaired loans (stage 3)

The identification of credit impaired loans is an important judgement within the IFRS 9 staging approach. A loan is credit impaired either if it has an arrears status of more than 90 days past due, or is considered to be in default, or it is considered unlikely that the borrower will repay the outstanding balance in full, without recourse to actions such as realising security.

THE MORTGAGE WORKS (UK) PLC

Notes to the financial statements for the year ended 31 March 2023 (continued)

7 Impairment charge/release and provisions on loans and advances to customers (continued)

Critical accounting estimates and judgements (continued)

Use of forward-looking economic information

Management exercises judgement in estimating future economic conditions which are incorporated into provisions through modelling of multiple scenarios. The economic scenarios are reviewed and updated on a quarterly basis. The provision recognised is the probability-weighted sum of the provisions calculated under a range of economic scenarios. The scenarios and associated probability weights are derived using external data and statistical methodologies, together with management judgement. The Company continues to model four economic scenarios, which together encompass an appropriate range of potential economic outcomes. The base case scenario is aligned to the Company's financial planning process. The upside and downside scenarios are reasonably likely favourable and adverse alternatives to the base case, and the severe downside scenario is aligned with the Group's internal stress testing. The impact of applying multiple economic scenarios (MES) is an increase to provisions of £65.6 million (2022: £19.7 million), compared with provisions based on the base case economic scenario.

Probability weightings for each scenario are reviewed quarterly and updated to reflect economic conditions as they evolve. The changes in scenario weightings during the period primarily reflect a deterioration in the economic outlook. The base case and downside scenario weightings increased (and upside scenario weighting decreased) to reflect increased risks associated with rising inflation, increases in Bank rate and the ongoing economic consequences of the conflict in Ukraine. The probability weightings applied to the scenarios are shown in the table below.

Scenario probability weighting (%)	Upside scenario	Base case scenario	Downside scenario	Severe downside scenario
31 March 2023	10	45	30	15
31 March 2022	20	40	25	15

In the base case scenario at 31 March 2023, a modest recession is forecast, with a fall in GDP of 1.1% expected in 2023. This contraction in the economy is expected to result in an increase in the forecast peak unemployment rate to 5.0% (2022: 4.2%) in this scenario. The peak unemployment in the downside scenario of 7.0% is unchanged from 31 March 2022 and reflects a significant economic downturn. The peak unemployment in the severe downside scenario of 10.0% is also unchanged from 31 March 2022, reflecting a severe long-lasting impact on the UK economy.

House prices are expected to fall in the short term in the base case scenario. This is the result of ongoing affordability pressures due to increasing borrowing costs and inflation. The downside scenario assumes more significant house price falls during both 2023 and 2024, driven by a deterioration in economic conditions including an increase in unemployment, whilst the severe downside scenario includes a fall in house prices of 34% from December 2022 to the trough. As a result, the weighted average of all scenarios represents a fall in house prices by 12% between December 2022 and December 2024.

The Bank rate is assumed to remain at 4.25% during 2023 in the base case scenario. Inflation in this scenario is expected to reduce during 2023 to 4%; however, the severe downside scenario includes a sustained high level of inflation throughout 2023. In the downside scenario the Bank rate is low from 2024 onwards, reflecting the risk that there is a significant economic downturn, with a reduction in the Bank rate required to stimulate economic demand.

Further details on historical and forecast economic variables used to derive MES are provided in note 10 to the financial statements in the Group's Annual Report and Accounts.

To give an indication of the sensitivity of ECLs to different economic scenarios, the table below shows the ECL and stage 2 balance proportion if 100% weighting is applied to each scenario:

THE MORTGAGE WORKS (UK) PLC

Notes to the financial statements for the year ended 31 March 2023 (continued)

7 Impairment charge/release and provisions on loans and advances to customers (continued)

Critical accounting estimates and judgements (continued)

Sensitivity analysis impact of multiple economic scenarios	Upside scenario	Base case scenario	Downside scenario	Severe downside scenario	Reported provision
	£m	£m	£m	£m	£m
31 March 2023	75.7	84.9	117.9	489.5	150.5
31 March 2022	53.7	52.5	80.7	146.2	72.2

Proportion of balances in stage 2 (%)	Upside scenario	Base case scenario	Downside scenario	Severe downside scenario	Reported
	%	%	%	%	%
31 March 2023	37.1	33.7	31.4	62.0	39.6
31 March 2022	24.1	21.3	23.4	24.1	21.8

The ECL in the severe downside scenario has increased over the year, with the scenario now including a high Bank rate forecast, with a peak of 7% (2022: peak 0.75%).

The ECL for each scenario multiplied by the scenario probability will not reconcile to the overall provision. Whilst the stage allocation of loans varies in each individual scenario, each loan is allocated to a single stage in the overall provision calculation; this is based on a weighted average PD which takes into account the economic scenarios. A probability weighted 12-month or lifetime ECL (which takes into account the economic scenarios) is then calculated based on the stage allocation.

The table below shows the sensitivity at 31 March 2023 to some of the key assumptions used within the ECL calculation:

Sensitivity analysis impact of multiple economic scenarios	Increase in provision £m
Single-factor sensitivity to key economic variables	
10% decrease in house prices (HPI) at 31 March 2023 and throughout the forecast period (note i)	14.4
Sensitivity to changes in scenario probability weightings	
10% increase in the probability of the downside scenario (reducing the upside by a corresponding 10%)	4.2
5% increase in the probability of the severe downside scenario (reducing the downside by a corresponding 5%)	18.6

Note:

- i. As this is a single-factor sensitivity, it should not be extrapolated due to the likely non-linear effects. The provision impact is calculated using the base case scenario and only includes the impact of a 10% decrease of house prices on LGD.

The table below shows the adjustments made in modelling provisions in relation to the significant areas of estimation uncertainty, with further details provided on the following pages.

Significant adjustments made in modelling provisions	2023 £m	2022 £m
PD uplift for economic uncertainty	42.0	1.9
LGD uplift for property valuation risks	13.7	16.3
Total	55.7	18.2
Of which:		
Stage 1	2.6	5.3
Stage 2	50.0	10.5
Stage 3	3.1	2.4

THE MORTGAGE WORKS (UK) PLC

Notes to the financial statements for the year ended 31 March 2023 (continued)

7 Impairment charge/release and provisions on loans and advances to customers (continued)

Critical accounting estimates and judgements (continued)

PD uplift for economic uncertainty

Household disposable income is forecast to decrease in each of the four economic scenarios, increasing the risk that borrowers will not be able to meet their contractual repayments. Since 31 March 2022 there has been a significant increase in interest rates, which will further reduce household disposable income due to the impact on mortgage affordability. In addition, model inputs relating to borrower credit quality are still benefitting from credit indicators which are judged to be temporary, such as reduced levels of arrears.

This adjustment reflects the cumulative effect of increasing the probability of default to reflect management's judgements for these risks. At 31 March 2023 this has increased provisions by £42.0 million (2022: £1.9 million).

LGD uplift for property valuation risks

An adjustment is made to reflect the property valuation risk associated with flats subject to fire safety issues such as unsuitable cladding. Due to limited data available to identify affected properties individually, it is assumed that a proportion of the flats securing loans in the residential mortgage portfolios is affected, in line with UK market exposure estimates. Assumptions relating to property values have been applied based upon the height of the affected buildings. The provision adjustment is £13.7 million (2022: £16.3 million). Although initiatives to support remediation of affected properties have made progress over the past year, we continue to hold an adjustment to provisions whilst there is insufficient evidence of a recovery in the value of affected properties.

8 Taxation

Tax charge in the statement of comprehensive income	2023 £m	2022 £m
Current tax:		
UK corporation tax charge	52.7	89.0
Total current tax	52.7	89.0
Deferred tax:		
Current year	0.4	0.4
Effect of deferred tax provided at different rates	-	(0.6)
Total deferred taxation	0.4	(0.2)
Tax charge	53.1	88.8

The current tax charge includes £1.9 million (2022: £3.7 million) in respect of group relief due to fellow subsidiary companies.

THE MORTGAGE WORKS (UK) PLC**Notes to the financial statements for the year ended 31 March 2023 (continued)****8 Taxation (continued)**

The actual tax charge equates to (2022: differs from) the theoretical amount that would arise using the standard rate of corporation tax in the UK as follows:

Reconciliation of tax charge	2023	2022
	£m	£m
Profit before tax	279.4	470.6
Tax calculated at a rate of 19%	53.1	89.4
Effect of deferred tax provided at different rates	-	(0.6)
Tax charge	53.1	88.8

Deferred tax is determined using tax rates that are expected to apply in the period when the deferred tax asset is realised or deferred tax liability is settled based on rates enacted or substantively enacted at the balance sheet date. The main rate of corporation tax from 1 April 2023 is 25%.

The movements on the deferred tax account are as follows:

Movements in deferred taxation	2023	2022
	£m	£m
At 1 April	3.3	3.1
Deferred tax (charge)/credit in the statement of comprehensive income		
- Current year	(0.4)	(0.4)
Effect of deferred tax provided at different rates	-	0.6
At 31 March	2.9	3.3

Deferred tax assets are attributable to the following items:

Deferred tax assets	2023	2022
	£m	£m
Transitional adjustments on adoption of IFRS 9	2.9	3.3
Total	2.9	3.3

The majority of deferred tax assets are anticipated to be recoverable in more than one year. The Company considers that there will be sufficient future trading profits in excess of profits arising from the reversal of existing taxable temporary differences to utilise the deferred tax assets.

The deferred tax charge/(credit) in the statement of comprehensive income account comprises the following temporary differences:

Deferred tax charge/(credit) in the statement of comprehensive income	2023	2022
	£m	£m
Transitional adjustments on adoption of IFRS 9	0.4	(0.2)
Total	0.4	(0.2)

9 Dividends

No dividends were proposed, approved or paid during the year (2022: Nil).

THE MORTGAGE WORKS (UK) PLC

Notes to the financial statements for the year ended 31 March 2023 (continued)

10 Loans and advances to customers

Residential mortgages comprise both specialist and prime loans. Specialist lending consists of buy to let mortgages and other legacy residential mortgages (including self-certified, near prime and sub-prime lending, all of which were discontinued in 2009). At 31 March 2023, the prime portfolio makes up 0.4% (2022: 0.5%) of gross balances.

Residential mortgages 2023

	Gross £m	Provisions £m	Total £m
Non-current assets	42,258.4	(149.5)	42,108.9
Current assets	283.4	(1.0)	282.4
Total	42,541.8	(150.5)	42,391.3

Residential mortgages 2022

	Gross £m	Provisions £m	Total £m
Non-current assets	41,468.4	(71.7)	41,396.7
Current assets	315.7	(0.5)	315.2
Total	41,784.1	(72.2)	41,711.9

The tables below summarise the movements in gross loans and advances to customers held at amortised cost, including the impact of ECL impairment provisions. The lines within the tables are an aggregation of monthly movements over the year.

Reconciliation of movements in gross balances and impairment provisions	Non-credit impaired				Credit impaired			
	Subject to 12 month ECL		Subject to lifetime ECL		Subject to lifetime ECL		Total	
	Stage 1		Stage 2		Stage 3			
	Gross balances £m	Provisions £m	Gross balances £m	Provisions £m	Gross balances £m	Provisions £m	Gross balances £m	Provisions £m
At 1 April 2022	32,406.6	12.6	9,109.5	44.4	268.0	15.2	41,784.1	72.2
Stage transfers:								
Transfers from stage 1 to stage 2	(30,783.4)	(7.3)	30,783.4	7.3	-	-	-	-
Transfers to stage 3	(69.0)	-	(241.7)	(11.0)	310.7	11.0	-	-
Transfers from stage 2 to stage 1	21,613.8	101.1	(21,613.8)	(101.1)	-	-	-	-
Transfer from stage 3	82.4	0.9	93.9	5.7	(176.3)	(6.6)	-	-
Net remeasurement of ECL arising from transfer of stage		(100.3)		148.3		(0.2)	-	47.8
Net movement arising from transfer of stage (note i)	(9,156.2)	(5.6)	9,021.8	49.2	134.4	4.2	-	47.8
New assets originated or purchased (note ii)	5,520.9	1.6	-	-	-	-	5,520.9	1.6
Net impact of further lending and repayments (note iii)	(390.0)	(1.0)	(150.2)	(1.6)	(13.1)	(0.3)	(553.3)	(2.9)
Changes in risk parameters in relation to credit quality (note iv)	-	4.4	-	35.3	-	8.0	-	47.7
Other items impacting comprehensive income (including recoveries)	-	-	-	-	-	(0.7)	-	(0.7)
Redemptions (note v)	(2,954.4)	(1.2)	(1,145.8)	(6.9)	(102.6)	(6.3)	(4,202.8)	(14.4)
Comprehensive income charge for the year								79.1
Decrease due to write-offs	-	-	-	-	(7.1)	(1.5)	(7.1)	(1.5)
Other provision movements	-	-	-	-	-	0.7	-	0.7
At 31 March 2023	25,426.9	10.8	16,835.3	120.4	279.6	19.3	42,541.8	150.5
Net carrying amount		25,416.1		16,714.9		260.3		42,391.3

THE MORTGAGE WORKS (UK) PLC

Notes to the financial statements for the year ended 31 March 2023 (continued)

10 Loans and advances to customers (continued)

Reconciliation of movements in gross balances and impairment provisions	Non-credit impaired				Credit impaired			
	Subject to 12 month ECL		Subject to lifetime ECL		Subject to lifetime ECL		Total	
	Stage 1		Stage 2		Stage 3			
	Gross balances £m	Provisions £m	Gross balances £m	Provisions £m	Gross balances £m	Provisions £m	Gross balances £m	Provisions £m
At 1 April 2021	34,013.6	35.4	4,614.5	83.0	297.0	16.7	38,925.1	135.1
Stage transfers:								
Transfers from stage 1 to stage 2	(13,534.2)	(29.3)	13,534.2	29.3	-	-	-	-
Transfers to stage 3	(112.1)	-	(192.9)	(8.1)	305.0	8.1	-	-
Transfers from stage 2 to stage 1	8,477.5	72.8	(8,477.5)	(72.8)	-	-	-	-
Transfer from stage 3	114.7	1.4	104.0	6.0	(218.7)	(7.4)	-	-
Net remeasurement of ECL arising from transfer of stage		(56.7)		37.8		(1.1)		(20.0)
Net movement arising from transfer of stage (note i)	(5,054.1)	(11.8)	4,967.8	(7.8)	86.3	(0.4)	-	(20.0)
New assets originated or purchased (note ii)	6,994.1	2.3	-	-	-	-	6,994.1	2.3
Net impact of further lending and repayments (note iii)	(390.6)	(0.6)	(34.0)	(0.8)	(11.2)	(0.1)	(435.8)	(1.5)
Changes in risk parameters in relation to credit quality (note iv)	-	(10.8)	-	(25.5)	-	3.9	-	(32.4)
Other items impacting comprehensive income (including recoveries)	-	-	-	-	-	(0.7)	-	(0.7)
Redemptions (note v)	(3,156.4)	(1.9)	(438.8)	(4.5)	(97.8)	(4.0)	(3,693.0)	(10.4)
Comprehensive income release for the year	-	-	-	-	-	-	-	(62.7)
Decrease due to write-offs	-	-	-	-	(6.3)	(0.9)	(6.3)	(0.9)
Other provision movements	-	-	-	-	-	0.7	-	0.7
At 31 March 2022	32,406.6	12.6	9,109.5	44.4	268.0	15.2	41,784.1	72.2
Net carrying amount		32,394.0		9,065.1		252.8		41,711.9

Notes:

- The remeasurement of provisions arising from a change in stage is reported within the stage to which the assets are transferred.
- If a new asset is generated in the month, the value included is the closing gross balance and provision for the month. All new business written is included in stage 1.
- This comprises further lending and capital repayments where the asset is not derecognised. The value for gross balances is calculated as the closing gross balance for the month less the opening gross balance for the month. The value for provisions is calculated as the change in exposure at default (EAD) multiplied by the opening provision coverage for the month.
- This comprises changes in risk parameters, and changes to modelling inputs and methodology. The provision movement for the change in risk parameters is calculated for assets that do not move stage in the month.
- For any asset that is derecognised in the month, the value disclosed is the provision at the start of that month.

THE MORTGAGE WORKS (UK) PLC**Notes to the financial statements for the year ended 31 March 2023 (continued)****10 Loans and advances to customers (continued)****Maturity analysis**

The following table shows the residual maturity of loans and advances to customers, based on their contractual maturity:

	2023 £m	2022 £m
Repayable:		
In not more than three months	152.9	166.3
In more than three months but not more than one year	130.5	149.4
In more than one year but not more than five years	1,708.7	1,660.4
In more than five years	40,549.7	39,808.0
	42,541.8	41,784.1
Impairment provision (note 7)	(150.5)	(72.2)
Total	42,391.3	41,711.9

The maturity analysis is produced on the basis that where a loan is repayable by instalments, each such instalment is treated as a separate repayment. The analysis is based on contractual maturity rather than actual redemption levels experienced, which are likely to be materially different.

11 Investments in subsidiary undertakings

The interests of the Company in its subsidiary undertakings, Exeter Trust Limited and Confederation Mortgage Services Limited, as at 31 March 2023 are set out below:

100% subsidiary undertakings	Nature of business
Exeter Trust Limited	Dormant
Confederation Mortgage Services Limited	Non-trading

The above subsidiary undertakings are private limited companies, which are registered in England and Wales. The registered office of both subsidiary undertakings is the same as that of the Company.

The investment in Confederation Mortgage Services Limited (CMS) was one ordinary £1 share at both 31 March 2023 and 31 March 2022. The investment in Exeter Trust Limited (ETL) was one ordinary £1 share at both 31 March 2023 and 31 March 2022. Neither of the above subsidiary undertakings are actively trading. CMS paid the Company a dividend of £19,395 in the year and therefore ceased to be dormant.

ETL was entitled to exemption from audit under Section 480 of the Companies Act 2006 relating to dormant companies for the year ended 31 March 2023. CMS was entitled to exemption from audit under Section 479A of the Companies Act 2006 relating to subsidiary companies for the year ended 31 March 2023.

12 Amounts owed to parent undertaking

Amounts owed to the parent undertaking are repayable from the date of the balance sheet in the ordinary course of business as follows:

	2023 £m	2022 £m
In not more than three months	2,355.1	479.3
In more than three months but not more than one year	6,962.7	1,989.1
In more than one year but not more than five years	29,446.8	36,721.8
In more than five years	868.9	-
Total	39,633.5	39,190.2

All intercompany transactions are entered into under normal market conditions. Funds borrowed from the parent undertaking are repayable in accordance with the latest loan agreement. Interest is payable on the amounts owed based on an intercompany funds transfer pricing rate which is reset biannually. All intercompany loans are unsecured.

THE MORTGAGE WORKS (UK) PLC

Notes to the financial statements for the year ended 31 March 2023 (continued)

13 Share capital

	2023 £m	2022 £m
Authorised:		
50,000,000 (2022: 50,000,000) ordinary shares of £1 each	50	50
Issued and fully paid:		
38,000,000 (2022: 38,000,000) ordinary shares of £1 each	38	38

The Company has one class of ordinary shares which carries no right to fixed income.

14 Risk management

Credit risk

Credit risk is the risk of loss as a result of a customer or counterparty failing to meet their financial obligations and encompasses:

- borrower/counterparty risk – the risk of loss arising from a borrower or counterparty failing to pay, or becoming increasingly likely not to pay, the interest or principal on a loan, or on a financial product, or for a service, on time;
- security/collateral risk – the risk of loss arising from deteriorating security/collateral quality;
- concentration risk – the risk of loss arising from insufficient diversification; and
- refinancing risk – the risk of loss arising when a repayment of a loan or other financial product occurs later than originally anticipated.

Management of credit risk

The Company lends in a responsible, affordable and sustainable way to ensure safeguarding of borrowers and the financial strength of the Company throughout the credit cycle. The Company manages credit risk in accordance with the Group's approach to credit risk management, further details of which are included in the Risk report of the Group's Annual Report and Accounts.

Maximum exposure to credit risk

Credit risk largely arises from the Company's exposure to loans and advances to customers.

In addition to loans and advances to customers, the Company is exposed to credit risk on all other financial assets. For all financial assets recognised on the balance sheet, the maximum exposure to credit risk represents the balance sheet carrying value after allowance for impairment, plus off-balance sheet commitments. For off-balance sheet commitments, the maximum exposure is the maximum amount the Company would have to pay if the commitments were to be called upon. For loan commitments that are irrevocable over the life of the respective facilities, the maximum exposure is the full amount of the committed facilities.

Maximum exposure to credit risk

2023	Gross balance £m	Impairment provisions £m	Carrying value £m	Commitments £m	Maximum credit risk exposure £m	% of total credit risk exposure
Cash	1.0	-	1.0	-	1.0	-
Loans and advances to customers	42,541.8	(150.5)	42,391.3	859.6	43,250.9	100
Total	42,542.8	(150.5)	42,392.3	859.6	43,251.9	100

Maximum exposure to credit risk

2022	Gross balance £m	Impairment provisions £m	Carrying value £m	Commitments £m	Maximum credit risk exposure £m	% of total credit risk exposure
Cash	16.6	-	16.6	-	16.6	-
Loans and advances to customers	41,784.1	(72.2)	41,711.9	1,717.5	43,429.4	100
Total	41,800.7	(72.2)	41,728.5	1,717.5	43,446.0	100

THE MORTGAGE WORKS (UK) PLC**Notes to the financial statements for the year ended 31 March 2023 (continued)****14 Risk management (continued)****Credit risk (continued)****Commitments**

Irrevocable undrawn commitments to lend are within the scope of provision requirements. The commitments in the table above consist of separately identifiable irrevocable commitments for the pipeline of residential mortgages. These commitments are not recognised on the balance sheet, and the total associated provision is included within provisions for liabilities and charges.

Lending and new business

Total lending of £42,541.8 million (2022: £41,784.1 million) comprises buy to let, prime and other smaller legacy residential mortgages (including self-certified, near prime and sub-prime lending, all of which were discontinued in 2009).

All new business by borrower type for the years ended 31 March 2023 and 31 March 2022 was buy to let lending.

Staging analysis

The following table shows residential mortgage lending balances carried at amortised cost, the stage allocation of the loans, impairment provisions and the resulting provision coverage ratios:

Residential mortgages product and staging analysis	Gross balances	2023 Provisions	Provisions % of total balance	Gross balances	2022 Provisions	Provisions % of total balance
	£m	£m	%	£m	£m	%
Stage 1	25,426.9	10.8	0.04	32,406.6	12.6	0.04
Stage 2 total:	16,835.3	120.4	0.72	9,109.5	44.4	0.49
Up to date	16,487.3	108.0	0.66	8,875.9	34.9	0.39
1-30 DPD (note i)	227.9	6.3	2.76	168.0	4.7	2.79
>30 DPD (note i)	120.1	6.1	5.04	65.6	4.8	7.36
Stage 3	279.6	19.3	6.90	268.0	15.2	5.67
Total	42,541.8	150.5	0.35	41,784.1	72.2	0.17

Note:

i. Days past due (DPD), a measure of arrears status.

Stage 3 loans in the residential mortgage portfolio equate to 0.7% (2022: 0.6%) of the total residential mortgage exposure. Of the total £279.6 million (2022: £268.0 million) stage 3 loans, £116.6 million (2022: £103.7 million) is in respect of balances which are more than 90 days past due, with the remainder being impaired due to other indicators of unlikeliness to pay such as distressed restructures or the bankruptcy of the borrower.

THE MORTGAGE WORKS (UK) PLC

Notes to the financial statements for the year ended 31 March 2023 (continued)

14 Risk management (continued)

Credit risk (continued)

Staging analysis (continued)

Reason for residential mortgages being included in stage 2 (note i)	2023			2022		
	Gross balances	Provisions	Provisions as a % of balance	Gross balances	Provisions	Provisions as a % of balance
	£m	£m	%	£m	£m	%
Quantitative criteria:						
Payment status (greater than 30 DPD)	120.1	6.1	5.04	65.6	4.8	7.36
Increase in PD since origination (less than 30 DPD)	15,775.0	99.2	0.63	7,456.9	21.4	0.29
Qualitative criteria:						
Forbearance (less than 30 DPD)	2.3	-	0.05	2.6	-	0.02
Interest only – significant risk of inability to refinance at maturity (less than 30 DPD)	930.6	15.1	1.62	1,579.6	18.2	1.15
Other qualitative criteria	7.3	-	0.31	4.8	-	0.29
Total stage 2 gross balances	16,835.3	120.4	0.72	9,109.5	44.4	0.49

Note:

i. Where loans satisfy more than one of the criteria for determining a significant increase in credit risk, the corresponding gross balance has been assigned in the order in which the categories are presented above.

Further details on the quantitative and qualitative criteria that are used to determine whether there has been a significant increase in credit risk are included in the Credit risk section of the Risk report in the Group's Annual Report and Accounts.

Credit quality

The residential mortgages portfolio comprises many relatively small loans which are broadly homogenous, have low volatility of credit risk outcomes and are geographically diversified.

The table below shows the loan balances and provisions for residential mortgages held at amortised cost, by PD range. The PD distributions shown are based on 12-month IFRS 9 PDs at the reporting date.

Loan balance and provisions by PD

PD range	Gross balances				Provisions				Provision coverage
	Stage 1 £m	Stage 2 £m	Stage 3 £m	Total £m	Stage 1 £m	Stage 2 £m	Stage 3 £m	Total £m	
0.00 to < 0.15%	12,273.3	2,942.5	1.7	15,217.5	0.4	16.6	-	17.0	0.11
0.15 to < 0.25%	7,640.5	3,260.4	1.8	10,902.7	5.9	16.7	-	22.6	0.21
0.25 to < 0.50%	3,596.5	4,231.5	1.2	7,829.2	2.1	21.4	-	23.5	0.30
0.50 to < 0.75%	930.5	2,227.0	1.7	3,159.2	0.1	11.8	-	11.9	0.38
0.75 to < 2.50%	948.1	2,675.9	2.0	3,626.0	1.0	22.6	-	23.6	0.65
2.50 to < 10.00%	21.9	1,067.2	20.1	1,109.2	0.5	17.6	0.5	18.6	1.68
10.00 to < 100%	16.1	430.8	35.5	482.4	0.8	13.7	2.0	16.5	3.40
100% (default)	-	-	215.6	215.6	-	-	16.8	16.8	7.78
Total	25,426.9	16,835.3	279.6	42,541.8	10.8	120.4	19.3	150.5	0.35

THE MORTGAGE WORKS (UK) PLC

Notes to the financial statements for the year ended 31 March 2023 (continued)

14 Risk management (continued)

Credit risk (continued)

Credit quality (continued)

Loan balance and provisions by PD
2022

PD range	Gross balances				Provisions				Provision coverage
	Stage 1 £m	Stage 2 £m	Stage 3 £m	Total £m	Stage 1 £m	Stage 2 £m	Stage 3 £m	Total £m	%
0.00 to < 0.15%	24,999.6	4,182.6	10.9	29,193.1	5.7	11.4	-	17.1	0.06
0.15 to < 0.25%	3,824.2	1,369.9	2.4	5,196.5	1.8	3.7	-	5.5	0.11
0.25 to < 0.50%	2,521.4	1,549.7	2.1	4,073.2	1.7	5.6	-	7.3	0.18
0.50 to < 0.75%	353.7	326.7	0.3	680.7	0.5	1.4	-	1.9	0.27
0.75 to < 2.50%	624.6	1,151.7	6.8	1,783.1	1.6	7.4	-	9	0.51
2.50 to < 10.00%	82.9	243.0	32.3	358.2	1.2	5.4	0.6	7.2	2.01
10.00 to < 100%	0.2	285.9	15.8	301.9	0.1	9.5	1.2	10.8	3.55
100% (default)	-	-	197.4	197.4	-	-	13.4	13.4	6.78
Total	32,406.6	9,109.5	268.0	41,784.1	12.6	44.4	15.2	72.2	0.17

Over the year, the PD distribution has remained stable, reflecting the high quality of the residential mortgage portfolios. At 31 March 2023, 96% (2022: 98%) of the portfolio had a PD of less than 2.5%. The provisions allocated to the lowest PD range primarily reflect the fact that the majority of loans are in this range.

LTV and credit risk concentration

Loan to value (LTV) is calculated by weighting the borrower level LTV by the individual loan balance to arrive at an average LTV. This approach is considered to most appropriately reflect the exposure at risk.

The average LTV of loan stock was 56% (2022: 54%). The average LTV of new business was 66% (2022: 67%).

LTV distribution of new business (note i)

	2023 %	2022 %
0% to 60%	25	22
60% to 75%	74	77
75% to 80%	1	1
Total	100	100

Note:

i. The LTV of new business excludes further advances and product switches.

THE MORTGAGE WORKS (UK) PLC
Notes to the financial statements for the year ended 31 March 2023 (continued)
14 Risk management (continued)
Credit risk (continued)
Geographical concentration by stage

The following table shows residential mortgages by LTV and region across stages 1 and 2 (non-credit impaired) and stage 3 (credit impaired):

Residential mortgage gross balances by LTV and region 2023	Greater London £m	Central England £m	Northern England £m	South East England £m	South West England £m	Scotland £m	Wales & Northern Ireland £m	Total £m	Provision coverage %
Stage 1 and 2 loans									
Fully collateralised									
LTV ratio:									
Up to 50%	5,877.8	2,144.0	1,631.5	1,415.6	1,148.5	257.6	351.5	12,826.5	0.11
50% to 60%	4,691.9	1,772.8	1,549.2	1,181.2	939.8	315.6	288.0	10,738.5	0.19
60% to 70%	5,337.8	1,747.9	1,547.2	1,201.1	811.4	465.0	234.2	11,344.6	0.31
70% to 80%	3,274.6	978.1	996.1	620.6	387.4	411.8	145.5	6,814.1	0.62
80% to 90%	190.9	51.0	87.4	32.3	22.3	51.5	11.5	446.9	2.14
90% to 100%	10.8	3.3	17.8	1.6	1.3	13.4	0.8	49.0	8.11
	19,383.8	6,697.1	5,829.2	4,452.4	3,310.7	1,514.9	1,031.5	42,219.6	0.30
Not fully collateralised									
- Over 100% LTV	3.6	3.5	5.0	2.0	2.7	25.5	0.3	42.6	12.97
- Collateral value	3.2	3.0	4.6	1.8	2.2	21.8	0.3	36.9	
- Negative equity	0.4	0.5	0.4	0.2	0.5	3.7	-	5.7	
Total stage 1 and 2 loans	19,387.4	6,700.6	5,834.2	4,454.4	3,313.4	1,540.4	1,031.8	42,262.2	0.31
Stage 3 loans									
Fully collateralised									
LTV ratio:									
Up to 50%	54.3	18.3	12.3	13.3	11.1	4.8	3.5	117.6	2.10
50% to 60%	30.1	11.7	10.0	7.7	7.1	2.4	2.3	71.3	3.79
60% to 70%	16.2	5.6	8.7	2.4	3.6	3.7	1.3	41.5	7.25
70% to 80%	5.4	4.8	5.5	2.4	1.0	3.8	1.3	24.2	11.02
80% to 90%	2.7	0.6	5.6	0.9	0.1	2.6	0.4	12.9	26.48
90% to 100%	1.2	0.4	2.8	-	0.6	0.4	0.2	5.6	22.04
	109.9	41.4	44.9	26.7	23.5	17.7	9.0	273.1	5.67
Not fully collateralised									
- Over 100% LTV	0.9	0.1	2.8	0.8	-	1.9	-	6.5	58.24
- Collateral value	0.8	0.1	2.4	0.8	-	1.6	-	5.7	
- Negative equity	0.1	-	0.4	-	-	0.3	-	0.8	
Total stage 3 loans	110.8	41.5	47.7	27.5	23.5	19.6	9.0	279.6	6.90
Total residential mortgages	19,498.2	6,742.1	5,881.9	4,481.9	3,336.9	1,560.0	1,040.8	42,541.8	0.35
Total geographical concentrations	46%	16%	14%	10%	8%	4%	2%	100%	

THE MORTGAGE WORKS (UK) PLC
Notes to the financial statements for the year ended 31 March 2023 (continued)
14 Risk management (continued)
Credit risk (continued)
Geographical concentration by stage (continued)

Residential mortgage gross balances by LTV and region 2022	Greater London £m	Central England £m	Northern England £m	South East England £m	South West England £m	Scotland £m	Wales & Northern Ireland £m	Total £m	Provision coverage %
Stage 1 and 2 loans									
Fully collateralised									
LTV ratio:									
Up to 50%	6,959.7	2,292.2	1,748.4	1,602.8	1,168.8	283.6	369.4	14,424.9	0.06
50% to 60%	5,285.9	1,845.5	1,708.6	1,259.2	968.9	375.2	313.0	11,756.3	0.10
60% to 70%	5,203.4	1,675.7	1,478.8	1,191.3	840.6	502.8	223.5	11,116.1	0.14
70% to 80%	1,860.3	583.6	609.8	341.7	271.0	265.3	95.1	4,026.8	0.31
80% to 90%	38.2	8.6	47.8	2.9	2.1	26.2	5.4	131.2	3.58
90% to 100%	3.8	2.2	15.5	0.7	0.4	12.2	0.8	35.6	7.07
	19,351.3	6,407.8	5,608.9	4,398.6	3,251.8	1,465.3	1,007.2	41,490.9	0.13
Not fully collateralised									
- Over 100% LTV	2.8	2.6	5.2	0.6	1.0	12.9	0.1	25.2	6.45
- Collateral value	2.4	2.0	4.8	0.6	0.7	11.7	0.1	22.3	
- Negative equity	0.4	0.6	0.4	-	0.3	1.2	-	2.9	
Total stage 1 and 2 loans	19,354.1	6,410.4	5,614.1	4,399.2	3,252.8	1,478.2	1,007.3	41,516.1	0.14
Stage 3 residential mortgages									
Fully collateralised									
LTV ratio:									
Up to 50%	57.2	18.4	12.4	15.2	11.4	3.3	4.3	122.2	1.38
50% to 60%	24.7	11.1	11.1	5.3	10.0	3.7	2.1	68.0	4.02
60% to 70%	13.6	7.5	11.8	3.4	3.8	4.8	1.5	46.4	5.39
70% to 80%	4.1	3.2	6.7	1.6	0.3	2.7	0.3	18.9	15.50
80% to 90%	0.8	0.3	2.9	1.0	-	1.6	0.1	6.7	15.36
90% to 100%	-	0.1	0.5	-	-	1.3	-	1.9	23.36
	100.4	40.6	45.4	26.5	25.5	17.4	8.3	264.1	4.30
Not fully collateralised									
- Over 100% LTV	0.3	-	1.8	0.6	-	1.1	0.1	3.9	95.84
- Collateral value	0.3	-	1.5	0.6	-	0.9	0.1	3.4	
- Negative equity	-	-	0.3	-	-	0.2	-	0.5	
Total stage 3 loans	100.7	40.6	47.2	27.1	25.5	18.5	8.4	268.0	5.67
Total loans	19,454.8	6,451.0	5,661.3	4,426.3	3,278.3	1,496.7	1,015.7	41,784.1	0.17
Total geographical concentrations	47%	15%	13%	11%	8%	4%	2%	100%	

Over the year, the geographical distribution of residential mortgages across the UK has remained stable, with the highest concentration continuing to be in Greater London, at 46% of the total (2022: 47%).

THE MORTGAGE WORKS (UK) PLC**Notes to the financial statements for the year ended 31 March 2023 (continued)****14 Risk management (continued)****Credit risk (continued)****Arrears****Number of cases more than 3 months in arrears as % of total book**

The arrears performance of the mortgage portfolio has remained relatively stable during the year and the number of cases more than 3 months in arrears as a % of the total book is 0.21% (2022: 0.20%).

The methodology for calculating mortgage arrears is based on the UK Finance definition of arrears, where months in arrears is determined by dividing the arrears balance outstanding by the latest contractual payment.

Residential mortgages by payment status

The following table shows the payment status of residential mortgages:

Residential mortgages gross balances by payment status	2023 £m	%	2022 £m	%
Not past due	42,000.1	98.7	41,390.9	99.0
Past due 0 to 1 month	281.8	0.7	213.5	0.5
Past due 1 to 3 months	138.3	0.3	73.3	0.2
Past due 3 to 6 months	62.6	0.2	39.2	0.1
Past due 6 to 12 months	30.5	0.1	32.3	0.1
Past due over 12 months	14.6	-	27.1	0.1
Possessions	13.9	-	7.8	-
Total residential mortgages	42,541.8	100.0	41,784.1	100.0

Interest only mortgages

Maturities on interest only mortgages are managed closely, with regular engagement with borrowers to ensure the loan is redeemed or to agree a strategy for repayment.

The majority of the portfolio was advanced on an interest only basis.

Interest only mortgages (gross balances) – term to maturity	Term expired (still open)	Due within one year	Due after one year and before two years	Due after two years and before five years	Due after more than five years	Total	% of total book
	£m	£m	£m	£m	£m	£m	%
2023	121.5	155.5	223.4	1,368.0	36,823.7	38,692.1	91
2022	124.8	182.9	228.6	1,300.9	35,979.8	37,817.0	91

Interest only loans that are term expired (still open) are not considered to be past due where contractual interest payments continue to be met, pending renegotiation of the facility. These loans are, however, treated as credit impaired and form part of the stage 3 balance from three months after the maturity date.

Buy to let remains open to new interest only lending under standard terms. There is a risk that a proportion of interest only mortgages will not be redeemed at their contractual maturity date, because a borrower does not have a means of capital repayment or has been unable to refinance the loan. Interest only loans which are judged to have a significantly increased risk of inability to refinance at maturity are transferred to stage 2. The ability of a borrower to refinance is calculated using current lending criteria which considers LTV and affordability assessments. The impact of recognising the risk of inability to refinance or repay at maturity is to increase provisions by £25.6 million (2022: £28.1 million).

THE MORTGAGE WORKS (UK) PLC**Notes to the financial statements for the year ended 31 March 2023 (continued)****14 Risk management (continued)****Credit risk (continued)****Forbearance**

The Company is committed to supporting customers facing financial difficulty by working with them to find a solution through proactive arrears management and forbearance. The Company applies the European Banking Authority (EBA) definition of forbearance. Further details of the Group's forbearance activities can be found in the Risk report of the Group's Annual Report and Accounts.

The table below provides details of residential mortgages held at amortised cost subject to forbearance. Accounts that are currently subject to concession are assessed as in either stage 2 or stage 3. Accounts are transferred back to stage 1 or 2 only after being up to date and meeting contractual obligations for a period of 12 months:

Gross balances subject to forbearance (note i)	2023 £m	2022 £m
Past term interest only (note ii)	86.3	81.2
Interest only concessions	5.9	7.1
Capitalisation	6.2	7.9
Capitalisation – notification of death of borrower	100.5	88.0
Term extensions (within term)	12.4	9.7
Permanent interest only conversions	4.4	5.9
Total forbearance	215.7	199.8
Of which stage 2	45.3	43.3
Of which stage 3	157.8	139.8
Impairment provisions on forborne loans	7.9	6.7

Notes:

- i. Where more than one concession event has occurred, balances are reported under the latest event.
- ii. Includes interest only mortgages where a customer is unable to renegotiate the facility within six months of maturity and no legal enforcement is pursued. Should a concession event such as a term extension occur within the six-month period, this will also be classed as forbearance.

THE MORTGAGE WORKS (UK) PLC

Notes to the financial statements for the year ended 31 March 2023 (continued)

14 Risk management (continued)

Liquidity and funding risk

Liquidity risk is the risk that the Company is unable to meet its liabilities as they fall due and maintain stakeholder confidence. Funding risk is the risk that the Company is unable to maintain its funding sources.

The Company has minimal liquidity and funding risk provided that the Company's parent, Nationwide Building Society, continues to fund the Company's activities in accordance with its current funding arrangements. Assurance as to the continuance of these arrangements forms part of the going concern basis adopted in preparing the financial statements.

The Group manages liquidity and funding risks within a comprehensive risk framework which includes policies, strategy, limit setting and monitoring, stress testing and robust governance controls. This framework ensures that the Group maintains stable and diverse funding sources and a sufficient holding of high-quality liquid assets such that there is no significant risk that liabilities cannot be met as they fall due.

Further details of the Group's approach to liquidity and funding risk management are included in the Risk report of the Group's Annual Report and Accounts.

Residual maturity of financial assets and liabilities

The table below segments the carrying value of financial assets and financial liabilities into relevant maturity groupings based on the contractual maturity date (residual maturity):

Residual maturity	Due less than one month (note i)	Due between one and three months	Due between three and twelve months	Due between one and five years	Due after more than five years	Total
	£m	£m	£m	£m	£m	£m
2023						
Financial assets						
Cash	1.0	-	-	-	-	1.0
Loans and advances to customers	131.5	20.8	130.1	1,702.7	40,406.2	42,391.3
Total financial assets	132.5	20.8	130.1	1,702.7	40,406.2	42,392.3
Financial liabilities						
Amounts owed to parent undertaking	860.2	1,494.9	6,962.7	29,446.8	868.9	39,633.5
Total financial liabilities	860.2	1,494.9	6,962.7	29,446.8	868.9	39,633.5
Off-balance sheet commitments (note ii)	859.6	-	-	-	-	859.6
Net liquidity difference	(1,587.3)	(1,474.1)	(6,832.6)	(27,744.1)	39,537.3	1,899.2
2022						
Financial assets						
Cash	16.6	-	-	-	-	16.6
Loans and advances to customers	135.3	30.7	149.2	1,657.5	39,739.2	41,711.9
Total financial assets	151.9	30.7	149.2	1,657.5	39,739.2	41,728.5
Financial liabilities						
Amounts owed to parent undertaking	111.8	367.5	1,989.1	36,721.8	-	39,190.2
Total financial liabilities	111.8	367.5	1,989.1	36,721.8	-	39,190.2
Off-balance sheet commitments (note ii)	1,717.5	-	-	-	-	1,717.5
Net liquidity difference	(1,677.4)	(336.8)	(1,839.9)	(35,064.3)	39,739.2	820.8

Notes:

- Due less than one month includes amounts repayable on demand.
- Off-balance sheet commitments include amounts payable on demand for unrecognised loan commitments.

THE MORTGAGE WORKS (UK) PLC**Notes to the financial statements for the year ended 31 March 2023 (continued)****14 Risk management (continued)****Liquidity and funding risk (continued)****Residual maturity of financial assets and liabilities (continued)**

The balance sheet structure and risks are managed and monitored at a Group level by the Assets and Liabilities Committee (ALCO). The Group uses judgement and past behavioural performance of each asset and liability class to forecast likely cash flow requirements.

Financial liabilities – gross undiscounted contractual cash flows

The tables below provide an analysis of gross contractual cash flows. The totals differ from the analysis of residual maturity as they include estimated future interest payments and are calculated using balances outstanding at the balance sheet date, contractual maturities and appropriate forward looking interest rates.

Amounts are allocated to the relevant maturity band based on the timing of individual contractual cash flows.

Gross contractual cash flows	Due less than one month (note i) £m	Due between one and three months £m	Due between three and twelve months £m	Due between one and five years £m	Total £m
2023					
Amounts due to parent undertaking	949.7	1,673.5	7,700.8	31,132.6	41,456.6
Gross contractual cash flows	949.7	1,673.5	7,700.8	31,132.6	41,456.6
Off-balance sheet commitments (note ii)	859.6	-	-	-	859.6
Gross contractual cash flows	Due less than one month (note i) £m	Due between one and three months £m	Due between three and twelve months £m	Due between one and five years £m	Total £m
2022					
Amounts due to parent undertaking	187.9	521.5	2,659.6	38,677.3	42,046.3
Gross contractual cash flows	187.9	521.5	2,659.6	38,677.3	42,046.3
Off-balance sheet commitments (note ii)	1,717.5	-	-	-	1,717.5

Notes:

- Due less than one month includes amounts repayable on demand.
- Off-balance sheet commitments include amounts payable on demand for unrecognised loan commitments.

Market risk

Market risk is the risk that the net value of, or net income arising from, assets and liabilities is impacted as a result of changes in market prices or rates, specifically interest rates.

Interest rate risk

The main market risk faced is interest rate risk. Market movements in interest rates affect the interest rate margin realised from lending and borrowing activities.

Interest rate risk is managed at a Group level. To reduce the impact of market movements, hedging activities are undertaken by the Group's Treasury function. For example, interest rate risks generated by lending to and receiving deposits from customers are offset against each other internally where possible. The remaining net exposure is managed using derivatives, within parameters set by ALCO.

Further details of the Group's interest rate risk monitoring processes are included in the Risk report of the Group's Annual Report and Accounts.

THE MORTGAGE WORKS (UK) PLC

Notes to the financial statements for the year ended 31 March 2023 (continued)

15 Fair value of financial assets and liabilities measured at amortised cost

The following table summarises the carrying value and fair value of financial assets and liabilities presented on the Company's balance sheet at amortised cost.

Fair value of financial assets and liabilities measured at amortised cost	Carrying value	Fair value based on Level 3	Total fair value
	£m	£m	£m
2023			
Financial assets			
Loans and advances to customers	42,391.3	40,713.8	40,713.8
Financial liabilities			
Amounts owed to parent undertaking	39,633.5	39,633.5	39,633.5
	Carrying value	Fair value based on Level 3	Total fair value
	£m	£m	£m
2022			
Financial assets			
Loans and advances to customers	41,711.9	41,508.6	41,508.6
Financial liabilities			
Amounts owed to parent undertaking	39,190.2	39,190.2	39,190.2

Note:

- i. The table above excludes cash for which fair value approximates carrying value.

Loans and advances to customers

In arriving at the fair value of loans and advances to customers, the Company uses modelling techniques consistent with those used by the Group. The estimates take into account expected future cash flows and future lifetime expected losses, based on historic trends and discount rates appropriate to the loans, to reflect a hypothetical exit price value on an asset by asset basis.

Amounts owed to parent undertaking

The estimated fair value of amounts owed to the parent undertaking approximates carrying value as the rate payable resets biannually based on current market conditions.

16 Capital management

Capital comprises retained earnings and share capital. Capital is managed on a Group basis.

Further details about the Group's capital position can be found in the Capital risk section of the Risk report in its Annual Report and Accounts.

17 Parent undertaking and ultimate controlling entity

The Company is a wholly owned subsidiary of Nationwide Building Society, its immediate and ultimate parent and controlling party, which is a building society incorporated and registered in England and Wales.

The results of The Mortgage Works (UK) plc are included in the consolidated financial statements of Nationwide Building Society, which is the parent undertaking of the smallest and largest group to consolidate these financial statements.

Nationwide Building Society is registered at Nationwide House, Pipers Way, Swindon, SN38 1NW. The Group's Annual Report and Accounts can be obtained from this address or at nationwide.co.uk