



Anti-Money laundering policy

First Step Statement

First Step are committed to ensuring that we have adequate control to counteract money laundering activities in line with the Money Laundering Regulations dated 26th June 2007.

What is the Risk?

Risk sensitive policies and procedures must be established by us in order to anticipate and prevent money laundering and/or terrorist financing.

A risk sensitive or risk-based approach is where businesses assess the risk of customers laundering money through our business. First Step may take the starting point that most customers will not launder money but will identify criteria that would indicate a higher risk of money laundering – e.g. where there is no face-to-face meeting to establish identity.

How do we manage the risk?

First Step are committed to ongoing staff training for the anti-money laundering legislation and this is also covered as a part of the Induction training courses held at Waterloo Farm, Arlesey.

First Step satellite offices (New Developments) has a Money Laundering Reporting Officer whose responsibility is to receive internal reports and to refer them to the Group Money Laundering Reporting Officer MLRO as appropriate. The group MLRO contacts are David Taylor (FSHP) and Ian Bovingdon (FSNH) both based at Waterloo Farm, Arlesey, who will forward reports to National Crime Agency as necessary.

Identification procedures

Adherence to our “Due Diligence” identification procedures on every occasion will significantly reduce the risk of our business being used to launder money.

All landlords, tenants, vendors and purchasers must be identified fully with two forms of ID, evidence of identity being photographic and evidence of residence e.g. a utility bill dated in the last three months.

Should a face to face meeting not take place then enhanced due diligence procedures will need to be adopted by asking for additional information or evidence to establish the customer’s identity and ensuring that the documents supplied are certified.

If the verification of the customer’s identity is done by documents this should be based on a government issued document with the customer’s full name and photo with either the customer’s date of birth or residential address such as:

1. Valid passport
2. Valid photocard driving licence
3. National identity card
4. Firearms certificate

A government issued document (without a photo) which includes the customer’s full name and supported by secondary evidence such as:



1. A utility bill
2. Bank or building society statement
3. Most recent mortgage statement from a recognised lender

All the above documents must be within 3 months of the issue date.

If the original copies of ID documents cannot be brought in to our office, then they must be certified by one of the following professional people:

Solicitor

Post Office Staff

Bank Manager

Chartered Accountants

All our checks and evidence will be put through a National and Worldwide data processing company. First Step use Smartsearch for this, processing the clients who have been approved by the National Crime Agency and HMR&C.

For customers other than private individuals

For customers who are not private individuals, such as corporate customers and private companies, the business must obtain information that is relevant e.g. company registration number, registered address and evidence that the individuals have the authority to act for the company – a search at Companies House will reveal details of directors and company secretary. **Smartsearch verified process used.**

Full Company Name

The Company Registration Number

The Registered Address & Principle Place of Business

All documents and information held are kept completely confidential and secure and will not be shared with any other 3rd parties without the explicit written permission of the client in question.

Suspicious Activity Reporting

A report will be made if a member of staff or the nominated officer thinks that there is a possibility that a person is or has been engaged in money laundering or terrorist financing.

The report will be made to David Taylor the Group MLRO as soon as it is practical. It is his responsibility to send any 'Suspicious Activity Reports' (SARS) onto the **National** Crime Agency if appropriate.

What is Suspicious Activity?

This list is by no means exhaustive.

New Customers:

- Reluctance to provide details of their identity
- Customer is trying to use intermediaries to hide their identity or involvement
- There appears to be no genuine reason for the customer using the business's services



Regular/Existing Customers:

- Money is paid by a third party who does not appear to be connected with the customer
- The customer requests payment to a third party who has no apparent connection with the customer
- A cash transaction is unusually large, and the customer will not disclose the source of funds.
- A transaction is carried out for less than market value with an unconnected person

Should a report be made then it is important that this fact, and any information about the transaction in question, is kept confidential.

Record Keeping

The following records are required to be kept for 5 years:

- Copies of, or references to, the evidence obtained of a customer's identity for five years after the end of the customer relationship, or five years from the date when the transaction was completed.
- Supporting records relating to a customer relationship or occasional transaction for five years from the date when the transaction was completed.

The purpose for keeping these records is to demonstrate the business's compliance with the regulations and to aid any resulting investigations. This information is kept completely confidential and will not be shared with any other third parties without explicit written permission of the client in question.

Policies applicable to:

Signed for and on behalf of:

First Step Housing Partners

D Taylor

David Taylor

Signed for and on behalf of:

First Step Land & New Homes

I Bovingdon

Ian Bovingdon



First Step



First Step
Land & New Homes