The Cost of IFA Regulation Brian Lentz - IFA 1983- October 2004 **Freelance Protection Consultant** • Product design, implementation and marketing for Providers • Training Financial Advisers on protection **Freelance Protection Consultant** • Product design, implementation and marketing for Providers • Training Financial Advisers on protection • Any views expressed here are my own and not those of any company I have worked for, am working with or may work for in the future

Why have Regulation ? • A light hearted look – with sound • http://www.adcritic.com/interactive/view.php?id=5927 Where have I come from Where have I come from • Master Broker for Offshore contracts to European Broker - 1993 until 3rd Life Directive caused Providers to pull out of EU Countries operating an escape tax due to Fiscal representation requirements

Where have I come from

- 1998 Guest <u>Speaker</u> at PHI club. <PHI:-- Warts and Roses>.
- 1999 . Panel Delegate COVER Protection forum
- Jan 2000 Panel Judge for Cover Marks Ci Providers Awards

Where have I come from

- Feb 2000 Crucial meeting on (ADL) LTC flaws - pre-sale documentation specifically on ADL and the meanings of the assistance of another person some/most/all of the time
- Mar 2000 Consultant to Life Co (Product) who produced product as a leader in Ci products

Where have I come from

- Oct 2000 Sky TV twice (Ci & IPI talks)
- Nov 2000. <u>Speaker</u> as Deputy Chairman of AIFA CIWP to the Chris Perrott Charity AGM.

Where have I come from

- City & Westminster "Selling Menu Products The IFA Coal Face" on the 4th July 2001 Claridge's, London
- IFA speaker at the Infoline's The Successful Design and Distribution of CRITICAL ILLNESS PRODUCTS and Opportunities in the Developing PROTECTION MARKET
- 10 September 2002. Thistle Victoria Hotel. London SW1 An IFA's Viewpoint of Critical Illness Products (post lunch slot)
- IFA speaker at 15th Annual Health Insurance Conference. London 11th March 2003. (1st morning slot) An Intermediaries view of the Healthcare Market.

Where have I come from

Positions attained:-

- 1997 Creater and gatekeeper of Finservpro Internet Professional Exams Forum (unpaid)
- Deputy Chairman to the IFAA Critical Illness Cover Working Party 1998 then-Jan 2000 -Deputy Chairman to the AIFA Critical Illness Cover Working Party -then -
- 2002 December 2004 Deputy Chairman to the AIFA Protection Taskforce

• Awards won PERSONALLY:-

- Best Pension IFA (Money Marketing Awards 1997) Wind
- Best Individual Income Protection IFA (Health Ins Magazine Awards 1998) Winner
 Best Critical Illness Intermediary (Health Insurance Magazine Awards 1998) 2nd
- Best Critical Illness Intermediary (Health Insurance Magazine Awards 1999) Winner
 Best Individual Income Protection IFA (Health Ins Magazine Awards 1999) 2nd
- Financial Adviser Runner up Protection IFA of the Year 1999 Runner up
- Best Individual Income Protection IFA (Health Ins Magazine Awards 2000) Winner
- Best Individual Income Protection IFA (Health Ins Magazine Awards 2001) Winner
 Best Individual Income Protection IFA Health Ins Magazine Awards 2003) Highly
 Commended
 Best Critical Illness Intermediary (Health Ins Magazine Awards 2003) Highly
 Commended
 Financial Adviser (FT Group) Small IFA Firm of the Year 2003 Silver Award

MONEY WEEK 21 AUGUST 1991	IFA PROFILE	19)
Mike Goodman meets Brian Lentz o	Portfolio Insurance and Mortgage Brokers	
The camp	aigning IFA	
married from which find Phone was	affect "The police nession. List! July, Lette was a sole	
now 32, not suffered good in several ways. He	for officers who believe they will. Cive Holland, 45, who has 20	
	Jill- would not advise any police firm is conjunction with an approximate to leave this final salary. Enfield estate agent. "But he	
	scheme. "But we do point out it does as to handle a wider range of the account overtime business than mortgage work.	×/201
	Nowances. We complement each other." Less has another registered lead, William Second.	
	- the Chamber-	
A co-	INO LINE PROCESS AND SERVICE	H Marie I W
"Campaia".	FINANCIAL ADV	in 155
get i ^{Pal} gni	TO THE FENANCIAL ADVISER FLLY 20 IS	Nos / 1233
THEO the	If It'A Willing to If with the PIA Consultancy of tires, was the only 15 Geographic ask him to explan?	- /
challenge the PIA at its first ages. Sur	no willing	
the PIA at it	8 With the 8 to	/
us first agm. Sur	Consultancy of the PIA	/
	weep Tucker asks his was the	
	explain 1	75 76 HP
self-report	The past of the late of the pro- selection of the pro-	STAN LENTE SHOT PA AT TO BE
DE LEGISLA	ADVISE the PARTY AND ADVISED AND ADVISED AND ADVISED A	2 HR SEAN LENTE OFF PRA AT TS 2 HR SEAN LENTE THE PARA AT ES 2 HR SEAN LENTE THE PARA AT TS 4 HR SEAN LENTE THE PARA AT TS
Let a law of the state of the s		
	OF THE STATE OF TH	
board a mach in Don't on	A A A A A A A A A A A A A A A A A A A	CAL MAN MAN MAN
SER A PAT NATE OF THE PARTY OF	OTHUR HONSTRIA	TO A THE STATE OF
III. The firm	Regularia Tampa and San	San Valoud B. V.

Where	have	we	come
	from	?	

The First Life Insurance Policy

- Life Cover goes back at least as far as 1399, when a policy was issued covering someone on a voyage from Barcelona to Italy
- Source: pensions and insurance before 1800, CG Lewin

	_
When did Regulation start ?	
]
1 :fa A a a una na a A at 4 7 7 4	
Life Assurance Act 1774	
	-
	1
Life Assurance Act 1774	
An Act for regulating Insurances upon	
lives, and for prohibiting all such Insurances except in cases where the	
persons insuring shall have an Interest	
persons insuring shall have an Interest in the Life or Death of the Persons	
insured.	
I ' '	1

	1
Whereas it hath been found by experience that the making of Insurances on lives or other events wherein the assured shall hath no interest hath introduced a mischievous kind of gaming.	
1. From and passing of this Act no insurance shall be made by any person or persons, bodies politick or corporate, on the life or lives of any person or persons, or on any other events whatsoever, wherein the person or persons for whose use, benefit or on whose account such policy or polices shall be made, shall have no interest, or by way of gaming or wagering, and that every assurance made contrary to the true intent and	
2 Andin all cases where the insured hath interest in such life or lives, event or events, no greater sum shall be recovered or received from the insurer or insurers than the amount of value of the interest of the assured in such life or lives, or other event or events.	

•	2 Andin all cases where the
	insured hath interest in such life or
	lives, event or events, no greater sum
	shall be recovered or received from
	the insurer or insurers than the
	amount of value of the interest of the
	assured in such life or lives, or other
	event or events.

Laws change and you should not rely upon anything herein as you should see

1774 - George 3rd - Hanoverians



2005



Insurable Interest is Appealing	
]
Insurable Interest is Appealing	
Appeal to the House of Lords – May	
2005 Feasey v Sun Life Assurance Co of Canada	
& Phoenix Home Life Mutual Insurance Co; Steamship Mutual Underwriting	
Association (Bermuda) Ltd v Feasey 26.6.03	
	_
Insurable Interest is Appealing	
Newsflash – Feasey case just	
settled, so vacancy still exists to push on what many	
believe is an open door to establish Insurable Interest –	
Note: test of love and affection is used in other	
Countries meantime	

	1
Inland Revenue website	
IHTM20085 - Definitions: "Insurable interest"	
An individual has an insurable interest if they were likely to sustain some pecuniary loss or liability as a result of the death of the life assured (IHTM20081).	
Under the Life Assurance Act 1774 a contract of insurance may be avoided as between the insurance company and the person effecting the policy if that person had no insurable interest in the life of the life	
assured. But if the insurance company pays out under the policy the payment must be treated as made in respect of the policy - see Worthington v Curtis [1875] 1 Ch D 419. Lack of an insurable interest	
is therefore no bar to a claim for Inheritance Tax in such circumstances.	
	1
Nist as lass had	
Not so long back	
Life Assurance Premium Relief	
LAPR withdrawn 14th March 1984	
Tax Free Cash from FSAVC's =	
ceased on 7th April 1987	
Modern Day	
Financial Services Act 1986= effective 29th	
April 1988.	
■ E-Day = 18 July 1994 date	
PIA OB had powers	

Modern Day

■ RI Day. 1st October 1998
INDIVIDUAL Registration of
RI s with the PIA. But 18th
May 1998 where principal of a
Life Office, Directive Friendly
Societies, marketing associates,
banks, IFA Networks and IFA s
with 26 or more Financial
Advisers.

Modern Day

- Financial Services & Markets Act 2000 = <N2> Financial Services Authority Regulator in own right > midnight 30th November 2001
- Financial Ombudsman Service empowered following collapse of 6 previous OB s into FOS . 1st December 2001.

- FSA N(M) takes over Mortgage Regulation from MCCB from 1st November 2004 (except Home Reversion). LTC 1st Nov 2004.
- FSA N(Gi) 15th January 2005 takes over Regulation of General Insurance

•		_
		_

Modern Day

- http://business.timesonline.co.uk/article/0,,9063-1406264,00.html
- the Financial Services Practitioner
 Panel found: Smaller retail firms were
 even harder hit, with 36 per cent of
 them saying that compliance expenses
 had breached the 15 per cent level.
 snip
 FSA....In sharp contrast to the claims
 in the survey, it pointed to a study
 last year by European Economics,
 which found that compliance costs
 were just
 1.6 per cent of total costs (one point
 six per cent)

Modern Day

- What is the true cost of IFA Regulation?
- The FSA have started a survey, the results of which are due out later this year .
- I wanted to tell you now, so I posed the following to some IFAs

2005/2006
Are you an IFA/WoMFA or Multi-Tied or an AR now (has this
changed and if yes, why?). = Estimate as accurately as possible
where exact figures are not available
where exact figures are not available. 1. Turnover. & No of Ri's. = £ &
2. Total of overheads in all forms. £
3. Pi costs as a premium. £ (XS = £ on ? types of
contract/advice). Level of cover £
4. Cap Adeg. requirements (this is very relevant if "dead money")
How much in what form and are you prohibited from using it to
service or support your firms costs?
service or support your firms costs? 5. FSA Fees £ incl any VOP's (for what ?) 6. FSCS Fees £ 7. FOS Fees £
6 FSCS Fees f 7 FOS Fees f
8. Compliance costs (internal or external Compliance). £
9. Training & CPD costs. £
10. Exam - 2- function in chosen area costs. £
11. Audit fees
(specify if ONLY because an FSA regulated firm) £
12. TIME at your hourly rate dealing with Regulatory issues
12. TIME at your hourly rate dealing with Regulatory issues estimated over the next year £ what does this include - CPD,
Reporting, ?
13. Software and Hardware costs where required to facilitate FSA
reporting and other Regulatory computer generated items f
reporting and other Regulatory computer generated items. £ 14. Total Turnover = £ (TO) Total Expenses = £ (TE)
as % of TO = %
15. Total Expenses = £ Total Regulatory costs = £ (TR) as %
of (TE) = ? %
OI (IE) = : /O

IFA Case Study no:1 -Regulatory Costs April 2005

- Feel free to call me if you2005/2006 IFA
- 1. Turnover. & No of Ri's. = £102k 1 RI
- 2. Total of overheads in all forms. £90k
- 3. Pi costs as a premium. £6250 (XS = £2,500 but £5k on endowments, pensions, SCARPS and precipice bonds, splits, VCTs, EIS, Film Partnerships almost everything really!!) Level of cover £1.25m in the aggregate 4. Cap Adeq. requirements (this is very relevant if "dead money"). How much, in what form and are you prohibited from using it to service or support your firms costs? £15k which I have to hold in cash so it is dead money
- 5. FSA Fees £2308 inc FSCS fees
- 6. FSCS Fees £ 7. FOS Fees £
- 8. Compliance costs (internal or external Compliance). £5,400 p.a. external fees
- 9. Training & CPD costs. £? 4 days a year £4,000 p.a.

IFA Case Study no:1 -Regulatory Costs April 2005

- 10. Exam nil at present

 11. Audit fees (specify if ONLY because an FSA regulated firm) only just become limited company so not sure yet

 12. TIME at your hourly rate dealing with Regulatory issues estimated most is dealt with by my compliance consultants. However I still meet with them three times a year when they review my files as well as trying to keep updated on what is going on at The lovny Towers so let's say, 16 hrs @ £125 p hr = £2k p.a. Reporting takes up probably another 8 hrs including applying to renew my PI = £1k total = £3,000

 13. Software and Hardware costs where required to facilitate FSA reporting and other Regulatory computer generated items It would be a lie to say! need 1st Software mainly for compliance reports although I need it to justify working within the rules. Annual cost £3,348; take 50% for compliance £1,674

 14. Total Tumover = £102,000 Total Expenses = £90,000 TE as % of TO =
- 14. Total Turnover = £102,000 Total Expenses = £90,000 TE as % of TO = 88%
- 50.70 Total Expenses = £90,000 Total Regulatory costs = £16,324 TR as of TE = 18% I am happy to use the above figures in your speech but please do not attribute them to my busin Regards Mr IFA.

IFA Case Study no:2 -Regulatory Costs April 2005

Year	1997/98	1998/99	1999/00	2000/01	2001/02	2002/03	2003/04
T/O	£368,000	£395,000	£458,000	£525,000	£367,000	£341,000	£364,000
No.of RIs	3	3	3	3	3	3	3
Overheads	£262,000	£297,000	£350,000	£383,000	£302,000	£336,000	£334,000
PI Premium	£2,620	£3,602	£4,367	£4,642	£5,554	£10,431	£20,429
XS Ordinary Endowment Pension	£1500 each and every claim	£1500 but £2500 for Pensions	£1500 but £5000 for pension transfers and £9240 for non joiners/opt outs	£1500 £5000 £98000	£1500 £5000 £9800	£3000 Endowment £10000 Pensions £10000 £10000	£3000 £9750 £9750 £9750
Level of Cover	£1000000 in aggregate with 4 re- instatements	£1000000 any one claim	£1250000 in the aggregate with 1 automatic re- instatement	£1250000 in the aggregate with 1 automatic re- instatement	£1250000 in the aggregate with 1 automatic re- instatement	£1250000 in the aggregate with 1 automatic re- instatement	1000000 in the aggregate
FSA Fees	£1259	£2158	£2241	£2911	£2999	£3556	£4323

_			
_			
_			
_			
_			
_			
_			
_			
_			
_			
_			
_			
_			
_			

IFA Case Study no:2 – Regulatory Costs April 2005

FSCS fees	£183 PRlevy	£264 + £421 PR Levy	£824 + £570 PR Levy	£808	£137	£312	£2801
FOS fees		£500	£500	£1000	£608	£120	£360
Compliance Costs	£6351	£11888	£12983	£17161	£12494	£34825	£40793
Training & CPD, Exams	£579	£909	£452	£153	£2117	£2991	£1419
FS only Audit Fees	£2000	£2000	£2000	£2000	£2000	£2750	£2750
Time re FS Compliance	I estimate I day every 3 months per RI + myself	4x35 hours x£150 per hour	=				Say £21000 p.a.
Software/Hard ware	£5000	£6000	£7500	£8500	£10000	£12000	£12000

IFA Case Study no:2 - Regulatory Costs April 2005

Year	1997/98	1998/99	1999/00	2000/01	2001/02	2002/03	2003/200
Direct compliance services	£1,200	£1,200	£6,012	£8,136	£8,136	£8,136	£10,500
Total Expenses as percent of Turnover	71.2%	75.2%	76.4%	73%	82.3%	98.5%	91.7%
Total Regulatory costs	£19,492	£28,492	£37,449	£45,311	£44,045	£75,121	£95,375
Total Regulatory costs as percent of Total Expenses	7.3%	9.7%	10.7%	11.8%	14.6%	22.36%	28.6%

IFA Case study no: 3 -

- In it's Annual report for 2004, IFA Network Positive Solutions said it's costs from Regulation had increased by £603,000 to £1.07 Million
- Source. Financial Adviser 21.04.2005 page 9 "Positive Negative on FSCS levy cost"

Taking stock · We have moved through increasing Regulatory intervention in free markets :- NASDIM • FIMBRA - LAUTRO / SIB (SRO's) • PIA – LAUTRO / SIB (SRO's) • FSA for PIA • FSA (Stat) – MCRI/MCCB – GIRC (SRO) • FSA (Limited company established under Statute) **Taking Stock** • FSAs Polarisation website entry says: http://www.fsa.gov.uk/pubs/other/polar.pdf 4.3.1 (page 21 of 103) Independent Financial Advisers 4.3.1 (page 21 of 103) Independent Financial Advisers Consistent with IFA's success in increasing average premium size, the large increase in their volume of business has not been matched by a large increase in the number of advisers employed in the sector. In 1999, there were around 25,000 registered IFAs, only slightly higher then immediately following the introduction of polarisation. However, the number of IFAs today does represent a recovery since the early 1990s, at which point the number had fallen to between 20,000 and 21,000. (Consumer panel report 1998, PIA) Meanwhile, the structure of the IFA sector has changed in a number of important respects. In particular, there was considerable growth in the number of IFAs who were members of IFA networks during the mid 1990s. Reflecting this trend the number of IFA firms has decreased dramatically from approximately 8,500 to 4,000 since the early 1990s. **Taking Stock** FSAs Polarisation website entry says: · 4.3.2 (page 22 of 103) Tied Agents In contrast to the IFA sector, the number of people employed as tied agents has fallen dramatically. Before polarisation it was believed that there were over 200,000 tied agents. This has declined to approximately 60,000 today.

Taking Stock

- · FSAs Polarisation website entry says:
- http://www.fsa.gov.uk/pubs/other/polar.pdf
- 4.4.1 (page 22 of 103) Fee versus commission
- The market for fee based advice is still relatively small, and the great majority of IFA firms receive less than 10% of their income through fees. This varies significantly between different types of independent intermediary, with accountants and solicitors much more likely to be on a fee for service basis.
- Although there has been a small increase in the volume of business through fee-based channels there is no evidence to suggest that this market is likely to grow dramatically in the short run.

Modern Day

- Nine out of ten think compliance costs will continue to rise. Many also attacked the FSAs costbenefit analysis for underestimating the cost of new rules and overstating the likely benefits.
- http://business.timesonline.co.uk/article/0,,9063-1406264.00.html

snip

- http://www.ftadviser.com/dt_single.aspx?m=11276
- Edge of reason
- I was astounded to read in a recent Sunday newspaper personal finance column of the case of a couple with two with profits endowment mortgage policies who are taking their case to the FOS despite having had their mortgage repaid in full.
- The details were as follows: a husband and wife bought 20-year with profits policies at the same time in 1984 from a company (not named) now owned by XXXX Life. The policies were to cover an £18,000 mortgage loan divided into two £9,000 policies. His premium was £315.76 pa, hers was £285.86 pa.
- In November 2002 and again a year later XXXX Life wrote to the husband telling him that his endowment was on course to repay the loan. But he wasn t happy with this because, he claimed, the agent who sold him the policy said it would provide much more, so he wrote to XXXX Life claiming mis-selling.

Modern Day

- when his policy matured last year, his final payout was £12,568, thus paying off the mortgage loan in full and, obviously, giving him an additional lump sum of £3,568. This payout is equal to an additional 40%, which would, of course, be tax-free. The story omits to point out this particular fact, along with the fact that the return on his premium outlay represents an annual growth rate of more than 6% pa.

 His wife s policy matured with a payout of £12,200.
- His wife s policy matured with a payout of £12,393, thus paying off her half of the mortgage debt and providing an additional lump sum equal to more than 37%. Tax free. Again the story omits to point out these facts.
- So let's look at the details so far, as we know them: the husband's mortgage was paid off, he made a 40% tax-free profit, and his payout equalled over 6% pa. The wife's mortgage was paid off, she made a 37% tax-free profit, and her payout equalled over 7% pa. They are claiming for mis-selling. snip

Modern Day

■ In it's last year the MCCB had a total of 92 complaints

- In it's last year the MCCB had a total of 92 complaints
- The FOS is now receiving 2 a DAY related to mortgages.
- Source: Chris Cummings Director AMI reported FA 14.04.2005 page 19

1	7
- 1	1

Is it all bad news?

- Teleunderwriting- a system in motion = Quote prepopulates details onto short form. Choice of :-
- carrying on and completing full medical details
- Tele-u/w (saves on cost to IFA and reduces risk of non-disclosure to Life Provider. Record call for better audit trail

Is it all bad news?

- Teleunderwriting -
- Complete form offline and go online and squirt it in.
- Downside loss of control by IFA, some like this and some do not.

Is it all bad news?

- Teleunderwriting -
- Will Life Providers see the saving in IFA time as a qualified reason to reduce commission terms further?
- James Hopegood Mail and Kevin Carr intermediary articles warning of Regulation pushing up protection costs

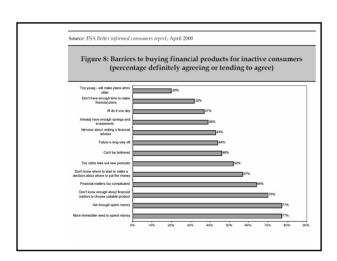
-	

Is it all bad news? Online application forms.	
Is it all bad news?	-
■ Online application forms.	
Is this a timesaver or a way to push marketing costs onto IFA who has to pay for all printed output?	
Good or Bad timing	
Enter ABI and the Commission report	
 Who benefits by reducing commission Does this affect Adviser numbers and so becomes detrimental to Consumers? 	

No wonder Advice needed

■ Structure of the UK Insurance Market

- 806 insurance companies are authorised, either by the UK or by another European Economic Area member, to carry on insurance business in the UK.
- Almost 600 of these can carry on general business only (such as motor, household and commercial insurance), 160 are authorised for long-term business only (such as life



How does the Insurance Industry Compare?

- § Around 354,000 people are employed directly or indirectly in the insurance industry. This is over one and a half times as many as employed in motor vehicle manufacturing and more than two and a half times the number employed in the electricity, gas and water supply sectors.
 § UK insurance exports (defined as premiums minus claims) amount to just under £4 billion a year, equivalent to over a third of total UK food, beverage and tobacco exports, or just over a quarter of the value of UK oil exports.
- oil exports.
- oil exports.

 § Every day UK insurance companies pay out over £125 million in pension benefits. This compares to the £115 million paid out daily by the UK Government in state pension provision.

 § Insurance companies are the largest domestic owners of UK shares owning 20% of UK ordinary shares. This compares to 16% held by company pension funds, 2% by unit trusts and just under 10% by other financial institutions.

 Source. ABI website

Investor for the people Amount Invested in Insurance Products5 Over £900 billion is invested in insurance products. This is 30% of UK personal sector wealth.	
■ £205 billion is invested in insurance administered occupational pensions, £345 billion in insurance administered personal pensions and £250 billion in life assurance	
	1
Blue Sky Thinking	

	1
Blue Sky Thinking	
How to save on Regulatory costs whilst still protecting the public –	
Can it be done ?	
Blue Sky Thinking	
_	
Thinking outside the box – considering the unthinkable	
Some IFA suggestions	
Blue Sky Thinking	
Abolish requirement for Professional Indemnity Insurance – Most IFAs pay	
thousands each and every year and never claim. Those that do have sometimes	
experienced problems with "sieve" cover – finding the XS greater then the claim or	
the Pi Insurer unwilling to pay claims for some reason (P.R.I.D.E. refers)	
(

Blue Sky Thinking

- Pay Pi premiums instead to FSCS (with EU agreement) and have cases only paid out where FOS upholds complaint.
- Introduce appeal process for defending member (as complainant has sole recourse to Courts subsequently)
- Complainant to pay "complaint fee" refundable if claim upheld

Blue Sky Thinking

- Abolish "bonus" payments for FOS staff who deal with complaints quickly
- Take the FOS off being funded by "Commission" and pay by fee, as per FSA and FSCS costs.

Blue Sky Thinking

Abolish the FOS ability to "create" new law without the Government, a Judge or Jury - even for events that have not yet happened or because the contract has yet to mature....."such steps as the ombudsman considers just and appropriate (whether or not a court could order those steps to be taken" - \$229 (2)(b).

Blue Sky Thinking • Introduce Financial Education as part of the Education curriculum - saves IFAs time and money having to take on the task daily of Educating people before Advising them. It reduces the potential for conflict between Consumer and Adviser. It must be paid by Government and NOT the Industry. **Blue Sky Thinking** • Introduce "Financial Aid" for lower paid workers to allow access to Independent Financial Advice – which long term helps reduce State benefit dependents and increases IFA income streams. **Blue Sky Thinking** • One IFA said " I am an original NASDIM member and I well remember the product levy of 50p per investment transaction from all clients that funded the compensation scheme so to say a product levy is unworkable is absolute nonsense". • Ken Davy - Founder of the DBS Network and now running SimplyBiz thinks a levy can work

Blue Sky Thinking	
Blue ony Timining	
Other IFA suggestions include :-	
• Other IFA suggestions include	
• Maring the ECA aut of Landau and into	
 Moving the FSA out of London and into cheaper rental space, somewhere centrally 	
situated amongst the entire membership	
Restore MCCB methods of running	
Mortgage Regulation to restore previous	
costs.	
	1
Blue Sky Thinking	
3	
Other IFA suggestions include :-	
onioi ii 71 odggoodono molado .	
Restore MCCB methods of running	
Mortgage Regulation to restore previous	
costs.	
Rent the works of art to art galleries	
instead of leaving them in the FSAs offices	
The Future	
ine ruture	
- le what we will make it but this require-	
 Is what we will make it, but this requires thought and Courage. 	
anought and oodrage.	

The Future • Is what we will make it, but this requires thought and Courage. • Thank you	
The Future Is what we will make it, but this requires thought and Courage. Thank you www.brianlentz.co.uk	