

MJBrief

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Moving mortgages

Remortgaging is now accounting for a significant proportion of mortgage lending in the UK. Many people can save hundreds of pounds by lowering their monthly payment. It also represents a good opportunity to restructure a mortgage that is supported by endowments. But is this right for you? With advice from an IFA it could be. We will consider the costs incurred, how to minimise them, and whether restructuring a repayment mortgage is beneficial in the long term. Call us now for advice if you are thinking of remortgaging.

YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE. There may be a fee for mortgage advice, although this is normally paid by way of an introduction fee from the lender we arrange your mortgage with. The precise amount of any fee will depend on your own circumstances, but typically this could be 0.5% of the amount borrowed.

Welcome to the first edition of MJBrief

There's an old Danish proverb: "He who builds to every man's advice will have a crooked house". There's a distinct possibility that this could be true. We suggest you ask the advice of one man, but make sure it's the right one. And that he's unbiased. At MJB we're qualified and experienced. We know about money. But we're friendly, too, and we like to have a little fun, now and then. We might have a reputation for reliability and outstanding customer service, but we know how to be gentle, and back off, when necessary.

Not all financial advisers are the same.

And, as you can see, we like to keep it brief.

MJB (Partnership) Ltd is an appointed representative of Burns-Anderson PLC, 27 Great George St, Bristol BS1 5QT, which is authorised and regulated by the Financial Services Authority

**Good with numbers?
Solve our Su Doku
and win a case of
superb wine.**

A-DAY is looming - are you prepared?

There could be benefits you might miss out on by not acting quickly.

Call us now for advice
01243 771777

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Our commitment to Ethical Investment

Ethical Investment has been one of the growing areas within the investment arena as consumers become concerned about the environmental and social consequences of the activities of commercial enterprises. Areas of concern include greenhouse gas emissions, pollution, the arms trade and links with authoritarian regimes. It has also been argued that the social and environmental conduct of a company can impact on its financial performance. An example could be the risk of an environmental accident, which would impact detrimentally on a company's reputation and therefore share price.

Within the ethical investment sector there are various different mandates that the fund manager will follow that are graded from dark to light green. Dark green funds have a strict environmentally focused vetting procedure for company selection within the fund. Within light green funds, companies may be included that are not strictly speaking ethically sound but are taking steps to adopt more socially responsible policies. The power of shareholders to influence a company's policies should not be underestimated and this is one of the roles of socially responsible fund managers.

The socially responsible investment sector was perhaps a niche sector in the past but has now grown with an estimated £4 billion in green funds owned by private investors. One of MJB's preferred funds is in the equity income sector and its objective is to provide above average income through dividends with the prospect of capital growth. It invests in companies that the fund manager considers to be of benefit to the community both in the UK and overseas. The fund has grown by 19.79% over one year and 50.78% over five years which is an excellent performance in challenging market conditions.

WE WOULD BE DELIGHTED TO HELP YOU FIND SUITABLE ETHICAL FUNDS TO MEET YOUR REQUIREMENTS.





Mixed Blessings

The recent significant rise in the value of your house seems like a blessing but it could present a big problem for you in the future in the shape of a large Inheritance Tax (IHT) bill. The nil rate band is set at £275,000 and tax is charged at 40% on everything above that, so it is not only the 'rich' whose estates are considerably diminished by this tax.

Couple this with the new Pre-owned Assets Tax, which threatens many people's plans to avoid IHT and it's easy to see why other IHT planning methods are becoming increasingly popular. Many of our clients are taking advantage of careful Nil rate band planning and the Discounted Gift Trust which is very effective. This Trust is structured to allow you to continue to enjoy an income from capital, still under your control but outside your estate. Call us for advice on this matter.

Tax Tips

Did you know? 92% of people in the South East are paying too much avoidable tax to the tune of £120 per person, per year? Are you one of these people?

or that... £2,841m is paid in tax in the UK by people who are not making use of their allowances and tax-efficient investments. So make sure you use your ISA allowance this year.

Investment Choices

Hard-earned and diligently saved money is often put at risk by the selection of the investment choice. There are three areas which affect your investment returns - taxation, inflation and poor fund performance. A simple example will make this clear. Assume £10,000 invested in a Building Society over a 10 year period, and an even interest rate of 5%. If all the income is reinvested, i.e. not spent, after tax on the interest at 20%, the value at the end of the period is £14,795 - the apparent yield is 3.99% per annum - not bad in itself, until you apply inflation at say 2.5% p.a. - now the yield is down to 1.49% p.a. On the same basis, a higher rate tax payer would secure a sum of £13,300 and after inflation yield amounts to 0.39%. If you need to spend the interest each year, inflation erodes the purchasing power of the capital - today £10,000 buys £10,000 of goods but inflation reduces the purchasing power to £7,811 after 10 years at an even rate of inflation at 2.5%.

A successful investment needs constant vigilance and we have modern selection tools in our armoury to select funds that carry a cautious or balanced label to make the most of an investment without the necessity of undue risk.

Charitable giving

National Giving Week ran from 17th-23rd October 05 with the aim of encouraging more support and commitment to charities and making giving more tax-efficient. People give around £7.3 billion to charity in the UK every year but only one third of these donations are made tax efficiently, which means that £700m that should be going to worthy causes instead goes straight into the Treasury's coffers!

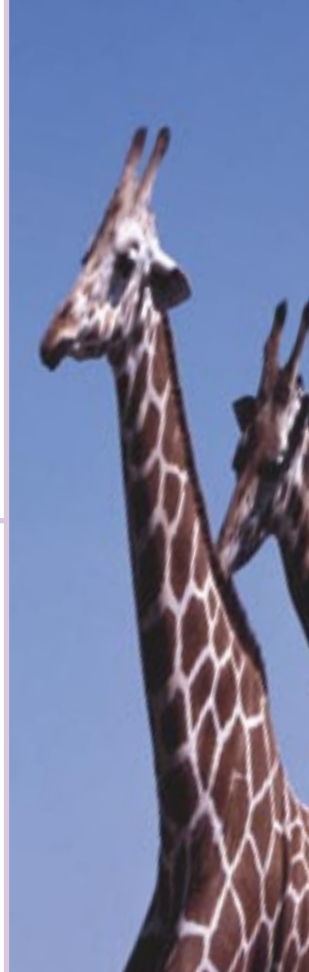
- UK taxpayers can increase the value of their charitable donations by 28% using Gift Aid.
- Higher-rate taxpayers can claim back a further 18% in personal tax relief.
- Making a gift of stocks, shares or investments could give you two tax-breaks.

DON'T LET THE TAX-MAN GET HOLD OF ANY MORE OF YOUR HARD-EARNED MONEY – LET US GIVE YOU ADVICE ON CHARITABLE GIVING

Save money on insurance

There has been a major shake-up in the general insurance market in the last six months. This market is now regulated by the FSA which means that people should not be sold unsuitable policies. If you have buildings or contents insurance through a building society or bank, for example, we could probably save you a lot of money. Most people buy their travel insurance when they purchase their holiday but this is the most expensive cover you can get, and there are vast differences in car and pet insurance. If you asked your IFA to shop around for the cover which best suits your needs, there will be no charge to you from the adviser.

Call us now for advice on **01243 771777**
or visit us at 1a The Boardwalk, Northgate, Chichester PO19 1AR



- I would like an adviser to contact me
- Please send me further details of your services
- I am interested in:
- Pensions**
 - Ethical Investments**
 - Mortgage**
 - Investments**
 - Equity Release**
 - Inheritance Tax**



Please complete and return **FREE** to MJB (Partnership) Ltd, FREEPOST NAT5859, Chichester, West Sussex, West Sussex PO19 1BR

Name:

Address:

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Telephone:

Email:

Please submit your entries by 28th February, the winner will be notified by the end of March 2006.

Complete the Su Doku and WIN a case of quality wines								
4			2					1
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