

Funding care in later life with a lifetime mortgage

As we age, it is common to need assistance or care in the home to maintain as much independence as possible in our later years. If family or friends are able, they may offer to help care for elderly loved ones, but this can present financial and emotional challenges.

Local councils are obliged to step in if a person requires support, has less than £23,250 in savings and meets the threshold of social care eligibility (NHS UK, April 2025). However, these stipulations mean that many people require extra assistance in the home but do not qualify and may need to consider an alternative solution.



Mary's story

80 year old widow

Mary is an 80-year-old widow living alone in a £2 million home in Blackheath, Southeast London.

Mary recently had a fall and now requires daily help from a carer to maintain her independence.

She currently pays for a weekly cleaner but also needs care assistance twice a day, costing £60 per day, equating to **£20,160 annually**. She also wants to install a downstairs wet room to improve accessibility, estimated at **£6,500**.

This case study is not a real customer example and is for illustration purposes only.



Because Mary has savings and investments above the council threshold, she does not qualify for local authority support.

A potential solution for her is a drawdown lifetime mortgage from LV=, secured against her home. This would allow her to access funds in stages, starting with an initial withdrawal to pay for the wet room, and drawing more funds later to cover care costs. But this will affect the amount of inheritance Mary can leave behind.

Interest is only charged on the amounts withdrawn, though it compounds over time, increasing the total repayment amount. LV= offer inheritance protection on our Lifestyle range, so Mary has the option to secure a financial legacy for her loved ones, but this can reduce the amount she can take as a loan.

Should she want to make early repayments, LV's Early Repayment Charge (ERC) structure is unique in that we calculate ERCs based on the completion date of the initial loan only, meaning that Mary would only have to pay an ERC in the first 8 years on the Drawdown Lifestyle product, or 10 years on the Drawdown Plus product, regardless of when additional releases are taken.

Additional benefits of an LV= Lifetime Mortgage include access to LV= Doctor Services, offering confidential medical advice via app or phone, and Care Navigator, which provides professional support in planning later-life care, along with a 10% discount on care packages.*

Find out more about [LV= Lifetime Mortgages](#)

* LV= Doctor Services is provided by Square Health Limited and Care Navigator is provided by MorganAsh. These are non-contractual benefits which can be changed or removed at any time. These services are not regulated by the Financial Conduct Authority or the Prudential Regulation Authority.

Sources:

[When the council might pay for your social care – Social care and support guide – NHS](#)

[Paying for care at home | Cost of home care – homecare.co.uk advice](#)

[Wet Room Cost Guide 2024: How Much is a Wet Room? \(myjobquote.co.uk\)](#)

If you'd like us to send you this document or any future correspondence in another format, such as Braille or large print, please just let us know.

LV Equity Release Limited, Pease House, Tilehouse Street, Hitchin, Herts SG5 2DX.

LV= and Liverpool Victoria are registered trademarks of Liverpool Victoria Financial Services Limited and LV= and LV= Liverpool Victoria are trading styles of the Liverpool Victoria group of companies. LV Equity Release Limited is registered in England (No 1951289) and is authorised and regulated by the Financial Conduct Authority (register number 306287). Registered address: County Gates, Bournemouth, Dorset, BH1 2NF.

46349-2025 05/25

LV=
EQUITY RELEASE