

Experience

Flexibility

Diligence

Relationships

## Trusted Development Finance

Term funding to support the building activities of small and medium sized developers on residential and residential led mixed-use projects in desirable mainstream locations.

### Key features

- Maximum Loan to GDV **60%**
- Loans up to **£30,000,000**
- Maximum Loan to Total Development Cost **90%**



Term funding to support the building activities of small and medium sized developers on residential and residential led mixed-use projects in desirable mainstream locations.

<p><b>Purpose</b></p> <p>Development of new housing, new build as well as conversions and refurbishment of existing buildings</p>	<p><b>Criteria</b></p> <p><b>Applicant</b></p> <ul style="list-style-type: none"> <li>UK resident(s) or a UK registered company or limited liability partnership</li> <li>Demonstrable experience of completing a minimum of 3 projects of similar size and nature</li> <li>Minimum cash input by the borrower of 10% of total development costs</li> <li>Loans will be assessed on a fully funded, cost to complete basis with borrower funds injected at the outset</li> </ul> <p><b>Appraisal</b></p> <ul style="list-style-type: none"> <li>Minimum contingencies of 5% of construction costs or 10% of construction costs for projects involving listed buildings and other specialist projects</li> <li>Minimum return on costs of 15% for redevelopment of existing buildings and 20% for new builds</li> </ul>	<p><b>Criteria</b></p> <p><b>Security</b></p> <ul style="list-style-type: none"> <li>First charge only</li> <li>Debenture</li> <li>Charge over shares of the borrower</li> <li>Guarantee(s) with evidence of appropriate guarantor net worth</li> </ul> <p><b>Tenure</b></p> <ul style="list-style-type: none"> <li>Freehold or Long Leasehold where in accordance with best practices</li> <li>Loans are not available to fund leasehold houses</li> </ul>
<p><b>Key features</b></p> <ul style="list-style-type: none"> <li>Maximum loan size <b>£30,000,000</b></li> <li>Minimum loan size <b>£1,000,000</b></li> <li>Maximum Loan to GDV <b>60%</b></li> <li>Maximum Loan to Total Development Cost <b>90%</b></li> <li>Loan Term up to <b>24 months</b></li> <li>Regions <b>England &amp; Wales</b></li> </ul>		<p><b>Next steps</b></p> <p>For more information or to make an application for funding please email <a href="mailto:development@utbank.co.uk">development@utbank.co.uk</a> or call 020 7190 5555</p>
<p><b>Pricing</b></p> <ul style="list-style-type: none"> <li>Interest margin &amp; fees <b>On application &amp; project dependant</b></li> <li>Interest method <b>Rolled</b></li> </ul>		

## Other United Trust Bank Development Finance Loans

[Development Exit Funding](#)

[UTB | Homes England Housing Accelerator Fund](#)

A member of



The Home Builders Federation (HBF) is the representative body of the home building industry in England and Wales. The HBF's member firms account for some 80% of all new homes built in England and Wales in any one year, and include companies of all sizes, ranging from multi-national, household names through regionally based businesses to small local companies: [www.hbf.co.uk](http://www.hbf.co.uk)