



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 **85%**



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.

Purpose	Criteria	Criteria
<p>Development of new housing, new build as well as conversions and refurbishment of existing buildings</p>	<p>Applicant</p> <ul style="list-style-type: none"> UK resident(s) or a UK registered company or limited liability partnership Demonstrable experience of completing a minimum of 3 projects of similar size and nature Minimum cash input by the borrower of 10% of total development costs Loans will be assessed on a fully funded, cost to complete basis with borrower funds injected at the outset <p>Appraisal</p> <ul style="list-style-type: none"> Minimum contingencies of 5% of construction costs or 10% of construction costs for projects involving listed buildings and other specialist projects Minimum return on costs of 15% for redevelopment of existing buildings and 20% for new builds 	<p>Security</p> <ul style="list-style-type: none"> First charge only Debenture Charge over shares of the borrower Guarantee(s) with evidence of appropriate guarantor net worth <p>Tenure</p> <ul style="list-style-type: none"> Freehold or Long Leasehold where in accordance with best practices Loans are not available to fund leasehold houses
Key features		
<ul style="list-style-type: none"> Maximum loan size £30,000,000 Minimum loan size £1,000,000 Maximum Loan to GDV 60% Maximum Loan to Total Development Cost 85% Loan Term up to 24 months Regions England & Wales 		
Pricing		
<ul style="list-style-type: none"> Interest margin & fees On application & project dependant Interest method Rolled 		
		Next steps
		<p>For more information or to make an application for funding please email development@utbank.co.uk or call 020 7190 5555</p>

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