

Indicative Lending Criteria



Modern methods of finance for UK housebuilders



Gosport (Priddys Hard) Residential Development Loan

About Us

Relendex are a FCA regulated residential development lending specialist.

We focus on financing Micro and SME developers, with an emphasis on developers using modern methods of construction (MMC) to build sustainable homes. In addition to development loans, we also provide bridging loans to facilitate future development projects.

We are proud to be Travis Perkins' funding partner for their groundbreaking WholeHouse® digital platform. WholeHouse®, designed for SME developers, significantly reduces professional fees and provides certainty around both the cost and delivery schedules for materials, de-risking the process of developing homes.

This document is an indication of the terms on which we conduct business.

Each proposal is subject to review. Loans are structured on a bespoke basis.

Development Finance

We play an active role in supporting developers with the structuring of their finance requirements to ensure that overall finance costs are minimised.

We operate a hybrid funding model that ensures that any development funding requirement is always financed in a timely manner. We never take on a commitment that cannot be financed from our own resources.



The following pre-requisites apply

- Good quality, experienced investors/sponsors with a track record of similar schemes
- Location can be UK-wide subject to demonstrable local demand and market liquidity
- Asset quality and location must be primary or good secondary
- The site must have an immediately implementable planning consent (no planning risk considered)

Key Features

- Short term development finance for new build projects, property conversions and refurbishment
- Loan size from £750k -to £5m
- Loan term of up to 36 months
- LTC - up to 90%
- LTGDV - up to 70%

Indicative Terms

- Current Interest Rates from 9.75% to 11.25% pa with potential discounts for projects that meet our sustainability criteria*
- Arrangement Fee usually 2% (includes 1% Proc Fee)
- Exit Fee usually 1% of the loan amount

We offer bridging loans to facilitate future development projects.

We also provide development exit and finish, and exit finance (up to 75% of GDV).

**applies as at the date of publication (10/06/24)*

Our Team

Relendex has built a team with the banking and underwriting expertise necessary to handle complex development finance and has an in-depth understanding of the “Modern Methods of Construction” (MMC) needed to build the new generation of sustainable Carbon Zero homes.

Relendex is a relationship lender working closely with SME developers to help grow their businesses. We supply the modelling, finance and monitoring expertise to facilitate SME developers to expand their businesses. Working closely with developers with high ESG credentials, Relendex has gained an in-depth understanding of both the processes and finance requirements for MMC.



Simon Atherton
UK Sales Director

+44 (0) 7798 901 965
simon.atherton@relendex.com



Martin Murphy
Lending Director

+44 (0) 7808 478 778
martin.murphy@relendex.com



Crouch End (Haringey Park) Residential Development Loan

reindex

The logo for 'reindex' features the word 'reindex' in a bold, white, lowercase sans-serif font. The text is centered horizontally. Two white curved arrows are positioned around the text: one above the 'e' and 'n' pointing to the right, and one below the 'e' and 'n' pointing to the left, creating a circular flow around the central letters.

reindex.com