



Heavy refurbishment finance

Specialist finance tailored for substantial residential refurbishment projects

HTB's Heavy Refurbishment product provides cost-effective funding for residential refurbishment projects, covering up to 100% of the work costs for experienced developers.

This product offers direct access to decision-makers, with a streamlined Dual Representation process that ensures smoother transactions and quicker resolutions to keep projects on track.

Structured funding is available through multiple tranches in arrears, with each stage monitored by an Asset Manager to ensure quality and timely completion.

Our Heavy Refurbishment product provides a comprehensive solution to help brokers and clients confidently navigate residential refurbishment projects.

Key product features

- ▶ **Minimum Loan:** £150,000 (net day one)
- ▶ **Maximum Day-One LTV:** Up to 75% (net)
- ▶ **Maximum LTGDV:** 70% (gross)*
- ▶ **Interest Method:** Rolled
- ▶ **Rate:** 0.80% per month
- ▶ **Loan Term:** Up to 24 months with a 3-month minimum interest period
- ▶ **Works Cap:** The lower of £1,000,000 or 100% of the current property value, with drawdowns in arrears across multiple tranches
- ▶ **Fees:** 2% arrangement fee; no exit fee
- ▶ **Asset Manager Fee:** £500 + VAT

Additional product criteria

- ▶ **Monitoring:** Overseen by an Asset Manager to ensure quality and timely completion
- ▶ **Eligible Property Types:** Residential properties, including commercial/semi-commercial units with approved planning for residential conversion
- ▶ **Scope of Works:**
 - ▶ Internal refurbishments
 - ▶ Extensions (single or double storey)
 - ▶ Loft conversions
 - ▶ House-to-HMO conversions
 - ▶ Commercial to residential conversions
 - ▶ Houses into flats
- ▶ **Excluded Works:**
 - ▶ Ground-up developments
 - ▶ Airspace extensions
 - ▶ Basement or other excavation works
 - ▶ Barn conversions
 - ▶ Commercial assets intended to remain as commercial

Borrower profile

Experience Required: Preferably a minimum of 2 similar projects previously completed. Less experience can be considered, please contact us for details.

For cases outside these criteria, please refer to our Development Finance team. HTB's full-service approach also supports transitions from refurbishment finance to term finance through our Specialist Mortgages division.

* Any works that are more than 70% of the current value, (up to 100%) we limit the LTGDV to 65%.

Comprehensive support and flexibility across products

Our Heavy Refurbishment product isn't just standalone; it's part of a full-service approach that supports clients as their needs evolve.

If a client's plans shift from refurbishment to long-term rental, HTB provides a straightforward path to other lending options. Whether transitioning from refurbishment finance to buy-to-let mortgages or exploring further development opportunities, HTB's adaptable solutions allow clients to seamlessly move between products.

Why work with HTB?

DIRECT ACCESS TO DECISION-MAKERS

Speak directly with underwriters and lending managers—no middlemen, no delays.

EFFICIENT, COLLABORATIVE PROCESS

Our Dual Representation option helps reduce back-and-forth, supporting a smoother process and helping brokers keep projects moving forward.

FULL-SERVICE SOLUTIONS FOR EVOLVING NEEDS

We support every stage, from acquisition to refinancing or transitioning to long-term finance, ensuring your clients' needs are met as their investment plans grow.