Development funding checklist

A deliverable project. A credible exit.

Prepare the project and funding information for a UK scheme with an overseas or GCC sponsor.

01 · Site and permissions

Bring the address, ownership, current use, planning position, conditions and proposed scope of works.

02 · Costs and value

Separate land, build, professional, finance and disposal costs. Provide evidence for estimated completed value (GDV).

03 · Equity and cash flow

Explain the equity source and timing. Map cash requirements against initial and later drawdowns; total facility is not day-one cash.

04 · People and delivery

Identify the developer’s experience, contractor, technical advisers, legal team and responsibility for approving variations.

05 · Contingency and monitoring

Budget for overruns and monitoring. Ask about drawdown conditions, invoices, inspections and fees.

06 · Exit and stress cases

Support the sales or refinance plan. Test delays, lower values and higher costs; identify any additional equity need.

Lender ratios and published ranges do not confirm eligibility. Funding depends on the borrower, security, scheme and written terms.

Sources: United Trust Bank · Aldermore. Checked 23 September 2026.

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