

Let's get the BLG ball rolling!

Professional requirements

Our professionals require the relevant documents as early as possible for their review. Although the lists below are not exhaustive, gathering information in advance will have a very positive impact on your loan completion time-line. There can be a lot of repetition, you may find it beneficial to set up a Dropbox file to share with various professionals. Need help? Call **0845 465 6500** or email **blgcreditopsteam@business-lending.co.uk**.

Quantity Surveyor requirements

- Project directory/information detailing relevant consultants and contractors involved (incl Principal Designer)
- Site matters/investigations
- Site investigation reports: Phase 1 (desk top) & Phase 2 (intrusive)
- Structural reports (existing buildings)
- Flood risk assessment
- Asbestos report
- Archaeological investigation reports
- Any other relevant reports/investigations: Japanese knotweed/invasive species, bat/bird survey, arboriculture, noise, trees, etc.
- Specification standards
- Site plan and architectural general arrangement drawings (if drawings updated from planning approved drawings, planning/proposed to be provided)
- Structural layouts (incl access roads, if applicable)
- Mains service layouts and details
- Employer's requirements and/or specifications
- External layout plans, car parking and landscaping proposals
- Schedule of gross internal floor areas/accommodation
- Contractual arrangements
- Proposed form of building contract (incl suggested amended clauses to a standard form of contract, if applicable)
- Programme matters
- Construction programme
- Duty of care warranties/appointments/step-in rights
- Design consultant appointments/appointment letters
- Proposed funder warranty (design consultants and main contractor, if design input)
- Proposed sub-contractor/trades to provide design warranty
- Statutory requirements
- Planning applications/approvals (incl all formal discharge notices/listed building/conservation area consent as applicable)
- Section 106 agreement
- Section 278/104 agreements (or requirements for)
- Over sailing/airspace agreements
- Building regulations: plans approval/compliance reports/notices (including SAP calculations for EPC)
- Pre-contract health & safety plans and F10 notification
- BREEAM/ECO Homes (if applicable)
- Party Wall arrangements/awards (if applicable)
- Rights to light reports (if applicable)
- Insurance
- All risks works insurance (funds interest to be noted)
- Existing buildings insurance (if applicable)
- Main contractors' public & employers insurance cover (PII in addition, if design & build)
- Professional teams' PII current cover notes
- Adjacent structures insurance (if applicable)
- Latent defects insurance proposals (provider/level of cover)
- Financial cost plan/contract sum build up/analysis for proposed construction works giving an overall calculation of costs on an elemental basis and the expected payment profile (cash flow forecast)
- Development appraisal and anticipated development cash flow forecast for scheme (relating to the funding facility).

Let's get the BLG ball rolling!

Valuation requirements

- Contact name and telephone number for site inspection
- Title plan
- Title documents
- Copies of any leases or tenancy agreements
- Copies of any additional deeds relating to the Tenancy schedule/leases
- Any listing or Conservation area information
- Details of current rent being paid by tenants
- If held, leasehold details of the ground rent being paid
- Details of any rent arrears
- Copies of rent review agreements or arbitration settlement
- Details of any known restrictive covenants
- Scaled floor plans/floor plans
- EPCs
- Any structural or building survey reports
- Any hazardous materials reports e.g. asbestos
- Any flooding history
- Any mining history
- If residential: copies of any gas, boiler or electrical certificates and a copy of the service charge agreement
- Details of managing agent
- Full names and registered address of tenants
- In order that the Valuer may safely undertake an inspection of the site/premises, please advise if there are any hazardous materials on site e.g. asbestos. Please also advise on safe access to the site/ property.

Legal requirements

It is imperative that you place your Solicitor in funds as early as possible. If this is not done, very often this can cause delays.

Please also let us know if there are any overage agreements or other title issues that we should be aware of; the earliest we are made aware of these points the easier they are to resolve. Thank you.

Our business is helping you build



Working together to ensure you receive the support you need to complete your loan