

# Residential refurbishment loans

## Overview

For borrowers purchasing or refinancing residential assets in need of light to moderate refurbishments. This product is designed to support borrowers who are modernising or retrofitting secondary residential assets. Funding up to £200,000 of works including HMO conversions, loft conversions, small extensions and commercial to residential conversions. Borrowers improving the EPC performance of the property as part of the refurbishment will benefit from a 0.15% pm discount equating to 1.80% pa, see below for qualifying criteria.

**Minimum loan £150,000 – Maximum loan £1m**

LTV	Day 1 LTV 75% (net) 65% LTGDV
Refurbishment rate with no EPC improvement	0.85%
Refurbishment rate with EPC improvement*	0.70%

### Refurbishment rate with EPC improvement

- EPC score improvements to a minimum of C and an increase of a minimum of 20 EPC points.

Contact your BDM today to find out more on our EPC discount criteria.

\*Subject to application.

### Acceptable works

- Full internal refurbishments including knock throughs for open plan living space
- Extensions
- Loft conversions
- HMO conversions
- Commercial to residential conversions
- House to flats conversions

### Unacceptable works

- Basement excavations
- Airspace development
- Listed buildings
- Large (more than 8 units) office to residential PD schemes
- Build budget over 50% of current OMV



**0800 294 6850**

**[sales@octopus-capital.com](mailto:sales@octopus-capital.com)**

**[octopus-capital.com](https://octopus-capital.com)**



**Octopus Capital**

**33 Holborn**

**London, EC1N 2HT**

### Your home may be repossessed if you do not keep up repayments on your mortgage.

Octopus Capital and Octopus Real Estate are trading names of Octopus Investments Limited (Reg No 03942880), Nino Ltd (Reg No 9015082), Octopus Administrative Services Ltd (03974202), Octopus Healthcare Development Ltd (Reg No 03788979) and Octopus Co-Lend Ltd (Reg No 8913299), all registered in England & Wales at: 33 Holborn, London, EC1N 2HT. Octopus Real Estate is the trading name of Bridgeco Ltd (Reg No 6629989), Fern Trading Group Ltd (Reg No 6447318), Octopus Commercial Term Ltd (Reg No 13486353) and ORE Lending Ltd (Reg No 12908588), all registered in England & Wales at: 33 Holborn, London, EC1N 2HT, and Octopus Real Estate S.ar.l. (Reg No B189290) registered in Luxembourg at: 412F, Route d'Esch, Grand Duchy of Luxembourg, 1471, Luxembourg. Octopus Investments Limited is authorised and regulated by the Financial Conduct Authority. Issued: March 2025. OC0011-2503.