

Atelier Borrower Checklist

For IMS Initial Report and Supporting Legal Information

The list below outlines the initial information required from you to instigate the IMS Initial Report and relevant legal tasks. You may be requested to provide additional supporting information to assist our development monitors and solicitors as your loan progresses towards drawdown.

What do we need?	What information are we looking for?	New Build Development	Bridging	Conversion & Refurbishment	Land with Planning	Permitted Development
Projected cashflow	Projected cashflow	✓	x	✓	x	✓
Contract documents	Contract documents (e.g. draft/executed contracts, proposals, sum analyses, contractor's performance bond (for ground-up dev), contractor's parent company guarantee, collateral warranties (or details of who will be providing these), contractor's consultants and sub-contractors)	✓	x	✓	x	✓
Professional team's appointment documents	Professional team's appointment documents	✓	x	✓	x	✓
Collateral warranties <small>(C3 Residential scheme facilities of up to £4m gross will not usually require collateral warranties; this is subject to credit risk assessment)</small>	Collateral warranties provided by professional team (or an alert to flag if there are any issues anticipated with providing these)	✓	x	✓	x	✓
Confirmation of build type	Confirmation of build type (e.g. self-built or design & build)	✓	x	✓	x	✓
Contractor's insurances	Contractor's insurances including: Contractor's All Risks Policy, Employer's Liability Insurance, Public Liability Insurance, PI Insurance	✓	x	✓	x	✓

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Borrower's insurances	Borrower's insurances including: Employer's Liability Insurance, Public Liability Insurance, Existing building's insurance	✓	x	✓	x	✓
Professional Indemnity	Professional team's Professional Indemnity Insurance	✓	x	✓	x	✓
Planning approval	Planning approval including: Planning approval, S106 Agreement, S278 Agreement, S38, CIL details	✓	x	✓	✓	✓
Building Regulations applications/notes	Building Regulations applications/notices	✓	x	✓	✓	✓
Construction Design and Management (CDM) paperwork	Construction Design and Management (CDM) paperwork including F10, principal designer appointment, etc.	✓	x	✓	x	✓
Surveys	Surveys, e.g.: Site/soil investigations, Asbestos reports, Condition surveys/structural reports, Rights to Light reports, Party Wall reports/awards, Wayleave agreements	✓	x	✓	✓	✓
Floorplans	Floorplans	✓	x	✓	x	✓
Refurbishment and Demolition Asbestos survey	Refurbishment and Demolition Asbestos survey (if demolition or refurbishment is involved)	✓	x	✓	x	✓
Compliance with Building Control	Compliance with Building Control (incl. appointment of Building Control Officer/Approved Inspector)	✓	x	✓	x	✓
Compliance with the CDM Regulations	Compliance with the CDM Regulations including the construction phase plan	✓	x	✓	x	✓

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