



# Commercial Acceptances

Bridging and Development Finance  
Specialists since 1983

Part of  Close Brothers Group



**No algorithms  
No chat bots  
No vaguery**

**We keep it simple:  
Just real people with  
in-depth knowledge and  
decades of experience.**

**For short-term  
property finance  
think Commercial  
Acceptances.**

**It's all we think about.**

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or Instagram

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# Why Commercial Acceptances?

Commercial Acceptances has provided short-term property finance for close to 40 years, becoming part of Close Brothers Group, the UK's largest independent fully quoted merchant bank, in 2008.

We are dedicated property lenders specialising in short-term bridging finance, development finance and refurbishment finance. We know and understand our market. We support established and

experienced residential and commercial property developers, investors and traders.

CA was one of the first UK companies to provide bridging loans in London and the South East, our main areas of expertise. We have since widened our reach, to the South West but with a disciplined focus on local knowledge. We lend close enough to our base in London that we fully understand the area and market.



**Founded in 1983**



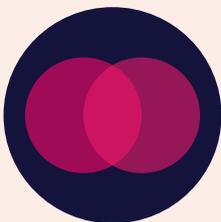
**One of the first dedicated UK companies to provide bridging loans in London and the South East**



**Part of the Close Brothers Group**



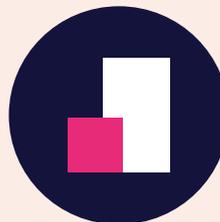
**Fast, personal and flexible service**



**Trusted ongoing relationships**



**Highly experienced team of lenders and access to all senior staff**



**Short-term, refurbishment and development finance**



**Unregulated first charge loans**

# Who we are

We understand tomorrow's market today. With CA, you're working with a team of lenders with decades of experience between them. We train our people in all areas of bridging and development finance, so they are fully versed in origination, due diligence, valuations, legals, completions, day-to-day account management and redemptions.

We value relationships with our customers. Our senior lenders will be with you during every aspect of the loan process. Their dedicated and experienced supporting team will ensure ready access at all times and we guarantee you won't get passed around from department to department.

## Fast finance solutions

When time is of the essence — such as an auction purchase — we get matters moving quickly. We encourage you to contact CA before the auction. Our experienced Lending Managers can offer you a quick decision in principle and provide you with Heads of Terms ready for the auction.

## Developing long-term relationships

The strong personal relationships we've built with clients over our decades of lending are at the heart of our business. We never simply complete a loan and move on. Your dedicated senior lender and their team will be with you for the whole journey from inception to completion, maintaining a long-term,

face-to-face relationship with you. We'll continue to be fully accessible to bring maintains relationships so that we now lend to people whose parents were borrowers over 30 years ago.

## Expertise

We specialise in short-term bridging finance and development finance for both new build and refurbishment. Our products are not available to owner-occupiers.

We have numerous products and will work with you to see which best satisfies your specific needs.

Our years of experience have taught us that no two loans are the same. We focus on speed, flexibility and structuring every loan around your specific requirements.

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## Talk to us about property finance

Talk to one of our lending experts on **020 38576350** or email **[info@acceptances.co.uk](mailto:info@acceptances.co.uk)**

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# Service details

## Bridging Finance

- From £50,000 to £10 million
- Interest from 7% per annum above Bank of England Base Rate\*
- No Arrangement or exit fee
- Up to 70% of the 180-day Market Value
- We specialise in auction finance and trading scenarios
- Up to 12 months

## Development

### Refurbishment, conversion and new build

- From £50,000 to £10 million
- Interest from 5% p/a above BOE Base Rate
- Commitment fee from 1% of the loan amount
- Exit fee from 1% of the loan amount or GDV dependent on size and complexity of the development
- Up to 60% loan to GDV
- Loans to experienced developers

## Heavy Refurbishment

### Refurbishment and conversion

- Up to 65% loan to GDV
- Maximum cost of works £500,000 (no new build)
- Interest from 5% p/a above BOE base rate
- Commitment fee from 1% of the loan amount
- Exit fee from 1% of the loan amount or GDV

## 3-5 Year Investment term loan (ITL)

- From £50,000 to £10 million
- Interest from 3.25% p/a above BOE base rate
- Commitment fee from 1% of the loan amount
- Exit fee from 1% of loan amount
- Up to 70% of the 180-day Market Value
- 36-60 months

## CA Flex

### (Bridge or Development-to-let)

- From £50,000 to £10 million
- Interest from 7% p/a above BOE base rate
- Once converted, interest from 5% p/a above BOE base rate
- Bridging loan followed by conversion to longer term finance once the property is generating sufficient income & other qualifying criteria have been met
- Prior to conversion, interest from 7% above BOE base rate
- Once converted, interest from 3.25% above BOE base rate
- 6-12 month bridge
- Maximum 60 month ITL
- No commitment fee, minimum period, or redemption fee is the loan is repaid prior to conversion

## CA Revolve

### Cash flow facility

- From £100,000
- Interest from 7.5% p/a above BOE base rate
- No arrangement fees
- No non-utilisation fees
- No early repayment charges
- Up to 75% loan to value
- 12-24 months
- Minimum initial drawdown of 15%
- Frequency and amount of drawdowns by negotiation

Please call the team to discuss your project and we will create a bespoke lending package based of your requirements.

\* Where the Loan is prepaid in full and the date of the prepayment is not an Interest Payment Date, interest will be charged on the amount prepaid calculated to the next Interest Payment Date.



# Close Brothers Property Finance



Commercial Acceptances is part of the Close Brothers Group, alongside Close Brothers Property Finance. Together, they form the Group's dedicated Property Division, offering a wide range of specialist finance solutions to the UK property sector. While Commercial Acceptances focuses on short-term property finance, CBPF complements this with larger property development facilities and funding across key subsectors including Purpose-Built Student Accommodation (PBSA), Build to Rent, Retirement Housing and Investment Portfolios. With offices in London, Manchester, Yorkshire, Edinburgh, and Belfast, CBPF brings regional expertise and relationship-led lending to support housebuilders and developers across the UK.

**We understand that, when it comes to property, a 'yes' too late can be as unhelpful as a 'no'.** So, at Close Brothers Property Finance, we'll do everything we can to provide you with indicative terms on a deal **within 24 hours** of receiving a project appraisal, with a formal commitment to lend within **one week**.

To discuss your individual requirements, talk to us on **02038576250**. We look forward to hearing from you.

## Development Finance

**Suitable for**  
Finance for residential, mixed-use and pre-let commercial schemes, including retirement and student accommodation.

**Loans from**  
£1 million

- Up to 60% loan to GDV (however, we will consider up to 65% for commercial pre-let schemes)
- Up to 90% loan to cost
- Loans to experienced developers across the UK

## Investment Finance

**Suitable for**  
Finance for commercial portfolios, with a wide range of covenants and lease lengths.

**Loans from**  
£1 million

- Terms of up to 5 years
- Up to 70% loan to market value
- Loans to well established commercial investors and developers

# We're thinking outside the box

## Forward thinking developments

Ironically, in order to build four walls, you have to think outside the box. Close Brothers is proud to have backed both innovative projects and innovative housebuilders, supporting sustainable building practices across the country and exciting eco-friendly homes, including this development of sustainable homes in Copthorne, Surrey, from Pivot Developments.



## Supporting the next generation of property developers

Nearly 50 years of lending has embedded in us a desire to invest in the next generation of property developers. Our 'Tomorrow's Developer' network provides young housebuilders with the connections, skills, and training to get their foot in the door, and stay there.



TOMORROW'S  
**Developer**  
#tmrwdev





## Apprenticeships for school leavers and graduates

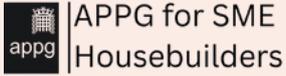
Our Aspire Programme gives talented apprentices first-hand experience in lending and has kickstarted the careers of many of our team members.



## Strength in partnerships

Close Brothers have partnered with Travis Perkins to create a bespoke escrow agreement to enable SME Housebuilders to reduce financial and sourcing costs, whilst shoring up their supply chain. Speeding up processes, freeing up cashflow and saving significant time, allowing SME Housebuilders to focus more on sourcing land, planning, building and selling homes.

# We're thinking outside the box



## The APPG for SME housebuilders

The All-Party Parliamentary Group (APPG) for SME Housebuilders is a cross-party initiative dedicated to supporting and championing the role of small and medium-sized housebuilders in addressing the UK's housing challenges. The group aims to raise awareness of the barriers SME developers face, from planning and funding to land access, and to promote policy solutions that enable their growth and contribution to housing supply. At Close Brothers Property Finance, we are proud to sponsor the APPG and play an active role in supporting its mission. As a long-standing lender to SME housebuilders, we believe in the importance of amplifying their voices and helping shape a more balanced and resilient housing market.



## The King's Foundation & the Regional Building Foundation

The Regional Building Foundation is committed to accelerating Place Building by coordinating regional housebuilders, landowners, materials suppliers, and funders through a scalable building system. Their mission is to drive collaboration across the sector to deliver more efficient, community-focused development. Close Brothers Property Finance is proud to be an active supporter of the Foundation, championing its efforts to strengthen regional housing delivery and promote sustainable growth across the UK.





# Taking the temperature of the industry with the housebuilding trade body



The Home Builder’s Federation (HBF) and Close Brothers Property Finance conduct an annual survey of small and medium sized (SME) home builders across the UK to better understand barriers to growth. The report is distributed to national and trade media as well as Government institutions.

This is the sixth year we’ve carried out the survey and comes at a critical moment, as the Government seeks to increase delivery to meet its 1.5 million new homes target by the end of the Parliament.

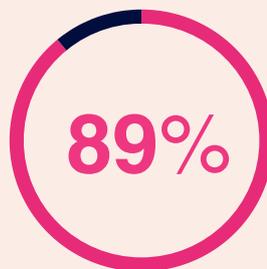
Earlier in 2025, the Government also announced a package of measures to support SME developers, including proposals for a national scheme of delegation, a medium sites threshold, and reforms to Biodiversity Net Gain (BNG) requirements. However, the results highlight just how quickly serious challenges can arise for SMEs – including material shortages and related cost pressures – as well as ongoing issues such as the planning process and land availability. The challenges outlined in this years’ report threaten to accelerate the decline of SMEs in the home building industry in the years ahead.

While the new Government has introduced many welcome reforms to planning to support SMEs, it must now go further and faster to support this vital part of the industry. The Government cannot achieve its housing ambitions and foster the diverse housing market it wants to see unless it enables SME home builders to deliver.

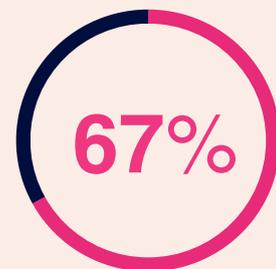
**In 2025 respondents stated that the top three barriers to growth were as follows:**



**Delays in securing planning permission or discharging conditions**



**Lack of resources in Local Authority planning departments**



**Increasingly burdensome business taxation and regulatory environment**



“Without the introduction of a Government backed stimulus for first time buyers the housing market will remain in first gear”

SME respondent

“The government doesn’t know what’s happening at grass roots level – all talk and no action”

Survey respondent

The top three suggestions as to how the Government can help SMEs were:



Reduce the cost and complexity of the planning service



Increase the availability of small sites through Local Plans



Reduce CIL/S106 obligations

# The Commercial Acceptances team

To get the ball rolling with your loan, or if you have some questions about the different options and want to know a bit more, give us a ring.



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# Our Tomorrow's Developer network



Launched in 2022, our Tomorrow's Developer Network provides young housebuilders with the connections, skills, and training to get a foot in the door – and stay there. Our events programme and activations are designed to address and remove the barriers preventing younger people from starting their Small to Medium housebuilding businesses.

The Home Builders Federation predicts that a third of the housebuilding workforce is due to retire in the coming years, a trend which Close Brothers believes could have been accelerated by the Pandemic. Through the Tomorrow's Developer Network, candidates will hear from expert professional speakers and access practical toolkits spelling out how to attract funding, source sites and secure planning. Candidates are also encouraged to network and engage with their peers to learn and share best practice through several networking and round table events throughout the year. Our fifth, most recent Tomorrow's Developer event focused on development marketing and finance. We enjoyed fantastic presentations and networking on the terrace at our offices in the City.

Potential applicants for the Tomorrow's Developer Network should ideally be between the ages of 25-35 and have at least two years' experience within the property/construction industry. While not essential, it is recommended that applicants also have experience in the completion of a small project whilst also having some equity behind them. To find out more about the Network, including past events and how to apply to join, please visit [Tomorrow's Developer | Close Brothers Property Finance](#)



Scan the QR code to watch the video of our inaugural event

# Our Women in Property network

Since its launch in 2022, the Women in Property Network has grown into a vibrant and inspiring community. What began as a small initiative has evolved into a series of well-attended events that bring together women from across the property finance and development sectors. Each event offers a unique opportunity to connect, share stories, and explore topics that matter, from leadership and career growth to navigating industry challenges.

Our events are designed to be engaging and memorable, from insightful panel discussions featuring accomplished women in the field, to wine tasting evenings and even site visits that bring the property world to life. The atmosphere is always warm, welcoming, and full of energy, with attendees contributing their experiences and perspectives in meaningful ways.

We're proud to support women in the industry by providing a platform that promotes success, builds confidence, and fosters genuine connection. The Women in Property Network is a growing community where ideas are exchanged, achievements are celebrated, and future leaders are empowered. Our Women in Property LinkedIn page can be found [here](#).



Scan the QR code to visit Our Women in Property LinkedIn page.

# Delivering for Commercial Acceptances

## Macar Homes

Kingswood House, Surrey

Macar acquired an impressive two-storey property set within three acres of grounds, featuring premium amenities including tennis courts, a swimming pool, gym, and a home office. The property has since been meticulously refurbished to a high standard.

Following the purchase, Macar successfully secured planning consent for the development of four additional dwellings on the site, which are currently under construction.

CA has supported Macar since 2017, funding fifteen projects to date, demonstrating a strong and ongoing partnership.



## Commercial Acceptances contacts



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**Kinnari Manji**  
Portfolio Manager  
[kinnari@acceptances.co.uk](mailto:kinnari@acceptances.co.uk)  
07917 784 105



# Contact us

To get the ball rolling with your loan, or if you have some questions about the different options and want to know a bit more, give us a ring.

## Our office

Commercial Acceptances Ltd  
10 Crown Place, London, EC2A 4FT

## For enquiries

Call 020 3857 6350

## Our lines are open:

9:00AM - 5:00PM, Monday to Friday  
(excluding UK bank holidays)

## For applications:

Email [info@acceptances.co.uk](mailto:info@acceptances.co.uk)

## For general operation and payment enquiries:

Email [PropertyBusinessOperations@closebrothers.com](mailto:PropertyBusinessOperations@closebrothers.com)

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