

# Case Study

DTP

## South Liverpool Homes – Refinancing

**South Liverpool Homes (SLH) owns and manages just under 4,000 homes. We were appointed to provide treasury advice and facilitate a loan refinancing.**

### Objective:

To completely refinance an existing syndicated loan facility to obtain maximum freedom for SLH. This would allow SLH to manage its business without the business plan consent or the constraints of LSVT-style financial covenants imposed by the original loan.

### How we achieved this:

The project had to be completed within a short timescale. It involved a tender to replace the existing loan with a flexible 10-year loan facility and a 30-year fixed rate private placement loan. It also involved a bridging loan facility, completely recharging the whole of the property portfolio and negotiating new financial covenants.

### The outcome:

South Liverpool Homes increased their capacity to invest by completing a £35million deal with two funders – M&G Investments and Yorkshire Building Society.

It secured a 30-year fixed rate loan with M&G Investments, giving SLH long term certainty and lower interest rates; as well obtaining a flexible 10-year loan with Yorkshire Building Society.



*The experience and expertise of DTP was invaluable. They gave us creative and practical support and delivered on the agreed objectives, giving us sound advice at every stage. They were a pleasure to work with and their strategic and considered approach was key in securing a positive outcome to the transaction.*

**Michael Whitehead, Director of Finance**

A different perspective