

## Delancey agrees £24.5 million Acton student homes loan

Forms part of Hurlington Bollo Lane regeneration



Student homes are planned near Chiswick High Street. (Getty Images/iStockphoto)

By **Paul Norman**

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Delancey, the UK-focused real estate asset, development and investment manager, has completed a £24.5 million senior secured facility through its dedicated credit strategy to refinance a development site owned by a joint venture between Hurlington Capital and The V Fund.

In May 2024, Hurlington Capital, which manages the project, secured planning consent for a 429-bed purpose-built student accommodation building and a 95-home affordable residential scheme on two separate plots. The existing sites house 44,000 square feet of under-utilised commercial and light industrial buildings, which will be re-provided in the scheme.

The site is within the [Bollo Lane](#) mixed-use masterplan, which includes a major housing project being delivered by a joint venture between Transport for London and Barratt Homes. The completed masterplan proposes homes, workspace, and retail close to Chiswick High Street.

The student accommodation is to be delivered for the 2028-29 academic year.

Harry de Lotbiniere from Hurlington Capital said: "This loan will replace an existing financing facility and cover pre-construction costs as we look to move forward in delivering another market-leading PBSA-led residential scheme in an area witnessing significant regeneration and investment that will be supportive of our proposed development."

Martin Kom, director of real estate strategies at Delancey, said: "We remain convicted in the London PBSA sector, which continues to be underpinned by a fundamental supply-demand imbalance."

Delancey has been actively lending whole and mezzanine loans across different asset classes, primarily in London. Notable transactions include participating in the £235 million refinancing of 280 Bishopsgate, a 275,000-square-foot BREEAM Outstanding, fully-let office building in the City of London, and participating in a £135 million refinancing of the Notting Hill Gate Estate, a fully let, 185,000-square-foot freehold estate.

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