

Measurements stated are in accordance with the RICS Professional Statement 'RICS Property Measurement' (2nd Edition) and, where relevant, the RICS Code of Measuring Practice (6th Edition). If agreed departures from these Standards have been required in accordance with any instruction received from you, these will be specifically identified and detailed in this report.

- Conflict of Interest** Checks have been undertaken in accordance with the requirements of the RICS standards and have revealed no conflict of interest.
- Disclosure of Material assistance** The assembly of the comparable evidence in this case was undertaken by Graduate Surveyor, Farhan Hassan. This was reviewed and verified by Laura Webb BA (Hons) MA MRICS, a registered Valuer.
- Status of Valuer** It is confirmed that the viability assessment has been carried out by Laura Webb, an RICS Registered Valuer, acting in the capacity of an external valuer, who has the appropriate knowledge and skills and understanding necessary to undertake the viability assessment competently and is in a position to provide an objective and unbiased viability assessment.
- Exempt Information** You may wish to consider whether this report contains Exempt Information within the terms of Paragraph 9 of Schedule 12A to the Local Government Act 1972 (Section 1 and Part 1 of Schedule 1 to the Local Government (Access to Information) Act 1985) as amended by the Local Government (Access to Information) (Variation) Order 2006.

I trust the above will enable you to proceed but should you require anything further, please do not hesitate to contact this office.

Yours sincerely,

