

FAIRWEATHERS

REPORT
&
VALUATION
ON A
PROPERTY KNOWN AS

3C, 11 & 13B RANELAGH RD
WEMBLEY HA0 4TW



FAIRWEATHERS

- Chartered Surveyors •
- Commercial Property Consultants •

Attn. Mr R Raghwani
Head of Credit
Proplend Security Ltd
15 Little Green
Richmond
TW9 1QH

by email and post

Your ref:

Our ref: PJM/am/4022

Date: 13 August 2019

Dear Sirs

**RE: CUSTOMER: SIVAYOGAM (REGISTERED CHARITY NUMBER 1050398)
3C, 11 & 13B RANELAGH RD, WEMBLEY HA0 4TW**

Summary

Date of Valuation & Inspection:	Wednesday 19 th December 2018
Purpose of Valuation:	Readdressed Security appraisal for Proplend Security Ltd.
Customer:	Sivayogam (Registered Charity Number 1050398)
Full Address of Property:	3C, 11 and 13B Ranelagh Road, Wembley HA0 4TW
Type of Property:	Hindu Temple with ancillary buildings
Tenure:	Freehold
Type of Occupancy:	Owner-occupied
Environmental Issues:	None
Planning Issues:	Please see our later comments
Special Assumptions:	None
Site Market Value:	Subject to existing D1 use: £500,000 Please see our later comments: in the opinion of the Valuer, the value of the site is inextricably linked to its potential for residential development
Potential Site Market Value (Planning Consent assumed):	Assuming a development of 3 houses - £830,000 Assuming a development of 10 2-bed flats - £1,400,000
Headline Market Rent:	Not applicable
Security Rating:	Good

Please note that this Summary should not be read in isolation to the full valuation report provided overleaf.

Registered Office: Unit 7 Chalfont Court Chalfont Way Earley Reading Berkshire RG6 5SY
Tel: 0118 921 0130 Fax: 0118 931 1778 E-mail: info@fwsurveyors.co.uk www.fwsurveyors.co.uk



Regulated by RICS

Offices in Thames Valley and London

Fairweathers Chartered Surveyors is a trading style of Fairweathers Surveyors Ltd. Registered in England and Wales No. 5739841

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In accordance with your verbal instructions, and our confirmation of instructions letter dated 13 August 2019, we are pleased to supply the following report. We would refer you to *Appendix 1* and to the reproduced definitions required by the RICS Valuation – Global Standards 2017.

Disclosure of Any Material Involvement

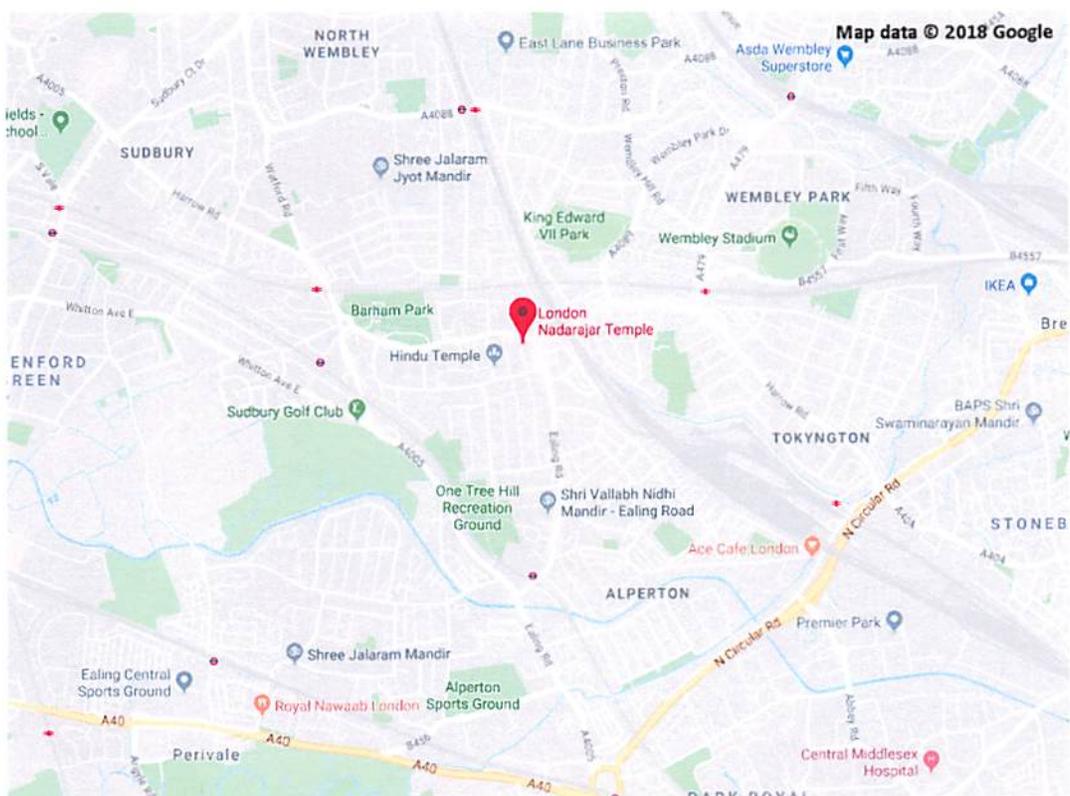
This is a readdressed report, replicating the report for another Lender which was prepared on 21st December 2018. The date of valuation and inspection is unchanged, as per agreement. We have not reinspected nor carried out additional research, as per agreement.

We confirm that Fairweathers meet the requirements of an “Independent Valuer” as defined in the RICS Valuation - Global Standards 2017. We have not been instructed to act on behalf of your customer, nor do we currently hold any instructions in respect of this property.

We confirm that the Valuer has the knowledge, skills and understanding to undertake the valuation competently.

We have inspected the property and are pleased to supply the following report. We would refer you to *Appendix 1* and to the reproduced definitions required by the RICS Valuation – Global Standards 2017.

1. Property Location



- 1.1. We refer you to *Appendix 2* and to the Ordnance Survey extract plan and attached photographs contained therein. The map above gives an indication of the location of the property.

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- 1.2. The property is located in an established residential area. The surrounding area is a mixture of flats, detached and semi-detached houses. The site is flanked by a development of flats and 1950s 2/3-storey housing. There is a mixture of flats and houses opposite the site.
- 1.3. There is a good range of local retail facilities within walking distance.
- 1.4. Wembley Stadium mainline railway station is within walking distance (less than a mile to the East); direct trains to London Marylebone take up to approximately 15 minutes, with onward Tube connections to Central London. Sudbury Town Tube Station (Piccadilly Line) is approximately a mile to the West.
- 1.5. There are good road connections via the A40 and the North Circular Road (approximately 2 miles to the South East); the beginning of the M1 Motorway is approximately 6 miles to the North East.

2. Description

- 2.1. This is a highly unusual site. We understand that, at the time it was purchased and prior to obtaining Planning Consent for change of use, the site was used for car repairs. The existing buildings are past the end of their economic life and have been converted and extended by way of temporary wooden "lean-to" structures.
- 2.2. The site currently comprises a Hindu Temple with secondary shrine and ancillary storage areas. At the rear of the site is a brick building of considerable age which has been sub-divided to provide male and female WCs and a mixture of storage and other ancillary accommodation including a bathroom. There is also a pre-fabricated building providing a kitchen. The former workshop/garage has been converted to provide a mixture of ground floor storage accommodation, kitchen and bathroom. This part of the accommodation is in particularly poor condition – please see the photographs in Appendix 2.
- 2.3. The condition of the buildings is particularly poor and that the existing buildings with their D1 use do not constitute adequate security. The Lender's security, in the opinion of the Valuer, rests on the potential of the site for residential redevelopment; it is the Valuer's opinion that, were the current use of the site to cease, the site would come to the market as a residential development site, subject to Planning Consent being obtained.

3. Accommodation

- 3.1. The site has an area of 0.098 hectares/0.242 acres. The accommodation comprises:

Temple building	GIA 49.59 m ²
Wooden lean-to #1	GIA 51.53 m ²
Wooden lean-to #2	GIA 16.11 m ²

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Ancillary stores, toilets, kitchen (building at rear of site)	GIA 110.9 m ²
13B: ground floor workshop/garage (converted to mixed ancillary/storage accommodation)	GIA 69.91 m ²
Total Gross Internal Area (excluding 13B attic room)	298.04 m ² (3,208 sq ft)
Exterior: forecourt, amenity land,	

- 3.2. We were unable to gain access to the attic room above 13B, but the Customer informed the Valuer that this is used for storage purposes.
- 3.3. Measurements were taken on site using a laser measure with a tolerance of $\pm 1\%$.
- 3.4. All measurements are approximate and have been made in accordance with the RICS Property Measurement (2nd Edition). Please note that where conversion has been made from square metres to square feet a conversion factor of 10.764 has been used.

4. Tenure & Occupancies

- 4.1. We have not been supplied with a Solicitor's report on title or copies of the title deeds. We are instructed however to value the premises' freehold interest with assumed vacant possession.
- 4.2. The approximate site is shown on the Ordnance Survey extract plan within *Appendix 2* of this report.
- 4.3. We are informed and have assumed for the purposes of the valuation that there is good freehold title without any unusual restrictive or positive covenants or any encumbrances or other title factors likely to adversely or beneficially affect current or future occupation or development.

5. Building Repair

- 5.1. We refer you to Fairweathers' Standard Terms and Conditions reproduced in *Appendix 1*.
- 5.2. The existing buildings are in poor condition and, in the opinion of the Valuer, have reached the end of their economic life.

6. Services

- 6.1. We are given to understand that the property is serviced by mains electricity, water, gas and drainage. Due to the time constraints involved in our valuation we have been unable to obtain written confirmation from the statutory undertakers.

7. Equality Act Compliance

- 7.1. All new buildings are deemed to be compliant under Part M of the Building Regulations. It is highly unlikely that buildings which are ten years old or older are "Equality Act Compliant" in terms of our reporting. The extent of the potential works that need to be completed would need to be looked at on a case by case basis.
- 7.2. Equality Act Compliance is the responsibility of the occupier, who has to take all 'reasonable' steps to ensure compliance. 'Reasonable' means that the costs and works cannot be excessive, nor can they change the basic nature of the service provided.
- 7.3. It is difficult to be certain, because every type of disability requires different building alterations/adjustments to the way that services are provided. Subject to the above, Fairweathers' inspection has noted nothing that would lead us to believe that a major Equality Act Breach exists in respect of this building.
- 7.4. We would stress that we are General Practice surveyors and not specialists in the field of Equality Act Compliance and Auditing. For the purposes of this valuation however we have assumed that Equality Act provisions will not have a material impact upon our valuation.

8. Town & Country Planning

- 8.1. The property falls within the administrative area controlled by the London Borough of Brent.
- 8.2. We have made informal enquiries of the Planning records online. We have assumed the present use complies with building, planning, fire and other relevant statutory regulations and obligations.
- 8.3. The property has a lengthy planning history:

29 Jun 2006	Planning Consent granted on for a change of use of existing office to place of worship (Use Class D1), erection of new front gates and front boundary wall.
23 Apr 2008	Planning Consent granted for retention of the use of the buildings as a place of worship, class D1 (we have been unable to access full details).
30 May 2008	Planning Consent granted for retention of a marquee adjacent the Temple.
4 Sept 2008	Planning Consent granted for the conversion of warehouse/office use to use as a dwellinghouse with installation of window at side and rooflight and provision of amenity space (we have been unable to access full details but believe this relates to the workshop building which is currently used as storage/priest's accommodation).

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29 Jun 2011	Planning Consent for the redevelopment of the site involving the demolition of existing temple and the erection of a new temple, including an ancillary 2-storey accommodation block and associated landscaping. This consent, we believe, was required to be implemented within 3 years and now appears to be time-expired (solicitors to verify). This does, however, establish the principle of development on the site and, as noted above, residential use has already been established on part of the site.
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- 8.4. The solicitor acting for the Lender should investigate and confirm the planning situation. If the situation is materially different from that set out above, the Valuer should be up-dated.

9. Rating Assessment/Council Tax Assessment

- 9.1. The property lies within the administrative control of the London Borough of Brent. As a religious site, it is exempt from the payment of Business Rates/Council Tax.

10. Reinstatement Cost for Insurance Purposes

- 10.1. We recommend that the property should be fully and comprehensively insured for a sum not less than £350,000 (exclusive of VAT).
- 10.2. This reinstatement costing is not an insurance valuation. It is a guide figure representing the current cost of demolishing and rebuilding calculated by reference to the gross external area only.

11. Environmental Considerations

- 11.1. We are not aware of the content of any environmental audit or other environmental investigation or soil survey which may have been carried out on the subject property and which may draw attention to any contamination or the possibility of any such contamination.
- 11.2. We assume that no contaminative or potentially contaminative uses have ever been carried out at the property. We have not carried out an investigation into past or present uses of either the property or any neighbouring land to establish whether there is any potential for contamination and have therefore assumed that none exists.
- 11.3. Should it however be established subsequently that contamination exists at the property or on any neighbouring land or that the property has been or is being put to a contaminative use this might reduce the values in our report.
- 11.4. We assume that an Asbestos Assessment has been obtained and that an appropriate Asbestos Management Plan is in place. We recommend that your Customer's Solicitor verify, and if one has not been obtained, it is a legal liability that one should be put in place for each property owned.

- 11.5. The geological map we consulted indicates that 0-1% of properties in this area are at or above the Action level for radon.
- 11.6. We have examined the limited information that is publically available through the Environment Agency website. It shows the property is in an area deemed not at risk of flooding. We did not observe any Japanese Knotweed during our inspection. We have discovered nothing in the course of our inspection that would lead us to conclude that further inspections or investigations of environmental issues are warranted.
12. Minimum Energy Efficiency Standards
- 12.1. With limited exceptions, it is a legal requirement for a Seller to provide an EPC prior to a sale or letting of a property. Our enquiries of the Energy Performance Certificate Registers have not revealed any evidence that EPCs have been obtained in respect of the buildings that are the subject of this Valuation. It is possible that, as a religious site, it is exempt from the EPC regulations – solicitor to verify.
- 12.2. The existing buildings are of a considerable age and in poor condition; we do not believe that an EPC assessment would result in a rating of E or better. It is the Valuer's opinion that the existing buildings cannot be economically improved in so far as energy efficiency is concerned.
- 12.3. Pursuant to provisions contained in the Energy Act 2011, since 1 April 2018 it is unlawful to let or renew leases of buildings that have an EPC rating of F or G (126/150+). Compliance with the Minimum Energy Efficiency Standard (MEES) Regulations also means that the property owners will be required to bring the property up to the minimum EPC rating of E. Substandard properties which are let on existing leases have until 1 April 2023 to comply. However, in certain circumstances, including once all cost-effective improvements have been completed, an exemption may be granted. Exemptions will not transfer automatically to a purchaser.
13. Assumptions
- 13.1. Please see assumptions within the text.
- 13.2. It is the opinion of the Valuer that development hope value is inextricably linked to the Market Value of the existing site. Development hope value is normally disregarded for the purpose of security, but we do not believe that it can be disregarded in so far as the assessment of the current site's Market Value is concerned.
- 13.3. For the purpose of advising the Lender, we have assumed that residential development could, potentially, occur. We have undertaken some "broad-brush" calculations for this purpose; these figures should not be relied upon for security purposes but illustrate the "exit" position in the event of the necessity to sell the site in the open market.

14. Purpose of Valuation

14.1. Security valuation for PropLend Security Ltd.

15. Date of Valuation & Inspection

15.1. 19th December 2018.

16. Specific Client Requirements

16.1. Prior to addressing the valuation we should acknowledge that we believe that we have dealt with all specific matters outlined in your instruction letter. If that is not the case we would be pleased to deal with any queries you might have.

17. Commentary on Market Conditions

17.1. We are in a period of market uncertainty whilst we await the outcome of the EU Exit negotiations.

17.2. See the current RICS reports on market conditions at <https://www.rics.org/uk/knowledge/market-analysis>; a summary of the commercial survey is provided at Appendix 3.

17.3. It is rare to have an opportunity to acquire a site in this part of Wembley. There is a limited supply of sites that can be developed for D1 religious purposes. In the Valuer's experience, congregations within the Hindu, Muslim, Jewish and Evangelical communities are prepared to pay a considerable premium to acquire sites and are having to match residential development site values to acquire such sites.

17.4. The subject Temple and associated buildings are in poor condition and we believe that the buildings by themselves do not have any significant realisable value for security purposes. The Value of the site, in our opinion, lies in its potential for residential development and the value is inextricably linked to residential development hope value – please see our earlier comments.

18. Marketing Period

18.1. We have assumed a marketing period of six months for the purposes of our valuation report.

19. Valuation – and see any Assumptions above

19.1. Market Value: Existing Buildings/Potential for Residential Development

In our opinion the Market Value of the property asset is currently in the region of £500,000

19.2. Headline Market Rent

Not applicable.

20. Valuation Commentary

20.1. This has been prepared with a view to advising the lender on the alternative use of the site for residential development. **It should not be relied upon for security purposes until such time as a valid Planning Consent has been obtained.**

20.2. Potential development of site to comprise 3 residences

20.2.1. The site has significant road frontage. Taking into account the adjacent property, we believe that a minimum of three 4/5-bed detached houses could be constructed along the road frontage.

20.2.2. The market value of houses in the road is approximately £660,000 per unit – say £1,980,000 combined. Taking the site value at 42% gives a gross development value of £831,600 – say, £830,000.

20.3. Potential development of site to comprise a 3-storey development of 10 2-bed flats

20.4. The principle of a multi-storey flat development has been established – please see the photographs of the adjacent buildings at Appendix 2.

20.5. Assuming 10, 2-bed flats, each worth approximately £400,000, this would give a potential completed gross development value of £4,000,000 and a site market value at 35% of £1,400,000.

20.6. These are very broad-brush calculations and do not take into account factors such as CIL/affordable housing, etc.

21. RICS Valuation – Global Standards 2017

21.1. This valuation appraisal has been undertaken in accordance with the RICS Valuation – Global Standards 2017.

22. Methodology & Comparables

22.1. In forming an opinion of the Market Value and Market Rent of the subject property/site the Valuer has taken account of a number of recent local transactions and properties that are currently being marketed. The adjustments that the Valuer has made to reflect location, quality of buildings, level of demand and other factors are a matter of opinion rather than fact and are subjective, based upon the Valuer's experience of valuing D1 properties across a wide geographical area over the last 30 years.

22.2. We have found no evidence for sale of any D1 buildings/site within three miles of the subject property within the last year. In the opinion of the Valuer, the assessment of the current Market Value of the site, with the benefit of its D1 use, must also incorporate residential development "hope value", subject to Planning Consent. It is a judgment call; the Valuer has reported a figure of £500,000 for security purposes.

23. Background Information

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Current	Ranelagh Road, Wembley	3-bed terraced house	Available (price reduction), £675,000
Current	Scarle Road, Wembley	3-bed, semi-detached house	Available, £650,000
Current	Scarle Road, Wembley	4-bed, semi-detached house	Available, £600,000
Current	Harley Close, Wembley	3-bed, semi-detached house	Available, £570,000
22 Jun 18	12 Harrowden Close, Wembley	2-bed flat	Sold, £350,000
29 May 18	Flat 508, Central Apartments, 455 High Road, Wembley	New, multi-storey flat development	Sold, £400,000
Aug 2018	Flat 20, Milford Gardens, Wembley	2-bed flat	Sold, £320,000
21 Sep 2018	Flat 99, Park Lane, Wembley	2-bed flat	Sold, £325,000

24. Extent of Valuer's Investigations

24.1. We have relied on the information obtained during our inspection and subsequent verbal enquiries with, for example, the Planning Authority, property agents and other surveyors. This has been set out in this report as appropriate. We have also been supplied with information by your customer. We have relied on this information and we do not accept responsibility for any errors or omissions in the information and documentation provided to us. If you are aware of any recent transaction or provisionally agreed price for the Property, please let us have this information.

24.2. Our inspection was a walking visual inspection of the property with on-site measurement in accordance with the RICS Property Measurement (2nd Edition) for valuation purposes only. Within this report we have provided general comment without liability on the condition of the property but have not undertaken a Building Survey. Similarly we have provided general comment without liability on the likelihood of contamination, but have not commissioned an environmental audit.

25. Loan Security

25.1. We are of the opinion that the property provides adequate security for a commercial loan providing all the factors within this valuation and report are taken into account.

26. Confidentiality

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- 26.1. This report is confidential to you for the specific purpose to which it refers. It may be disclosed to other professional advisers assisting you in respect of that purpose, but it shall not be disclosed to any other persons. No liability to any third party including professional advisers can be accepted for the whole or any part of its contents. Neither the whole nor any part of this valuation or any reference thereto may be included in any published document, circular or statement nor published in any way without the Valuer's written approval of the form or content in which it is to appear.

We trust the foregoing is satisfactory for your purposes but if you have any queries, please contact the writer.

Yours faithfully

Signed: 

Peter Memmott FRICS
RICS Registered Valuer
For and on behalf of
Fairweathers Chartered Surveyors
Unit 7 Chalfont Court
Chalfont Way
Earley
READING RG6 5SY

APPENDIX 1

Peter Memmott

From: Raj Raghwani <rraghwani@proplend.com>
Sent: 13 August 2019 12:38
To: Peter Memmott
Cc: 'Myuran Manickarajah'; 'Phil Mabb'
Subject: Sivayogam

Good afternoon, Peter.

Further to our telephone call this morning, please accept this email as instruction to re-address the valuation in respect of the following properties:

- Muththumari Amman Temple (MAT), 128 Aurelia Road Croydon CR0 3BF
- 3C, 11 & 13B Ranelagh Road, Wembley HA0 4TW

You confirmed the fees for re-address will be £750 + VAT per property. These will be paid directly by the borrower.

Kind Regards,

Raj Raghwani | Head of Credit

Proplend | Secured P2P Lending

T: 0203 637 8418 | www.Proplend.com

15 Little Green, Richmond, London, TW9 1QH



APPENDIX 1

FAIRWEATHERS SURVEYORS LTD TRADING AS FAIRWEATHERS CHARTERED SURVEYORS

Company Registration 5739841

STANDARD CONDITIONS AND DEFINITIONS

Please view our Privacy Policy at <http://www.fwsurveyors.co.uk/Privacy-policy.html>

This policy outlines our responsibilities and your rights. If you have any queries as to how we are using your data for legitimate business purposes in connection with our Valuation services, do not hesitate to get in touch.

VALUATIONS FOR LOAN FACILITIES

(Prepared in accordance with the RICS Valuation – Global Standards 2017)

1. The valuation and any liability thereof will relate only to Fairweathers Surveyors Ltd trading as Fairweathers Chartered Surveyors ("Fairweathers"). None of our employees, Directors or Consultants has a contract with you or owes you a duty of care or personal responsibility. You agree that you will not bring any claim against any such individuals personally in connection with our services. The work will be undertaken in accordance with the standards set out in the RICS Valuation – Global Standards 2017 and the International Valuation Standards contained therein.
2. The type of property and how it is to be used, or classified, has been agreed between the Client and the Valuer.
3. Trade fixtures, machinery, furnishings and other equipment are disregarded unless by prior agreement between Valuer and Client as part of an operational entity valuation.
4. We will disregard any value attributable to the business, its goodwill, specialised trade fixtures and fittings, chattels, stock, plant and machinery or other removable items not normally considered to be part of the property's legal title.
5. Unless otherwise agreed, the basis/bases of valuation to be provided will be as prescribed by The Royal Institution of Chartered Surveyors and agreed/confirmed in writing by the Valuer to the Client before the Report is issued, together with any special assumptions relating to the basis/bases.
6. The date of valuation will be the date of inspection unless otherwise instructed. The date of the report will be the date the Valuer signs the report.
7. Fairweathers are not qualified and have not been asked to carry out any assessment in relation to the plant and machinery and equipment found in the property. Expert advice from mechanical services engineers or similar qualified personnel should be sought. We would ask you to note that no services have been tested and are assumed to be working in a satisfactory manner for the purposes of this valuation report. Additional areas of investigation outside the scope of a valuation report which may need to be considered and may require the appointment of specialist contractors include air conditioning, plant & machinery, heating systems, fire alarm installations and other specialised fixtures and fittings.
8. Subject to Paragraphs 5 and 6 above, the Valuer shall carry out such inspections and investigations as are, in the Valuer's professional judgement, appropriate and possible in the particular circumstances.
9. The valuation will be prepared in £ Sterling. Our valuation disregards any liability to VAT. All values expressed in the report are deemed to be exclusive of VAT. **We will not deduct from the valuation figure detailed in the report notional costs of sale or purchase, without off-set or any associated taxes.**

10. The Valuer will be either a Member or Fellow of the Royal Institution of Chartered Surveyors and will be an RICS Registered Valuer. Any material involvement with the property and/or Client will be disclosed prior to undertaking the valuation, otherwise we will always act as Independent Valuer.
11. Any special assumptions or departures from the RICS Valuation – Global Standards 2017 will be stated explicitly in the letter of confirmation and in the Valuation Report.
12. The Valuer shall rely upon information provided by the Client and/or Client's legal or other professional advisers relating to tenure, tenancies and other relevant matters.
13. The valuation report will assume that the extent of the property and Fairweathers' comments in respect of the property, its planning status, tenure and occupancy are either as described or assumed in the report based on the information supplied by the Bank's customer and professional advisers. We will assume the client has disclosed all relevant matters. Your solicitor should verify this when undertaking local searches and other standard enquiries. This routine check precaution should be carried out before the Bank enters into either legal or financial commitment.
14. The Valuer will have regard to the apparent state of repair and condition of the property but will not carry out a building survey nor inspect those parts of the property which are covered, unexposed or inaccessible. Such parts will be assumed to be in good repair and condition. The Valuer will not be under a duty to arrange for the testing of electrical, heating, plant or other services.
15. The Valuer will make verbal enquiries of the Local Authority as to planning use and zoning. The Valuer will not be under a duty to verify these verbal enquiries and the client must undertake the normal searches to verify their information.
16. In reporting the Valuer will meet the relevant requirements of the RICS *Valuation Standards* and will make the following assumptions, which he/she will be under no duty to verify:
 - a) that no deleterious or hazardous material, including but not limited to asbestos or products containing asbestos, HAC, sea dredged aggregates, vermiculite plaster, polyisocyanurate foam and polyurethane foam, has been used in the construction of the property or has since been incorporated, and that there is no contamination in or from the ground, and it is not landfilled ground.
 - b) that good title can be shown and that the property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoings;
 - c) that the property and its value are unaffected by any matters which would be revealed by a local search and replies to the usual enquiries, or by any statutory notice, and that neither the property, nor its condition, nor its use, nor its intended use, is or will be unlawful.
 - d) that inspection of those parts which have not been inspected would neither reveal material defects nor cause the Valuer to alter the valuation materially.
 - e) Fairweathers do not accept any liability directly or indirectly, arising out of, resulting from, in consequence of, or in any way involving asbestos, or any materials containing asbestos in whatever form or quantity.
 - f) Fairweathers do not accept any liability directly or indirectly, arising out of, resulting from, in consequence of, or in any way involving toxic mould.
17. Insurance Reinstatement Cost: the reinstatement figure(s) supplied is not an insurance valuation prepared by a suitably qualified building surveyor/quantity surveyor. It is a guide figure representing the current cost of demolishing and rebuilding, calculated by reference to the gross external area only. In the case of listed or specialised property, we would strongly recommend the reinstatement sum insured be checked and confirmed by a suitably qualified building surveyor/quantity surveyor. It has been our experience with reinstatement costing figures which are supplied for guidance, based on generic costs, can on occasion result in significant over or under insurance.

18. The Report will be provided for the stated purpose(s) and for the sole use of the named Client. It will be confidential to the Client and the Client's professional advisers. The Valuer accepts responsibility to the client alone. The Report will be prepared with the skill, care and diligence reasonably to be expected of a competent Chartered Surveyor, but accepts no responsibility whatsoever to any parties other than the Client. Any such parties rely upon the Report at their own risk. Neither the whole nor any part of the Report nor any reference to it may be included in any published document, circular or statement nor published in any way without the Valuer's written approval of the form and context in which it may appear.
19. The Client will pay to the Valuer the fee agreed/confirmed in writing by the Valuer and the amount of any Value Added Tax on the fee. In addition, if similarly agreed/confirmed in writing, the client will reimburse the Valuer the cost of all reasonable out-of-pocket expenses which may be incurred, and any VAT thereon.
20. Fairweathers operates a Complaints Handling Procedure, a copy of which is available on request. In the first instance, any complaints should be directed for the attention of our Managing Director, Mrs Ann Memmott.
21. Compliance with the RICS Valuation – Global Standards 2017 may be subject to monitoring by the RICS under the Institution's Conduct and Disciplinary Regulations.

FAIRWEATHERS' STANDARD CONDITIONS & DEFINITIONS

Purpose of Report

The report and valuation is required by the instructing Bank (The Client) for the purpose of loan security. The valuation and Fairweathers' advice will represent Fairweathers' independent view on the matters reported. The Bank may therefore rely upon the report and valuation for the stated purpose.

Neither the whole nor any part of the report may be included in any published document without Fairweathers' prior written approval. The report will be provided for the specific purpose to which it refers and no responsibility whatsoever is accepted to third parties. The report will be confidential to the Bank, the Bank's professional advisers and the Bank's customer.

The report will be prepared in accordance with the Agreement of Terms of Engagement in the Valuation – Global Standards 2017 produced by the Royal Institution of Chartered Surveyors. We refer you also to Fairweathers' Standard Terms of Business which are also reproduced in Appendix 1.

We confirm that Fairweathers' professional valuation advice is covered by PI insurance amounting to £5,000,000 for each and every claim.

Property State of Repair

Fairweathers will carry out a cursory walking inspection for valuation purposes only and will undertake measurements in accordance with the RICS Property Measurement (2nd Edition). Fairweathers will not carry out a building survey and the report should not be considered as such.

Within the confines of the valuation report Fairweathers will be unable to confirm the structural condition of the property. In the event of any structural or other serious building faults being discovered we would welcome the opportunity to reconsider our valuation.

We would direct you to our comments within the main body of the report in respect of the property's apparent condition. We will assume for the purposes of the valuation report that normal maintenance works and internal and external redecoration have been completed to an appropriate standard and that the services, including the heating systems have been maintained to an appropriate standard.

Statutory Considerations

We will assume for the purposes of the valuation report that the property is unaffected by any statutory notice and that neither the property, nor its use or its intended use give rise to a contravention of any statutory or other local authority requirements.

Basis of Valuation and Other Assumptions

The requirements of the RICS Valuation – Global Standards 2017 are mandatory. The basis of valuation and related assumptions are derived from the RICS Valuation – Global Standards 2017, as are the valuation definitions detailed below.

In accordance with your formal instructions and the RICS recommendations as to best practice we have adopted the basis of valuation referred to in the main body of the report.

The definitions detailed below have been taken directly from the RICS Valuation – Global Standards 2017.

FAIRWEATHERS' STANDARD CONDITIONS & DEFINITIONS

Market Value

The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

Market Rent

The estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

Investment Value (or Worth)

The value of an asset to the owner or a prospective owner for individual investment or operational objectives.

APPENDIX 2

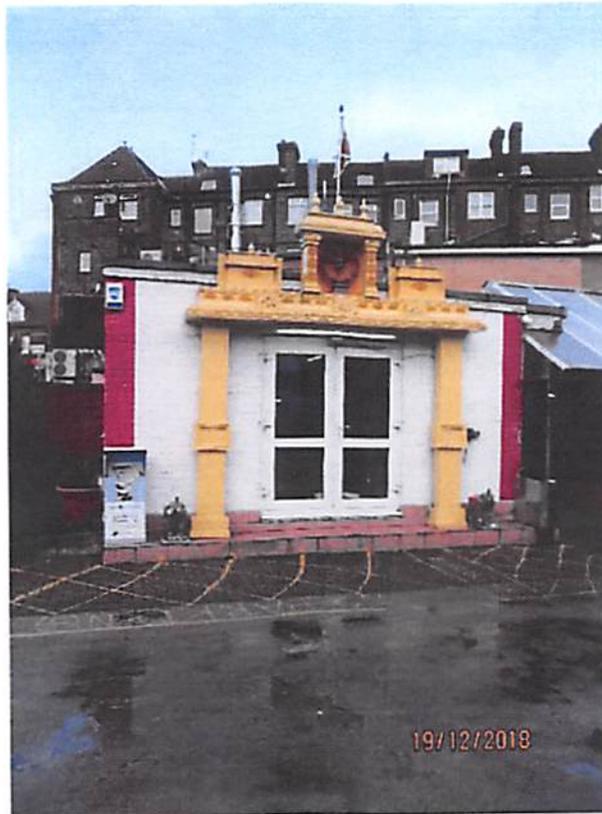
3C, 11 AND 13B, RANELAGH ROAD, WEMBLEY HA0 4TW



APPENDIX – 3C, 11 AND 13B RANELAGH ROAD WEMBLEY



ENTRANCE VIEW, FROM ROAD



TEMPLE



TEMPLE BUILDING SIDE



LEAN-TO STRUCTURE

LEAN-TO INTERIOR



REAR BUILDING



REAR BUILDING



REAR ACCESS



CONVERTED STORE, NOW PRIEST'S LODGING



PRIEST'S LODGINGS AND, BELOW, INTERIOR

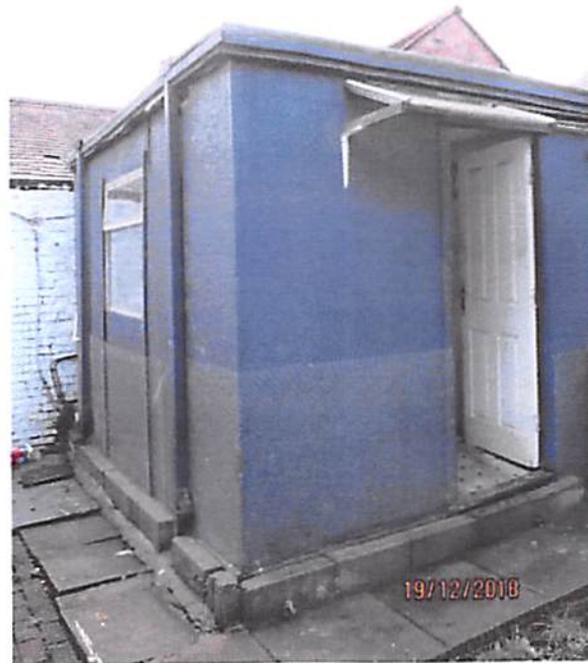








SHRINE



PORTACABIN USED AS KITCHEN



PORTACABIN KITCHEN



AMENITY SPACE

BELOW, STREET SCENES



APPENDIX 3



Q3 2018: UK Commercial Property Market Survey

Brexit seen causing some hesitancy among tenants

- Growth in tenant demand confined to the industrial sector with Brexit affecting occupier decisions
- Retail availability and inducements continue to rise noticeably
- Twelve month capital value expectations downgraded across secondary office markets

The Q3 2018 RICS UK Commercial Property Market Survey results point to a fairly subdued trend across the occupier market, with respondents citing Brexit uncertainty as weighing on occupier decisions to a certain extent. That said, structural changes continue to pose the most significant near term challenge for retailers, while on the flipside, conditions within the industrial segment continue to benefit from the shift towards online shopping.

At the headline level, occupier demand fell slightly for a second consecutive quarter, with the net balance coming in at -9% (compared to -8% previously). Nevertheless, this average reading is still concealing significant disparities between the three traditional sectors of the UK market. Indeed, demand for industrial space continued to increase, albeit at a moderated pace, thereby extending a run of uninterrupted growth going back to 2012. At the same time, interest from tenants in the office space remained little changed. At the other end of the spectrum, demand from businesses looking to take-up retail space continued to fall for a sixth quarter in succession.

At the same time, a net balance of +39% of respondents reported a further rise in retail availability over the quarter, prompting landlords to increase the value of incentive packages. Vacancy rates were more or less stable in the office sector, although the use of inducement packages did increase slightly. Conversely, both availability and incentives continued to decline in the industrial segment.

At the all-sector level, respondents left near term rental expectations unaltered, with the national reading remaining at -2%. As such, this points to virtually no change in headline rents over the coming three months. On a twelve month view, both prime and secondary industrial rents are envisaged posting solid growth, with expectations moderately positive for prime offices. On the same basis, secondary office rental projections are broadly flat. Expectations remain firmly negative for retail rental levels over the coming twelve months, both in terms of prime and secondary space.

Looking at the regional figures, the retail sector continues to exhibit negative rental projections across all parts of the UK, with respondents anticipating a downward trend in prime locations as well as for secondary. In London, secondary office rents are still expected to fall slightly, albeit the net balance of -11% was the least negative reading since the beginning of 2016. The outlook is relatively flat for prime office rents in the capital, but more positive across all other UK regions. The industrial sector remains the outperformer in terms of rental growth expectations in all areas, although, in some cases, forecasts have been trimmed slightly.

In each quarter since the Brexit vote took place, survey participants have been asked if they have seen any evidence of firms looking to relocate at least some part of their business as a result. Throughout much of this time, the proportion reporting they had seen signs of this type of activity remained at around 15-18%. Interestingly, however, this picked up to 25% in the latest results. It remains to be seen whether or not this is truly indicative of there being a rise in firms implementing contingency plans to relocate, due to concerns about the potential outcome of the negotiation process.

On the investment side of the market, the survey's headline demand metric improved slightly, inching up to +4% from -3% in Q1. Investment enquiries rose most firmly in the industrial sector, with a net balance of +32% of contributors citing an increase (+28% in Q1). Demand for offices also picked up, although only marginally, following a flat trend in Q1. Investors continue to shy away from the retail sector however, with the enquiries net balance coming in at -33% (compared with -43% previously). Overseas investment demand remained largely unchanged overall, albeit a small increase was cited for industrial assets. Alongside this, the supply of property on the market for sale declined in all but the retail sector, where it continued to rise for a fifth consecutive quarter.

On the back of this, twelve month capital value expectations remain steeped in negative territory across the retail sector, with respondents foreseeing price declines for both prime and secondary assets. Relative to the previous results, expectations were pared slightly across the office sector. Indeed, while capital value projections remain modestly positive for prime offices, the outlook for secondary has turned slightly negative at the national level. Given the still supportive supply demand dynamic, prime and secondary industrial values are again seen posting solid gains over the year ahead.

From a regional perspective, prime offices are expected to chalk up solid capital value growth over the year ahead in virtually all parts of the UK. The outlook for secondary is more mixed, with respondents forecasting a flat to slightly negative trend in values for most areas. In London, capital value projections across the office market remain slightly weaker than the regional averages. Both prime and secondary retail values are anticipated to come under downward pressure right across the UK, albeit projections are significantly weaker for the latter. At the other end of the scale, prime industrial values are seen rising firmly in all parts of the country. The outlook for secondary industrial prices now appears strongest in the Midlands and the south of England.

Commercial property - all sectors

Occupier Demand



Availability



Rent Expectations



Inducements



Investment Enquiries



Capital Value Expectations

