



**7-13 HOLMSTALL PARADE
BURNT OAK BROADWAY
EDGWARE
MIDDLESEX
HA8 5HX**



**VALUATION REPORT
PREPARED FOR
PROPLEND SECURITY LIMITED**

Date of Valuation: 14 September 2022

Method Reference Number: 22156

Prepared by:
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EXECUTIVE SUMMARY

Property:	7-13 Holmstall Parade, Burnt Oak Broadway, Edgware, Middlesex, HA8 5HX
Location:	The property is located in a densely populated outer northwest London district that lies approximately 8 miles (13 km) north-west of Central London. The property is situated in a secondary trading location along the southwestern side of Burnt Oak Broadway, close to its junction with Holmstall Avenue.
Description:	A mixed-use (retail/residential) investment that also includes a small element of office space within a retail unit. It is comprised within a mid-terraced three storey building known as Holmstall Parade that was originally constructed in the mid to late 1950s. Externally, there is a secure gated yard together with a block of six garages.
Tenure:	Freehold (including 3x maisonettes held as separate long leasehold interests).
Market Rent:	£232,900 per annum as at 14 September 2022
Market Value:	£3,210,000 as at 14 September 2022
Strengths	Weaknesses
<ul style="list-style-type: none">• Freehold property.• Diverse income stream.• Commercial leases provide a degree of security.• Healthy parade evidenced by low vacancy rates.• All flats are provided in good condition and are equipped with modern kitchen fittings.• The property is provided with off-road car parking and it also includes a block of 6 garages.	<ul style="list-style-type: none">• The income is not investment grade.• Comparatively short unexpired lease terms.• Management intensive.• The freeholder is responsible for repairs and maintenance to the building's exterior and its communal areas.• A part complete development from a planning perspective.
Opportunities	Threats
<ul style="list-style-type: none">• Create a third floor extension, subject to planning.• Sell off the individual parts as separate freehold/long leasehold interests.	<ul style="list-style-type: none">• Tenant default.• Economic, market and/or political conditions which have been reflected in our valuation.
Demand:	Demand from private investors, family trusts and high-net-worth individuals is reflected in a marketing period (to achieve a sale) of up to 5-7 months.
Volatility of Property Performance:	Whilst the UK economy remains just ahead of its pre-pandemic level, consumer confidence has fallen sharply in recent months due to a squeeze in disposable incomes. The Bank of England may raise interest rates in response to soaring inflation and this measure is likely to suppress property values. There is, therefore, the potential for severe fluctuations in both short-term market activity and values.
Planning:	Planning reference 20/3303 includes Sui Generis, E (Commercial, Business and Service) and C3 (Residential) purposes.
Title Issues:	Solicitors to verify obligations in connection with repairing and maintaining and the private access/service road to the secure gated car park.
Other Pertinent Issues:	We recommend that the property is kept in good repair and condition in order to mitigate the effect of any future adverse factors upon the property as security.
Economic Life:	We are of the opinion that the property has a useful economic life in excess of 25 years, subject to reasonable maintenance.
Suitability as Security:	We can confirm that the property is suitable as banking security subject to normal prudent lending policy.

This Executive Summary should not be relied upon in isolation and should be read in conjunction with our full report and valuation.

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Appendices

Appendix 1	Instructions
Appendix 2	Market Value Definition
Appendix 3	Planning Decision Notice Reference, 20/3303
Appendix 4	Valuation Summary

Our Ref: M003421
Method Ref: 22156

27 September 2022

Proplend Security Limited
15 Little Green
Richmond
TW9 1QH

For the attention of: Brian Bartaby

Dear Sirs

Customer: Mr Dinesh Hirani

Property: 7-13 Holmstall Parade, Burnt Oak Broadway, Edgware, Middlesex, HA8 5HX

In accordance with your recent instructions, we have inspected the above property, made our usual enquiries and now have pleasure in reporting as follows:

1. INSTRUCTIONS

- 1.1. This valuation has been prepared in accordance with your recent instructions to provide a valuation report in respect of the freehold interest in the above property.
- 1.2. A copy of your Instructions are contained in Appendix 1.
- 1.3. We understand the report is required for secured lending purposes. The valuation and this report have been prepared for this purpose and may not be appropriate or applicable for any other purpose. You have not advised us as to the size or term of the proposed loan.
- 1.4. The valuation has been prepared by J L D James BSc (Hons) MRICS an RICS Registered Valuer. We confirm that the valuer has the necessary expertise and experience to undertake a valuation of this property. We confirm that neither the valuer nor this firm have any previous involvement with either the property or the borrower that would conflict with our duty to provide you with an objective opinion in this case.
- 1.5. The date of valuation is the date of inspection. The property was inspected on 14 September 2022.
- 1.6. This valuation report and the valuations and opinions contained in it have been prepared in accordance with the Royal Institution of Chartered Surveyors Valuation – Global Standards (The Red Book) effective from 31 January 2022 (which incorporate the International Valuation Standards) and the UK national supplement.

2. BASIS OF VALUATION

- 2.1. In accordance with your instructions, the property has been valued on the bases of Market Value and Market Rent.
- i. Market Value is defined in the International Valuation Standards as “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.”
 - ii. Market Rent is defined in the International Valuation Standards as “The estimated amount for which a property would 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.”
- 2.2. An interpretive commentary of Market Value is set out in Appendix 2.
- 2.3. In addition to the above, you have also instructed us to provide:
- i. Market Value in its current condition subject to, and with the benefit of, any existing leases or tenancies (based on 90 days to market and sell the subject property). In accordance with the Red Book we interpret this as being “the value on the Special Assumption that the bank is in possession and needs to sell the property within 90 days because of the costs of recovery, maintenance and security until the sale is concluded”.
 - ii. Market Value with the Special Assumption of Vacant Possession.
 - iii. An estimate of the current reinstatement cost for insurance purposes.
- 2.4. The borrower is also proposing to redevelop the property commensurate with planning permission reference, 20/3303. This permission was granted on 2 December 2021.
- 2.5. Accordingly, the lender has confirmed to us that we are to value the property on an investment basis as they *‘are not a development finance provider, to the point that it is written into our security documents that no alterations can be made to a property whilst we have a first legal charge in place’*.
- 2.6. We therefore understand that development finance is to be sought with another lender. The property has therefore been valued as it is which forms part of the above referenced planning permission.

3. LIMITS TO INSPECTION

- 3.1. Kirkby Diamond were not instructed to undertake any structural surveys, test the services or to arrange for investigations to be carried out to determine whether or not high alumina cement, calcium chloride additive or any other potentially deleterious material has been used in the construction of the property or subsequent additions; we are therefore unable to report that the property is free from risk in this respect.

- 3.2. For the purposes of this valuation, we have assumed that such investigations would not disclose the presence of any such material in any adverse conditions.
- 3.3. Loft spaces and roof voids were not inspected.
- 3.4. **Weather Conditions:** The weather conditions at the date of inspection were sunny and dry.

4. LOCATION



- 4.1. The property is located within the Burnt Oak suburb that forms part of the Edgware district in northwest London. It lies to the west of the M1 motorway between Edgware and Colindale. The western part of the Edgware Road (locally known as Burnt Oak Broadway) lies partly in the London Borough of Brent and the London Borough of Harrow.
- 4.2. The property lies within the London Borough of Brent. It is a densely populated outer northwest London district that lies approximately 8 miles (13 km) northwest of Central London.
- 4.3. In recent years, many new apartments have been built and the Edgware district represents a “medium value” greater London suburb.
- 4.4. Burnt Oak Broadway also forms part of the A5 arterial route which is also known as the London to Holyhead Trunk Road. The immediate area is thus served with good road links such as the A1(M), M1 and M25 which are all within easy reach.
- 4.5. Burnt Oak Underground Station (Northern Line) is situated just to the north of the property. This station offers a frequent commuter service into Central London. Numerous bus routes also serve the surrounding area.

- 4.6. The property forms part of a much larger shopping parade that bounds the southwestern side of Burnt Oak Broadway close to its junction with Holmstall Avenue. The parade predominantly consists of local independent retail occupiers. The upper parts of the parade are in residential use.
- 4.7. Unrestricted rights of vehicular access to the property is provided to the front and also at its rear. The main access from Burnt Oak Broadway is to the front whilst the service road to the rear connects with Holmshall Avenue. This service road also adjoins the rear gardens of the residential properties on Limesdale Gardens, and it also provides access to those rear gardens and their garages.
- 4.8. Business occupiers within proximity include Corner 4 News & Booze, W H Putnam Funeral Directors, Target Workwear and Alkis Restaurant together with a branch of Ladbrokes. We consider that these shops serve the aspirations of the immediate residential catchment together with a certain amount of passing trade.
- 4.9. The property therefore lies within a secondary trading location. The main retailing thoroughfare is further north along the A5 which forms part of the borough boundary with neighbouring Harrow. It is here that a range of national multiple retailers are sited.
- 4.10. A petrol filling station is sited approximately 500 metres to the south of the property.
- 4.11. Planning permission and listed building consent has been granted for the conversion of the nearby former Burnt Oak Bingo Hall. The completed scheme will provide approximately 99,987 sq ft of co-living/co-working space together with associated communal facilities and a café at ground floor level.



Situation Map



Burnt Oak Broadway (view north)

5. DESCRIPTION

- 5.1. The freehold property is a mixed-use (retail/residential) investment that also includes a small element of hybrid office space. It is comprised within a mid-terraced three storey building known as Holmstall Parade that was originally constructed in the mid to late 1950s.
- 5.2. We understand that the ground floor was previously occupied as a car dealership until 2020/2021 and existing occupation was created following its subsequent conversion.

- 5.3. The property also includes an extensive secure gated yard with ample on-site car parking together with a block of six garages.
- 5.4. The commercial element comprises of four shop units on the ground floor and the residential element consists of seven split level maisonettes that are arranged over the first and second floors.
- 5.5. Commercial units of accommodation comprise:
- i. **7 Holmstall Parade:** This lock-up shop unit is currently occupied by an independently owned business operating as 'Sculptor Aesthetics Clinic'. Fit-out within the regular shaped accommodation includes ceramic tiled floors, plastered and painted and mirrored walls beneath a suspended ceiling that incorporates recessed low glare lighting. The clear glazed shop front is secured with an electronically controlled roller-shutter. It is served with a WC (equipped with a toilet and a wash-hand-basin) which is shared with the adjoining occupiers at no. 8 Holmstall Parade.
 - ii. **8 Holmstall Parade:** This regular shaped lock-up shop unit has been reconfigured to provide three definitive areas of office space. Occupiers include 'Become A Trader' and 'Van Lear Limited'. A single office suite is currently vacant. Fit-out includes carpeted floors, plastered and painted walls beneath a suspended ceiling that incorporates recessed low glare lighting together with a ducted air-conditioning system. It has a clear glazed window display frontage that is secured with an electronically controlled roller-shutter. All three office suites have the use of a shared WC (equipped with a toilet and a wash-hand-basin) which is also shared with the adjoining occupier at no. 7 Holmstall Parade. We comment that existing occupation is secured under two separate licence agreements, both at arbitrary rents. For the purposes of this valuation, the property is essentially a vacant shop unit.
 - iii. **9-11 Holmstall Parade:** This regular shaped unit of accommodation consists of a triple fronted former shop unit together with ancillary accommodation on the lower ground floor. It is currently occupied by 'Akshardham Funeral Directors'. The internal fit-out is commensurate with occupational/business requirements and to a high standard of specification. It comprises a congregation hall, preparation area, mortuary, family room and two office suites on the ground floor. Staff welfare facilities (restroom, kitchenette and a WC) are provided within the lower ground floor. Externally, the property includes a double garage together with off-road car parking.
 - iv. **12-13 Holmstall Parade:** This regular shaped double fronted former shop unit is currently occupied by 'London Laser Clinic'. The accommodation is configured commensurate with occupational/business requirements to provide a reception/waiting area, three treatment rooms and staff welfare facilities (kitchenette and WC). The fit-out includes ceramic tiled floors, suspended ceilings, recessed low glare lighting and an integral air-conditioning system.
- 5.6. The residential parts of the building comprise 7x self-contained 2 bedroom maisonettes which are accessed from the west facing rear elevation of the property via a steel framed staircase to a first floor concourse/roof terrace.
- 5.7. The division of accommodation within all seven maisonettes is broadly identical, as follows:

- First Floor: Kitchen and Sitting Room.
 - Second Floor: Bathroom together with 1x Double Bedroom and 1x Single Bedroom.
- 5.8. All kitchens are equipped with base and wall mounted storage cupboards, built-in appliances and 4-ring gas hobs. Bathrooms are included with a toilet, wash-hand-basin together with a bath and an attached shower over.
- 5.9. The maisonettes are not provided with garaging or off-road car parking provision.
- 5.10. It was noted that the majority of the residential tenants have created their own external space upon the concourse/roof terrace. Three of those tenants have erected gazebos and surfaced the area with artificial grass.
- 5.11. Vehicular access from an adjoining highway, Holmstall Avenue to the secure gated yard/car park is via a service road that is in private ownership.
- 5.12. The yard/car park is surfaced with concrete and tarmac. It provides approximately 10-12 off-road car parking spaces.
- 5.13. A single storey block of six garages (4x double and 2x single) can be made available to provide additional income streams. Whilst a double garage forms part of the demise addressed as 9-11 Holmstall Parade in favour of 'Akshardham Funeral Directors', we understand that lettings have historically been secured on non-formal arrangements at rentals from £200 to £225 per calendar month.
- 5.14. The property occupies a broadly level and regular shaped parcel of land that extends to approximately 0.1193 hectares (0.2947 acres).
- 5.15. As far as we are aware, the property is not situated on made up ground and there is no evidence that the property has been affected by adverse ground conditions.
- 5.16. The property has an approximate built/plot site density ratio of 57%.
- 5.17. The property is shown edged red on the Land Registry Title Plan in Section 10.



Holmstall Parade



East Facing Front Elevation



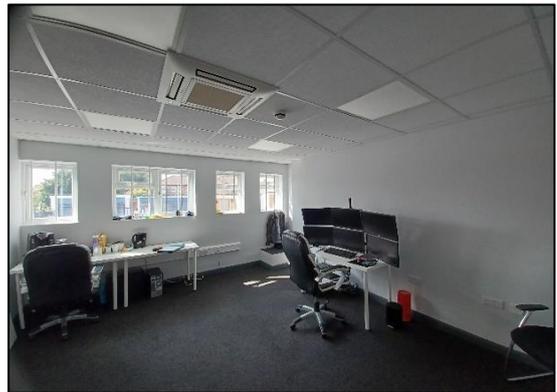
7 Holmstall Parade, Frontage



7 Holmstall Parade, Accommodation



8 Holmstall Parade, Frontage



8 Holmstall Parade, Accommodation



9-11 Holmstall Parade, Frontage



9-11 Holmstall Parade, Accommodation



12-13 Holmstall Parade, Frontage



12-13 Holmstall Parade, Accommodation



Rear Elevation



Staircase to First Floor Concourse



First Floor, Concourse/Roof Terrace



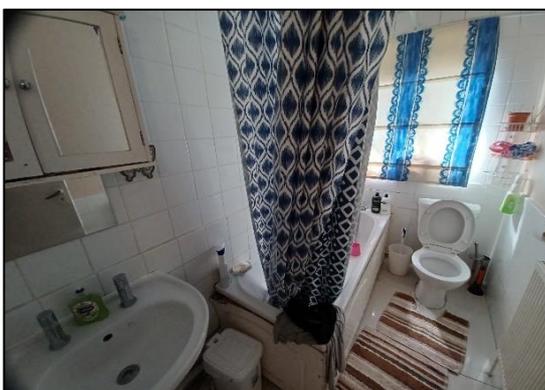
Flat 7a, Kitchen (first floor)



Flat 7a, Bathroom (second floor)



Flat 9a, Kitchen (first floor)



Flat 10a, Bathroom (second floor)



Flat 13a, Sitting Room (first floor)



Secure Gated Car Park



Garage Block

6. SERVICES

- 6.1. Mains gas, electricity, water and drainage are connected to the premises.
- 6.2. All individual areas of occupation are separately metered for the consumption of mains services.
- 6.3. The retail units are not connected to the mains gas supply.
- 6.4. The hot water and radiator central heating systems serving the individual maisonettes are regulated by gas fired 'Vaillant, Baxi, Potterton and Main Eco Elite' combination boilers.
- 6.5. Shops units 8, 9-11 and 12-13 are fully air-conditioned.
- 6.6. The property is equipped with intruder, fire and smoke alarms.
- 6.7. The maisonettes are also equipped with carbon monoxide alarms.

7. ACCOMMODATION

- 7.1. The self-contained shops have been measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice, 6th Edition.

7 Holmstall Parade

FLOOR	DESCRIPTION	AREA	
		SQ M	SQ FT
Ground	Sales, Zone A	30.69	330
Ground	Sales, Zone B	19.07	205
SALES AREA IN TERMS OF ZONE A (ITZA)		40.23	433
NET INTERNAL SALES AREA		49.76	535
TOTAL NET INTERNAL AREA		49.76	535

8 Holmstall Parade

FLOOR	DESCRIPTION	AREA	
		SQ M	SQ FT
Ground	Sales, Zone A	32.15	346
Ground	Sales, Zone B	18.50	199
SALES AREA IN TERMS OF ZONE A (ITZA)		41.40	446
NET INTERNAL SALES AREA		50.65	535
TOTAL NET INTERNAL AREA		50.65	535

9-11 Holmstall Parade

FLOOR	DESCRIPTION	AREA	
		SQ M	SQ FT
Ground	Sales, Zone A	95.65	1,030
Ground	Sales, Zone B	75.04	807
Lower Ground	Staff Restroom and Kitchenette	19.37	209
SALES AREA IN TERMS OF ZONE A (ITZA)		133.17	1,434
NET INTERNAL SALES AREA		170.69	1,837
TOTAL NET INTERNAL AREA		190.06	2,046

12-13 Holmstall Parade

FLOOR	DESCRIPTION	AREA	
		SQ M	SQ FT
Ground	Sales, Zone A	65.97	710
Ground	Sales, Zone B	38.37	413
SALES AREA IN TERMS OF ZONE A (ITZA)		85.16	917
NET INTERNAL SALES AREA		104.34	1,123
TOTAL NET INTERNAL AREA		104.34	1,123

- 7.2. The maisonettes have been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice, 6th Edition.

FLAT 7a	DESCRIPTION	AREA	
		SQ M	SQ FT
First	Entrance Hallway, Kitchen and Sitting Room	34.72	374
Second	Double Bedroom, Single Bedroom and Bathroom	34.72	374
GROSS INTERNAL AREA		69.44	748

FLAT 8a	DESCRIPTION	AREA	
		SQ M	SQ FT
First	Entrance Hallway, Kitchen and Sitting Room	35.23	379
Second	Double Bedroom, Single Bedroom and Bathroom	35.23	379
GROSS INTERNAL AREA		70.46	758

FLAT 9a	DESCRIPTION	AREA	
		SQ M	SQ FT
First	Entrance Hallway, Kitchen and Sitting Room	35.66	384
Second	Double Bedroom, Single Bedroom and Bathroom	35.66	384
GROSS INTERNAL AREA		71.32	768

FLAT 10a	DESCRIPTION	AREA	
		SQ M	SQ FT
First	Entrance Hallway, Kitchen and Sitting Room	34.70	373
Second	Double Bedroom, Single Bedroom and Bathroom	34.70	373
GROSS INTERNAL AREA		69.40	746

FLAT 11a	DESCRIPTION	AREA	
		SQ M	SQ FT
First	Entrance Hallway, Kitchen and Sitting Room	36.47	393
Second	Double Bedroom, Single Bedroom and Bathroom	36.47	393
GROSS INTERNAL AREA		72.94	786

FLAT 12a	DESCRIPTION	AREA	
		SQ M	SQ FT
First	Entrance Hallway, Kitchen and Sitting Room	36.59	394
Second	Double Bedroom, Single Bedroom and Bathroom	36.59	394
GROSS INTERNAL AREA		73.18	788

FLAT 13a	DESCRIPTION	AREA	
		SQ M	SQ FT
First	Entrance Hallway, Kitchen and Sitting Room	33.61	362
Second	Double Bedroom, Single Bedroom and Bathroom	33.61	362
GROSS INTERNAL AREA		67.22	724

8. CONSTRUCTION

ROOF	Pitched concrete tile covered roof. A section of flat roof to the rear (used as access for the flats) is surfaced with bituminous felt and artificial grass.
EXTERNAL WALLS	Cavity brickwork construction.

WINDOWS	A combination of aluminium framed plate glass shop frontages together with double glazed uPVC framed windows to the rear. Original metal framed windows that are single glazed to the upper floors (front and rear).
FLOORS	Floors throughout the building are of a mixture of solid/suspended concrete and suspended timber construction.
INTERNAL SPECIFICATION	Fit-out within all commercial units consist of a combination of carpeted, vinyl and ceramic tile flooring, plastered and painted walls and suspending ceilings incorporating recessed light fittings. Units 8, 9-11 and 12-13 have integral air-conditioning systems. The residential units of accommodation upon the first and second floors are presented in good decorative condition with a combination of timber effect laminate, carpet and ceramic tiled first floors whilst the stairs to the second floor and all bedrooms are carpeted throughout. All solid masonry perimeter and timber stud partitioning walls and ceilings are plastered and painted with isolated wallpapered finishes. Kitchens are equipped with modern base and wall mounted storage cupboards together with integral appliances including gas fired cookers with 4-ring hobs and stainless steel sinks and drainers. Bathrooms have white fittings and ceramic tiled splashbacks that surmount baths and wash-hand-basins.

9. CONDITION

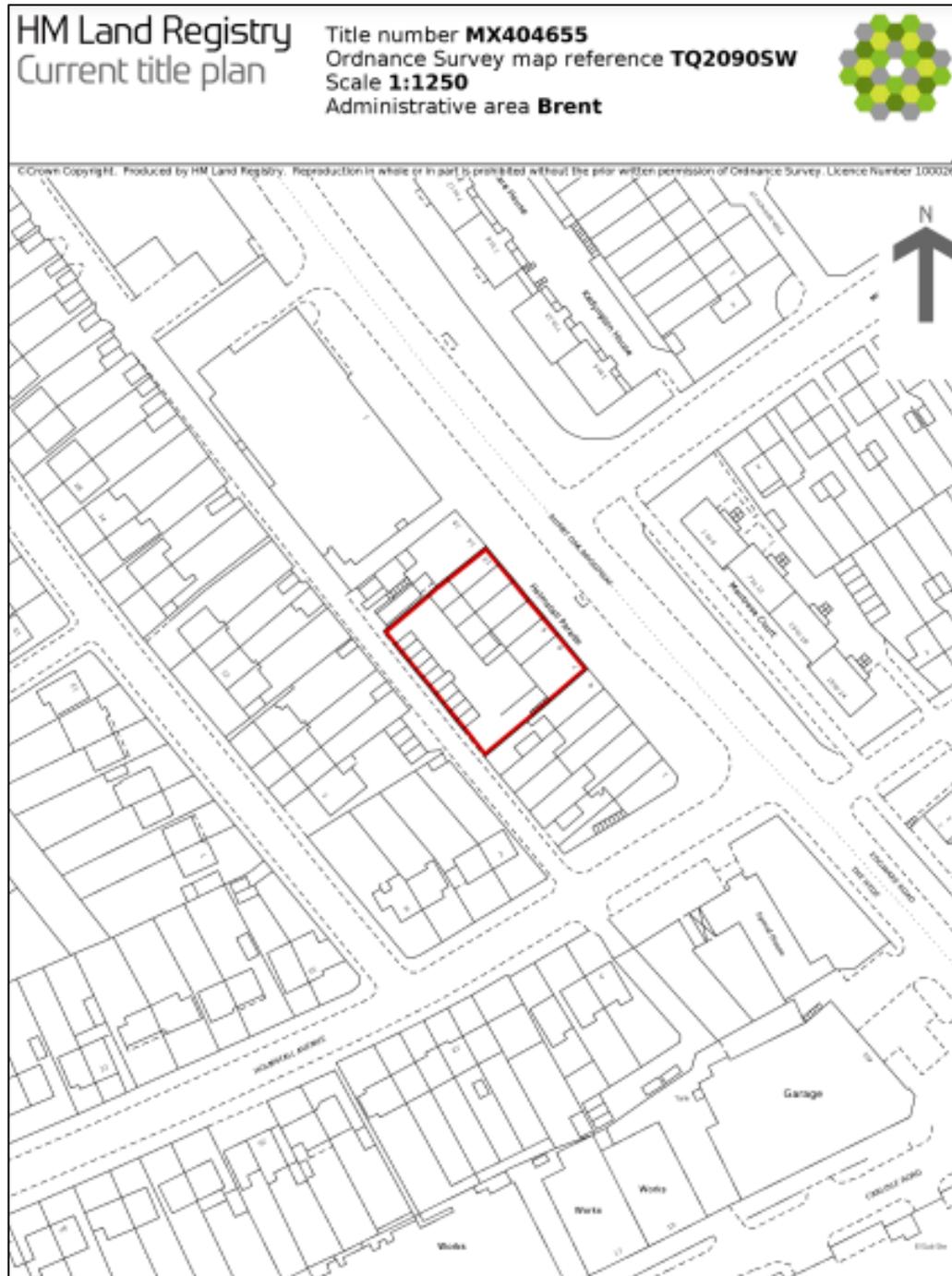
- 9.1. All occupational tenants have internal repairing obligations. As such, where minor items of disrepair or a requirement for decoration were observed, we believe that these fall within the responsibility of the tenants.
- 9.2. Furthermore, service charge provisions are contained within the commercial lease agreements for shop nos. 9-11 and 12-13. Accordingly, each tenant is to pay '*a fair proportion of all reasonable costs*' expended by the landlord for repairing and maintaining the estate/common parts.
- 9.3. We are informed by the borrower that the service charge provisions within the commercial lease agreements have never been implemented.
- 9.4. It is noted however, that each licence agreement for shop nos. 7 and 8 contain fixed service charge provisions at £200 per calendar month.
- 9.5. In accordance with the Assured Shorthold Tenancy agreements, the landlord has an obligation to keep in repair the structure and exterior of the premises and to keep in repair and working order the installations in the premises for the supply of water, gas, electricity, sanitation and for space and water heating.
- 9.6. These Assured Shorthold Tenancy agreements do not make provision for the recovery of costs through a service charge.
- 9.7. The individual maisonettes are provided in a good and habitable condition.
- 9.8. Our valuation is to take into account that a property of this type and age will require regular ongoing maintenance.

9.9. However, within the limits of our inspection, we did not observe any defects or disrepair that would have a material effect on the current value of the freehold interest.

10. TENURE

10.1. Our valuation is of the freehold interest, which we understand is currently vested under Title no. MX404655.

10.2. A copy of the Title Plan is shown below:



10.3. Some of the maisonettes are owned by the borrower under separate long leasehold titles. Accordingly, we have obtained copies of the individual long leases from the Land Registry website.

10.4. The salient terms are as follows:

ADDRESS	TITLE Nos.	TERM	COMMENCEMENT DATE	RENT
7a Holmstall Parade	NGL806003	125 years	24 December 2000	£200 pa
8a Holmstall Parade	NGL806055	125 years	24 December 2000	£200 pa
11a Holmstall Parade	NGL815816	125 years	24 December 2000	£200 pa

10.5. All three long leases have approximately 103 years unexpired.

10.6. The individual ground rents are to be fixed throughout the duration of the contractual term.

10.7. We understand from our enquiries that TDC Management Limited owns the freehold interest of the property together with the individual long leasehold interests of Flats 7a, 8a and 11a Holmstall Parade.

10.8. Accordingly, we understand from our enquiries that the borrower is both a sole director and majority shareholder in TDC Management Limited. Therefore, the individual ground rents are to be disregarded for the purposes of this valuation.

10.9. Our valuation assumes that all four property interests (1x freehold and 3x long leasehold) are to be disposed of as a single lot.

10.10. We have assumed that there are no encumbrances or any unduly onerous or unusual easements, restrictions, outgoing or conditions which might have an adverse effect on the value of the property.

11. TENANCIES

11.1. We have obtained copies of the following tenancy agreements:

- i. Licence To Occupy dated 29 March 2021 for 7 Holmstall Parade
- ii. Licence To Occupy dated 1 January 2022 for 8 Holmstall Parade
- iii. Lease dated 16 April 2021 for 9-11 Holmstall Parade
- iv. Lease dated 20 January 2021 for 12-13 Holmstall Parade
- v. Assured Shorthold Tenancy dated 12 January 2021 for 7a Holmstall Parade
- vi. Assured Shorthold Tenancy dated 18 October 2021 for 8a Holmstall Parade
- vii. Assured Shorthold Tenancy dated 5 June 2022 for 9a Holmstall Parade
- viii. Assured Shorthold Tenancy dated 18 December 2019 for 10a Holmstall Parade
- ix. Assured Shorthold Tenancy dated 23 December 2020 for 11a Holmstall Parade
- x. Assured Shorthold Tenancy dated 18 December 2020 for 12a Holmstall Parade
- xi. Assured Shorthold Tenancy dated 31 January 2022 for 13a Holmstall Parade

11.2. The salient terms contained within all tenancy agreements are as follows:

DEMISE	TENANT	TERMS OF OCCUPATION	RENT
SHOP 7	Sculptor Aesthetics Limited	Lease 2 years from 29.03.2021 Use Class E No rent reviews Internal repairing liability. Fixed service charge (£200pcm) No break options.	£1,625 pcm
SHOP 8(2)	Van Lear Limited	Licence 3 years from 01.06.2022 Three month rent free Use Class E No rent reviews Internal repairing liability. Fixed service charge (£50pcm) Mutual rolling break option.	£500 pcm
SHOP 8(3)	Become A Trader Limited	Licence 3 years from 01.01.2022 Three month rent free Use Class E No rent reviews Internal repairing liability. Fixed service charge (£200pcm) Mutual rolling break option.	£650 pcm
SHOP 9-11	Akshardham Funeral Directors Limited	Lease 5 years from 15.04.2021 Use Class E No rent reviews Internal repairing covenant Includes service charge obligation Tenant break option, 15.04.2024.	£50,400 pa
SHOP 12-13	London Laser Clinic Colindale Limited	Lease 3 years from 01.12.2020 Use Class E No rent reviews Internal repairing covenant Includes service charge obligation No break options.	£26,400 pa
FLAT 7a	Mr & Mrs Banaga	Assured Shorthold Tenancy 12 months from 31.01.2022 No garaging or parking.	£1,200 pcm
FLAT 8a	Ms M N Amarin & Mr F Baliwag	Assured Shorthold Tenancy 12 months from 18.10.2021 No garaging or parking.	£1,350 pcm
FLAT 9a	Ms G Q Moreno	Assured Shorthold Tenancy From 05.06.2022 and ending on 14.06.2023. No garaging or parking.	£1,200 pcm

DEMISE	TENANT	TERMS OF OCCUPATION	RENT
FLAT 10a	Mr & Ms J Infante	Assured Shorthold Tenancy 12 months from 20.02.2022 No garaging or parking.	£1,250 pcm
FLAT 11a	Mr & Ms Krastv	Assured Shorthold Tenancy 12 months from 23.12.2021 No garaging or parking.	£1,100 pcm
FLAT 12a	Mr & Ms Remolina	Assured Shorthold Tenancy 12 months from 18.12.2021 No garaging or parking.	£1,200 pcm
FLAT 13a	Ms L Laurente	Assured Shorthold Tenancy 12 months from 31.01.2022 No garaging or parking.	£1,100 pcm

- 11.3. The property is currently producing the following income streams:
- Commercial Rental Income: £110,100 per annum
 - Residential Rental Income: £100,800 per annum
- 11.4. Therefore, the total contracted annualised rental income is £210,900 per annum.
- 11.5. The main terms contained within the lease agreements are attached to this report at Appendix 5.
- 11.6. A third office suite at Shop no. 8 is currently vacant and is available to let. This is the only vacant unit at the property.
- 11.7. Both licence agreements can be determined by the licensor (the borrower) or the licensee on the giving of three months' notice to the other party.
- 11.8. All seven maisonettes are occupied on Assured Shorthold Tenancy agreements as defined by the Housing Act 1988 (as amended by the Housing Act 1996). In circumstances where such agreements contractually expire and are continuing on the same terms, the landlord can gain possession by serving two months' notice and the lessee can leave on giving a single month's notice.
- 11.9. Residential occupiers are all responsible for the payment of their own Council Tax charges together with their own individual standing charges for gas, water, electricity, any other fuel charges and telecommunications.
- 11.10. We understand that the borrower employs a policy of hands on management and is responsible for all property related matters including general estate management, securing new lettings and renewals of existing tenancies. Accordingly, service charge provisions contained with the relevant leases have never been implemented.
- 11.11. Whilst the valuation has to take account of the relatively short term nature of the occupational agreements, we are also mindful that the landlord has an obligation to maintain the external areas, common parts, estate roads and car parking. However, the service charge provisions are not compatible, and it is therefore likely that the investment will realise a shortfall in the recovery of the landlord's expenditure. This could result in unforeseen expenditure which may affect the annual rental income.

11.12. Should any of the assumptions or information provided to us prove to be incorrect it may be necessary to amend our valuation. We recommend that the above details are confirmed by your legal advisers.

12. PLANNING

12.1. Internet enquiries with the local planning authority of Brent Council, have confirmed the following:

- The Brent Local Plan (2019–2041) was formally adopted in February 2022. It is a collection of planning documents that, alongside national planning policy and the Mayor’s London Plan, sets out our strategy for future development in Brent.
- The Local Plan includes policies around housing, town centres, open space employment, community facilities, the built and natural environment and transport.

12.2. According to the online proposals map, the property is situated in the ‘*Queensbury*’ ward and within a ‘*Secondary Shopping Frontage of Burnt Oak Town Centre*’ that also forms part of the ‘*Growth Area Boundary for Burnt Oak/Colindale*’.

12.3. The property is not Listed and is not situated within a Conservation Area.

12.4. We have established from our enquiries that the property has the following planning history:

REFERENCE	PROPOSAL	DECISION	DATE
20/3303	Conversion of upper floors into 9 self-contained flats and change of use and subdivision of the existing car showroom (Sui Generis) ground floor unit to a beautician (Sui Generis) unit and 2 units in use Class E and associated works to include first and second floor rear extensions, raising the eaves and ridge height, loft conversion with rear dormer windows and front rooflights, provision of first floor amenity area, demolition of garages to provide cycle and bin store, new external staircase and alterations to the front elevation, subject to Deed of Agreement dated 11th November 2021 under Section 106 of Town and Country Planning Act, 1990 as amended.	Approved	02.12.2021
02/2588	Erection of a single-storey extension, demolition of 4 garages, repositioning of access staircase to flats and new gates to the rear of car showroom	Refused	03.12.2002

12.5. Planning conditions are imposed upon the most recent planning permission reference, 20/3303. These conditions are not onerous and do not relate to any consent or approval under any enactment or under the Building Regulations.

12.6. These conditions include for example,

- i. To comply with Section 91 of the Town & Country Planning Act 1990, we understand that no development hereby permitted shall begin after the expiration of three years beginning on 2 December 2021.
 - ii. The residential units hereby approved shall at no time be converted from C3 residential to a C4 small HMO, notwithstanding the provisions of Schedule 2 Part 3 Class L of the Town & Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order) without express planning permission having first been granted by the Local Planning Authority.
 - iii. The individual area of the commercial units at ground floor shall be no more than 499sqm, unless otherwise agreed in writing by the Local Planning Authority.
 - iv. The 8 garages which are situated within the rear yard are to be retained for use in connection with the existing commercial units and are not to be used for residential parking. The garages are to be retained as such for the lifetime of the development.
- 12.7. A copy of planning decision notice reference, 20/3303 is attached to this report at Appendix 3.
- 12.8. We also understand that the planning permission is subject to an obligation whereby the applicant will be liable to pay £109,138.67 of Community Infrastructure Levy to the London Borough of Brent (the collecting authority) on commencement of the development.
- 12.9. The proposed scheme is also subject to a Section 106 agreement. We have obtained a copy of the 'Deed Of Agreement' dated 11 November 2021. Accordingly, a CPZ Contribution of £3,000 will be levied towards the costs of implementing a Controlled Parking Zone.
- 12.10. Application 20/3303 also included provision for the splitting of a large retail unit (previously occupied as a car showroom). This work has completed and therefore, the application has been implemented. It is therefore assumed that the CIL has been paid by the borrower.
- 12.11. In accordance with your instructions, our valuation is to exclude the effects of planning permission 20/3303 other than as the property exists as at the date of our inspection. In this regard, we are not aware of any proposed planning, highways or development schemes that are likely to have a detrimental impact on the value of the property.
- 12.12. **Planning Use:** Existing occupation at the property includes a combination of Class E (Commercial, Business and Service) and C3 (Residential) uses as defined by the Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.
- 12.13. The legal advisers should confirm in their pre-lending enquiries that the property benefits from the appropriate planning permissions for the continued current use and that there are no outstanding applications or breaches of planning permission.

13. LOCAL TAXATION

13.1. The property is entered in the current rating list as follows:

ADDRESS	DESCRIPTION	RATEABLE VALUE
7 Holmstall Parade, Burnt Oak Broadway, Edgware, HA8 5HX	Shop and premises	£9,200
8 Holmstall Parade, Burnt Oak Broadway, Edgware, HA8 5HX	Shop and premises	£9,200
9-11 Holmstall Parade, Burnt Oak Broadway, Edgware, HA8 5HX	Shop and premises	£27,250
12 Holmstall Parade, Burnt Oak Broadway, Edgware, HA8 5HX	Shop and premises	£8,200
13 Holmstall Parade, Burnt Oak Broadway, Edgware, HA8 5HX	Shop and premises	£8,200

13.2. The Uniform Business Rate for 2022/2023 is 49.9p applying to properties in England with a rateable value up to £51,000 and 51.2p for properties with a rateable value in excess of £51,000.

13.3. 100% Small Business Rates Relief may be available for properties with a Rateable Value of £0-£12,000 and Tapered Relief available for those between £12,000-£15,000.

13.4. We advise that under The Rating (Empty Properties) Act 2007 a vacant shop will have a nil liability for a period of 3 months and then the full occupied charge (100% liability).

13.5. We have established from the Valuation Office Agency website that the property has been assessed for Council Tax purposes, as follows:

ADDRESS	COUNCIL TAX BAND	ANNUAL LIABILITY
7a Holmstall Parade, Burnt Oak Broadway, Edgware, HA8 5HX	Band C	£1,613.40
8a Holmstall Parade, Burnt Oak Broadway, Edgware, HA8 5HX	Band C	£1,613.40
9a Holmstall Parade, Burnt Oak Broadway, Edgware, HA8 5HX	Band C	£1,613.40
10a Holmstall Parade, Burnt Oak Broadway, Edgware, HA8 5HX	Band C	£1,613.40
11a Holmstall Parade, Burnt Oak Broadway, Edgware, HA8 5HX	Band C	£1,613.40
13a Holmstall Parade, Burnt Oak Broadway, Edgware, HA8 5HX	Band C	£1,613.40

14. HIGHWAYS

14.1. Burnt Oak Broadway and Holmstall Avenue are both adopted by the Highways Authority and maintainable at public expense.

14.2. The property has direct access to Burnt Oak Broadway.

14.3. However, vehicular access to Holmstall Avenue is via a service road that is in private ownership. We therefore recommend that solicitors provide verification on the existence of any obligations in connection with repairing and maintaining the private access road.

15. STATUTORY REQUIREMENTS

15.1. It has been assumed for the purposes of the report that the property complies with all relevant statutory requirements. Should we be made aware of any non-compliance we reserve the right to amend our report.

15.2. **Building Regulations:** Building regulations are statutory instruments that seek to ensure that the policies set out in the relevant legislation are carried out. Building regulations approval is required for most building work in the UK.

15.3. Conversion works to the ground floor should comply with existing regulations and for verification, Building Control Certification should be obtained from the borrower.

15.4. However, there are no requirements to compel a property owner to bring the property up to current standards unless significant works are being carried out to a major element of the building.

15.5. **Fire and Safety:** From 1 October 2006, The Regulatory Reform (Fire and Safety) Order 2005 (SI 2005 No. 1541) introduced a requirement for a fire risk assessment to be drawn up in respect of all non-domestic property.

15.6. We have not had sight of the Fire Risk Assessment but have assumed that one exists.

15.7. **Equality Act 2010:** For the purposes of the valuation, we have assumed that Equality Act provisions will not have a material impact on our valuation.

15.8. **The Control of Asbestos Regulations 2012:** The Control of Asbestos Regulations 2012 requires an asbestos survey and management plan to be prepared. We have not had sight of an asbestos management plan.

15.9. We have obtained a copy of an Asbestos Management Survey report that was prepared following an inspection dated 17 January 2020. The report is prepared by ASI Environmental. Asbestos containing materials were identified within the roof soffits (insulating board). Accordingly, these materials were deemed to be a 'low' risk.

15.10. It is considered therefore that these materials will not become problematical whilst left undisturbed.

15.11. No other asbestos containing materials were found at the property. However, a management survey is not as intrusive as a demolition/refurbishment survey and we recommend that the lender obtains a copy or that such a survey is commissioned prior to undertaking further development work.

15.12. **Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015 (MEES Regulations):** In April 2018, the MEES Regulations introduced new minimum energy efficiency standards applying to both residential and commercial property. This stipulates that landlords cannot grant new leases or renew or extend existing tenancies on properties that have energy efficiency within Bands F and G, unless the necessary improvement works are undertaken.

- 15.13. From 1 April 2020, landlords of sub-standard residential properties are not permitted to continue to let the property at all, unless the required energy efficiency improvements are put in place.
- 15.14. From 1 April 2023, landlords of sub-standard commercial properties are not permitted to continue to let the property at all, unless the required energy efficiency improvements are put in place.
- 15.15. If a landlord continues to let a property in breach of MEES for up to three months, they will face a fine of 10% of the property's rateable value, up to a maximum of £50,000. Letting out a non-compliant property for longer than three months will result in a fine of 20% of the property's rateable value (capped at £150,000).
- 15.16. We have obtained copies of the following Energy Performance Certificates.

ADDRESS	EXPIRY DATE	RATING
7-13 Holmstall Parade, Burnt Oak Broadway, Edgware, HA8 5HX	4 May 2023	D (80)
7a Holmstall Parade, Burnt Oak Broadway, Edgware, HA8 5HX	27 October 2026	C (71)
8a Holmstall Parade, Burnt Oak Broadway, Edgware, HA8 5HX	16 December 2025	D (63)
9a Holmstall Parade, Burnt Oak Broadway, Edgware, HA8 5HX	1 May 2023	D (66)
10a Holmstall Parade, Burnt Oak Broadway, Edgware, HA8 5HX	1 May 2023	C (69)
11a Holmstall Parade, Burnt Oak Broadway, Edgware, HA8 5HX	24 October 2029	D (64)
12a Holmstall Parade, Burnt Oak Broadway, Edgware, HA8 5HX	1 May 2023	D (67)
13a Holmstall Parade, Burnt Oak Broadway, Edgware, HA8 5HX	1 May 2023	D (62)

- 15.17. The existing EPCs indicate that the subject property falls within the acceptable energy performance range for the purposes of the Act. However, the method of assessment may have changed since the EPCs were issued. It is therefore advisable to obtain an expert's opinion on whether the building would still comply with the minimum standard if the building was re-certified under the current methodology.
- 15.18. As valuers we are not experts on sustainability issues that affect the property market. However, after 2023 it is possible that the government will introduce more stringent energy efficiency regulations, eg on properties with Band E or above.
- 15.19. Future regulation may impact on the value and use of the property during the loan term. We recommend that upgrades to the property to improve the energy efficiency are made to comply with any future legislation when necessary.
- 15.20. **Smoke & Carbon Monoxide Alarm (England) Regulations 2015:** This now means that from 1 October 2015, all landlords in England (not Wales) will be required to install smoke alarms on every floor of their property. The regulation also makes a need for landlords to install carbon monoxide alarms in all rooms with an existing solid fuel heating appliance (high risk rooms). Both requirements are mandatory in England and a civil penalty will be sanctioned for non-compliance.

- 15.21. The maisonettes comply with the statutory requirements of the Smoke & Carbon Monoxide Alarm (England) Regulations 2015

16. ENVIRONMENTAL, SOCIAL AND GOVERNANCE (ESG)

- 16.1. Environmental, Social, and Governance (ESG) are the criteria that together establish the framework for assessing the impact of the sustainability and ethical practices of a company on its financial performance and operations. These are some of the most important issues facing global financial and real estate markets.
- 16.2. Investors, occupiers and lenders have begun to consider the impact of ESG factors on their investments and local markets. Governments, asset owners, and high net worth investors have responded by introducing minimum requirements for sustainability targets in order to transact.
- 16.3. In a real estate context, these requirements influence investment approaches as they may affect the property's susceptibility to obsolescence. This may impact prospects for rental and capital growth.
- 16.4. Environmental factors that may impact on the value of the property include contamination and flooding which are set later in this report. Property specific factors include the Energy Performance as well as a tenant's business activities which may impact on the wider community.
- 16.5. As valuers we have to consider issues such as longer-term risks associated with obsolescence and ongoing capital expenditure required to maintain the efficiency and consequential value of the asset.
- 16.6. These might include, but are not limited to
- The servicing and replacement of construction materials.
 - Services such as air-conditioning and heating installations.
 - Energy efficiency and carbon emission reduction.
 - Water efficiency.
 - Waste management provision.
- 16.7. It is imperative that lenders are given an insight into the resilience of a property as a security over the term of the loan. From an ESG perspective, we do not consider that there are any negative factors which would impact the values reported.

17. ENVIRONMENTAL ISSUES

- 17.1. **Contamination:** Within the limitations of our inspection and our knowledge of the locality, we did not identify any potential contamination or source of contamination that could adversely affect the property.
- 17.2. However, we do not consider that any further environmental investigations are required.
- 17.3. **Flood Risk:** We have established from our online enquiries with the website of the Flood Warning Information Service that the property is not located in an area of flood risk from rivers or the sea.

- 17.4. The property is also at a 'low' risk from surface water flooding.
- 17.5. **Radon:** We have established from the radon maps published by UK Radon that the property is not situated in an area where above average levels of Radon gas may occur.
- 17.6. **Invasive Species:** The presence of invasive species including Japanese Knotweed may affect value. As valuers, we are not in a position to comment on the costs of any potential treatment as this is a specialist area but can advise as to whether there was the existence of the plant. How invasive this has become may not be readily identified by a visual inspection.
- 17.7. There is no evidence of any of the above on the site occupied by the property.
- 17.8. **High-Voltage Electrical Supply Apparatus:** Where there is high-voltage electrical supply equipment close to the property, there is the risk of public perception that may affect marketability.
- 17.9. We did not observe the presence of any high voltage electricity apparatus in the proximity of the property.

18. MARKET CONDITIONS

- 18.1. **Economic Comment:** The UK economy has rebounded from the coronavirus crisis, though threats to the near-term outlook are mounting. While the impact of the pandemic has receded, soaring inflation and a burgeoning cost-of-living crisis have led Oxford Economics to consistently downgrade its near-term gross domestic product (GDP) forecasts in recent months, after the strong 7.4% rebound in GDP in 2021.
- 18.2. The UK economy rose above its pre-pandemic level following growth of 0.8% in the first quarter of 2022. However, momentum has cooled since January, with output falling by 0.1% in the three months to June. An escalating cost-of-living crisis, made worse by Russia's invasion of Ukraine, is likely to lead to further contractions in the near term as disposable incomes are squeezed and corporate sentiment weakens further.
- 18.3. Consumer price inflation hit a 40-year high 9.4% in June as food, commodity and energy prices surge upwards. It is expected to climb to around 13% this autumn amid another hike in the energy price cap. The Bank of England is likely to continue to raise interest rates in response, chalking off demand yet further. Consumer confidence has fallen sharply in recent months.
- 18.4. Oxford Economics continues to revise down its near-term GDP forecasts to account for these escalating headwinds. The firm trimmed its 2022 GDP forecast to 3.6% in August, a sharp reduction on the 4.5% growth predicted in January. Next year's forecast has also been cut to 0.7%, down from 1.3% predicted in June. However, unlike the Bank of England, Oxford Economics is not yet forecasting a recession.
- 18.5. Employment remains a bright spot. The unemployment rate barely moved following the end of the furlough scheme in September 2021 and, while edging upwards, remains close to its pre-pandemic level. Job vacancies are also at record highs.

- 18.6. **The Retail Sector:** The retail sector endured an especially difficult pandemic, with multiple lockdowns and online competition leading to the permanent closure of many shops and businesses. Net absorption of retail space turned sharply negative as a result, with shopping centres and less affluent towns most severely impacted. Supermarkets and discount retailers were among the few pockets of resilience from a demand perspective.
- 18.7. The lifting of pandemic restrictions had boosted both footfall and retail sales throughout 2021. This then supported a revival in leasing, with some notable deals by fashion and food and beverage retailers. Consequently, the UK's retail availability rate come down accordingly.
- 18.8. Recent positivity comes with some caveats, though. Rising inflation and a burgeoning cost-of-living crisis have dented consumer confidence in recent months. Meanwhile, retail rents continue to fall, dropping by -1.5% over the past 12 months. Further rent losses are likely in the near term, although retail parks and supermarkets are well placed to outperform given recent demand trends.
- 18.9. Momentum has eased in the past few months, however, amid concerns over rising inflation and interest rates and faltering retail sales.
- 18.10. **The Local Retail Sector:** The north London borough of Brent contains around 7 million sq ft of retail space. Much of it is concentrated around Wembley Stadium, which has seen wide-scale, mixed-use redevelopment in recent years. Key shopping centres include the London Designer Outlet and Wembley Central Shopping Centre, with one of London's largest Ikea stores located off the North Circular Road (A406).
- 18.11. Retail leasing is slowly recovering after subdued activity during the pandemic. Most recent deals have been by food-related, from restaurants to supermarket convenience stores. Average rental growth has plateaued recently after heavy losses over the past few years.
- 18.12. Whilst yields remain stable, the retail investment market has rebounded this year after having sunk to a decade low in 2021. Yields generally reflect the quality of location, property and occupier covenant.
- 18.13. **Residential Property Market:** According to the latest RICS UK Residential Market Survey (July 2022), sales market activity remained in negative territory. Higher interest rates and a weakening macroeconomic landscape are widely cited by contributors to be causing this softening in momentum, although it's important to note that the survey sample was largely gathered prior to the Bank of England's latest 50 basis point rate hike. For the time being at least, underpinned by low levels of supply available for purchase, prices continue to rise across all parts of the UK.
- 18.14. Whilst new buyer enquiries have experienced the longest stretch of falling demand since the early stages of the pandemic, a lack of supply is underpinning a continued growth in house prices. Price expectations for the year ahead remain positive, to a greater or lesser degree, across virtually all parts of the UK.
- 18.15. In the lettings market, tenant demand continued to rise. Consequently, rents are expected to continue to climb higher over the near-term with all parts of the UK anticipated to see a further pick-up.

- 18.16. **The Local Residential Property Market:** According to sales data collated by the Land Registry, the majority of sales in postcode area 'HA8' during the last year were semi-detached properties, selling for an average price of £561,689. Flats sold for an average of £334,767 with terraced properties achieving an average sale price of £528,482.
- 18.17. Overall sold prices in 'HA8' over the last year were 5% up on the previous year and 7% up on the 2018 peak of £523,842.

19. VALUATION APPROACH

- 19.1. In arriving at our opinion of the Market Value of the property subject to the existing tenancies, we have used the income approach that provides an indication of value by converting future anticipated cash flows to a current capital value. In implementing this approach, we have had regard to the actual and estimated rental income from the property. These cash flows have been capitalised with an investment yield derived from the sale of similar investment property.
- 19.2. **Market Evidence:** Throughout the last decade, the real estate market has seen prolonged periods of stagnation and then increased volatility. Some local markets are more challenging due to a shortage of evidence and in these circumstances comparable transactions, where necessary, are obtained from further afield and across a wider range of properties to find the best possible evidence.

Rental Market: When formulating our estimate of the Market Rent for the individual shop units, we have analysed the passing rents reserved under the existing tenancy agreements. This is undertaken in order to establish whether or not the various income streams are producing a tone:

DEMISE	TENANT	RENT	EFFECTIVE DATE	ITZA	ZONE A
Shop, 7	Sculptor Aesthetics Limited	£19,500 pa	29.03.2021	433 sq ft	£45.04 psf
Shop, 9-11	Akshardham Funeral Directors Limited	£50,400 pa	15.04.2021	1,434 sq ft	£34.42 psf
Shop, 12-13	London Laser Clinic Colindale Limited	£26,400 pa	01.12.2020	917 sq ft	£28.79 psf

- 19.3. While the information is limited, it appears from the above that the rental income does not follow any true pattern. It is considered that the passing rents reserved under these tenancy agreements reflect affordability. Furthermore, we have established from our enquiries with the borrower that professional representation is not employed and therefore, all lettings, lease renewals and rent reviews are negotiated without recourse to prevailing market rates. However, where tenants are already in occupation, they may be prepared to pay an increase as this would be less than the costs of relocating a business. There is evidence that this is already happening.
- 19.4. In addition to the above analysis, we have also obtained transactional rental evidence from recently completed open market lettings. The majority of these benchmark transactions would have also been negotiated freely and in full knowledge of market conditions and alternatives available to a prospective occupier.
- 19.5. These transactions also included the following:

ADDRESS	14 Silkstream Parade, Watling Avenue, Edgware, HA8 0EL
DATE	14 October 2021
FLOOR AREA	24.80 sq m (267 sq ft) in terms of zone A
RENT	£10,500 per annum
TRANSACTION	Open Market Letting

The property is a ground floor lock-up shop unit that forms part of a two storey parade that was constructed in the 1960s. The accommodation is equipped with air-conditioning. The property includes approximately 55.64 sq m (599 sq ft) of ancillary space. The property has an EPC rating of 'D'. We understand that New Multi Traders agreed to take occupation on a new 15 year lease held on full repairing and insuring terms. Tenant only break options and upwards only rent reviews are dated on every fifth anniversary. The agreed rent equates to **£423.35 per sq m (£39.33 per sq ft)** zone A. Whilst this property is only 1 minute walk to Burnt Oak Tube Station, it is a comparatively small shop unit. We consider that this parade is inferior due to lower rates of footfall and it is therefore considered to be a competing alternative to shops, restaurants and other amenities located along Burnt Oak Broadway. Rents agreed here would have been agreed on an ad-hoc basis without regard to market rates and therefore, they will similarly reflect affordability.

ADDRESS	144 Burnt Oak Broadway, Edgware, HA8 0BB
DATE	20 May 2021
FLOOR AREA	53.01 sq m (571 sq ft) in terms of zone A
RENT	£28,000 per annum
TRANSACTION	Open Market Letting

The property is a ground floor lock-up shop unit that forms part of a two storey parade that was constructed in the 1960s. The accommodation is equipped with air-conditioning. The property includes approximately 39.09 sq m (421 sq ft) of ancillary space together with approximately 114.30 sq m (1,227 sq ft) of additional storage upon the first floor. The property has an EPC rating of 'D'. We understand that Shri Nagin Properties Limited (t/a as a beauty salon) agreed to take occupation on a new lease for a term of 14 years and 4 months and held on full repairing and insuring terms. Rent reviews are dated on every fifth anniversary. There are no break options. The agreed rent equates to **£465.00 per sq m (£43.20 per sq ft)** zone A. The quoted rent was secured following a marketing period of 10 months. This shop is located within walking distance of Burnt Oak tube station and it forms part of a busy parade characterised within a variety of local/specialist retailers that meet the needs of the immediate population. It is a marginally larger shop unit and we consider that the subject property will command a similar level of zone A rent.

ADDRESS	45 Burnt Oak Broadway, Edgware, HA8 5JZ
DATE	1 January 2021
FLOOR AREA	41.25 sq m (444 sq ft) in terms of zone A
RENT	£32,000 per annum
TRANSACTION	Open Market Letting

The property is a ground floor lock-up shop unit that forms part of a four storey parade that was constructed in the 1950s. The accommodation is equipped with air-conditioning. The property includes approximately 29.00 sq m (312 sq ft) of ancillary space. The property has an EPC rating of 'D'. We understand that a private individual trading as a grocer agreed to take occupation on a new 15 year lease held on full repairing and insuring terms. Rent reviews and tenant break options are dated on every third anniversary. The agreed rent equates to **£737.98 per sq m (£68.56 per sq ft)** zone A. The letting was secured following a quoted rent of £34,000 per annum and a marketing period of 29 months. This mid-terraced shop forms part of a shopping parade that is located approximately 500 metres north from the subject property and within a pitch that secures higher rates of footfall. It is therefore located in a more buoyant destination from a retailing perspective that will command a higher zone A rate.

- 19.6. Whilst it could be considered that the subject property has produced its own form of rental evidence, we are mindful that existing occupation is secured under a combination of lease and licence arrangements whereby professional representation

has not been sought. However, it is evident that this approach has been successfully employed as the only vacant accommodation is a single office suite at no. 8 Holmstall Parade. Furthermore, in the present climate, there would be very limited scope to increase the rents currently being paid.

- 19.7. Following consideration of the above together with the market evidence obtained, we have adopted a principal unit rate of rent equivalent to £484.38 per sq m (£45.00 per sq ft) zone A. Adjustments for quantum have been made in respect of the larger premises at nos. 9-11 and 12-13 Holmstall Parade to reflect frontage to depth ratios.
- 19.8. No. 8 has been valued as retail unit (Class E) and the rolling break options would intensify management.
- 19.9. All ancillary trading accommodation has been assessed at £53.82 per sq m (£5.00 per sq ft) and A/10 (£4.50 psf) for the lower ground floor within nos. 9-11 Holmstall Parade
- 19.10. With regard to the residential element and its individual income streams, it is obvious that they do not follow a true pattern. We understand from our enquiries with the borrower that many of the existing tenants have occupied their premises for a considerable period of time. We consider therefore, that the residential elements are producing sustainable rents. This could be because it is vital for the landlord to retain the existing tenants rather than to risk driving-out occupiers by increasing the passing rents to levels which may not be sustained.
- 19.11. Our opinion is also evidenced by a number of competing market-led lettings within this sector which appear to show a pattern:
 - i. A two bedroom first floor flat addressed as **Flat 22a Holmstall Avenue, Edgware, HA8 5JH** was let on 12 July 2022 at £1,350 per calendar month. The letting was agreed following a marketing period of 1 ¼ months. The property forms part of a converted semi-detached dwelling house of typical 1930s construction. The accommodation was provided in an unfurnished condition. The premises have an EPC rating of 'D'. Car parking is not provided. We are of the opinion that the maisonettes at the subject property will command a marginally lower rent as they are formed directly above commercial units on the ground floor.
 - ii. A two bedroom first floor flat addressed as **Flat 15a Halvergate, Burnt Oak Broadway, Edgware, HA8 5LD** was let on 17 January 2022 at the quoted rent of £1,250 per calendar month. The letting was agreed following a marketing period of 2 months. The property forms part of a 1930s built shopping parade. The accommodation was provided in an unfurnished condition. The premises have an EPC rating of 'D'. Car parking is not provided. We are of the opinion that this letting provides the best indication of the Market Rent to be applied to the individual maisonettes.
 - iii. A two bedroom ground floor flat addressed as **Flat 13, Montrose Court, The Hyde, Edgware, NW9 5BS** was let on 22 May 2021 at the quoted rent of £1,250 per calendar month. The letting was agreed following a marketing period of 1 ¼ months. The property forms part of a purpose built three storey block of 1930s construction. The accommodation was provided in an unfurnished condition. The premises have an EPC rating of 'D'. Car parking is not provided. Whilst this is a ground floor flat, the premises are located in a purpose built development that is located almost directly opposite

Holmstall Parade. Therefore, we consider that the premises provide a competing alternative to maisonettes above ground floor commercial premises.

- 19.12. Following consideration of a number of recently completed 'market-led' lettings, the passing rent at Flat 8a (£1,350 pcm) appears to be an anomaly.
- 19.13. In addition, the property also includes a block of 6 garages. One of the garages is included within the demise addressed as 9-11 Holmstall Parade whilst the remaining five garages are available to rent on informal arrangements and thus, generating fee income equivalent to £225 per calendar month per garage.
- 19.14. We have established from our own research that garages are generally let on licence and quoting rentals vary from £40 per week at Glen View Road, Hemel Hempstead, £70 per week at Durham Road, Raynes Park and at £345 per calendar month at St Lukes Road, Notting Hill.
- 19.15. The garages at the subject property are situated within a secure gated yard and they also benefit from having a frontage onto a relatively larger yard. We have therefore adopted licence fee income equivalent to £225 per calendar month per garage.
- 19.16. In view of the above, we have adopted the following Market Rents:

PREMISES	PASSING RENT	MARKET RENT
Shop 7	£19,500 per annum	£17,500 per annum
Shop 8	Not applicable	£17,500 per annum
Shop 9-11	£50,400 per annum	£50,400 per annum
Shop 12-13	£26,400 per annum	£29,000 per annum
Flat 7a	£14,400 per annum (£1,200 pcm)	£15,000 per annum (£1,250 pcm)
Flat 8a	£16,200 per annum (£1,350 pcm)	£15,000 per annum (£1,250 pcm)
Flat 9a	£14,400 per annum (£1,200 pcm)	£15,000 per annum (£1,250 pcm)
Flat 10a	£15,000 per annum (£1,250 pcm)	£15,000 per annum (£1,250 pcm)
Flat 11a	£13,200 per annum (£1,100 pcm)	£15,000 per annum (£1,250 pcm)
Flat 12a	£14,400 per annum (£1,200 pcm)	£15,000 per annum (£1,250 pcm)
Flat 13a	£13,200 per annum (£1,100 pcm)	£15,000 per annum (£1,250 pcm)
5x Garages	Vacant	£13,500 per annum (5x £225 pcm)

- 19.17. As commented on above, no. 8 Holmstall Parade is essentially vacant from a valuation perspective due to the mutual rolling break options which would intensify management. We also understand that the borrower currently occupies some of the garages for the purposes of storing his own household items of furniture together with building appliances and associated equipment.
- 19.18. The total aggregate Market Rent is £232,900 per annum.
- 19.19. It is noted that the income does not follow a true pattern. Evidently, where tenants are already in occupation and are seeking to renew their tenancies for a further term, they may be prepared to pay an increase rather than relocate to an alternative address. Differences from a set tone may therefore emerge depending on whether there are new lettings or renewals of existing tenancies.

19.20. **Investment Market:** In valuing the subject property, we have analysed various transactions involving the sale of a variety of retail investments. Whilst the location of the comparables is not always directly relevant, these transactions provide a guide as to how investors view cashflows as the decision to purchase is unlikely to be location dependent. Therefore, the following transactions have been considered:

ADDRESS	50 Packhorse Road, Gerrards Cross, Buckinghamshire, SL9 8EF
DATE	24 March 2022
SOLD PRICE	£658,000
NET INITIAL YIELD	6.50%

This virtual freehold retail investment is a lock-up shop on the ground floor with an external rear store and two upper floors. The upper floors comprise of four flats that have been sold off on separate long leases. All parts are comprised within a mid-terraced three storey building that was constructed in the early to mid-19th century. It is currently let on a 5 year full repairing and insuring lease from 1 October 2021 to Carpetright Limited. The passing rent is £45,000 per annum. The upper parts have been sold off as four separate long leasehold interests and they are producing peppercorn ground rents. The property was purchased at an auction following a guide price of £550,000+. We comment that Carpetright trade from over 300 stores and concessions in the UK as well as 120 stores across Holland, Belgium and the Republic of Ireland. While the lease has approximately 4 years unexpired, there are no opportunities for continued rental growth and therefore, this property is considered secondary from an investment perspective.

ADDRESS	811 Harrow Road, Kensal Rise, London, NW10 5NJ
DATE	24 March 2022
SOLD PRICE	£110,000
NET INITIAL YIELD	7.61%

This virtual freehold retail investment is a lock-up shop on the ground floor of a mid-terraced three storey building that was constructed in the early to mid-19th century. It is currently let on a full repairing and insuring lease by way of a service charge to a private individual at a rent of £8,520 per annum. The lease contractually expires on 19 December 2031. A rent review is dated in December 2023 and it is linked to the RPI and subsequent reviews are dated in every fourth year of the term. The lease is contracted outside of the Landlord & Tenant Act 1954. The long leasehold interest is held on a lease for a term of 999 years from 10 March 2020 and it is subject to a peppercorn ground rent. The property was purchased at an auction following a guide price of £110,000 to £120,000. Whilst the lease has approximately 9¼ years unexpired, the tenant covenant is an unknown risk and this factor is reflected in the yield.

ADDRESS	24 Camden Road, Camden, London, NW1 9DP
DATE	4 November 2021
SOLD PRICE	£401,000
NET INITIAL YIELD	7.18%

This virtual freehold retail investment comprises ground floor retail accommodation together with lower ground floor ancillary accommodation and it forms part of a much larger building. It is currently let on a full repairing and insuring lease by way of a service charge to a Hazy Trails Limited at a rent of £30,000 per annum. The 15 year lease commenced with effect from 2 July 2009 and there is a rent review dated in June 2024. The 999 years long leasehold interest commenced from completion of the sale and it is subject to a peppercorn ground rent. The occupational lease has approximately 2 years unexpired and the tenant is a local independent business operator. The investment therefore has an unknown covenant and its continuity of income is limited to the potential for a lease renewal following the end of the existing contractual lease term.

19.21. In addition, recently completed sales of residential investments also include:

- i. **25a Broad Street, Teddington, Middlesex, TW11 8QZ:** This two bedroom duplex flat was purchased at an auction dated 27 July 2022 for £225,000. The property forms part of a three storey shopping parade that was constructed in the 1950s. The 999 years long leasehold interest is from 17 March 2017 and it is subject to a peppercorn ground rent. It is occupied by way of an Assured Shorthold Tenancy for a term of 12 months from 1 February 2022 and at a passing rent of £1,116 per calendar month. The purchase price reflects a gross yield of 5.95%.
- ii. **373 High Road, Willesden, NW10 2JR:** This two bedroom split level maisonette was purchased at an auction dated 9 November 2021 for £225,000. The property is arranged on the ground and first floors of an established shopping parade. The 125 years long leasehold interest is from 24 June 1991 (approximately 94 years unexpired) and it is subject to a ground rent of £100 per annum. It is occupied by way of an Assured Shorthold Tenancy that is holding over at a passing rent of £1,100 per calendar month. The purchase price reflects a gross yield of 5.87%.
- iii. **8a Ruislip Road, Greenford, Middlesex, UB6 9QN:** This one bedroom first floor flat was purchased at an auction dated 14 July 2021 for £164,000. The property forms part of an established shopping parade and it is suited directly above an estate agent. The long leasehold interest expires on 25 March 2085 (approximately 64 years unexpired) and it is subject to a ground rent of £100 per annum rising to £200 per annum. It is occupied by way of an Assured Shorthold Tenancy that is holding over at a passing rent of £775 per calendar month. The purchase price reflects a gross yield of 5.67%.

19.22. With regard to the garages, there have been no recently completed sales within the Greater London districts and therefore, we have had to extend our searches further afield:

ADDRESS	680 Eastbrook Drive, Romford, Essex, RM7 0XY
DATE	2 December 2021
SOLD PRICE	£14,000
GROSS YIELD	9.43%

This freehold investment consists of a single garage within a block of five that is producing £1,320 per annum by virtue of a licence agreement. The property was purchased at an auction. There was no guide price.

ADDRESS	Garages at Harvey Road, Chesterfield, S41 0BW
DATE	26 August 2021
SOLD PRICE	£26,000
GROSS YIELD	10.04%

This freehold investment consists of a block of five garages that are producing £2,610 per annum. The property was purchased at an auction. There was no guide price.

ADDRESS	Garage at Partridge Square, East Ham, London, E6 5LH
DATE	26 August 2021
SOLD PRICE	£14,000
GROSS YIELD	10.91%

This freehold investment consists of a single garage within a purpose built block that is producing £1,527 per annum. The property was purchased at an auction. There was no guide price.

- 19.23. We comment that the location of all of the investment comparables is not always directly relevant but the purpose of providing these transactions is to look at how investors view cashflows as the decision to purchase is unlikely to be location dependent.
- 19.24. We are further mindful that the diversity of the income streams generated by multi-let mixed use (retail and residential) investments may be viewed more keenly by investors compared to a single let asset as there is the potential to retain income allowing proactive management to be undertaken while continuing to service any debt.
- 19.25. Whilst the property is not producing an institutional grade income stream, it is well occupied. This is considered to be attractive to both private investors and their lenders. As an exit strategy, the property also offers the potential to carve up and sell off as individual freehold/long leasehold interests, should the need arise.
- 19.26. We have therefore applied the following yields to the different income streams following consideration of the above retail and residential investment sales:

LEASES	7.50%
OVER-RENTED	8.00% (hardcore) 8.00% (froth)
VACANT	8.50%
RESIDENTIAL	5.75%
GARAGES	10.00%

- 19.27. The yield differential reflects the certainty of the individual income streams together with the risks associated with securing further rental growth as lease events arise.
- 19.28. A 5-7 month reletting void together with a three months rent free has been assumed to relet the vacant accommodation at no. 8 Holmstall Parade.
- 19.29. By applying the above yields the Market Value of £3,210,000 reflects an aggregate initial yield of 5.77%, an equivalent yield of 6.73% and a reversionary yield of 6.82%. These yields reflect the net income stream after the deductions for normal purchaser's costs.
- 19.30. The property is also considered to be reversionary due to the vacant unit (no. 8 Holmstall Parade) together with the marginally under-rented premises at 12-13 Holmstall Parade.
- 19.31. We consider that the Market Value offers a competitive yield profile as evidenced by the following transactions:
- i. **288-306 High Street, Harlington, Hayes, Middlesex, UB3 5DU:** The mixed use (retail and residential) investment consists of an unbroken parade of five retail units and five self-contained 3 bedroom split level maisonettes. In addition, the property also includes 9 garages and a service yard to the rear, offering development potential, subject to planning. It was purchased at an auction dated 17 February 2022 for £2,460,000. The tenant profile comprises of private individuals except for no. 288 High Street which is let to Ladbrokes Betting & Gaming Limited. The total aggregate rental income is £127,370 per annum. There are no vacancies. The purchase price reflects a net initial yield of 4.87%.

- ii. **32 High Street, & 11-15 Woodbine Place, Wanstead, London, E11 2RH:** The mixed use (retail and residential) investment consists of an unbroken parade of five retail units consisting of a combination of 3x three storey shops with ancillary above and 3x single storey units. It was purchased at an auction dated 16 June 2021 for £1,525,000. Tenants include Churchill Estates, Petty Son & Prestwich Estate Agents together with three private individuals operating as a takeaway, hairdressing salon and a clothes shop. The total aggregate rental income is £85,750 per annum and it has an average weighted unexpired lease term of 8 years. The purchase price reflects a net initial yield of 5.30%.
 - iii. **119-127 South Road, Haywards Heath, West Sussex, RH16 4LR:** The mixed use (retail and residential) investment consists of four retail units and ten self-contained flats. It was purchased at an auction dated 15 June 2021 for £3,305,000. Existing accommodation totals 1,008.96 sq m (10,860 sq ft). Shop tenants include St Catherines Hospice and Scotco Restaurants Limited (t/a KFC). It is producing a total aggregate rental income of £187,160 per annum. The property may offer potential to create more flats by adding a further floor/mansard roof, subject to consents. The purchase price reflects a net initial yield of 5.32%.
- 19.32. **Market Value with the Special Assumption of Vacant Possession:** Capital value sales evidence from nearby properties with full vacant possession is not available. However, the property should never become truly vacant as to lose all the tenants would be a reflection of poor management. This is therefore a hypothetical valuation. We also comment that a purchaser acquiring with vacant possession may be considering the potential to break-up in order to dispose of as separate freehold and/or long leaseholds.
- 19.33. In arriving at our opinion of the Market Value of the retail element with full vacant possession, we have capitalised the individual Market Rents with an all risks yield we consider appropriate having regard to letting prospects together with our perception of its marketability to prospective purchasers.
- 19.34. The choice of yield is to be derived from the comparable evidence commented on above to which a discount adjustment is made to reflect the risks and profit margin that an investor would require in acquiring the property. This risk margin will vary significantly, depending on the prevailing market, location, property and likely demand, both from occupiers and from purchasers of the created investment based on the hypothetical letting scenario. The valuation on this basis also incorporates a sufficient letting period (5-7 months) and rent-free (3 months).
- 19.35. When formulating our opinion of Market Value, we have applied an equivalent yield of 9.00% to the individual Market Rents for the retail element. The yield has been adjusted to reflect prevailing market risks in connection with the amount of retail space coming onto the market at a single point in time together with the uncertain level of demand from occupiers as at the date of valuation.
- 19.36. In considering the residential element, we have adopted three month marketing voids to secure new residential tenancy agreements on fairly standard AST terms at the Market Rent. The individual maisonettes have been valued with an equivalent yield of 5.60% which also reflects a gross capitalisation yield at 5.75%.

- 19.37. The value of the residential elements with vacant possession would be underpinned by the potential to dispose of as separate 125 year long leasehold interests with reasonable service charge obligations levied.
- 19.38. Additional empty property holding costs consisting of void business rates and council tax payments, insurance and security together with an arbitrary sum for repairs/maintenance together with a contingency (£50,000).
- 19.39. Therefore, the overall market value with the special assumption of vacant possession is £2,930,000 reflecting a reversionary yield (on letting of the individual parts) at 7.52% which would be weighted down by the capital value of the residential element.
- 19.40. **Recent Transactional History:** Having made online enquiries with the Land Registry, we are aware that the property was purchased on 21 November 2019 for £2,864,000. However, since this date the configuration of the property together with its tenant profile has significantly changed following the granting of planning permission reference, 20/3303 that was approved in December 2021.
- 19.41. The borrower has subsequently converted the ground floor and relet the reconfigured accommodation.
- 19.42. Accordingly, it is our understanding that nos. 7, 8, 9 and 11 were previously occupied as a car showroom. This business faltered during the Covid-19 pandemic.
- 19.43. Should any such information come to light before the loan is finalised the matter must be referred back to us for further consideration.

20. VALUATION

- 20.1. **Market Value:** In our opinion the Market Value of the freehold interest in the above property as at 14 September 2022 and subject to the existing tenancies is:

£3,210,000
(Three Million Two Hundred and Ten Thousand Pounds)

- 20.2. **The Value subject to the existing tenancies and on the Special Assumption that the Bank is in possession and needs to sell the Property within 90 Days because of the costs of recovery, maintenance and security until the sale is concluded:** In our opinion the Value of the freehold interest in the above property in its existing condition as at 14 September 2022 and on the Special Assumption above is:

£2,850,000
(Two Million Eight Hundred and Fifty Thousand Pounds)

- 20.3. **Market Rent:** In our opinion the Market Rent of the freehold interest in the above property in the condition as at 14 September 2022 and subject to the existing tenancies is:

£232,900 Per Annum
(Two Hundred and Thirty Two Thousand Nine Hundred Pounds Per Annum)

- 20.4. **Market Value on the Special Assumption of Vacant Possession:** In our opinion the Market Value of the freehold interest in the above property as at 14 September 2022 and on the Special Assumption of vacant possession is:

£2,930,000
(Two Million Nine Hundred and Thirty Pounds)

21. LENDING CONSIDERATIONS

- 21.1. **Appropriate Marketing Period:** The standard definition of Market Value requires the Valuer to assume that full and proper marketing has been undertaken for an appropriate period to achieve the best price. In preparing our valuation we have considered that an appropriate marketing period to have achieved our stated opinion of value would have been 5-7 months.
- 21.2. **Future Performance:** Whilst the UK economy remains just ahead of its pre-pandemic level, consumer confidence has fallen sharply in recent months due to a squeeze in disposable incomes. This has been due to an escalating cost-of-living crisis which was made worse by Russia's invasion of Ukraine. The Bank of England may raise interest rates in response to soaring inflation and this measure is likely to suppress property values. We would, therefore, recommend that the valuation is kept under regular review and that specific market advice is obtained should you wish to effect a disposal.
- 21.3. **Regulated Mortgages:** In compliance with FCA Regulations, we confirm that the proportion of the 'total area' occupied as private living accommodation is greater than 40%.
- 21.4. **Issues/Assumptions/Recommendations:** To mitigate the effect of any future adverse factors upon the property as security, we recommend:
- i. We recommend that the property is kept in good repair and condition. Any works of repair and/or replacement are to be effected at the appropriate time in order to mitigate the effect of any future adverse factors upon the property as security.
 - ii. Planning permission reference 20/3303 has been implemented by virtue of the creation of new retail units via the subdivision of the former car showroom premises. However, you have instructed us to value the property as it currently stands and to exclude any effect on value in connection with the outstanding development proposition.
 - iii. The borrower has indicated an intention to complete the development proposition and we therefore recommend that the scheme is undertaken so that the property continues to meet both legislative and market requirements.
 - iv. The freeholder will be responsible for repairing and maintaining the exterior/common parts of the building. Whilst two of the commercial tenants are to pay the landlord 'a fair proportion of all reasonable costs' these service charge provisions have never been actioned. The Licence agreements together with all Assured Shorthold Tenancy agreements do not make provision for the recovery of costs through a service charge.

- v. It is noted that five EPCs are based on historic assessments and accordingly, they expire in May 2023. We recommend that new EPCs are commissioned to ensure that the property meets the minimum requirements under the current MEES Regulations.
- vi. The car park immediately to the rear of the property appears to have unrestricted rights of vehicular access from the highway across a privately owned service road. We therefore recommend that your legal advisors undertake investigations to establish the existence of any ongoing obligations in connection with repairing and maintaining the access road which is in communal use.
- vii. The diversity of the income stream may be viewed more keenly by investors compared to a single let asset. Theoretically, it should never be truly vacant as to lose all tenants would be a reflection of very poor management. However, no. 8 Holmstall Parade has been valued with vacant possession as existing occupation can be determined by either party at any time on the giving of three months' notice. Furthermore, the income generated by each licence is considered to be de-minimis and does not reflect the best rent that the premises would attain when professionally marketed.
- viii. As lease terms expire, proactive management will be required in order to maintain the income stream. This strategy may also realise an opportunity to increase the income from the asset.
- ix. All valuations are professional opinions on a stated basis, coupled with any appropriate assumptions or Special Assumptions. A valuation is not a fact, it is an estimate. The degree of subjectivity involved will inevitably vary from case to case, as will the degree of certainty, or probability, that the valuer's opinion of value would exactly coincide with the price achieved were there an actual sale at the Valuation Date.
- x. Property values can change substantially, even over short periods of time, and so our opinion of value could differ significantly if the date of valuation were to change. If you wish to rely on our valuation as being valid on any other date you should consult us first.

21.5. **Suitability as Security:** Having regard to the above comments we can confirm that the property is suitable as banking security subject to normal prudent lending policy on the strict assumption that no other charges exist against the property at the date of our valuation or at the date the proposed facility is drawn down.

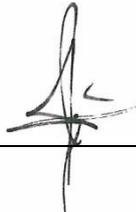
22. BUILDING REINSTATEMENT

22.1. We have not undertaken a detailed assessment of the probable costs of rebuilding. However, in order to provide you with an approximate guide so that you can assess the adequacy of the insurance cover maintained by the borrower we have consulted average building costs for buildings of this type published by the Building Cost Information Service. Based on this information we would expect the cost of reinstatement at the date of this report to be in the region of **£3,049,000**. This figure is inclusive of site clearance fees and demolition but it excludes consequential losses, fixtures and fittings, stock, loss of rent and VAT on construction costs.

23. LIMITATION AND PUBLICATION

23.1. This valuation report is provided for the stated purpose and the sole use of the named client. It is confidential to the client and his professional advisers and the valuer accepts no responsibility whatsoever to any other person. Neither the whole nor any part of this report nor any reference thereto may be included in any published documents circular or statement nor published in any way without the valuer's written approval of the form and context in which it may appear.

Yours faithfully

A handwritten signature in black ink, appearing to be 'J L D James', written over a horizontal line.

Prepared by:

J L D James BSc (Hons) MRICS
RICS Registered Valuer
(RICS Number: 1117669)
For and on behalf of Kirkby Diamond

T. 01908 558748
E. jimmy.james@kirkbydiamond.co.uk

A handwritten signature in blue ink, appearing to be 'A M Wright', written over a horizontal line.

Countersigned by:

A M Wright FRICS, FAAV
RICS Registered Valuer
(RICS Number: 0079314)
For and on behalf of Kirkby Diamond

T. 01908 558749
E. andrew.wright@kirkbydiamond.co.uk

APPENDIX 1

Proplend Security Limited

Letter of Instruction

Method xi System Ref: 22156

Our Ref: Not Provided

Sep 8, 2022

Kirkby Diamond - Borehamwood
Kinetic Business Centre,
Theobald Street,
Elstree and Borehamwood,
Hertfordshire,
WD6 4PJ

Dear Sirs

Instruction: 22156

Property Address: 7-13 Holmstall Parade, Burnt Oak Broadway, Edgware, HA8 5HX, Burnt Oak Broadway, Edgware, HA8 5HX

Applicant: Mr Dinesh Hirani

Further to recent communications, we write to instruct with regard to the Property/Business/Development on the terms set out below.

1. Property/Business/Development

Property/Business/Development Address:	7-13 Holmstall Parade, Burnt Oak Broadway, Edgware, HA8 5HX, Burnt Oak Broadway, Edgware, HA8 5HX.
Type of Property/Business/Development:	Semi Commercial.
Brief Description:	The Subject Properties consist of a three-storey (plus lower ground floor), mid-terraced building arranged as seven ground floor retail units, with seven, self-contained maisonettes (all 2-beds) located to the upper floors. ? Constructed circa 1930s, the total sq ft is 8,830, split 40% commercial and 60% residential (3,510 sq ft commercial and 5,320 sq ft resi accommodation). Title no's MX404655, NGL815816, NGL806055, NGL806003
Estimated Value:	£3,600,000.00.
Estimated GDV (if applicable):	N/A.
Interest:	TBC.

2. Client Details

Your report should be addressed to: Client Name: Brian Bartaby, Proplend Security Limited, 15 Little Green, Richmond, TW9 1QH

Client Address: 15 Little Green, Richmond, TW9 1QH.

Please note that we are your client in this matter and not the applicant or their finance broker, even where they are paying for the report.

3. Basis of Instructions

Purpose of Instruction:	Secured Lending.
Type of Instruction:	Full Report.
Requirement:	Bricks & Mortar (VP) and Investment Values, and OMR figures..
Date of Report:	TBC.
Goodwill, licences and trade FF&F to be valued:	No.
Counter-signatory required for this instruction:	Yes.
Terms of Business:	As laid out in "Method's Approved Terms and Conditions for the supply/receipt of instructions by Customers/Panel Members between Customers and Panel Members" ("Method's Approved Terms and Conditions") sent to you under cover of this letter, and the Panel Management Agreement and Panel Services Agreements which are in place between the parties.
Specific Requirements:	<p>You will make sure you address the points contained in the "Summary of Requirements" below.</p> <p><u>Submission of Report:</u> You will submit your report through the Method xi system 5 days after your inspection. If you will not be able to meet this timescale please advise using the 'report a delay' feature of the Method xi system.</p> <p><u>Communications:</u> All communications between us to be through the Method xi system to ensure we have access to the full case history feature.</p> <p><u>Queries/Issues/Problems:</u> For queries relating to this instruction please submit a 'Query' through the Method xi system and for problems during the course of this instruction, please use the 'Report a Problem' feature on the Method xi system.</p>
Any Other Requirements:	These will be as laid out in our Guidance Notes available on the Method xi Valuer Portal, if such Guidance Notes exist.
Applicant Name:	Mr Dinesh Hirani
Access arranged through:	Please contact Mr Dinesh Hirani within 24 hours of receipt of this letter.
Tel No. for Access:	07917080600.
Email for Access:	dinesh@hirani.co.uk.
Agreed fee(s):	£3,175.00 + VAT.

Please submit your invoice to Method in accordance with Method's Approved Terms and Conditions for the supply/receipt of instructions by Customers/Panel Members between Customers and Panel Members.

4. Requirements for Professional Advisers

Please note Proplend Security Limited, require surveyors acting for it to meet the following minimum criteria:

Minimum Number of Directors/ Partners:	2.
Minimum Professional Indemnity Cover:	£5,000,000.00.
Professional Indemnity Cover duration:	During the continuance in force of these terms and conditions and for six years after termination maintain professional indemnity insurance. If you cease trading prior to six years after termination of the Method's Approved Terms and Conditions for the supply/receipt of instructions by Customers/Panel Members between Customers and Panel Members, you shall ensure adequate run-off cover to fulfil your PII obligations.
Other:	Market Value to be less than PII limit.
Surveyor Qualifications:	<u>Signatories</u> RICS Registered Valuer with at least 3 years Post Qualification Experience. <u>Counter Signatories</u> RICS Registered Valuer with at least 5 years Post Qualification Experience.

If you do not meet this minimum criteria do not accept this instruction.

5. Other

Distance of Valuer to Property/Business/Development:	4.2 miles.
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6. Please Note

If we have any Guidance Notes these will be available through the Valuer Portal of the Method xi system. In the event of a conflict between the contents of our Guidance Notes and our standard instruction letter, please note that our standard instruction prevails. It is your responsibility to make sure you understand our requirements.

Method's Approved Terms and Conditions and the Lender's Guidance Notes are hereby incorporated into this letter of Instruction which is submitted on the basis that:

1. Method's Approved Terms and Conditions prevail in respect of the Customer's obligations;
2. Method's Approved Terms and Conditions prevail in respect of the Panel Member's obligations and
3. In respect of the instructions the terms and conditions contained within the Letter of Instruction will prevail.

Do not accept this instruction unless you are happy with the instruction being on this basis.

By undertaking this instruction you agree that you will be deemed to unequivocally accept this condition.

Any variations to these terms, you seek to impose by issuing your own terms of business shall be of no effect whatsoever, even if mistakenly signed on our behalf.

Given the framework in place between us as the lender, the panel manager and yourselves, we do not require you to issue Terms of Business. You may provide a copy of you Acceptance of Instruction letter/ Terms of Engagement, but these are not to include any variations to the established terms of business.

We trust that these instructions are clear; however, should you wish to discuss the contents of this instruction letter please contact Method (admin@method-vm.co.uk).

Yours faithfully
Proplend Security Limited

Summary of Requirements

Background

You are instructed to provide a report and valuation of the Property for secured loan purposes in accordance with the RICS Valuation - Global Standards 2020 'the Red Book'.

The report is to be addressed to Proplend Security Limited (the "Security Trustee") in accordance with the terms set out in this instruction letter who will rely on the Valuation as Security Trustee.

The Professional Indemnity Insurance Policy must be in your own name effected and maintained with an insurer approved by the Royal Institution of Chartered Surveyors providing you with full cover against your potential liabilities under your report and valuation including without limitation claims for breach of instructions and claims for professional negligence.

You will not do anything which might invalidate any Professional Indemnity Insurance Policy or to prejudice our entitlement thereunder. You will on request provide us with evidence of the existence and renewal of the Professional Indemnity Insurance Policy, the name of the insurer and proof of payment of the premium.

We never lend on security of property where we are aware that the borrower or any related or connected person uses or intends to use the property as a dwelling. Please report to us who is in occupation of the property and let us know immediately if you believe or suspect that that the borrower or any related or connected person uses or intends to use the property as a dwelling.

Instruction

The report containing your valuation (Valuation Report) should be addressed to Proplend Security Limited which must clearly state that it can be relied upon for the purposes described in this instruction letter by the parties named herein. Please ensure that the Valuation Report accords with the current RICS Appraisal and Valuation Manual.

Please indicate in your Valuation Report if the valuer or your firm have had any previous involvement with the Property forming the subject of the valuation. If so, please indicate the nature and extent of that involvement and confirm specifically that you consider there is no conflict of interest on the part of the valuer or your firm.

The report and valuation must be undertaken and signed by a qualified valuer with a minimum 2 years PQE. A qualified valuer must be both a member of the Royal Institution of Chartered Surveyors, MRICS/FRICS and an RICS registered valuer. The Lender requires all residential and commercial valuation reports (excluding short form residential templates) are to be countersigned by a Chartered Surveyor, MRICS/FRICS and an RICS registered valuer with a minimum of 5 years PQE.

Content of Valuation and Report

The Market Valuation referred to below should be based on current values and should reflect market conditions prevailing at the date of the Valuation Report, and changes in market conditions that you are able to predict, and should include:

- Market Value in its current condition subject to, and with the benefit of, any existing leases or tenancies;
- Market Value in its current condition subject to, and with the benefit of, any existing leases or tenancies assuming a sale to be completed within 90 days;
- Market Value of the Property assuming Vacant Possession;
- Estimated rental value for the subject Property(s).
- Estimated Reinstatement Cost for fire insurance purposes, including site clearance costs and professional fees;
- Executive Summary;
- Provide commentary on whether the Property is suitable for loan security purposes;
- Details of tenant(s), including passing rent, lease start/expiry/break dates and any non-recoverable costs etc. For commercial tenancies provide strength of covenant, service charge issues etc;
- Tenure and principle terms of lease for leasehold properties;
- Provide comparable sales and rental evidence to support your assumptions on values;
- Provide commentary on continued likely market demand for properties of this size and nature, in this location, for sale and to let;
- Provide a full description of the Property to include its accommodation, its size, its construction, location and general state of repair. These details should be supported with photos of the Properties. Whilst you are not instructed to carry out a structural survey on each Property, please comment of any noticeable defects that might warrant further investigation and which might affect the marketability of the Property
- Valuation methodology including justification of value, calculations and residual appraisals on land with planning valuations;
- If the property is a development, we require information on build costs, comparison to BCIS indices and full commentary to support the build costs adopted within your valuation.
- Provide copies of relevant planning consents and documentation including approved drawings, Section 106 agreements etc and commentary thereon.
- Copy of the most recent Energy Performance Certificate
- Specific commentary concerning access right to the different areas of the Property.

- Purchase history of the Property during the last 10 years. If the Property is on the market, please confirm the selling agent and include a copy of the sales particulars in the report.
- Lending risks both short and medium term
- Residential element as a percentage of the land area.
- For new builds / conversions (last 10 years), please comment on the completion date, whether NHBC or similar certification would be required, the number of properties in the development and any recent sales
- Commentary on any invasive vegetation, contamination, and/or hazardous substances identified upon inspection
- Any additional reports required on the Property i.e. Ground Investigation Structural Survey, Asbestos Report etc
- Council tax band / Rateable Value
- Disability Discrimination Act issues.

Please provide as appendices:

- Sufficient colour photographs of the street scene, exterior (front and rear) and interior of the Property.
- A general location map and a more detailed plan showing boundaries you have assumed for the Property.
- Land registry extract.

Report on Title

The Security Trustee requires that its acting Solicitors arrange to send you a copy of their Report on Title in respect of the Property and obtain your written confirmation that nothing in the report on title has any effect on the valuation report you have provided to the Security Trustee. Please respond to any such request by the acting Solicitors timely and without delay.

Method's Approved Terms and Conditions for the supply/receipt of instructions by Customers/Panel Members, between Customers and Panel Members (the Method Approved Terms and Conditions)

The following terms and conditions apply to the provision and receipt of valuation and/or IMS survey reporting services (and any related work) to the Customer by the Panel Member. These terms and conditions are issued to you to confirm the basis of your Instruction for the supply and receipt of these Services.

These terms and conditions are in addition to the framework agreement between (1) Method and (2) the Customer (herein referred to as the Panel Management Agreement) and the framework agreement between (1) Method and (2) the Panel Members (herein referred to as the Panel Services Agreement).

Agreed Terms

1 Interpretation

The following definitions and rules of interpretation apply.

1.1 Definitions

Agreed Fee: means the agreed fee as referred to within the Letter of Instruction.

Applicable Laws: means the laws of England and Wales and any other laws or regulations, regulatory policies, guidelines or industry codes which apply to the activities of the parties under these terms and conditions including those issued by relevant regulatory bodies in the property sector.

Applicant: means any person to whom the Customer is considering making a Mortgage Advance based on the security of the Property Asset and/or Business to be valued.

Charges: means the agreed fee referred to within the Letter of Instruction.

Customer Group: means any holding company or companies of a Customer and any subsidiary or subsidiaries of that Customer or any such holding company, from time to time. Holding company and subsidiary shall be defined according to Section 1159 of the Companies Act 2006.

Customer Materials: all documents, information, items and materials in any form, whether owned by the Customer or a third party, which are provided by the Customer to the Panel Member in connection with the Services.

Customer: means any company that receives Services pursuant to the Letter of Instruction and has entered into a Panel Management Agreement with Method in respect of the Services.

Deliverables: means the reports which are prepared by the Panel Member for the Customer and any documents, products and materials provided by the Panel Member to Method and the Customer.

Instruction: means any communication by the Customer whether through Method or otherwise to prepare a report or perform Services as more specifically detailed in the letter of Instruction (the Letter of Instruction) from the Customer to the Panel Member.

Method: means Method Valuation UK Limited (CRN: 08894835).

Method Approved Terms and Conditions: means these terms and conditions as may vary from time to time.

Mortgage Advance: means any advance made or proposed to be made by the Customer to an Applicant secured or to be secured over the Property Asset and/or Business to be valued.

Panel Management Agreement: means the framework agreement between Method and the Customer in relation to the procurement of software and supporting services provided by Method to the Customer.

Panel Member Materials: means any Panel Member confidential information, processes, methodologies, procedures, technologies, techniques, know-how, tools, templates, materials, software, including, without limitation, supplier licensed software and any third-party software, information, data and trade secrets developed or acquired by the Panel Member, or licensed to the Panel Member by a third party.

Panel Member: means any company that supplies Services pursuant to a Letter of Instruction and has entered into a Panel Services Agreement with Method in respect of the Services.

Panel Member's Deliverables: means the valuation reports or IMS reports which are prepared by the Panel Member for the Customer and any documents, products and materials provided by the Panel Member to the Customer in accordance with the Letter of Instruction and these Method Approved Terms and Conditions.

Panel Services Agreement: means the framework agreement between Method and the Panel Member in relation to the procurement of the Services to the Customer.

Personal Data: has the meaning given in applicable Data Protection Legislation from time to time.

Property Asset and/ or Business: means the assets to be secured by the Mortgage Advance.

Services: means the provision of valuation and/or IMS services by the Panel Member of the Property Assets and/or Businesses pursuant to the Letter of Instruction.

1.2 A person includes a natural person, corporate or unincorporated body (whether or not having separate legal personality).

1.3 The Schedules form part of this Agreement and the content of the Schedule or the documents referred to in the Schedule shall have effect as if set out in full in the body of this Agreement. Any reference to this Agreement includes the Schedule.

1.4 A reference to a company shall include any company, corporation or other body corporate, wherever and however incorporated or established.

1.5 Unless the context otherwise requires, words in the singular shall include the plural and in the plural shall include the singular and a reference to one gender shall include a reference to the other genders.

1.6 This Agreement shall be binding on, and enure to the benefit of, the parties to this Agreement and their respective personal representatives, successors and permitted assigns, and references to any party shall include that party's personal representatives, successors and permitted assigns.

1.7 A reference to a statute or statutory provision is a reference to it as amended, extended or re-enacted from time to time and shall include all subordinate legislation made from time to time under that statute or statutory provision.

1.8 A reference to writing or written includes email

1.9 Any obligation on a party not to do something includes an obligation not to allow that thing to be done.

1.10 Any words following the terms including, include, in particular, for example or any similar expression shall be construed as illustrative and shall not limit the sense of the words, description, definition, phrase or term preceding those terms.

2 Commencement and duration

The set terms and conditions shall commence on the issue of the Instruction Letter and shall continue in force until or unless terminated in accordance with clause 9 below, or on the satisfactory completion of the instruction. These terms shall be deemed to be agreed on your submission of a report in response to this instruction.

3 Customer's obligations

3.1 The Customer shall:

3.1.1 co-operate with the Panel Member and Method as applicable in all matters relating to the Services;

3.1.2 appoint a manager for the Services, who has the authority to contractually bind the Customer on matters relating to the Services.

3.1.3 provide to the Panel Member in a timely manner all documents, information, items and materials in any form (whether owned by the Customer or third party) required under these terms and conditions or otherwise reasonably required by the Panel Member in connection with the Services and ensure that they are accurate and complete in all material respects; and

3.1.4 obtain and maintain all necessary licences and consents and comply with all relevant legislation as required to enable the Panel Member to provide the Services, including the use of all Customer Materials insofar as such licences, consents and legislation relate to the Customer's business, premises, staff and equipment, in all cases before the date on which the Services are to start.

3.2 If the Panel Member's performance of its obligations under these terms and conditions is prevented or delayed by any act or omission of the Customer, its agents, sub contractors, consultants or employees, then, without prejudice to any other right or remedy it may have, the Panel Member shall be allowed an extension of time to perform its obligations equal to the delay caused by the Customer.

4 Panel Member's responsibilities

4.1 The Panel Member shall provide the Services and deliver the Deliverables as instructed in accordance with these terms and conditions and:

4.1.1 The Letter of Instruction and Panel Services Agreement;

4.1.2 Good Industry Practice;

4.1.3 Applicable Law;

4.1.4 the rules, regulations and guidance of RICS and/or other Appropriate Professional Body applicable from time to time; and

4.1.5 such policies and procedures of the Customer as notified in writing by Method and/or the Customer as applicable from time to time.

4.2 The Panel Member shall be given Instructions pursuant to the Letter of Instruction and shall submit reports via and in accordance with the electronic system as Method may specify from time to time. The Panel Member shall ensure that at all times it has the capability to receive and process Instructions and reports using such system specified by Method.

4.3 The Panel Member shall:

4.3.1 co-operate with the Customer where required and act reasonably and in good faith in carrying out Instructions and performing its obligations under the terms and conditions always in accordance with clause 4.1;

4.3.2 ensure that it provides and maintains at all times all equipment, systems and materials necessary for the proper performance of the Services, appropriately licensed for the purposes for which it is to be used and at all times in conformance with Applicable Law;

4.3.3 deliver the Services in compliance with these terms and conditions;

4.3.4 provide such advice and assistance as may be reasonably requested to enable the Customer to take the full benefit of the reports and Services. The Panel Member confirms that any such work is included in the Charges for the report and does not constitute additional work for which an additional fee would be chargeable;

4.3.5 supply an electronic copy of each report in the first instance, supplemented by additional hardcopies as required by Method and/or Customers as applicable; such additional hardcopies of such reports being supplied without any additional charge or fee; and

4.3.6 provide such assistance, support and information as reasonably requested by Method and/or the Customer as applicable, in relation to any investigations, questions or complaints arising from the provision of services (or any report) provided by the Panel Member, at no additional cost to the Customer.

5 Warranty and Representation

5.1 The Customer warrants and represents that it has full legal capacity and authority to enter into these terms and conditions and the Letter of Instruction to procure the Services and perform its obligations under and in accordance with these terms and conditions.

5.2 The Panel Member warrants and represents that:

5.2.1 it has full legal capacity and authority to enter into and to provide the Services in accordance with these terms and conditions and the Letter of Instruction;

5.2.2 it has and will maintain throughout the period of these terms and conditions remains in force all Licences, permissions, registrations and other rights, including those required under Applicable Law, necessary to enable it lawfully to provide the Services and to perform its obligations under and in accordance with these terms and conditions; and

5.2.3 the Services shall be performed with all reasonable skill and care by appropriately qualified, experienced and trained personnel devoting sufficient time to the proper performance of the Services and always in accordance with clause 4.

5.3 All conditions, warranties and other terms implied by statute, common law, course of dealing or otherwise are excluded to the fullest extent permitted by law.

5.4 The Panel Member shall indemnify and hold the Customer harmless from all claims and all direct, indirect or consequential liabilities (including loss of profits, loss of business, depletion of goodwill and similar losses), costs, proceedings, damages and expenses (including legal and other professional fees and expenses) awarded against, or incurred or paid by, the Customer as a result of or in connection with any claim made against the Customer in respect of any liability, loss, damage, injury, cost or expense sustained by the Customer, Customer Group, Applicant or third party to the extent that such liability, loss, damage, injury, cost or expense was caused by, relating to or arising from the provision of the Services as a consequence of a breach or negligent performance or failure or delay in performance of these terms and conditions by the Panel Member.

6 Charges and payment

6.1 In consideration of the provision of the Services by the Panel Member, Method on behalf of the Customer shall pay the Charges to the Panel Member in accordance with this Clause 6.

6.2 The Panel Member acknowledges that Method can receive the Charges from either the Applicant or the Customer. The Panel Member further acknowledges that Method is under no obligation to pay the Charges to the Panel Member until Method has received the Charges from the Applicant and/or the Customer.

6.3 Payment of the Charges due to the Panel Member shall be made by Method using Method's online system provided for such purposes within 30 Business Days of receipt of the Panel Member's invoice which shall be issued to Method upon completion of the Instruction using Method's online system provided for such purposes.

6.4 The Panel Member shall notify Method in writing of the details of its bank account for payment of the Charges and any changes to the same shall be notified to Method in writing at least 30 days prior to such change becoming effective.

7 Intellectual property rights

7.1 Any information (including but not limited to valuation estimates and valuation reports provided as part of the Services) and any Intellectual Property Rights created by the Panel Member as a result of the provision of the Services shall vest in and are hereby assigned to the Customer. Notwithstanding any other provision of these terms and conditions it is acknowledged that the Panel Member shall be entitled to retain on an anonymised and aggregated basis the valuation estimates set out in the valuation reports for the purposes of maintaining a database of local property valuations for the purposes of providing the Services.

8 Data protection

8.1 The Customer and the Panel Member will comply with all applicable requirements of the Data Protection Legislation. This clause 8 is in addition to, and does not relieve, remove or replace, a party's obligations or rights under the Data Protection Legislation.

8.2 The Customer and the Panel Member warrant that each shall in connection with these terms and conditions:

8.1.1 comply with the Data Protection Act 2018 ("Act"), the UK GDPR and all applicable privacy laws and regulations in any relevant jurisdiction including (to the extent applicable) the General Data Protection Regulations (EU) 2016/679 ("GDPR"); and

8.1.2 not, by act or omission, put any other party in breach of the Act or any other applicable privacy laws and regulations in any relevant jurisdiction.

8.3 The Customer and the Panel Member acknowledge and agree that each of them and Method are Data Processors with respect to all Personal Data processed pursuant to these terms and conditions, the Letter of Instruction, the Panel Management Agreement and the Panel Services Agreement (in all cases capitalised terms used in this clause if not otherwise defined are as defined in the Act). Where Method provides Instructions, the Customer and Panel Member acknowledge that Method is doing so as a Data Processor acting under the Customer's instructions, as Data Controller, and an Instruction provided by Method in accordance with these terms and conditions shall constitute prior written approval from the Customer to the Panel Member to process Personal Data necessary to carry out such Instruction.

8.4 Without prejudice to clause 8.3 to the extent that the Customer and Panel Member are required to process Personal Data on behalf of each other under these terms and conditions, they will:

8.4.1 process such Personal Data only to the extent strictly necessary for the purposes of performing these terms and conditions, and otherwise in accordance with the Instructions, and for the avoidance of doubt it will not disclose any such Personal Data to any third party, except on Method's express written instructions;

8.4.2 acquire no rights in Personal Data and on demand by Method will either return to Method or destroy and/or permanently delete in so far as practicable, from its information technology systems (at the option of Method) all copies of any such Personal Data in its possession and provide to Method a certificate signed by one of its authorised signatories confirming that it has done so;

8.4.3 put and at all times maintain in place appropriate technical and organisational measures against unauthorised or unlawful processing of Personal Data and, having regard to the nature and content of the Personal Data and the damage that may be caused by such unauthorised and unlawful processing, against accidental loss or destruction of or damage to such Personal Data, to ensure compliance by Method and the Panel Member with the seventh data protection principle set out in the Act;

8.4.4 promptly provide Method with such evidence as Method reasonably requests of the technical and organisational measures in place from time to time under Clause 8.4.3;

8.4.5 not transfer any Personal Data outside the UK, except with the prior written consent of Method and in accordance with any additional terms which Method imposes on such transfer, including a requirement to enter into the EU standard contractual clauses (SCCs) (where relevant) or the UK ICO's approved equivalent to the SCCs with the transferee. Where transfer is between UK and EEA, such transfer may be made in reliance upon mutual adequacy decisions for so long as they remain approved and in force;

8.4.6 immediately notify Method of any complaint, notice or communication which it receives, and which relates directly or indirectly to the processing of any Personal Data or to either party's compliance with the Act, and provide Method with full co-operation and assistance in relation to any such complaint, notice or communication;

8.4.7 assist Method in responding to any request from a data subject and in ensuring compliance with its obligations under the Data Protection Legislation with respect to security, breach notifications, impact assessments and consultations with supervisory authorities or regulators;

8.4.8 ensure that all personnel who have access to and/or process Personal Data are obligated to keep the Personal Data confidential; and

8.4.9 notify Method without undue delay on becoming aware of a Personal Data breach and provide Method with all requested assistance in respect of the same.

8.5 The Customer and the Panel Member will not use any Personal Data which either may obtain from Method under these terms and conditions (whether Personal Data to which Clause 8.4.3 applies or Personal Data in respect of which the Panel Member acts as Data Controller, as defined in the Act) for any purpose other than the provision of the Services unless and to the extent otherwise agreed in writing in advance by Method. For the avoidance of doubt, this restriction on use of Personal Data includes sending marketing materials or any other marketing communications of any sort and by any means to any member of Method's staff or to any other Data Subject of that Personal Data and the Customer and Panel Member will under no circumstances transfer any such Personal Data to any third party for use for marketing purposes. This Clause is without prejudice to the generality of Clause 8.3

8.6 The Customer and the Panel Member warrant that each has, and undertakes that it will continue to maintain, a valid, complete and up to date registration or notification to the Office of the Information Commissioner (or any successor) under the Act to process Personal Data under these terms and conditions.

8.7 Nothing in these terms and conditions shall limit any parties' liability for any breach of its obligations under clause 8 of these terms and conditions.

9 Confidentiality

9.1 In respect of information passing between the Customer and the Panel Member in relation to the performance and subject matter of these terms and conditions, the Panel Member and Customer will, in respect of any details of these terms and conditions, or any technical or commercial or valuation information related to the provision of the Services including all Personal Data, details of any Applicant or any Mortgage Advance or Development Loan, details that it receives or creates (the Recipient) from or on behalf of the other Party (the Discloser) or in the performance of or arising under these terms and conditions (Confidential Information):

9.1.1 use that Confidential Information only if and to the extent necessary for the purposes of performing its obligations and/or exercising its rights under these terms and conditions;

9.1.2 not disclose that Confidential Information to any person other than any person employed or engaged by it, its auditors and other professional advisers, or any person having a statutory or other legal right (other than a contractual right) to request and receive that information, including any court of competent jurisdiction or Regulator, provided that the Recipient informs the Discloser prior to such disclosure that it has been required to disclose it (if and to the extent that the Recipient is legally permitted to so inform the Discloser); and

9.1.3 Otherwise protect and maintain the confidentiality of that Confidential Information.

9.2 Clause 9.1 will not apply to any information which:

9.2.1 is or becomes public knowledge other than as a result of a breach of this clause 9;

9.2.2 was rightfully in the Recipient's possession before its disclosure to the Recipient under or in connection with these terms and conditions;

9.2.3 following its disclosure to the Recipient under or in connection with these terms and conditions, is received by the Recipient from a third party who is not under an obligation of confidentiality in relation to that information;

9.2.4 is developed independently without access to, or use or knowledge of, the Confidential Information; or

9.2.5 is trivial or obvious.

9.3 Provided that clause 9.2 is not intended to exclude from the application of clause 9.1 any information generated by or on behalf of the Customer for the Panel Member under these terms and conditions (which for the avoidance of doubt will be kept confidential by the Customer in accordance with clause 9.1).

9.4 The Customer and Panel Member agree that damages may not be an adequate remedy for any breach of clause 8.1 and that the Discloser will be entitled to a court order to enforce compliance with this clause or to stop any breach of it, actual or threatened.

9.5 Notwithstanding clause 9.3 nothing in these terms and conditions shall limit the Customer's and Panel Member's liability for any breach of clause 8 of these terms and conditions.

10 Limitation of liability

10.1 Nothing in these terms and conditions limits any liability which cannot legally be limited, including liability for:

10.1.1 death or personal injury caused by negligence;

10.1.2 fraud or fraudulent misrepresentation; and

10.1.3 Breach of the terms implied by section 2 of the Supply of Goods and Services Act 1982 (title and quiet possession).

10.2 Subject to clauses 5.4, 8.7, 9.4, and 10.1:

10.2.1 the Customer and the Panel Member shall not be liable to each other whether in contract, tort, or for breach of statutory duty for any indirect or consequential loss arising under or in connection with these terms and conditions;

10.2.2 the Customer's total aggregate liability to the Panel Member in accordance with these terms and conditions and the Panel, whether in contract, tort (including negligence), breach of statutory duty, or otherwise, arising under or in connection with these terms and conditions shall be limited to the total aggregate Charges paid by the Customer under these terms and conditions.

10.2.3 the Panel Member's total aggregate liability to the Customer, whether in contract, tort (including negligence), breach of statutory duty, or otherwise, arising under or in connection with these terms and conditions shall be limited to the aggregate market value and gross development value of all the Property Assets and/or Businesses that are reported by the Panel Member in its provision of the Services to the Customer and the Panel Member's total aggregate liability to the Customer, whether in contract, tort (including negligence), breach of statutory duty, or otherwise, arising under or in connection with each report provided as part of the Services shall be limited to the market value or gross development value as applicable of the Property Asset and/or Business that is the subject of such report as reported by the Panel Member.

10.3 The Customer and Panel Member further acknowledge that all potential liability with respect to any reports and the Services provided lies solely with the Panel Member who ultimately provides a report and the Services for the benefit of the Customer and both parties acknowledge and agree that Method is not a party to and has no liability to either party under or in connection with these terms and conditions.

11 Termination

11.1 Subject to clause 11.2 below, the supply and receipt of the Services shall expire upon payment of the Charges.

11.2 Without affecting any other right or remedy available to it, the Customer and the Panel Member may terminate these terms and conditions during the supply/receipt of the Services with immediate effect by giving written notice to each other if:

11.2.1 the other commits a material breach of any term of these terms and conditions (which shall include any failure to pay any of the Charges on the date when they are due) which breach is irremediable or (if such breach is remediable) fails to remedy that breach within a period of 30 days after being notified in writing to do so;

11.2.2 the other repeatedly breaches any of these terms and conditions in such a manner as to reasonably justify the opinion that its conduct is inconsistent with it having the intention or ability to give effect to these terms and conditions;

11.2.3 the other suspends, or threatens to suspend, payment of its debts or is unable to pay its debts as they fall due or admits inability to pay its debts or is deemed unable to pay its debts within the meaning of section 123 of the Insolvency Act 1986 as if the words "it is proved to the satisfaction of the court" did not appear in sections 123(1)(e) or 123(2) of the Insolvency Act 1986;

11.2.4 the other commences negotiations with all or any class of its creditors with a view to rescheduling any of its debts, or makes a proposal for or enters into any compromise or arrangement with any of its creditors;

11.2.5 any event occurs, or proceeding is taken, with respect to the other party in any jurisdiction to which it is subject that has an effect equivalent or similar to any of the events mentioned in clause 11.2.3 to clause 11.2.4 (inclusive);

11.2.6 the other suspends or ceases, or threatens to suspend or cease, carrying on all or a substantial part of its business; or

11.2.7 The Panel Management Agreement or Panel Services Agreement is terminated for whatever reason.

12 Consequences of termination

12.1 On termination or expiry of these terms and conditions:

12.1.1 The Customer shall on request return any of the Panel Member Materials received in the provision of the Services;

12.1.2 the Panel Member shall on request return any of Customer Materials not used up in the provision of the Services; and

12.1.3 the following clauses shall continue in force: clause 1 (Interpretation), clause 7 (Intellectual property rights), clause 9 (Confidentiality), clause 10 (Limitation of liability), clause 12 (Consequences of termination), clause 16 (Waiver), clause 8 (Severance), clause 20 (Conflict), clause 25 (Governing law) and clause 26 (Jurisdiction).

12.2 Termination or expiry of these terms and conditions shall not affect any rights, remedies, obligations or liabilities of the Customer that have accrued up to the date of termination or expiry, including the right to claim damages in respect of any breach of these terms and conditions which existed at or before the date of termination or expiry.

13 Force majeure

13.1 Force Majeure Event means any circumstance not within a party's reasonable control including, without limitation:

13.1.1 acts of God, flood, drought, earthquake or other natural disaster;

13.1.2 epidemic or pandemic;

13.1.3 terrorist attack, civil war, civil commotion or riots, war, threat of or preparation for war, armed conflict, imposition of sanctions, embargo, or breaking off of diplomatic relations;

13.1.4 nuclear, chemical or biological contamination or sonic boom;

13.1.5 any law or any action taken by a government or public authority, including imposing an export or import restriction, quota or prohibition, or failing to grant a necessary licence or consent;

13.1.6 collapse of buildings, fire, explosion or accident;

13.1.7 non-performance by suppliers or subcontractors (other than by companies in the same group as the party seeking to rely on this clause); and

13.1.8 Interruption or failure of utility service.

13.2 Provided it has complied with clause 13.4, if the Customer and/or Panel Member is prevented, hindered or delayed in or from performing any of its obligations under these terms and conditions by a Force Majeure Event (Affected Party), the Affected Party shall not be in breach of these terms and conditions or otherwise liable for any such failure or delay in the performance of such obligations. The time for performance of such obligations shall be extended accordingly.

13.3 The corresponding obligations of the Customer and/or Panel Member will be suspended, and its time for performance of such obligations extended, to the same extent as those of the Affected Party.

13.4 The Affected Party shall:

13.4.1 as soon as reasonably practicable after the start of the Force Majeure Event but no later than five days from its start, notify the other party in writing of the Force Majeure Event, the date on which it started, its likely or potential duration, and the effect of the Force Majeure Event on its ability to perform any of its obligations under these terms and conditions; and

13.4.2 use all reasonable endeavours to mitigate the effect of the Force Majeure Event on the performance of its obligations.

13.5 If the Force Majeure Event prevents, hinders or delays the Affected Party's performance of its obligations for a continuous period of more than four weeks, the party not affected by the Force Majeure Event may terminate this Agreement by giving two weeks' written notice to the Affected Party.

14 Assignment and other dealings

14.1 The Customer and Panel Member shall not assign, transfer, mortgage, charge, subcontract, delegate, declare a trust over or deal in any other manner with any of its rights and obligations under these terms and conditions without the prior written consent of Method and/or the Customer or Panel Member.

15 Variation

15.1 These terms and conditions may be varied from time to time and it is the Customer's and Panel Member's obligation to ensure that they regularly check Method's website to ensure that they are aware of the most up to date version of these terms and conditions.

16 Waiver

16.1 A waiver of any right or remedy under these terms and conditions or by law is only effective if given in writing and shall not be deemed a waiver of any subsequent right or remedy.

16.2 A failure or delay by a party to exercise any right or remedy provided under these terms and conditions or by law shall not constitute a waiver of that or any other right or remedy, nor shall it prevent or restrict any further exercise of that or any other right or remedy. No single or partial exercise of any right or remedy provided under these terms and conditions or by law shall prevent or restrict the further exercise of that or any other right or remedy.

16.3 A waiver of a right or remedy provided under these terms and conditions or by law in relation to one party, or takes or fails to take any action against that party, does not affect its rights in relation to any other party.

17 Rights and remedies

The rights and remedies provided under these terms and conditions are in addition to, and not exclusive of, any rights or remedies provided by law.

18 Severance

18.1 If any provision or part-provision of these terms and conditions is or becomes invalid, illegal or unenforceable, it shall be deemed deleted, but that shall not affect the validity and enforceability of the rest of these terms and conditions.

18.2 If any provision or part-provision of these terms and conditions is deemed deleted under clause 18.1 the parties shall negotiate in good faith to agree a replacement provision that, to the greatest extent possible, achieves the intended commercial result of the original provision.

19 Entire Agreement

19.1 These terms and conditions and the documents referred to in it constitute the entire agreement between the parties and supersedes and extinguishes all previous agreements, promises, assurances, warranties, representations and understandings between them, whether written or oral, relating to its subject matter.

20 Conflict

20.1 If there is any conflict between these terms and conditions and the Letter of Instruction then the terms and conditions contained in the Letter of Instruction shall prevail so far as they relate to the Customer's Instruction and these Methods Approved Terms and Conditions shall prevail so far as they relate to the obligations of each of the Customer and the Panel Member.

21 No partnership or agency

21.1 Nothing in these terms and conditions are intended to, or shall be deemed to, establish any partnership or joint venture between any of the parties, constitute any party the agent of another party, or authorise any party to make or enter into any commitments for or on behalf of any other party.

21.2 The Customer and the Panel Member each confirm it is acting on its own behalf and not for the benefit of any other person.

22 Third party rights

22.1 Except as expressly provided in these terms and conditions, a person who is not a party to it shall have no rights under the Contracts (Rights of Third Parties) Act 1999 or otherwise rely upon or enforce any term within these terms and conditions save that:

22.1.1 Method shall be entitled to rely upon and enforce these terms and conditions or any provision which is expressed to be for the benefit of Method as if it were a Party to these terms and conditions but for the avoidance of doubt shall have no obligation to do so and Method shall have no obligations itself under these terms and conditions capable of being enforced by either the Customer, the Panel Member or any third party;

22.1.2 any Regulators of the Customer may enforce any audit rights expressed to be for their benefit; and

22.1.3 all obligations owed by the Customer to the Panel Member under these terms and conditions shall also be owed to and enforceable by any member of the Customer's Group and for those purposes references to the Customer shall be deemed to include any company in the Customer's Group.

22.2 Notwithstanding that these terms and conditions may be enforceable by a person who is not a party to it, these terms and conditions may be varied, modified or amended or terminated by agreement in writing between the parties without the consent of any such third party.

23 General

23.1 The relationship of the Panel Member to the Customer will be that of independent contractor and nothing in these terms and conditions shall render the Panel Member an employee, worker, agent or partner of the Customer and the Panel Member shall not hold itself out as such.

23.2 The Customer and the Panel Member acknowledge and agree that in entering into these terms and conditions it does not rely on any undertaking, promise, assurance, statement, representation, warranty or understanding (whether negligently or innocently made and whether in writing or not) of any person relating to the subject matter of these terms and conditions. The Customer and the Panel Member irrevocably and unconditionally waive all claims, rights and remedies which but for this clause it might otherwise have had in relation to any of the foregoing.

24 Notices

24.1 Any notice given to the Customer and/or Panel Member under or in connection with these terms and conditions shall be in writing and shall be:

24.1.1 delivered by hand or by pre-paid first-class post or other next working day delivery service at its registered office (if a company) or its principal place of business (in any other case); or

24.1.2 sent by email to the Email address: admin@method-vm.co.uk

24.2 Any notice shall be deemed to have been received:

24.2.1 if delivered by hand, on signature of a delivery receipt;

24.2.2 if sent by pre-paid first-class post or other next working day delivery service, at 9.00 am on the second Business Day after posting; and

24.2.3 if sent by email, at the time of transmission, or, if this time falls outside business hours in the place of receipt, when business hours resume. In this clause 24.2.3, business hours means 9.00 am to 5.00 pm Monday to Friday on a day that is not a public holiday in the place of receipt.

24.3 This clause does not apply to the service of any proceedings or any documents in any legal action or, where applicable, any arbitration or other method of dispute resolution.

25 Governing law

25.1 These terms and conditions and any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with it or its subject matter or formation shall be governed by and construed in accordance with the law of England and Wales.

26 Jurisdiction

26.1 The Customer irrevocably agrees that the courts of England and Wales shall have exclusive jurisdiction to settle any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with these terms and conditions or its subject matter or formation.

APPENDIX 2

MARKET VALUE DEFINITION

Interpretive Commentary, as published in International Valuation Standard 2017.

30. *Market value* is the estimated amount for which an asset 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.

31. The definition of *market value* shall be applied in accordance with the following conceptual framework:

(a) "the estimated amount" refers to a price expressed in terms of money payable for the asset in an arm's length market transaction. *Market value* is the most probable price reasonably obtainable in the market on the *valuation date* in keeping with the *market value* definition. It is the best price reasonably obtainable by the seller and the most advantageous price reasonably obtainable by the buyer. This estimate specifically excludes an estimated price inflated or deflated by special terms or circumstances such as atypical financing, sale and leaseback arrangements, special considerations or concessions granted by anyone associated with the sale, or any element of *special value*,

(b) "an asset should exchange" refers to the fact that the value of an asset is an estimated amount rather than a predetermined amount or actual sale price. It is the price in a transaction that meets all the elements of the market value definition at the *valuation date*,

(c) "on the *valuation date*" requires that the value is time-specific as of a given date. Because markets and market conditions may change, the estimated value may be incorrect or inappropriate at another time. The valuation amount will reflect the actual market state and circumstances as of the effective *valuation date*, not as of either a past or future date. The definition also assumes simultaneous exchange and completion of the contract for sale without any variation in price that might otherwise be made;

(d) "between a willing buyer" refers to one who is motivated, but not compelled to buy. This buyer is neither over eager nor determined to buy at any price. This buyer is also one who purchases in accordance with the realities of the current market and with current market expectations, rather than in relation to an imaginary or hypothetical market that cannot be demonstrated or anticipated to exist. The assumed buyer would not pay a higher price than the market requires. The present owner is included among those who constitute "the market";

(e) "and a willing seller" is neither an over eager nor a forced seller prepared to sell at any price, nor one prepared to hold out for a price not considered reasonable in the current market. The willing seller is motivated to sell the asset at market terms for the best price attainable in the open market after proper marketing, whatever that price may be. The factual circumstances of the actual owner are not a part of this consideration because the willing seller is a hypothetical owner;

(f) "in an arm's length transaction" is one between parties who do not have a particular or special relationship, eg parent and subsidiary companies or landlord and tenant, that may make the price level uncharacteristic of the market or inflated because of an element of *special value*. The *market value* transaction is presumed to be between unrelated parties, each acting independently;

(g) "after proper marketing" means that the asset would be exposed to the market in the most appropriate manner to effect its disposal at the best price reasonably obtainable in accordance with the *market value* definition. The method of sale is deemed to be that most appropriate to obtain the best price in the market to which the seller has access. The length of exposure time is not a fixed period but will vary according to the type of asset and market conditions. The only criterion is that there must have been sufficient time to allow the asset to be brought to the attention of an adequate number of market participants. The exposure period occurs prior to the *valuation date*,

(h) "where the parties had each acted knowledgeably, prudently" presumes that both the willing buyer and the willing seller are reasonably informed about the nature and characteristics of the asset, its actual and potential uses and the state of the market as of the *valuation date*. Each is further presumed to use that knowledge prudently to seek the price that is most favourable for their respective positions in the transaction. Prudence is assessed by referring to the state of the market at the *valuation date*, not with benefit of hindsight at some later date. For example, it is not necessarily imprudent for a seller to sell assets in a market with falling prices at a price that is lower than previous market levels. In such cases, as is true for other exchanges in markets with changing prices, the prudent buyer or seller will act in accordance with the best market information available at the time;

(i) "and without compulsion" establishes that each party is motivated to undertake the transaction, but neither is forced or unduly coerced to complete it.

APPENDIX 3

DECISION NOTICE – APPROVAL

Application No: 20/3303

To: Mr Durrani
Archetype Associates
121 Gloucester Place
London
W1U6JY

I refer to your application dated **13/10/2020** proposing the following:

Conversion of upper floors into 9 self-contained flats and change of use and subdivision of the existing car show room (Sui Generis) ground floor unit to a beautician (Sui Generis) unit and 2 unit in use Class E and associated works to include first and second floor rear extensions, raising the eaves and ridge height, loft conversion with rear dormer windows and front rooflights, provision of first floor amenity area, demolition of garages to provide cycle and bin store, new external staircase and alteration to the front elevation, subject to Deed of Agreement dated 11th November 2021 under Section 106 of Town and Country Planning Act, 1990 as amended.

and accompanied by plans or documents listed here:
Refer to condition 2

at **7-13 Holmstall Parade, Burnt Oak Broadway, Edgware, HA8 5HX**

The Council of the London Borough of Brent, the Local Planning Authority, hereby **GRANT** permission for the reasons and subject to the conditions set out on the attached Schedule B.

Date: 02/12/2021

Signature:



Gerry Ansell
Head of Planning and Development Services

Notes

1. Your attention is drawn to Schedule A of this notice which sets out the rights of applicants who are aggrieved by the decisions of the Local Planning Authority.
2. This decision does not purport to convey any approval or consent which may be required under the Building Regulations or under any enactment other than the Town and Country Planning Act 1990.

SCHEDULE 'A'

Appeals to the Secretary of State

The applicant may appeal to the Secretary of State if he or she is aggrieved by the decision of the local planning authority in respect of:

- (1) Refusal of a planning, Permission in Principle, Technical Details Consent, listed building consent or conservation area consent application, including refusal to vary or discharge conditions.
- (2) The conditions attached to a planning, Technical Details Consent, listed building consent or conservation area consent application.
- (3) Refusal, partial refusal or deemed refusal of a lawful development certificate.

The correct form must be used to appeal – Planning; Permission in Principle, Householder Planning; Listed Building Consent; Conservation Area Consent or Certificate of Lawful Use or Development Appeal Forms. Please specify form required, if requesting from Inspectorate. The time period to do this will vary depending on the application type or development type. An appeal must be made within the following time periods of the decision date:

- (1) An advertisement application must be made within 8 weeks
- (2) A full application, removal or variation of condition for a householder* development must be made within 12 weeks. (See below for definition of householder)
- (3) All other application types or development types must be made within 6 months

However, different timescales apply where the development is also the subject of an enforcement notice. If an enforcement notice has been served within two years of an application being submitted or is served before the time period for determining the application has expired, the time limit to appeal is 28 days from date of refusal or the date of determination. If an enforcement notice is served after the application's decision date or date for determination, the time limit is 28 days from the enforcement notice served date, unless this would extend the period beyond the usual time limit for cases not involving an enforcement notice.

- The Secretary of State can allow a longer period for giving notice of an appeal but he/she will not normally be prepared to use this power unless there are special circumstances which excuse the delay. Appeals must be made on a form obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk/pcs.
- The Secretary of State need not consider an appeal if it seems to him/her that the local planning authority would not have been able to have granted planning permission for the development or would not have been able to have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practise, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him/her.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim he can neither put the land to a reasonably beneficial use in its existing state, nor render the land capable of a reasonably beneficial use, either carrying out any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his/her interest in the land, in accordance with the provisions of Part V1 of the Town and Country Planning Act 1990.

*For the purposes of an appeal, a householder development is development in the boundary of, or to an existing dwellinghouse for purposes incidental to the enjoyment of the dwellinghouse, that does not involve change of use or a change to the number of dwellings. Please note, this does not include development in the boundary of, or to an existing flat or maisonette. This includes "prior approval" applications for larger household extensions.

FOR OTHER INFORMATION OR ADVICE ON THIS NOTICE PLEASE CONTACT:
Planning and Regeneration Service

SUMMARY OF REASONS FOR APPROVAL

- 1 The proposed development is in general accordance with policies contained in the:-
The London Plan 2021
The National Planning Framework Policy 2021
Brent's Core Strategy 2010
Brent's Development Management Policies 2016

CONDITIONS

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning on the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved drawing(s) and/or document(s):

Site Plan, 1097-00-01, 1097-01-01 Rev A, 1097-01-02, 1097-01-03, 1097-01-04, 1097-02-03 Rev F, 1097-03-02 Rev B, 1097-03-03 Rev B, 1097-02-05 Rev H, 1097-02-06 REV B, 1097-03-01 REV D

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The residential units hereby approved shall at no time be converted from C3 residential to a C4 small HMO, notwithstanding the provisions of Schedule 2 Part 3 Class L of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order) without express planning permission having first been granted by the Local Planning Authority.

Reason: To ensure that an adequate standard of accommodation is maintained in all of the residential units.

- 4 The individual area of the commercial units at ground floor shall be no more than 499sqm, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the diversity of the shopping parade and given the location of the site outside the town centre boundaries within the emerging Local Plan.

- 5 The development shall not be occupied until such time as all existing vehicular crossovers to the site onto Burnt Oak Broadway have been removed and reinstated to footway with full height kerbs, and two bicycle stands provided on the Burnt Oak Broadway frontage, in accordance with details to be agreed in writing by the Local Highway Authority.

Reason: In the interests of pedestrian and cyclist safety, and to ensure satisfactory cycle parking facilities for visitors to the development.

- 6 The 8 garages which are situated within the rear yard are to be retained for use in connection with the existing commercial units and are not to be used for residential parking. The garages are to be retained as such for the lifetime of the development.

Reason: To ensure no negative highways impacts and in the interests of local amenity.

- 7 Prior to the commencement of the development a Construction Method Statement shall be submitted to and agreed in writing by the Local Planning Authority outlining measures that will be taken to control dust, noise and other environmental impacts of the development. The development shall thereafter be carried out in accordance with the approved document.

Reason: To safeguard the amenity of the neighbours by minimising impacts of the development that would otherwise give rise to nuisance.

Pre-commencement Reason: The impacts being controlled through this condition may arise during the construction phases and therefore need to be understood and agreed prior to works commencing.

- 8 Prior to the commencement of the development (excluding any demolition, site clearance and the laying of foundations), further details of the external materials for the proposed scheme with samples to be provided, including those to be used on the amenity spaces, shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in full accordance with the approved details.

Reason: To ensure a satisfactory appearance and in the interests of local amenity.

- 9 All residential premises shall be designed in accordance with BS8233:2014 'Guidance on sound insulation and noise reduction for buildings' to attain the following noise levels:

Time	Area	Maximum noise level
Daytime Noise 07:00 – 23:00	Living rooms and bedrooms	35 dB LAeq (16hr)
	Outdoor Amenity	55 dB LAeq (1hr)
Night time noise 23:00 – 07:00	Bedrooms	30 dB LAeq (8hr)

A test shall be carried out prior to first occupation of the development to show that the required noise levels have been met and the results submitted to and approved in writing by the Local Planning Authority.

Reason: To obtain required sound insulation and prevent noise nuisance.

- 10 Prior to occupation of the development, details of screening/boundary treatment (including height) between all windows of the first floor flats and the communal amenity space / communal pedestrian access shall be submitted to and approved in writing by the Local Planning Authority. The approved screening details shall be implemented in full prior to first occupation of the development and thereafter retained for the lifetime of the development.

Reason: To protect the privacy of residents.

- 11 The development shall not be occupied until such time as details of the refuse store to accommodate 1260l of residual waste, 1260l of dry recycling waste and 207l of organic waste plus commercial provision is provided and details of a secure and undercover cycle store for 18 bicycles within the rear yard have been submitted to and approved in writing by the Local Planning

Authority, and thereafter provided in accordance with the approved details.

Reason: In the interests of pedestrian and cyclist safety and amenity.

INFORMATIVES

- 1 The provisions of The Party Wall etc. Act 1996 may be applicable and relates to work on an existing wall shared with another property; building on the boundary with a neighbouring property; or excavating near a neighbouring building. An explanatory booklet setting out your obligations can be obtained from the Communities and Local Government website www.communities.gov.uk
- 2 The applicant must ensure, before work commences, that the treatment/finishing of flank walls can be implemented as this may involve the use of adjoining land and should also ensure that all development, including foundations and roof/guttering treatment is carried out entirely within the application property.
- 3 The applicant is advised that this development is liable to pay the Community Infrastructure Levy; a Liability Notice will be sent to all known contacts including the applicant and the agent. Before you commence any works please read the Liability Notice and comply with its contents as otherwise you may be subjected to penalty charges. Further information including eligibility for relief and links to the relevant forms and to the Government's CIL guidance, can be found on the Brent website at www.brent.gov.uk/CIL.
- 4 The developer is advised to contact Brent's Head of Highways and Infrastructure to make arrangements for the highways works to be undertaken on their behalf, at the applicant's expense.
- 5 Any proposed signage will require approval through the submission of an advertisement consent application.

APPENDIX 4

Detailed Valuation

(Amounts in GBP, Measures in SF)

Valuation Date: 14/09/2022

Property

Address 7-13 Holmstall Parade, Burnt Oak Broadway,
Middlesex, HA8 5HX,
External ID M003421
Property Type Retail

Description/Notes

Valuation Tables Annually in Arrears

Valuation

Gross Valuation	3,415,212
Capital Costs	0
Net Value Before Fees	3,415,212
Less Stamp Duty @4.67% Stamp Duty	149,880
Agent's Fee @1.00% Net Sale Price	38,491
Legal Fee @0.50% Net Sale Price	19,246

Fees include non recoverable VAT @ 20.00%

Net Valuation	3,207,595
Say	3,210,000

Equivalent Yield	6.7606%	True Equivalent Yield	7.0536%
Initial Yield (Valuation Rent)	5.7712%	Initial Yield (Contracted Rent)	5.7712%
Reversion Yield	6.8195%		

Total Valuation Rent	197,100	Total Contracted Rent	197,100
Total Rental Value	232,900	Number of Tenants	12
Capital Value Per Area	755		

Capital Costs

<u>Label</u>	<u>Timing</u>	<u>Initial Annual Amount</u>	<u>Discount Rate</u>	<u>Discounted Value</u>
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Running Yields

<u>Date</u>	<u>Gross Rent</u>	<u>Revenue Cost</u>	<u>Ground Lease Expenses</u>	<u>Net Rent</u>	<u>Annual</u>	<u>Quarterly</u>
14/09/2022	197,100	0	0	197,100	5.7712%	5.9856%
18/09/2022	195,900	0	0	195,900	5.7361%	5.9478%
18/11/2022	196,500	0	0	196,500	5.7537%	5.9667%
23/11/2022	198,300	0	0	198,300	5.8064%	6.0234%
31/12/2022	200,700	0	0	200,700	5.8766%	6.0990%
29/03/2023	198,700	0	0	198,700	5.8181%	6.0360%

Detailed Valuation

(Amounts in GBP, Measures in SF)

Valuation Date: 14/09/2022

Date	Gross Rent	Revenue Cost	Ground Lease Expenses	Net Rent	Annual	Quarterly
05/05/2023	199,300	0	0	199,300	5.8357%	6.0549%
14/07/2023	216,800	0	0	216,800	6.3481%	6.6082%
14/09/2023	230,300	0	0	230,300	6.7434%	7.0374%
01/12/2023	232,900	0	0	232,900	6.8195%	7.1204%

Yields Based On Net Value + Acq.Costs

Detailed Valuation

(Amounts in GBP, Measures in SF)

Valuation Date: 14/09/2022

Tenants

<u>Tenant Name</u>	<u>Suite</u>	<u>Next Review</u>	<u>Earliest Termination</u>	<u>CAP Group</u>	<u>Method</u>	<u>Contracted Rent</u>	<u>Valuation Rent</u>	<u>Rental Value</u>	<u>Gross Value</u>	<u>Initial Yield</u>	<u>Initial Yield (Contracted)</u>	<u>Equivalent Yield</u>	<u>Reversionary Yield</u>
Sculptor Aesthetics	L7 Holm		28/03/2023	Over Rented	Hardcore(8%)	19,500	19,500	17,500	219,770	8.8729%	8.8729%	8.0000%	7.9629%
Vacant	8 Holm		13/04/2028	Vacant	Hardcore (8.5%)	0	0	17,500	192,351	0.0000%	0.0000%	8.5000%	9.0980%
Akshardham Funeral	9-11 H		14/04/2026	Leases	Hardcore (7.5%)	50,400	50,400	50,400	672,000	7.5000%	7.5000%	7.5000%	7.5000%
London Laser Clinic	12-13		30/11/2023	Leases	Hardcore (7.5%)	26,400	26,400	29,000	383,755	6.8794%	6.8794%	7.5000%	7.5569%
Private Individual	Flat 7		30/12/2022	Residential	Hardcore (5.75%)	14,400	14,400	15,000	260,698	5.5236%	5.5236%	5.7500%	5.7538%
Private Individual	Flat 8		17/09/2022	Residential	Hardcore (5.75%)	16,200	16,200	15,000	260,882	6.2097%	6.2097%	5.7500%	5.7497%
Private Individual	Flat 9		04/05/2023	Residential	Hardcore (5.75%)	14,400	14,400	15,000	260,502	5.5278%	5.5278%	5.7500%	5.7581%
Private Individual	Flat 1		19/01/2023	Residential	Hardcore (5.75%)	15,000	15,000	15,000	260,870	5.7500%	5.7500%	5.7500%	5.7500%
Private Individual	Flat 1		22/11/2022	Residential	Hardcore (5.75%)	13,200	13,200	15,000	260,537	5.0665%	5.0665%	5.7500%	5.7574%
Private Individual	Flat 1		17/11/2022	Residential	Hardcore (5.75%)	14,400	14,400	15,000	260,766	5.5222%	5.5222%	5.7500%	5.7523%
Private Individual	Flat 1		30/12/2022	Residential	Hardcore (5.75%)	13,200	13,200	15,000	260,355	5.0700%	5.0700%	5.7500%	5.7614%
Vacant Possession	5x Gar		13/08/2024	Garages	Hardcore(10%)0	0	0	13,500	122,727	0.0000%	0.0000%	10.0000%	11.0000%

Detailed Valuation

(Amounts in GBP, Measures in SF)

Valuation Date: 14/09/2022

Freehold

Tenant - Sculptor Aesthetics Limited

Suite 7 Holm
 Lease Type Retail
 Lease Status Contract
 Lease 2 years from 29/03/2021
 Expiring 28/03/2023
 Parent Tenure Freehold
 Cap Group Over Rented
 Current Rent 19,500
 Rental Value 17,500
 Valuation Method Hardcore(8%) Froth 8%

Initial Yield (Valuation Rent) 8.8729%
 Initial Yield (Contracted Rent) 8.8729%
 Equivalent Yield 8%
 Reversionary Yield 7.9629%
 Note: Based on Initial tenant Rent / Gross Tenant Value

Notes

Areas	Area	Rental Value Group	Rental Value Rate	% of Rate	% Position	+/- % Adjust	Adjusted Rate/Year	Units	Unit Rent/Year	Rental Value
Zone A	330.00		45.00	90%	100%	0%	40.50	0	0	13,365
Remainder	205.00		45.00	90%	50%	0%	20.25	0	0	4,151
	535									17,516

Base Rent Schedule

Date	Years	Months	Days Event	Gross Rent	Revenue Costs	Ground Lease Expenses	Net Rent	Yield
29/03/2021	2	0	0 Base Rent	19,500	N/A	N/A	N/A	N/A

Capital Costs

Label	Timing	Initial Annual Amount	Discount Rate	Discounted Value
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Component Valuation

Start Date	Valuation Term	Slice Type	Yield	SF.Tax	Deferred	Gross Rent	Rental Value	Revenue Costs	Ground Rent	Net Rent	Less Froth Ded.	Valuation Rent	YP	PV	Gross Value
14/09/2022	In Perp	Fixed	8.0000%	4%,40%	0 Yrs 0 Mths	19,500	17,500	0	0	19,500	0	19,500	12.5000	1.0000	243,750
29/03/2023	In Perp	Reversion (Hardcore)	8.0000%	4%,40%	0 Yrs 6 Mths	17,500	17,500	0	0	17,500	0	-2,000	12.5000	0.9592	-23,980

Detailed Valuation

(Amounts in GBP, Measures in SF)

Valuation Date: 14/09/2022

<u>Start Date</u>	<u>Valuation Term</u>	<u>Slice Type</u>	<u>Yield</u>	<u>SF.Tax</u>	<u>Deferred</u>	<u>Gross Rent</u>	<u>Rental Value</u>	<u>Revenue Costs</u>	<u>Ground Rent</u>	<u>Net Rent</u>	<u>Less Froth Ded.</u>	<u>Valuation Rent</u>	<u>YP</u>	<u>PV</u>	<u>Gross Value</u>
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219,770

Detailed Valuation

(Amounts in GBP, Measures in SF)

Valuation Date: 14/09/2022

Freehold

Tenant - Vacant

Suite	8 Holm		
Lease Type	Retail		
Lease Status	Speculative		
Lease	5 years from 14/04/2023		
	Expiring 13/04/2028		
Parent Tenure	Freehold		
Cap Group	Vacant		
Current Rent	0		
Rental Value	17,500		
Valuation Method	Hardcore(8.5%)	Froth	0%
Initial Yield (Valuation Rent)	0%		
Initial Yield (Contracted Rent)	0%		
Equivalent Yield	8.5%		
Reversionary Yield	9.098%	Note: Based on Initial tenant Rent / Gross Tenant Value	

Notes

Areas	Area	Rental Value Group	Rental Value Rate	% of Rate	% Position	+/- % Adjust	Adjusted Rate/Year	Units	Unit Rent/Year	Rental Value
Zone A	346.00		45.00	90%	100%	0%	40.50	0	0	14,013
Remainder	199.00		45.00	90%	50%	0%	20.25	0	0	4,030
	545									18,043

Base Rent Schedule

Date	Years	Months	Days Event	Gross Rent	Revenue Costs	Ground Lease Expenses	Net Rent	Yield
14/04/2023	0	3	0 Rent Free	0	0	0	0	0.0000%
14/07/2023	4	9	0 Base Rent	17,500	0	0	17,500	9.0980%

Capital Costs

Label	Timing	Initial Annual Amount	Discount Rate	Discounted Value
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Component Valuation

Start Date	Valuation Term	Slice Type	Yield	SF.Tax	Deferred	Gross Rent	Rental Value	Revenue Costs	Ground Rent	Net Rent	Less Froth Ded.	Valuation Rent	YP	PV	Gross Value
14/07/2023	In Perp	Adjustment (Hardcore)	8.5000%	4%,40%	0 Yrs 10 Mths	17,500	17,500	0	0	17,500	0	17,500	11.7647	0.9343	192,351

Detailed Valuation

(Amounts in GBP, Measures in SF)

Valuation Date: 14/09/2022

<u>Start Date</u>	<u>Valuation Term</u>	<u>Slice Type</u>	<u>Yield</u>	<u>SF.Tax</u>	<u>Deferred</u>	<u>Gross Rent</u>	<u>Rental Value</u>	<u>Revenue Costs</u>	<u>Ground Rent</u>	<u>Net Rent</u>	<u>Less Froth Ded.</u>	<u>Valuation Rent</u>	<u>YP</u>	<u>PV</u>	<u>Gross Value</u>
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192,351

Detailed Valuation

(Amounts in GBP, Measures in SF)

Valuation Date: 14/09/2022

Freehold

Tenant - Akshardham Funeral Directors Limited

Suite	9-11 H		
Lease Type	Retail		
Lease Status	Contract		
Lease	5 years from 15/04/2021		
	Expiring 14/04/2026		
Parent Tenure	Freehold		
Cap Group	Leases		
Current Rent	50,400		
Rental Value	50,400		
Valuation Method	Hardcore(7.5%)	Froth	0%
Initial Yield (Valuation Rent)	7.5%		
Initial Yield (Contracted Rent)	7.5%		
Equivalent Yield	7.5%		
Reversionary Yield	7.5%	Note: Based on Initial tenant Rent / Gross Tenant Value	

Notes

Areas	Area	Rental Value Group	Rental Value Rate	% of Rate	% Position	+/- % Adjust	Adjusted Rate/Year	Units	Unit Rent/Year	Rental Value
Zone A	1,030.00		45.00	80%	100%	0%	36.00	0	0	37,080
Remainder	807.00		45.00	80%	50%	0%	18.00	0	0	14,526
Ancillary	209.00		45.00	12%	0%	0%	5.40	0	0	1,129
	2,046									52,735

Base Rent Schedule

Date	Years	Months	Days Event	Gross Rent	Revenue Costs	Ground Lease Expenses	Net Rent	Yield
15/04/2021	5	0	0 Base Rent	50,400	N/A	N/A	N/A	N/A

Capital Costs

Label	Timing	Initial Annual Amount	Discount Rate	Discounted Value
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Component Valuation

Start Date	Valuation Term	Slice Type	Yield	SF.Tax	Deferred	Gross Rent	Rental Value	Revenue Costs	Ground Rent	Net Rent	Less Froth Ded.	Valuation Rent	YP	PV	Gross Value
14/09/2022	In Perp	Fixed	7.5000%	4%,40%	0 Yrs 0 Mths	50,400	50,400	0	0	50,400	0	50,400	13.3333	1.0000	672,000

672,000

Detailed Valuation

(Amounts in GBP, Measures in SF)

Valuation Date: 14/09/2022

<u>Start Date</u>	<u>Valuation Term</u>	<u>Slice Type</u>	<u>Yield</u>	<u>SF.Tax</u>	<u>Deferred</u>	<u>Gross Rent</u>	<u>Rental Value</u>	<u>Revenue Costs</u>	<u>Ground Rent</u>	<u>Net Rent</u>	<u>Less Froth Ded.</u>	<u>Valuation Rent</u>	<u>YP</u>	<u>PV</u>	<u>Gross Value</u>
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Detailed Valuation

(Amounts in GBP, Measures in SF)

Valuation Date: 14/09/2022

Freehold

Tenant - London Laser Clinic Colindale Limited

Suite	12-13		
Lease Type	Retail		
Lease Status	Contract		
Lease	3 years from 01/12/2020		
	Expiring 30/11/2023		
Parent Tenure	Freehold		
Cap Group	Leases		
Current Rent	26,400		
Rental Value	29,000		
Valuation Method	Hardcore(7.5%)	Froth	0%

Initial Yield (Valuation Rent)	6.8794%		
Initial Yield (Contracted Rent)	6.8794%		
Equivalent Yield	7.5%		
Reversionary Yield	7.5569%	Note: Based on Initial tenant Rent / Gross Tenant Value	

Notes

Areas	Area	Rental Value Group	Rental Value Rate	% of Rate	% Position	+/- % Adjust	Adjusted Rate/Year	Units	Unit Rent/Year	Rental Value
Zone A	710.00		45.00	80%	100%	0%	36.00	0	0	25,560
Remainder	413.00		45.00	80%	50%	0%	18.00	0	0	7,434
	1,123									32,994

Base Rent Schedule

Date	Years	Months	Days Event	Gross Rent	Revenue Costs	Ground Lease Expenses	Net Rent	Yield
01/12/2020	3	0	0 Base Rent	26,400	N/A	N/A	N/A	N/A

Capital Costs

Label	Timing	Initial Annual Amount	Discount Rate	Discounted Value
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Component Valuation

Start Date	Valuation Term	Slice Type	Yield	SF.Tax	Deferred	Gross Rent	Rental Value	Revenue Costs	Ground Rent	Net Rent	Less Froth Ded.	Valuation Rent	YP	PV	Gross Value
14/09/2022	In Perp	Fixed	7.5000%	4%,40%	0 Yrs 0 Mths	26,400	29,000	0	0	26,400	0	26,400	13.3333	1.0000	352,000
01/12/2023	In Perp	Reversion (Hardcore)	7.5000%	4%,40%	1 Yr 2 Mths	29,000	29,000	0	0	29,000	0	2,600	13.3333	0.9160	31,755

Detailed Valuation

(Amounts in GBP, Measures in SF)

Valuation Date: 14/09/2022

<u>Start Date</u>	<u>Valuation Term</u>	<u>Slice Type</u>	<u>Yield</u>	<u>SF.Tax</u>	<u>Deferred</u>	<u>Gross Rent</u>	<u>Rental Value</u>	<u>Revenue Costs</u>	<u>Ground Rent</u>	<u>Net Rent</u>	<u>Less Froth Ded.</u>	<u>Valuation Rent</u>	<u>YP</u>	<u>PV</u>	<u>Gross Value</u>
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383,755

Detailed Valuation

(Amounts in GBP, Measures in SF)

Valuation Date: 14/09/2022

Freehold

Tenant - Private Individual

Suite	Flat 7		
Lease Type	Residential		
Lease Status	Contract		
Lease	1 years from 31/01/2022		
	Expiring 30/01/2023		
Parent Tenure	Freehold		
Cap Group	Residential		
Current Rent	14,400		
Rental Value	15,000		
Valuation Method	Hardcore(5.75%)	Froth	0%
Initial Yield (Valuation Rent)	5.5236%		
Initial Yield (Contracted Rent)	5.5236%		
Equivalent Yield	5.75%		
Reversionary Yield	5.7538%	Note: Based on Initial tenant Rent / Gross Tenant Value	

Notes

Base Rent Schedule

<u>Date</u>	<u>Years</u>	<u>Months</u>	<u>Days</u>	<u>Event</u>	<u>Gross Rent</u>	<u>Revenue Costs</u>	<u>Ground Lease Expenses</u>	<u>Net Rent</u>	<u>Yield</u>
31/01/2022	0	11	0	Base Rent	14,400	N/A	N/A	N/A	N/A

Capital Costs

<u>Label</u>	<u>Timing</u>	<u>Initial Annual Amount</u>	<u>Discount Rate</u>	<u>Discounted Value</u>
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Component Valuation

<u>Start Date</u>	<u>Valuation Term</u>	<u>Slice Type</u>	<u>Yield</u>	<u>SF.Tax</u>	<u>Deferred</u>	<u>Gross Rent</u>	<u>Rental Value</u>	<u>Revenue Costs</u>	<u>Ground Rent</u>	<u>Net Rent</u>	<u>Less Froth Ded.</u>	<u>Valuation Rent</u>	<u>YP</u>	<u>PV</u>	<u>Gross Value</u>
14/09/2022	In Perp	Fixed	5.7500%	4%,40%	0 Yrs 0 Mths	14,400	15,000	0	0	14,400	0	14,400	17.3913	1.0000	250,435
31/12/2022	In Perp	Reversion (Hardcore)	5.7500%	4%,40%	0 Yrs 3 Mths	15,000	15,000	0	0	15,000	0	600	17.3913	0.9836	10,263
260,698															

Detailed Valuation

(Amounts in GBP, Measures in SF)

Valuation Date: 14/09/2022

Freehold

Tenant - Private Individual

Suite	Flat 8		
Lease Type	Residential		
Lease Status	Contract		
Lease	1 years from 18/10/2021		
	Expiring 17/10/2022		
Parent Tenure	Freehold		
Cap Group	Residential		
Current Rent	16,200		
Rental Value	15,000		
Valuation Method	Hardcore(5.75%)	Froth	0%

Initial Yield (Valuation Rent)	6.2097%		
Initial Yield (Contracted Rent)	6.2097%		
Equivalent Yield	5.75%		
Reversionary Yield	5.7497%	Note: Based on Initial tenant Rent / Gross Tenant Value	

Notes

Base Rent Schedule

<u>Date</u>	<u>Years</u>	<u>Months</u>	<u>Days</u>	<u>Event</u>	<u>Gross Rent</u>	<u>Revenue Costs</u>	<u>Ground Lease Expenses</u>	<u>Net Rent</u>	<u>Yield</u>
18/10/2021	0	11	0	Base Rent	16,200	N/A	N/A	N/A	N/A

Capital Costs

<u>Label</u>	<u>Timing</u>	<u>Initial Annual Amount</u>	<u>Discount Rate</u>	<u>Discounted Value</u>
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Component Valuation

<u>Start Date</u>	<u>Valuation Term</u>	<u>Slice Type</u>	<u>Yield</u>	<u>SF.Tax</u>	<u>Deferred</u>	<u>Gross Rent</u>	<u>Rental Value</u>	<u>Revenue Costs</u>	<u>Ground Rent</u>	<u>Net Rent</u>	<u>Less Froth Ded.</u>	<u>Valuation Rent</u>	<u>YP</u>	<u>PV</u>	<u>Gross Value</u>
14/09/2022	In Perp	Fixed	5.7500%	4%,40%	0 Yrs 0 Mths	16,200	15,000	0	0	16,200	0	16,200	17.3913	1.0000	281,739
18/09/2022	In Perp	Reversion (Hardcore)	5.7500%	4%,40%	0 Yrs 0 Mths	15,000	15,000	0	0	15,000	0	-1,200	17.3913	0.9994	-20,857
															260,882

Detailed Valuation

(Amounts in GBP, Measures in SF)

Valuation Date: 14/09/2022

Freehold

Tenant - Private Individual

Suite	Flat 9		
Lease Type	Residential		
Lease Status	Contract		
Lease	1 years from 05/06/2022		
	Expiring 04/06/2023		
Parent Tenure	Freehold		
Cap Group	Residential		
Current Rent	14,400		
Rental Value	15,000		
Valuation Method	Hardcore(5.75%)	Froth	0%
Initial Yield (Valuation Rent)	5.5278%		
Initial Yield (Contracted Rent)	5.5278%		
Equivalent Yield	5.75%		
Reversionary Yield	5.7581%	Note: Based on Initial tenant Rent / Gross Tenant Value	

Notes

Base Rent Schedule

<u>Date</u>	<u>Years</u>	<u>Months</u>	<u>Days</u>	<u>Event</u>	<u>Gross Rent</u>	<u>Revenue Costs</u>	<u>Ground Lease Expenses</u>	<u>Net Rent</u>	<u>Yield</u>
05/06/2022	0	11	0	Base Rent	14,400	N/A	N/A	N/A	N/A

Capital Costs

<u>Label</u>	<u>Timing</u>	<u>Initial Annual Amount</u>	<u>Discount Rate</u>	<u>Discounted Value</u>
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Component Valuation

<u>Start Date</u>	<u>Valuation Term</u>	<u>Slice Type</u>	<u>Yield</u>	<u>SF.Tax</u>	<u>Deferred</u>	<u>Gross Rent</u>	<u>Rental Value</u>	<u>Revenue Costs</u>	<u>Ground Rent</u>	<u>Net Rent</u>	<u>Less Froth Ded.</u>	<u>Valuation Rent</u>	<u>YP</u>	<u>PV</u>	<u>Gross Value</u>
14/09/2022	In Perp	Fixed	5.7500%	4%,40%	0 Yrs 0 Mths	14,400	15,000	0	0	14,400	0	14,400	17.3913	1.0000	250,435
05/05/2023	In Perp	Reversion (Hardcore)	5.7500%	4%,40%	0 Yrs 7 Mths	15,000	15,000	0	0	15,000	0	600	17.3913	0.9648	10,068
260,502															

Detailed Valuation

(Amounts in GBP, Measures in SF)

Valuation Date: 14/09/2022

Freehold

Tenant - Private Individual

Suite	Flat 1		
Lease Type	Residential		
Lease Status	Contract		
Lease	1 years from 20/02/2022		
	Expiring 19/02/2023		
Parent Tenure	Freehold		
Cap Group	Residential		
Current Rent	15,000		
Rental Value	15,000		
Valuation Method	Hardcore(5.75%)	Froth	0%
Initial Yield (Valuation Rent)	5.75%		
Initial Yield (Contracted Rent)	5.75%		
Equivalent Yield	5.75%		
Reversionary Yield	5.75%		

Note: Based on Initial tenant Rent / Gross Tenant Value

Notes

Base Rent Schedule

<u>Date</u>	<u>Years</u>	<u>Months</u>	<u>Days</u>	<u>Event</u>	<u>Gross Rent</u>	<u>Revenue Costs</u>	<u>Ground Lease Expenses</u>	<u>Net Rent</u>	<u>Yield</u>
20/02/2022	0	11	0	Base Rent	15,000	N/A	N/A	N/A	N/A

Capital Costs

<u>Label</u>	<u>Timing</u>	<u>Initial Annual Amount</u>	<u>Discount Rate</u>	<u>Discounted Value</u>
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Component Valuation

<u>Start Date</u>	<u>Valuation Term</u>	<u>Slice Type</u>	<u>Yield</u>	<u>SF.Tax</u>	<u>Deferred</u>	<u>Gross Rent</u>	<u>Rental Value</u>	<u>Revenue Costs</u>	<u>Ground Rent</u>	<u>Net Rent</u>	<u>Less Froth Ded.</u>	<u>Valuation Rent</u>	<u>YP</u>	<u>PV</u>	<u>Gross Value</u>
14/09/2022	In Perp	Fixed	5.7500%	4%,40%	0 Yrs 0 Mths	15,000	15,000	0	0	15,000	0	15,000	17.3913	1.0000	260,870
															260,870

Detailed Valuation

(Amounts in GBP, Measures in SF)

Valuation Date: 14/09/2022

Freehold

Tenant - Private Individual

Suite	Flat 1		
Lease Type	Residential		
Lease Status	Contract		
Lease	1 years from 23/12/2021		
	Expiring 22/12/2022		
Parent Tenure	Freehold		
Cap Group	Residential		
Current Rent	13,200		
Rental Value	15,000		
Valuation Method	Hardcore(5.75%)	Froth	0%

Initial Yield (Valuation Rent)	5.0665%		
Initial Yield (Contracted Rent)	5.0665%		
Equivalent Yield	5.75%		
Reversionary Yield	5.7574%	Note: Based on Initial tenant Rent / Gross Tenant Value	

Notes

Base Rent Schedule

<u>Date</u>	<u>Years</u>	<u>Months</u>	<u>Days</u>	<u>Event</u>	<u>Gross Rent</u>	<u>Revenue Costs</u>	<u>Ground Lease Expenses</u>	<u>Net Rent</u>	<u>Yield</u>
23/12/2021	0	11	0	Base Rent	13,200	N/A	N/A	N/A	N/A

Capital Costs

<u>Label</u>	<u>Timing</u>	<u>Initial Annual Amount</u>	<u>Discount Rate</u>	<u>Discounted Value</u>
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Component Valuation

<u>Start Date</u>	<u>Valuation Term</u>	<u>Slice Type</u>	<u>Yield</u>	<u>SF.Tax</u>	<u>Deferred</u>	<u>Gross Rent</u>	<u>Rental Value</u>	<u>Revenue Costs</u>	<u>Ground Rent</u>	<u>Net Rent</u>	<u>Less Froth Ded.</u>	<u>Valuation Rent</u>	<u>YP</u>	<u>PV</u>	<u>Gross Value</u>
14/09/2022	In Perp	Fixed	5.7500%	4%,40%	0 Yrs 0 Mths	13,200	15,000	0	0	13,200	0	13,200	17.3913	1.0000	229,565
23/11/2022	In Perp	Reversion (Hardcore)	5.7500%	4%,40%	0 Yrs 2 Mths	15,000	15,000	0	0	15,000	0	1,800	17.3913	0.9894	30,971
															260,537

Detailed Valuation

(Amounts in GBP, Measures in SF)

Valuation Date: 14/09/2022

Freehold

Tenant - Private Individual

Suite	Flat 1		
Lease Type	Residential		
Lease Status	Contract		
Lease	1 years from 18/12/2021		
	Expiring 17/12/2022		
Parent Tenure	Freehold		
Cap Group	Residential		
Current Rent	14,400		
Rental Value	15,000		
Valuation Method	Hardcore(5.75%)	Froth	0%

Initial Yield (Valuation Rent)	5.5222%		
Initial Yield (Contracted Rent)	5.5222%		
Equivalent Yield	5.75%		
Reversionary Yield	5.7523%	Note: Based on Initial tenant Rent / Gross Tenant Value	

Notes

Base Rent Schedule

<u>Date</u>	<u>Years</u>	<u>Months</u>	<u>Days</u>	<u>Event</u>	<u>Gross Rent</u>	<u>Revenue Costs</u>	<u>Ground Lease Expenses</u>	<u>Net Rent</u>	<u>Yield</u>
18/12/2021	0	11	0	Base Rent	14,400	N/A	N/A	N/A	N/A

Capital Costs

<u>Label</u>	<u>Timing</u>	<u>Initial Annual Amount</u>	<u>Discount Rate</u>	<u>Discounted Value</u>
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Component Valuation

<u>Start Date</u>	<u>Valuation Term</u>	<u>Slice Type</u>	<u>Yield</u>	<u>SF.Tax</u>	<u>Deferred</u>	<u>Gross Rent</u>	<u>Rental Value</u>	<u>Revenue Costs</u>	<u>Ground Rent</u>	<u>Net Rent</u>	<u>Less Froth Ded.</u>	<u>Valuation Rent</u>	<u>YP</u>	<u>PV</u>	<u>Gross Value</u>
14/09/2022	In Perp	Fixed	5.7500%	4%,40%	0 Yrs 0 Mths	14,400	15,000	0	0	14,400	0	14,400	17.3913	1.0000	250,435
18/11/2022	In Perp	Reversion (Hardcore)	5.7500%	4%,40%	0 Yrs 2 Mths	15,000	15,000	0	0	15,000	0	600	17.3913	0.9901	10,332
															260,766

Detailed Valuation

(Amounts in GBP, Measures in SF)

Valuation Date: 14/09/2022

Freehold

Tenant - Private Individual

Suite	Flat 1		
Lease Type	Residential		
Lease Status	Contract		
Lease	1 years from 31/01/2022		
	Expiring 30/01/2023		
Parent Tenure	Freehold		
Cap Group	Residential		
Current Rent	13,200		
Rental Value	15,000		
Valuation Method	Hardcore(5.75%)	Froth	0%

Initial Yield (Valuation Rent)	5.07%		
Initial Yield (Contracted Rent)	5.07%		
Equivalent Yield	5.75%		
Reversionary Yield	5.7614%	Note: Based on Initial tenant Rent / Gross Tenant Value	

Notes

Base Rent Schedule

<u>Date</u>	<u>Years</u>	<u>Months</u>	<u>Days</u>	<u>Event</u>	<u>Gross Rent</u>	<u>Revenue Costs</u>	<u>Ground Lease Expenses</u>	<u>Net Rent</u>	<u>Yield</u>
31/01/2022	0	11	0	Base Rent	13,200	N/A	N/A	N/A	N/A

Capital Costs

<u>Label</u>	<u>Timing</u>	<u>Initial Annual Amount</u>	<u>Discount Rate</u>	<u>Discounted Value</u>
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Component Valuation

<u>Start Date</u>	<u>Valuation Term</u>	<u>Slice Type</u>	<u>Yield</u>	<u>SF.Tax</u>	<u>Deferred</u>	<u>Gross Rent</u>	<u>Rental Value</u>	<u>Revenue Costs</u>	<u>Ground Rent</u>	<u>Net Rent</u>	<u>Less Froth Ded.</u>	<u>Valuation Rent</u>	<u>YP</u>	<u>PV</u>	<u>Gross Value</u>
14/09/2022	In Perp	Fixed	5.7500%	4%,40%	0 Yrs 0 Mths	13,200	15,000	0	0	13,200	0	13,200	17.3913	1.0000	229,565
31/12/2022	In Perp	Reversion (Hardcore)	5.7500%	4%,40%	0 Yrs 3 Mths	15,000	15,000	0	0	15,000	0	1,800	17.3913	0.9836	30,790
															260,355

Detailed Valuation

(Amounts in GBP, Measures in SF)

Valuation Date: 14/09/2022

Freehold

Tenant - Vacant Possession

Suite	5x Gar		
Lease Type	Retail		
Lease Status	Speculative		
Lease	1 years from 14/09/2023		
	Expiring 13/09/2024		
Parent Tenure	Freehold		
Cap Group	Garages		
Current Rent	0		
Rental Value	13,500		
Valuation Method	Hardcore(10%)	Froth	0%
Initial Yield (Valuation Rent)	0%		
Initial Yield (Contracted Rent)	0%		
Equivalent Yield	10%		
Reversionary Yield	11%		

Note: Based on Initial tenant Rent / Gross Tenant Value

Notes

Base Rent Schedule

<u>Date</u>	<u>Years</u>	<u>Months</u>	<u>Days</u>	<u>Event</u>	<u>Gross Rent</u>	<u>Revenue Costs</u>	<u>Ground Lease Expenses</u>	<u>Net Rent</u>	<u>Yield</u>
14/09/2023	0	11	0	Base Rent	13,500	0	0	13,500	11.0000%

Capital Costs

<u>Label</u>	<u>Timing</u>	<u>Initial Annual Amount</u>	<u>Discount Rate</u>	<u>Discounted Value</u>
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Component Valuation

<u>Start Date</u>	<u>Valuation Term</u>	<u>Slice Type</u>	<u>Yield</u>	<u>SF.Tax</u>	<u>Deferred</u>	<u>Gross Rent</u>	<u>Rental Value</u>	<u>Revenue Costs</u>	<u>Ground Rent</u>	<u>Net Rent</u>	<u>Less Froth Ded.</u>	<u>Valuation Rent</u>	<u>YP</u>	<u>PV</u>	<u>Gross Value</u>
14/09/2023	In Perp	Fixed	10.0000%	4%,40%	1 Yr 0 Mths	13,500	13,500	0	0	13,500	0	13,500	10.0000	0.9091	122,727

122,727