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Dear David,

Please find attached hereto the Planning Viability Appraisal Report, related to the above property and the residential new development scheme to the rear and the key issues around re-purposing of the landmark building in Wincanton.

I apologise for the delay, however following my inspection of the property and review of the data provided as well as the plans and the Matrix provided and summary, I questioned the financial assessment of costs of the building and renovation works, due to the lack of detail. I received this at the end of February when I was away on annual leave.

I received a professional email of ratification from Julian Stokes Management as Construction Cost Management - copy attached and revised figures and have relayed in the report the variance, which is self-explanatory.

Following receipt, the work had to be scheduled into a full diary and then that work programme has been impacted by Covid. I provide this by way of explanation.

If you have any queries, relating to the above, or the attached, please do let me know.

Kind regards

Yours sincerely

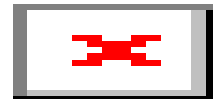
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