

APPENDIX 8

RICS FINANCIAL VIABILITY IN PLANNING; CONDUCT AND REPORTING (2019) COMPLIANCE DOCUMENTS

TURNER MORUM LLP – FVIP CONDUCT AND REPORTING

I confirm that this report complies with the requirements of RICS Professional Statement - ***RICS financial viability in planning: conduct and reporting*** (2019; 1st ed.)

Specifically, I can confirm the following:

1. That in preparing my report I have acted with objectivity, impartiality, without interference and that my report makes reference to all appropriate available sources of information.
2. I confirm that I have prepared this report with the skill, care and diligence that can be reasonably expected of a competent and experienced financial viability consultant, but my responsibility is to my instructing client and my client only.
3. Terms of Engagement have been set-out clearly and are included as an appendix to this report.
4. I have no conflicts of interest.
5. In preparing this report, no performance-related or contingent fees have been agreed.
6. That where the open disclosure of any information may compromise the delivery of the proposed application scheme exceptions to the disclosure obligation have been discussed and agreed exceptions with the LPA.
7. I have not previously provided advice in relation to this planning application.
8. That the inputs adopted within this assessment are reasonably justified.
9. My adopted Benchmark Land Value (BLV) is reported correctly in accordance with the PPG, which has required me to consider the EUV, the level of Premium that would be applicable, appropriate market evidence, supporting considerations, assumptions, justifications and alternative use value (where applicable).
10. Where appropriate, I have explained how supporting evidence has been analysed within the assessment of the benchmark land value, as adopted within my analysis.
11. I acknowledge a clear distinction between this viability assessment and any subsequent negotiations.
12. That my assessment includes sensitivity analysis, which has been provided with an accompanying explanation and interpretation of the results.

13. That all engagement involving Turner Morum has been agreed and documented.
14. This report includes a non-technical summary including key figures and issues that support my conclusions and is consistent with para 21 of the PPG [regarding public availability]. This non-technical summary may be extracted by the LPA, subject to para 15 below.
15. The contents of this report and any appendices attached to it are for the sole use of the applicant and the LPA. Unless explicitly agreed in writing by both Turner Morum LLP and our instructing client the contents of this report and its appendices shall remain private and confidential, and shall not be used for any purposes other than the subject financial viability assessment, nor be published, referred to or quoted in any way.
16. This report is signed and dated.
17. All 3rd party consultants have been advised of RICS mandatory requirements.
18. I have allowed adequate time to produce this report and have advised my client on the timeframes, and where extensions may be required.