

APPENDIX A

Curriculum Vitae

Professional CV for Michael Paul Darroch

Position	Chartered Surveyor at Kempton Carr Croft
Disciplines	Valuation
Qualifications	BSc (Hons) MRICS Registered Valuer
Specialisms	Commercial and residential valuations for: • Expert witness • Landlord and Tenant • Development



Contact Michael

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Summary

After graduating from The University of Reading in 2001 with an Honours Degree of Bachelors of Science in Land Management, I joined Slough Estates (now SEGRO) as a Graduate Surveyor within their Shopping Centre Team.

I joined DTZ (now Cushman & Wakefield) in Mayfair, London in 2004 and went on to become a Member of the Royal Institution of Chartered Surveyors in Autumn 2004 by qualifying through their Assessment of Professional Competence. I worked in DTZ's valuation team and became a Senior Surveyor.

In April 2008 I joined Deriaz Slater Commercial in Marlow, Buckinghamshire as a Senior General Practice Surveyor.

I joined Duncan Bailey Kennedy in High Wycombe, Buckinghamshire in June 2010 where I was responsible for valuations, landlord and tenant negotiations and heading their property management team. I became Associate Partner at DBK in October 2014.

In January 2017 I joined Kempton Carr Croft as Senior Surveyor within their General Practice Team. I currently provide valuations of commercial and residential property for loan security, accounts, probate, matrimonial, development, dilapidations and decision making purposes. I advise and represent local, regional and national companies at rent review and lease renewal as well as asset manage commercial and mixed-use property portfolios. I also represent both Developers and Local Authority in financial viability assessments.

Experience and Expertise

Throughout my career, I have worked with private practices, public bodies, property development companies, pension funds and The Crown Estate. My principle activities are valuation work, landlord and tenant representation, asset management and financial viability in planning. I undertake valuations of commercial, residential and mixed-use properties for a range of purposes including taxation, financial reporting, dilapidations, development, probate, matrimonial and decision making. I also specialize in Public Asset Valuations in line with CIPFA reporting requirements.

Previous clients include:

- | | | |
|--------------------|----------------------|--------------------------|
| ▪ Legal & General | ▪ Capital & Regional | ▪ Castlemore |
| ▪ The Crown Estate | ▪ Warner Estates | ▪ John Lewis Partnership |
| ▪ Lloyds Bank | ▪ NatWest Bank | ▪ Barclays Bank |

Professional CV for Petrina Jane Froud		
Position	Senior Viability Surveyor at Kempton Carr Croft	
Discipline	Viability	
Specialisms	Financial viability in Planning and Land	Contact Trina E: trina.froud@kemptoncarr.co.uk T: 01628 771221 M: 07889 237737

Summary

Petrina joined Kempton Carr in July 1991 in an administration capacity, quickly becoming involved in Commercial Property Agency, disposals and acquisitions. Thereon she became further involved in Rent Review and Lease Renewal work, expanding these skills into commercial and residential property management.

In 1998 this skill set was expanded to residential land sales, and since this time Petrina has sold a number of residential sites, from single plots up to 200 units. In 1999 Petrina became an Associate Director and continued to operate in a range of disciplines, including Landlord and Tenant, Property Management, Commercial Property Agency and Land Sales.

Since 2003 she has concentrated on and specialised in Residential Land Sales together with Commercial Property Agency, including disposals and acquisitions of a wide range of types of commercial property for local, regional and national companies.

Petrina has been based in the Maidenhead Office for the past 25 years, with her work centred around, Maidenhead, Windsor and the Thames Valley, together with the M25 area, and further afield. Throughout this time, she has worked with a wide variety of private and institutional clients and covering a range of disciplines.

Experience and Expertise

For the past 5 years Petrina has specialised in Development Viability and Financial Viability in Planning, undertaking viability appraisal and review work for both Developers and Local Authorities within a wide range of geographical locations, representing clients at Appeal stage, including Written Representations, Informal Hearing and Planning Inquiry.

Petrina also specialises in development consultancy and land sales, acting on behalf of a variety of private and institutional clients in advising upon the sale of their land.

APPENDIX B

Location Plan

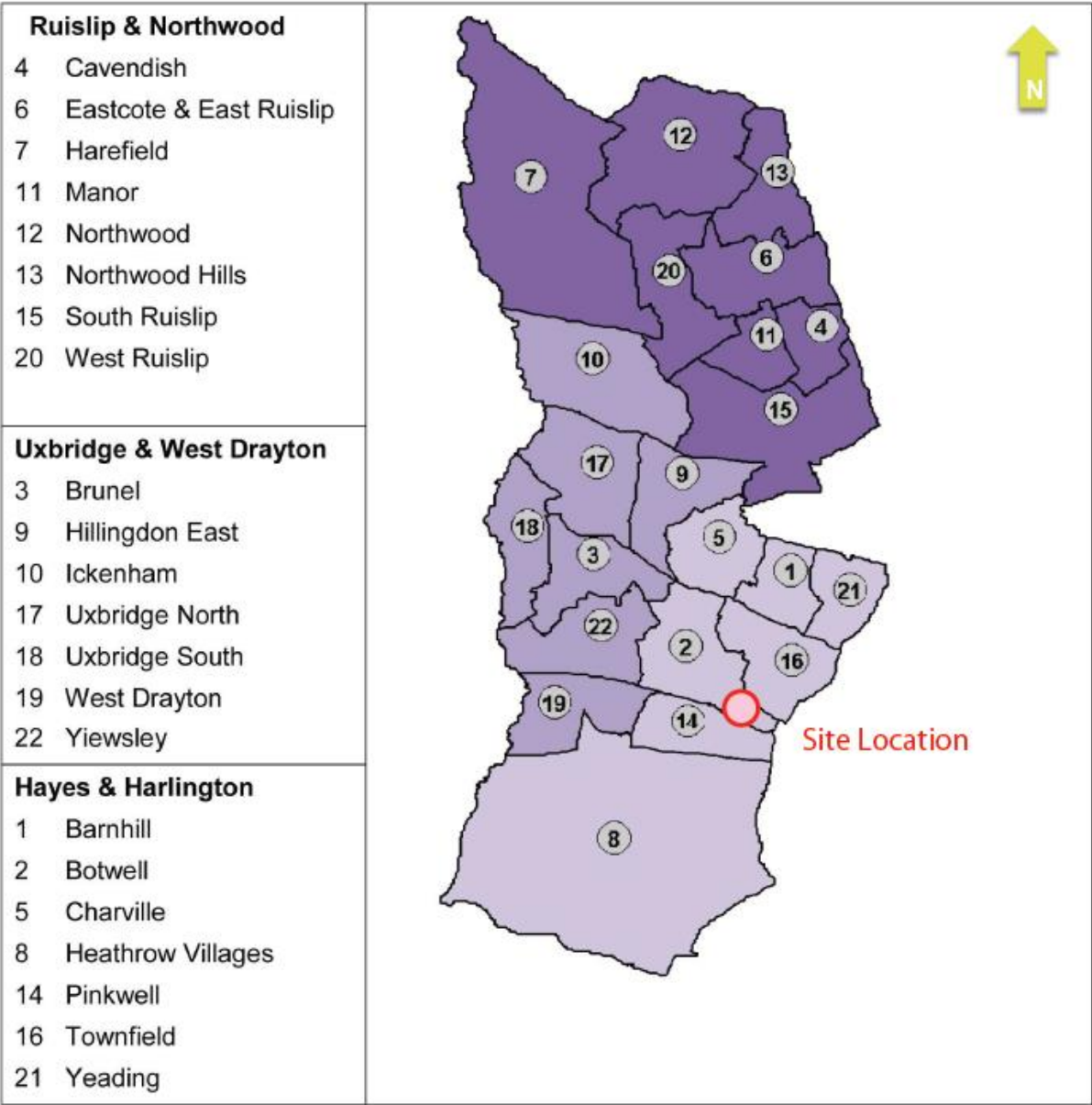
Site Location

Located in the London borough of Hillingdon the site is located within the Botwell ward of Hayes and Harlington. The site is located a few hundred meters to the south of Hayes and Harlington train station.

The site itself consists of the former Victoria pub and a series of parking garages to the rear from which there is a pedestrian link through to Sandow Crescent.



Hillingdon Location Map in Greater London

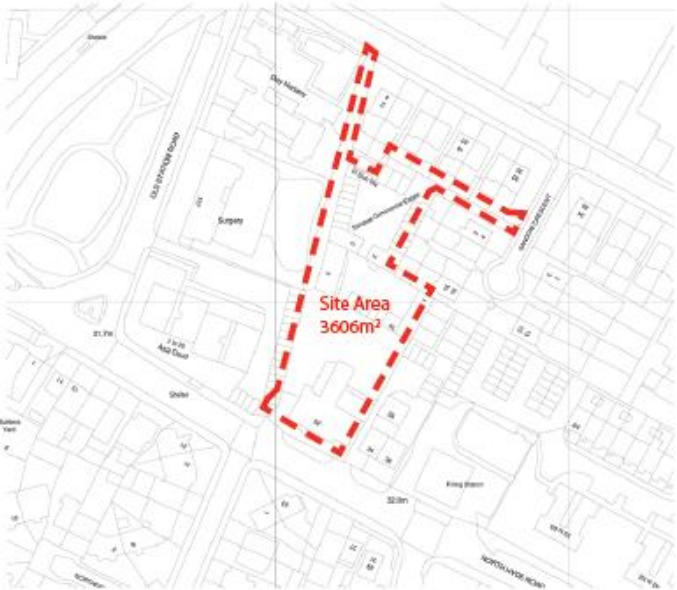


Hillingdon Locality Profile

Site Location and Area



Site Location Aerial Photograph



OS Map with Site boundary and Area

APPENDIX C

Site Plan

Site Demise Areas

The site consists of two principal ownerships: the former Victoria Pub and Sandow Commercial Estate sites.

The Strip shown with a blue dotted outline is subject to restrictive covenants and a right of way. This area is currently inaccessible and overgrown and the intention is to open this up and bring it back into use.



Site Demise Areas