



Georgina Martin <georginam@retirement.capital>

(00079226/1) - Trustees of the Mason Family Pension Fund (SASS) - Purchase of Unit 2, rear of 25 Somers Road, Rugby, CV22 7DG

Louise Tuttle <louise.tuttle@bttj.com>

To: "cathrynmason278@yahoo.co.uk" <cathrynmason278@yahoo.co.uk>

Cc: "georginam@retirement.capital" <georginam@retirement.capital>, Bejul Lakhani-Lever <Bejul.Lakhani-Lever@bttj.com>

Thu, Aug 31, 2023 at 3:59 PM

Email sent on behalf of Bejul Lakhani-Lever

Dear Cathryn

I write further to your previous correspondence in this matter I confirm that we have received the Terrafirma report in relation to ground stability. Risks have been identified in relation to natural perils, clay subsidence and mineral planning.

I draw your attention to the advisory section and the recommended next steps.

You will see that it is recommended that an appropriate RICS Structural and/or Building Survey is carried out on the property and structures present on the site in question to assess, amongst other considerations, their structural condition. The report will highlight any subsidence related defects which may result in ground instability whilst also noting any serious or dangerous issues that may require attention. The survey will also include advice on any defects, repairs and maintenance decisions. Furthermore the structural condition of the property needs to be assessed and advice needs to be obtained on any defects, repairs or maintenance decisions. Please ensure your buildings insurance specifically covers a risk of subsidence also. Furthermore specialist advice on the depth of new foundations will be required particularly where these are in a distance equivalent to mature height of trees.

I would therefore recommend that if you have not already done so, please arrange for a building survey to be carried out and provide the Surveyor with a copy of this report. Please also refer the report to your buildings insurance provider so as to ensure cover can be obtained for the risks identified.

Any queries, please let me know.

Kind regards

Bejul

BEJUL LAKHANI-LEVER

Property Solicitor, Commercial

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***Please note my working hours are Monday,
Tuesday and Thursday 9.00am – 4.45pm***



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