



5th March 2021

Our ref: DS/CP2409

To whom it may concern.

Dear Sirs,

I confirm that CPC Project Services have been engaged by Mosscafe St Vincents Housing Group to provide cost advice on the refurbishment of the above property.

In this capacity I have visited the above property on several occasions in order to plan and review the costing options available.

It is clear upon entry to the building through the front door that the upstairs portion of the property has been closed off and that there is no access.
Upon investigation it is evident that access to the upstairs portion of the building is through a separate entrance at the rear of the property.

The division of the property is such that a builder would have been engaged to carry out the works and can be considered permanent.
There are separate Washing and cooking facilities, along with sleeping and leisure space in both portions of the property.

It is clear from the condition of the decorations and the general dilapidation that this work was done in excess of 4 years ago and the evidence I have viewed recently would fully support this view.

I confirm the above statement is a factual representation of the above property.

Should you have any further queries regarding the above, please feel free to contact me.

Yours sincerely,

David Spencer.

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