

Standard Terms and Conditions

1 Definitions

In these conditions unless the context otherwise requires:

"Beneficiary" means the Client or the customer of the Client for whom the Client has procured the Services.

"Commercial" means any building which is not Residential.

"Commission" means an order for Consultancy Services submitted by a Client.

"Consultancy Services" mean consultancy services provided by GroundSure including, without limitation, carrying out interpretation of third party and in-house environmental data, provision of environmental consultancy advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.

"Content" means any data, database or other information contained in a Report or Mapping which is provided to GroundSure by a Data Provider.

"Contract" means the contract between GroundSure and the Client for the performance of the Services which arises upon GroundSure's acceptance of an Order or Commission and which shall incorporate these conditions, the relevant GroundSure User Guide, proposal by GroundSure and the content of any subsequent report, and any agreed amendments in accordance with clause 11.

"Client" means the party that submits an Order or Commission.

"Data Provider" means any third party providing Content to GroundSure.

"Data Report" means reports comprising factual data with no professional interpretation in respect of the level of likely risk and/or liability available from GroundSure.

"GroundSure" means GroundSure Limited, a company registered in England and Wales under number 03421028 and whose registered office is at Greater London House, Hampstead Road, London NW1 7EJ.

"Intellectual Property" means any patent, copyright, design rights, service marks, moral rights, data protection rights, know-how, trademark or any other intellectual property rights.

"Mapping" an historical map or a combination of historical maps of various ages, time periods and scales available from GroundSure.

"Order" means an order form submitted by the Client requiring Services from GroundSure in respect of a specified Site.

"Order Website" means online platform via which Orders may be placed.

"Report" means a Risk Screening Report or Data Report for commercial or residential property available from GroundSure relating to the Site prepared in accordance with the specifications set out in the relevant User Guide.

"Residential" means any building used as or suitable for use as an individual dwelling.

"Risk Screening Report" means one of GroundSure's risk screening reports, comprising factual data with interpretation in respect of the level of likely risk and/or liability, excluding "Consultancy Services".

"Services" means the provision of any Report, Mapping or Consultancy Services which GroundSure has agreed to carry out for the Client/Beneficiary on these terms and conditions in respect of the Site.

"Site" means the landsite in respect of which GroundSure provides the Services.

"User Guide" means the relevant current version of the user guide, available upon request from GroundSure.

2 Scope of Services

2.1 GroundSure agrees to carry out the Services in accordance with the Contract and to the extent set out therein.

2.2 GroundSure shall exercise all the reasonable skill, care and diligence to be expected of experienced environmental consultants in the performance of the Services.

2.3 The Client acknowledges that it has not relied on any statement or representation made by or on behalf of GroundSure which is not set out and expressly agreed in the Contract.

2.4 Terms and conditions appearing on a Client's order form, printed stationery or other communication, including invoices, to GroundSure, its employees, servants, agents or other representatives or any terms implied by custom, practice or course of dealing shall be of no effect and these terms and conditions shall prevail over all others.

2.5 In the event that a Client/Beneficiary opts to take out insurance in conjunction with or as a result of the Services, such insurance shall be subject solely to the terms of any policy issued to it in that respect and GroundSure will have no liability therefor.

2.6 GroundSure's quotations/proposals are valid for a period of 30 days only. GroundSure reserves the right to withdraw any quotation at any time before GroundSure accepts an Order or Commission. GroundSure's acceptance of an Order or Commission shall be effective only where such acceptance is in writing and signed by GroundSure's authorised representative or where accepted via GroundSure's Order Website.

3 The Client's obligations

3.1 The Client shall ensure the Beneficiary complies with and is bound by the terms and conditions set out in the Contract and shall provide that GroundSure may in its own right enforce such terms and conditions against the Beneficiary pursuant to the Contracts (Rights of Third Parties) Act 1999. The Client shall be liable for all breaches of the Contract by the Beneficiary as if they were breaches by the Client. The Client shall be solely responsible for ensuring that the Report/Mapping ordered is appropriate and suitable for the Beneficiary's needs.

3.2 The Client shall (or shall procure that the Beneficiary shall) supply to GroundSure as soon as practicable and without charge all information necessary and accurate relevant data including any specific and/or unusual environmental information relating to the Site known to the Client/Beneficiary which may pertain to the Services and shall give such assistance as GroundSure shall reasonably require in the performance of the Services (including, without limitation, access to a Site, facilities and equipment as agreed in the Contract).

3.3 Where Client/Beneficiary approval or decision is required, such approval or decision shall be given or procured in reasonable time as not to delay or disrupt the performance of any other part of the Services.

3.4 The Client shall not and shall not knowingly permit the Beneficiary to, save as expressly permitted by these terms and conditions, re-sell, alter, add to, amend or use out of context the content of any Report, Mapping or, in respect of any Services, information given by GroundSure. For the avoidance of doubt, the Client and Beneficiary may make the Report, Mapping or GroundSure's findings available to a third party who is considering acquiring the whole or part of the Site, or providing funding in relation to the Site, but such third party cannot rely on the same unless expressly permitted under clause 4.

3.5 The Client is responsible for maintaining the confidentiality of its user name and password if using GroundSure's internet ordering service and accepts responsibility for all activity that occurs under such account and password.

4 Reliance

4.1 Upon full payment of all relevant fees and subject to the provisions of these terms and conditions, the Client and Beneficiary are granted an irrevocable royalty-free licence to access the information contained in a Report, Mapping or in a report prepared by GroundSure in respect of or arising out of Consultancy Services. The Services may only be used for the benefit of the Client and those persons listed in clauses 4.2 and 4.3.

4.2 In relation to Data Reports, Mapping and Risk Screening Reports, the Client shall be entitled to make Reports available to (i) the Beneficiary, (ii) the Beneficiary's professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate), (iv) the first purchaser or first tenant of the Site (v) the professional advisers and lenders of the first purchaser or tenant of the Site. Accordingly GroundSure shall have the same duties and obligations to those persons in respect of the Services as it has to the Client and those persons shall have the benefit of any of the Client's rights under the Contract as if those persons were parties to the Contract. For the avoidance of doubt, the limitations of GroundSure's liability as set out in clauses 7 and 11.6 shall apply.

4.3 In relation to Consultancy Services, reliance shall be limited to the Client, Beneficiary and named parties on the Report.

4.4 Save as set out in clauses 4.2 and 4.3 and unless otherwise agreed in writing with GroundSure, any other party considering the information supplied by GroundSure as part of the Services, including (but not limited to) insurance underwriters, does so at their own risk and GroundSure has no legal obligations to such party unless otherwise agreed in writing.

4.5 The Client shall not and shall not knowingly permit any person (including the Beneficiary) who is provided with a copy of any Report, (except as permitted herein or by separate agreement with GroundSure) to: (a) remove, suppress or modify any trade mark, copyright or other proprietary marking from the Report or Mapping; (b) create any product which is derived directly or indirectly from the data contained in the Report or Mapping; (c) combine the Report or Mapping with, or incorporate the Report or Mapping into any other information data or service; or (d) re-format or otherwise change (whether by modification, addition or enhancement) data or images contained in the Report or Mapping.

4.6 Notwithstanding clause 4.5, if the Client acts in a professional capacity, it may make reasonable use of a Report and/or findings made as a result of Consultancy Services to advise Beneficiaries. However, GroundSure shall have no liability in respect of any opinion or report given to such Beneficiaries by the Client or a third party.

5 Fees and Disbursements

5.1 GroundSure shall charge the Client fees at the rate and frequency specified in the Contract together, in the case of Consultancy Services, with all proper disbursements incurred by GroundSure in performing the Services. For the avoidance of doubt, the fees payable for the Services are as set out in GroundSure's written proposal, Order Website or Order acknowledgement form. The Client shall in addition pay all value added tax or other tax payable on such fees and disbursements in relation to the provision of the Services.

5.2 Unless GroundSure requires prepayment, the Client shall promptly pay all fees disbursements and other monies due to GroundSure in full without deduction, counterclaim or set off together with such value added tax or other tax as may be required within 30 days from the date of GroundSure's invoice or such other period as may be agreed in writing between GroundSure and the Client ("Payment Date"). GroundSure reserves the right to charge interest which shall accrue on a daily basis from 30 days after the date of Payment Date until the date of payment (whether before or after judgment) at the rate of five per cent per annum above the Bank of England base rate from time to time.

5.3 In the event that the Client disputes the amount payable in respect of GroundSure's invoice it shall notify GroundSure no later than 28 days after the date thereof that it is in dispute. In default of such notification the Client shall be deemed to have agreed the amount thereof. As soon as reasonably practicable following receipt of a notification in respect of any disputed invoice, a member of the management team at GroundSure shall contact the Client and the parties shall use all reasonable endeavours to resolve the dispute.

6 Intellectual Property

6.1 Subject to the provisions of clause 4.1, the Client and the Beneficiary hereby acknowledge that all Intellectual Property in the Services and Content are and shall remain owned by either GroundSure or the Data Providers and nothing in these terms purports to transfer or assign any rights to the Client or the Beneficiary in respect of the Intellectual Property.

6.2 The Client shall acknowledge the ownership of the Content where such Content is incorporated or used in the Client's own documents, reports, systems or services whether or not these are supplied to a third party.

6.3 Data Providers may enforce any breach of clauses 6.1 and 6.2 against the Client or Beneficiary.

6.4 The Client acknowledges that the proprietary rights subsisting in copyright, database rights and any other intellectual property rights in respect of any data and information contained in any Report are and shall remain (subject to clause 11.1) the property of GroundSure and/or any third party that has supplied data or information used to create a Report, and that these conditions do not purport to grant, assign or transfer any such rights in respect thereof to a Client and/or a Beneficiary.

6.5 The Client and each of the parties set out in clause 4.2 are permitted to make up to 8 (commercial) or 2 (residential) printed copies of the Report only. Further copies of the Report may not be made in whole or in part without the prior written permission of GroundSure who shall be entitled to make a charge for each additional copy.

6.6 The Client shall (and shall procure that any recipients of the Report as permitted under clause 4.2 shall):

(i) not remove, suppress or modify any trademark, copyright or other proprietary marking belonging to GroundSure or any third party from the Services;

(ii) use the information obtained as part of the Services in respect of the subject Site only, and shall not store or reuse any information obtained as part of the Services provided in respect of adjacent or nearby sites;

- (iii) not create any product or report which is derived directly or indirectly from the data contained in the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);
- (iv) not combine the Services with or incorporate such Services into any other information data or service; and
- (v) not reformat or otherwise change (whether by modification, addition or enhancement), data contained in the Services (save that those acting in a professional capacity to the Beneficiary shall not be in breach of this clause 6.6(v) where such reformatting is in the normal course of providing advice based upon the Services).
- 6.7 The Client and/or Beneficiary shall and shall procure that any party to whom the Services are made available shall notify GroundSure of any request or requirement to disclose, publish or disseminate any information contained in the Services in accordance with the Freedom of Information Act 2000, the Environmental Information Regulations 2004 or any associated legislation or regulations in force from time to time.
- 7. Liability**
- 7.1 Nothing in these terms and conditions shall limit GroundSure's liability for causing death or personal injury through negligence or willful default.
- 7.2 Save as otherwise set out in these conditions, any information provided by one party ("Disclosing Party") to the other party ("Receiving Party") shall be treated as confidential except so far as authorised by the Disclosing Party to provide such information in whole or in part to a third party.
- 7.3 Nothing in these conditions shall affect the statutory rights of a consumer under the applicable consumer protection legislation from time to time.
- 7.4 In relation to Data Reports, Mapping and Risk Screening Reports, GroundSure's liability under the Contract shall cease upon the expiry of six years from the date when the Beneficiary became aware that it may have a claim against GroundSure in respect of the Services provided always that there shall be no liability at the expiration of twelve years from the completion of the Contract. For the avoidance of doubt, any claims in respect of which proceedings are notified to GroundSure in writing prior to the expiry of the time periods referred to in this clause shall survive the expiry of those time periods provided any such claim is actually commenced within six months of notification.
- 7.5 In relation to Consultancy Services GroundSure's liability under the Contract shall cease upon the expiry of six years from the date the Services were completed.
- 7.6 GroundSure shall not be liable to the Client or any person to whom the Client provides a copy of a Data Report, Mapping or Risk Screening Report in any circumstances whatsoever unless arising out of a breach on its part of the obligations set out in the Contract.
- 7.7 GroundSure shall not be liable if the Data Reports, Mapping or Risk Screening Report are used otherwise than as provided or referred to in these conditions and the relevant User Guide.
- 7.8 Subject to the provisions of clause 7.3, GroundSure makes no representation, warranties, express or implied, as to the accuracy, reliability, completeness, validity or fitness for purpose of any Content and shall not be liable for any omission, error or inaccuracy in relation thereto unless GroundSure should reasonably have been alerted to any omission, error or inaccuracy in the Content.
- 7.9 Subject to the provisions of clause 7.1 and irrespective of whether multiple parties make use of the same Services the total liability of GroundSure under or in connection with the Contract, whether in contract in tort for breach of statutory duty or otherwise shall not exceed £10 million per claim or series of connected claims.
- 7.10 Whilst GroundSure will use all reasonable endeavours to maintain operability of its internet ordering service it will not be liable for any loss or damages caused by a delay or loss of use of such service. The Client shall use GroundSure's internet ordering service at its own risk. GroundSure shall not be responsible for any damage to a Client or permitted assignee's computer, software, modem, telephone or other property resulting from the use of GroundSure's internet ordering service.
- 7.11 The Client accepts, and shall use all reasonable endeavours to procure that anyone who is provided with a copy of the Report accepts, that it has no claim or recourse to any Data Provider or to GroundSure in respect of the acts or omissions of such Data Providers including Content supplied by them.
- 7.12 GroundSure shall provide the Services using reasonable skill and care, however, GroundSure shall not be liable for any inaccurate statement or risk rating in a Report which resulted from a reasonable interpretation of the Content.
- 7.13 Subject to clause 7.1, GroundSure shall not be liable to the Client, the Beneficiary or any third party in contract, tort (including, without limitation, negligence) or for misrepresentation or breach of statutory duty or otherwise in respect of any loss of profits, goodwill, revenue or opportunity, or any indirect or consequential loss (even if such loss was reasonably foreseeable).
- 7.14 GroundSure undertakes for the duration of the liability periods referred to in clauses 7.4 and 7.5 to maintain professional indemnity insurance in respect of its liabilities under this Contract. GroundSure shall produce evidence of such insurance if requested by the Client. A greater level of cover may be available upon request and agreement with the Client.
- 8. GroundSure right to suspend or terminate**
- 8.1 In the event that GroundSure reasonably believes that the Client or Beneficiary as applicable has not provided the information or assistance required to enable the proper performance of the Services, GroundSure shall be entitled on fourteen days written notice to suspend all further performance of the Services until such time as any such deficiency has been made good.
- 8.2 GroundSure may additionally terminate the Contract immediately on written notice in the event that:
- (i) the Client shall fail to pay any sum due to GroundSure within 28 days of the Payment Date; or
 - (ii) the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an Administration Order made against it or if a Receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or
 - (iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or
 - (iv) the Client or the Beneficiary breaches any material term of the Contract (including, but not limited to, the obligations in clause 4) incapable of remedy or if remediable, is not remedied within 14 days of notice of the breach.
- 9. Client's Right to Terminate and Suspend**
- 9.1 Subject to clause 10.2, the Client may at any time after commencement of the Services by notice in writing to GroundSure require GroundSure to terminate or suspend immediately performance of all or any of the Services.
- 9.2 The Client waives all and any right of cancellation it may have under the Consumer Protection (Distance Selling) Regulations 2000 (as amended) in respect of the Order of a Report/Mapping. This does not affect the Beneficiary's statutory rights.
- 10. Consequences of Withdrawal, Termination or Suspension**
- 10.1 Upon termination or any suspension of the Services, GroundSure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client/Beneficiary any property of the Client/Beneficiary in GroundSure's possession or control.
- 10.2 In the event of termination/suspension of the Contract under clauses 8 or 9, the Client shall pay to GroundSure all and any fees payable in respect of the performance of the Services up to the date of termination/suspension. In respect of any Consultancy Services provided, the Client shall also pay GroundSure any additional costs incurred in relation to the termination/suspension of the Contract.
- 11. General**
- 11.1 The mapping contained in the Services is protected by Crown copyright and must not be used for any purpose outside the context of the Services or as specifically provided in these terms.
- 11.2 GroundSure reserves the right to amend these terms and conditions. No variation to these terms shall be valid unless signed by an authorised representative of GroundSure.
- 11.3 No failure on the part of GroundSure to exercise and no delay in exercising, any right, power or provision under these terms and conditions shall operate as a waiver thereof.
- 11.4 Save as expressly provided in clauses 4.2, 4.3, 6.3 and 11.5, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.
- 11.5 The Secretary of State for Communities and Local Government acting through Ordnance Survey may enforce breach of clause 6.1 of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.
- 11.6 GroundSure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances:
- (i) the Client or Beneficiary's failure to provide facilities, access or information;
 - (ii) fire, storm, flood, tempest or epidemic;
 - (iii) Acts of God or the public enemy;
 - (iv) riot, civil commotion or war;
 - (v) strikes, labour disputes or industrial action;
 - (vi) acts or regulations of any governmental or other agency;
 - (vii) suspension or delay of services at public registries by Data Providers; or
 - (viii) changes in law.
- 11.7 Any notice provided shall be in writing and shall be deemed to be properly given if delivered by hand or sent by first class post, facsimile or by email to the address, facsimile number or email address of the relevant party as may have been notified by each party to the other for such purpose or in the absence of such notification the last known address.
- 11.8 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email and on the second working day after the day of posting if sent by first class post.
- 11.9 The Contract constitutes the entire contract between the parties and shall supersede all previous arrangements between the parties.
- 11.10 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be tainted or impaired.
- 11.11 These terms and conditions shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with these terms and conditions shall be subject to the exclusive jurisdiction of the English courts.
- 11.12 If the Client or Beneficiary has a complaint about the Services, notice can be given in any format eg writing, phone, email to the Compliance Officer at GroundSure who will respond in a timely manner.

©GroundSure Limited – January 2011

BARCLAYS SITEGUARD: LAND USE QUESTIONNAIRE - F/H & L/H COMMERCIAL PROPERTY	ERMU Reference Number (provided by ERMU when, if required, your referral is completed)	
---	---	--

FOR COMPLETION BY THE PANEL VALUER – VERY IMPORTANT	
VALUATION EXCHANGE REFERENCE NUMBER	XK087190
BARCLAYS SITEGUARD REFERENCE NUMBER	GS-047416
NAME OF BARCLAY'S CUSTOMER:	Parklands Nursing Home
PROPERTY ADDRESS:	Parklands Nursing Home 33 Newport Road Woolstone, Milton Keynes MK15 0AA
BARCLAY'S RELATIONSHIP MANAGER/BRANCH TEAM CONTACT NAME/ PHONE NUMBER.	Suzanna Heath/07917 200981

PANEL VALUER STEP 1: IN ORDER TO ADDRESS ENVIRONMENTAL RISK ISSUES WHERE YOU ARE REQUESTED TO WITHIN YOUR INSTRUCTION PLEASE ORDER A BARCLAYS SITEGUARD REPORT AT THE FOLLOWING SITE: <http://www.order-reports.com> - COST £55+VAT (THE COST OF WHICH SHOULD HAVE ALREADY BEEN AGREED WITH THE COMMISSIONING BRANCH). SITEGUARD HELPLINE: 01273 819700

PANEL VALUER STEP 2: UPON RECEIPT OF THE BARCLAYS SITEGUARD REPORT MATCH THE CONCLUSION TO 1 or 2 BELOW AND COMPLETE THE REQUIRED ACTIONS.	
1. Barclays SiteGuard Report Conclusion: Acceptable Environmental Risk	Complete Section A below & complete your valuation report including this form and Barclays SiteGuard Report by way of appendix. No requirement for ERMU referral [unless you are aware of an issue not picked up by the SiteGuard Report].
2. Barclays SiteGuard Report Conclusion: In Need of Further Assessment	Complete Sections A - D below in full & forward this form with a copy of Barclays SiteGuard Report to ERMU@barclays.com [At this stage Do NOT issue your valuation].

SHOULD YOU WISH TO DISCUSS THE CASE PRIOR TO SUBMITTING YOUR VALUATION REPORT OR REFERRING TO BARCLAYS' ERMU PLEASE CONTACT ALISTAIR WRIGHT AT BARCLAYS ON 020 7116 5675.

SECTION A: INITIAL ENVIRONMENTAL CONSIDERATION

Based on the information within the Barclays SiteGuard Report and anything additional you have gathered, do environmental issues have a material impact on your valuation of the property?				
	Yes	No	NYD	N/A
1. For continued use "as current or proposed"?		x		
2. Based on any proposed redevelopment requiring Planning Consent?		x		
Comments:				
If you have answered "yes" or "not yet determined", do you consider that the Bank should commission a specialist environmental risk assessment in respect of this property?		Yes		No

What type of report – if any - would you recommend?	Phase I Risk Assessment (contamination focused)		Environmental Audit (operationally focused)	
	Other Recommendation: Please Specify:			

Any Additional Comments?	
--------------------------	--

Valuer's Contact Name:	Stuart Sayer
Valuation Firm:	Christie + Co
Valuer Telephone Number & EMAIL Address: (Very Important)	01908 300954 stuart.sayer@christie.com

Date	08/04/11
------	----------

B: PROPERTY DETAILS

Current Use	
Proposed Use	
Tenure (if leasehold, please quote term)	
Approximate size in hectares	
Estimated Age of property / building	
Anticipated value of the Land/Property	

C: DEVELOPMENT/REDEVELOPMENT

Is it proposed to develop/redevelop the site (including extensions to existing buildings)?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
If YES [& where Planning Consent is required] are there any environmental risk conditions attached to the Planning Consent: e.g. need for an intrusive investigation – remediation strategy etc or monitoring landfill gas etc.	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
If yes please attach an electronic copy with your referral to ERMU. Copy attached?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

D: SITE INSPECTION

Please complete the following "CONTAMINATION OBSERVATION CHECKLIST" during your site inspection.

Asbestos	Does the property hold an asbestos register to comply with Asbestos in the Workplace regulations?	
	Do you consider asbestos issues may materially impact upon your valuation?	
Regulatory Compliance	Are there any types of environment related permit / authorisation / license that are related to operations conducted by the business?	
	If yes, are you able to provide any further details? [Please detail below under "Additional Comments"]	
Bulk Storage Tanks	Are underground Storage Tanks present?	
	If yes, are any tanks over 20 years of age?	
	Are above Ground Storage Tanks present?	
	If yes, do they appear to be Oil Storage Reg. Compliant?	
	What is the current status of the tanks: e.g. Operational/Decommissioned etc.	
	Were fuel/oil/ chemical drums stored at this property?	
	If yes, are they stored within a bunded area or on sump pallets?	
	Was any staining or spillage noted?	
	Is impermeable hardstanding present across areas at / in the vicinity of fuel / oil / chemical storage?	
	Is there an interceptor on the site drainage line?	
Waste / flytipping	Any flytipping?	
	Do the deposited wastes have the potential to cause pollution / ground contamination?	

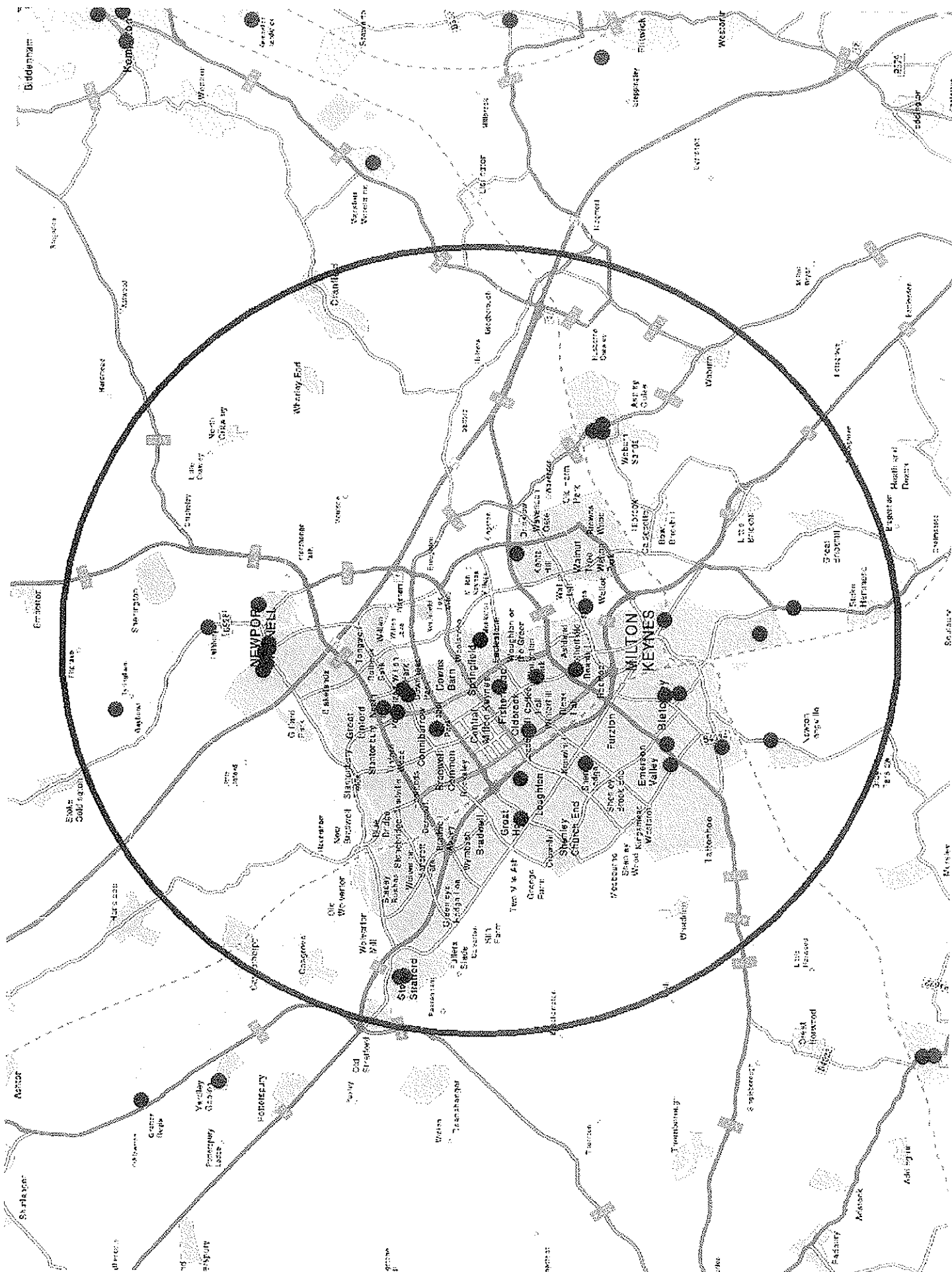
* Delete as applicable

Additional Comments: Please provide here any additional comments in relation your answers in this questionnaire.

BARCLAYS RELATIONSHIP TEAM ACTION: IN THE EVENT THAT THE BARCLAYS SITEGUARD REPORT CONCLUDED "IN NEED OF FURTHER ACTION" PLEASE ENSURE THE VALUER HAS REFERRED THE CASE TO ERMU PRIOR TO ISSUING THEIR REPORT & HAS INSERTED THEIR ERMU REFERENCE NUMBER ON PAGE 1.

Appendix VI
Competition Map & Table





Parklands Nursing Home

Distance	Home Name Address	Purpose Built	Total Beds	% Single	Categories of Care
1.6 (Crow Fly) 2.7 (By Road)	Ashby House Care Home 100 Chadwick Drive, off Saxon St, Eaglestone, Milton Keynes	Y	64	100%	OP, DE, MD
2.2 (Crow Fly) 4.1 (By Road)	Highclere Nursing Home 1 Chapman Avenue, Downs Barn, Milton Keynes	Y	41	85%	OP, DE
2.4 (Crow Fly) 3.7 (By Road)	Kents Hill Care Home Tunbridge Grove, Kents Hill, Milton Keynes	Y	62	87%	OP, DE, PD
2.6 (Crow Fly) 3.4 (By Road)	Five Acres Nursing Home Five Acres, Simpson, Milton Keynes		32	63%	OP, DE, MD
2.7 (Crow Fly) 4.4 (By Road)	Milton Keynes Community 1 Fletchers Mews, Neath Hill, Milton Keynes		15	100%	OP, PD
2.9 (Crow Fly) 4.8 (By Road)	Neath House Currier Drive, Neath Hill, Milton Keynes		47	100%	OP, DE, MD
3.6 (Crow Fly) 5.7 (By Road)	Beckett House Pitcher Lane, Loughton, Milton Keynes		27		OP, DE
4.4 (Crow Fly) 7.0 (By Road)	Rosewood Care Centre 100 Watling Street, Fenny Stratford, Bletchley, Milton Keynes	Y	40	75%	OP, DE, MD
4.6 (Crow Fly) 6.3 (By Road)	Butlin House Beaverbrook Court, Bletchley, Milton Keynes	Y	40	100%	OP, SI
5.2 (Crow Fly) 7.4 (By Road)	Westbury Westbury Lane, Newport Pagnell, Milton Keynes	Y	30	100%	OP, DE, MD
5.2 (Crow Fly) 7.1 (By Road)	The Beeches 16 Lakes Lane, Newport Pagnell		32	59%	OP, DE, LD
5.2 (Crow Fly) 6.6 (By Road)	Tweed House Tweed Drive, Bletchley, Milton Keynes		30	100%	OP, DE, MD
5.2 (Crow Fly) 7.5 (By Road)	Paganell Grange Nursing Home Westbury Lane, Newport Pagnell		30	100%	OP
5.4 (Crow Fly) 7.6 (By Road)	Tickford Abbey Priory Street, Newport Pagnell		32	100%	OP
6.0 (Crow Fly) 7.9 (By Road)	Devon Lodge 18 Theydon Avenue, Woburn Sands		26	88%	OP
6.2 (Crow Fly) 7.8 (By Road)	Burlington Hall 9 Station Road, Woburn Sands, Milton Keynes	Y	53	96%	OP, PD
6.4 (Crow Fly) 8.5 (By Road)	Caton House Epsom Grove, Chepstow Drive, Bletchley, Milton Keynes	Y	68	79%	OP
6.5 (Crow Fly) 9.1 (By Road)	Lathbury Manor Lathbury, Newport Pagnell, Milton Keynes		23	83%	OP, DE, LD, PD

7.6 (Crow Fly)	The Lindens		17		OP
12.0 (By Road)	, Stoke Hammond				
8.7 (Crow Fly)	The Stratfords	Y	11	100%	OP
12.3 (By Road)	Russell Street, Stony Stratford				
8.8 (Crow Fly)	St Giles House		35		OP
12.3 (By Road)	Vicarage Road, Stony Stratford				
8.9 (Crow Fly)	Park House		24	100%	OP, DE
12.6 (By Road)	Tyringham, Newport Pagnell				



UK Offices

www.christie.com

- 1 Birmingham**
Edgbaston House, 3 Duchess Place
Hagley Road, Birmingham B16 8NH
T: 0121 456 1222 E: birmingham@christie.com
- 2 Bristol**
Embassy House, Queens Avenue
Clifton, Bristol BS8 1SB
T: 0117 946 8500 E: bristol@christie.com
- 3 Edinburgh**
5 Logie Mill, Beaverbank Office Park
Logie Green Road, Edinburgh EH7 4HG
T: 0131 557 6666 E: edinburgh@christie.com
- 4 Enfield**
Lough Point, 2 Gladbeck Way
Enfield EN2 7JA
T: 020 8370 3100 E: enfield@christie.com
- 5 Exeter**
Kings Wharf, The Quay
Exeter EX2 4AN
T: 01392 285600 E: exeter@christie.com
- 6 Glasgow**
120 Bath Street
Glasgow G2 2EN
T: 0141 352 7300 E: glasgow@christie.com
- 7 Ipswich**
Wolsey House, 16-18 Princes Street
Ipswich IP1 1QT
T: 01473 256588 E: ipswich@christie.com
- 8 Leeds**
Aquis House, Greek Street
Leeds LS1 5RU
T: 0113 389 2700 E: leeds@christie.com
- 9 London**
39 Victoria Street
London SW1H 0EU
T: 020 7227 0700 E: enquiries@christie.com
- 10 Maidstone**
Vaughan Chambers, 4 Tonbridge Road
Maidstone ME16 8RP
T: 01622 656000 E: maidstone@christie.com
- 11 Manchester**
Acresfield, St. Ann's Square
Manchester M2 7HA
T: 0161 833 3311 E: manchester@christie.com
- 12 Milton Keynes**
Chancery House, 199 Silbury Boulevard
Milton Keynes MK9 1JL
T: 01908 300950 E: miltonkeynes@christie.com
- 13 Newcastle**
Shakespeare House, 18 Shakespeare Street
Newcastle NE1 6AQ
T: 0191 222 1740 E: newcastle@christie.com
- 14 Nottingham**
Alan House, Clumber Street
Nottingham NG1 3ED
T: 0115 948 3100 E: nottingham@christie.com
- 15 Winchester**
Star Lane House, Staple Gardens
Winchester SO23 8SR
T: 01962 844455 E: winchester@christie.com

International Offices

- 16 London**
39 Victoria Street, London SW1H 0EU
T: +44 (0) 20 7227 0700 E: international@christie.com
- 17 Barcelona**
Paseo de Gracia, 11, Esc B, 4º 3º, 08007 Barcelona, Spain
T: +34 93 343 6161 E: barcelona@christie.com
- 18 Berlin**
Markgrafenstraße 32, 10117 Berlin, Germany
T: +49 (0) 30 / 20 00 96-0 E: berlin@christie.com
- 19 Dubai**
Office 213, Building 9, Dubai Media City, Dubai
United Arab Emirates
T: +971 (0) 50 4266045 E: dubai@christie.com
- 20 Frankfurt**
Bockenheimer Landstraße 93, 60325
Frankfurt, Germany
T: +49 (0) 69 / 90 74 57-0 E: frankfurt@christie.com
- 21 Helsinki**
Tammasaarentie 3, 00180 Helsinki, Finland
T: +358 (0) 9 4137 8500 E: helsinki@christie.com
- 22 Lyon**
11 rue Pascal Tavernier, 42000 Saint-Etienne, France
T: +33 (0) 4 77 25 11 47 E: lyon@christie.com
- 23 Marseille**
35 cours Pierre Puget, 13826 Marseille, France
T: +33 (0) 4 91 29 12 40 E: marseilles@christie.com
- 24 Munich**
Platzl 3, 80331 Munich, Germany
T: +49 (0) 89 / 2 00 00 07-0 E: munich@christie.com
- 25 Paris**
25 rue d'Artois, 75008 Paris, France
T: +33 (0) 1 53 96 72 72 E: paris@christie.com
- 26 Rennes**
Immeuble 'Artemis', Parc Monier
167 Route de Lorient, 35000 Rennes, France
T: +33 (0) 2 99 59 83 30 E: rennes@christie.com
- 27 Vienna**
Dapontegasse 11/9, 1030 Vienna, Austria
T: +43 (0) 1 / 9 97 13 65 E: vienna@christie.com

