

TO WHOM IT MAY CONCERN

Thursday, 17 September 2020

Dear Sir or Madam

**ELMS FARM – FARMHOUSE, BERNERS RODING, ESSEX**

Adrian J Singleton Limited is a small practice of chartered building surveyors and RICS registered valuers. It mainly operates in the residential sector but does take on other commercial work when required. The Principal has been a chartered building surveyor since 1994 and has experience in all property sectors in his professional career.

**INVOLVEMENT WITH ELMS FARM FARMHOUSE**

The practice is acting as a technical consultant to RB Design Essex Limited, offering supplementary advice on materials, techniques and on the disclosure of defects. The practice works alongside the architect to offer insight and opinion on methods of safe repair and methods of preventing further defects. Analysis of the property is largely visual and non-destructive. The aim is to offer minimalistic solutions to maintain the original character of the property.

**PERSPECTIVE DESCRIPTION OF ELMS FARM FARMHOUSE**

This practice is involved on a retained basis to offer inspections on both a routine and ad hoc basis to help identify any issues that affect the property. In effect, the property has been periodically re-surveyed (condition) from a base survey undertaken when first engaged by the client.

The practice is experienced with traditional timber-frame buildings in Essex, having examined similar properties in Orsett, North Stifford as well as some isolated properties in Cambridgeshire, Norfolk and Suffolk over a number of years. Although this property is historic and would be of unfamiliar design relative to modern construction techniques, the practice is properly resourced to take care of this aspect.

The funding for repairs appears to be the principal reason why work is progressing at a modest rate.

Our involvement dovetails with the input from the structural engineer and the architect, and in that regard the team is capable and proficient.

Delays are essentially a matter of financial resources rather than technical issues.

The practice offers a sympathetic approach to building restoration and particularly offers an overview on the priority to be given to some matters in preference to others.

We are not able to give any direct and firm opinion on the rental value of the property in its current condition or after it is fully restored, but would suggest that as a three or four bedroom bespoke historic house the rental per month would be in the region of £2,500 pcm.

Yours faithfully



Adrian J. Singleton BSc Hons MRICS  
**Director – Chartered Building Surveyor**