

Date

Subject: Letter of Reliance
Our ref: TBA

Dear Sirs,

IT IS AGREED as follows:-

1. **Interpretation**

1.1 In this Deed unless the context otherwise requires:-

“**Beneficiary**” means

“**Consultant**” means Idom Merebrook Limited (company number 02740216) whose registered office is at Cromford Mills, Mills Lane, Cromford, Matlock, Derbyshire, England DE4 3RQ

“**Report**” means Geoenvironmental Assessment, Grove House, Sellindge, Kent Reference: GEA-22653H-25-59 dated May 2025

“**Site**” means the land at Grove House, Sellindge, Kent

1.2 References to the Consultant and the Beneficiary shall be deemed to include their successors in title and assigns.

2. **Acknowledgement and Agreement**

2.1 As requested by the Beneficiary and in consideration of the sum of £1 (one pound) now paid by the Beneficiary to the Consultant the sufficiency of which is hereby acknowledged the Consultant agrees to allow the Beneficiary to use copy and rely upon the Report.

2.2 The Consultant warrants in preparing the Report it has exercised all the reasonable skill care and diligence as is to be expected of a properly qualified and competent consultant experienced in carrying out work of a similar size, scope and complexity to that undertaken in the Report.

2.3 The Consultant hereby acknowledges that it owes the Beneficiary a duty of care.

2.4 The Consultant agrees to allow the Beneficiary the use and reliance upon the Report in all respects as if the Report had been prepared for and on behalf of and addressed to the Beneficiary for its originally intended purpose.

- 2.5 The Consultant warrants and undertakes to the Beneficiary to maintain with a reputable insurance company carrying on business in the United Kingdom from the date hereof and for a period expiring no earlier than twelve (12) years from the date of the Report and notwithstanding the termination for any reason of the Consultant's engagement under its appointment professional indemnity insurance with a limited of indemnity of at least ten million pounds (£10M) each and every occurrence and in the aggregate provided always that such insurance continues to be available to the Consultant in the United Kingdom market upon reasonable terms and at commercially reasonable rates.
- 2.6 The Consultant grants to the Beneficiary, with immediate effect, an irrevocable, non-exclusive, non-terminable, royalty-free licence to use and reproduce for any purpose relating to the Site all documents, reports, drawings, calculations and specifications (and the designs contained in them) which have been or will be prepared by the Consultant or on its behalf in connection with the Report, and the Consultant agrees to supply to the Beneficiary on request copies of such materials (subject to reimbursement of the Consultant's reasonable copying charges).
- 2.7 The licence granted pursuant to this clause 2.6 shall include the right to grant sub-licences in the terms of such licence and shall be transferable to third parties without the Consultant's consent.
- 2.8 The Consultant agrees that under the terms of this Deed the Beneficiary shall be entitled to the use of and reliance upon the Report only for the purposes for which it was originally instructed.
- 2.9 This letter shall not convey any greater reliance to the Beneficiary than would have applied if the Beneficiary had engaged the Consultant itself under the terms of the original appointment.
- 2.10 The Consultant shall within 14 days of the Beneficiary's request so to do execute, as a deed, a letter of reliance in the same form as this Deed in favor of any funder (or in similar or varied terms as the parties thereto may agree) and deliver the same duly executed to the Beneficiary.

3. **Assignment**

- 3.1 The Beneficiary may assign the benefit of this Deed without the consent of the Consultant on two occasions only and the Beneficiary shall notify the Consultant in writing following any such assignment specifying the name and address of the assignee and the date of such Assignment.

3.2 Any assignee under Clause 3.1 above will be bound by the terms of this Deed.

4. **Jurisdiction**

The construction and performance of this Agreement shall be governed by and construed in accordance with the laws of England.

5. **Third parties**

Nothing in this reliance agreement confers or purports to confer on any third party any benefit or any right to enforce any terms of this Reliance Agreement for the purposes of the Contracts (Rights of Third Parties) Act 1999 or otherwise.

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Executed as a Deed by)
IDOM Merebrook Ltd.)
acting by a director in the presence of :)

.....
Director

Witness Signature

Witness Name

Witness Address
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