

PROFESSIONAL CONSULTANTS CERTIFICATE

Name of Applicant: **AB1 Developments Ltd**

Full Address of Property: **Apartment 4, Forest Grove House
101A London Road
Cowplain
Waterlooville
Hampshire
PO8 8BX**

WE CERTIFY THAT:

1. We have visited the site and exercised reasonable skill and care to check generally:
 - (a) the building condition, and
 - (b) conformity with drawings, approved under the building regulations.

2. We could see from the inspection on: **2nd January 2019**
the property had reached the stage of: **Practical Completion**

3. So far as could be determined by the visual inspection, the property has been generally constructed:
 - (a) to a satisfactory standard, and
 - (b) in general compliance with the drawings approved under the building regulations.

4. We were originally retained by: **AB1 Developments Ltd**
who is the applicant in this case.

5. We are aware this certificate is being relied upon by the first purchaser of the property and also by the mortgage lender when making a mortgage advance to that purchaser secured on this property.

6. We confirm that we will remain liable for a period of 6 years from the date of this certificate. Such liability shall be to the first purchasers and their lenders and upon each sale of the property the remaining period shall be transferred to the subsequent purchasers and their lenders.

7. We confirm that we have appropriate experience in the design and/or monitoring of the construction or conversion of residential buildings.

Name of Professional Consultant:

**Justin Smith
PC Certificates Limited
5 Queen Street, Derby DE1 3DL**

Qualifications:

BA (Hons), B (Arch), ARB, RIBA

Insurer: HCCI, Walsingham House, 35 Seething Lane, London, EC3N 4AH.

8. The amount below shows the minimum amount of professional indemnity insurance the consultant will keep in force to cover his liabilities under this certificate for any one claim or series of claims arising out of one event.

£500,000 (FIVE HUNDRED THOUSAND).

Date of Issue: **18th January 2019**

Signature:



Certificate Number: **PCC17273/S4**

Professional Risks

SCHEDULE

Policy number:	PI18Y678085	Date of issue:	14/11/2018
Form:	PI AR EN Civil AOC 0417		
Date of proposal form:	17/10/2018		
Insured:	Justin Smith including Justin Smith Architects Ltd and PC Certificates Ltd		
Business:	Architects		
Starting date:	12/11/2018		
Indemnity limit:	GBP 3,000,000 any one claim defence costs in addition		
Excess:	GBP 1,000 each and every claim does not apply to defence costs		
Additional conditions:	Retroactive Date:	12/11/2013	
	Geographical Limits:	Worldwide excluding USA / Canada	
	Jurisdiction:	Worldwide excluding USA / Canada	
	HCC 251	Rolling Policy Endorsement	
	It is warranted that any specialist designers, consultants or sub-contractors of the Insured maintain their own professional indemnity insurance with a limit of indemnity of at least GBP3,000,000.		