

Report on Title

Cotham School, Cotham Lawn Road, Bristol, BS6 6DT

Cotham School

18 July 2011

[Updated 29 July 2011]

1 Executive summary

- 1.1 We have limited our investigation to a review of the freehold title documentation.
- 1.2 This report is prepared in connection with the conversion of Cotham School (the **School**) into an Academy.
- 1.3 The School is currently a community school.
- 1.4 The School wishes for the Academy Trust to enter into a lease with the Proprietor identified in this report in relation to its future occupation.
- 1.5 The Academy Trust has acknowledged that the Department for Education (**DfE**) model land clauses will be inserted into the Funding Agreement in relation to any publicly funded land forming part of the Property.
- 1.6 This report is intended for the benefit of the existing governing body of Cotham School. It is not intended to be relied upon by any other person or used for any other purpose neither its contents nor its existence may be disclosed other than to your professional advisors, the proposed trustees of the new Academy and the Department for Education without our prior written consent.
- 1.7 We have not inspected the Property or seen the results of any valuations or surveys and we give no opinion as the capital or rental value of the Property or its physical condition.
- 1.8 We have not carried out any other searches of statutory registers. We understand that you have been in occupation of the land and buildings for a number of years and are therefore familiar with the practical arrangements. We do not therefore make any comment on matters that might be revealed by such searches. In particular, we are not able to confirm whether:
 - 1.8.1 the Property is subject to rights exercised by others which are not revealed by our title investigations; or
 - 1.8.2 the current use complies with all statutory requirements.
- 1.9 Should you have any questions about the contents of this report, please contact Philip Lawrence on 0117 314 5441.

Philip Lawrence
Solicitor
Veale Wasbrough Vizards