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ENVIRONMENT BANK

Biodiversity Unit Purchase Certificate

This document confirms that EBL HB Limited consents to and will apply to allocate off-site gains from their biodiversity gain site as set out below. It also certifies that Cora Childcare Limited, (CN:15788169), 36 Second Avenue, London, SW14 8QE (the Purchaser) has acquired Biodiversity Units from EBL HB Limited as follows:

Date of purchase of Biodiversity Units: 29/10/2025

Biodiversity Units purchased

Habitat Bank	Unit type provided	Distinctiveness	Units provided
DARL01	Other neutral grassland	Medium	0.03
HARR11	Species-rich native hedgerow	Medium	0.01
HARR11	Species-rich native hedgerow	Medium	0.01
	Minimum fee		1

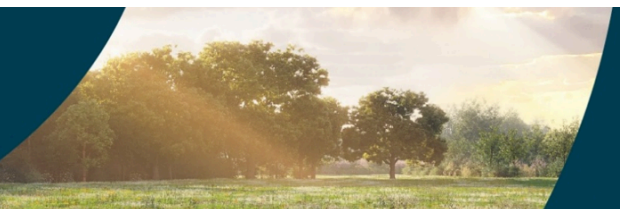
Habitat Bank(s)

Habitat Bank(s)	Public name	Gain site reference	Habitat management plan implementation date:
DARL01	Heighington	BGS-101024002	01/01/2023
HARR11	Harrogate	BGS-140225001	03/01/2023

The Biodiversity Units are sold in respect of the Purchaser's allocated Development:
Address: The Old Parish Hall, 95 High Street West, Redcar, North Yorkshire, TS10 1SF
Application Ref. R/2025/0326/CA

Confirmation on behalf of EBL HB Limited		Confirmation on behalf of the Purchaser	
Signature	Signed by: Henry Burn 5G82E277AGF5440...	*Signature*	Signed by: 7C2D2BCD83EE477...
Name	Henry Burn	Name	Nicholas Astaire
Position	Chief Revenue Officer	Position	Director
Date	29/10/2025	Date	28/10/2025

This Biodiversity Unit Purchase Certificate is personal to the parties named on it and is strictly not assignable under any circumstances



The biodiversity experts