

Dated

(1) THE GREATER LONDON AUTHORITY

-and-

**(2) RICHMOND & HILLCROFT ADULT & COMMUNITY
COLLEGE**

**DEED OF VARIATION
IN RESPECT OF A GRANT FUNDING AGREEMENT
BETWEEN THE ABOVE PARTIES CONCERNING THE
PROVISION OF SKILLS FOR LONDONERS CAPITAL
FUNDING ROUND 2 TO
Surbiton Adult Learning Centre and Community Hub -
GLA OPS ID: P12946**

This **DEED OF VARIATION** is agreed this day of 2023

BETWEEN:

- (1) **THE GREATER LONDON AUTHORITY** of CITY HALL, KAMAL CHUNCHIE WAY, LONDON, E16 1ZE (“the GLA”); and
- (2) **RICHMOND & HILLCROFT ADULT & COMMUNITY COLLEGE** whose principal office is at Parkshot, Richmond TW9 2RE (“the Recipient”);
- (together the “Parties”).

Background:

- (A) This Deed is supplemental to the grant funding agreement in respect of the **Surbiton Adult Learning Centre and Community Hub - GLA OPS ID: P12946** entered by the Parties on **23 October 2020** (“the Agreement”).
- (B) The parties have agreed to vary the Agreement from the date of this Deed on the terms and conditions set out below.

The Deed:

1 Definitions and interpretation

1.1 Definitions

All terms used within this Deed that are defined in the Agreement will have the same meaning in this Deed, unless the context otherwise requires.

1.2 Interpretation

In this Deed, unless the context otherwise requires

- 1.2.1 headings and sub-headings are for ease of reference only and will not affect the construction of this Deed;
- 1.2.2 all references to clauses and appendices are references to clauses and appendices to this Deed;
- 1.2.3 words importing one gender will include the other gender, words in the singular will include the plural, and 'person' will include any individual, partnership, firm, trust, body corporate, corporation, sole agency or unincorporated body of persons or associations;

2 Variation

- 2.1 The Parties hereby agree that the Agreement shall stand as varied in accordance with clauses 2.2 to 2.7 below from the of date of this Deed.
- 2.2 Clause 1.4 of the Agreement shall be deleted and replaced with the following: -
- 1.4 The Recipient's total costs of fulfilling the Project Objectives are nine million, five hundred and two thousand, nine hundred and fifty-three pounds and eighty five pence sterling (£9,502,953.85), the Recipient has committed itself to meeting the Project Objectives, to contributing four million, five hundred and ten thousand, and eighty eight pounds and eighty five pence sterling (£4,510,088.85), to the Project as recorded in OPS and to using all reasonable endeavours to secure Additional Funding for use in meeting the Project Objectives (together the "Recipient's Contribution").
- 2.3 Clause 2A.1 of the Agreement shall be deleted and replaced with the following: -
- 2A.1 The Recipient's statutory chief finance officer or other officer validly authorised to act on his or her behalf has certified that two hundred thousand, eight hundred and sixty-five pounds sterling (£200,865) in the 2020-21 Financial Year; one million, two hundred and twenty-seven thousand, one hundred and three pounds and twenty-nine pence sterling (£1,227,103.29) in the 2023-24 Financial Year; two million, four hundred and fifty-six thousand, two hundred and seventy-six pounds and sixty-eight pence sterling (£2,456,276.68) in the 2024-25 Financial Year; and one million, one hundred and eight thousand, six hundred and twenty pounds and three pence sterling (£1,108,620.03) in the 2025-26 Financial Year will be used solely as a contribution to capital expenditure incurred in relation to the Project Objectives, such certification being made on the basis that the Recipient's determination of capital expenditure accords fully with all laws and best practice, and on the basis that it will be recorded in the Recipient's accounts in this manner. A copy of the certification is attached at Schedule 9 to this Agreement.
- 2.4 Clause 18.5 of the Agreement shall be deleted and replaced with the following:
- 18.15 **"GLA Funding"** means a sum of up to four million, nine hundred and ninety-two thousand, eight hundred- and sixty-five-pounds sterling (£4,992,865) to be paid to the Recipient by the Authority to be applied to the Proposal(s) in accordance with the terms and conditions of this Agreement and as set out in OPS.
- 2.5 Annex to Schedule 1 of the Agreement shall be deleted and replaced with the schedule set out at Appendix 1 to this Deed.
- 2.6 Schedule 2 of the Agreement shall be deleted and replaced with the schedule set out at Appendix 2 to this Deed.

- 2.7 Schedule 9 of the Agreement shall be deleted and replaced with the schedule set out at Appendix 3 to this Deed.

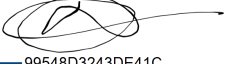
3 Continuation of Agreement

- 3.1 Except as expressly amended by the terms of this Deed, the Agreement will otherwise continue in full force and effect in accordance with its terms.

IN WITNESS OF THE ABOVE THE PARTIES HAVE EXECUTED THIS AGREEMENT AS A DEED ON THE DATE WRITTEN AT THE HEAD OF THIS DEED

This Contract may be executed by the electronic application of their authorised signatories' signatures and provision of electronic copies of the same

Executed and delivered)
for and on behalf of the)
Greater London Authority by:)

DocuSigned by:

99548D3243DE41C.....

Signature of Authorised Signatory

Date

.....
NAME (BLOCK)

.....
Position

Executed and delivered)
for and on behalf of the)
RICHMOND & HILLCROFT ADULT & COMMUNITY COLLEGE by:)

DocuSigned by:

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Signature of Authorised Signatory

Date

.....
NAME (BLOCK)

.....
Position

Appendix 1

SFL R2 Annex to Schedule 1					
Project ID:	12946				
Project Name:	Surbiton Adult Learning Centre and Community Hub				
Organisation:	Richmond & Hillcroft Adult & Community College				
Output	Baseline	2025/2026	2026/2027	2027/2028	Total
Additional apprenticeship starts	0	10	20	20	50
Additional students progressing to employment	0	25	50	75	150
Additional work placements started	0	100	200	200	500
Amount of space with improved energy efficiency (m2)	0	1,670			1,670
Cost savings	0	225,000	225,000	225,000	675,000
Employers engaged (direct result of the project)	0	20	20	25	65
LLDD learners supported	0	25	50	75	150
NEETs into employment or training	0	10	10	10	30
New SMEs/businesses supported	0	15	15	15	45
New learners assisted (in courses leading to a full qualification)	0	350	350	350	1,050
SEND learners supported	0	25	30	45	100

Appendix 2

Schedule 2																												
Project ID:	12946																											
Project Name:	Surbiton Adult Learning Centre and Community Hub																											
Organisation:	Richmond & Hillcroft Adult & Community College																											
Milestones	Milestone Date	Description of activities	Evidence	Total Project Value (GLA + Applicant Capital Contributions) (£)	GLA Capital Contribution (£)	Applicant Capital Contribution (£)	2019/2020	2020/2021				2021/2022 AND 2022/2023	2023/2024				2024/2025				2025/2026				2026/2027			
								Q1 (A, M, J)	Q2 (J, A, S)	Q3 (O, N, D)	Q4 (J, F, M)	Q1 (A, M, J)	Q2 (J, A, S)	Q3 (O, N, D)	Q4 (J, F, M)	Q1 (A, M, J)	Q2 (J, A, S)	Q3 (O, N, D)	Q4 (J, F, M)	Q1 (A, M, J)	Q2 (J, A, S)	Q3 (O, N, D)	Q4 (J, F, M)	Q1 (A, M, J)				
Planning submission	15/12/2021	Development of full planning submission	Planning application	297,115.85	200,865.00	96,250.85	ongoing planning application activities				297,115.85	ongoing planning application activities																
Planning consent	31/07/2023	received (including consent for demolition)	Planning approval	610,208.00	270,000.00	340,208.00							610,208.00															
Stage 4 design	31/07/2023	Finalisation of design	Final plans/ Invoices																									
Enabling works commencement	31/08/2023	Site preparation for demolition of existing building	Invoice	100,000.00	50,000.00	50,000.00							100,000.00															
Start on site	31/08/2023	Start demolition works on site; continue works on site with main contractor	Contracts																									
Confirmation of the sale of the Gables building and land for residential development	31/08/2023	College to confirm the sale of the Gables building and land for residential development; RHACC to write GLA to confirm that buyer was selected and a price agreed with them	Such documentary evidence of the completion of the sale as the Authority shall (in its discretion) require certification from the Recipient's Chief Financial Officer of the amount of the entire sale proceeds																									
Tender issue	31/08/2023	Development and issue of tender documentation	Tender documents	102,000.00	52,000.00	50,000.00									102,000.00													
Enabling Works Completion	16/10/2023	Demolition of existing building completed to enable works	Final Invoice	354,584.00	184,384.00	170,200.00										354,584.00												
Contractor appointment	15/12/2023	Review of tenders and main contractor selection process	Recommendation to Board for approval/ Invoices																									
Procurement completed	15/12/2023	Contract signed	Approval of contractor by the Board/ Invoices																									
Main Contract - Possession	16/12/2023	Give possession of the site to the main contractor	Handover documents																									
Phase 1 construction	08/01/2024	Works on site	Invoices; Valuations	6,740,346.00	3,574,616.00	3,165,730.00										1,064,294.00	1,064,294.00	1,064,294.00	1,064,294.00	1,064,294.00	1,418,876.00							
Practical/substantial completion	31/05/2025	Works on site completed	Invoice																									
Discharge of retention fee	31/05/2026	Evaluation of any outstanding issues an dremedial action	Invoice	712,000.00	356,000.00	356,000.00																						712,000.00
Fit out completion	31/07/2025	Fit out on site	Invoices	586,700.00	305,000.00	281,700.00																						
Evaluation	Post practical completion - (1) 31/03/2026, (2) 30/09/2028, then biannually after 30/09/2030 if required		Evaluation reports as per clause 4.4 of grant agreement																									
Totals (£)				9,502,953.85	4,992,865.00	4,510,088.85		297,115.85					610,208.00	100,000.00	102,000.00	1,418,878.00	1,064,294.00	1,064,294.00	1,064,294.00	1,064,294.00	1,418,876.00	586,700.00					712,000.00	
	GLA Capital Contribution (£)			4,992,865.00				200,865.00					320,604.12	52,540.14	53,590.94	800,368.09	614,069.17	614,069.17	614,069.17	614,069.17	800,367.04	308,252.99						
	Totals (£)							200,865.00					1,227,103.29				2,456,276.68				1,108,620.03				0.00			
	Applicant Capital Contribution (£)			4,510,088.85				96,250.85					289,603.88	47,459.86	48,409.06	618,509.91	450,224.83	450,224.83	450,224.83	450,224.83	618,508.96	278,447.01					712,000.00	
	Totals (£)							96,250.85					1,003,982.71				1,800,899.32				896,955.97				712,000.00			
	GLA + Applicant Capital Contributions (£)			9,502,953.85				297,115.85					2,231,086.00				4,257,176.00				2,005,576.00				712,000.00			
	Grant Funding Rate			52.54%				67.60%					55.00%				57.70%				55.28%				0.00%			

Note 1: 20/21 spend includes expenses incurred by the college in 19/20, however, it has been included in Q4 20/21 when the claim was submitted to the GLA (as shown in GLA OPS).

Note 2: 21/22 and 22/23 delayed in obtaining planning permission; all activities are related to the planning submission and related design/surveys/professional advice; expenses to be claimed in 23/24 after planning consent is obtained

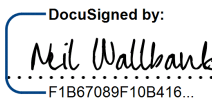
Appendix 3

SfL R2 Schedule 9

Project ID:	12946						
Project Name:	Surbiton Adult Learning Centre and Community Hub						
Organisation:	Richmond & Hillcroft Adult & Community College						
Financial year	Total project value (GLA + Applicant Contributions)	Total GLA Contribution	GLA Capital Contribution	GLA Revenue Contribution	Total Applicant Contribution	Applicant Capital Contribution	Applicant Revenue Contribution
2019/2020	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2020/2021	297,115.85	200,865.00	200,865.00	0.00	96,250.85	96,250.85	0.00
2023/2024	2,231,086.00	1,227,103.29	1,227,103.29	0.00	1,003,982.71	1,003,982.71	0.00
2024/2025	4,257,176.00	2,456,276.68	2,456,276.68	0.00	1,800,899.32	1,800,899.32	0.00
2025/2026	2,005,576.00	1,108,620.03	1,108,620.03	0.00	896,955.97	896,955.97	0.00
2026/2027	712,000.00	0.00	0.00	0.00	712,000.00	712,000.00	0.00
Total	9,502,953.85	4,992,865.00	4,992,865.00	0.00	4,510,088.85	4,510,088.85	0.00

I hereby certify that:

1. the organisation named above is eligible to provide capital contribution
2. the capital contribution provided does not contain any funds which have been provided by the GLA group

Signed:


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Name:

Position:

Date: