

VARIATION AGREEMENT

DATED day of 2018

THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF BRENT

And

LONDON NORTH WEST UNIVERSITY HEALTHCARE NHS TRUST

And

THE UNIVERSITY OF WESTMINSTER

And

NETWORK HOMES LTD.

**VARIATION AGREEMENT TO THE MEMORANDUM OF UNDERSTANDING FOR THE NORTHWICK
PARK ONE PUBLIC ESTATE PROJECT.**

THIS VARIATION AGREEMENT is made on day of 2018

Between

- (1) **THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF BRENT** of Brent Civic Centre, Engineers Way, Wembley HA9 0FJ (Partner One).
- (2) **LONDON NORTH WEST UNIVERSITY HEALTHCARE NHS TRUST** of Northwick Park Hospital, Watford Road, Harrow, HA1 3UJ [ADDRESS] (Partner Two).
- (3) **UNIVERSITY OF WESTMINSTER** of 309 Regent Street, London, W1R 8AL (Partner Three).
- (4) **NETWORK HOMES LIMITED** of Olympic Centre, 8 Fulton Road, Wembley, Middlesex HA9 0NU (Partner Four).

together the "Partners".

Whereas

- (A) The Partners have entered into a Memorandum of Understanding dated 9th August 2017, to deliver the outputs of Brent's One Public Estate Phase 4 delivery plan in respect of Northwick Park and to deliver common and individual Partner objectives.
- (B) The Partners have commissioned consultants to develop proposals for the redevelopment of Northwick Park. This has resulted in a Feasibility Study, dated November 2017, prepared by GVA.
- (C) The feasibility study sets out next steps, for partners to take to further promote the Northwick Park regeneration, namely;

1. Prepare a Planning Brief;

Responsible Partner, Brent

Approximate cost £50,000-70,000 planning consultant.

£50,000- 120,000 technical consultants

2. Commission further transport technical feasibility work to decide;

- Optimal road access route(s) to the site
- Footpath and cycleway upgrades, including improvements to Capital Ring.
- Northwick Park tube station upgrade feasibility study;
- Increased bus capacity and increase PTAL

Responsible partner, Brent

Approximate cost £50,000 – 70,000. (Consultancy costs)

TFL high level study £25,000

3. Determine potential for OPE funding to be utilised for further technical studies and preparation of a Planning Brief, otherwise seek funding from Partners.

Responsible Partner, Brent

4. Commission technical energy feasibility work. Energy strategy and Project specific intentions.

Responsible Partner, Brent

Approximate cost £30,000 - £60,000

5. Consider options for inclusion of a school, including further transport technical feasibility, subject to resolution of any partner concerns

Responsible partner, Brent

Approximate cost £25,000 – 45,000

6. Network and the Trust to seek to conclude discussions on possible land sale;

Responsible Partners, Network, LNWUH NHS Trust

7. Communications. All partners to communicate with third parties in line with communications plan.

Responsible Partners, Network, LNWUH NHS Trust, Brent, Westminster

(D) Two agreements follow from the above work;

- 1) Infrastructure agreement

Responsible Partners, Network, LNWUH NHS Trust, Brent, Westminster

Approximate cost, (legal fees) TBA.

- 2) Joint Venture/development agreement between, Network Homes and Brent.

Responsible Partners, Network, Brent.

Approximate cost (legal fees) TBA.

(E) The London Borough of Brent, on behalf of the Partners, has bid for bid for funding for the Northwick Park OPE Project through;

- 1) GLA Housing Infrastructure fund (HIF)
- 2) One Public Estate (Round six)

If successful this funding will be used to develop the project. All the partners will bid for further funding as opportunities arise.

(F) Funding

1) Brent has received the following funding through One Public Estate.

Round Four	£270,500
Round six	£200,000
	£470,500

2) Spend to date;

Development/Planning consultant (GVA)	£25,000
Architects (PRP)	£24,800
Highway consultants (Peter Brett)	£21,200
Project management costs	£56,250
	£127,250

3) Anticipated spend on next steps (approximate);

Planning brief	
Planning consultant	£50,000 – 70,000
Technical consultants	£50,000 – 120,000
Infrastructure feasibilities	
Transport consultant	£50,000 – 70,000
Transport consultant (school)	£25,000 - 45,000
TFL study	£25,000
Energy Feasibility	
Energy Consultant	£30,000 – 60,000
Project Management	£90,000 – 120,000
Legal costs (say)	£50,000 – 120,000
Contingency (say)	£30,000 - £60,000
	£319,000 - £690,000

(G) The partners will work collaboratively to develop a mechanism to provide further funding, to progress the project. This will acknowledge individual partners mechanisms for payment, and financial or other benefit of financial investment.

(H) This Variation Agreement constitutes an addendum to the original agreement, and the partners are committed to progressing the actions outlined in (C) above.

IN WITNESS WHEREOF the parties have executed this Variation Agreement on the day and year first above written.

Signed by **The Mayor and Burgesses**
Of the London Borough of Brent

by its Authorised officer

Authorised officer of the Council

Signed by **London North West University**
Healthcare NHS Trust

by its authorised officer.

Authorised Officer of London Northwest Healthcare NHS
Trust

Signed By **The University**
of Westminster

by its authorised officers.

Authorised Officer of The University of Westminster

Signed by **Network Homes Ltd.**

by its authorised officer.

Authorised Officer of Network Homes Ltd.