

DAC BEACHCROFT

Dated 28 October 2022

- (1) RICHMOND HOUSING PARTNERSHIP
LIMITED
- (2) RHP DEVELOP LIMITED
- (3) HILL RESIDENTIAL LIMITED
- and -
- (4) HILL HOLDINGS LIMITED

**Deed of Variation
In relation to land at Ham Close Richmond**

Deed of Variation

dated  2022

Parties

- (1) **Richmond Housing Partnership Limited** (a Registered Provider registered with the Regulator of Social Housing with registration number L4279 and as a registered society as defined in Section 1 of the Co-operative and Community Benefit Societies Act 2014 with registration number 30939) and whose registered office is at 8 Waldegrave Road, Teddington TW11 8GT (**RHP**);
- (2) **RHP Develop Limited** (company registration number 11280666) and whose registered office is at 8 Waldegrave Road, Teddington TW11 8GT (**RDL**);
- (3) **Hill Residential Limited** (company registration number 04251718 whose registered office is at The Power House, Gunpowder Mill, Powdermill Lane, Waltham Abbey, Essex EN9 1BN (the **Developer**); and
- (4) **Hill Holdings Limited** (company registration number 04202304) whose registered office is at The Power House, Gunpowder Mill, Powdermill Lane, Waltham Abbey, Essex EN9 1BN (the **Guarantor**).

Introduction

- (A) The Parties entered into an Agreement for lease and development in relation to land at Ham Close on 8 October 2021 (the **Original Agreement**) which expression shall for the purposes of this Agreement include the Deed of Variation referred to in recital (B) to this Deed.
- (B) The Parties subsequently entered into a Deed of Variation of the Original Agreement on 21st October 2021.
- (C) The Parties have now agreed to enter into a further Deed of Variation to alter certain timings in the agreement to reflect present circumstances

Agreed Terms

1 Definitions and Interpretation

- 1.1 Words defined in the Original Agreement shall have the same meanings in this Deed unless otherwise specified.
- 1.2 The interpretation provisions at clauses 1.2 -1.7 (inclusive) of the Original Agreement shall be deemed incorporated herein.

2 Variations

The parties have agreed that, as from the date hereof, the following variations are hereby incorporated into the Original Agreement:

- 2.1 In the definition of Conditions Precedent Longstop Date shall be deleted and replaced by the following new definition :

"**Conditions Precedent Longstop Date**" means 3 February 2023

2.2 In the definition of "**Construction Commencement Date**" the date of 1st December 2022 in the proviso to that definition shall be deleted and replaced by "3 February 2023"

2.3 Clause 2.16 shall be deleted.

2.4 Clause 36.1.2 the date of "1st December 2022" shall be deleted in both cases where it appears and replaced with "3 February 2023"

3 Memorandum

3.1 The Parties have agreed to endorse the changes in this Deed onto the Original Agreement to reflect the above and a copy is attached at Appendix 1.

4 Continuing effect

Save as provided in and as varied by this Deed the terms of the Original Agreement shall continue to have effect.

This Deed has been executed as a deed and is delivered and takes effect on the date stated at the beginning of it.

Executed as a deed by affixing the Common Seal of **Richmond Housing Partnership Limited**

in the presence of:

[Common Seal of the company]

Authorised Signatory

Authorised Signatory

Executed as a deed by **RHP Develop Limited**
acting by [], a director and [
] director or
its secretary

Executed as a deed by
Hill Residential Limited acting by : **ANDY HILL**

Director
In the presence of

Witness Name
KIRSTY DOUGAN

Witness Signature

Witness Address
**THE POWDER HOUSE
GUN POWDER MILL
POWDERMILL LANE
WACTHAM ABBEY
ESSEX
EN9 1BN**

Executed as a deed by

Hill Holdings Limited

acting by : **ANDY HILL**

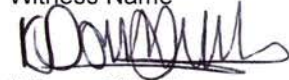


Director

In the presence of

KIRSTY DOUGAN

Witness Name



Witness Signature

Witness Address

**THE POWER HOUSE
GUNPOWDER MILL
POWDERMILL LANE
WALTHAM ABBEY
ESSEX
EN9 1BN**