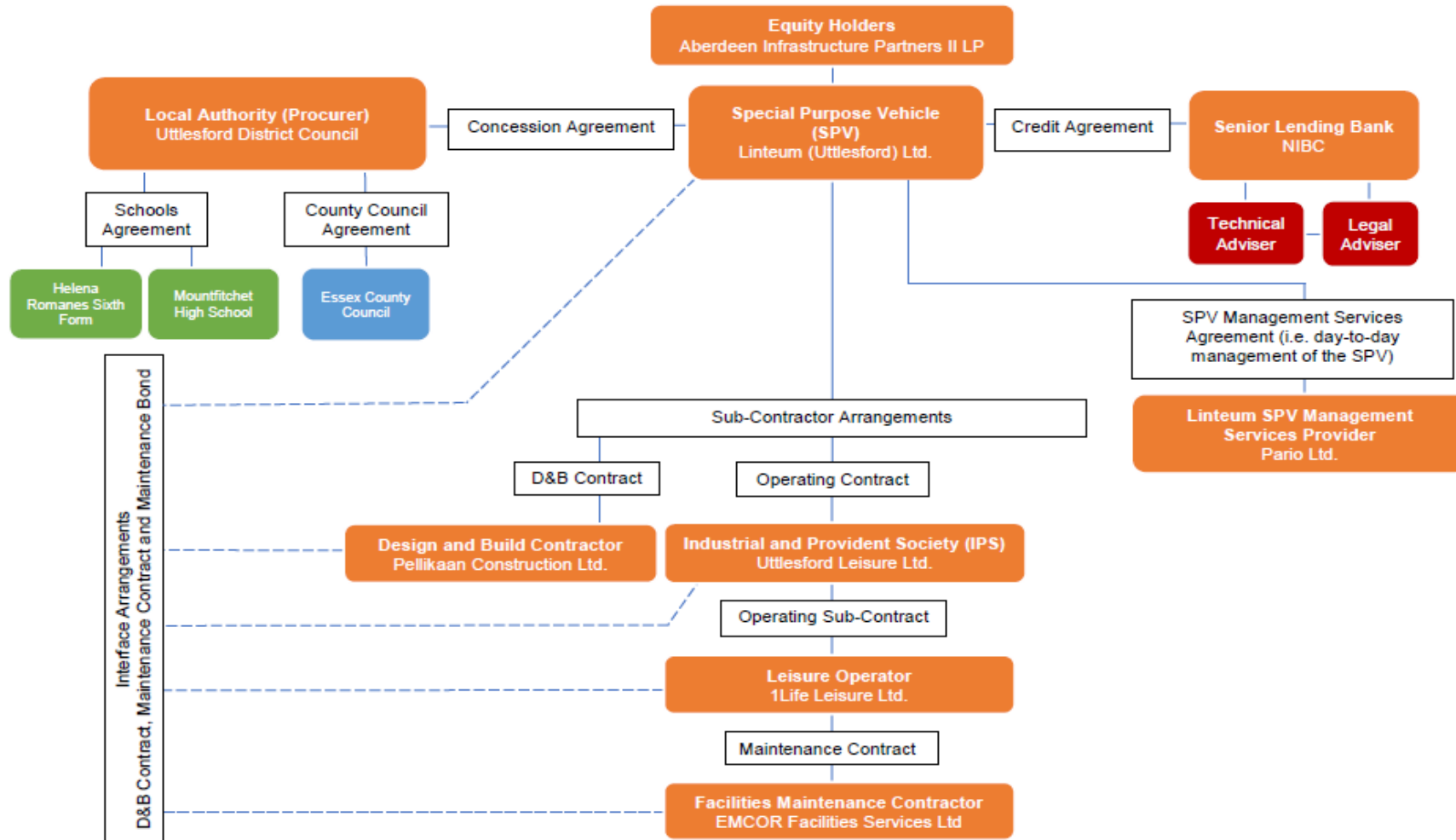


Appendix A – Part 1 Contract Structure

March 2018

Linteum (Uttlesford) Ltd. PFI Contractual Diagram



Appendix A – Part 2 Summary of Contractual Documents

- The Concession Agreement between the Authority and Linteum Uttlesford Limited (the SPV) governs the design, construction/refurbishment, finance, maintenance and operation of the centres. During the operation phase, it also determines the provision of the leisure service through Linteum on behalf of the authority. Linteum sub-contract the day-to-day management of the project to Pario Limited (a specialist PFI management service provider).
- Linteum sub-contract the operation of all three leisure centres to an Industrial & Provident Society (IPS).
- The IPS sub-contract the operation of the centres to a lifestyle and management solutions company – 1Life Management Solutions Limited.
- 1Life sub-contract the hard facilities management and maintenance of the centres to a maintenance services provider; Emcor Facilities Services Limited.
- The Leisure Management Fee Contract governs the operator payments by the 1Life Management Solutions, and also any Excess Profit Share which the authority is entitled to.
- The credit arrangements are governed by the Credit Agreement, a Debenture and also a Security Trust Deed.
- Head Leases & Sub-Leases are included for all three leisure centres.
- School Management Agreements exist for both Helena Romanes School and also Forest Hall School, permitting the school to use the facilities for an agreed amount of time annually. This is agreed by both 1Life & the authority.