

THE SCHEDULE

This is the Schedule referred to in the Project Agreement relating to the design, financing, and construction of, and the provision of services at
Gartnavel Royal Hospital ,

between

Greater Glasgow Health Board

and

Robertson Health (Gartnavel) Limited

PART 1
DEFINITIONS

PART 1 OF THE SCHEDULE

Definitions and Interpretation

Part 1: Definitions

In the Project Agreement unless the context otherwise requires:

- "1997 Dispositions"** means the Disposition by the Secretary of State for Scotland in favour of The West Glasgow Hospital University National Health Services Trust in respect of Gartnavel Hospital, Glasgow dated 27 June and the Disposition by the Secretary of State for Scotland in favour of The Greater Glasgow Community and Mental Health Services National Health Service Trust dated 25 August both recorded in the Division of General Register of Sasines applicable to the County of the Barony and Regality of Glasgow on the 4 September all dates of 1997;
- "5 Year Maintenance Plan"** means the plan, to be prepared by or on behalf of Project Co, for any works for the maintenance or repair of the Facilities, including the renewal or replacement of plant or equipment as necessary, during each five year period for the duration of the Project Term, which shall be updated not later than twenty (20) Business Days prior to the commencement of each Contract Year;
- "Access Times"** means the times agreed between Project Co and the Board for the carrying out of programmed maintenance pursuant to the terms of the Service Level Specification;
- "Accessibility Condition"** means a state or condition of the relevant Functional Part or the means of access to it which allows all persons who are entitled to enter, occupy or use the relevant Functional Part safely to enter and leave the Functional Part in a manner that is reasonable having regard to the Prescribed Health Function, the Prescribed Operational Function and/or the use of such Functional Part (as the case may be);
- "Actual Completion Date"** means the date on which the Works have been completed in accordance with the Project Agreement, as such date shall be stated in the Certificate of Practical Completion or, in the event of dispute, as such date may be determined in accordance with Part 26 of the Schedule (*Dispute Resolution Procedure*);
- "Actual Energy Consumption"** means the total amount of Energy actually consumed in the relevant Contract Year, multiplied by the Energy Price;
- "Actual Liability"** has the meaning given in Clause 48.7.3.1 (*Compensation on Termination*);
- "Additional De Minimis Amount"** has the meaning given in Clause 39.6.1 (*Changes in Law*);

“Additional Permitted Borrowing”

means on any date, the amount equal to any amount of principal outstanding under the Senior Funders Agreements in excess of the amount of principal scheduled under the Senior Funders Agreements at Financial Close to be outstanding at that date, but only to the extent that:

- (a) this amount is less than or equal to the Additional Permitted Borrowings Limit; and
- (b) in respect of any Additional Permitted Borrowing, the Agent (as defined in the Senior Funders Agreements) is not in material breach of its obligations under Clause 10.4.3 of the Funders Direct Agreement as it applies to such Additional Permitted Borrowing;

and provided further that any such excess amount of principal which is invested as part of any Qualifying Variation or outstanding in respect of the DSR Facility (as defined in the Senior Funders Agreements) shall not be counted as Additional Permitted Borrowing;

“Additional Permitted Borrowings Limit”

means an amount equal to:

- (a) 10% of the Original Senior Commitment for any Additional Permitted Borrowing subsisting in the period from the date of Financial Close to the date on which the amount outstanding under the Senior Funders Agreements is reduced to 50% or less of the Original Senior Commitment, and thereafter;
- (b) the higher of:
 - (i) 5% of the Original Senior Commitment; and
 - (ii) the amount of any Additional Permitted Borrowing outstanding on the last day of the period referred to in (a);

“Adjusted Estimated Fair Value of the Agreement”

means the Estimated Fair Value of the Agreement adjusted as follows:

- (a) where in respect of any month or part of a month from the Termination Date to the Compensation Date the Post Termination Service Amount is a negative number, the aggregate of all such negative Post Termination Service Amounts shall be set against and shall reduce the Estimated Fair Value of the Agreement (whether or not such amounts have been set-off by the Board pursuant to paragraph 3.9 of Part B of Part 23 of the Schedule);

the aggregate of the following amounts shall be deducted from the Estimated Fair Value of the Agreement;

- (b) the Post Termination Service Amounts actually paid by the Board to Project Co prior to the Compensation Date;
- (c) the Tender Costs; and
- (d) amounts that the Board is entitled to set off or deduct,

the aggregate of the following amounts shall be added to the Estimated Fair Value of the Agreement:

- (e) all credit balances on any bank accounts held by or on behalf of Project Co on the date that the Estimated Fair Value of the Agreement is calculated; and
- (f) any insurance proceeds and other amounts owing to Project Co (and which Project Co is entitled to retain), to the extent not included in (e);

to the extent that:

- (i) (e) and (f) have not been directly taken into account in calculating the Estimated Fair Value of the Agreement; and
- (ii) the Board has received such amounts in accordance with this Agreement or such amounts are standing to the credit of the Insurance Proceeds Account;

"Adjusted Highest Compliant Tender Price"

means the price offered by the Compliant Tenderer (if any) with the highest tender price, and if no Compliant Tenders are received, zero adjusted as follows:

- (a) where in respect of any month or part of a month from the Termination Date to the Compensation Date the Post Termination Service Amount is a negative number, the aggregate of all such negative Post Termination Service Amounts shall be set against and shall reduce such highest tender price (whether or not such amounts have been set-off by the Board pursuant to paragraph 3.9 of Part B of Part 23 of the Schedule);

the aggregate of the following amounts shall be deducted from such highest tender price:

- (b) the Post Termination Service Amounts actually paid by the Board to Project Co prior to the Compensation Date;

- (c) the Tender Costs; and
- (d) amounts that the Board is entitled to set off or deduct,
the aggregate of the following amounts shall be added to such highest tender price:
- (e) all credit balances on any bank accounts held by or on behalf of Project Co on the date that the highest priced Compliant Tender is received; and
- (f) any insurance proceeds and other amounts owing to Project Co (and which Project Co is entitled to retain), to the extent not included in (d);
to the extent that:
 - (i) (e) and (f) have not been directly taken into account in that Compliant Tender; and
 - (ii) the Board has received such amounts in accordance with this Agreement;

"Adverse Law"

means any Change in Law which would if passed into Law have the following effects, and any administrative act of the Government or any minister of the Crown, department, agency, regulator or other public body or official not amounting to a Change in Law but which has (or would, if made, have) the following effects:

- (a) remove, transfer to another party or otherwise have a material adverse effect upon the Board's legal capacity (or obligation) to perform any of its material obligations in relation to the Project which are material to the interests of Project Co and/or its Funders; or
- (b) amend or repeal (without re-enactment, consolidation or replacement by Law having an equivalent effect) the National Health Service (Residual Liabilities) Act 1996 or the National Health Service (Private Finance) Act 1997,

provided that in the circumstances referred to in paragraph (a), where a Change in Law would have the effect of transferring the legal capacity of the Board in relation to such material obligations to a new entity (a "Board Substitute"), the relevant Law shall not be an Adverse Law if either:

- (i) the provisions of the National Health Service (Residual Liabilities) Act 1996 and the National Health Service (Private Finance) Act 1997 (together the "Protective Legislation") apply to such Board Substitute in full (as applied to the Board as at the date of the Project Agreement); or
- (ii) the relevant Law has the same effect in relation to the Board Substitute as the Protective Legislation

and the relevant Law does not otherwise have any adverse material effect on the legal capacity or obligation of the Board Substitute which affects (or could reasonably be expected to affect) the Board Substitute's ability to perform any material obligations owed to Project Co and/or the Funders in relation to the Project which are material to the interests of Project Co and/or its Funders, when compared to the material obligations of the Board under the Project Agreement;

- "Affected Sessions"** means the number of Sessions to be taken into account for the purposes of calculating deductions to be made to the Service Payment in respect of Failure Events as established pursuant to paragraph 2.2 of Part B of Part 2 of Part 18 of the Schedule;
- "Affiliate"** in relation to any body corporate means another body corporate in the same Group, in each case as the first body corporate;
- "Agreed Access Route"** means the access route through the Gartnavel Hospital site marked and hatched blue on the plans annexed as Part 3 and 4 of Part 30 of the Schedule which Project Co and the Board have agreed shall be used by Project Co in carrying out Project Operations;
- "Agreed Form"** means the form of that document approved by the parties and signed or initialled for and on behalf of each party for the purposes of identification;
- "Agreement"** means the Project Agreement;
- "Allowable Expenses"** has the meaning given in Clause 39.7 (*Change in Law*);
- "Ancillary Documents"** means the Construction Contract, the Service Contracts and the Performance Guarantees, all as the same may be amended or replaced from time to time;
- "Ancillary Rights"** means
- a) during the period from the Commencement Date to the Actual Completion Date, such rights of passage over, access to and egress from the Site set out in Part 1 to the Schedule Part 30; and

- b) during the Operational Term, such rights of passage over, access to and egress from the Site set out in Part 2 to the Schedule Part 30;

as the same may be varied with the approval of the Board such approval not to be unreasonably withheld (but only insofar as these rights are vested in the Board or the Scottish Ministers and are capable of being assigned or granted by the Board or the Scottish Ministers to Project Co, whether as a result of any restriction in the Title Deeds or otherwise);

"Annual Electricity Target" means in respect of electricity the annual estimated consumption calculated in accordance with paragraph 1.2 of Part 3 of this Schedule;

"Annual Gas Target" means in respect of gas the annual estimated consumption calculated in accordance with paragraph 1.2 of Part 3 of Part 18 of this Schedule;

"Annual Service Payment" means the sum in pounds sterling calculated in accordance with the provisions set out in paragraph 2 of Part 1 of Part 18 of the Schedule;

"APB Distribution" means for the period during which the Additional Permitted Borrowing subsists, an amount equal to the aggregate of all Distributions made during that period up to an amount equal to the principal of the Additional Permitted Borrowing on the first day of that period;

"Approved List of Contractors and Suppliers" means a list of contractors and suppliers maintained by Project Co with proven skills, qualifications, financial management and operational experience and approved by the Board;

"Approved RDD Item" means an item of Reviewable Design Data which has been returned or has been deemed to have been returned endorsed either "Level A - no comment" or "Level B - proceed subject to amendment as noted" by the Board's Representative pursuant to the provisions of Clause 17.7 (*Design, Construction and Commissioning Process*) and Part 10 of the Schedule (*Review Procedure*) (provided that in the case of any item of Reviewable Design Data which has been returned or has been deemed to have been returned endorsed "Level B - proceed subject to amendment as noted" Project Co has taken account of the Board's Representative's comments), as such item of Reviewable Design Data may be varied or amended from time to time in accordance with Part 22 of the Schedule (*Variation Procedure*);

"Area Weighting Percentage" means the percentage weighting ascribed to the relevant Functional Area for the purpose of calculating deductions to the Service Payments for Failure Events as set out in Appendix D to Part 18 of the Schedule;

"Associated Companies"	means, in respect of a relevant company, a company which is a Subsidiary, a Holding Company or a company that is a Subsidiary of the ultimate Holding Company of that relevant company, and in the case of Project Co shall include HoldCo and each of the Shareholders, and the term "Associate" shall be interpreted accordingly;
"Authorised Person"	has the meaning ascribed to "Authorised Person" in relevant legislation and authorised guidance including but not limited to HTM Guidance Notes.
"Authorised Purpose"	has the meaning set out in Part 7 of the Schedule;
"Available"	means, in respect of the Facilities, or any part of them, compliance with the Availability Conditions and "Availability" shall be construed accordingly;
"Availability Condition"	means any of the Accessibility Condition, the Safety Condition, the Use Condition, the Prescribed Health Function Condition and the Prescribed Operational Function Condition;
"Base Case"	means the Financial Model as the same is updated from time to time in accordance with the terms of this Agreement for the purpose of calculating the Service Payments.
"Base Date"	means 31 October 2004;
"Base Senior Debt Termination Amount"	means: (a) all amounts outstanding at the Termination Date, including interest and Default Interest accrued as at that date, from Project Co to the Senior Funders under the Senior Funders Agreements and in respect of Permitted Borrowing; and (b) all amounts including costs of early termination of interest rate hedging arrangements and other breakage costs, payable by Project Co to the Senior Funders as a result of a prepayment under the Senior Funders Agreement and in respect of Permitted Borrowings subject to Project Co and the Senior Funders mitigating all such costs to the extent reasonably possible; less, to the extent it is a positive amount, the aggregate of (without double counting in relation to the calculation of the Base Senior Debt Termination Amount or the amounts below): (i) all credit balances on any bank accounts (but excluding the Insurance Proceeds Account) held by or on behalf of Project Co on the Termination Date;

- (ii) any amounts claimable on or after the Termination Date in respect of Contingent Funding Liabilities;
- (iii) all amounts including costs of early termination of interest rate hedging arrangements and other breakage costs, payable by the Senior Funders to Project Co as a result of prepayment of amounts outstanding under the Senior Funders Agreements and in respect of Permitted Borrowings;
- (iv) any Additional Permitted Borrowing and any interest and Default Interest on such Additional Permitted Borrowing; and
- (v) all other amounts received by the Senior Funders on or after the Termination Date and before the date on which any compensation is payable by the Board to Project Co as a result of enforcing any other rights they may have;

“Base Year Period” means the period of 24 months beginning on the Payment Commencement Date;

“Benchmarking Review Date” means the third anniversary of the date of expiry of the Base Year Period and each third anniversary thereafter until the Termination Date;

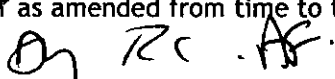
“Benchmarking Review Period” means the period of 3 years beginning:-

- (a) (in the case of the first such period) on the date of expiry of the Base Year Period; and
- (b) (in the case of such subsequent such period) on the previous Benchmarking Review Date;

“Beneficiary” has the meaning given in Clause 8.3 (*Conduct of Claims*);

“BMS” means building management system;

“Board Additional Works Enquiry” means a Variation Enquiry issued by the Board's Representative pursuant to paragraph 2.1.3.2 of Part 1 of Part 22 of the Schedule (Variation Procedure);

“Board Additional Works Item”	means an item of works affecting the Facilities (being any work of alteration, addition, demolition or extension or any variation in the quality or function of the Facilities) which: (a) is not Maintenance Works or Small Works or work otherwise required to ensure that Project Co complies with its duties under this Agreement; and (b) is to be carried out after the Actual Completion Date, and which is required to comply with a Board Additional Works Variation;
“Board Additional Works Variation”	means additional Works initiated by the Board in accordance with Part 22 of the Schedule (Variation Procedure);
“Board Assets”	means any assets and equipment or other property used by, or on behalf of, the Board or any Board Party;
“Board Default Termination Sum”	has the meaning given in paragraph 1.2 of Part A of Part 23 of the Schedule (Compensation on Termination);
“Board Employees”	means in relation to any service equivalent to a Service, all those persons employed by the Board under a contract of employment (excluding, to avoid doubt (without limitation), any person engaged by the Board as an independent contractor or persons employed by any sub-contractor engaged by the Board) who are wholly or substantially engaged in the provision of that service as at the relevant Transfer Date;
“Board Event of Default”	has the meaning given in clause 45.1 (<i>Board Event of Default</i>);
“Board Non-Clinical Services”	means cleaning, portering, catering and general Board administration;
“Board Party”	means any of the Board's agents, contractors and sub-contractors of any tier and its or their directors, officers and employees and/or other healthcare providers at the Facilities with the authority of the Board but excluding Project Co, any Project Co Party and statutory undertakers and utilities and "Board Parties" shall be construed accordingly;
“Board Policies”	means, subject to Clause 32.7 (<i>Exclusion of Board Policies</i>), the policies of the Board contained on the disk annexed to this Agreement labelled "Gartnavel Royal Hospital Project Agreement Relevant Board Policies" as Attachment 4 as amended from time to time in accordance with Clause 32.6; 
“Board Service Variation”	means a Service Variation initiated by the Board in accordance with Part 22 of the Schedule (Variation Procedure);

“Board Service Variation Enquiry”	has the meaning given in paragraph 2.1.3.3 of Part 1 of Part 22 of the Schedule (<i>Variation Procedure</i>);
“Board Site”	means the sites occupied by the Board for the Gartnavel Royal Hospital and Gartnavel General Hospital, Glasgow, as such sites are more particularly described in and delineated on the plans annexed to, (1) Disposition by Secretary of State for Scotland in favour of the Greater Glasgow Community and Mental Health Services National Health Service Trust dated 25 August and recorded in the division of the General Register of Sasines applicable to the County of the Barony and Regality of Glasgow on 4 September both days of 1997 and (2) Disposition by the Secretary of State for Scotland in favour of the West Glasgow Hospitals University National Health Service Trust dated 27 June and recorded in the aforesaid division of the General Register of Sasines on 4 September both days of 1997;
“Board Works Variation”	means a variation to the Works initiated by the Board in accordance with Part 22 of the Schedule (<i>Variation Procedure</i>);
“Board Works Variation Confirmation”	means a Variation Confirmation pursuant to paragraph 4.5 of Part 1 of Part 22 of the Schedule (<i>Variation Procedure</i>) in respect of a Board Works Variation;
“Board Works Variation Enquiry”	has the meaning given in paragraph 2.1.2 of Part 1 of Part 22 of the Schedule (<i>Variation Procedure</i>)
“Board’s Commissioning”	means the Board’s pre-completion commissioning activities to be carried out by the Board in accordance with Clause 22 (<i>Pre-Completion Commissioning and Completion</i>);
“Board’s Construction Requirements”	means the requirements of the Board set out or identified in Part 3 of Part 8 of the Schedule (<i>Construction Matters</i>) as amended from time to time in accordance with the terms of the Project Agreement;
“Board’s Cost Share”	has the meaning given in Clause 39.7 (<i>Changes in Law</i>);
“Board’s Post Completion Commissioning”	means the Board’s post-completion commissioning activities to be carried out by the Board in accordance with Clause 23.1 (<i>Post Completion Commissioning</i>);
“Board’s Representative”	means the person so appointed by the Board pursuant to Clause 11 (<i>Representatives</i>);
“Business Day”	means a day other than a Saturday, Sunday or a bank holiday in Edinburgh;
“Capital Cost of the Facilities”	has the meaning given in Clause 39.7 (<i>Change in Law</i>);

"Capital Expenditure"	means capital expenditure (as such term is interpreted in accordance with generally accepted accounting principles in the United Kingdom from time to time);
"Category A Failure Event"	means any Failure Event which has been identified as a Category A Failure Event in accordance with the Service Level Specifications, and/or agreed or determined to be a Category A Failure Event pursuant to Part 18 of the Schedule ;
"Category B Failure Event"	means any Failure Event which has been identified as a Category B Failure Event in accordance with Part 14 of the Schedule, and/or agreed or determined to be a Category B Failure Event pursuant to Part 18 of the Schedule ;
"Category C Failure Event"	means any Failure Event which has been identified as a Category C Failure Event in accordance with Part 14 of the Schedule, and/or agreed or determined to be a Category C Failure Event pursuant to Part 18 of the Schedule
"Category D Failure Event"	means any Failure Event which has been identified as a Category D Failure Event in accordance with Part 14 of the Schedule, and/or agreed or determined to be a Category D Failure Event pursuant to Part 18 of the Schedule
"Category E Failure Event"	means any Failure Event which has been identified as a Category E Failure Event in accordance with Part 14 of the Schedule, and/or agreed or determined to be a Category E Failure Event pursuant to Part 18 of the Schedule;;
"CDM Regulations"	has the meaning given in Part 2 of Part 8 of the Schedule (<i>Construction Matters</i>);
"Certificate of Commencement"	means the certificate to be issued and delivered by the Board in accordance with Clause 2.1.2 (<i>Execution and Delivery of Documents</i>);
"Certificate of Practical Completion"	means the certificate to be issued by the Independent Tester in accordance with Clause 22.12 (<i>Pre-Completion Commissioning and Completion</i>) in the form set out in Part 28 of the Schedule (<i>Certificates</i>);
"Change in Control"	means any sale or other disposal of any legal, beneficial or equitable interest in any or all of the equity share capital of a corporation (including the control over the exercise of voting rights conferred on that equity share capital or the control over the right to appoint or remove directors);

"Change in Law"

means the coming into effect or repeal (without re-enactment or consolidation) in Scotland of any Law, or any amendment or variation to any Law, or any judgement of a relevant court of law which changes binding precedent in Scotland in each case after the date of the Project Agreement;

"Clinical Functionality"

means the Facilities' capacity for use by the Board or its staff for carrying out the Board's clinical functions. The Board's sign off of the design information listed under items (a) to (e) signifies the Board's agreement that Project Co's Proposals achieve clinical functionality:

- (a) the following matters as shown on the 1:500 scale site plan in Project Co's Proposals;
 - (i) the points of access to and within the Site and the Facilities;
 - (ii) the relationship between one or more buildings that comprise the Facilities;
 - (iii) the adjacencies between different hospital departments as indicated on the 1:500 site plans L(--) 04 Rev C, L(--) 05 Rev F, and L(--) 06 Rev F
- (b) the following matters as indicated on the 1:100 layouts L(--) 15 Rev I, L(--) 16 Rev G, L(--) 17 Rev H, L(--) 18 Rev H, and L(--) 19 Rev H
 - (i) the points of access to and within the Site and the Facilities;
 - (ii) the relationship between one or more buildings comprised in the Facilities;
 - (iii) the adjacencies and relationships between different hospital departments;
 - (iv) the adjacencies between rooms within the hospital departments comprised within the Facilities;
- (c) the quality and description and the areas (in square metres) of those rooms and spaces shown on the Room Data Sheets in Project Co's accommodation schedules;
- (d) the location and relationship of equipment, furniture, fittings and user terminals as shown on the 1:50 loaded room plans, in respect of:
 - (i) all bed and trolley positions;
 - (ii) internal room elevations;

- (iii) actual ceiling layouts; and
- (iv) layouts of rooms to recognise the operational and ergonomic requirements of clinical and non-clinical operations be carried out within the room;

(e) the location of and inter-relationships between rooms within a department as shown on the 1:50 scale drawings,

but only insofar as each of the matters listed in (a) to (e) above relate to or affect Clinical Use;

"Clinical Services"	means management, responsibility, administration and carrying out of the clinical, medical and other care services provided at the Facilities by the Board from time to time and which are not services to be provided by Project Co to the Board under the Project Agreement;
"Clinical Use"	means the use of a room or space to the extent that it is used by the Board or its employees, tenants, agents and/or contractors (but not, to avoid doubt, Project Co staff) for carrying out the Clinical Services;
"Clinical Waste"	means any waste which consists wholly or partly of: a) human or animal tissue; b) blood or other body fluids; c) excretions; d) drugs or other pharmaceutical products; e) swabs or dressings; f) syringes, needles or other sharp instruments; which unless rendered safe may prove hazardous to any person coming into contact with it. And any other waste arising from medical, nursing, dental, pharmaceutical or similar practice, investigation, treatment, care, teaching or research, or the collection of blood for transfusion, being waste which may cause infection to any person coming into contact with it;
"Collateral Agreements"	means the Contractor's Collateral Agreement, the Service Providers' Collateral Agreement and the Design Team Collateral Agreements;
"Commencement Date"	means the date set out in the Certificate of Commencement;
"Commissioners"	has the meaning given in Clause 53.3 (VAT);
"Commissioning Completion Certificate"	means the certificate issued by the Independent Tester on the occurrence of the Commissioning End Date pursuant to Clause 23.4
"Commissioning End Date"	means the date by which the parties' commissioning activities are to be completed in accordance with the Final Commissioning Programme;
"Committed Standby Facility"	means a standby facility committed by the Senior Funders as at the date of this Agreement for the purposes of funding of unforeseen cost overruns, increased expenses or loss of revenues to be incurred by Project Co but excluding for the avoidance of doubt the DSR Facility (as defined in the Senior Funders Agreements)
"Compensation Date"	means either:

- (a) if paragraph 3 of Part B of Part 23 of the Schedule (*Retendering Procedure*) applies, the earlier of:
 - (i) the date that the New Agreement is entered into; and
 - (ii) the date on which the Board pay the Adjusted Highest Compliant Tender Price to Project Co, or
- (b) if paragraph 4 of Part B of Part 23 of the Schedule (*Rendering Procedure*) applies, the date that the Adjusted Estimated Fair Value of the Agreement has been agreed or determined;

"Compensation Event"	has the meaning given in Clause 41 (<i>Delay Events</i>);
"Compensation Payment"	has the meaning given in Clause 48.6 (<i>Compensation on Termination</i>);
"Competent Person"	has the meaning ascribed to "Competent Person" in relevant legislation and authorised guidance including but not limited to SHTM Guidance Notes;
"Completion Date"	means 27 August 2007 or such revised date as may be fixed pursuant to Clause 41;
"Compliant Tender"	means a tender that meets all of the Qualification Criteria;
"Compliant Tenderer"	means a tenderer who submits a Compliant Tender;
"Consents"	means all permissions, consents, approvals, certificates, permits, licences, statutory agreements and authorisations required by Law, and all necessary consents and agreements from any third parties (including, without limitation, any Planning Permission), needed to carry out the Project Operations in accordance with the Project Agreement;
"Construction Contract"	means the design and build contract dated the same date as the Project Agreement between Project Co and the Contractor as amended from time to time in accordance with the Project Agreement;
"Construction Phase"	means the period from the issue of the Certificate of Commencement until the Actual Completion Date or (if earlier) the Termination Date;
"Construction Quality Plan"	means the document at Part 8 of Part 8 of the Schedule (<i>Construction Matters</i>);
"Contamination"	means all or any pollutants or contaminants, including any chemical or industrial, radioactive, dangerous, toxic or hazardous substance, waster or residue (whether in solid, semi-solid or liquid form or a gas or vapour) and including without limitation genetically modified organisms;

"Contracting Associate"	means the Contractor, any Service Provider and any other entity which performs on behalf of Project Co any material function in connection with the Project Agreement or the Project Operations;
"Contract Day"	means a period commencing at the start of the first Session of the relevant day and ending at the end of the last Session of the relevant day;
"Contract Month"	means a calendar month;
"Contract Year"	means the period from the Payment Commencement Date to the following 31 March and subsequently each period of 12 calendar months commencing on 1 April, until the final Contract Year which is the period from 1 April prior to expiry or termination of the Project Agreement to the Expiry Date or Termination Date;
"Contractor"	means Robertson Construction Central Limited or any other person engaged by Project Co to carry out the Works and any substitute design and/or building contractor engaged by Project Co as may be permitted by the Project Agreement;
"Contractor's Collateral Agreement"	means the collateral agreement between the Board, Project Co and the Contractor in the form set out in Part 1 of Part 11 of the Schedule (<i>Collateral Agreements</i>);
"Contractor's Site Manager"	means the manager to be appointed by the Contractor for purposes of supervision of all day-to-day activities on Site;
"Contractor's Site Rules"	means the Contractor's rules, applicable on Site to the Board, Project Co, the Contractor and their respective sub-contractors and suppliers of every tier during the construction of the Facilities;
"Convictions"	means, other than in relation to minor road traffic offences, any previous or pending prosecutions, convictions, cautions and binding-over orders (including any spent convictions as contemplated by section 1(1) of The Rehabilitation of Offenders Act 1974 by virtue of the exemptions specified in Part II of Schedule 1 of the Rehabilitation of Offenders Act 1974 (Exceptions) Order 1975 (SI 1975/1023) and the Rehabilitation of Offenders Act 1974 (Exclusions and Exceptions) (Scotland) Order 2003 (SI 2003/231) or any replacement or amendment to those Orders);
"Corrupt Gifts Termination Sum"	has the meaning given in paragraph 1.2 of Part D of Part 23 of the Schedule (<i>Compensation on Termination</i>);
"Cumulative Allowable Expenses"	has the meaning given in Clause 39.7 (<i>Changes in Law</i>);

"Deduction Mechanisms"	means either or both of the Service Level Specification (Part 14 of the Schedule) and the Payment Mechanism (Part 18 of the Schedule) and "Deduction" shall be construed accordingly;
"Deemed Liability"	has the meaning given in Clause 48.7.3.2 (<i>Compensation on Termination</i>);
"Deemed New Agreement"	means an agreement on the same terms and conditions as this Agreement, as at the Termination Date, but with the following amendments: <ul style="list-style-type: none">(a) if this Agreement is terminated prior to the Actual Completion Date, then the Longstop Date shall be extended by a period to allow a New Project Co (had one been appointed) to achieve the Actual Completion Date prior to the Longstop Date;(b) any accrued Service Failure Points and/or Warning Notices shall be cancelled; and(c) the terms of such agreement shall be for a period equal to the term from the Termination Date to the Expiry Date;
"Default Interest"	means any increased margin that is payable to the Senior Funders or which accrues as a result of any payment due to the Senior Funder not being made on the date on which it is due;
"Default Interest Rate"	means the default interest rate specified in the Senior Funders Agreements;
"Defects"	means any defect or fault in the Works and/or the Facilities (not being a Snagging Matter) which occurs due to a failure by Project Co to meet the Board's Construction Requirements and/or Project Co's Proposals or otherwise to comply with its obligations under the Project Agreement;
"Delay Event"	has the meaning given in Clause 41.3 (<i>Delay Events</i>);
"De Minimis Amount"	has the meaning given in Clause 39.6.1 (<i>Changes in Law</i>);
"Design Data"	means all drawings, reports, documents, plans, software, formulae, calculations and other data relating to the design, construction, testing and/or operation of the Facilities;
"Design Quality Plan"	means the document at Part 8 of Part 8 of the Schedule (<i>Construction Matters</i>);
"Design Team Collateral Agreement"	means the collateral agreement between the Board, Project Co and a member of the design team in the form set out in Part 3 of Part 11 of the Schedule (<i>Collateral Agreements</i>);

- "Direct Losses"** means, subject to the provisions of Clause 9.1 (*Limits on Liability*), all damage, losses, liabilities, claims, actions, costs, expenses (including the cost of legal or professional services, legal costs being on an agent/client, client paying basis), proceedings, demands and charges whether arising under statute, contract or at common law but, to avoid doubt, excluding Indirect Losses;
- "Disaster Plan"** means the disaster plan referred to in clause 13.3
- "Disclosed Data"** means any Design Data and any other written information, data and documents (including, to avoid doubt, data and documents concerning the Title Deeds and any rights of any person in respect of the Site) made available or issued to Project Co or any Project Co Party in connection with the Project by or on behalf of the Board (or any Board Party) whether before or after the execution of the Project Agreement;
- "Disclosure Scotland"** means the disclosure bureau established within the Scottish criminal record office or such other organisation established with authority to issue certificates under Part V of the Police Act 1997;
- "Discount Rate"** means a discount rate expressed as $(1 + \text{real base case Project IRR} + \text{Gilt B} - \text{Gilt A}) * (1 + i) - 1$ where:
- "real base case Project IRR" is the real pre-tax Project IRR as set out in the Base Case at Financial Close;
- "i" is the agreed assumed forecast rate of increase in RPI which, for the avoidance of doubt, is equal to the Bank of England's prevailing long term inflation target;
- "Gilt A" is the real yield to maturity on a benchmark government gilt instrument of the same maturity as the average life of the outstanding Senior Debt as shown in the Financial Model at Financial Close; and
- "Gilt B" is the real yield to maturity on a benchmark government gilt instrument of the same maturity as the average life of the outstanding Senior Debt as shown in the Financial Model as on the date of Termination;
- "Discriminatory Change in Law"** means any Change in Law the effect of which is to discriminate directly against:
- (a) hospitals whose design, construction, financing and operation are procured by a contract under the PFI (or any similar successor programme) in relation to other similar hospital projects; or
 - (b) companies undertaking projects procured by contracts under the PFI (or any similar successor programme) in relation to other companies undertaking similar projects; or

- (c) the Facilities in relation to other hospitals; or
- (d) Project Co in relation to other companies, save that:
 - (i) such action shall not be a Discriminatory Change in Law where it is in response to any act or omission on the part of Project Co which is illegal (other than an act or omission rendered illegal by virtue of the Discriminatory Change in Law itself);
 - (ii) such action shall not be deemed to be discriminatory solely on the basis that its effect on Project Co is greater than its effect on other companies; and
 - (iii) a change in taxes or the introduction of a tax affecting companies generally or a change in VAT shall be deemed not to be discriminatory in any circumstances (to avoid doubt, such changes being given effect in accordance with Clause 53 (*Taxation*));

"Dispute" has the meaning given in paragraph 1 of Part 26 of the Schedule (*Dispute Resolution Procedure*);

"Dispute Resolution Procedure" means the procedure set out in Part 26 of the Schedule (*Dispute Resolution Procedure*);

"Distribution" means:

- (a) whether in cash or in kind, any:
 - (i) dividend or other distribution in respect of share capital;
 - (ii) reduction of capital, redemption or purchase of shares or any other reorganisation or variation to share capital;
 - (iii) payments under the Subordinated Funding Agreements (whether of principal, interest, breakage costs or otherwise);
 - (iv) payment, loan, contractual arrangement or transfer of assets or rights to the extent (in each case) it was put in place after the date of the Project Agreement and was neither in the ordinary course of business nor on reasonable commercial terms;
 - (v) the receipt of any other benefit which is not received in the ordinary course of business and on reasonable commercial terms, or

- (b) the early release of any Contingent Funding Liabilities the amount of such release being deemed to be a gain for the purposes of any calculation of Refinancing Gain;

"Economic Reinstatement Test"	means the test carried out pursuant to Paragraph 5 of the Funders' Direct Agreement;
"EEA"	means from time to time the European Economic Area as created by the Agreement on the European Economic Area 1992 or any successor or replacement body, association, entity or organisation which has assumed either or both of the functions and/or responsibilities of the European Economic Area;
"Emergency"	means any Event felt to be life threatening or serious enough to cause significant damage or disruption, or any Service Request that is required to avoid a life threatening event or an event serious enough to cause significant damage or disruption;
"Employee Transfer"	means a relevant transfer of an undertaking in accordance with the Transfer Regulations
"Encumbrance"	means any option, right of pre-emption, pledge, security, interest, lien, charge, mortgage, lease, licence, claim, condition, retention or other encumbrance or restriction whether imposed by agreement, by law or otherwise;
"Energy"	means gas, electricity, water and any other form of utility, energy or fuel to be used from time to time at the Facilities;
"Enhanced Disclosure Scotland Certificate"	means the certificate receivable by Project Co from Disclosure Scotland once the appropriate form is sent to Disclosure Scotland together with the appropriate fee (or any similar successor programme) which shall disclose both spent and unspent convictions of the potential employee;
"Equity IRR"	means the projected blended rate of return to the Relevant Persons over the full term of the Project Agreement, having regard to Distributions made and projected to be made;
"Estate Services"	means the services to be carried out pursuant to the Service Level Specifications;
"Estimated Fair Value of the Agreement"	means the amount determined in accordance with paragraph 4 of Part B of Part 23 of the Schedule (<i>No Retendering Procedure</i>) that a third party would pay to the Board as the market value of the Deemed New Agreement;

"Estimated Increased Maintenance Costs"	has the meaning given in Clause 28.7 (<i>Maintenance</i>);
"Event"	means an incident or state of affairs which does not meet or comply with the Service Level Specifications including a breach of the Availability Conditions which Project Co is responsible for responding to and Rectifying in accordance with Part 14 of the Schedule which is designated FE in accordance with Part 14 of the Schedule but which has not become a Failure Event;
"Excusing Cause"	has the meaning given in Clause 8.7 (<i>Excusing Causes</i>);
"Executive"	has the meaning given to it in the Construction (Design and Management) Regulations 1994 as referred to at Part 2 of Part 8 of the Schedule (<i>Construction Matters</i>);
"Exempt Refinancing"	means: <ul style="list-style-type: none">(a) any Refinancing that was fully taken into account in the calculation of the Service Payments;(b) a change in taxation or change in accounting treatment;(c) the exercise of rights, waivers, consents and similar actions which relate to day to day administrative and supervisory matters and which are in respect of:<ul style="list-style-type: none">(i) breaches of representations and warranties or undertakings;(ii) movement of monies between the Project Accounts in accordance with the terms of the Senior Funders Agreements as at Financial Close;(iii) late or non-provision of information, consents or licences;(iv) amendments to Sub-Contracts;(v) approval of revised technical and economic assumptions for financial model runs to the extent required for forecasts under the Funding Agreements;

- (vi) restrictions imposed by the Senior Funders on the dates at which the Senior Debt can be advanced to Project Co under the Senior Funders Agreements and/or amounts released from the Proceeds Account during the Commitment Availability Period each as defined in the Senior Funders Agreements and which are given as a result of any failure by Project Co to ensure that the construction work is performed in accordance with the agreed construction programme and which is notified in writing by the Senior Funders to the Board prior to being given;
 - (vii) changes to milestones for drawdown and/or amounts released from the Proceeds Account during the Commitment Availability Period set out in the Senior Funders Agreements and which are given as a result of any failure by Project Co to ensure that construction work is performed in accordance with the agreed construction programme and which is notified in writing by the Senior Funders to the Board prior to being given;
 - (viii) failure by Project Co to obtain any consent by statutory bodies required by the Senior Funders Agreements; or
 - (ix) voting by the Senior Funders and the voting arrangements between the Senior Funders in respect of the levels of approval required by them under the Senior Funders Agreements;
- (d) any amendment, variation or supplement of any agreement (other than any Subordinated Funding Agreement) approved by the Board as part of any Qualifying Variation under this Agreement;
 - (e) any sale of shares in Project Co or Hold Co by the Shareholders or securitisation of the rights and/or interests attaching to shares in Project Co or Hold Co;
 - (f) any sale or transfer of the Subordinated Funders' existing rights and/or interests under the Subordinated Funding Agreements or securitisation of the Subordinated Funders' existing rights and/or interests under the Subordinated Funding Agreements, which does not include the granting of new rights over Project Co's assets, cashflows or contracts; or
 - (g) any Qualifying Bank Transaction;

"Expert"

means the individual(s) appointed in accordance with Part 26 of the Schedule (*Dispute Resolution Procedure*);

"Expiry Date"	means the date on which the Project Agreement will terminate in accordance with Clause 46.3 (<i>Non-Default Termination</i>);
"External Utility Failure"	means the failure in or interruption to the Site and/or the Facilities of gas, electricity, oil, water, telecommunications, sewerage or other utilities provided that Project Co or a Project Co Party was not responsible for such failure or interruption and provided further that ProjectCo has complied with any applicable requirement to provide standby utilities under the Service Level Specification;
"Facilities"	means the hospital, buildings and other facilities, together with all supporting infrastructure (including the Plant and the Group 1 Equipment) and amenities located on the Site as required to enable Project Co to comply with its obligations under the Project Agreement, all as the same may be varied, amended or supplemented from time to time in accordance with the Project Agreement;
"Failure Event"	<p>means</p> <ul style="list-style-type: none">(a) the failure to rectify an Event within the specified Rectification Time;(b) where in accordance with the Service Level Specifications Project Co is required to take action prior to rectification (including but not limited to ensuring compliance with the Safety Condition) the failure to take the required action within the period specified in the Service Level Specifications; or(c) a failure to respond to a Service Request within the required Service Response Time or in accordance with any other criteria specified in the Service Level Specifications; <p>unless such failure was solely caused by or solely resulted from an External Utility Failure</p>
"Failure Event Category"	means either a Category A Failure Event, a Category B Failure Event, a Category C Failure Event, a Category D Failure Event or a Category E Failure Event;
"Failure Event Deduction"	means a deduction from a Service Payment made pursuant to part B of part 2 of Part 18 of the Schedule;
"Failure Event Deduction Percentage"	means the percentage figure attributable to the relevant category of Failure Event as set out in column 4 of the table at Appendix C to Part 18 of the Schedule ;
"Fair Value"	means the amount which an asset or liability could be exchanged in an arms length transaction between informed and willing parties, other than in a forced or liquidated sale;

"Fast Track Dispute Resolution Procedure"	means the procedure referred to in paragraph 6 of Part 26 of the Schedule (<i>Dispute Resolution Procedure</i>);
"Final Commissioning Programme"	means the programme to be jointly developed and agreed by the Board and Project Co in accordance with the provisions of Clause 22.2 (<i>Pre-Completion Commissioning and Completion</i>);
"Final Reinstatement Plan"	has the meaning given in Clause 36.20.6;
"Financial Close"	means the date of this Agreement;
"Financial Model"	means the computer spreadsheet model for the Project incorporating statements of Project Co's cashflows including all expenditure, revenues, financing and taxation of the Project Operations together with the profit and loss accounts and balance sheets for Project Co throughout the Project Term accompanied by details of all assumptions, calculations and methodology used in their compilation and any other documentation necessary or desirable to operate the model, as amended from time to time in accordance with the terms of Clause 37 (<i>Custody of Financial Model</i>), the output from which at the date of the Project Agreement is shown at Part 19 of the Schedule (<i>Financial Model</i>) and a copy of which is attached to the Project Agreement on disk as Attachment 1;
"Finishes"	means those finishes listed at Table A of Part 10 of the Schedule (<i>Review Procedure</i>);
"Fire Safety Risk Assessment"	means a Fire Safety Risk assessment prepared in accordance with the requirements of the Fire Precautions (Workplace) (Amendment) Regulations 1999;
"Force Majeure"	has the meaning given in Clause 43 (<i>Force Majeure</i>);
"Force Majeure Termination Sum"	has the meaning given in paragraph 1.2 of Part C of Part 23 of the Schedule (<i>Compensation on Termination</i>);
"Functional Area"	means an area of the Facility specified as such in Appendix D to Part 18 of the Schedule comprising two or more Functional Units;
"Functional Part"	means a Functional Unit or a Functional Area according to the context in which it is used;
"Functional Unit"	means a room or space within a Functional Area which is specified as such in Appendix D to Part 18 of the Schedule;
"Funders"	means all or any of the persons who provide financing or funding in respect of the Project Operations under the Funding Agreements including the Senior Funders and, where the context so permits, prospective financiers or funders;

"Funders' Direct Agreement"	means the agreement to be entered into between the Board, the Senior Funders and Project Co in the form set out in Part 6 of the Schedule (<i>Funders' Direct Agreement</i>);
"Funding Agreements"	means all or any of the agreements or instruments to be entered into by Project Co or any of its Associates relating to the financing of the Project Operations (including the Senior Funders' Agreements, the Initial Funding Agreements and any agreements or instruments to be entered into by Project Co or any of its Associated Companies relating to the rescheduling of their indebtedness or any Refinancing);
"Funding Shortfall"	has the meaning given in paragraph 2.1 of Part 2 of Part 22 of the Schedule (<i>Variation Procedure</i>);
"General Procedure"	has the meaning given in paragraph 1 of Part 3 of Part 22 of the Schedule (<i>General Procedure</i>);
"Good Industry Practice"	means using standards, practices, methods and procedures conforming to the Law and exercising that degree of skill and care, diligence, prudence and foresight which would reasonably and ordinarily be expected from a skilled and experienced person engaged in a similar type of undertaking under the same or similar circumstances;
"Government"	means the government of the United Kingdom or the Scottish Ministers;
"Ground Physical and Geophysical Investigation"	means the investigation of all the conditions of and surrounding the Site and of any extraneous materials in, on or under the Site (including its surface and subsoil) to enable the Facilities to be designed and constructed and the Works to be carried out with due regard for those conditions and the seismic activity (if any) in the region of the Site;
"Group"	shall have the meaning set out in Section 53(1) of the Companies Act 1989;
"Group 1 Equipment"	means the equipment detailed in Part 1 of Part 13 of the Schedule.
"Group 2 Equipment"	means the equipment detailed in Part 2 of Part 13 of the Schedule;
"Group 3 Equipment"	means the equipment identified as Group 3 Equipment on the Room Data Sheets contained in Part 6 of Part 8 of the Schedule;
"Group 4 Equipment"	means the equipment identified as Group 3 Equipment on the Room Data Sheets contained in Part 6 of Part 8 of the Schedule;
"H&S Conviction"	has the meaning given in Clause 44.1.4 (<i>Project Co Event of Default</i>);
"Handback"	means the return of the Facilities by Project Co to the Board on the Expiry Date in accordance with the Project Agreement;
"Handback Amount"	has the meaning given in paragraph 1.3.3 of Part 24 of the Schedule (<i>Handback Procedure</i>);

"Handback Bond"	has the meaning given in paragraph 3.2 of Part 24 of the Schedule (<i>Handback Procedure</i>);
"Handback Certificate"	means the certificate of confirmation that the Facilities comply with the Handback Requirements to be issued by the Board in accordance with Part 24 of the Schedule (<i>Handback Procedure</i>);
"Handback Procedure"	means the procedure for Handback set out in Part 24 of the Schedule (<i>Handback Procedure</i>);
"Handback Programme"	has the meaning given in paragraph 1.3.2 of Part 24 of the Schedule (<i>Handback Procedure</i>);
"Handback Requirements"	has the meaning given in paragraph 1.1 of Part 24 of the Schedule (<i>Handback Procedure</i>);
"Handback Works"	has the meaning given in paragraph 1.3.1 of Part 24 of the Schedule (<i>Handback Procedure</i>);
"Health and Safety File"	means the health and safety file to be prepared by Project Co pursuant to the CDM Regulations in relation to the Works and the Services and electronic or paper copies of every amendment or update made to such file during the Project Term ;
"Health and Safety Regime"	means the Food Safety Act 1990 (and associated regulations), the Health & Safety at Work etc Act 1974 (and associated regulations), the Fire Precaution Act 1971, the Environmental Protection Act 1990, the Water Industry (Scotland) Act 2000, and any similar or analogous health, safety or environmental legislation in force from time to time;
"Helpdesk"	means a point of contact by which the Services are monitored in accordance with Part 2 of Part C of Part 14 of the Schedule ;
"High Priority Quality Failure"	means a Quality Failure which has been designated a High Priority Quality Failure in the Payment Mechanism (Part 18 of the Schedule) or, if no designation has been made in respect of it, a Quality Failure which constitutes a failure to comply with the Law;
"HoldCo"	means Robertson Health (Gartnavel) Holdings Limited;
"Holding Company"	has the meaning given to it in Section 736 of the Company Act 1985, as amended by Section 144 of the Companies Act 1989;
"HBN, HFM, HGN, HTM"	means respectively Health Building Notes, Health Facilities Notes, Health Guidance Notes and Health Technical Memorandum all of which references shall include their Scottish equivalents referred to respectively as SHBN, SHFM, SHGN and SHTM but where there is a conflict between the two, the Scottish equivalents shall prevail;

"HBOS Group"	means
	(a) Uberior Infrastructure Investments Limited (registered number SC186247), HBoS plc (registered number SC218813) and any other company within the Wholly Owned Group which is a subsidiary or holding company of Uberior Infrastructure Investments Limited, HBoS plc or any subsidiary of such holding company;
	(b) any unit trust, investment fund, partnership, other fund or other entity in respect of which a member of the HBOS Group has either (i) directly or indirectly, a capital interest of 50% or more or (ii) directly or indirectly, control of 50% or more of the voting (or equivalent) rights in such entity; or
	(c) any nominee or trustee of any entity falling within sub paragraph (a) or (b) of this definition acting in such capacity (whether on a change of nominee or trustee or otherwise);
"HTM Guidance Notes"	means the guidance notes, which form part of the HTM;
"Immediate"	means expedient and direct action is taken immediately on receipt of report;
"Indemnifier"	has the meaning given in Clause 8.3 (<i>Conduct of Claims</i>);
"Indemnity Period"	in relation to Clauses 36.13.4.1 and 36.13.4.3 has the meaning given in Parts 1 and 2 of Part 21 of the Schedule being the period in which the relevant Insurance would have been available if the Uninsurable Risk had been covered;
"Independent Tester"	means the Davis Langdon Limited Liability Partnership or such substitute independent tester as may be permitted pursuant to the Project Agreement;
"Independent Tester Contract"	means the contract dated the same date as the Project Agreement in the form set out in Part 15 of the Schedule (<i>Independent Tester Contract</i>) between Project Co, the Board and the Independent Tester;
"Indirect Losses"	has the meaning given in Clause 9.1 (<i>Limits on Liability</i>);
"Infrastructure Services"	means the services described in Appendix D of Part 1 of Part C of Part 14 to the Schedule;
"Initial Funding Agreements"	means those agreements or instruments entered into on or around the date of this Agreement by Project Co or any of its Associated Companies relating to the financing of the Project Operations and in the form that they are in on or around the date of this Agreement in connection with the financing of the Project and as listed in Part 3 of this Part 1 of the Schedule ;

"Install" or "Installation"	means the placing or fixing in place of a piece of equipment in accordance with Good Industry Practice and having due regard to the suppliers' or manufacturers' instructions and Installation Information;
"Installation Information"	means the specific manufacturers' installation information required in connection with an item of equipment;
"Insurance Proceeds Account"	has the meaning given in Clause 2.2 of Part 34 of the Schedule;
"Insurance Proceeds Accounts Agreement"	means the agreement in the form set out in Part 34 of the Schedule;
"Insurance Undertaking"	has the meaning given in the rules from time to time of the Financial Services Authority;
"Insurances"	means, as the context requires, all or any of the insurances required to be maintained by Project Co pursuant to the Project Agreement;
"Intellectual Property"	means all registered or unregistered trade marks, service marks, patents, registered designs, utility models, applications for any of the foregoing, copyrights, unregistered designs, the sui generis rights of extraction relating to databases, trade secrets and other confidential information or know-how;
"Intellectual Property Rights"	means the Intellectual Property which (or the subject matter of which) is created, brought into existence, acquired, used or intended to be used by Project Co, any Project Co Party or by other third parties (for the use by or on behalf of or for the benefit of Project Co) for the purposes of the design or construction of the Facilities, the operation, maintenance, improvement and/or testing of the Facilities or the conduct of any other Project Operation or otherwise for the purposes of the Project Agreement;
"Invoice Date"	means, in respect of the Board Default Termination Sum, the Force Majeure Termination Sum or the Corrupt Gifts Termination Sum (as appropriate), the date that is the later of: (a) the date on which the Board receives an invoice from Project Co for the relevant termination sum; and (b) the date on which the Board receives the supporting evidence required pursuant to paragraph 1.1 of Part E of Part 23 of the Schedule;
"IRR"	means the real internal rate of return on Shareholders' equity and subordinated debt which shall be that rate of return calculated in accordance with the Financial Model at the Commencement Date;
"IT"	means information technology systems, hardware and software;

"Junior Debt"	means all of the debt outstanding under the Subordinated Funding Agreements;
"Key Performance Indicator" or "KPI"	means a target indicator by which the Board can measure Project Co performance against in the medium to long term as provided for pursuant to the Service Level Specification. If performance deviates from the performance band Project Co shall provide the Board with an action plan to reverse this performance trend in accordance with Part 14 of the Schedule;
"Law"	means: <ul style="list-style-type: none">(a) any applicable statute or proclamation or any delegated or subordinate legislation;(b) any enforceable community right within the meaning of section 2(1) European Communities Act 1972;(c) any applicable guidance, direction or determination with which the Board and/or Project Co is bound to comply to the extent that the same are published and publicly available or the existence or contents of them have been notified to Project Co by the Board; and(d) any applicable judgement of a relevant court of law which is a binding precedent in Scotland, in each case in force in Scotland;
"Liaison Committee"	means the committee referred to in Clause 12 (<i>Liaison</i>);
"Liaison Procedure"	means the procedure referred to in Clause 12 (<i>Liaison</i>);
"LIBOR"	means the rate per annum determined by the Governor and Company of the Bank of Scotland to be the offered rate for six month sterling deposits in the London interbank market which appears on Telerate Page 3750 (or such other page as may replace that page on the Dow Jones Telerate service);
"Licence"	means the licence in the Agreed Form granted by the Scottish Ministers in favour of Project Co pursuant to Clauses 14.1 and 14.2;

"Liquid Market"	means that there are sufficient willing parties (being at least two parties, each of whom is capable of being a Suitable Substitute Contractor) in the market for PFI contracts or similar agreements in Scotland (in either case the same as or similar to the Project Agreement) for the provision of services (in each case the same as or similar to the Project Agreement) for the price that is likely to be achieved through a tender to be a reliable indicator of Fair Value provided always that any vehicle that is controlled and established by the Senior Funders specifically for the purposes of this Project and to which this Agreement may be novated shall be discounted in assessing whether there are sufficient willing bidders in the market for such purposes;
"Longstop Date"	means the date falling twelve (12) months after the Completion Date;
"Low Priority Quality Failure"	means a Quality Failure set out in the Service Level Specification which has been designated a Low Priority Quality Failure in the Service Level Specification;
"Maintenance Works"	means any works for maintenance or repair of the Facilities that are necessary to ensure that the Facilities are maintained in accordance with Service Level Specifications and Method Statements for the Estate Services and that the Facilities comply with the Board's Construction Requirements and Project Co's Proposals (including, without limitation, the renewal or replacement of any Plant or Group 1 Equipment) throughout the Project Term;
"Market Value Availability Deduction Amount"	means for any month or part of a month, an amount equal to the availability deduction that was made to the Service Payment under Part 2 of Part 18 of the Schedule in the month immediately preceding the Termination Date, less an amount equal to any availability deduction that was made for a Functional Unit which was Unavailable at the Termination Date but which has subsequently become available whether as a result of the Board incurring Rectification Costs or otherwise;
"Market Value of the Agreement"	means the value of the consideration payable by the New Project Co to the Board in consideration for the entering into the New Agreement;
"Material Damage"	for the purposes of Clauses 36.20 only, has the meaning given in Clause 36.20.1;
"Maximum Service Payment"	means the Service Payments payable at any time before any deductions under paragraph 1.1 of Part 1 of Part 18 of the Schedule but allowing for indexation under paragraph 2 of Part 1 of Part 18 of the Schedule ;
"Mechanical and Electrical Services"	means the services (including related Plant) listed in Appendix G of Part 1 of Part C of Part 14 of the Schedule;

"Medical Contamination"	means a disease carrying agent which cleaning and prevention of infection or contamination techniques in use in accordance with Good Industry Practice and this Agreement cannot substantially prevent or cannot substantially remove with the result that: (a) it is unsafe to admit patients or staff to the relevant area or to use the area for the purpose for which it is intended; and (b) the area cannot be made safe for the admission of patients or staff;
"Medium Priority Quality Failure"	means a Quality Failure set out in the Service Level Specification which has been designated a Medium Priority Quality Failure in the Service Level Specification;
"Method Statements"	means the method of providing a Service as set out or identified in Part 14 of the Schedule (<i>Service Level Specifications</i>) as amended from time to time in accordance with Clause 40 (<i>Variation Procedure</i>) and Clause 27 (<i>The Services</i>);
"Minimum Agreed Availability Conditions"	means the Accessibility Condition, the Safety Condition and either the Prescribed Health Function Condition or Prescribed Operational Function Condition (as the case may be);
"Minimum Deduction"	means the sum of £10 which shall be index linked;
"Monitoring Method"	means the methodology or process used by Project Co and/or the Board to measure compliance with the Service Level Specification;
"Monthly Energy Payment"	means the sum in pounds sterling payable by the Board in each Contract Month calculated in accordance with the provisions of paragraph 1 of Part 3 of Part 18 of the Schedule;
"Monthly Service Payment"	means the sum calculated pursuant to paragraph 1.1 of Part 1 of Part 18 of the Schedule (<i>Payment Mechanism</i>);
"National Health Service Board" or "NHS Board"	means a body established pursuant to Section 12A of the National Health Service (Scotland) Act 1978;
"NCC"	means the National Computing Centre Limited (or any body that may supersede or replace it from time to time);
"Net Present Value"	means the aggregate of the discounted values, calculated as at the estimated date of the Refinancing of each of the relevant projected Distributions in each case discounted using the Threshold Equity IRR;
"New Agreement"	means an agreement on the same terms and conditions as this Agreement at the Termination Date, but with the following amendments:

- (a) if this Agreement is terminated prior to the Actual Completion Date, then the Longstop Date shall be extended by a period to allow a New Project Co to achieve the Actual Completion Date prior to the Longstop Date;
- (b) any accrued Service Failure Points and/or Warning Notices shall be cancelled;
- (c) the term of such agreement shall be equal to the term from the Termination Date until the Expiry Date; and
- (d) any other amendments which do not adversely affect Project Co;

"New Project Co" means the person who has entered or who will enter into the New Agreement with the Board;

"New Service Provider Start Date" means (as the case may be) the Payment Commencement Date or, where a Service Provider is replaced by a new Service Provider, the date on which the Services commence to be provided by the replacement Service Provider or, if earlier, the date on which they were first due to be provided;

"NHS" means the National Health Service;

"NHS Estatecode" means the NHS publication of the same name published in 2001.

"NHS Requirement" means:

- (a) in relation to the Works, HBN and HTM and such other requirements as are designated as NHS Requirements in the Board's Construction Requirements; and
- (b) in relation to the Project Operations (other than the Works), HBN, HTM, all Executive Letters, Health Service Guidelines, Health Circulars of the NHS and any similar official requests, requirements and guidance having similar status for the time being in force, but only to the extent the same are published and publicly available or the existence and contents of them have been notified to Project Co by the Board;

"NHS Specific Change in Law" means any Change in Law which principally affects or principally relates only to the provision or operation of healthcare premises and any change in a NHS Requirement (other than any NHS Requirement which merely gives effect to Law generally and does not principally affect or principally relate to the provision or operation of the Facilities or healthcare premises);

"No Default Interest Rate" means the rate applicable under clause 5.1.1 of the loan agreement forming one of the Senior Funders Agreements;

"Non-Clinical Waste"	means all waste not classified as Clinical Waste
"Operational Term"	means the period from the Actual Completion Date until the end of the Project Term;
"Original Reinstatement Plan"	has the meaning given in Clause 36.20.3;
"Original Senior Commitment"	means the amount committed under the Senior Funders' Agreement as at Financial Close (as adjusted to take into account any Qualifying Variations);
"Outline Commissioning Programme"	means the programme setting out the standards, specifications, procedures and other requirements for the carrying out and completion of the commissioning activities of the parties set out in outline in Part 12 of the Schedule (<i>Outline Commissioning Programme</i>);
"Patient Rights and Responsibilities"	means the document entitled Patient Rights and Responsibilities published by the Scottish Executive in March 2003 (as amended from time to time);
"Payment Commencement Date"	means the later of the Completion Date (or such earlier date as may be agreed by the parties in their absolute discretion) and the Actual Completion Date;
"Payment Mechanism"	means the payment mechanism set out in Part 18 of the Schedule (<i>Payment Mechanism</i>);
"Performance Guarantees"	means the guarantees to Project Co in respect of the Construction Contract and the Service Contracts;
"Performance Monitoring Period"	means a period of time specified in the Service Level Specification (Part 14 of the Schedule) in respect of a Service or a part of a Service and in respect of which Project Co has an obligation to prepare a report for the Board of its performance of that Service or the relevant part of it during that period;
"Performance Monitoring Report"	means the report specified in Part 1 of sub-part B of the Service Level Specification in respect of a Service or a part of a Service which Project Co has an obligation to prepare for the Board in respect of its performance of that Service or the relevant part of it during a specified period;
"Permanent Repair"	means Rectification following the agreement of a Temporary Repair;
"Permitted Borrowing"	means without double counting any: (a) advance to Project Co under the Senior Funders Agreements, provided that such advance is not made under any Committed Standby Facility;

- (b) Additional Permitted Borrowing;
- (c) advance to Project Co under the Committed Standby Facility which is made solely for the purpose of funding any cost overruns, increased expenses or loss of revenue which Project Co incurs provided that such funds are not used in substitution for other sources of committed funding designated for those purposes; and
- (d) interest and in respect of the Initial Funding Agreements only (prior to any subsequent amendments) other amounts accrued or payable under the terms of the Senior Funders' Agreements

except where the amount referred to in paragraph (a) to (d) is or is being used to fund a payment of Default Interest on any Additional Permitted Borrowing;

"PFI"

has the meaning given in Recital 7;

"Planned Preventative Maintenance Programme"

means the programme prepared by Project Co and agreed by the Board to carry out planned preventative maintenance requirements on all relevant equipment in accordance with the provisions of Part 14 of the Schedule;

"Planning Approval"

means detailed planning consent for the Project dated 12 July 2005 and annexed as Attachment 2;

"Planning Permission"

means any planning permission, approval of reserved matters, listed building consent, conservation areas consent and/or other consent or approval reasonably required from time to time for construction and/or operation of the Facilities (including without limitation for any Board Additional Works Item or Works Changes and the Planning Approval);

"Plant"

means the plant and equipment to be provided and/or maintained by Project Co pursuant to this Agreement;

"Post Completion Commissioning"

means, as appropriate, Project Co's Post Completion Commissioning and/or the Board's Post Completion Commissioning;

"Post Termination Service Amount"

means for the purposes of paragraph 3 of Part B of Part 23 of the Schedule (*Retendering Process*), for the whole or any part of a month for the period from the Termination Date to the Compensation Date, an amount equal to the Maximum Service Payment which would have been payable under this Agreement had this Agreement not been terminated, less an amount equal to the aggregate of (without double counting):

- (a) the reasonable and proper cost to the Board of procuring the Services;
- (b) the Market Value Availability Deduction Amount for that month; and
- (c) the Rectification Costs incurred by the Board in that month;

"Pre-Refinancing Equity IRR"	means the nominal post-tax Equity IRR calculated immediately prior to the Refinancing;
"Prescribed Health Function"	means the clinical use or purpose of the relevant Functional Part (if any) as set out in the relevant Room Data Sheet(s);
"Prescribed Health Function Condition"	means a state or condition of the relevant Functional Part which allows the Prescribed Health Function for that Functional Part to be carried on and performed in accordance with any Law for such Prescribed Health Function and having regard to the practicalities of carrying on and performing such Prescribed Health Function;
"Prescribed Operational Function"	means the use or purpose of the relevant Functional Part other than a Prescribed Health Function as set out in the relevant Room Data Sheet(s);
"Prescribed Operational Function Condition"	means a state or condition of the relevant Functional Part which allows the Prescribed Operational Function for that Functional Part to be carried on and performed having regard to the practicalities of carrying on and performing such Prescribed Operational Function
"Prescriptive Date"	means the date on which the Scottish Ministers have possessed the Board Site continuously for a period of ten years openly, peaceably and without any judicial interruption based on the 1997 Dispositions, such date being no earlier than 4 September 2007;
"Procurement Legislation"	means the Public Works Contracts Regulations 1991 (SI 1991/2680), the Public Supply Contracts Regulations 1995 (SI 1995/201), the Public Services Contracts Regulations 1993 (SI 1993/3228) and any other legislation or rules which may from time to time regulate the procurement activities of the Board;
"Programme"	means the programme set out in Part 9 of the Schedule (<i>The Programme</i>) as revised and issued by Project Co (or on its behalf) from time to time pursuant to Clause 19 (<i>Programme and Dates for Completion</i>);
"Programmed Maintenance"	means the maintenance work which Project Co is to carry out in accordance with the Schedule of Programmed Maintenance;