

Agreed S.75 Delivery Package

The parties to this agreed Delivery Package are Angus Council ('the Authority'), SZM ESTATES LIMITED (who and whose successors as current owners of part of the Planning Permission Subjects and the Developer respectively are hereinafter together referred to in this Delivery Package as 'the Second Party') and INVERALDIE PROPERTIES LIMITED (who and whose successors as current owners of part of the Planning Permission Subjects and the Developer respectively are hereinafter together referred to in this Delivery Package as 'the Third Party')

The terms of the s.75 Planning Obligation Agreement ('the s75 Agreement') between the Authority and the Second and Third Party signed on 3rd and 14th November 2017 and registered in the Land Register of Scotland under Title Numbers ANG52976, ANG42700, ANG49969, and ANG40247 oblige the parties to agree, by way of a Delivery Package or Delivery Packages, the terms of how Affordable Housing provision is to be provided by the Second Party and the Third Party.

The parties hereto therefore confirm their agreement to the following terms of this document being the Delivery Package referred to in the s75 Agreement in relation to Phases :- 1, 2, 3 & 4

Section A: Development and Phasing

Development Site (referred to in the s75 Agreement as the Planning Permission Subjects) Address: Land at Keilor Way, Inverkeilor

Phase 1 of the Development Site: shown outlined in red on the plan annexed and signed as relative hereto

Development Registered Planning Reference: Planning Ref: 14/00908/FULL

Legal Reference: Legal Ref: 7/12/401

Proposed Development Start Date: 08.01.2018

Total No. Units to be built on Phase 1,2,3 & 4 of the Development Site: 48

No. of Affordable Housing to be delivered by the Second Party on Phase 1 of the Development Site: 20 % = 10

No. of Additional Units to be delivered by the Second Party on Phases 1, 2, 3 & 4 of the Development Site: 0

Phasing of the Development:**Total Number of Phases of the Development: 4****Delivery Timescale for the Development:** (enter by phase if appropriate):

Phase 1 -- 10 units completed by December 2018 – Affordable units only

Phase 2 – 9 units completed by October 2019 – Units for sale

Phase 3 - 11 units completed by January 2021 – Units for sale

Phase 4 – 18 units completed by April 2022 – Units for sale

Section B: The form of Affordable Housing provision to be provided by the Second and Third Party on Phase 1 shall be as follows:-

Onsite Provision	Yes		Offsite Provision	No
<i>If yes specify type below:</i>			<i>If yes specify type below:</i>	
Social Rented	10		Social Rented	Choose an item
Mid Market Rented	0		Mid Market Rented	Choose an item
Affordable Housing for sale – Shared Equity	0		Affordable Housing for sale – Shared Equity	Choose an item
Affordable Housing for sale – Discounted	0		Affordable Housing for sale – Discounted	Choose an item
Serviced Plots/Affordable Housing Land	0		Serviced Plots/Affordable Housing Land	Choose an item
Commuted Sum	0			

The Social Housing Provider is: Angus Housing Association**Social Rented: 10**

Type/ Size

Flat 1 Bed x 0 2 Bed x 0 3 Bed x 0 4 Bed x 0 5 Bed x 0

House 1 Bed x 0 2 Bed x 0 3 Bed x 10 4 Bed x 0 5 Bed x 0

To be provided within Phase: 1 on**Plot No's:**

12 – 3 bed ashton

13 – 3 bed ashton

14 – 3 bed ashton

15 – 3 bed ashton

16 - 3 bed ashton

17 – 3 bed ashton

18 – 3 bed ashton
19 – 3 bed ashton
20 – 3 bed ashton
21 – 3 bed ashton

Delivery Timescale: Handover of all ten units to SHP by December 2018

Comments:

Affordable unit handover to SHP in one phase however earlier phased handover, if possible, may be agreed between developer and SHP

Mid Market Rented: 0

Type/: Flat 1 Bed x 0 2 Bed x 0 3 Bed x 0 4 Bed x 0 5 Bed
x 0
Size
House 1 Bed x 0 2 Bed x 0 3 Bed x 0 4 Bed x 0 5 Bed
x 0

To be provided within Phases: n/a On **Plot No's** n/a

Delivery Timescale: n/a

Comments[Additional requirements]:

n/a

Affordable Housing for Sale – Shared Equity: 0

Type/: Flat 1 Bed x 0 2 Bed x 0 3 Bed x 0 4 Bed x 0 5 Bed
x 0
Size
House 1 Bed x 0 2 Bed x 0 3 Bed x 0 4 Bed x 0 5 Bed
x 0

To be provided within Phases: n/a on **Plot No's** n/a

Delivery Timescale: n/a

Comments[Additional Requirements]:

Affordable Housing for Sale – Discounted Sale: 0

Type/: Flat 1 Bed x 0 2 Bed x 0 3 Bed x 0 4 Bed x 0 5 Bed x 0
Size
House 1 Bed x 0 2 Bed x 0 3 Bed x 0 4 Bed x 0 5 Bed x 0

To be provided within Phases: n/a on **Plot No's:** n/a

Delivery Timescale: n/a

Comments [Additional Requirements]:

n/a

Affordable Housing Land or Serviced Plot: 0

To be provided within Phases: n/a on [location of Affordable Housing Land] or **Plot No's** n/a

Delivery Timescale: [Click here to enter text.](#)

Comments [Additional Requirements]:

n/a

Section C: Modest Income

Modest Income Level:

Single £26,025 X **Income Multiple:** 3.5

Joint £38,596 X **Income Multiple:** 3

Section D: Commuted Sum

The amount payable will be based on the commuted sum value at the time of payment being made. The values are updated biannually.

Current Commuted Sum Value: £26,000 x 0 = 0

Number of Payments: 0

Phasing /date of Payments:

n/a

Comments[Additional Requirements]:

n/a

The Second and Third Party shall comply with the following obligations:

The parties agree that, on signing, the terms of this Delivery Package shall be deemed to form part of, and be subject to the terms of the s75 Agreement. No amendments shall be made to the provisions of this Delivery Package without the written agreement of all the parties. Such agreed amendments shall then be deemed to form part of this Delivery Package.

NB: The Second Party and Third Party must produce an up to date Legal Report to the date of signing verifying they are the current proprietors of the Development Site and/or any off site Affordable housing Land, Serviced Plots or Affordable Housing Land