

S.75 Delivery Package

The parties to this Delivery Package are Angus Council ('the Authority') and GL Residential (Seaview) Limited (who and whose successors as current and future owners of the Planning Permission Subjects, solely or together, as the case may be but specifically excluding any Occupier or purchaser from the Priority Client Group of an Affordable Housing Unit, all as defined in the S75 Agreement mentioned below) are hereinafter solely or together, as the case may be referred to in this Delivery Package as 'the Second Party').

The terms of the s.75 Planning Obligation Agreement ('the s75 Agreement') between the Authority and GL Residential (Seaview) Limited and Merlin Finance LLP signed 14 February, 1 March, and 6 March 2019 and registered in the Land Register of Scotland under Title No ANG62306 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.

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, and 3.

Section A: Development and Phasing

Development Site (referred to in the s75 Agreement as the Planning Permission Subjects) Address: Seaview Nursery, Victoria Street, Monifieth, Dundee, DD5 4HL

Phases 1,2 and 3 of the Development Site: shown outlined in plan annexed and signed as relative hereto

Development Registered Planning Reference: 18/00672/FULL

Legal Reference: EF0484 MPC 2019

Proposed Development Start Date: February 2019

Total No. Units to be built on phases 1,2, and 3 the Development Site: 27

No. of Affordable Housing to be delivered by the Second Party on phase 2, and 3 of the Development Site: 25 % = 5

* 25% contribution on the 20 new build units only, no contribution on phase 1.

No. of Additional Units to be delivered by the Second Party on phases 1,2, and 3 the Development Site: None

Phasing of the Development:

Total Number of Phases of the Development: 3

Delivery Timescale for the Development:

Phase 1 - Seaview House Start: February. 2019 Complete: Sept. 2019

Phase 2 – Block C Start: Mar. 2019 Complete: Sept. 2019

Phase 3 – Block A + B Start: Aug. 2019 Complete: July 2020

Section B: The form of Affordable Housing provision to be provided by the Second Party phase 1, 2, and 3 shall be as follows:-

Onsite Provision	Choose an item	5	Offsite Provision	Choose an item
<i>If yes specify type below:</i>			<i>If yes specify type below:</i>	
Social Rented	Choose an Item		Social Rented	Choose an item
Mid Market Rented	Choose an item		Mid Market Rented	Choose an item
Affordable Housing for sale – Shared Equity	Choose an item		Affordable Housing for sale – Shared Equity	Choose an item
Affordable Housing for sale – Discounted	Choose an item		Affordable Housing for sale – Discounted	Choose an item
Serviced Plots/Affordable Housing Land	Choose an item		Serviced Plots/Affordable Housing Land	Choose an item
Commuted Sum	Choose an item	5		

The Social Housing Provider is: n/a

Social Rented: 0

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 0 4 Bed x 0 5 Bed x 0

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

Delivery Timescale: n/a

Comments:

Mid Market Rented: 0

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 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:

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:

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:

Affordable Housing Land or Serviced Plot: 0

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

Delivery Timescale: n/a

Comments:

Section C: Modest Income

Modest Income Level:

Single £ 28,739 X **Income Multiple:** 3.5

Joint £ 43,928 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 annually.

Current Commuted Sum Value: £28,000 x 5 = £140,000

Number of Payments: 16 x £8.75k (current value)

Phasing /date of Payments:

Payment 1 - Within 9 months of sale of 12th unit
Payment 2 - Within 9 months of sale of 13th unit
Payment 3 – Within 9 months of sale of 14th unit
Payment 4 – Within 9 months of sale of 15th unit
Payment 5 – Within 9 months of sale of 16th unit
Payment 6 – Within 9 months of sale of 17th unit
Payment 7 – Within 6 months of sale of 18th unit
Payment 8 – Within 6 months of sale of 19th unit
Payment 9 – Within 6 months of sale of 20th unit
Payment 10 – Within 6 months of sale of 21st unit
Payment 11 – Within 6 months of sale of 22nd unit
Payment 12 – Within 6 months of sale of 23rd unit
Payment 13 – Within 6 months of sale of 24th unit
Payment 14 – Within 6 months of sale of 25th unit
Payment 15 – Within 6 months of sale of 26th unit
Payment 16 – Within 6 months of sale of 27th unit

Comments:

Date of sale is considered to be the formal date of entry of the purchaser.

The Second 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 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.