

Agreed S.75 Delivery Package

The parties to this agreed Delivery Package are Angus Council ('the Authority') and Taylor Wimpey UK LIMITED (who and whose successors as current owners of the Planning Permission Subjects are hereinafter together 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 Taylor Wimpey UK LIMITED dated 14 and 21 September 2016 and registered in the Land Register of Scotland under Title No ANG69305 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 Phase(s) 3 and 4 of the 6 phases of the development:-

Section A: Development and Phasing

Development Site (referred to in the s75 Agreement as the Planning Permission Subjects) Address: Land South East of Victoria Street, Monifieth (referred to in Title No ANG69304 as North Grange of Monifieth and South Grange of Monifieth).

Phases 3 and 4 of the Development Site: Shown outlined on the Plan annexed and signed as relative hereto

Registered Planning Reference: 15/00912/MSCM

Legal Reference: 7/12/397

Development Start Date: Private – June 2017, Affordable - May 2018

Total No. Units to be built on Phases 1,2,3,4,5 and 6 of the Development Site: 335*

* Increase from 332 to 335 since original section 75 agreement

No. of Affordable Housing Units to be delivered by the Second Party on Phases 3 and 4 only: 19

No. of Affordable Housing to be delivered by the Second Party on Phases 1, 2,3,4,5 & 6 of the Development Site: 25% = 84

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

Phasing of the Development:

Total Number of Phases of the Development: 6

Delivery Timescale for the Development: (enter by phase if appropriate):

Phase 1 – May 2018 (start)

Phase 2 – May 2018 (start)

Phase 3 – Oct 2018 (start, estimated) (December 2019 completion, estimated)

Phase 4 – May 2019 (start, estimated) (August 2020 completion, estimated)

Phase 5 – Q4 2020 (start, estimated)

Phase 6 – Q2 2021 (start, estimated)

Section B: The form of Affordable Housing provision to be provided by the Second Party on Phases 3 and 4 shall be as follows:-

Onsite Provision	Choose an item	19	Offsite Provision	Choose an item
<i>If yes specify type below:</i>			<i>If yes specify type below:</i>	
Social Rented	Choose an Item	19	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			

The Social Housing Provider is: Angus Housing Association

Social Rented: 19

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 13 3 Bed x 6 4 Bed x 0 5 Bed x 0

To be provided within Phase: 3 & 4

Plot No's:

133-139 (Phase 3) and 165-176 (Phase 4)

6 x Baxter (3 bed semi-detached)

1 x Andrew (2 bed mid terrace)

12 x Andrew (2 bed semi detached)

Delivery Timescale: Construction of Affordable units to commence October 2018 and be completed by Dec 2019 (programme to be confirmed) for PH3. Construction of Affordable units in PH4 to commence May 2019 and be completed by- Aug 2020 (programme to be confirmed).

Comments:

Delivery timescales are subject to construction progress across the whole site

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: Click here to enter text. On **Plot No's** Click here to enter text.

Delivery Timescale: Click here to enter text.

Comments[Additional requirements]:

Click here to enter text.

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: Click here to enter text. on **Plot No's** Click here to enter text.

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

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: [Click here to enter text.](#) on **Plot No's:**

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

Comments [Additional Requirements]:

[Click here to enter text.](#)

Affordable Housing Land or Serviced Plot: Enter No. Plots/ areas of Affordable Housing Land

To be provided within Phases: [Click here to enter text.](#) on [location of Affordable Housing Land] or **Plot No's** [Click here to enter text.](#)

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

Comments [Additional Requirements]:

[Click here to enter text.](#)

Section C: Modest Income

Modest Income Level:

Single £ Enter Income **X Income Multiple:** Enter Multiplier

Joint £ Enter Income **X Income Multiple:** Enter Multiplier

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: £28,000 x 0 = £0

Number of Payments: [Click here to enter text.](#)

Phasing /date of Payments:

[Click here to enter text.](#)

Comments[Additional Requirements]:

[Click here to enter text.](#)

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.

The parties agree that a further Delivery Package will be required for Phase(s) 5 and 6 of the Development.

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, Serviced Plots or Affordable Housing Land