

S.75 Delivery Package

The parties to this Delivery Package are Angus Council ('the Authority') and Taylor Wimpey UK 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 Taylor Wimpey UK LIMITED dated 14 and 21 September 2016 and registered 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 Phases 5 and 6 -

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).

Phase(s) 5 and 6 of the Development Site: shown outlined in Plan annexed and signed as relative hereto

Development Registered Planning Reference: 15/00912/MSCM

Legal Reference: 7/12/397

Proposed Development Start Date: December 2019 (Angus Housing Association)

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

* Increase from 332 to 336 since original section 75 agreement

No. of Affordable Housing to be delivered by the Second Party on Phases 5 and 6 of the Development Site: 30 units

No. of Additional Units to be delivered by the Second Party on Phases 5 and 6 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 - Delivery Package 1

Phase 2 – Delivery Package 1
 Phase 3 – Delivery Package 2
 Phase 4 – Delivery Package 2
Phase 5 - Dec 2019-Jan 2021 *
Phase 6 - March 2020 – October 2021 *

* Current timescales, and subject to change

Section B: The form of Affordable Housing provision to be provided by the Second Party on Phases 5 and 6 shall be as follows:-

Onsite Provision	<i>Choose an item</i>	30	Offsite Provision	<i>Choose an item</i>
<i>If yes specify type below:</i>			<i>If yes specify type below:</i>	
Social Rented	<i>Choose an Item</i>	8	Social Rented	<i>Choose an item</i>
Mid Market Rented	<i>Choose an item</i>		Mid Market Rented	<i>Choose an item</i>
Affordable Housing for sale – Shared Equity	<i>Choose an item</i>	22	Affordable Housing for sale – Shared Equity	<i>Choose an item</i>
Affordable Housing for sale – Discounted	<i>Choose an item</i>		Affordable Housing for sale – Discounted	<i>Choose an item</i>
Serviced Plots/Affordable Housing Land	<i>Choose an item</i>		Serviced Plots/Affordable Housing Land	<i>Choose an item</i>
Commuted Sum	<i>Choose an item</i>			

The Social Housing Provider is: Angus Housing Association

Social Rented: 8						
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 2	3 Bed x 6	4 Bed x 0	5 Bed x 0
To be provided within Phase: 5						
Plot No's: 277-280, 283-286						
Delivery Timescale: Dec 2019-Jan 2021 *						
* Current timescales, subject to change						
Comments[Additional requirements]:						
Click here to enter text.						

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

Plot No's N/A

Delivery Timescale: N/A

Comments[Additional requirements]:

[Click here to enter text.](#)

Affordable Housing for Sale – Shared Equity: 22

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: 6

on **Plot No's 310-330, 335**

Delivery Timescale: March 2020 – October 2021 *

* **Current timescales, subject to change**

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]:

[Click here to enter text.](#)

Affordable Housing Land or Serviced Plot: 0

Enter No. Plots/ areas of Affordable Housing Land

To be provided within Phases: N/A.

on [location of Affordable Housing Land]

or **Plot No's** N/A

Delivery Timescale: N/A

Comments [Additional Requirements]:

[Click here to enter text.](#)

Section C: Modest Income

Modest Income Level:

Single £ 29,314 X **Income Multiple:** 3.5

Joint £ 44,807 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 0 = £0

Number of Payments: 0

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.

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.