

S.75 Delivery Package with Guidance

The parties to this Delivery Package are Angus Council ('the Authority') and MOIR CONSTRUCTION LTD (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, signed 12 March 2019 and 28 March 2019, 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 MOIR CONSTRUCTION LTD, signed 12 March 2019 and 28 March 2019 and registered in the Land Register of Scotland under Title No ANG10225 on 4 April 2019 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, signed 12 March 2019 and 28 March 2019.

Section A: Development and Phasing

Development Site (referred to in the s75 Agreement as the Planning Permission Subjects) Address: Former Joiner's Workshop, West Newbigging Farm, Arbroath

Development Site: shown outlined on the Plan annexed and signed as relative to the s75 Agreement

Development Registered Planning Reference: 17/00515/FULL

Legal Reference: EF 0148

Development Start Date: January 2019

Total No. Units to be built on the Development Site: 6 units

No. of Affordable Housing to be delivered by the Second Party on the Development Site: 25% = 1.5 units

* Deviation from planning consent where 2 units is specified.

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

Phasing of the Development:

Total Number of Phases of the Development: 1

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

Start date: January 2019

Completion date: 1 October 2020

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

Onsite Provision	Choose an item		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	1.5		

The Social Housing Provider is: N/A

<p>Social Rented: 0</p> <p>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</p> <p>To be provided within Phase: Click here to enter text. on Plot No's: Click here to enter text.</p> <p>Delivery Timescale: Click here to enter text.</p> <p>Comments[Additional requirements]: Click here to enter text.</p>
--

<p>Mid Market Rented: 0</p> <p>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</p> <p>To be provided within Phases: Click here to enter text. On Plot No's Click here to enter text.</p> <p>Delivery Timescale: Click here to enter text.</p> <p>Comments[Additional requirements]: Click here to enter text.</p>
--

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: 1

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 on Plot No: N/A

Delivery Timescale: N/A

Comments:

Affordable Housing Land or Serviced Plot: 0

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 £ N/A **X Income Multiple:** N/A

Joint £ N/A **X Income Multiple:** N/A

Section D: Commuted Sum (if applicable)

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: 25,000 x 1.5 = £37,500

Number of Payments: 1

Phasing /date of Payments: Full commuted sum payment to be made on settlement date of second property sold.

Comments

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.