

**S.75 Delivery Package
Delivery Package 1 of 1**

The parties to this Delivery Package are Angus Council ('the Authority') and Strathmore Homes (Scotland) 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 Strathmore Homes (Scotland) Limited dated 14 and 22 March 2023 and registered in the Land Register of Scotland under Title No ANG83092 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.

Section A: Development and Phasing

Development Site (referred to in the s75 Agreement as the Planning Permission Subjects) Address: Rowanbank Cottage, Craigton, Monikie, Dundee, DD5 3QN

Development Site: shown outlined on the Plan annexed and signed as relative hereto
Development Registered Planning Reference: 20/00636/PPPL / 21/00710/MS
Legal Reference: 665242

Development Start Date: October 2022

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

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

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: 2

Delivery Timescale for the Development: subject to reservations

Phase 1

Plot 4

Plot 5

Phase 2

Plot 6

Plot 3

Plot 2
Plot 1

Phase 2 to commence once plot 4 and 5 have been sold.

Phase 2 is listed as single phase here though likely to be sequenced in order noted above with plot 6 commencing after plots 4 and 5 have been sold however that is subject to reservations and could change.

Section B: The form of Affordable Housing provision to be provided by the Second Party 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	0		Social Rented	n/a
Mid Market Rented	0		Mid Market Rented	n/a
Affordable Housing for sale – Shared Equity	0		Affordable Housing for sale – Shared Equity	n/a
Affordable Housing for sale – Discounted	0		Affordable Housing for sale – Discounted	n/a
Serviced Plots/Affordable Housing Land	0		Serviced Plots/Affordable Housing Land	n/a
Commuted Sum	1.5			

The Social Housing Provider is: Not applicable

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: none						

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: none

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: none

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: none

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: n/a

Section C: Modest Income

Modest Income Level:

Single £30,395 **X Income Multiple:** 3.5

Joint £45,029 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: £30,000 x 1.5 = £45,000

Number of Payments: 1

Phasing / date of Payments:

On completion of 3rd unit, completion meaning acceptance of completion certificate or authorisation of temporary accommodation by Angus Council Building Standards

Comments:

Valuations are done annually by a district valuer on behalf of Angus Council and cover the period of July to June each year. The commuted sum values noted above are correct at time of writing however they are subject to change when new valuations are done.

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.