

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

The parties to this Delivery Package are Angus Council ('the Authority') and Lochnagar Investments Ltd (previously named Chris Ettershank Joiners 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 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 Lochnagar Investments Ltd dated 14 and 28 August 2024 and currently undergoing registration in the Land Register of Scotland under Title No ANG92124 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 1:-

Section A: Development and Phasing

Development Site (referred to in the s75 Agreement as the Planning Permission Subjects) Address: Land at Slade Farm, Slade Carmyllie

Phase 1 of the Development Site: Plan annexed and signed as relative hereto

Development

Registered Planning Reference: 21/00889/FULL **Legal Reference:** EF558117

Proposed Development Start Date: 2025

Total No. Units to be built on Phase 1 of the Development Site: 5 Units

No. of Affordable Housing to be delivered by the Second Party on Phases 1 of the Development Site: 25 % = 1.25 Units

No. of Additional Units to be delivered by the Second Party on Phases 1 of the Development Site: 0 Units

Phasing of the Development:

Total Number of Phases of the Development: 1

Delivery Timescale for the Development: (enter by phase if appropriate):
Total Proposed Development Timescale 2025 - 2028

Section B: The form of Affordable Housing provision to be provided by the Second Party on Phase 1 shall be as follows:-

Onsite Provision	<i>Choose an item</i>	Yes	Offsite Provision	<i>No</i>
<i>If yes specify type below:</i>			<i>If yes specify type below:</i>	
Social Rented	<i>Choose an Item</i>	0	Social Rented	<i>0</i>
Mid Market Rented	<i>Choose an item</i>	0	Mid Market Rented	<i>0</i>
Affordable Housing for sale – Shared Equity	<i>Choose an item</i>	0	Affordable Housing for sale – Shared Equity	<i>0</i>
Affordable Housing for sale – Discounted	<i>Choose an item</i>	0	Affordable Housing for sale – Discounted	<i>0</i>
Serviced Plots/Affordable Housing Land	<i>Choose an item</i>	0	Serviced Plots/Affordable Housing Land	<i>0</i>
Commuted Sum	<i>Choose an item</i>	1.25		

The Social Housing Provider is: Not applicable.

Social Rented: 0 Units						
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 Phase: 0 on Plot No's: 0						
Delivery Timescale: Not applicable on this site.						
Comments: Not applicable on this site.						

Mid Market Rented: 0. Units						
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: 0 On Plot No's 0						
Delivery Timescale: Not applicable on this site.						
Comments: Not applicable on this site						

Affordable Housing for Sale – Shared Equity: 0 Units

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: 0. on **Plot No's** 0

Delivery Timescale: Not applicable on this site.

Comments: Not applicable on this site

Affordable Housing for Sale – Discounted Sale: 0 Units

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: 0 on **Plot No's:** 0

Delivery Timescale: Not applicable on this site.

Comments: Not applicable on this site.

Affordable Housing Land or Serviced Plot: 0 Plots/ areas of Affordable Housing Land

To be provided within Phases: 0 on **Plot No's** 0

Delivery Timescale: Not applicable on this site.

Comments: Not applicable on this site.

Section C: Modest Income

Modest Income Level:

Single £ 31,623 **X Income Multiple:** 3.5

Joint £ 46,848 **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: £16,000 x 1.25 = £20,000

Number of Payments: 1

Phasing /date of Payments:

Payment to be made when either (a) the Authorisation of Temporary Occupation or (b) the Notice of Acceptance of Completion Certificate have been obtained for four (4) of the properties for open market sale on the Planning Permission Subjects. If the Planning Permission Subjects are sold as individual undeveloped plots, payment is to be made upon the sale of four (4) plots.

Comments:

N/A

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.

Witness

Authorised signatory for the owner

Signature

Signature

Full name

Place of signing

Address

Date of signing

Witness

Authorised signatory for the owner (if more than one)

Signature

Signature

Full name

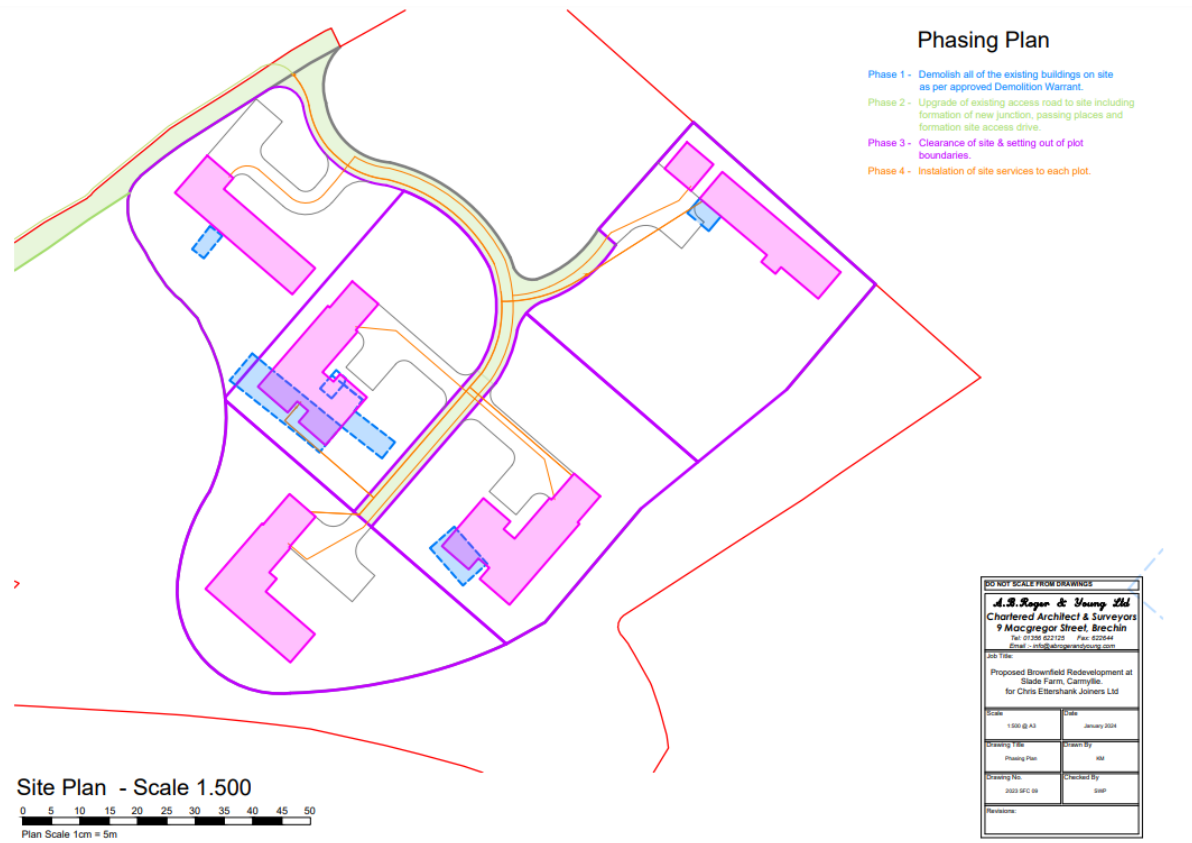
Place of signing

Address

Date of signing

Witness
 Signature
 Full name
 Address
 Witness
 Signature
 Full name
 Address

Authorised signatory for the purchasing developer (if any)
 Signature
 Place of signing
 Date of signing
 Authorised signatory for the Authority
 Signature
 Place of signing
 Date of signing



	Plan Signature
Lochnagar Investments Ltd	
Angus Council	