

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

The parties to this Delivery Package are Angus Council ('the Authority') and D.J. Laing Homes 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 D.J. Laing Homes Ltd dated 30 June 2023 and 9 August 2023 and registered in the Division of the General Register of Sasines applicable to the County of Angus on 20 September 2023 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: Lorry Parking Area at Panmure Industrial Estate, Carnoustie

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

Registered Planning Reference: 22/00084/FULL **Legal Reference:** 912584 MPC/BA

Development Start Date: October 2023

Total No. Units to be built on Phase 1 the Development Site: 14 Units

No. of Affordable Housing to be delivered by the Second Party on Phase 1 of the Development Site: 25 % = 3.5. Units

No. of Additional Units to be delivered by the Second Party on Phase 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):
Proposed Completion December 2024

Section B: The form of Affordable Housing provision to be provided by the Second Party on Phase 1 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		0
Mid Market Rented		0		Mid Market Rented		0
Affordable Housing for sale – Shared Equity		0		Affordable Housing for sale – Shared Equity		0
Affordable Housing for sale – Discounted		0		Affordable Housing for sale – Discounted		0
Serviced Plots/Affordable Housing Land		0		Serviced Plots/Affordable Housing Land		0
Commuted Sum		3.5				

The Social Housing Provider is: Not applicable

Social Rented: 0. Units						
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: 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/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: 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: £23,000 x 3.5 = £80,500

Number of Payments: 1

Phasing /date of Payments:

Full payment of the commuted sums due on the settlement date of the 8th property being sold.

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	Authorised signatory for the purchasing developer (if any)
Signature	Signature
Full name	

Address

Witness

Signature

Full name

Address

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Place of signing

Date of signing

Authorised signatory for the Authority

Signature

Place of signing

Date of signing

