

S.75 Delivery Package

The parties to this Delivery Package are Angus Council ('the Authority') and Clova Farms 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 Clova Farms Limited dated 17 December 2023 and 25 January 2024 and registered in the Land Register of Scotland under Title No ANG13917 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: Carlungie Farm Carlungie, Carnoustie

Development Site: shown outlined in Plan annexed and signed as relative hereto

Development Registered Planning Reference: 22/00463/PPPL

Legal Reference: 1090784

Proposed Development Start Date: 28 Feb 2024

Total No. Units to be built on the Development Site: 4

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

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:

[Click here to enter text.](#)

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	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	1			

The Social Housing Provider is: Not applicable

Social 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 Phase: n/a						
on Plot No's: n/a						
Delivery Timescale: n/a						
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						
On Plot No's: n/a						
Delivery Timescale: n/a						
Comments[Additional requirements]:						
Click here to enter text.						

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: [Click here to enter text.](#)

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: [Click here to enter text.](#)

Comments [Additional Requirements]:
[Click here to enter text.](#)

Affordable Housing Land or Serviced Plot: n/a

To be provided within Phases: n/a 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 £31,003 **X Income Multiple:** 3.5

Joint £45,930 **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 1 = £23,000

Number of Payments: 1

Phasing /date of Payments:

On completion of the following number of private units. Completion meaning acceptance of completion certificate or authorisation of temporary occupation by Angus Council Building Standards.

Payment 1: 2nd – 1 commuted sum

Comments [Additional Requirements]:

Commuted Sum payments will be made by Clova Farms Limited

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.