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Date 2nd May 2024

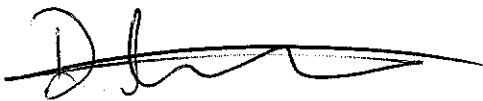
RE P/2024/0291 – Variation of Conditions

Dear Matthew,

Please see attached our Addendum to the previously submitted document regarding the affordable housing.

If you require any further information relating to the discharge of this condition, please let me know.

Many Thanks



Daniel Andrews

Commercial Director Designate

Addendum to document – Watkin Jones Homes Affordable Housing Scheme Rev A. Document Dated July 2021

It is SG Estates intention to construct the scheme in accordance with the Watkin Jones Homes Affordable Housing Scheme Rev A Document dated July 2021 with the following amendments.

- 12 Units to be handed over to RSL with a payment to be made for any remaining element of affordable housing required under the S106.
- Affordable housing plots to be
Plots 1 – 3, 23 + 24, 30 – 32 & 40 - 43
- Timing & Delivery of affordable plots (Page 6 of the above document)

Plots 1 – 3 Estimated completion 13/12/2024
Plots 40 – 43 Estimated completion 15-05-2025
Plots 23 + 24 Estimated completion 13-06-2025
Plots 30 – 32 Estimated completion 25-07-2025

The Remaining units will be delivered as follows

Plots 4 – 6 Estimated completion 17/10/2024
Plots 47 – 50 Estimated completion 13/11/2024
Plots 7 – 9 Estimated completion 10/12/2024
Plots 10 – 12 Estimated completion 21/01/2025
Plots 16 + 17 Estimated completion 18/02/2025
Plots 13 – 15 Estimated completion 17/03/2025
Plots 18 – 22 Estimated completion 14/04/2025
Plots 25 – 27 Estimated completion 27-06-2025
Plots 28 + 29 Estimated completion 25/07/2025
Plots 33 – 35 Estimated completion 22/08/2025
Plots 36 – 39 Estimated Completion 22/09/2025
Plots 44 – 46 Estimated Completion 17/02/2026

The new sequence of build allows for all the affordable plots to be delivered before 75% of the open market plots are complete

- The transfer of the Affordable Housing Units

Adra are no longer in contract with us to take the 13 affordable units however we have been in contact with North Wales Housing Association who are preparing an offer to us. We have worked with NWHHA on a number of our previous developments (Manor Gardens, Rhostyllen & Maes Helyg, Llangollen). We have a very good working relationship with them and we are hoping to continue this on this development. However, if necessary we will discuss the affordable housing scheme with similar approved RSL companies such as Pennaf, Wales & West and ADRA