

“Practical Completion”	Means completion of the Highway Works that enables the Highway Works to be used for the purpose for which they were designed, save for any minor defects and Practically Complete shall be construed accordingly
“Primary Area”	the town/parish of Chudleigh
“Proper Officer”	means the officer who may be nominated from time to time by the County Council to perform the functions required by this Deed
“Qualifying Person”	<p>means person(s) who (unless otherwise agreed in writing with the Council) has/have on the date of advertising (in accordance with the Scheme of Advertising) by the Owner of the relevant Affordable Dwelling a Local Connection with</p> <p>(a) the Primary Area; or</p> <p>(b) if no person satisfying the requirement of (a) above has been identified by the Owner in consultation with the Council within a period of 28 days of advertising (in accordance with the approved Scheme of Advertising) the relevant Affordable Dwelling a person who has a connection with the Primary Area or the Secondary Area; or</p> <p>(c) if no person satisfying the requirements of (a) or (b) above has been identified by the Owner in consultation with the Council within a period of 56 days of advertising (in accordance with the approved Scheme of Advertising) the relevant Affordable Dwelling a person who has a connection with the Primary Area or the Secondary Area or the Tertiary Area; or</p> <p>(d) if no person satisfying the requirements of (a), (b) or (c) above has been identified by the Owner in consultation with the Council within a period of 84 days of advertising (in accordance with the approved Scheme of Advertising) the relevant Affordable Dwelling a person who has a connection</p>

with the Primary Area or the Secondary Area or the Tertiary Area or a County Local Connection

“Reasonable Service Charge”

means a sum that covers the contributions required from time to time for those services and facilities which are of a nature and to a standard reasonably required in connection with the Affordable Dwelling such as maintaining repairing and keeping secure the relevant Affordable Dwelling and its common parts the cleaning and lighting of the common parts and the maintenance of any communal gardens or landscaping areas that directly benefit the Affordable Dwelling

“Scheme of Advertising”

means the advertising for sale or letting of any interest in the relevant Affordable Dwelling in accordance with a scheme to be approved by the Council (such approval not to be unreasonably withheld or delayed) which scheme shall include unless otherwise agree with the Council:

- (a) in the case of Affordable Rented Dwellings an advertisement on the website of Devon Home-choice or such other similar website for advertising affordable homes which are ready for letting as agreed by the Council; or
- (b) in the case of Intermediate Affordable Housing an advertisement on the website of Help to Buy South West being the Government appointed help to buy agent for Devon or any successor organisation

"School Transport Contribution"

means the sum of £23,199.00 (Twenty three thousand, one hundred and ninety-nine pounds) payable to the District Council and to be used to towards the transportation of pupils from the Development to Teign School, Kingsteignton

“Secondary Area”

means the Parishes of Kenn, Kenton, Ashcombe, Ideford, Kingsteignton, Hennock, Trusham, Ashton and Bishopsteignton