

S.75 Delivery Package

The parties to this Delivery Package are Angus Council ('the Authority') and Scotia (Glenview) Limited and Scotia 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 Scotia (Glenview) Limited and Scotia Homes Limited dated 24 January 2019 and 28 January 2019 and registered in Land Register of Scotland under Title No ANG 81814 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 Phases 1 to 4:-

Section A: Development and Phasing

Development Site (referred to in the s75 Agreement as the Planning Permission Subjects) Address: Site Of Former Princess Alexandra House Dundee Road Forfar

Phases 1 to 4 of the Development Site: Plan annexed and signed as relative hereto

Development

Registered Planning Reference: 17/01052/FULM (+ Amendment 19/00530/FULM)

Legal Reference: EF0321

Development Start Date: June 2019

Total No. Units to be built on Phases 1, 2, 3 and 4 of the Development Site: 100 Units

No. of Affordable Housing to be delivered by the Second Party on Phases 3 and 4 the Development Site: 25 % = 25 Units

No. of Additional Units to be delivered by the Second Party on Phases 3 and 4 of the Development Site: 0 Units

Phasing of the Development:

Total Number of Phases of the Development: 4

Delivery Timescale for the Development: (enter by phase if appropriate):

Total Development Timescale: 2019 - 2023

Phase 1

Units: Plot 1 – Plot 23
Start: June 2019
Proposed End: October 2020

Phase 2

Units: Plot 34 – Plot 43
Proposed Start: March 2020
Proposed End: February 2021

Phase 3

Units: Plot 84 – Plot 100
Proposed Start: March 2020
Proposed End: February 2021

Phase 4

Units: Plot 24 – Plot 33; Plot 44 – Plot 83
Proposed Start: February 2021
Proposed End: May 2023

Section B: The form of Affordable Housing provision to be provided by the Second Party on Phase 3 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 | 8 | | 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 | 10 | | | |

The Social Housing Provider is: Angus Housing Association

Social Rented: 8 Units

| | | | | | | |
|------------------|-------|-----------|-----------|-----------|-----------|-----------|
| Type/Size | Flat | 1 Bed x 2 | 2 Bed x 2 | 3 Bed x 0 | 4 Bed x 0 | 5 Bed x 0 |
| | House | 1 Bed x 0 | 2 Bed x 3 | 3 Bed x 1 | 4 Bed x 0 | 5 Bed x 0 |

To be provided within Phase 3: on **Plot No's:** Plot 90 – Plot 97

Delivery Timescale: All units within Phase 3 to be completed and handed over to Angus Housing Association within the authority's financial year 2020/2021, under exception of any

delays resultant from Governments enforced Covid-19 site shutdowns.

Comments / Additional requirements:

Allocated grant to be claimed during 2019/2020 and 2020/2021 financial years.

Housing for Varying Needs Wheelchair Standard:

Plot 90 - 1 x 3 bed single storey bungalow to be fitted for wheelchair access and built to Housing for Varying Needs Wheelchair Users Standard.

Housing for Varying Needs Older Ambulant Disabled Standard:

Plot 91 & 93 - 2 x 1 bedroom ground floor own door flats are to be built to Housing for Varying Needs Older Ambulant Disabled Standard.

Mainstream:

Phase 1 will also incorporate a series of mainstream housing units. This includes Plot 92 & 94 - 2 x 2 bed first floor flats that are to be own door. This first phase will also incorporate Plot 95, 96 & 97 - 3 x 2 bed units that are to be 2 storey houses.

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: 0 **On Plot No's** 0

Delivery Timescale: Not applicable on site.

Comments: Not applicable on site.

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

Delivery Timescale: Not applicable on site.

Comments: Not applicable on site.

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

Delivery Timescale: Not applicable on site.

Comments:

Not applicable on site

Affordable Housing Land or Serviced Plot: 0

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

Delivery Timescale: 0

Comments: Not applicable on site.

Section C: Modest Income

Modest Income Level:

Single £ 29,314 **X Income Multiple:** 3.5

Joint £ 44,807 **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: £25,000 x 10 Units.= £250,000

Number of Payments: 1 No. Payment

Phasing /date of Payments:

Paid in July 2019 (Angus Council Invoice Ref: 0010376561)

Comments:

N/A

The Second Party shall comply with the following obligations:

Not applicable.

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.

The parties agree that a further Delivery Package will be required for Phase 4 of the Development.

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.

