

## Agreed S.75 Delivery Package

The parties to this agreed Delivery Package are Angus Council ('the Authority') and Jennifer Nancy Watson, Elizabeth Katherine Brand, Pamela Rogers Nicoll, Carol Gillian Hamilton and Malcolm Peter Rennie, Angus Housing Association and Persimmon Homes Ltd. (who and whose successors as current owners of the Planning Permission Subjects and the Developer respectively are hereinafter together 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 Jennifer Nancy Watson, Elizabeth Katherine Brand, Pamela Rodgers Nicoll, Carol Gillian Hamilton and Malcolm Peter Rennie and Persimmon Homes LTD dated 21 and 22 March 2017 and registered in the Land Register of Scotland under Title No ANG65996, ANG77085, ANG73676, and ANG73674 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:** Land at Denfield, East Muirlands Road, Arbroath.

**Phase 1 of the Development Site:** shown outlined in phasing plan annexed as relative hereto

**Development**

**Registered Planning Reference:** Planning Ref 16/00354/FULM

**Legal Reference:** 7/12/413

**Development Start Date:** 20 March 2017

**Total No. Units to be built on Phase 1 of the Development Site:** 145 Units

**No. of Affordable Housing to be delivered by the Second Party on Phase 1 of the Development Site:** 72 units

**No. of Additional Units to be delivered by the Second Party on Phases 2,3, and 4 of the Development Site:** 0 affordable units

**Phasing of the Development:**

**Total Number of Phases of the Development:** 4

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

Phase 1a – March 2017- May 2018 including  
 Affordable Housing Phase - February 2017- February 2019  
 Phase 1b – June 2018 – March 2021  
 Phase 2 (Private Housing only) - April 2021- April 2023  
 Phase 3 (Private Housing only ) - May 2023- September 2025  
 Phase 4 (Private Housing only) - October 2025- June 2027

Aiming to achieve 40 private house sales per annum

**Section B: The form of Affordable Housing provision to be provided by the Second Party on Phases 1 shall be as follows:-**

<b>Onsite Provision</b>	<b>YES</b>		<b>Offsite Provision</b>	<b>NO</b>
<i>If yes specify type below:</i>			<i>If yes specify type below:</i>	
<b>Social Rented</b>	71 UNITS		<b>Social Rented</b>	Choose an item
<b>Mid Market Rented</b>	0		<b>Mid Market Rented</b>	Choose an item
<b>Affordable Housing for sale – Shared Equity</b>	0		<b>Affordable Housing for sale – Shared Equity</b>	Choose an item
<b>Affordable Housing for sale – Discounted</b>	0		<b>Affordable Housing for sale – Discounted</b>	Choose an item
<b>Serviced Plots/Affordable Housing Land</b>	0		<b>Serviced Plots/Affordable Housing Land</b>	Choose an item
<b>Commuted Sum</b>	1			

**The Social Housing Provider is:** Angus Housing Association.

**Social Rented:** Enter No. Units

**Type/ Size:** Flat 1 Bed x **28** 2 Bed x **12** 3 Bed x **0** 4 Bed x **0** 5 Bed x **0**

House 1 Bed x **0** 2 Bed x **17** 3 Bed x **14** 4 Bed x **0** 5 Bed x **0**

**To be provided within Phase:** 1 on **Plot No's:** 10 – 78 & 286-287

**Delivery Timescale:** **102** weeks from site start date. 71 affordable units expected to be handed over to social housing provider by February 2019.

**Comments[Additional requirements]:**

[Click here to enter text.](#)

**Mid Market Rented:** Enter No. 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:** Click here to enter text. On **Plot No's** Click here to enter text.

**Delivery Timescale:** Click here to enter text.

**Comments[Additional requirements]:**

Click here to enter text.

**Affordable Housing for Sale – Shared Equity:** Enter No. 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:** Click here to enter text. on **Plot No's** Click here to enter text.

**Delivery Timescale:** Click here to enter text.

**Comments[Additional Requirements]:**

**Affordable Housing for Sale – Discounted Sale:** Enter No. 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:** Click here to enter text.    on **Plot No's:**

**Delivery Timescale:** Click here to enter text.

**Comments [Additional Requirements]:**

Click here to enter text.

**Affordable Housing Land or Serviced Plot:** Enter No.    Plots/ areas of Affordable Housing Land

**To be provided within Phases:** Click here to enter text.    on [location of Affordable Housing Land] or **Plot No's** Click here to enter text.

**Delivery Timescale:** Click here to enter text.

**Comments [ Additional Requirements]:**

Click here to enter text.

**Section C: Modest Income****Modest Income Level:**

**Single** £ Enter Income    X **Income Multiple:** Enter Multiplier

**Joint** £ Enter Income    X **Income Multiple:** Enter Multiplier

**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 biannually.**

**Current Commuted Sum Value:** £26,000 x 1= £26,000

**Number of Payments:** 1

**Phasing /date of Payments:**

Prior to, or on the date of, handover of the 71<sup>st</sup> affordable property to the affordable housing provider.

**Comments[ Additional Requirements]:**

Click here to enter text.

**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, Serviced Plots or Affordable Housing Land**