

## S.75 Delivery Package

The parties to this Delivery Package are Angus Council ('the Authority') and Guild Homes (Tayside) 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 Guild Homes (Tayside) Limited dated 7 March 2018 and 16 March 2018 and registered in the Land Register of Scotland under Title No ANG32763 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:** Subjects lying on the north side of Kingston Place and south west side of Dunnichen Road, Kingsmuir, Forfar, DD8 2RS

**Development**

**Registered Planning Reference:** 17/00219/FULL      **Legal Reference:** 7/12/416 MPC

**Proposed Development Start Date:** April 2018

**Total No. Units to be built on Phase 1 the Development Site:** 12

**No. of Affordable Housing to be delivered by the Second Party on Phase 1 of the Development Site:** 25 % = 3

**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:** (enter by phase if appropriate):

Total Development Timescale 2018-2019 which will be delivered in one phase.

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

<b>Onsite Provision</b>	<b>2</b>		<b>Offsite Provision</b>	<b>1</b>
<i>If yes specify type below:</i>			<i>If yes specify type below:</i>	
<b>Social Rented</b>	2		<b>Social Rented</b>	1
<b>Mid Market Rented</b>	0		<b>Mid Market Rented</b>	0
<b>Affordable Housing for sale – Shared Equity</b>	0		<b>Affordable Housing for sale – Shared Equity</b>	0
<b>Affordable Housing for sale – Discounted</b>	0		<b>Affordable Housing for sale – Discounted</b>	0
<b>Serviced Plots/Affordable Housing Land</b>	0		<b>Serviced Plots/Affordable Housing Land</b>	0
<b>Commuted Sum</b>	0			

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

**Social Rented:** 2 Units

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

**To be provided within Phase:** 1 on **Plot No's:** Plot 1 a 1 bedroom detached bungalow and Plot 2 a 2 bedroom detached bungalow as shown on the attached plan

**Delivery Timescale:** All units to be completed and handed over to Angus Housing Association within the Authority's financial year 2018-2019.

**Comments/Additional requirements:**

The 1 and 2 bedroom detached bungalows are all on one level and are to be built to meet the needs of households with a medical need. Input from the Authority's Occupational Therapist – Housing must be sought by Angus Housing Association who shall be responsible for liaison with the Second Party.

**Mid Market Rented: 0 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:** On Plot No's

**Delivery Timescale:**

**Comments/Additional requirements:**

**Affordable Housing for Sale – Shared Equity: 0 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:** on Plot No's

**Delivery Timescale:**

**Comments/Additional Requirements:**

**Affordable Housing for Sale – Discounted Sale: 0 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:** on Plot No's:

**Delivery Timescale:**

**Comments/Additional Requirements:**

**Affordable Housing Land or Serviced Plot:** 0 Plots/ areas of Affordable Housing Land

**To be provided within Phases:** Plot No's

**Delivery Timescale:**

**Comments/Additional Requirements:**

### **Section C: Modest Income**

**Modest Income Level:**

**Single** £ 26,025 X **Income Multiple:** 3.5

**Joint** £ 38,596 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 biannually.**

**Current Commuted Sum Value:**

**Number of Payments:** 0

**Phasing /date of Payments:**

**Comments/Additional Requirements:**

**The Second Party shall comply with the following obligations:**

**Offsite Provision** One Affordable Housing Unit will be provided on Planning Permission Subjects, being the Land at Turfbeg, Forfar with the Registered Planning Reference 13/01001/PPPM according to the Delivery Package for same.

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**