

## S.75 Delivery Package

The parties to this Delivery Package are Angus Council ('the Authority') and Tranos (UK) 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 Tranos (UK) Limited dated 15 and 19 March 2018 and registered in the Land Register of Scotland under Title No ANG63988 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 which replaces the previous one dated 24 May and 1 June 2018, 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:** Little Cairnie Hospital, Forfar Road, Arbroath

**Phase 1 of the Development Site:** shown outlined and shaded in Blue on the Plan annexed and signed as relative hereto

**Development**

**Registered Planning Reference:** 17/00302/FULL      **Legal Reference:** 7/12/417

**Development Start Date:** March 2018

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

**No. of Affordable Housing to be delivered by the Second Party on Phases 1 of the Development Site:** 25 % = 12

**No. of Additional Units to be delivered by the Second Party on Phases 2, 3 4 & 5 of the Development Site:** 0

#### Phasing of the Development:

**Total Number of Phases of the Development:** 5

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

Total Development Timescale 2018-2020

Phase 1 – March 2018 – October 2019

Phase 2 – March 2018 – October 2019

Phase 3 – December 2018 – November 2020

Phase 4 – December 2018 – November 2020

Phase 5 – June 2019 – November 2020

**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>	12		<b>Offsite Provision</b>	0
<i>If yes specify type below:</i>			<i>If yes specify type below:</i>	
<b>Social Rented</b>	12		<b>Social Rented</b>	0
<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:** Hillcrest Housing Association

<b>Social Rented: 12. Units</b>						
<b>Type/Size</b>	Flat	1 Bed x 0	2 Bed x 4	3 Bed x 0	4 Bed x 0	5 Bed x 0
	House	1 Bed x 0	2 Bed x 6	3 Bed x 2	4 Bed x 0	5 Bed x 0
<b>To be provided within Phase: 1 on Plot No's:</b> Plots 15 – 18 (2 bed flats), Plots 11 – 14 (2 bed terraced houses), Plots 19 & 20 (3 bed semi-detached) & <b>Plots 21 &amp; 22</b> (2 bed semi-detached houses)						
<b>Delivery Timescale:</b> 10 units completed and handed over to Hillcrest Housing Association within the Authority's financial year 2019 – 2020, remaining 2 units to be handed over within the Authority's financial year 2020 – 2021.						
<b>Comments[Additional requirements]:</b> The 2 x 2 bedroom ground floor flats are to be built to wheelchair user standard.						

<b>Mid Market Rented: 0. Units</b>						
<b>Type/Size</b>	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 0	2 Bed x 0	3 Bed x 0	4 Bed x 0	5 Bed x 0
<b>To be provided within Phases:</b> On Plot No's						
<b>Delivery Timescale:</b>						
<b>Comments[Additional requirements]:</b>						

**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:**

**Delivery Timescale:**

**Comments [Additional Requirements]:**

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

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

**Delivery Timescale:**

**Comments [ Additional Requirements]:**

**Section C: Modest Income**

**Current Modest Income Level:**

**Single £ 29,900 X Income Multiple: 3.5**

**Joint £ 45,703 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: £25,000 x 0.= £0**

**Number of Payments: 0**

**Phasing /date of Payments:**

**Comments[ Additional Requirements]:**

**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**