

## S.75 Delivery Package

The parties to this Delivery Package are Angus Council ('the Authority') and Sunnyside Estate 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, Sunnyside Estate Limited and The Scottish Ministers dated 30 May, 12 June, 18 June 2018 and registered in Land Register of Scotland under Title No ANG58589 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 1A:-

### Section A: Development and Phasing

<p><b>Development Site (referred to in the s75 Agreement as the Planning Permission Subjects) Address:</b> Sunnyside Royal Hospital, Hillside, Montrose, DD10 9JP <b>Phase 1A of the Development Site:</b> Plan annexed and signed as relative hereto <b>Development</b> <b>Registered Planning Reference:</b> 17/00190/PPPM      <b>Legal Reference:</b> 7/12/420  <b>Proposed Development Start Date:</b> May 2019</p>
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**Total No. Units to be built on Phase 1A of the Development Site:** 142

**No. of Affordable Housing to be delivered by the Second Party on Phase 1A of the Development Site:** 25% = 35

**No. of Additional Units to be delivered by the Second Party on Phase 1A of the Development Site:** 0

#### Phasing of the Development:

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

**Delivery Timescale for the Development:** (enter by phase if appropriate):  
[Click here to enter text.](#)

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

<b>Onsite Provision</b>	35		<b>Offsite Provision</b>	Choose an item
<i>If yes specify type below:</i>			<i>If yes specify type below:</i>	
<b>Social Rented</b>	35		<b>Social Rented</b>	Choose an item
<b>Mid Market Rented</b>	Choose an item		<b>Mid Market Rented</b>	Choose an item
<b>Affordable Housing for sale – Shared Equity</b>	Choose an item		<b>Affordable Housing for sale – Shared Equity</b>	Choose an item
<b>Affordable Housing for sale – Discounted</b>	Choose an item		<b>Affordable Housing for sale – Discounted</b>	Choose an item
<b>Serviced Plots/Affordable Housing Land</b>	Choose an item		<b>Serviced Plots/Affordable Housing Land</b>	Choose an item
<b>Commuted Sum</b>	Choose an item			

**The Social Housing Provider is:** Hillcrest Housing Association Ltd.

<b>Social Rented: 35</b>						
<b>Type/Size</b>	Flat	1 Bed x 10	2 Bed x 10	3 Bed x 3	4 Bed x 0	5 Bed x 0
	House	1 Bed x 0	2 Bed x 0	3 Bed x 12	4 Bed x 0	5 Bed x 0
<b>To be provided within Phase:</b> 1A      on <b>Plot No's:</b> <a href="#">Click here to enter text.</a>						
<b>Delivery Timescale:</b> All units to be completed and handed over to Hillcrest Housing Association Ltd within the Authority's financial year 2021-2022						
<b>Comments[Additional requirements]:</b> All units are to be built according to the Authority and Hillcrest Housing Association's specification.						

<b>Mid Market Rented: 0</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

**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: 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:** 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: 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:** 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: 0**

**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** £ 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:** £Enter Value x Enter No.= £Total Value

**Number of Payments:** 0

**Phasing /date of Payments:**

[Click here to enter text.](#)

**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.

The parties agree that a further Delivery Package will be required for Phase(s) 1B, 1C, 2, 3 and 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.