

S.75 Delivery Package

The parties to this Delivery Package are Angus Council ('the Authority') and Albert Derek James Greenhill and Albert Derek Bell Greenhill and Guild Homes (Tayside) Ltd, incorporated under the Companies Acts (Company Number SC170248) and having its Registered Office at 17 Academy Street, Forfar, DD8 2HA, (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 Albert Derek James Greenhill and Albert Derek Bell Greenhill with the consent of Elite Homes (Tayside) Limited dated 18th July, 17th August and 5th September all in 2017 and registered in the Division of the General Register of Sasines applicable to the County of Angus on 11th September 2017 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: Land at Turfbeg, Forfar

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

Registered Planning Reference: 13/01001/PPPM **Legal Reference:** 7/12/407

Proposed Development Start Date: August 2018

Total No. Units to be built on Phases 1, 2, 3 and 4 of the Development Site: 236

No. of Affordable Housing to be delivered by the Second Party on Phases 1 and 2 of the Development Site: 15% = 35

No. of Additional Units to be delivered by the Second Party on Phases 1 or 2 of the Development Site: 1 unit to meet the outstanding Planning Obligation relating to the section 75 agreement for the subjects lying on the north side of Kingston Place and south west side of Dunnichen Road, Kingsmuir, Forfar, DD8 2RS registered in the Land Register of Scotland under title number ANG32763 and with the Registered Planning Reference 17/00219/FULL according to the Delivery Package for same.

<p>Phasing of the Development:</p> <p>Total Number of Phases of the Development: 4</p> <p>Delivery Timescale for the Development: (enter by phase if appropriate):</p> <p>Total Development Timescale 2018 –</p> <p>Phase 1: 2018-2020</p> <p>Phase 2: 2019-2021</p> <p>Phase 3: 2020-2022</p> <p>Phase 4: 2021-2023</p>
--

Section B: The form of Affordable Housing provision to be provided by the Second Party on Phases 1 and 2 shall be as follows:-

Onsite Provision	Yes		Offsite Provision	0
<i>If yes specify type below:</i>			<i>If yes specify type below:</i>	
Social Rented	22		Social Rented	0
Mid Market Rented	0		Mid Market Rented	0
Affordable Housing for sale – Shared Equity	14		Affordable Housing for sale – Shared Equity	0
Affordable Housing	0		Affordable Housing for	0

for sale – Discounted			sale – Discounted	
Serviced Plots/ Affordable Housing Land	0		Serviced Plots/Affordable Housing Land	0
Commuted Sum	0			

The Social Housing Provider is: Angus Housing Association

Social Rented: 22 units

Type/: Flat 1 Bed x **12** 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 **6** 3 Bed x **4** 4 Bed x **0** 5 Bed x **0**

To be provided within Phase: 1 and 2 on **Plot No's:** 7 to 28 inclusive.

Specifically on Plots 15 to 26 inclusive 12 x 1 bedroom flats, on plots 7 to 12 inclusive 6 x 2 bedroom semi-detached bungalows, on plots 13 and 14, 2 x 3 bedroom semi-detached bungalows and on plots 27 and 28, 2 x 3 bedroom semi-detached houses.

Delivery Timescale: All units to be completed and handed over to Angus Housing Association within the authority's financial years 2018-2019 and 2019-20.

Comments/Additional requirements:

The 12 x 1 bed units are to be own door units. The 6 x 2 bed units and 2 x 3 bed units are to be semi-detached bungalows all on one level. The remaining 2 x 3 bed units are to be semi-detached 2 storey houses. All the semi-detached bungalows and the ground floor 1 bedroom flats 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. All units are to be built according Angus Housing Association specification.

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: 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: 14 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 6 3 Bed x 8 4 Bed x 0 5 Bed x 0

To be provided within Phases: 1 and 2 on **Plot No's** 1 to 6 inclusive and plots 29 to 36 inclusive. Specifically on plots 1 to 6 inclusive 6 x 2 bedroom semi-detached bungalows and on plots 29 to 36 inclusive 8 x 3 bedroom semi-detached houses.

Delivery Timescale: All units to be completed and handed over to Angus Housing Association within the authority's financial years 2018-2019 and 2019-20.

Comments[Additional Requirements]:

The 6 x 2 bed units are to be semi-detached bungalows. The 8 x 3 bed units are to be semi-detached 2 storey houses. All the semi-detached bungalows 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. All units are to be built according Angus Housing Association specification.

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: 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: Not applicable

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 £ 28,739 **X Income Multiple:** 3.5

Joint £ 43,928 **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:

Not applicable

Comments/Additional Requirements:

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.

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.

