

## **S.75 Delivery Package**

The parties to this Delivery Package are Angus Council ('the Authority') and Stracathro Estates 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 Stracathro Estates Limited dated 30 October and 5 November 2020 and registered in the Land Register of Scotland under Title No ANG77557 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 Inchbare, Edzell, by Brechin, in the County of Angus**

**Development Site: shown delineated in red on the plan annexed and subscribed as relative to the s75 Agreement**

**Phase 1 of the Development Site: Registered Planning Reference: 19/00582/FULL  
Legal Reference: EF1176**

**Development Start Date: 2019**

**Total No. Units to be built on Phase 1 the Development Site: 6**

**No. of Affordable Housing to be delivered by the Second Party on Phase 1 the Development Site: 25% = 1.5 units**

**No. of Additional Units to be delivered by the Second Party on Phase 1 the Development Site: 4.5**

**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: 2019/21 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>	6		<b>Offsite Provision</b>	0
<i>If yes specify type below:</i>			<i>If yes specify type below:</i>	
<b>Social Rented</b>	0		<b>Social Rented</b>	0
<b>Mid Market Rented</b>	6		<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:

<b>Social 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
<b>To be provided within Phase:</b>		<b>on Plot No's:</b>				
<b>Delivery Timescale:</b>						
<b>Comments</b>						

<b>Mid Market Rented: 6</b>						
<b>Type/Size</b>	Flat	1 Bed x 0	2 Bed x 0	3 Bed x 6	4 Bed x	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: 1</b>		<b>On Plot No's 1-6</b>				
<b>Delivery Timescale: 2019/21</b>						
<b>Comments:</b>						
The said Affordable Housing shall be equivalent to 100% of the total Units constructed on the Planning Permission Subjects and shall remain Affordable Housing in perpetuity. All units are to be let on a Private Residential Tenancy at a discounted rent which does not exceed the universal credit Local Housing Allowance rate as set out on the Scottish Government's website.						

<b>Affordable Housing for Sale – Shared Equity: 0</b>
---

**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 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**

**Affordable Housing for Sale – Discounted Sale: 0**

**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 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**

**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**

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

**Modest Income Level:**

**Single** £ 29,799 X **Income Multiple:** 3.5

**Joint** £ 44,146 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: £**

**Number of Payments: 0**

**Phasing /date of Payments:  
Comments**

**The Second Party shall comply with the following obligations:  
None**

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**

Witness	Authorised signatory for the Stracathro Estates Limited
Signature .....	Signature .....
Full name .....	Place of signing .....
Address .....	Date of signing .....

Witness	Authorised signatory for the Authority
Signature .....	Signature .....
Full name .....	Place of signing .....
Address .....	Date of signing .....