

## S.75 Delivery Package

The parties to this Delivery Package are Angus Council ('the Authority'), Miller Homes Limited, a company incorporated under the companies acts (company no. SC255429) and having their registered office at Miller House, 2 Lochside View, Edinburgh Park, Edinburgh, EH12 9DH, and Chamberlain Bell Developments LTD, a company incorporated under the companies acts (SC485522) and having their registered office at Caledonia House, 89 Seaward Street, Glasgow, G41 1HJ (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 Heathfield Limited dated 24 November 2021 and registered in the Land Register of Scotland under Title No ANG37294 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: -

### Section A: Development and Phasing

**Development Site (referred to in the s75 Agreement as the Planning Permission Subjects) Address:** Former Strathmartine Hospital, Strathmartine, Dundee

**Development Site:** Phasing plan annexed and signed as relative hereto

**Development Registered Planning Reference:** 20/00102/FULM

**Legal Reference:** EF1530 MPC

**Development Start Date:** 10.01.2022

**Total No. Units to be built on the Development Site:** 224

**No. of Affordable Housing to be delivered by the Second Party on the Development Site:** 25 % = 56

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

#### Phasing of the Development:

##### Total Number of Phases (zones) of the Development:

- 1 – Conversion of listed building to 12 private properties & 2 new build private properties
- 2 – 28 new build affordable homes
- 3a – 27 new build private properties
- 3b – 50 new build private properties
- 3c – 79 new build private properties
- 3d – 26 new build private properties

**Delivery Timescale for the Development:**

6-year development programme anticipating 36 sales per year of private housing

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

<b>Onsite Provision</b>	56		<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>	0		<b>Social Rented</b>	Choose an item
<b>Mid-Market Rented</b>	28		<b>Mid Market Rented</b>	Choose an item
<b>Affordable Housing for sale – Shared Equity</b>	0		<b>Affordable Housing for sale – Shared Equity</b>	Choose an item
<b>Affordable Housing for sale – Discounted</b>	0		<b>Affordable Housing for sale – Discounted</b>	Choose an item
<b>Serviced Plots/Affordable Housing Land</b>	0		<b>Serviced Plots/Affordable Housing Land</b>	Choose an item
<b>Commuted Sum</b>	28			

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

**Social Rented: 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 Phase:** Not applicable

on **Plot No's:** Not applicable

**Delivery Timescale:** Not applicable

**Comments[Additional requirements]:**  
Click here to enter text.

**Mid Market Rented: 28**

**Type/Size:** Flat 1 Bed x 0 2 Bed x 12 3 Bed x 0 4 Bed x 0 5 Bed x 0  
House 1 Bed x 0 2 Bed x 6 3 Bed x 10 4 Bed x 0 5 Bed x 0

**To be provided within Phases:**

**On Plot No's**

Plot 193,194,195,196,197,198 - Affordable House Type 1 (2 bed semi-detached house)

Plot 189, 190, 191, 192, 203, 204, 205, 206, 207, 208 - Affordable House Type 2 (3 bed semi-detached house)

Plot 185,186, 187,188, 199, 200, 201, 202, 209, 210, 211, 212 – Affordable House Type 3 (2 bed flats, 4 in block)

**Delivery Timescale:**

Programme to be agreed between Chamberlain Bell & Hillcrest Housing Association and relayed to Angus Council's Housing Strategy Dept.

**Comments [Additional requirements]:**

**Housing for Varying Needs Wheelchair Standard:**

3 of the ground floor 'Affordable House Type 3' units to be fitted for wheelchair access and built to Housing for Varying Needs Wheelchair Users Standard.

**Housing for Varying Needs Older Ambulant Disabled Standard:**

3 of the ground floor 'Affordable House Type 3' are to be built to Housing for Varying Needs Older Ambulant Disabled Standard.

**Affordable Housing for Sale – Shared Equity: 0**

<b>Type/:</b>	Flat	1 Bed x 0	2 Bed x 0	3 Bed x 0	4 Bed x 0	5 Bed x 0
<b>Size</b>		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:** Not applicable.

on **Plot No's:** Not applicable

**Delivery Timescale:** Not applicable

**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:** Not applicable

on **Plot No's:** Not applicable

**Delivery Timescale:** Not applicable

**Comments [Additional Requirements]:**

[Click here to enter text.](#)

**Affordable Housing Land or Serviced Plot:** Not applicable

**To be provided within Phases:** Not applicable

On: Not applicable

or **Plot No's:** not applicable

**Delivery Timescale:** Not applicable

**Comments [Additional Requirements]:**

[Click here to enter text.](#)

**Section C: Modest Income**

**Modest Income Level: and**

**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: £30,000 x 28 = £840,000**

**Number of Payments: 5**

**Phasing of Payments:**

On completion of the following number of private units. Completion meaning acceptance of completion certificate or authorisation of temporary occupation by Angus Council Building Standards.

Payment 1: 36<sup>th</sup> – 6 commuted sum payments  
Payment 2: 72<sup>nd</sup> – 6 commuted sum payments  
Payment 3: 108<sup>th</sup> – 6 commuted sum payments  
Payment 4: 144<sup>th</sup> - 5 commuted sum payments  
Payment 5: 180<sup>th</sup> – 5 commuted sum payments

**Comments:**

Commuted Sum payments will be made by Miller Homes LTD

**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.**