

S.75 Delivery Package (Delivery Package 2 of 2)

The parties to this Delivery Package are Angus Council ('the Authority') and Scotia (Glenview) Limited and Scotia Homes 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 Scotia (Glenview) Limited and Scotia Homes Limited dated 24 January 2019 and 28 January 2019 and registered in Land Register of Scotland under Title No ANG 81814 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: Site Of Former Princess Alexandra House Dundee Road Forfar

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

Development

Registered Planning Reference: 17/01052/FULM (+ Amendment 19/00530/FULM)

Legal Reference: EF0321

Development Start Date: June 2019

Total No. Units to be built on Phases 1, 2, 3 and 4 of the Development Site: 100 Units

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

No. of Additional Units to be delivered by the Second Party on Phases 3 and 4 of the Development Site: 0 Units

Phasing of the Development:

Total Number of Phases of the Development: 4

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

Total Development Timescale: 2019 - 2023

Phase 1
 Units: Plot 1 – Plot 23
 Start: June 2019
 Proposed End: October 2020

Phase 2
 Units: Plot 34 – Plot 43
 Proposed Start: March 2020
 Proposed End: February 2021

Phase 3
 Units: Plot 84 – Plot 100
 Proposed Start: March 2020
 Proposed End: February 2021

Phase 4
 Units: Plot 24 – Plot 33; Plot 44 – Plot 83
 Proposed Start: February 2021
 Proposed End: July 2023

Section B: The form of Affordable Housing provision to be provided by the Second Party on Phase 4 shall be as follows:-

Onsite Provision	Yes		Offsite Provision	No
<i>If yes specify type below:</i>			<i>If yes specify type below:</i>	
Social Rented	7		Social Rented	0
Mid Market Rented	0		Mid Market Rented	0
Affordable Housing for sale – Shared Equity	0		Affordable Housing for sale – Shared Equity	0
Affordable Housing for sale – Discounted	0		Affordable Housing for sale – Discounted	0
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: 7 Units

Type/Size Flat 1 Bed x **2** 2 Bed x **2** 3 Bed x **0** 4 Bed x **0** 5 Bed x **0**
 House 1 Bed x **0** 2 Bed x **0** 3 Bed x **3** 4 Bed x **0** 5 Bed x **0**

To be provided within Phase 4: on **Plot No's:** Plot 60 – Plot 66

Delivery Timescale: All units within Phase 4 to be completed and handed over to Angus Housing Association within the authority's financial year 2022/2023, under exception of any

delays resultant from Governments enforced Covid-19 site shutdowns.

Comments / Additional requirements:

Allocated grant to be claimed during 2022/2023 and 2023/2024 financial years.

Housing for Varying Needs Wheelchair Standard:

Plot 66 - 1 x 3 bed single storey bungalow to be fitted for wheelchair access and built to Housing for Varying Needs Wheelchair Users Standard.

Housing for Varying Needs Older Ambulant Disabled Standard:

Plot 60 & 62 - 2 x 1 bedroom ground floor own door flats are to be built to Housing for Varying Needs Older Ambulant Disabled Standard.

Mainstream:

Phase 2 will also incorporate a series of mainstream housing units. This includes Plot 61 & 63 - 2 x 2 bed first floor flats that are to be own door. This first phase will also incorporate Plot 64 & 65 - 2 x 3 bed units that are to be 2 storey houses.

Mid Market Rented: 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: 0 **On Plot No's** 0

Delivery Timescale: Not applicable on site.

Comments: Not applicable on site.

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: 0 on **Plot No's** 0

Delivery Timescale: Not applicable on site.

Comments: Not applicable on site.

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: 0 on **Plot No's:** 0

Delivery Timescale: Not applicable on site.

Comments:

Not applicable on site

Affordable Housing Land or Serviced Plot: 0

To be provided within Phases: 0. on **Plot No's** 0

Delivery Timescale: 0

Comments: Not applicable on site.

Section C: Modest Income

Modest Income Level:

Single £ 30,395 X **Income Multiple:** 3.5

Joint £ 45,029 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: £25,000 x 10 Units = £250,000

Number of Payments: 1 No. Payment

Phasing /date of Payments:

Paid in July 2019 (Angus Council Invoice Ref: 0010376561)

Comments:

N/A

The Second Party shall comply with the following obligations:

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.

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

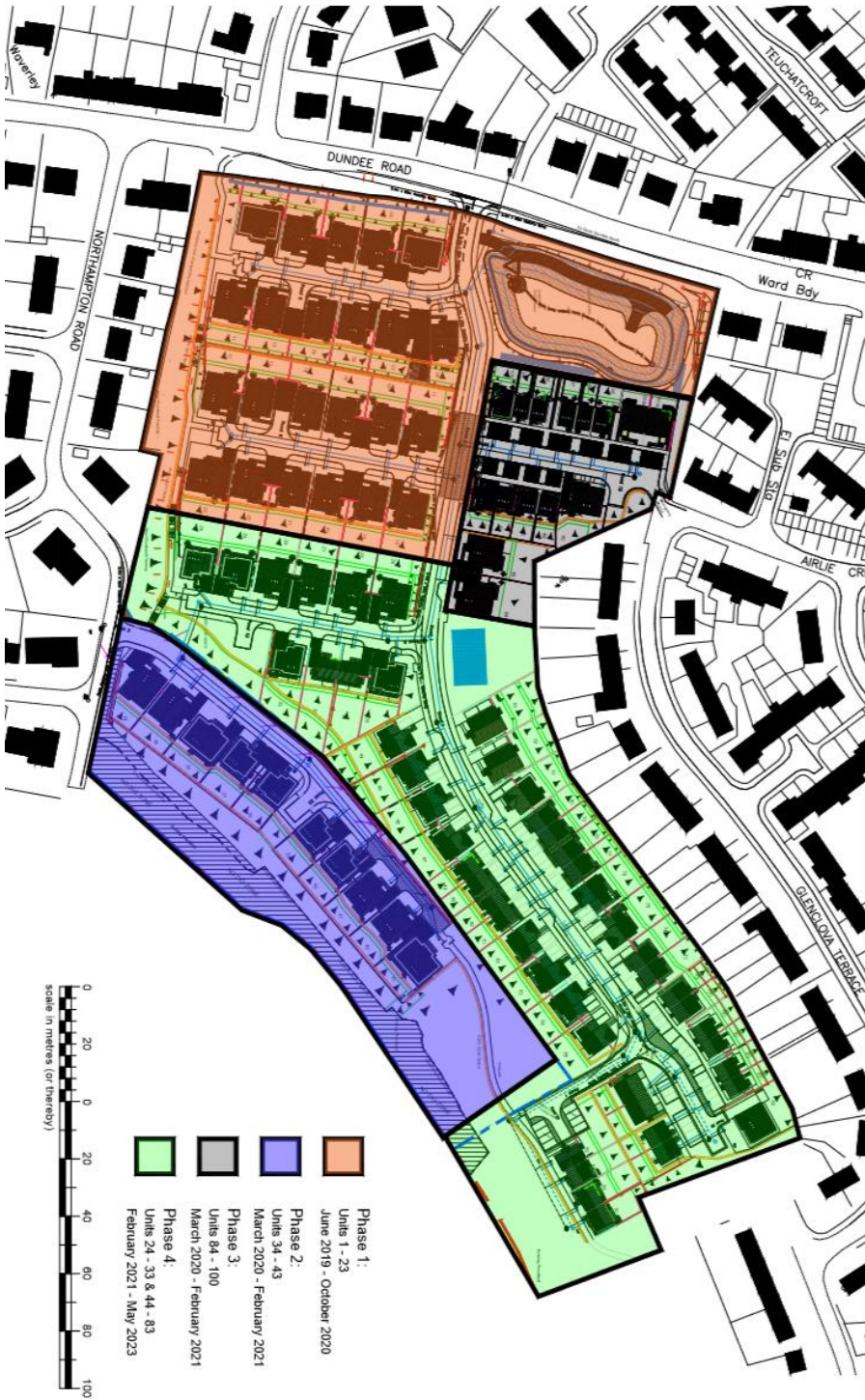
[Witness	Authorised signatory for the owner (if more than one)
Signature	Signature
Full name	Place of signing
Address	Date of signing

Witness	Authorised signatory for the purchasing developer (if any)
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

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Annexed Plan



The open space and landscaping within each phase boundary will be completed within the same timescale, as per the agreed Landscape proposal drawings and specifications.

The SUDS basin will be formed as part of Phase 1 (constructed as per Cameron & Ross approved drawings A/100601 902 rev 1, and A/100601 920 rev 2) with their phases being completed in the sequence as required as per the CTR design.

All construction traffic shall enter the site from the existing access onto Dundee Road. A 3.5 metres wide emergency access with demarcation bollards will be maintained at the existing secondary site access at its northern boundary with Glaciosa Terrace and Airlie Crescent. This emergency access will be a direct width of 3.5 metres and will be constructed from within the site, and will be for residential traffic only once completed. The old access road from Dundee Road will be gradually removed to allow for access to the garage to the rear of the residential property at 109 Dundee Road, and exclusively for that purpose. Once the first Phase 1 house is occupied a traffic management plan will be implemented within the site to control the risk of construction traffic and residents' traffic using the junction onto Dundee Road. The overlap between phases 2 and 3 is there to allow the roads and drainage infrastructure to be progressed to allow for Phase 2 connections.

 <p>SCOTIA HOMES Balmacrae, Elton, A441 8QR Tel: 01382 722441 Kingsmill, Fernhill, D88 2HS Tel: 01307 466161 www.scotia-homes.co.uk</p>	
Project Title	Glaciosa, Fortar Construction Phase Plan
Drawing Title	PLANNING
Issue For	Rev
Project No	1541
Drawing No	910-SP-011
Drawn By	JW/284
Checked By	Scale
Date	17.02.2019
Scale	1:1250 @ A3

Angus Council	Signature:	Date:
Scotia Homes Limited	Signature:	Date: