

### **S.75 Delivery Package**

The parties to this Delivery Package are Angus Council ('the Authority') and Delson Contracts 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 Delson Contracts Limited dated 25 March 2019 and 4 April 2019 and registered in Land Register of Scotland under Title No ANG 59441 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 of the development:-

#### **Section A: Development and Phasing**

**Development Site (referred to in the s75 Agreement as the Planning Permission Subjects) Address:** Field 100M North Of East Muirhead Of Logie, Logie, Kirriemuir

**Phase 1 of the Development Site:** shown outlined in pink dashed line [Plot 16 - Plot 21 and Plot 38 - Plot 42 respectively] on the Plan annexed and signed.

#### **Development**

**Registered Planning Reference:** 18/00015/FULL **Legal Reference:** EF 0450

**Proposed Development Start Date:** April 2020

**Total No. Units to be built on Phases 1 of the Development Site:** 40 units

**No. of Affordable Housing to be delivered by the Second Party on the Development Site:** 25% = 10 units

#### **Phasing of the Development:**

**Total Number of Phases of the Development:** 1

**Delivery Timescale for the Development:** 2020-2026

**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>	Yes		<b>Offsite Provision</b>	No
<i>If yes specify type below:</i>			<i>If yes specify type below:</i>	
<b>Social Rented</b>	8		<b>Social Rented</b>	0
<b>Mid Market Rented</b>	0		<b>Mid Market Rented</b>	0
<b>Affordable Housing for sale – Shared Equity</b>	2		<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:** Angus Housing Association.

<b>Social Rented: 8 units</b>						
<b>Type/:</b>	Flat	1 Bed x 4	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 1	3 Bed x 3	4 Bed x 0	5 Bed x 0
<b>Plot No's:</b> Plot 16 - Plot 21 and Plot 38 - Plot 42.						
<b>Delivery Timescale:</b> All units to be completed and handed over to Angus Housing Association within the authority's financial year 2026/2027						
<b>Comments / Additional requirements:</b>						
<u>Housing for Varying Needs Wheelchair Standard:</u>						
Plot 16 - 1 x 2 bed single storey bungalow (Plot 16) to be fitted for wheelchair access and built to Housing for Varying Needs Wheelchair Users Standard.						
<u>Housing for Varying Needs Older Ambulant Disabled Standard:</u>						
Plot 38 and Plot 40 - 2 x 1 bedroom ground floor own door flats are to be built to Housing for Varying Needs Older Ambulant Disabled Standard.						
Plot 42 - 1 x 3 bed single storey bungalow (Plot 42) to be built to Housing for Varying Needs Older Ambulant Disabled Standard.						
<u>Mainstream:</u>						
Plot 39 and Plot 41 - 2 x 1 bed first floor flats that are to be own door.						
Plot 18 and Plot 19 - 2 x 3 bed semi-detached 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 Plot No's: 0**

**Delivery Timescale:** Not applicable on site.

**Comments[Additional requirements]:**

Not applicable on site.

**Affordable Housing for Sale – Shared Equity: 2**

**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 2 3 Bed x 0 4 Bed x 0 5 Bed x 0

**To be provided within Phases: 1 Plot No's: Plot 20 and Plot 21**

**Delivery Timescale:** All units to be completed and handed over to Angus Housing Association within the authority's financial year 2026/2027.

**Comments[Additional Requirements]:**

Mainstream

Plot 20 and Plot 21 – 2 x 2 bed semi-detached units that are to be 2 storey houses.

**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 Plot No's: 0**

**Delivery Timescale:** Not applicable on site.

**Comments [Additional Requirements]:**

Not applicable to this site.

**Affordable Housing Land or Serviced Plot: 0**

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

**Delivery Timescale:** Not applicable on site.

**Comments [ Additional Requirements]:**  
Not applicable on site

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

**Modest Income Level:**

**Single £ 31,003 X Income Multiple: 3.5**

**Joint £ 45,930 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 0 units = £0**

**Number of Payments:** Not applicable

**Phasing /date of Payments:** Not applicable

**Comments / Additional Requirements:** Not applicable

**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.**