

**S.75 Delivery Package
(Delivery Package 1 of 1)**

The parties to this Delivery Package are Angus Council ('the Authority') and Scotia (Tayside) 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, Scotia (Tayside) Limited and Camlin (NO.4) Limited and Robin Hugh Brunton as Trustee for the Firm of Crudie Farming Company dated 9th January, 5th January, 7th February and 1st March 2023 and registered in the Land Register of Scotland under Title No ANG91432 Land at Crudie Farm, Arbirlot Road West, Arbroath 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, 2 & 3:-

Section A: Development and Phasing

Development Site (referred to in the s75 Agreement as the Planning Permission Subjects) Address: Land at Crudie Farm Arbirlot Road West Arbroath

Phases 1, 2 & 3 of the Development Site: Plan annexed, shown outlined and shaded brown phase 1, pink phase 2, and purple phase3, and signed as relative hereto

Development

Registered Planning Reference: 21/00749/FULM **Legal Reference:** 671974

Development Start Date: June 2023.

Total No. Units to be built on Phases 1, 2 & 3 of the Development Site: 146

No. of Affordable Housing to be delivered by the Second Party on Phase 1 of 3 of the Development Site: 25 % = 36.5 Units

No. of Additional Units to be delivered by the Second Party on Phase 1 of the Development Site: 0

Phasing of the Development:

Total Number of Phases of the Development: 3 Phases

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

Phase 1 2023/24 - 2025/26

63 units Plots 1-7, 16-21, 28-39, 66-67 & 111-146

Proposed start: June 2023

Proposed end: May 2025

Phase 2 2025/26 – 2026/27 42 units Plots 8-15, 22-27, 40-44, 65 & 79-100

Proposed start: May 2025

Proposed End: December 2026

Phase 3 2026/27 – 2027/28

41 units Plots 45–64, 68-78 & 101-110

Proposed start: May 2026

Proposed end: October 2027

Section B: The form of Affordable Housing provision to be provided by the Second Party on Phase 1 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	29		Social Rented	0
Mid Market Rented	0		Mid Market Rented	0
Affordable Housing for sale – Shared Equity	7		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	0.5			

The Social Housing Provider is: Angus Housing Association

Social Rented: Enter No. Units 29

Type/: Flat 1 Bed x 8 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 10 3 Bed x 9 4 Bed x 2 5 Bed x 0

To be provided within Phase: 1 on **Plot No's:** 111 – 129 & 134 - 141

Delivery Timescale: All units within Phase 1 to be completed and handed over to Angus Housing Association within the authority's financial year 2024/25 & 2025/26, under exception of any delays resultant from Governments enforced site shutdowns i.e. Covid-19 or similar.

Comments and Additional requirements:

Allocated grant to be claimed during 2024/25 & 2025/26 financial years.

Housing for Varying Needs Older Ambulant Disabled

Plots 134, 136, 138 & 140 - 4 x 1 bedroom ground floor own door flats are to be built to Housing for Varying Needs Older Ambulant Disabled Standard.

Plots 123 & 124 – 2 x 2 bedroom semi-detached bungalows are to be built to Housing for Varying Needs Older Ambulant Disabled Standard.

Housing for Varying Needs Wheelchair Standard

Plots 122 & 125 - 2 x 3 bedroom single storey bungalows to be fitted for wheelchair access and built to Housing for Varying Needs Wheelchair Users Standard.

Plots 145 & 146 - 2 x 2 bedroom single storey bungalows to be fitted for wheelchair access and built to Housing for Varying Needs Wheelchair Users Standard.

Mainstream

Phase 1 will also incorporate a series of mainstream housing units. This includes Plots 135, 137, 139 & 141 - 4 x 1 bed first floor flats that are to be own door.

This first phase will also incorporate:

Plots 118, 121, 126 127, 127 & 129 - 6 x 2 bedroom units that are to be 2 storey semi detached/terraced houses.

Plots 113, 114, 115, 116, 117, 119 & 120 – 7 x 3 bedroom units that are 2 storey semi-detached/terraced houses.

Plots 111 & 112 – 2 x 4 bedroom units that are 2 storey semi-detached houses.

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: 0. **On Plot No's** 0

Delivery Timescale: Not applicable on site

Comments:

Not applicable on site

Affordable Housing for Sale – Shared Equity: 7 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 4	3 Bed x 3	4 Bed x 0	5 Bed x 0

To be provided within Phase 1: on **Plot No's** 130 – 133 and 142 - 144

Delivery Timescale: All units within Phase 1 to be completed and handed over to Angus Housing Association within the authority's financial year 2024/25, under exception of any delays resultant from Governments enforced site shutdowns i.e. Covid-19 or similar.

All units to be completed and marketed within the Authority's financial year 2024/25. Marketing may continue into the 2025/26 financial year.

Comments and Additional Requirements:

Mainstream housing

Plots 130 – 133 4 x 2 bedroom two storey terraced houses.

Plots 142 – 144 3 x 3 bedroom two storey terraced houses.

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

Delivery Timescale: Not applicable on site

Comments: Not applicable on site

Affordable Housing Land or Serviced Plot: . 0 Plots/ areas of Affordable Housing Land

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

Delivery Timescale: Not applicable on site

Comments: 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: £17,500 x 0.5= £8,750

Number of Payments: 1

Phasing /date of Payments:

The Contribution shall be paid when either (a) the Authorisation of Temporary Occupation or (b) the Notice of Acceptance of Completion Certificate have been obtained for thirty six (36) of the affordable properties on the Planning Permission Subjects.

Comments:

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.

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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Land at Crudie Farm Arbirlot Road West Arbroath (Phasing plan)

