

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

The parties to this Delivery Package are Angus Council ('the Authority') and Guild Homes (Tayside) Ltd (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 The Honourable Simon David Ramsay, Lord Ramsay and the Partners of and Trustees for the Firm of Burghill Farms Partnership and Guild Homes (Tayside) Ltd signed in counterpart on 15th November, 16th November, 6th December, all in 2022 and 10th January 2023, and delivered on 10th January 2023 and registered in the Land Register of Scotland under Title Numbers ANG57372, ANG90345, and recorded in the General Registers of Sasines against the (THIRD) Planning Permission Subjects, 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 North Of Duriehill Farm Cottage Edzell

Phase 1 of the Development Site: shown outlined in red line [P1 – P43 and A1 – A14 respectively] on the Plan annexed and signed.

Development

Registered Planning Reference: 20/00422/FULM
MPC

Legal Reference: 1717

Proposed Development Start Date: 01 December 2023

Total No. Units to be built on the Development Site: 57 Units

No. of Affordable Housing to be delivered by the Second Party on the Development Site: 25 % = 14.25 Units

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

Phasing of the Development:

Total Number of Phases of the Development: 3 Phases

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

Phase 1: Widening of Inveriscandye Road

Phase 2: Roads, Drainage, SUDS - 2023-2024

Phase 3: Houses and open space - 2024-2026

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

Onsite Provision	14		Offsite Provision	0
<i>If yes specify type below:</i>			<i>If yes specify type below:</i>	
Social Rented	10		Social Rented	N/A
Mid Market Rented	N/A		Mid Market Rented	N/A
Affordable Housing for sale – Shared Equity	4		Affordable Housing for sale – Shared Equity	N/A
Affordable Housing for sale – Discounted	N/A		Affordable Housing for sale – Discounted	N/A
Serviced Plots/Affordable Housing Land	N/A		Serviced Plots/Affordable Housing Land	N/A
Commuted Sum	0.25			

The Social Housing Provider is: Angus Housing Association

Social Rented: 10 Units

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

To be provided within Phase: Phase 3

on **Plot No's:** A1, A2, A3, A4, A5, A6, A11, A12, A13 and A14

Delivery Timescale: All units to be completed and handed over to Angus Housing Association within the authority's financial year 2024-2025

Comments:

Housing for Varying Needs Wheelchair Standard:

A1 and A4 - 2 x 1 bedroom (2 person) end terraced bungalows to be fitted for wheelchair access and built to Housing for Varying Needs Wheelchair Users Standard.

Housing for Varying Needs Older Ambulant Disabled Standard:

A2 and A3 – 2 x 1 bedroom (2 person) mid-terraced bungalows to be built to Housing for Varying Needs Older Ambulant Disabled Standard.

A5, A6, A13, and A14 - 4 x 2 bedroom (4 person) semi-detached bungalows to be built to Housing for Varying Needs Older Ambulant Disabled Standard.

Mainstream:

A11 and A12 - 2 x 3 bedroom (5 person) semi-detached two storey mainstream 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: N/A

On Plot No's: N/A

Delivery Timescale: N/A

Comments: Section not applicable as mid-market rent is not proposed.

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

To be provided within Phases: Phase 3

on **Plot No's:** A7, A8, A9, and A10

Delivery Timescale: All units to be completed and handed over to Angus Housing Association within the authority's financial year 2024/2025

Comments:

Mainstream Shared Equity:

A7, A8, A9 and A10 - 4 x 2 bedroom (4 person) semi-detached mainstream bungalows.

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: N/A

on **Plot No's:** N/A

Delivery Timescale: N/A

Comments: Section not applicable as discounted sale is not proposed.

Affordable Housing Land or Serviced Plot: N/A

To be provided within Phases: N/A

or **Plot No's:** N/A

Delivery Timescale: N/A

Comments: Section not applicable as this is not proposed.

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: £18,500 x 0.25 = £4,625

Number of Payments: 1

Phasing /date of Payments:

Prior to, or on the date of completion of the 21st private dwelling. Completion meaning acceptance of the completion certificate or authorisation of temporary occupation by Angus Council Building Standards.

Comments: The completion date of the 21st private dwelling has been selected as this equates to around 50% of the private dwellings proposed for this site.

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, Serviced Plots or Affordable Housing Land