

BAE Systems Bishopton S75 Obligations - Summary

Based on the Minute of Agreement between The Renfrewshire Council and BAE Systems (Property Investments) Limited dated October 2018.

Element	Obligation	Trigger	Timescale*
Affordable Housing			
Phase 1	625 affordable units incorporating <ul style="list-style-type: none"> • 200 social rent • 20 intermediate • 405 lower market sector 	Prior to completion of 2501 st unit	2012 - 2024
Phase 2	425 affordable units <ul style="list-style-type: none"> • Affordable Housing Frameworks to facilitate delivery with each sector ahead of each development phase 	Completion of 2501 st unit	2024 – 2035
Education and Community Facilities			
Primary School	Education Facility Development Brief Construction of building and grounds to accommodate:- <ul style="list-style-type: none"> • Two stream primary school • Synthetic playing field • Landscaping / Access / Parking 	Prior to 31 January 2019 Prior to 1 June 2021	2019 2021
Clerk of Works and Project Manager Contribution	Contribution to CoW and Project Manager requirement for new Primary School (£75,000)	Prior to 31 December 2020	2020
Secondary School Contribution	Secondary School Strategy Secondary School Contribution	Prior to occupation of 2350 th unit As per strategy	2023 As per strategy
Bus Services			
-	Bus Delivery Strategy Bus Services Contribution (£350,000)	Prior to occupation of 1200 th unit As per strategy	2019 As per strategy

M8 Capacity Improvements			
-	Contribution to M8 capacity improvements (£1.2M)	Prior to occupation of 2200, 2500, 3500, 3700 th units	2022 – 2032
Park and Ride			
Phase 2	Construction of additional 150 spaces	Prior to occupation of 2200 th unit	2022
CCTV			
-	CCTV contribution for Village Square and Bishopton Rail Station area (£100,000)	Prior to 30 Jan 2022	2022
Primary Health Care Facility			
-	Provision of healthcare facility by either:- a) Construction and lease back with Health Board b) Construction and lease back with health care provider c) £1M contribution to Council to provide health services to serve the development	Agreement prior to 31 Dec 2022	2022
Sports, Recreation and Play Facilities			
-	Leisure Services Strategy	Within 12 months of agreed S75	2019
Newton Road Recreation Ground	Contribution to upgrade of existing pitches and changing pavilion (£100,000)	Prior to occupation of 2000 th unit	2022
Community Woodland Park	Woodland Management Plan	Within 24 months of agreed S75	2020
Remediation and Ecological Mitigation			
Contribution	Contribution towards cost of monitoring and verifying remediation works (£305,000)	Annual instalments	2019 - 2026

SUDS			
-	Contribution towards management and maintenance of adopted SUDS (£250,000)	Prior to 31 December 2026	2026
Community Development Fund			
-	Contribution to support delivery of community projects through constituted community trust (£250,000)	Prior to occupation of 1060, 1500, 1940, 2160 th units	2018 - 2023

**Note: Timescales are based on estimated housing projections and may vary on the basis of market conditions.*