

**ROF Bishopton
S75 Obligations - Summary
May 2015**

Based on the Minute of Agreement between The Renfrewshire Council and BAE Systems (Property Investments) Limited dated November 2012.

Figure 1: S75 Obligation Summary

Element	Requirement	Trigger	Estimated Timescale*
Affordable Housing			
-	Over lifetime of development:- 200 Social Rented Units 200 Shared Ownership/Equity or Self Build Plots 235 Lower Market Sector Units	N/A	2015-18 (Affordable Housing Ph1)
Education and Community Facilities			
Primary School	New primary school for 340 pupils with synthetic playing field	Prior to occupation of 1714th unit	2027
Community Centre	New community centre of between 585 and 715 square metres with library/IT/meeting room facilities	Prior to occupation of 600 th unit	2018
Roads Infrastructure			
Motorway Improvements	Improvements to M8 capacity, including motorway junction	Motorway junction prior to occupation of 651 st unit (12/0584/PP)	2019
Station Road	Improvements to existing carriageway and pedestrian surfaces with landscaping	Prior to occupation of 300 th unit	2016
Newton Road	Improvements to carriageway and footway surfaces	Prior to occupation of 400 th unit	2016
Rossland Crescent	Improvements to carriageway and footway surfaces	Prior to occupation of 902 nd unit	2020
Kingston Road/Greenock Road/Old Greenock Road	Junction and traffic calming improvements	Prior to commencement of development	-
Extraordinary Expenses	Agreements under S96 of Roads (Scotland) Act in relation to maintenance of road network required by use of construction traffic	Over lifetime of development	2012 - 2034
Sustainable Urban Drainage Systems	Design Schedule and Maintenance Manual	Prior to commencement of development	-
Public Transport			
Bus Services	Bus Service Delivery Strategy and Contribution	Prior to occupation of first unit.	As per strategy
Park and Ride	Improvements extension to existing park and ride facility (total of 300 spaces).	First phase prior to completion of 400 th unit, second phased by completion of 1,000 th unit	2016 (Ph 1), 2021 (Ph 2)

Health Provision			
Health Centre	Provision of healthcare facility by either:- a) transferring serviced site to Council at nil value and £1M contribution b) construction and lease back with health care provider c) £1M contribution to Council to provide health services to serve the development	Facility to be delivered 8 years after first completion	2021
Place of Worship			
-	Provision of a 0.5ha site for place of worship	Delivery by 900 th unit. If no third party identified, site may be utilised for community purposes	2026
Employment Land			
Serviced Employment land	Employment Marketing Strategy	Prior to occupation of 100 th unit	2014
Sports, Recreation and Play Facilities			
Leisure Services Strategy	Strategy for provision of play facilities, sports pitches, walking/cycling routes and formal/informal open spaces throughout site	Prior to occupation of 200 th unit	2014
Bishopton Recreation Ground	Drainage, turf, boundary and landscaping improvements. Transfer to CDT	Prior to occupation of 411 th unit.	2016
Newton Road Recreation Ground	Contribution to playing surface and pavilion improvements (£100,000)	Prior to occupation of 411 th unit.	2016
Wester Rossland Woodland	Layout and enhancement of open space.	Prior to occupation of 411 th unit	2016
Gladstone Hill	Layout and enhancement of open space. Contribution towards implementation by Council (£50,000)	Strategy prior to occupation of 2000 th unit	2028
Central Park Phase 1	One full size turf playing surface (100 x 50m) One full size artificial turf playing field (106 x 65m) Floodlighting and two sets of changing rooms	Prior to occupation of 1300 th unit.	2023
Central Park Phase 2	One full size turf playing surface playing surface (100 x 50m).	Prior to occupation of 2000 th unit.	2028

North Park	Layout and enhancement of open space.	Prior to occupation of 2000 th unit.	2028
Community Woodland Park			
-	Management Plan and establishment of Community Woodland Park	Implementation by occupation of 2000 th unit	2028
Landscaping			
-	Landscape maintenance and specification schedule.	Prior to commencement of development	-
Remediation and Earthworks			
Monitoring and verification	Remediation Contribution (£625,000) towards verification of remediation works.	From commencement of development start over 15 year period	2012-2027
Community Development Trust			
-	Fund of £300,000 to enable development of community projects through constituted Trust.	To be paid in six installments at 100, 500, 900, 1300, 1700 and 2100 units.	2015 – 2029
Social Work Contribution			
-	Contribution for adaption of affordable residential units.	Contribution available between 400 th and occupation of 2000 th units.	2016 – 2028
Energy Efficiency and Sustainability			
Innovation Fund	Contribution of £100,000 towards measures which improve the energy efficiency of the development.	Contribution to be provided prior to occupation of 400 th and 902 nd units.	2016 and 2021

* Note: Timescales are estimated on the basis of 120 housing completions per annum and may vary on the basis of market conditions.