

Oliver House - Annex 2 - Summary of Bids

Rank	Party	Unconditional £	Conditional £	Planning details	Funding details	Community Benefits
1	McCarthy & Stone	£1,250,000	£3,324,000 plus overage clause	Demolish existing building 30 retirement living apartments	Proof available	Highest quartile for development quantum scoring Housing type meets demonstrable housing need & may release larger family houses Off site affordable housing contribution assumed No exceptional local amenity or community provision
2	Churchill Retirement		£2,850,000 5% deposit, exch 8 weeks	Demolish existing building 29 retirement living apartments	Proof available	Highest quartile for development quantum scoring Housing type meets demonstrable housing need & may release larger family houses Off site affordable housing contribution assumed Community provision in form of public cafe
3	Trinity Services Ltd	£2,412,000	N/A	Convert existing building to 4 houses New build 7 houses and 4 flats	Proof available	third highest quartile for development quantum scoring Mixture of houses and flats with good range of sizes Contend scheme below affordable housing threshold No exceptional local amenity or community provision
4	S Harrison Developments Ltd	N/A	£2,482,000 plus overage clause	Demolish existing building 8 houses and 6 apartments	Proof available	Second lowest quartile for development quantum scoring Mixture of houses and flats and range of sizes Below affordable housing threshold No exceptional local amenity or community provision
5	P D Smith Holdings Ltd	N/A	£2,250,000	Demolish existing building 10 houses 3 apartments + 1 community use apartment	Not stated	second lowest quartile for development quantum scoring Good approach to housing mix and size Propose some affordable Housing - community use apartment No exceptional local amenity or community provision
6	Daniel Gath Homes	N/A	£2,375,550	Demolish existing building 13 houses of total 20,015 sq	Proof available	second lowest quartile for development quantum scoring Average approach to housing mix and size Scheme below affordable housing threshold No exceptional local amenity or community provision
7	Arncliffe Homes Ltd	N/A	£2,005,555	Demolish existing building 11 houses and 1 apartment	Proof available	second lowest quartile for development quantum scoring Average approach to housing mix and size scheme below affordable housing threshold No exceptional local amenity or community provision
8	Mandale Group	N/A	£1,850,000 Phased payment with final 30% 18 months after planning granted.	Convert existing building to 18 apartments and new build 12 apartments on garage site. Argue that conversion is existing stock therefore no affordable needed at all.	Cash	highest quartile for development quantum scoring poor approach to housing mix but good approach to size range contend affordable housing not required No exceptional local amenity or community provision
9	Fairhome Property Group Ltd	N/A	£1,050,000	Convert existing building 18-22 apartments for people with complex care needs	Proof available	second highest quartile for development quantum scoring good approach to housing mix and size - scheme meets demonstrable housing needs Good approach to Affordable housing proposed Good community benefits meeting the needs of those with complex disabilities
10	MCR Property Group	N/A	£1,300,000	Demolition of existing building 22 apartments and 5 town houses	Proof available	highest quartile for development quantum scoring good approach to housing mix and size range off site affordable provision assumed No exceptional local amenity or community provision
11	Lee Robinson John Semouson	£1,501,000	£1,501,000	Convert existing building Change of use to hotel	Proof available	lowest quartile for residential development quantum scoring poor approach to housing mix but average approach to size below affordable housing threshold some community benefits in provision of local employment and community space

12	London Ebor plc + Helmsley Group	N/A	£1,510,421/£1,589,421 5% deposit	Demolish existing building 10/14 (smaller) houses.	Cash	second lowest quartile for development quantum scoring poor approach to housing mix but good approach to size range below affordable housing threshold No exceptional local amenity or community provision
13	Home Group (Coho Ltd)	N/A	£1,100,000 Exclusivity contract only	15 units incl 6 x 1 bed flats affordable	Not disclosed	second highest quartile for development quantum scoring good approach to housing mix and size - meets demonstrable housing needs Good approach to Affordable housing proposed No exceptional wider local amenity or community provision
14	Grantside Ltd	£1,475,000	N/A	Demolish existing building 11 houses and 3 apartments	Proof available	second lowest quartile for development quantum scoring poor approach to housing mix but good approach to size range below affordable housing threshold No exceptional local amenity or community provision
15	YorSpace Ltd	N/A	£750,000 plus projected social value of £278,000 pa	Convert existing building to 14 intermediate affordable homes with community based use of remainder	70% LtoV in principle.	second lowest quartile for development quantum scoring good approach to housing mix and size - scheme meets demonstrable housing needs Good Affordable Housing provision Apprenticeship Wide range of amenity and community benefits inc apprenticeships, Community Allotment, Communal living space, Car pool, cycle courier depot etc
16	Mulgrave Properties	N/A	£1,308,000	Demolish existing buildings 9 houses 2 flats	Cash	second lowest quartile for development quantum scoring average approach to housing mix and size range below affordable housing threshold No exceptional local amenity or community provision
17	Alcuin Homes	£785,000	£1,330,000 5% deposit	Demolish existing buildings 7 houses	Prof available for unconditional	lowest quartile for development quantum scoring poor approach to housing mix and size range below affordable housing threshold No exceptional local amenity or community provision
18	Marico Asset Management	N/A	£1,250,000	Demolish existing building 8 dwellings	Proof available	Limited detail, lowest quartile for development quantum scoring assume on basis of scheme details a poor approach to housing mix and size range below affordable housing threshold No exceptional local amenity or community provision
19	Nixon Homes	N/A	£1,780,000 12 weeks to exchange £50,000 deposit	No scheme	Proof available	No detail
20	Tower Properties		£1,125,000	Demolish existing building 10 houses	Proof available 2 flats to sell (in solicitors hands)	second lowest quartile for development quantum scoring average to poor approach to housing mix and size range below affordable housing threshold No exceptional local amenity or community provision
21	Palladian (York) Ltd	N/A	£1,135,000 No exchange until receipt of planning consent	Demolish existing building Residential	Venture capital stucture.	no scheme details
22	Capitol Group	N/A	£970,000	20 x 1 bed apartments to provide specialist supported/assisted living to meet local authority needs	Not disclosed	Highest quartile for development quantum scoring good approach to housing mix and size - scheme meets demonstrable housing needs Good approach to Affordable housing proposed Good community benefits based around specialist supported living
23	Rushbond Ltd	N/A	£767,000	No scheme	Not disclosed	No scheme detail