

WILLOW HOUSE, WALMGATE, YORK – ANNEX 2 – LIST OF BIDS

BIDDER	OFFER	PRE-CONTRACT ENQUIRIES	CONDITIONS	USE	TIMESCALE	FINANCE	COMMENTS
Bid 1 Cavendish and Gloucester Properties Ltd	£2,750,000	1.Title	Satisfactory planning permission	36 No. apartments over three floors (19 No. 1 bed, 17 No. 2 bed). Three storey scheme with flat roof. Two storey part of existing building retained and additional floor added. Single storey part removed and replaced with new three storey part.	28 days to contract. No details provided re long stop/expected completion date.	Existing facility with Bank – proof provided	<ol style="list-style-type: none"> 10% non-refundable deposit. No encroachment onto green space area. Existing building/footprint used. No overage. No tree removal required.
Bid 2	£2,700,000	Usual surveys and title	Satisfactory planning permission	168 bed new build student housing scheme 3 storey new build scheme.	No details provided. Previously specified 3 months contract 5 months planning. (consecutive)	Cash	<ol style="list-style-type: none"> 10% refundable deposit. Overage considered if appropriate mechanism. New build scheme including some development on land fronting Walmgate. Requires removal of tree.
Bid 3	£2,697,000	Ground survey	Satisfactory planning permission	128 bed student scheme 3 storey new build scheme. Smaller block on garages site also 3 storey.	2 months to exchange Planning application submitted 30 June 2018 Planning awarded 30 November 2018 Completion statutory agreements and expiry JR period 28 February 2019 Completion March 2019	Not disclosed but can be made available if offer of interest – not clear where funding coming from and whether any risks.	<ol style="list-style-type: none"> Extends into green space area fronting Walmgate. 5% refundable deposit Overage offered at £21,000 per room in excess of 128no. Programme provides for an immediate start on start post acquisition and scheme completing in time for first student intake in Sept 2020. No tree removal required.
Bid 4	£2,330,000	Usual surveys and title	Satisfactory planning	130 bed new build student housing scheme.	No details provided. Previously specified 3 months contract 5 months planning. (consecutive)	Cash	<ol style="list-style-type: none"> 10% refundable deposit. Overage considered if appropriate mechanism. New build scheme including some development on land fronting Walmgate. Looks to comply with planning requirements. However bid document confusing as suggests scheme needs to find room for a further 10 bedrooms? No tree removal required.
Bid 5	£2,325,000	Site investigation	Detailed planning permission for C2 Care Home of no less than 65 beds	Care Home 3 storey development with no roof space.	Exchange end 6 weeks (ie end March 2018 if approved on 15 February 2018) Submit planning application 3 months of exchange (ie end June 2018) Planning permission expected 12 weeks (ie end September 2018) JR period expiry 6 weeks (ie mid November 2018) Completion 2 weeks (ie end November 2018).	Cash (bank facility approved and proof provided)	<ol style="list-style-type: none"> No further Board approvals needed. New build scheme including some development on land fronting Walmgate. 10% deposit returnable (stated previously) No tree removal required.