

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 |

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| 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 |