

ANNEX 2 - SUMMARY OF ALL BIDS

City of York Council
Grove House, 148 - 150 Penley's Grove Street, York, YO31 7PN

Party	Unconditional £	Conditional £
Norstar Real Estates Limited (or SPV controlled by NREL)	£750,997 Subject to : 1 ground investigations *56 days from receipt of legal documentation	£1,610,997 Subject to: 1 Planning permission for conversion of existing building to 29 self contained one bedroomed apartments each of c400 sq ft (37 sq m) for sale or rent. 2 Per unconditional bid ** Assume 10 - 12 months
Bidder B		£1,550,050 Subject to: 1 planning permission for 100 new student cluster bedrooms 2 No off site contributions or S278 costs 3 Ground investigations ** Assume 10 - 12 months
Bidder C	£750,000 Subject to: 1 Cap of £30,000 in respect of the knotweed Wording unclear. * 8 weeks	£1,052,000 Subject to: 1 Planning permission for 14 new residential units with no affordable homes requirement 2 Per unconditional offer 3 No allowance for S106/CIL costs ** Assume 10 - 12 months
Bidder D		£1,050,000 No further bid Subject to: 1 planning permission for unquantified number of new Cat 11 Sheltered units 2 Available vacant building credits ** Assume 10 - 12 months
Bidder E		£1,000,251 1 Planning permission for 26 social housing units 2 Clarification of S106/CIL costs 3 Continued treatment of knotweed by CYC until completion. ** April 2018?
Bidder F	£1,000,000 No scheme described but understood to be conversion of present building to low cost rooms in HMO form for rent * 8 weeks	
Bidder G	£750,000 Community led residential conversion scheme Stated social value to £287,000 pa * phased from date of practical completion to backstop of 3 years.	
Bidder H		£693,000 Subject to: Planning permission for 20 x 2 bedroomed flats ** Not defined
Bidder I		£600,000 Subject to : Planning permission for cluster apartments of 70 rooms on 3 floors