S106 Contribution to NHS/GP and Community/Specialist Service Provision

Houses Only

(Font in red can be adjusted)
Planning Ref A/82/12/--(Arun DC contact Peter.Cleveland@arun.gov.uk)
150 dwellings land to east of Roundstone Lane Angmering (Barrett David Wilson (Southampton) Ltd via agent Luken Beck Ltd)

(Revised on clarified numbers)

Example Housing Development

House Numbers (Inc Social Housing)	House Type	New Occupancy (Persons)	Surgery Area Requirement (sqm)		Infrastructure Development Cost (psm)	Capital Contribution (£)	Approx Contribution per dwelling(£)
0	1 Beds	0		@	£2,250	£0	#DIV/0!
17	2 Beds	31	3	@	"	£6,197	£365
68	3 Beds	150	13	@	"	£30,294	£446
59	4 Beds	159	14	@	"	£32,258	£547
0	5 Beds	0	0	@	"	£0	#DIV/0!
144.00		340	30.56	@	"	£68,749	
	Ave Occupancy	2.36			Contribution Per Dwelling	£477	per dwelling
						£203	per person

Assumptions (confirmed by WSCC Aug 2011 and District Valuer October 2011)

New build costs and land	£2,500.0 psm	Greater than	299	sqm	
Build Cost only	£2,250.0 psm	then Land Cost is introduced			
Average Sqm Per Patient	0.09 sqm				N.B Occupancy Nos stil reflect Census 2001--revised figs from latest
Average Occupancy Assumptions	1 Bed	1.7	Persons		Census likely to become available from WSCC end 2012
	2 Bed	1.8	Persons		
	3 Bed	2.2	Persons		
	4 Bed	2.7	Persons		
	5 Bed	3	Persons		

Explanation

1.Build costs include basic build cost,finance,professional fees and developers profit.To be amended annually.
2.Build cost plus land includes an estimated cost per sq m for land, in the event that land needs to be acquired to facilitate a new development.
3.The land cost addition can be increased dependent on the location of the new surgery.
4.The point at which land is added into the equation is when the requirement for space is in excess of 299 sq metres.
5.The occupancy assumptions can be amended as per the requirements of the Local Authority.
6.The average sq metre per patient has been derived from SFA 2003/04 as below, including additional space.This can be amended to reflect the flexibility of the NHS Directions and the requirement of the PCT to provide addition clinical or service development space within a new development

2000 patients per GP

1500 sqm GIA	7	GP Practice	AVG Patient List	14000	**0.11** sq m per patient
836 sqm GIA	6	GP Practice	AVG Patient List	12000	**0.07** sq m per patient
718 sqm GIA	5	GP Practice	AVG Patient List	10000	**0.07** sq m per patient
646 sqm GIA	4	GP Practice	AVG Patient List	8000	**0.08** sq m per patient
487 sqm GIA	3	GP Practice	AVG Patient List	6000	**0.08** sq m per patient
374 sqm GIA	2	GP Practice	AVG Patient List	4000	**0.09** sq m per patient
271 sqm GIA	1	GP Practice	AVG Patient List	2000	**0.14** sq m per patient
			Average		**0.09** sq m per patient