

S106 Contribution to NHS/GP Service Provision

Flats only



Font in red can be adjusted

Planning Ref A/82/12/---(Arun DC contact Peter.Cleveland@arun.gov.uk)

(Barrett David Wilson (Southampton) Ltd via agent Luken Beck Ltd)

150 dwellings land east of Roundstone Lane Angmering

Assumed Flats or Apartments element

(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	0	@	£2,250	£0	#DIV/0!
6	2 Beds	8	1	@	"	£1,580	£263
0	3 Beds	0	0	@	"	£0	#DIV/0!
0	4 Beds	0	0	@	"	£0	#DIV/0!
0	5 Beds	0	0	@	"	£0	#DIV/0!
6.00		8	0.70	@	"	£1,580	
Ave Occupancy		1.30	Contribution Per Dwelling			£263	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	Flats/Apartments			N.B Occupancy nos still reflect Census 2001--revised figures from latest Census likely to become available from WSCC-end 2012		
Average Occupancy Assumptions	1 Bed	1.2	Persons				
	2 Bed	1.3	Persons				
	3 Bed	1.7	Persons				
	4 Bed	2.4	Persons				
	5 Bed	2	Persons		(N.B. this occupancy figure for 5 bed flats is correct as per WSCC 2011--8--16)		
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