

**Leicester Planning Applications - Bedspace Density and Value per Hectare Analysis**

Planning App. Date	Site Name	Planning Application no.	Site (ha)	No. of beds	Circulation	Type	Avg. Studio Size m2	Avg. Cluster size m2	No. storeys (averaged across scheme)	Density bed: ha	Bedspaces per storey	Assumed value per bedspace	Value of Scheme @ £3,000 per bedspace	Value per hectare
18/10/2013	11-17 Jarrom St	20141609	0.08	150	26%	150 studios	21		8	1,875	18.75	£3,000	£450,000	£5,625,000
18/07/2013	The Summit, Jarrom St	20100484	0.38	369	17%	20% studios/80% clusters	27		21	971	17.57	£3,000	£1,107,000	£2,913,158
03/06/2014	2A Upperton Road	20141029	1.1	536	24%	100% Studio	21		7	487	76.57	£3,000	£1,608,000	£1,461,818
12/04/2013	136 New Walk	20130647	0.05	30	27%	100% Studio	23		4.5	600	6.67	£3,000	£90,000	£1,800,000
27/10/2014	Southgates bus depot	20142027	0.72	500	32%	40% studio/60% clusters	25	18	5	694	100.00	£3,000	£1,500,000	£2,083,333
18/07/2013	Albion Street	20131289	0.05	54	30%	90% Studios/10% clusters			5	1,080	10.80	£3,000	£162,000	£3,240,000
07/04/2011	Brookland Road	20110526	0.19	215	32%	25% Studio/75% clusters	24	14	6	1,132	35.83	£3,000	£645,000	£3,394,737
23/05/2014	55 Oxford Street	20140961	0.05	90	30%	100% Studio	24		7	1,800	12.86	£3,000	£270,000	£5,400,000

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18/10/2013	11-17 Jarrom St	20141609	0.08	150	26%	150 studios	21		8	1,875	18.75	£4,000	£600,000	£7,500,000
18/07/2013	The Summit, Jarrom St	20100484	0.38	369	17%	20% studios/80% clusters	27		21	971	17.57	£4,000	£1,476,000	£3,884,211
03/06/2014	2A Upperton Road	20141029	1.1	536	24%	100% Studio	21		7	487	76.57	£4,000	£2,144,000	£1,949,091
12/04/2013	136 New Walk	20130647	0.05	30	27%	100% Studio	23		4.5	600	6.67	£4,000	£120,000	£2,400,000

27/10/2014	Southgates bus depot	20142027	0.72	500	32%	40% studio/60% clusters	25	18	5	694	100.00	£4,000	£2,000,000	£2,777,778
18/07/2013	Albion Street	20131289	0.05	54	30%	90% Studios/10% clusters			5	1,080	10.80	£4,000	£216,000	£4,320,000
07/04/2011	Brookland Road	20110526	0.19	215	32%	25% Studio/75% clusters	24	14	6	1,132	35.83	£4,000	£860,000	£4,526,316
23/05/2014	55 Oxford Street	20140961	0.05	90	30%	100% Studio	24		7	1,800	12.86	£4,000	£360,000	£7,200,000

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18/10/2013	11-17 Jarrom St	20141609	0.08	150	26%	150 studios	21		8	1,875	18.75	£5,000	£750,000	£9,375,000
18/07/2013	The Summit, Jarrom St	20100484	0.38	369	17%	20% studios/80% clusters	27		21	971	17.57	£5,000	£1,845,000	£4,855,263
03/06/2014	2A Upperton Road	20141029	1.1	536	24%	100% Studio	21		7	487	76.57	£5,000	£2,680,000	£2,436,364
12/04/2013	136 New Walk	20130647	0.05	30	27%	100% Studio	23		4.5	600	6.67	£5,000	£150,000	£3,000,000
27/10/2014	Southgates bus depot	20142027	0.72	500	32%	40% studio/60% clusters	25	18	5	694	100.00	£5,000	£2,500,000	£3,472,222
18/07/2013	Albion Street	20131289	0.05	54	30%	90% Studios/10% clusters			5	1,080	10.80	£5,000	£270,000	£5,400,000
07/04/2011	Brookland Road	20110526	0.19	215	32%	25% Studio/75% clusters	24	14	6	1,132	35.83	£5,000	£1,075,000	£5,657,895
23/05/2014	55 Oxford Street	20140961	0.05	90	30%	100% Studio	24		7	1,800	12.86	£5,000	£450,000	£9,000,000

We note a direct correlation between Site/Bedspace Density per hectare and Value per hectare - For example; 11-17 Jarrom Street is built on a 0.08 hectare site with 150 bedspaces equating to a site/bedspace density of 1,875 (bed:ha). In contrast, The Summit is built on a site size of 0.38 ha, with 369 bedspaces equating to a site/bedspace density of 971 (bed:ha). Despite the increased number of bedspaces and storeys at The Summit, the smaller site area of 11-17 Jarrom means Value per hectare is almost doubled.

*Note: Council submission at 11-17 Jarrom Street declared 140 bedspaces but there is an updated planning application for 150 bedspaces*