

1. Having read all of the responses to his main issues and questions, the Examiner requests that the Council prepares a written statement addressing the comments about the Viability Study ("VS") and Viability Study Update ("VSU") set out in the further representations by Gateley plc on behalf of the University of Leicester relating to **student accommodation developments**¹.
2. The additional written statement should further explain the approach taken with regard to the matters listed below relating to student accommodation developments. Furthermore, the statement should set out whether, having considered the comments by Gateley plc, the Council considers that any changes ought to be made to the VS, VSU or, as a consequence, the draft charging schedule.
3. Specific matters about student accommodation developments to be addressed are:
 - a) Land values, having regard to any available evidence about market transactions;
 - b) Construction costs, in particular why they were not updated in the VSU, and claimed inconsistencies / inaccuracies about assumed net floor areas;
 - c) Abnormal costs, having regard to the location and nature of where most student accommodation developments are expected to take place;
 - d) Fees and contingency costs; and
 - e) Capital value, having regard to rental values and outgoings².
4. The additional statement should be received by the Programme Officer by **midday on Wednesday 12 August 2015** and will be published on the website and circulated to all participants prior to the hearing session on Wednesday 19 August 2015.

¹ Gateley plc responses to questions 5 and 35; the summary and conclusions on pages 17-19; and the appended table setting out DTZ comments on the student accommodation scheme included in the VS and VSU.

² Gateley plc suggest a positive change in viability with regard to this particular matter.