

## **Morning Session – 10.00 until Midday**

### **Matters for Discussion**

#### *A. Legal and Procedural Matters*

Examiner's Questions 1, 2, 3 and 12, in particular:

- Should the introduction of CIL be delayed in order to coordinate it with the forthcoming local plan?
- If so, what would be the implications for the delivery of the recently-adopted core strategy?

#### *B. Viability Evidence*

Examiner's Questions 4, 5 and 6, in particular:

- Was it appropriate to update certain data in the Viability Study (VS) whilst leaving other inputs to the model unchanged?
- What was the rationale for choosing which data to update and which to leave unchanged in the Viability Study Update (VSU)?

#### *C. Infrastructure Evidence*

Examiner's Questions 7 to 11 and 42, in particular:

- Is the Infrastructure Project List reasonably up to date?
- Does the Regulation 123 list clearly set out what will be funded by CIL such that it helps to provide evidence of a funding gap?
- Are any modifications required to the draft charging schedule to address issues raised by Leicestershire Police?

#### *D. Residential Development*

Examiner's Questions 13 to 28, in particular:

- How should the draft charging schedule be modified to clarify the approach to residential development at Ashton Green?
- Are the land cost assumptions made in the VS/VSU for greenfield sites appropriate?
- Are the build cost assumptions made in the VSU appropriate?
- Are the planning obligation cost assumptions in the VSU appropriate?
- Are the residential development values assumed in the VS/VSU appropriate?
- How if, at all, should the draft charging schedule be modified with regard to residential development?

#### *E. Any Other Matters*

### **Attendees for Morning Session**

- Leicester City Council
- Gateley plc for University of Leicester
- Leicestershire Police
- Savills for Barratt Home

## **Afternoon Session – 13.00 until 16.00**

### **Matters for Discussion**

#### *F. Student Accommodation Development – General Matters*

Examiner's Questions 29 to 34, in particular:

- Should the charging schedule contain a definition of "student accommodation" and, if so, what should it be?
- How significant is student accommodation development to the delivery of the core strategy?
- Would student accommodation development carried out by a university be exempt from CIL?
- Is any modification needed to the charging schedule to make it clear that student accommodation development in the SRA will be subject to the CIL rate of £100?
- Are CIL charging rates for student accommodation developments in other areas relevant to the consideration of the rate in Leicester?

#### *G. Student Accommodation Development – Viability Study (VS) and Viability Study Update (VSU) Assumptions*

Examiner's Questions 35 and 36, in particular:

- Are the land cost assumptions made in the VS/VSU appropriate?
- Should the construction cost assumptions made in the VS be updated?
- Have the construction costs been correctly calculated in the VS/VSU?
- Should abnormal costs be included?
- Are the fees and contingency cost assumptions made in the VS/VSU appropriate?
- Are the capital value assumptions made in the VS/VSU appropriate?
- Is there any other available evidence relating to the impact of the proposed charging rate on the viability of student accommodation developments?

#### *H. Student Accommodation Development – Specific Modifications*

Examiner's Question 36:

- If you consider that the proposed charging rate for student accommodation would put at risk the overall development of the area, what specific modification are you seeking and what appropriate available evidence is there to support it?

#### *I. Any Other Matters*

### **Attendees for Afternoon Session**

- Leicester City Council
- Gateley plc for University of Leicester
- RGP for Code Student Accommodation