

## **Newcastle City Council and Gateshead Council**

### **Community Infrastructure Levy Examination**

#### **Initial Note from the Examiner – 19 February 2016**

I have undertaken an initial read of the Charging Schedules, submitted evidence and responses. Once I have received the responses to the Council's Statements of Modifications (closing date 7 March 2016), I hope to be in a position to publish my Main Issues and Questions as soon as possible.

In the interim I have a number of questions for the Councils, on which clarification would be useful at this stage. These are as follows:

1. The site specific residential appraisals in Appendix 8 of the Annex Update (2016) (Examination Document PO4) list the 'profit' of each scheme. This figure is different to the 'residual values' for each site, as set out in Tables 4.2 and 4.3 of the Annex Update. Could you explain this difference, and provide details of the additional costs/adjustments made?
2. Do the 'profit' figures in the typology appraisals in Appendix 8 represent the full residual value for each notional scheme? If not, what is the full residual value, and what additional costings (such as developer profit costs and Section 106 costs) would be included in this calculation?
3. Linked to the above, could you confirm what threshold value (per hectare and total figure) has been applied to the residual value for each scheme typology to produce the headroom figures in Table 4.1 on page 37 of the Annex Update (2016)?
4. The headroom figures for the specific Newcastle sites in Tables 4.2.1 and 4.3.1 (row E) in the Annex Update (2016) (PO4) appear to be different to the headroom figures for the same sites in the fifth column of Table 4 in Appendix 1 of the CIL Background Paper 2016 (PO2)? Could you explain the reason for these variations? *[the headroom for the Gateshead sites appear to correspond between the two documents]*
5. Most of the site specific residential appraisals in Appendix 8 of the Annex Update (2016) (PO4) include an 'adjustment' column in the revenue section. Could you clarify for me what this represents?
6. Linked to the above, can you explain why there are two versions of appraisals for each of the specific Newcastle sites - one with and one without the 'adjustment' column? Could you confirm which series of Newcastle appraisals have been used to derive the headroom calculations, as set out in Tables 4.2 and 4.3 on pages 40-43 of the Annex Update (2016)?

7. Do the Councils have a preferred date(s) for the Hearing sessions?
8. Could I request hard copies of the following documents from the CIL examination library:
- Gateshead DCS (GS02)
  - CIL Consultation Statement (GS03)
  - Gateshead Report of Representation (GS05)
  - Gateshead PDCS (GS09)
  - Gateshead PDCS Maps (GS10)
  - Gateshead DCS Maps (GS12)
  - Newcastle DCS (NS02)
  - CIL Consultation Statement (NS03)
  - CIL Report of Representations (NS05)
  - Newcastle CIL Addendum – DCS (NS07)
  - Newcastle PDCS (NS08)
  - CIL Background Paper (S01)
  - CIL Background Paper Appendices (S02)
  - Gateshead and Newcastle V&D Report Annex Update October 2015 (S03)

It would be appreciated if you could provide me with a response to the above questions by **Tuesday 8 March 2016**. If you have any queries, please do not hesitate to contact me via the Programme Officer.

*Katie Child*

Examiner