

Cambridge City Council and South Cambridgeshire District Council

Community Infrastructure Levy Charging Schedules

Examination Hearing

Further post hearing note from Examiner 23 October 2026

1. This note follows on from my earlier one of 14 October 2026. The Councils/Quintic provided an updated note (dated 13 October 2026) suggesting additional viability sensitivity testing following the hearing for the Examination which took place on Monday 12 October and Tuesday 13 October 2026.
2. Comments on this note were received from hearing participants. I have taken account of these comments and the response from the Councils/Quintic.
3. I am broadly content with the approach to further testing set out by the Councils/Quintic. I note the intention to update any key inputs where there have been changes e.g. office rents. I also note the intention to provide an explanatory note to accompany the additional testing and to set out where some of the suggested sensitivities are already covered by existing data.
4. However, there are a number of areas where the scope of further testing should be expanded:
 - a) **Build costs - the alternative build costs for a range of typologies suggested by Bidwells on behalf of the Development Consortium should be tested.** I note the concerns of the Councils/Quintic regarding the need for an elemental breakdown of costs and the potential for double counting. On the other hand, Bidwell's explain that in their view this is not an issue given the exclusion of professional fees, external works and contingency allowances. Furthermore, the purpose of this exercise is simply to undertake sensitivity testing and I will consider the results of this in that light.
 - b) **Investment Yield - the alternative yields suggested by Bidwells on behalf of the Development Consortium should be tested.** I consider it appropriate to test these higher yields given the recent assessment published by Knight Frank.
 - c) **PBSA - each typology tested on the basis of having/not having a nomination agreement.** This is to reflect concern that rent levels may be different.
5. In summary therefore, the Councils/Quintic should undertake the additional testing as set out in the note of 13 October 2026, subject to the additional points set out above. Given the scope of additional testing required, I have

extended the timescale from that originally suggested. The additional testing should be completed by the end of Friday 6 November 2026 and circulated to hearing participants. It should also be published on the Examination webpage with a note confirming written comments can be made by all those who made representations on the Draft Charging Schedules. Comments need to be received by the end of Friday 20 November 2026.

Kevin Ward
Examiner