

## HS6: Matter 3 – Are the rates informed by, and consistent with, the evidence available?

### Issue 3 – Older People’s Housing

#### QUESTION 1

Is the charging schedule sufficiently clear what constitutes older people’s housing?

1. Yes. To avoid confusion, the definitions proposed are taken directly from paragraph 63-010-20190626 of the PPG.

#### QUESTION 2

Is the levy rate of £220 per square metre for older person’s accommodation justified by appropriate available evidence?

2. Yes. The testing of CIL in relation to the specialist older people’s housing is consistent with the testing of the other residential development.
3. Table 10.9 of CSD6, Viability Assessment Update (August 2022) shows the results of appraisals run with rates of CIL of up to £500/m<sup>2</sup>, Table 10.10 of CSD6, Viability Assessment Update (August 2022) considers CIL as a proportion of the Residual Value, and Table 10.11 of CSD6, Viability Assessment Update (August 2022) considers CIL as a proportion of the total development costs. This analysis is in line with Paragraph 25-021-20190901 of the PPG – to include a buffer the BLV has been lifted by 30%.
4. When taken together this analysis suggests that £220/m<sup>2</sup> is the appropriate rate for these types of housing.