

### Further documentation for SSDC CIL examiner Mike Fox

As per Mike Fox's request, I attach below a table of 'opening up' costs for strategic sites (200 units+) collated by Savills from HBF member developers in relation to other CIL examinations around the country.

The Scheme Enabling & Abnormal works are broadly in line with the range of £17k-£23k per plot identified in the Harman report (bearing in mind that document was published 4 years ago and, as has been evidenced, build costs have risen since that time). It is our view that a cost of this type should be included in CIL viability tests for all the SUE's.

Number	Region	Local Authority	Affordable	Net: to Gross	£ per unit		
					Scheme Enabling & Abnormals	Scheme Mitigation (S. 106)	Total Site Works
<b>200 - 500 units</b>							
1	YH	East Riding of Yorkshire	25%	68%	£18,112	£808	£18,920
2	NE	Northumberland	30%	66%	£7,824	£2,100	£9,924
3	YH	Barnsley	0%	82%	£15,422	£3,339	£18,761
4	SW	Exeter City Council	53%	82%	£22,302	£6,854	£29,156
5	SW	South Hams District Council	25%	71%	£16,738	£5,225	£21,963
6	NW	Telford & Wrekin	25%	52%	£15,238	£2,865	£18,103
7	NE	North Tyneside	25%	77%	£8,765	£8,888	£17,653
8	NW	Tameside	0%	91%	£3,616	£1,500	£5,116
9	YH	Wakefield	30%	-	£13,827	£7,657	£21,484
10	WM	Wychavon	7%	75%	£25,823	£3,288	£29,111
11	NE	Redcar and Cleveland	15%	73%	£6,170	£4,021	£10,191
12	NW	Cheshire East	16%	87%	£3,232	£2,210	£5,442
13	NW	Telford & Wrekin	15%	84%	£18,264	£7,289	£25,553
14	SE	Basingstoke & Deane	40%	62%	£17,571	£18,606	£36,177
15	NW	Preston City Council	30%	68%	£21,269	£2,398	£23,667
16	EE	Babergh District Council	20%	53%	£30,743	£11,337	£42,080
17	WM	Stafford Borough Council	0%	-	£7,000	£7,190	£14,190
<b>AVERAGE</b>			<b>21%</b>	<b>73%</b>	<b>£14,819</b>	<b>£5,622</b>	<b>£20,441</b>
<b>501 - 1000 units</b>							
18	SE	Hart District Council	40%	61%	£17,630	£10,213	£27,843
19	SE	Horsham District Council	20%	39%	£30,145	£18,127	£48,272
<b>AVERAGE</b>			<b>30%</b>	<b>50%</b>	<b>£23,888</b>	<b>£14,170</b>	<b>£38,058</b>
<b>1001 units +</b>							
20	EE	Daventry District Council	15%	56%	£22,163	£14,977	£37,140
21	EE	Peterborough City Council	46%	40%	£18,476	£17,097	£35,573
22	SW	Taunton Deane Borough Council	25%	43%	£39,879	£2,715	£42,594
23	EE	Cambridge City Council	40%	36%	£10,104	£17,741	£27,845
24	SE	Cherwell District Council	30%	33%	£14,628	£16,679	£31,307
25	EE	Chelmsford City Council	27%	42%	£16,645	£28,594	£45,239
26	SE	Winchester City Council	15%	45%	£22,476	£18,844	£41,320
<b>AVERAGE</b>			<b>28%</b>	<b>42%</b>	<b>£20,624</b>	<b>£16,664</b>	<b>£37,288</b>
<b>AVERAGE (ALL)</b>			<b>24%</b>	<b>62%</b>	<b>£17,079</b>	<b>£9,252</b>	<b>£26,332</b>

If this requires any further explanation or if there is anything else you need from me please let me know. I will be away until Monday 15<sup>th</sup> so please contact Tim Gent in my absence.

Kind regards  
Andrew

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Additional note (16/08/2016): Mr Weeks has advised that the above data has been collected between November 2015 and April 2016.