

**Sulina Tallack (ECC)**

**From:** Greg Cornish <GCornish@graingerplc.co.uk>  
**Sent:** 24 January 2023 14:17  
**To:** Community Infrastructure Levy (CIL)  
**Subject:** **CIL Draft Charging Schedule - Have your say**

Dear Sir / Madame,

I've been trying to submit comments on the proposed CIL Charging Scheduled via the Commonplace website, but I can't submit them for some reason.

My main comment is on the proposed rate for Build-to-Rent, which I **disagree** with.

Comments as follows;

*Build to rent (BtR) schemes cost the same, if not more, to construct than typical residential flatted schemes. However, values of BtR schemes are most commonly lower than 'for sale' schemes (management costs, rent and yield dynamics etc.), which means the pot from which to pay for planning obligations, CIL, build costs, land and profit is smaller.*

*The financial viability of BtR schemes is therefore strained even further. The delivery of good quality, professionally managed BtR schemes in the City will therefore be harder to achieve, especially if the Council remain intent on requiring on-site affordable housing as well. Something will need to give if such schemes (which add to the variety of housing stock in the City) are to be delivered in the future.*

I trust that my name and email address will **not** be shared publicly.

Kind regards,  
Greg

**Greg Cornish MRICS**  
Director (Land)



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