

INDEPENDENT EXAMINATION OF THE SOUTH WORCESTERSHIRE CIL CHARGING SCHEDULE REVIEW

EXAMINER: Keith Holland BA (Hons) DipTP MRTPI ARICS

Hannah Davies
Principal Planning Policy Officer
Policy Team (Planning Section)
Malvern Hills and Wychavon District Councils
Civic Centre
Queen Elizabeth Drive
Pershore
WR10 1PT

cc. Hannah Millan, Worcester City Council
Ian Kemp, Programme Officer

Via email

9 October 2026

Dear Ms Davies

Introduction of the Building Safety Levy

You will be aware, under the Building Safety Act 2022, the Building Safety Levy (BSL) is now to be applied to building control applications and notices submitted on or after 1 October 2026. This implications of this will need to be assessed for the purposes of informing the examination of the CIL Charging Schedule Review .

I note Aspinall Verdi did not include the BSL in its viability work because, at the time the viability work was done, it was not clear that the BSL would be applicable. Aspinall Verdi stated that *"the position can be kept under review as part of future monitoring or review work"*.

In the light of the requirement to apply the BSL from 1 October 2026, I consider that it is necessary for the implications of the BSL on the viability assessment (undertaken in December 2025) to be identified before I can prepare my report. Therefore, I request the following action be undertaken:

1. That the Councils arrange for the viability assessment in relation to residential development to be reviewed to take into account the BSL and, if necessary, for Aspinall Verdi to provide updated recommendations. This might be done by way of an addendum or similar.
2. Once prepared, this addendum should be placed on the examination website and sent to those who made representations at the Regulation 16 stage (and/or commented on the Statement of Modifications, April 2026), advising that anyone with an interest in the examination may comment on the updated assessment and implications for the proposed residential development CIL rates.
3. The examination website should advise that **2 weeks** will be provided to submit comments on the updated assessment, which I consider is a proportionate approach given the focused nature of the requested update.
4. It should be made clear that there is no need for responses to repeat representations that have already been made in relation to any other matters (since the

representations submitted at Regulation 16 and in response to the Statement of Modifications stand as submitted). Similarly, it is not an opportunity to raise new matters that do not relate to any matter not flowing directly from the introduction of the BSL and any implications arising for residential CIL rates.

5. Any responses received at the end of the 2 week period should be forwarded for my attention via the Programme Officer.

In the interests of transparency, I have asked the Programme Officer to ensure that a copy of this letter is placed on the examination website.

I would emphasise that the Councils should seek to implement these requested actions as soon as practicable in order to avoid any unnecessary delay to the examination and receipt of the final report.

Thank you in advance for your assistance.

Yours sincerely

Keith Holland

Examiner