

From: [Caroline Ford](#)
To: [Archie Mackay-James](#)
Cc: [Hannah Leary](#); [Nigel Simkin](#); [Rob Bolton \(rb@reviewpartners.uk.com\)](#); [Paul Martin](#); [Eleanor Musgrove](#); [Alex Chrusciak](#); [Andrew Thompson](#); [Nick Fell](#); [Jamie Miller](#)
Subject: RE: North West Bicester Viability
Date: 22 December 2022 18:24:34
Attachments: [image003.png](#)
[image004.png](#)
[image005.jpg](#)
[image006.jpg](#)
[image007.jpg](#)
[image008.jpg](#)
[S106 Firethorn Working draft 22-12-2022.xlsx](#)

Dear All,

Please see attached – you need to scroll across and my table is adjacent to yours – please note, this is though based on your original table, rather than the table forwarded last week which I apologise for – I had already started working on this so it made sense to continue.

I have included notes to explain and I must stress that there are a couple of things still to be confirmed (I am awaiting confirmation as to whether funding for the Banbury Road roundabout improvements needs to be re-couped so this remains in the total for now).

I also wanted to check how you propose to deal with landscape maintenance costs as these are not accounted for within this table. Please advise.

The table indicates the figure and the indexation base – for CDC, we have updated these to December 2022 figures but the OCC requests remain as per their indexation (apologies but I have not managed to ask for these to be updated or for your figures to be checked – this can be actioned into the New Year).

I trust that this is helpful at this stage but I must stress that this is provided entirely without prejudice.

Lastly, I wish you all a very Happy Christmas.

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Team Leader – South Area Major Projects Team
Development Management Division
Communities Directorate
Cherwell District Council
Tel: 01295 221823
Email: caroline.ford@cherwell-dc.gov.uk
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From: Archie Mackay-James <Archie.Mackay-James@rapleys.com>

Sent: 21 December 2022 18:03

To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

Cc: Hannah Leary <Hannah.Leary@bartonwillmore.co.uk>; Nigel Simkin <Nigel.Simkin@hld-uk.com>; Rob Bolton (rb@reviewpartners.uk.com) <rb@reviewpartners.uk.com>; Paul Martin <pmartin@firethorntrust.com>; Eleanor Musgrove <emusgrove@firethorntrust.com>; Alex Chrusciak <Alex.Chrusciak@cherwell-dc.gov.uk>; Andrew Thompson <Andrew.Thompson@Cherwell-DC.gov.uk>; Nick Fell <Nick.Fell@rapleys.com>; Jamie Miller <Jamie.Miller@rapleys.com>

Subject: RE: North West Bicester Viability

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Caroline,

Whilst our meeting at your offices last week was productive, with some key points agreed and a way forward set out by Alex at the end of the meeting (please refer to the meeting notes attached), we need to keep up the momentum to ensure that the final points on viability are agreed asap between parties. We are still working towards the presentation of this application to your Planning Committee on 12th January, unless you advise us otherwise. I am aware that Hannah sent across the information required to address the Parameters points that you have raised last week, and the OCC Highways objection has been removed, so viability remains the key outstanding point to be finalised/agreed.

As advised at the meeting last week, what we need now is the final S106 table in order to provide final conclusions on the viability position and ensure that we can provide the best offer possible for presentation to Members, with a focus on maximising affordable housing. We have been asking for the S106 table for some time and it remains outstanding, and it is now crucial to this application being able to progress. To this end we would be grateful for a timescale for its receipt. Our Client has made clear that there is now an increasing amount of pressure on the remaining time within which a positive resolution, S106 and formal planning approval need to be achieved, and we cannot afford anymore slippage in this respect.

Kind Regards

Archie

Archie Mackay-James
MRICS
Senior Associate
Residential Development Consultancy

[07467 941544](tel:07467941544)

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From: Nigel Simkin <Nigel.Simkin@hld-uk.com>

Sent: 09 December 2022 11:23

To: Archie Mackay-James <Archie.Mackay-James@rapleys.com>

Cc: Caroline Ford <Caroline.Ford@cherwell-dc.gov.uk>; Hannah Leary <Hannah.Leary@bartonwillmore.co.uk>; Rob Bolton (rb@reviewpartners.uk.com) <rb@reviewpartners.uk.com>; Paul Martin <pmartin@firethornttrust.com>; Eleanor Musgrove <emusgrove@firethornttrust.com>; Alex Chrusciak <Alex.Chrusciak@cherwell-dc.gov.uk>; Andrew Thompson <Andrew.Thompson@cherwell-dc.gov.uk>

Subject: RE: HLD FVA Report - North West Bicester - Email 1 of 4

Archie

Hope you are well.

Please find the raw land registry data from the UK Gov/ONS website attached that I used to inform my sensitivity test. My file notes suggest that I took the figures from March 2022 to August 2022 in order to generate the % figures referred to in my report.

Kind regards

Nigel



Nigel Simkin MRICS MRTPI
Director

T: [0121 740 0591](tel:01217400591) | M: [07854 836 811](tel:07854836811)

E: Nigel.Simkin@hld-uk.com | W: www.hld-uk.com

A: Cornwall Buildings, 45 Newhall Street, Birmingham, B3 3QR



From: Nigel Simkin

Sent: 08 December 2022 08:40

To: Archie Mackay-James <Archie.Mackay-James@rapleys.com>

Cc: Caroline Ford <Caroline.Ford@cherwell-dc.gov.uk>; Hannah Leary <Hannah.Leary@bartonwillmore.co.uk>; Rob Bolton (rb@reviewpartners.uk.com) <rb@reviewpartners.uk.com>; Paul Martin <pmartin@firethornttrust.com>; Eleanor Musgrove <emusgrove@firethornttrust.com>; Alex Chrusciak <Alex.Chrusciak@cherwell-dc.gov.uk>; Andrew

Thompson <Andrew.Thompson@cherwell-dc.gov.uk>

Subject: Re: HLD FVA Report - North West Bicester - Email 1 of 4

Morning Archie

Hope you are well.

Yes certainly, I'll dig those out for you tomorrow when I'm back at my desk. That sensitivity test was informed direct from by UK Land Registry data on the ONS website from what I recall.

Kind regards

Nigel

Sent from my iPhone

On 7 Dec 2022, at 17:17, Archie Mackay-James <Archie.Mackay-James@rapleys.com> wrote:

Nigel,

Please can you confirm / provide the data sets and calculations that have informed your house price inflation conclusions at point 6.18 of the FVA?

Kind Regards

Archie

Archie Mackay-James
MRICS
Senior Associate
Residential Development Consultancy
[07467 941544](tel:07467941544)

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From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

Sent: 21 November 2022 09:37

To: Hannah Leary <Hannah.Leary@bartonwillmore.co.uk>; Archie Mackay-James <Archie.Mackay-James@rapleys.com>

Cc: Rob Bolton (rb@reviewpartners.uk.com) <rb@reviewpartners.uk.com>; Paul Martin <pmartin@firethorntrust.com>; Eleanor Musgrove <emusgrove@firethorntrust.com>; Alex Chrusciak <Alex.Chrusciak@cherwell-dc.gov.uk>; Andrew Thompson <Andrew.Thompson@Cherwell-DC.gov.uk>; Nigel Simkin <Nigel.Simkin@hld-uk.com>

Subject: FW: HLD FVA Report - North West Bicester - Email 1 of 4

Hannah, Archie,

Please see attached the FVA from HLD received through this morning. There are three separate emails with the appendices which will follow. I will put these onto the file and make them public this morning.

I would be grateful for your response to this as soon as possible given where we are relative to our deadline for the Planning Committee report.

With respect to your separate email on Friday Hannah, on the basis that we are working towards the December Committee, I don't think there will now be time to share the draft report in advance of it being finalised as we are likely to be working on this close to the deadline. We need the time this week to finalise this so I would also prefer not to arrange a further meeting which will take time away from working on the report.

I trust this is of assistance at this stage. I must though stress that this is provided entirely without prejudice to any formal decision by the Local Planning Authority.

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Team Leader – South Area Major Projects Team
Development Management Division
Communities Directorate
Cherwell District Council
Tel: 01295 221823
Email: caroline.ford@cherwell-dc.gov.uk
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From: Nigel Simkin <Nigel.Simkin@hld-uk.com>

Sent: 21 November 2022 07:35

To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

Subject: HLD FVA Report - North West Bicester

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Caroline

I hope that you are keeping well and had a good weekend?

Please find attached our final FVA report for the above. Due to its size, I have split the report and appendices into 4 separate documents. The 3 appendices will now follow in separate emails.

I trust that this is in order; however, if you have any queries, please do not hesitate to contact me.

Kind regards

Nigel

Nigel Simkin MRICS MRTPI

Director

T: [0121 740 0591](tel:01217400591) | M: [07854 836 811](tel:07854836811)

E: Nigel.Simkin@hld-uk.com | W: www.hld-uk.com

A: Cornwall Buildings, 45 Newhall Street, Birmingham, B3 3QR

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Date	CPIH Index	Public Sector Index	BCIS All in TPI
Q2 2017 (Apr 17)	103.4	-	327
Q4 2020 (Dec 20)	109.3	260	
Q4 2021 (Aug 21 or latest result)	112.1	269	345

S106 item	Cherwell Request ¹ (Non Indexed) Per Unit	Comments	Indexation Timings	Index Start (based on Column E)	Index Q4 2021 (or latest)	Indexed Contribution per dwelling	Total contribution	Phase A Trigger
Health	£259.46	Acceptable in principle, subject to agreement to how the Council use the funds/mechanism if they are not spent	CPIH from Q2 2017	103.4	112.1	£281.29	£149,084	Instalment 25% payable on (93th) housing occupation trigger
Neighbourhood Police	£151.30	This is acceptable in principle	CPIH from Q2 2017	103.4	112.1	£164.03	£86,936	Instalment 25% payable on (93th) housing occupation trigger
Community Building Provision	£1,050.94	The contribution should be waived/reduced as it is proposed to provide for a pedestrian crossing to St. Lawrence Church	CPIH from Q2 2017	103.4	112.1	£1,139.37	£603,864	Instalment 30% payable on (93th) housing occupation trigger
Road Crossing to Caversfield Church	£1.00	Following pre app discussions between Velocity TP and OCC, feasibility studies are being carried out to ascertain based on a number of crossing options.	CPIH from Q2 2017	103.4	112.1	£1.00	£1	Instalment 25% payable on (93th) housing occupation trigger
Community Development Workers	£347.46	This is not compliant with CIL regulations, as stated by SoS in relation to appeal decision (ref: 3163551) for land at Howes Lane.	CPIH from Q2 2017	103.4	112.1	£376.70	£199,648	Instalment 5% payable on first housing occupation trigger
Community Development Fund	£45.29	This is not compliant with CIL regulations, as stated by SoS in relation to appeal decision (ref: 3163551) for land at Howes Lane.	CPIH from Q2 2017	103.4	112.1	£49.10	£26,023	Instalment 50% payable prior to implementation
Primary School	£10,580.85		BCIS All In TPI	327.0	345.0	£11,163.28	£5,916,540	Instalment 10% prior to implementation (First Payment)
Secondary School	£7,398.14		BCIS All In TPI	327.0	345.0	£7,805.38	£4,136,850	Instalment 10% payable on (1st) housing occupation trigger (First Payment)
Special Education Needs	£529.13		BCIS All In TPI	327.0	345.0	£558.26	£295,876	Instalment 30% payable on 93rd housing occupation trigger
Sports pavilion contribution	£493.00	This is acceptable in principle	CPIH from Q2 2017	103.4	112.1	£534.48	£283,275	Instalment 25% payable on (93th) housing occupation trigger
Sports Pitches and Maintenance	£478.03	This is acceptable in principle	CPIH from Q2 2017	103.4	112.1	£518.25	£274,673	Instalment 10% payable on prior to implementation
Burial Ground	£10.06	This is acceptable in principle	CPIH from Q2 2017	103.4	112.1	£10.91	£5,780	Instalment payable on (78th) h
Play Area Maintenance		TBC	CPIH from Q2 2017				£0	
Amenity Space Maintenance		TBC	CPIH from Q2 2017				£0	

Community Management Organisation	£1,417.91	This is not compliant with CIL regulations, as stated by SoS in relation to appeal decision (ref: 3163551) for land at Howes Lane.	CPIH from Q2 2017	103.4	112.1	£1,537.21	£814,722	Instalment 50% payable prior to implementation
Community Facility Maintenance	£394.07		CPIH from Q2 2017	103.4	112.1	£427.23	£226,430	Instalment 25% payable on [93th] housing occupation trigger
Waste	£98.60	This is not compliant with CIL regulations, as stated by SoS in relation to appeal decision (ref: 3163551) for land at Howes Lane. This is therefore not agreed	CPIH from Q2 2017	103.4	112.1	£106.90	£56,655	Inst
Bus Provision	£1,150.00	This is acceptable in principle subject to the receipt of costs	CPIH Index from Dec 20	109.3	112.1	£1,179.46	£625,114	50% payable on 1st housing occupation trigger
Bus Services Contribution							£0	Total of 8 equal instalments
Pedestrian/Cycle Infrastructure	£683.89	This is acceptable in principle subject to the receipt of costs	PUB SEC Index from Dec 20	260.0	269.0	£707.56	£375,008	Instalment £31,206 payable on [1st] housing occupation trigger
		Ped/Bike Bridge TBC					£0	
School Transport Contribution							£0	Inst
Right of Way Contribution	£32.50	This is acceptable in principle subject to the receipt of costs	PUB SEC Index from July 21	266.0	269.0	£32.87	£17,419	Inst
Exemplar Southern Access Contribution		TBC					£0	Instalment 25% payable on [93th] housing occupation trigger
Improvements to junction of Charlotte Avenue/B4100	£81.95	This contribution is a proportionate contribution based on 550/6000 and the latest cost estimate based on the traffic data model	PUB SEC Index from Dec 20	260.0	269.0	£84.79	£44,937	Instalment 25% payable on [93th] housing occupation trigger
Improvements to junction of B4100/A4095	£482.32	This is acceptable in principle subject to the receipt of updated costs and road re design (as advised by CDC)	PUB SEC Index from Dec 20	260.0	269.0	£499.02	£264,478	Instalment 25% payable on [93th] housing occupation trigger
Travel Monitoring Plan	£5.34		CPIH Index from Dec 20	109.3	112.1	£5.48	£2,903	
Adoption of Unallocated Parking Bays	£950.00		CPIH from Q2 2017	103.4	112.1	£1,029.93	£545,864	Instalment A payable on [93th] housing occupation trigger
Local Road Improvements	£367.92		CPIH Index from Dec 20	109.3	112.1	£377.35	£199,995	Instalment A payable on [93th] housing occupation trigger
Bicester Leisure Centre contribution	£493.00	This is acceptable in principle	CPIH from Q2 2017	103.4	112.1	£534.48	£283,275	Instalment 25% payable on [93th] housing occupation trigger
Biodiversity	£60.28	This is not acceptable in principle	CPIH from Q2 2017	103.4	112.1	£65.35	£34,637	Instalment 50% payable prior to implementation
Strategic Highway	£5,882.35	TBC	Unindexed	103.4	112.1	£5,882.35	£3,117,646	Instalment 30% payable on 1st housing occupation trigger
S106 Monitoring		TBC					£0	
Library Services	£53.81		CPIH from Q2 2017	103.4	112.1	£58.34	£30,919	
Children's services	£8.01		CPIH from Q2 2017	103.4	112.1	£8.68	£4,602	
Village traffic calming	£57.50		CPIH from Q2 2017	103.4	112.1	£62.34	£33,039	

Secondary School land Contribution	£660.26		CPIH from November 2020	109.3	112.1	£677.17	£358,901	
Braeburn Avenue							£100,000	
Household waste recycling centres								
NR Shared value								
HIF funding								
Cultural wellbeing/ art								
Developer led monitoring								
Skills and training								
Affordable Housing								
Construction standards								
Zero carbon strategy								
S106 per unit	£34,224.37					£35,878.53	£19,015,094.40	

Timing of payment
(Month)

Phase B Trigger	Phase C Trigger	Phase D Trigger
Instalment 50% payable on [186th] housing occupation trigger	Instalment 75% payable on [279th] housing occupation trigger	Instalment of balance payable on [372th] housing occupation trigger
Instalment 50% payable on [186th] housing occupation trigger	Instalment 75% payable on [279th] housing occupation trigger	Instalment of balance payable on [372th] housing occupation trigger
Instalment 30% payable on [186th] housing occupation trigger	Instalment of balance payable on [280th] housing occupation trigger	
Instalment 50% payable on [186th] housing occupation trigger	Instalment 75% payable on [279th] housing occupation trigger	Instalment of balance payable on [372th] housing occupation trigger
Instalment 5% payable on [62th] housing occupation trigger	Instalment 20% payable on [124th] housing occupation trigger	Instalment 20% payable on [186th] housing occupation trigger, then further 20% contributions on each housing occupation trigger at [248 th & 310th] with remaining balance due on [372th] housing occupation
Instalment 50% payable on implementation		
Instalment 20% payable before [78th] housing occupation trigger (Second Payment).	Instalment 23.5% payable on [78th] housing occupation trigger (Third Payment)	Instalment of balance payable on 6 months from Third Payment at 23.5% with remaining balance due 12 months from Third Payment
Instalment 20% payable on [109th] housing occupation trigger (Second Payment)	Instalment 70% payable on [187th] housing occupation trigger (Third Payment)	
Instalment of balance payable on 265th housing		
Instalment 25% payable on [186th] housing occupation trigger	Instalment 25% payable on [279th] housing occupation trigger	Instalment of balance payable on [372th] housing occupation trigger
Instalment 25% payable on [93th] housing occupation trigger	Instalment 35% payable on [171th] housing occupation trigger	Instalment of balance payable on [280th] housing occupation trigger
ousing occupation trigger		

Phase A payment (month of project)	Phase B payment (month of project)	Phase C payment (month of project)	Phase D payment (month of project)			
42	57	73	88			
42	57	73	88			
42	57	73				
42	57	73	88			
26	36	47	57	67	78	88
13	14					
13	39	52	58	70		
26	44	57				
42	70					
42	57	73	88			
13	42	55	73			
39						

Instalment 50% payable on implementation		
Instalment 25% payable on [186th] housing occupation trigger	Instalment 25% payable on [279th] housing occupation trigger	Instalment of balance payable on [372th] housing occupation trigger
tallment payable on 78th housing occupation trigger		
50% payable on 93rdrd housing occupation trigger		
tallments commencing on the first occupation of the [125 th dwelling]		
Instalment of balance payable on 50th housing occupation trigger		
tallment A payable on [46th] housing occupation trigger		
tallment A payable on [32nd] housing occupation trigger		
Instalment 50% payable on [186th] housing occupation trigger	Instalment 75% payable on [279th] housing occupation trigger	Instalment of balance payable on [372th] housing occupation trigger
Instalment 50% payable on [186th] housing occupation trigger	Instalment 75% payable on [279th] housing occupation trigger	Instalment of balance payable on [372th] housing occupation trigger
Instalment 50% payable on [186th] housing occupation trigger	Instalment 75% payable on [279th] housing occupation trigger	Instalment of balance payable on [372th] housing occupation trigger
Prior to first occupation of development		
Instalment B payable on [186th] housing occupation trigger	Instalment C payable on [279th] housing occupation trigger	Instalment of balance payable on [372th] housing occupation trigger
Instalment B payable on [186th] housing occupation trigger	Instalment C payable on [279th] housing occupation trigger	Instalment of balance payable on [372th] housing occupation trigger
Instalment 50% payable on [186th] housing occupation trigger	Instalment 75% payable on [279th] housing occupation trigger	Instalment of balance payable on [372th] housing occupation trigger
Instalment 50% payable on implementation		
Instalment 40% payable on [156th] housing occupation trigger	Instalment 15% payable on [311th] housing occupation trigger	Instalment 15% payable on [374th] housing occupation trigger
Prior to implementation of development		
Prior to implementation of development		
Prior to implementation of development		
Prior to implementation of development		

13	14					
42	57	73	88			
39						
26	42					
26	34					
31						
42	57	73	88			
42	57	73	88			
42	57	73	88			
26						
42	57	73	88			
42	57	73	88			
42	57	73	88			
26	52	78	88			

CDC Figure at December 2022	CDC Total at December 2022	CDC Alternative total at Dec 2022	Total for a final figure	Index	Indexation of CDC Figure	Figure included in total
360 per person	£457,920		£457,920	BCIS	2Q2017	£553,694
151.30 per dwelling	£80,189		£80,189	CPIX	2Q2017	£98,449
580 per person	£737,760	£637,253	£637,253	BCIS	2Q2017	£770,535
0	0		0	0	0	Non
347.46 per dwelling	£184,153.80		£0.00	CPIX	2Q2020	0
45 per dwelling	£23,850		0	CPIX	1Q2022	£0
	£5,030,076		£5,030,076	BCIS All in-TPI	327	£5,030,076
	£3,360,870		£3,360,870	BCIS All in-TPI	327	£3,360,870
	£260,249		£260,249	BCIS All in-TPI	327	£260,249
0	0		0	0	0	0
£2017.03 per dwelling	£1,069,025.90		£1,069,025.90	CPI	2Q2017	£1,307,389.78
£10.06 per dwelling	£5,331.80		£5,331.80	CPIX	2Q2017	£6,520.65

£1417.91 per dwelling	£751,492.30		£250,496.43	CPIX	2Q2017	£306,350.36
£394.07 per dwelling	£208,857.10		£208,857.10	CPIX	2Q2017	£255,426.59
£111.00 per dwelling	£58,830			CPIX	2Q2017	0
	£696,118		£696,118	RPI-X	Dec-20	£696,118
	Included as above - nothing extra sought		0			
	£362,465		£362,465	Baxter	Dec-20	£362,465
			£15,000			£15,000
	No request		0			
	£50,000		£50,000	Baxter	Jul-21	£50,000
	This is the below contribution		0			
	£47,289		£47,289	Baxter	Dec-20	£47,289
	£278,330		£0	Baxter	Dec-20	£278,330
	£2,832		£2,832	RPI-X	Dec-20	£2,832
£0			£0	Nil	Nil	Nil
£335.32 per person	£336,329.52		£0.00	BCIS	2Q2017	0
£1333.04 per hectare	£32,339.55		0	CPIX	2Q2017	0
	£3,117,646		£3,117,646	TBC	TBC	£3,117,646
	£10,000		£10,000	Non	Non	£10,000
	£28,073		£28,073	BCIS	TPI 327	£28,073
			0			0
	0		0			0

	£299,970		£299,970	RPIX	Nov-20	£299,970
	£49,799		£49,799	BCIS All-In TPI	327	£49,799
	£768,500		£0	TBC	TBC	£0
			0			
	£543,600		543600	BCIS	1Q2022	£576,309
						£17,483,392

Figures to remove:

Howes Lane interim scheme - £189,000

Village Traffic Calming

Local Road Improvements unless this can be explained what this is?

Sports pavilion contribution

Indexation
BCIS December 2022
CPIX December 2022
BCIS December 2022
BCIS All in TPI 327
BCIS All in TPI 327
BCIS All in TPI 327
CPIX December 2022
CPIX December 2022

This figure accords with the Council's SPD and is the figure sought by the Integrated Care

This figure accords with the Council's SPD for Community Facilities but the cost of the cr

We are minded to agree not seeking a Community Development Worker Contribution

In light of the above, no Community Development Fund will be sought

We are not seeking a contribution towards the sports pavilion from this development

This contribution is based upon the Council's SPD for offsite sports provision. The need to

CPIX December 2022	The figure requested is to contribute towards the CMO for 10 years rather than the 30 year
CPIX December 2022	But there is no change to the need for the community facilities to be maintained.
	We will not seek a contribution towards household waste receptacles but there will be eith
RPI-X Dec 2020	
Baxter Dec 2020	
TBC	This is the figure previously offered for the river crossing.
Baxter July 2021	
Baxter Dec 2020	
Baxter Dec 2020	I have sought clarity about whether this contribution can be dropped - this will be confirm
RPI-X Dec 2020	
Nil	This has not been requested via S106. Please note though that any later highways agreeme
	Please confirm what these local road improvements are. This may need to be added in
	We are minded not to pursue a contribution towards indoor sports provision due to fundin
	We will not pursue an offsite biodiversity payment based upon the submission informatio
TBC	
OCC Monitoring fee will apply - TBC	
BCIS TPI 327	
0	OCC are not pursuing a children's services contribution
	This has not been requested by OCC

RPIX Nov 2020
BCIS All In TPI 327
BCIS 1Q2022

A shared value payment will not be pursued in light of the viability position

This is accounted for but as discussed, we would require that rather than this being paid to

o provide pitches at NW Bicester is great and we need to ensure sufficient funding is provided for. The figure is therefore hi;

gher than previously advised.