

Xanthe Barker

020 8489 2957

06 July 2012

To: All Members of the Cabinet

Dear Member,

Cabinet - Tuesday, 10th July, 2012

I attach a copy of the following appendices for the above-mentioned meeting which were not available at the time of collation of the agenda:

11. HARINGEY DRAFT PRELIMINARY CHARGING SCHEDULE FOR A COMMUNITY INFRASTRUCTURE LEVY (CIL) (PAGES 1 - 100)

Appendix 8 – BNP Paribas Draft Viability Study. (Please note the due to the size of the font used in annex 2 of this appendix A3 hard copies will be available at the meeting).

14. HOUSING RELATED COMMISSIONING PLAN 2012 - 2015 (PAGES 101 - 138)

Appendix 2 – Equalities Impact Assessment.

Also attached is supplementary exempt information with respect to Item 16.

**28 SUPPLEMENTARY INFORMATION: PROPOSALS TO EXPAND
a). BELMONT INFANT SCHOOL AND BELMONT JUNIOR SCHOOL
FROM TWO TO THREE FORMS OF ENTRY, TO TAKE EFFECT FROM
SEPTEMBER 2013 AT BELMONT INFANT SCHOOL AND
SEPTEMBER 2016 AT BELMONT JUNIOR SCHOOL**

Yours sincerely

Xanthe Barker
Principal Committee Coordinator

This page is intentionally left blank



Community Infrastructure Levy: Viability Study

Prepared for
London Borough of Haringey

July 2012

Contents

1	Executive Summary	3
2	Introduction	5
3	Methodology and appraisal inputs	9
4	Development appraisals	12
5	Appraisal outputs	22
6	Assessment of the results	26
7	Conclusions and recommendations	35

Appendices

- Appendix 1 Residential appraisal results
- Appendix 2 Commercial appraisal results

Contact details:

Anthony Lee MRTPI MRICS
Senior Director – Development Consulting
BNP Paribas Real Estate
5 Aldermanbury Square
London EC2V 7BP

Tel: 020 7338 4061
Fax: 020 7404 2028
Email: anthony.lee@bnpparibas.com

1 Executive Summary

- 1.1 This report tests the ability of a range of development types throughout Haringey to yield contributions to infrastructure requirements through the Community Infrastructure Levy ('CIL'). Levels of CIL have been tested in combination with the Council's other planning requirements, including contributions towards the provision of affordable housing.

Methodology

- 1.2 The study methodology compares the residual land values of a range of generic developments to a range of benchmark land values. If a development incorporating a given level of CIL generates a higher value than the benchmark land value, then it can be judged that the proposed level of CIL will be viable.
- 1.3 The study utilises the residual land value method of calculating the value of each development. This method is used by developers when determining how much to bid for land and involves calculating the value of the completed scheme and deducting development costs (construction, fees, finance and CIL) and developer's profit. The residual amount is the sum left after these costs have been deducted from the value of the development, and guides a developer in determining an appropriate offer price for the site.
- 1.4 The housing and commercial property markets are inherently cyclical and the Council is testing its proposed rates of CIL at a time when values have fallen below their peak. We have allowed for this by running a sensitivity analysis which inflates sales values by 10% and build costs by 5%. This analysis is indicative only, but is intended to assist the Council in understanding the levels of CIL that are viable in today's terms but also the impact of changing markets on viability. We have also tested a fall in sales values of 5%, to enable the Council to take a view on the impact of any adverse movements in sales values in the short term.

Key findings

- 1.5 The key findings of the study are as follows:
- The results of this study are reflective of current market conditions, which are likely to improve over the medium term. It is therefore important that the Council keeps the viability situation under review so that levels of CIL can be adjusted to reflect any future improvements.
 - The results of this study are reflective of current market conditions, which are likely to improve over the medium term. It is therefore important that the Council keeps the viability situation under review so that levels of CIL can be adjusted to reflect any future changes.
 - The ability of **residential schemes** to make CIL contributions varies depending on area and the current use of the site. Viability of development is very different in the west of the Borough to the east. Having regard to these variations, residential schemes should be able to absorb a CIL rate of between £0 to £300 per square metre, leaving a margin in many areas for site-specific factors that might affect viability. Suggested ranges of rates are as follows:

-
- Highgate and Hornsey - £100 - £300 per square metre;
 - Muswell Hill - £60 - £300 per square metre;
 - Finsbury Park - £100 - £300 per square metre;
 - Wood Green - £100 - £20 per square metre;
 - Seven Sisters – nil - £50 per square metre;
 - Tottenham Hale – nil - £50 per square metre; and
 - Tottenham – nil - £50 per square metre.
- Whilst the maximum rates are significantly higher than the proposed rates in some areas, the buffer will help to mitigate a number of risk factors (primarily the potentially adverse impact on land supply of setting the rates at a high level and ‘shocking’ the market).
- At current rent levels, **Office development** is unlikely to come forward in the short to medium term as the capital values generated are insufficient to cover development costs. We therefore recommend that the Council sets a nil rate for offices.
- Residual values generated by **Retail developments** vary significantly between high street retail (which is just marginally viable or unviable) on the one hand, and supermarkets and retail warehouse developments (which generate sufficient residual values to enable the payment of CIL). If the Council anticipates major supermarket or retail warehouse developments to come forward, then it might wish to consider adopting a CIL for these types of retail only (our appraisals indicate that supermarkets could absorb a CIL of up to £130 per square metre and retail warehouses £60 per square metre, both inclusive of Mayoral CIL).
- Our appraisals of developments of **industrial and warehousing floorspace** indicate that these uses are unlikely to generate positive residual land values. We therefore recommend a zero rate for industrial floorspace.
- D1 and D2 uses often do not generate sufficient income streams to cover their costs. Consequently, they require some form of subsidy to operate. This type of facility is very unlikely to be built by the private sector. We therefore suggest that a nil rate of CIL be set for D1 uses.

2 Introduction

- 2.1 This study has been commissioned to contribute towards an evidence base to inform Haringey Council's ('the Council') CIL Preliminary Draft Charging Schedule ('PDCS'), as required by Regulation 14 of the CIL Regulations April 2010 (as amended in 2011). The aims of the study are summarised as follows:
- to test the impact upon the economics of residential development of a range of levels of CIL;
 - for residential schemes, to test CIL alongside the Council's requirements for affordable housing and other planning obligations; and
 - to test the ability of commercial schemes to make a contribution towards infrastructure through CIL.
- 2.2 In terms of methodology, we adopted standard residual valuation approaches to test the impact on viability of a range of levels of CIL. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. Individual site characteristics (which are unique), mean that conclusions must always be tempered by a level of flexibility in application of policy requirements on a site by site basis. It is therefore essential that levels of CIL are set so as to allow a sufficient margin to allow for these site specific variations.

Policy Context

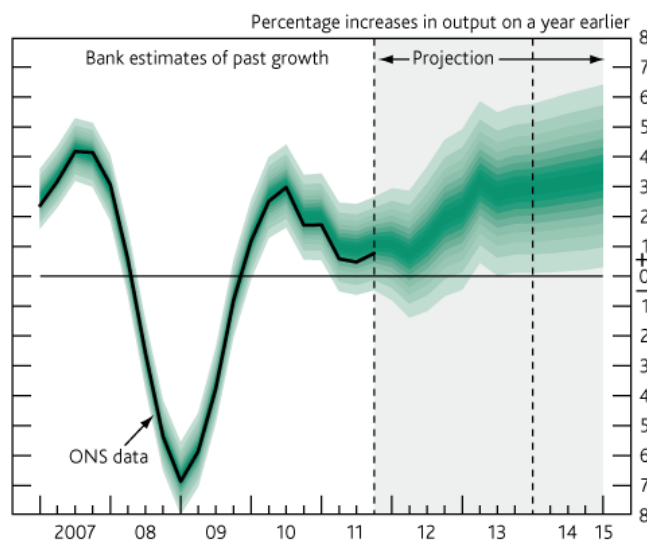
- 2.3 The CIL regulations state that in setting a charge, local authorities must aim to strike "*an appropriate balance*" between revenue maximisation on the one hand and the potentially adverse impact upon the viability of development on the other. The regulations also state that local authorities should take account of other sources of available funding for infrastructure when setting CIL rates. This report deals with viability only and does not consider other sources of funding (this is considered elsewhere within the Council's evidence base).
- 2.4 Local authorities must consult relevant stakeholders on the nature and amount of any proposed CIL. Following consultation, a charging schedule must be submitted for independent examination.
- 2.5 The regulations allow a number of reliefs and exemptions from CIL. Firstly, affordable housing and buildings with other charitable uses (if controlled by a charity) are subject to relief. Secondly, local authorities may, if they choose, elect to offer an exemption on proven viability grounds. The exemption would be available for 12 months, after which time viability of the scheme concerned would need to be reviewed. To be eligible for exemption, regulation 55 states that the Applicant must enter into a Section 106 agreement (and the costs of complying with the agreement must exceed the amount of CIL that would have been payable); and that the Authority must be satisfied that granting relief would not constitute state aid.
- 2.6 The CIL regulations enable local authorities to set differential rates (including zero rates) for different zones within which development would take place and also for different types of development.
- 2.7 The 2010 regulations set out clear timescales for payment of CIL, which varied according to the size of the payment, which by implication is linked to the size of the scheme. The 2011 amendments to the regulations allow local

authorities to set their own timescales for the payment of CIL if they choose to do so. This is an important issue that the Council will need to consider, as the timing of payment of CIL can have an impact on an Applicant's cashflow (the earlier the payment of CIL, the more interest the Applicant will bear before the development is completed and sold).

- 2.8 Several local authorities have undertaken viability assessments and have drafted CIL charging schedules, which they have submitted for independent examination. To date, a number of charging authorities (including Portsmouth, Newark and Sherwood Council, Shropshire Council and Redbridge Borough Council) have been through the examination process and are at various stages of implementation.

Economic and housing market context

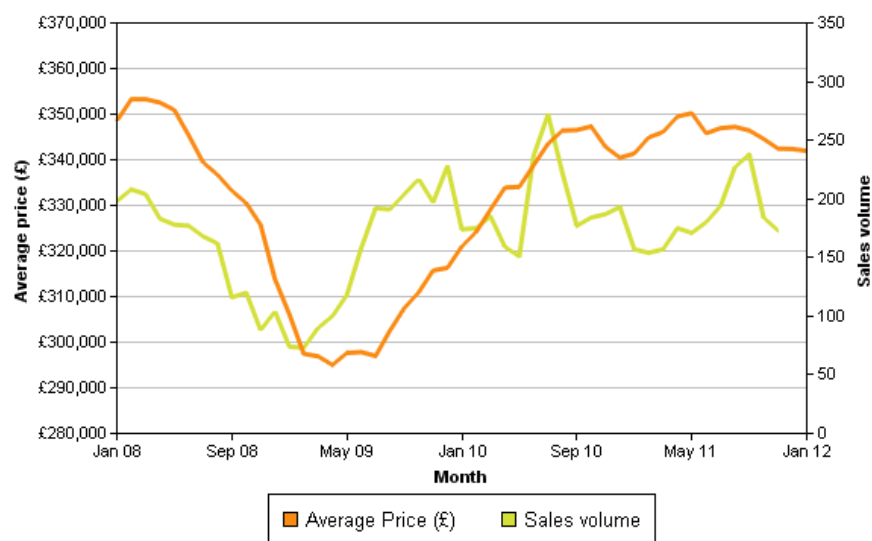
- 2.9 The historic highs achieved in the UK housing market by mid 2007 followed a prolonged period of real house price growth. However, a period of 'readjustment' began in the second half of 2007, triggered initially by rising interest rates and the emergence of the US sub prime lending problems in the last quarter of 2007. The subsequent reduction in inter-bank lending led to a general "credit crunch" including a tightening of mortgage availability. The real crisis of confidence, however, followed the collapse of Lehman Brothers in September 2008, which forced the government and the Bank of England to intervene in the market to relieve a liquidity crisis.
- 2.10 The combination of successive shocks to consumer confidence and the difficulties in obtaining finance led to a sharp reduction in transactions and a significant correction in house prices in the UK, which fell to a level some 21% lower than at their peak in August 2007 according to the Halifax House Price Index. Consequently, residential land values fell by some 50% from peak levels. One element of government intervention involved successive interest rate cuts and as the cost of servicing many people's mortgages is linked to the base rate, this financial burden has progressively eased for those still in employment. This, together with a return to economic growth early 2010 (see February 2012 Bank of England GDP fan chart below, showing the range of the Bank's predictions for GDP growth to 2015) has meant that consumer confidence has started to improve to some extent.



Source: Bank of England

- 2.11 Throughout the first half of 2010 there were some tentative indications that improved consumer confidence was feeding through into more positive interest from potential house purchasers. Against the background of a much reduced supply of new housing, this would lead one to expect some recovery in prices. However it is evident that this brief resurgence has abated, with the Halifax House Price Indices showing a fall of 1.9% in the year to February 2012.
- 2.12 The balance of opinion is that house prices will remain flat in the short term, with continuing high levels of unemployment likely to result in increased repossessions and increased supply of homes into the market. At the same time, demand is expected to remain subdued, due to the continuing difficulties consumers face in securing mortgages.

Figure 2.12.1: House prices and sales volumes in Haringey



Source: Land Registry

- 2.13 According to Land Registry data, residential sales values in Haringey have recovered since the lowest point in the cycle in April 2009. Prices increased by 17.7% between April 2009 and October 2010 but have since fallen back in 2011 and remain 3.2% below their December 2007 level.
- 2.14 The future trajectory of house prices is currently uncertain, although Savills' current prediction is that values are expected to increase over the next five years. Medium term predictions are that properties in regional mainstream markets (i.e. non-prime) will return to growth in 2013¹. Savills predict that values in London will fall by 1% in 2012, but increase by 1% in 2013, 5% in 2014, 6% in 2015 and 6.5% in 2016. This equates to cumulative growth of 19.1% between 2012-2016 inclusive, compared to a UK average of 6% cumulative growth over the same period.

¹ Savills Research: Residential Property Focus, November 2011

Local Policy context

- 2.15 In addition to financing infrastructure, the Council expects residential developments to provide a mix of affordable housing tenures, sizes and types to help meet identified housing needs and contribute to the creation of mixed, balanced and inclusive communities. The Council expects developments of 10 or more units to contribute towards affordable housing, with a target of up to 50%, subject to viability, with a tenure mix of 70% rented and 30% for shared ownership. This tenure requirement is varied on developments in the east of the Borough.

Development context

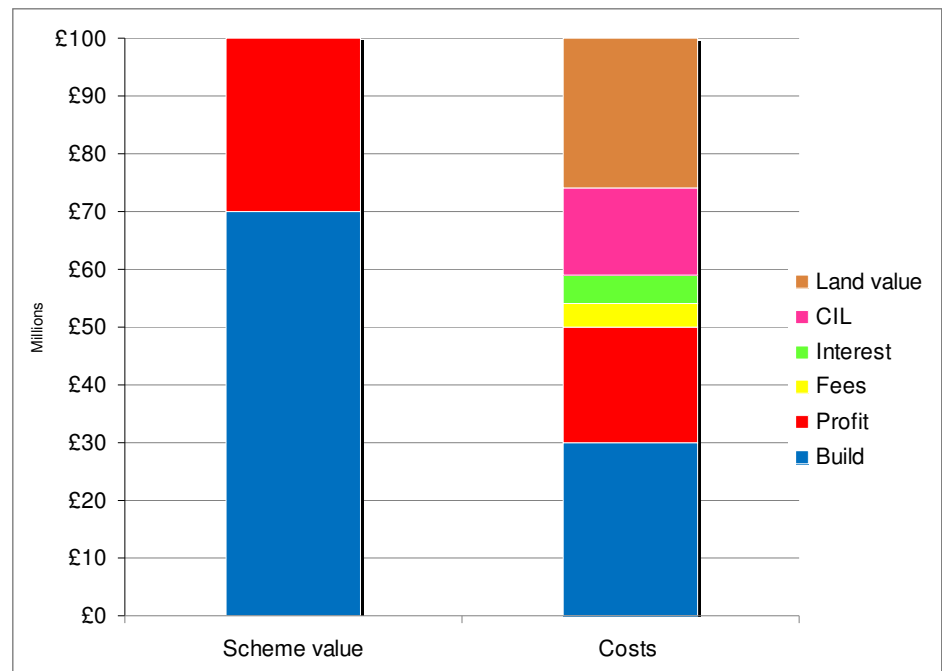
- 2.16 Developments in Haringey range from small in-fill sites to major regeneration schemes. The bulk of development (in terms of volume of units) is expected to come forward on sites in the centre and the east of the Borough. Commercial markets in the east of the Borough are not strong, particularly high street retail. There are variations in residential sales values between different parts of the Council's area, with Highgate, Crouch End and Muswell Hill attracting the highest values and Tottenham and Seven Sisters the lowest values.

3 Methodology and appraisal inputs

- 3.1 Our methodology follows standard development appraisal conventions, using assumptions that reflect local market and planning policy circumstances. The study is therefore specific to Haringey and reflects the Council's planning policy requirements.

Approach to testing development viability

- 3.2 Appraisal models can be summarised via the following diagram. The total scheme value is calculated, as represented by the left hand bar. This includes the sales receipts from the private housing and the payment from a Registered Social Landlord ('RSL') for the completed affordable housing units. The model then deducts the build costs, fees, interest, CIL (at varying levels) and developer's profit. A 'residual' amount is left after all these costs are deducted – this is the land value that the Developer would pay to the landowner. The residual land value is represented by the brown portion of the right hand bar in the diagram.



- 3.3 The Residual Land Value is normally a key variable in determining whether a scheme will proceed. If a proposal generates sufficient positive land value (in excess of current use value), it will be implemented. If not, the proposal will not go ahead, unless there are alternative funding sources to bridge the 'gap'.
- 3.4 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom line' will be achieving a residual land value that sufficiently exceeds 'existing use value' or another appropriate benchmark to make development worthwhile. The margin above current use value may be considerably different on individual sites, where there might be particular reasons why the premium to the landowner should be lower or higher than other sites.

- 3.5 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the current use. CIL will be a cost to the scheme and will impact on the residual land value. Ultimately, if landowners' expectations are not met, they will not voluntarily sell their land and (unless a Local Authority is prepared to use its compulsory purchase powers) some may simply hold on to their sites, in the hope that policy may change at some future point with reduced requirements. It is within the scope of those expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value.

Viability benchmark

- 3.6 The CIL Regulations provide no specific guidance on how local authorities should test the viability of their proposed charges. However, there is a range of good practice generated by both the Homes and Communities Agency and appeal decisions that assist in guiding planning authorities on how they should approach viability testing for planning policy purposes.
- 3.7 In 2009, the Homes and Communities Agency published a good practice guidance manual 'Investment and Planning Obligations: Responding to the Downturn'. This defines viability as follows: *"a viable development will support a residual land value at level sufficiently above the site's existing use value (EUV) or alternative use value (AUV) to support a land acquisition price acceptable to the landowner"*.
- 3.8 A number of planning appeal decisions provide guidance on the extent to which the residual land value should exceed existing use value to be considered viable:

Barnet & Chase Farm: APP/Q5300/A/07/2043798/NWF

"the appropriate test is that the value generated by the scheme should exceed the value of the site in its current use. The logic is that, if the converse were the case, then sites would not come forward for development"

Bath Road, Bristol: APP/P0119/A/08/2069226

"The difference between the RLV and the existing site value provides a basis for ascertaining the viability of contributing towards affordable housing."

Beckenham: APP/G5180/A/08/2084559

"without an affordable housing contribution, the scheme will only yield less than 12% above the existing use value, 8% below the generally accepted margin necessary to induce such development to proceed."

Oxford Street, Woodstock: APP/D3125/A/09/2104658

"The main parties' valuations of the current existing value of the land are not dissimilar but the Appellant has sought to add a 10% premium. Though the site is owned by the Appellants it must be assumed, for valuation purposes, that the land is being acquired now. It is unreasonable to assume that an existing owner and user of the land would not require a premium over the actual value of the land to offset inconvenience and assist with relocation. The Appellants addition of the 10% premium is not unreasonable in these circumstances."

- 3.9 It is clear from the planning appeal decisions above and HCA good practice publication that the most appropriate test of viability for planning policy purposes is to consider the residual value of schemes compared to the

existing use value plus a premium. As discussed later in this report, our study adopts a range of benchmark land values, reflecting differing circumstances in which sites are brought forward.

- 3.10 The recent examination on the Mayor of London's CIL charging schedule considered the issue of an appropriate land value benchmark. The Mayor had adopted existing use value, while certain objectors suggested that 'Market Value' was a more appropriate benchmark. The Examiner concluded that:

"The market value approach.... while offering certainty on the price paid for a development site, suffers from being based on prices agreed in an historic policy context." (para 8) and that "I don't believe that the EUV approach can be accurately described as fundamentally flawed or that this examination should be adjourned to allow work based on the market approach to be done" (para 9).

- 3.11 In his concluding remark, the Examiner points out that

"the price paid for development land may be reduced [so that CIL may be accommodated]. As with profit levels there may be cries that this is unrealistic, but a reduction in development land value is an inherent part of the CIL concept. It may be argued that such a reduction may be all very well in the medium to long term but it is impossible in the short term because of the price already paid/agreed for development land. The difficulty with that argument is that if accepted the prospect of raising funds for infrastructure would be forever receding into the future. In any event in some instances it may be possible for contracts and options to be re-negotiated in the light of the changed circumstances arising from the imposition of CIL charges. (para 32 – emphasis added).

- 3.12 It is important to stress, therefore, that there is no single threshold land value at which land will come forward for development. The decision to bring land forward will depend on the type of owner and, in particular, whether the owner occupies the site or holds it as an asset; the strength of demand for the site's current use in comparison to others; how offers received compare to the owner's perception of the value of the site, which in turn is influenced by prices achieved by other sites. Given the lack of a single threshold land value, it is difficult for policy makers to determine the minimum land value that sites should achieve.

4 Development appraisals

Residential development

- 4.1 We have appraised a series of generic developments, reflecting both the range of sales values/capital values and also sizes/types of development and densities of development across the area. The Council invited key developers and other stakeholders to attend a workshop to provide their views on appropriate appraisal inputs.

Residential sales values

- 4.2 Residential values in the area reflect national trends in recent years but do of course vary between different sub-markets. We have considered comparable evidence of transacted properties in the area to establish appropriate values for testing purposes. This exercise indicates that developments will attract sales values ranging from £3,197 to £6,340 per square metre.
- 4.3 Sales values vary between different parts of the Council's area, with Highgate, Crouch End and Muswell Hill attracting the highest values and Tottenham and Seven Sisters the lowest values. The average values we have assumed in our appraisals are shown in Table 4.3.1. These average values are supported by pricing on individual schemes, including Moselle Place (Bellway) £553 per sq ft in Hornsey; Roden Court (One Housing Group) £661 per sq ft²; and Ferry Lane (Bellway) £347 per sq ft.

Table 4.3.1: Average sales values

Area	Average values £s per sq m	Average values £s per sq ft
Highgate (N6)	6,340	589
Hornsey/Crouch End (N8)	5,942	552
Muswell Hill (N10)	5,124	476
Finsbury Park (N4)	5,683	528
Wood Green (N22)	4,833	449
Seven Sisters/Stamford Hill (N15)	3,509	326
Tottenham Hale (N17)	3,552	330
Tottenham (N17)	3,197	297

- 4.4 As noted earlier in the report, Savills predict that sales values will increase over the medium term. Whilst this predicted growth cannot be guaranteed, we have run a sensitivity analysis assuming growth in sales values of 10%, accompanied by 5% increase in costs (the latter assuming a pick up in construction activity and higher labour and materials costs). We have also modelled a fall in prices of 5%, to provide the Council with an indication of the impact a reverse in values would have on viability.

Affordable housing tenure and values

- 4.5 The Council's policy position is that developments should provide up to 50% affordable housing, subject to viability, with a tenure mix of 70% social rented

² This scheme has considerably smaller average unit size than other properties on market, hence higher rate per sq ft.

housing and 30% shared ownership housing (with some relaxation on this tenure split in the east of the Borough). We have also run a sensitivity analysis which assumes that the rented housing element is provided as 'Affordable Rent' at rents reflecting Local Housing Allowance levels.

- 4.6 The CLG/HCA '2011-2015 Affordable Homes Programme – Framework' (February 2011) document clearly states that RSLs will not receive grant funding for any affordable housing provided through planning obligations. Consequently, all our appraisals assume nil grant. We recommend that the Council revisits this assumption when it next reviews its charging schedule.

Residential development types, density and mix

- 4.7 We have run appraisals using the range of densities that are typically encountered in the Borough. Densities are assumed to be between 50 and 250 units per hectare. A consistent unit mix has been adopted for both private and affordable tenures, as shown in Table 4.7.1. The mix varies between type of development. Table 4.7.2 summarises the different development types selected for testing purposes.

Table 4.7.1: Unit Mix

Site type	1 Bed flat	2 bed flat	3 bed flat	2 bed house	3 bed house	4 bed house
1	-	-	-	20%	40%	40%
2	15%	20%	-	25%	35%	5%
3	30%	40%	30%	-	-	-
4	40%	40%	20%	-	-	-
5	40%	45%	15%	-	-	-

Table 4.7.2: Housing Mix

	Number of units	Housing type	Development density units per ha	Net developable area (ha)
1	5	Houses	50	0.10
2	25	Houses and flats	75	0.33
3	50	Flats	100	0.50
4	100	Flats	175	0.57
5	250	Flats	250	1.00

Residential build costs

- 4.8 We have sourced build costs for the residential schemes from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes. Site type 1 is a scheme of 5 houses; the basic cost for houses (adjusted for Haringey) is £937 per square metre (£87 per square foot), which excludes external works and fees.
- 4.9 Site type 2 incorporates a mix of houses and low rise flats, with an assumed gross to net ratio of 85%. We have used the same cost for houses as for Site

type 1 and have adopted the BCIS build costs for low rise flats £1,082 per square metre (£1,021 per square metre (£101 per square foot)).

- 4.10 Site types 3 to 5 are wholly flatted schemes. We have adopted the BICS build cost for buildings of 6 or more storeys (£1,475 per square metre or £137 per square foot), with additional allowances for the higher density schemes.
- 4.11 Our appraisals include a 15% allowance for external works (roads, pavements, street lights etc).
- 4.12 A further 6% allowance is included for on affordable housing units the costs associated with meeting Code for Sustainable Homes level 4, which is reflective of the findings of work undertaken by Cyrill Sweett on behalf of CLG. Private housing is assumed to meet Code for Sustainable Homes level 3, which is already reflected in the BCIS costs.

Professional fees

- 4.13 In addition to base build costs, schemes will incur professional fees, covering design, valuation, highways consultants and so on. Our appraisals incorporate a 12% allowance, which is at the higher end of the range for most schemes.

Mayoral CIL

- 4.14 Mayoral CIL will be payable on all developments that receive planning consent after 1 April 2012. Haringey falls within Zone 2, where a CIL of £35 per square metre will be levied. The Mayoral CIL takes precedence over Borough requirements, including affordable housing. The Council is required to have regard to the Mayoral CIL when setting its own CIL.

Section 278 and residual Section 106 costs

- 4.15 Our appraisals incorporate an allowance of £1,000 per unit to address any Section 278 and residual Section 106 costs.

Development and sales periods

- 4.16 Development and sales periods vary between type of scheme. However, our sales periods are based on an assumption of a sales rate of 3 units per month. This is reflective of current market conditions, whereas in improved markets, a sales rate of up to 8 units per month might be expected. The build and sales periods for each scheme type are summarised in Table 4.38.1 below.

Developer's profit

- 4.17 Developer's profit is closely correlated with the perceived risk of residential development. The greater the risk, the greater the required profit level, which helps to mitigate against the risk, but also to ensure that the potential rewards are sufficiently attractive for a bank and other equity providers to fund a scheme. In 2007, profit levels were at around 15-17% of development costs. However, following the impact of the credit crunch and the collapse in interbank lending and the various government bailouts of the banking sector, profit margins have increased. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view and the Boards of the major housebuilders will set targets for minimum profit).
- 4.18 The views of the banks which fund development are more important; if the banks decline an application by a developer to borrow to fund a development,

it is very unlikely to proceed, as developers rarely carry sufficient cash to fund it themselves. Consequently, future movements in profit levels will largely be determined by the attitudes of the banks towards development proposals.

- 4.19 The near collapse of the global banking system in the final quarter of 2008 is resulting in a much tighter regulatory system, with UK banks having to take a much more cautious approach to all lending. In this context, and against the backdrop of the current sovereign debt crisis in the Eurozone, the banks may not allow profit levels to decrease much lower than their current level, if at all.
- 4.20 Our assumed return on the affordable housing GDV is 6%. A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a pre-sale of the units to an RSL prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RSL, not by the developer. A reduced profit level on the affordable housing reflects the Homes and Communities Agency's guidelines in its Economic Appraisal Tool.

Phasing of CIL payments

- 4.21 The Council is yet to formulate its instalment policy. For testing purposes, we have assumed that any CIL due will be split into three equal instalments, payable at the months shown in Table 4.30.1

Benchmark land values for the residential analysis

- 4.22 Benchmark land values, based on the current use value or alternative use value of sites are key considerations in the assessment of development economics for testing planning policies and tariffs. Clearly, there is a point where the Residual Land Value (what the landowner receives from a developer) that results from a scheme may be less than the land's current use value. Current use values can vary significantly, depending on the demand for the type of building relative to other areas. Similarly, subject to planning permission, the potential development site may be capable of being used in different ways – as a hotel rather than residential for example; or at least a different mix of uses. Current use value or alternative use value are effectively the 'bottom line' in a financial sense and therefore a key factor in this study.
- 4.23 We have arrived at a broad judgement on the likely range of benchmark land values. On previously developed sites, the calculations assume that the landowner has made a judgement that the current use does not yield an optimum use of the site; for example, it has fewer storeys than neighbouring buildings; or there is a general lack of demand for the type of space, resulting in low rentals, high yields and high vacancies (or in some cases no occupation at all over a lengthy period). We would not expect a building which makes optimum use of a site and that is attracting a reasonable rent to come forward for development, as residual value may not exceed current use value in these circumstances.
- 4.24 In considering the value of sites in existing commercial use, it is necessary to understand the concept of 'yields'. Yields form the basis of the calculation of a building's capital value, based on the net rental income that it generates. Yields are used to calculate the capital value of any building type which is rented, including both commercial and residential uses. Yields are used to calculate the number of times that the annual rental income will be multiplied to arrive at a capital value. Yields reflect the confidence of a potential purchaser of a building in the income stream (i.e. the rent) that the occupant will pay. They also reflect the quality of the building and its location, as well as

general demand for property of that type. The lower the covenant strength of the occupier (or potential occupiers if the building is currently vacant), and the poorer the location of the building, the greater the risk that the tenant may not pay the rent. If this risk is perceived as being high, the yield will be high, resulting in a lower number of years rent purchased (i.e. a lower capital value).

- 4.25 Over the past four years, yields for commercial property have ‘moved out’ (i.e. increased), signalling lower confidence in the ability of existing tenants to pay their rent and in future demand for commercial space. This has the effect of depressing the capital value of commercial space. However, as the economy recovers, we would expect yields to improve (i.e. decrease), which will result in increased capital values. Consequently, current use values might increase, increasing the base value of sites that might come forward, which may have implications for landowners’ decisions on releasing sites for alternative uses.
- 4.26 Redevelopment proposals that generate residual land values below current use values are unlikely to be delivered. While any such thresholds are only a guide in ‘normal’ development circumstances, it does not imply that individual landowners, in particular financial circumstances, will not bring sites forward at a lower return or indeed require a higher return. If proven current use value justifies a higher benchmark than those assumed, then appropriate adjustments may be necessary. As such, current use values should be regarded as benchmarks rather than definitive fixed variables on a site by site basis.
- 4.27 The four benchmark land values used in this study have been selected to provide a broad indication of likely land values across the Borough, but it is important to recognise that other site uses and values may exist on the ground. There can never be a single threshold land value at which we can say definitively that land will come forward for development.
- 4.28 We have included a risk-adjusted Valuation Office Agency (‘VOA’) ‘residential land value’ for outer London (£4.15 million) as one of our benchmarks. In arriving at this value, the VOA makes the following assumptions:
- Full planning consent in place;
 - Site has full servicing available up the boundary;
 - Grant funding is available to subsidise the affordable housing (the valuation exercise pre-dates the Comprehensive Spending Review in October 2010³);
 - Values are based on maximum two storey construction
- 4.29 It is therefore necessary to make some adjustments to the VOA land values to ensure direct comparability with sites without consent that are being promoted for development through the planning system. These adjustments are outlined as follows:
- Valuers typically deduct an allowance for planning risk from the value of sites without consent. We have therefore adjusted the £4.15 million

³ It should also be noted that the Homes and Communities Agency’s *Affordable Homes Programme 2011-2015 – Framework* document also explicitly states that affordable housing delivered through Section 106 obligations will not receive grant.

headline figure by 20% to account for planning risk, reducing the benchmark figure down to £3.32 million.

- Recognising that grant funding is no longer available for developer-led Section 106 sites, we have adjusted the VOA land value to reflect this. We have assumed that across a hectare of development, 25 units would have received grant at an average of £50,000 per unit (based on a density of 100 units per hectare and 35% affordable housing). This would total £1.25 million, reducing the land value benchmark to £2.07 million.
 - We note that the VOA land values assume two storey construction only and therefore low density development. While higher density will increase the gross development value of a scheme, costs will also increase, offsetting some (or in a number of cases) all of the additional value.
 - We have also had regard to two land sales for residential development where the details have been made available. The first is a 0.3642 hectare site in Crouch Hill which was sold in January 2009 for £1.35 million (equating to £3.7 million per hectare). The second is a 6.362 hectare site in Hornsey, which was sold in November 2011 for £16 million (equating to £2.5 million per hectare).
 - Considering these values in relation to each other, we have adopted three benchmark land values, as follows:
 - Higher residential land benchmark: £4.0 million;
 - Medium residential land benchmark: £2.75 million;
 - Lower residential land benchmark: £2.05 million
- 4.30 We understand that many of the sites coming forward for redevelopment will be former employment sites. We have had regard to the sale in November 2011 of 8.01 hectares of employment land in Tottenham for £5 million, which equates to £0.588 million per hectare. Allowing for an element of uplift on this figure for development of alternative uses, our fourth benchmark is £0.75 million.
- 4.31 We would draw readers' attention to the comments on land values in Examiner's report on the Mayor of London's CIL⁴, which indicates that owners will need to adjust their expectations to accommodate allowances for infrastructure.
- 4.32 Our residential appraisal inputs are summarised in Table 4.30.1.

⁴ Para 32: "the price paid for development land may be reduced... a reduction in development land value is an inherent part of the CIL concept... in some instances it may be possible for contracts and options to be re-negotiated in the light of the changed circumstances arising from the imposition of CIL charges."

Table 4.30.1: Residential appraisal assumptions for each site type

Appraisal input	Source/Commentary	Site type number and assumptions				
		1	2	3	4	5
Number of units		5	75	100	175	250
Base construction costs (£s per sq metre)	BCIS adjusted for location. Site 1 – median cost for 'one off housing' (3 units or less). Other schemes 'Estate housing – generally'.	£937	£937 (H) £1,200 (F)	£1,475	£1,575	£1,675
External works (% of build costs)	Based on average scheme cost. £15,000 and £20,000 per unit respectively for greenfield infrastructure on sites 4 and 5	15%	15%	15%	15%	15%
Contingency (% of build cost)	Industry norm (5%) plus additional allowance for abnormal costs	5%	5%	5%	5%	5%
Construction period (months)	We assume that developers will build at the rate they are able to sell.	6	18	24	30	36
Professional fees (% of build)	BNPPRE assumption, relates to complexity of scheme	12%	12%	12%	12%	12%
Sales period (months)	Determined by ability of market to absorb new development	1	4	8	17	40
Sale start (month from commencement)	Linked to later stages of construction period	6	15	20	24	20
Sales rate (units per month)	Reflective of current market, could improve.	6	6	6	6	6
Profit on private (% of GDV)	BNPPRE assumption – reflective of current funder requirements	20%	20%	20%	20%	20%
Profit on affordable (% of GDV)	Reduced risk due to pre-sale to RSL	6%	6%	6%	6%	6%
Phasing of CIL payments	BNPPRE assumption – equal splits, paid in months shown in table	1/1/1	1/6/12	1/12/18	1/12/24	1/15/30
Gross to net ratio for flats	BNPPRE assumption	n/a	85%	85%	85%	85%
Density and site area (ha, developable area)		50uph 0.10	75 uph 0.33	50 uph 0.55	175 uph 0.57	250 uph 1.00

Commercial development

- 4.33 We have appraised a series of generic commercial developments, reflecting a range of use classes at average rent levels achieved on lettings of commercial space in actual developments. In each case, our assessment assumes an intensification of the existing use on the site, based on the same type of commercial development. In each case, the existing use value assumes that the existing building is half the size of the new development, with a lower rent and higher yield reflecting the secondary nature of the building.

Commercial rents and yields

- 4.34 Our research on lettings of commercial floorspace indicates a range of rents achieved, as summarised in table 4.23.1. This table also includes our assumptions on appropriate yields to arrive at a capital value of the commercial space. There does not appear to have been substantial development activity in the office sector over the past few years. While new build office developments are likely to attract a premium rent above second hand rents, we would expect this to be relatively modest. The rents and yields adopted in our appraisals are summarised in Table 4.32.1.
- 4.35 Our appraisals of commercial floorspace test the viability of developments on existing commercial sites. For these developments, we have assumed that the site currently accommodates the same use class and the development involves intensification of that use. We have assumed lower rents and higher yields for existing space than the planned new floorspace. This reflects the lower quality and lower demand for second hand space, as well as the poorer covenant strength of the likely occupier of second hand space. A modest refurbishment cost is allowed for to reflect costs that would be incurred to secure a letting of the existing space. A 20% landowner premium is added to the resulting existing use value as an incentive for the site to come forward for development. The premium would vary between sites, but has been adopted as a worst case scenario for testing purposes.

Commercial build costs

- 4.36 We have sourced build costs for the commercial schemes from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes. These costs vary between different uses and exclude external works and fees (our appraisals include separate allowances for these costs).

Profit

- 4.37 In common with residential schemes, commercial schemes need to show a risk adjusted profit to secure funding. Profit levels are typically around 20% of developments costs and we have incorporated this assumption into our appraisals.

Table 4.32.1: Commercial appraisal assumptions for each use

Appraisal input	Source/Commentary	Offices	Town centre retail	Retail warehouse	Super-market retail	Industrial
Total floor area (sq ft)	Generic scheme	10,000	4,000	20,000	30,000	15,000
Rent (£s per sq ft)	Based on average lettings sourced from EGI	£21	£20	£16	£18	£8
Rent free/void period (years)	BNPPRE assumption	2	2	2	2	2
Yield	BNPPRE prime yield schedule	6.5%	7%	7%	6%	8%
Purchaser's costs (% of GDV)	Stamp duty 4%, plus agent's and legal fees	5.75%	5.75%	5.75%	5.75%	5.75%
Demolition costs (£s per sq ft of existing space)	Based on experience from individual schemes	£5	£5	£5	£5	£5
Gross to net (net as % of gross)	Based on experience from individual schemes	85%	85%	90%	90%	90%
Base construction costs (£s per sq ft)	BCIS costs. Offices – 'generally' for air conditioned offices. 'Generally' figure for industrial supermarkets, retail warehouse and town centre retail.	£141	£101	£68	£90	£65
External works (% of build costs)	BNPPRE assumption	15%	15%	15%	15%	15%
Contingency (% of build costs)	BNPPRE assumption	5%	5%	5%	5%	5%
Letting agent's fee	(% of first year's rent)	10%	10%	10%	10%	10%
Agent's fees and legal fees	(% of capital value)	1.75%	1.75%	1.75%	1.75%	1.75%
Interest rate	BNPPRE assumption	6.5%	6.5%	6.5%	6.5%	6.5%
Professional fees (% of build)	BNPPRE assumption, relates to complexity of scheme	10%	10%	10%	10%	10%
Profit (% of costs)	BNPPRE assumption based on schemes submitted for planning	20%	20%	20%	20%	20%

Table 4.32.1 (continued) Commercial appraisal assumptions for each use – existing uses

Appraisal input	Source/Commentary	Offices					Retail ware-house	Super-market retail	Indus-trial
		5,000	Town centre retail	10,000	15,000	7,500			
Existing floorspace (sq ft)	Assumed to be 50% of new space	£10	2,000	10,000	15,000	7,500			
Rent on existing floorspace	Reflects poor quality second hand space of same use, low optimisation of site etc and ripe for redevelopment	£10	£10	£9	£10	£3			
Yield on existing floorspace	BNPPRE assumption, reflecting lower covenant strength of potential tenants, poor quality building etc	7.5%	8%	8%	7%	9%			
Rent free on existing space	Years	3	3	3	3	3			
Refurbishment costs (£s per sq ft)	General allowance for bringing existing space up to lettable standard	£25	£25	£20	£25	£0			
Fees on refurbishment (% of refurb cost)	BNPPRE assumption	7%	7%	7%	7%	7%			
Landowner premium	BNPPRE assumption – in reality the premium is likely to be lower, therefore this is a conservative assumption	20%	20%	20%	20%	20%			

5 Appraisal outputs

Residential appraisals

- 5.1 The full outputs from our appraisals of residential development are attached as Appendix 1. We have modelled five generic site types, reflecting different densities and types of development, which are tested in each of the 8 sub-market areas in the Borough and against four land value benchmarks. These types are summarised in table 5.1.1 below.

Table 5.1.1: Development types

	Number of units	Housing type	Development density units per ha	Net developable area (ha)
1	5	Houses	50	0.10
2	25	Houses and flats	75	0.33
3	50	Flats	100	0.50
4	100	Flats	175	0.57
5	250	Flats	250	1.00

Scenarios tested

- 1. Base sales and base costs (including Code for Sustainable Homes Level 4); 50% affordable housing (excluding Site type 1);
 - 2. Sales fall by 5%;
 - 3. Sales increase by 10% and costs increase by 5%;
 - 4. As (1) with 40% affordable housing;
 - 5. As (1) with 30% affordable housing; and
 - 6. As (1) with 20% affordable housing.
- 5.2 We assume that all development types will meet Code for Sustainable Homes level 4. Level 4 is reflected through a 6% adjustment to our base build costs.
- 5.3 For all types of site, we have run two sensitivity analyses; firstly, with sales values increasing by 10% and build costs also increasing by 5%; and secondly, with sales values falling by 5%. This is provided for illustrative purposes and may assist the Council in understanding how viability might be affected by movements in sales values over time. However, the future trajectory of the housing market is inherently uncertain and predictions cannot be relied upon.
- 5.4 The residual land values from each of the scenarios above in each of the eight housing market areas are then compared to four benchmark land values ('BLVs') based on the assumptions set out in paragraphs 4.21 to 4.30. This comparison enables us to determine whether the imposition of CIL would have an impact on development viability. In some cases, the equation RLV less BLV results in a negative number, so the development would not proceed, whether CIL was imposed or not. We therefore focus on situations where the RLV is greater than BLV and where (all other things being equal) the development would proceed. In these situations, CIL has the potential to 'tip the balance' of viability into a negative position.

Commercial appraisals

- 5.5 Our research on rents achieved on commercial lettings indicates a range of rents within each main use class. Our commercial appraisals therefore model the lower end of the range of rents and capital values to test the impact on viability and the ability of commercial schemes to contribute towards CIL. For each use class tested (B1, B2/B8, retail etc), we have run appraisals of a quantum of floorspace, each with rent levels reflecting the range identified by our research.

Presentation of data

Residential appraisals results

- 5.6 The results for each site are presented in three spreadsheets, as follows:
- Base sales values, CSH level 4 on affordable, CSH level 3 on private;
 - Sales values + 10%, build costs + 5%;
 - Sales values -5%;
 - First scenario with reduced affordable housing (40%);
 - First scenario with reduced affordable housing (30%); and
 - First scenario with reduced affordable housing (20%).
- 5.7 A sample of the format of the results is provided below. This sample relates to site type 1.

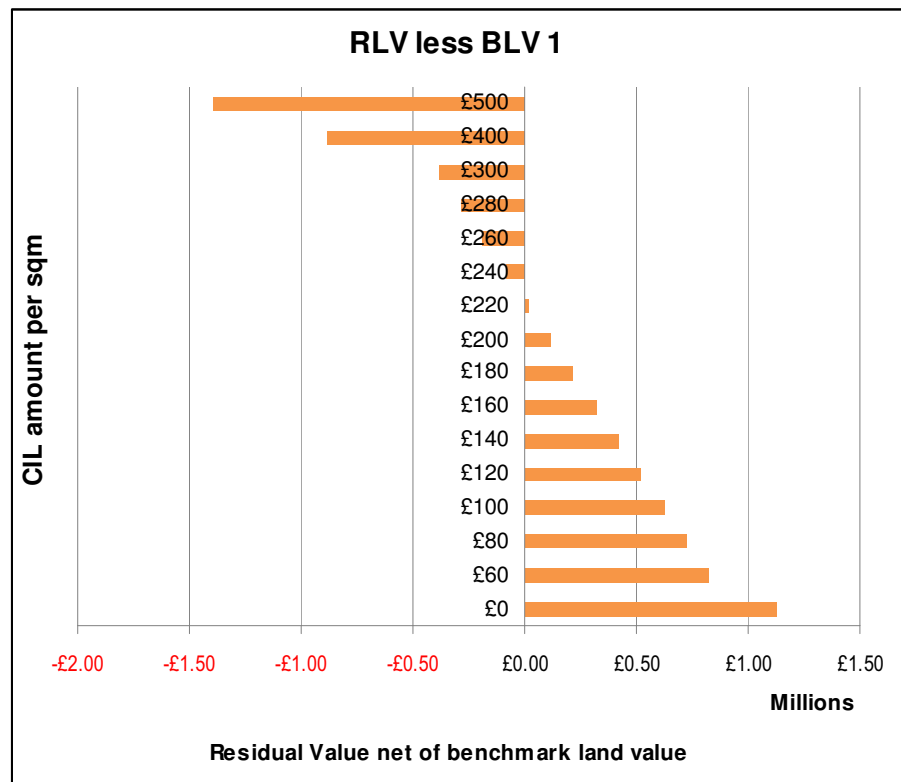
CIL Viability	Haringey	Benchmark Land Values (per net developable ha)				
SITE TYPE	1	BLV1	BLV2	BLV3	BLV4	
5 UNITS		Resi land (high)	Resi land (Imed)	Resi land (low)	Fmr Emphyment	
HOUSES		£4,000,000	£2,750,000	£2,050,000	£750,000	
50 UPH	Net area as percentage of gross	100%				
CSH level:	4 on AH	Sales value inflation				
	4 on private	Build cost inflation				
Aff Hsg:	0%					
Site type 1	Description:	Area 1 £6340 psm Highgate (N6)			Site area:	0.10 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,666,642	16,666,423	12,666,423	13,916,423	14,616,423	15,916,423
60	1,636,473	16,364,727	12,364,727	13,614,727	14,314,727	15,614,727
80	1,626,416	16,264,161	12,264,161	13,514,161	14,214,161	15,514,161
100	1,616,360	16,163,595	12,163,595	13,413,595	14,113,595	15,413,595

- 5.8 Each spreadsheet provides residual values at varying amounts of CIL, starting at £0 and increasing to £500 per square metre. Whilst CIL applies to net additional floor area only, our appraisals assume that it is applied to the whole development (excluding affordable housing). This reflects a worst case scenario, as many sites in the Borough will have existing buildings, although not necessarily occupied⁵.

⁵ Existing buildings must be occupied for their lawful use for at least six months out of the twelve to qualify as existing floorspace for the purposes of calculating CIL liability.

- 5.9 Separate data tables are provided in each spreadsheet for each of the housing market areas:
- Area 1: Highgate;
 - Area 2: Hornsey;
 - Area 3: Muswell Hill;
 - Area 4: Finsbury Park;
 - Area 5: Wood Green;
 - Area 6: Seven Sisters;
 - Area 7: Tottenham Hale; and
 - Area 8: Tottenham.
- 5.10 The RLV is converted to a per hectare rate and compared to the four benchmark land values (see paragraphs 4.21 to 4.30). This is shown in the columns headed 'RLV less BLV1, BLV2' etc. A positive number indicates that the development is viable, as the developer will receive a normal level of development profit and the land value will be sufficient for the site to come forward.
- 5.11 The numerical data is then displayed in four graphs, one for each threshold land value. The graphs show the amount by which the RLV exceeds BLV (or is less than BLV) for each level of CIL. In the illustrative example below (Chart 5.12.1), the graph shows that the maximum viable level of CIL would be £220 per square metre, but that above this level, higher levels of CIL would render the scheme unviable. It is important to note that the charts do not have the same scale and the reader needs to bear this in mind if comparing one chart to another.

Chart 5.12.1: Illustrative example of data chart



Commercial appraisal results

- 5.12 The commercial appraisal results are more straightforward, due to the narrower range of variables that need to be considered in comparison to residential development. The appraisal results are presented in a similar way to the residential results, using the same charts to show the 'surplus' or negative scheme value after CIL is deducted.

6 Assessment of the results

- 6.1 This section should be read in conjunction with the full results attached at Appendix 1 (residential appraisal results) and Appendix 2 (commercial appraisal results). In these results, the residual land values are calculated for scenarios with sales values and capital values reflective of market conditions across the Borough. These RLVs are then compared to benchmark land values.
- 6.2 Charging authorities are required to strike “*an appropriate balance*” between the need to raise funding to provide infrastructure to ensure development is sustainable and the potential impact of CIL on the economic viability of development. Our recommendations are that:
- Firstly, councils should take a strategic view of viability. There will always be variations in viability between individual sites, but viability testing should establish the most typical viability position; not the exceptional situations.
 - Secondly, councils should take a balanced view of viability – residual valuations are just one factor influencing a developer’s decision making – the same applies to local authorities.
 - Thirdly, while a single charge is attractive, it may not be appropriate for all authorities, particularly in areas where sales values vary between areas.
 - Fourthly, markets are cyclical and subject to change over short periods of time. Sensitivity testing to sensitivity test levels of CIL to ensure they are robust in the event that market conditions improve over the life of a Charging Schedule is essential.
 - Fifthly, local authorities should not set their rates of CIL at the limits of viability. They should leave a margin or contingency to allow for change and site specific viability issues.
- 6.3 The early examinations have seen a debate on how viability evidence should translate into CIL rates. It has now been widely recognised that there is no requirement for a Charging Authority to slavishly follow the outputs of residual valuations. At Shropshire Council’s examination in public, Newark & Sherwood Council argued that rates of CIL should be set at the level dictated by viability evidence which would (if followed literally) have resulted in a Charging Schedule with around thirty different charging zones across the Shropshire area. Clearly this would have resulted in a level of complexity that CIL is intended to avoid. The conclusion of this debate was that CIL rates should not necessarily be determined solely by viability evidence, but *should not be logically contrary* to the evidence. Councils should not follow a mechanistic process when setting rates – appraisals are just a guide to viability and are widely understood to be a less than precise tool.

Assessment – residential development

- 6.4 As CIL is intended to operate as a fixed charge, the Council will need to consider the impact on two key factors. Firstly, the need to strike a balance between maximising revenue to invest in infrastructure on the one hand and the need to *minimise* the impact upon development viability on the other. CLG guidance recognises that CIL may make some developments unviable. Secondly, as CIL will effectively take a ‘top-slice’ of development value, there is a potential impact on the percentage or tenure mix of affordable housing that can be secured. This is a change from the current system of negotiated financial contributions, where the planning authority can weigh the need for

contributions against the requirement that schemes need to contribute towards affordable housing provision.

- 6.5 In assessing the results, it is important to clearly distinguish between two scenarios; namely, schemes that are unviable *regardless of the level of CIL* (including a nil rate) and schemes that are viable *prior* to the imposition of CIL at certain levels. If a scheme is unviable before CIL is levied, it is unlikely to come forward and CIL would not be a critical factor. We have therefore disregarded the ‘unviable’ schemes in recommending an appropriate level of CIL. The unviable schemes will only become viable following a degree of real house price inflation, or in the event that the Council agrees to a lower level of affordable housing in the short term⁶.

Determining a maximum viable rate of CIL for residential development

- 6.6 As noted in paragraph 6.5, where a scheme is unviable the imposition of CIL at a zero level will not make the scheme viable. Other factors (i.e. sales values, build costs or benchmark land values) would need to change to make the scheme viable. For the purposes of establishing a maximum viable rate of CIL, we have had regard to the development scenarios that are currently viable and that might, therefore, be affected by a CIL requirement. All the results summarised below assume that current affordable housing requirements are met in full. In addition, the rates discussed below are **inclusive of the Mayoral CIL of £35 per square metre**.
- 6.7 In the main, Site type 1 generates residual values that are higher than the benchmark land values, even in some cases with CIL of as much as £500 per square metre. Scheme viability becomes more difficult in the east of the Borough; Tottenham Hale could absorb a CIL of up to £80 per square when the scheme is tested against the lower resi land value benchmark. All areas in the east could absorb a CIL of up to £500 per square metre when the scheme is tested against the former employment land benchmark, with the exception of Tottenham, where the maximum is £240 per sqm (see Table 6.7.1).

Table 6.7.1: Site type 1 - maximum viable rates of CIL (£s per square metre)

Area	Resi land value higher)	Resi land value (mid)	Resi land value (lower)	Former employment land
Highgate	500	500	500	500
Hornsey	500	500	500	500
Muswell Hill	500	500	500	500
Finsbury Park	500	500	500	500
Wood Green	400	500	500	500
Seven Sisters	NV ⁷	NV	0	500
Tottenham Hale	NV	NV	80	500
Tottenham	NV	NV	NV	240

⁶ However, as shown by the sensitivity analyses (which reduce affordable housing to 40%, 30% and 20%) even a reduction in affordable housing does not always remedy viability issues. In these situations, it is not the presence or absence of planning obligations that is the primary viability driver.

⁷ NV indicates that the scheme generates a residual land value that is lower than the benchmark land value **before** CIL is applied. In these situations, the site would not come forward in the current market unless the landowner is prepared to trade the land for a lower land value.

- 6.8 In most areas, the viable scenarios for Site type 2 indicate that the viable level of CIL is between £400 to £500 per square metre. In Seven Sisters and Tottenham Hale, where schemes are viable a much reduced rate of CIL would be viable when scheme residual values are compared to the lower resi land benchmark. However, when the scheme residual is compared to the former employment land benchmark, a CIL of up to £500 per square metre could be absorbed, while in Tottenham, a rate of up to £240 could be absorbed (see Table 6.8.1). Similar results emerge for Site type 3 (see Table 6.8.2) although the maximum viable levels of CIL are slightly lower due to the higher costs of developing a wholly flatted scheme. In Seven Sisters, Tottenham Hale and Tottenham, schemes would not be viable with any level of CIL.

Table 6.8.1: Site type 2 - maximum viable rates of CIL (£s per square metre)

Area	Resi land value (higher)	Resi land value (mid)	Resi land value (lower)	Former employment land
Highgate	500	500	500	500
Hornsey	500	500	500	500
Muswell Hill	500	500	500	500
Finsbury Park	500	500	500	500
Wood Green	400	500	500	500
Seven Sisters	NV ⁸	NV	0	500
Tottenham Hale	NV	NV	80	500
Tottenham	NV	NV	NV	240

Table 6.8.2: Site type 3 - maximum viable rates of CIL (£s per square metre)

Area	Resi land value (higher)	Resi land value (mid)	Resi land value (lower)	Former employment land
Highgate	40	500	500	500
Hornsey	100	400	500	500
Muswell Hill	NV	NV	60	400
Finsbury Park	NV	280	400	500
Wood Green	NV	NV	NV	220
Seven Sisters	NV	NV	NV	NV
Tottenham Hale	NV	NV	NV	NV
Tottenham	NV	NV	NV	NV

- 6.9 Site type 4 is a denser scheme, which reduces the site area required (saving costs of land purchase) but build costs increase due to the need to construct taller buildings. Due to this additional pressure on scheme value, the

⁸ NV indicates that the scheme generates a residual land value that is lower than the benchmark land value **before** CIL is applied. In these situations, the site would not come forward in the current market unless the landowner is prepared to trade the land for a lower land value.

maximum levels of CIL fall in all areas in comparison to schemes with lower densities (see Table 6.9.1). Nevertheless, the maximum rate in some areas is as high as £500 per square metre in the higher value areas.

Table 6.9.1: Site type 4: Maximum viable rates of CIL (£s per square metre)

Area	Resi land value (higher)	Resi land value (mid)	Resi land value (lower)	Former employment land
Highgate	500	500	500	500
Hornsey	220	400	500	500
Muswell Hill	NV ⁹	NV	NV	200
Finsbury Park	0	260	300	500
Wood Green	NV	NV	NV	NV
Seven Sisters	NV	NV	NV	NV
Tottenham Hale	NV	NV	NV	NV
Tottenham	NV	NV	NV	NV

- 6.10 Site type 5 assumes a further increase in density to 250 units per hectare. This means that the whole development can be constructed on a single hectare, which reduces land costs, but at the expense of a further increase in build costs. The maximum viable levels of CIL fall slightly in all scenarios (see Table 6.10.1) with the highest rate at £500 per square metre in Highgate and Hornsey.

Table 6.10.1: Site type 5: Maximum viable rates of CIL (£s per square metre)

Area	Resi land value (higher)	Resi land value (mid)	Resi land value (lower)	Former employment land
Highgate	400	500	500	500
Hornsey	160	300	400	500
Muswell Hill	NV ¹⁰	NV	NV	NV
Finsbury Park	NV	120	220	300
Wood Green	NV	NV	NV	NV
Seven Sisters	NV	NV	NV	NV
Tottenham Hale	NV	NV	NV	NV
Tottenham	NV	NV	NV	NV

⁹ NV indicates that the scheme generates a residual land value that is lower than the benchmark land value **before** CIL is applied. In these situations, the site would not come forward in the current market unless the landowner is prepared to trade the land for a lower land value.

¹⁰ NV indicates that the scheme generates a residual land value that is lower than the benchmark land value **before** CIL is applied. In these situations, the site would not come forward in the current market unless the landowner is prepared to trade the land for a lower land value.

Sensitivity analysis on affordable housing percentage

- 6.11 We re-rested sites 2, 3, 4 and 5 with a reduced level of affordable housing (40%, 30% and 20% of units). The results of these analyses are included within Appendix 1. The primary purpose of this exercise was to determine whether rebalancing the Council's affordable housing requirements would enable sites in the east of the Borough to contribute towards infrastructure. The results show very little positive movement when affordable housing levels are reduced and, indeed, in some cases, the results worsen. This is because the profit assumption in the appraisals for affordable housing is considerably lower than the profit on private housing. Reducing the affordable housing percentage increases the number of private units, upon which the appraisals assume a much higher profit, which the appraisals treat as a cost. The value uplift from converting an affordable unit into a private unit is less than the additional cost of the higher profit.

Suggested CIL rates

- 6.12 Although the results indicate that relatively high rates of CIL could be levied, we would advise that a substantial buffer or margin should be allowed for to deal with risk. There are three key risks:
- the first is that individual sites might incur exceptional costs (decontamination, difficult ground conditions etc) and as a result the residual land value could fall. Developers will try and reflect such costs in their offer to the landowner, but the extent of any issues is not always fully apparent until the land value is fixed. Where sites have an existing use, an owner will not be prepared to accept a reduction below the value of the current building to accommodate exceptional costs on a redevelopment;
 - Secondly, values could fall or normal build costs could rise over the life of the Charging Schedule, adversely affecting scheme viability;
 - Thirdly, imposing a high rate of CIL in the Council's first Charging Schedule could 'shock' the land market with a consequential risk that land supply falls.
- 6.13 Given the range of results above, and the risk factors outlined in the previous paragraph, our recommendation is that the Council might set a CIL rate of in the following ranges (shown **inclusive** of Mayoral CIL):
- Highgate and Hornsey - £100 - £300 per square metre;
 - Muswell Hill - £60 - £300 per square metre;
 - Finsbury Park - £100 - £300 per square metre;
 - Wood Green - £100 - £20 per square metre;
 - Seven Sisters – nil - £50 per square metre;
 - Tottenham Hale – nil - £50 per square metre; and
 - Tottenham – nil - £50 per square metre.
- 6.14 When setting rates of CIL for the east of the Borough in particular, the Council will need to carefully consider the extent to which sites will come forward on former employment sites, rather than sites in other uses or deemed to be residential land. Sensitivity will required due to the marginal nature of development in these areas, particularly high density developments.
- 6.15 In determining the maximum levels of CIL and the recommended rates above, we have based our assessment on current costs and values only. We have

run a set of appraisals that show the impact of an increase in sales values, accompanied by an increase in build costs; and a further set of results that show the impact of a fall in sales values. These appraisals provide an indication of the likely movement in viability that the 'buffer' below the maximum rates would need to accommodate. The ranges in paragraph 6.13 allow for a sufficient buffer to accommodate these changes.

Continued use of Section 106 agreements

- 6.16 Given the marginality of development in the east of the Borough, setting a fixed levy for infrastructure risks adversely affecting deliverability of schemes and reducing land supply. As an alternative, the Council could consider the continued use of Section 106 agreements on sites in this part of the Borough, accepting the limitations around pooling of contributions. The CIL regulations permit councils to pool contributions from up to five separate planning obligations for an item of infrastructure that is not intended to be funded by the levy. The Council would need to identify such infrastructure in advance and not collect CIL for these items.

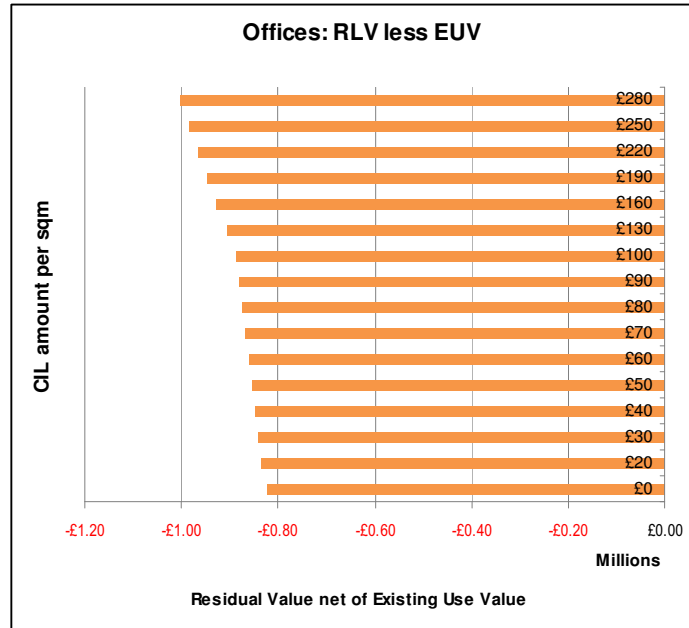
Assessment – commercial development

- 6.17 Our appraisals indicate that the potential for commercial schemes to be viably delivered is under considerable pressure at the current time. Although retail warehousing and supermarket developments generate positive RLVs in excess of existing use value benchmarks, the margin is modest and therefore small changes could adversely affect the ability of developments to absorb CIL. High street retail, office developments and industrial developments are at best marginal or unviable in the current market.
- 6.18 As noted in section 4, the level of rents that can be achieved for commercial space varies according to exact location; quality of building; and configuration of space. Consequently, our appraisals reflect the 'least viable' scenario where rents are lowest. For uses where even the higher levels of rent result in unviable development scenarios, we have not tested with the lower rent levels.

Office development

- 6.19 The results of our office appraisals indicate that the rent levels that could be secured on new developments in the Borough are unlikely to be sufficiently high to generate positive residual land values. Comparable evidence and recent marketing activity indicates that average office rents are unlikely to exceed circa £21 per sq ft at the current time. In common with other outer London boroughs, long term demand for offices has fallen and it is unlikely that office development will come forward in the short to medium term. The results of our appraisal, with varying rates of CIL, are shown in Chart 6.18.1 below.

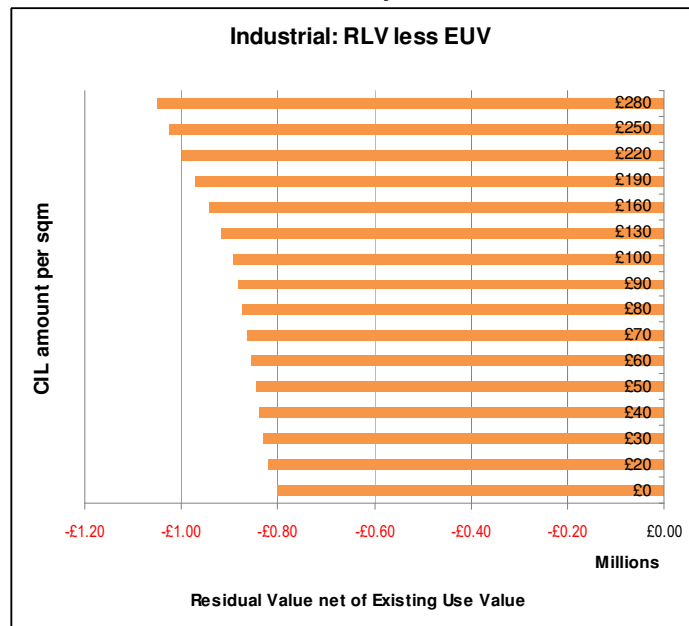
Chart 6.18.1: Residual land values generated by office developments (rent of £21 per square ft or £226 per square metre)



Industrial/warehouse development

6.20 Industrial and warehousing uses in the Borough attract rents averaging £86 per square metre (£8 per sq ft). Industrial yields are currently around 7% - 8%. As a result of relatively low rents, industrial floorspace does not currently generate positive residual land values, as shown in Chart 6.19.1. As a consequence, it is unlikely that a significant quantum of industrial development will come forward in the short term.

Chart 6.19.1: Industrial development



Retail development

- 6.21 While rent levels do not vary hugely between the different types of retail, there are variations in yield, reflecting the relative strength of covenant offered by each type of occupier. Yields for supermarket operators are typically much lower than for independent retailers, resulting in higher capital values for supermarket developments. We also assume higher build costs for high street retail, reflecting the additional design and quality requirements in comparison to retail warehouses and supermarkets that are designed in a more functional manner.
- 6.22 Our appraisals indicate that retail warehouses and retail supermarkets generate higher capital values than high street retail. Our appraisals indicate that supermarket developments could absorb a CIL of up to £130 per square metre, inclusive of Mayoral CIL, while retail warehouse developments could absorb a CIL of up to £60 per square metre, inclusive of Mayoral CIL (see Charts 6.21.1 and 6.21.2).

Chart 6.21.1: Supermarket development

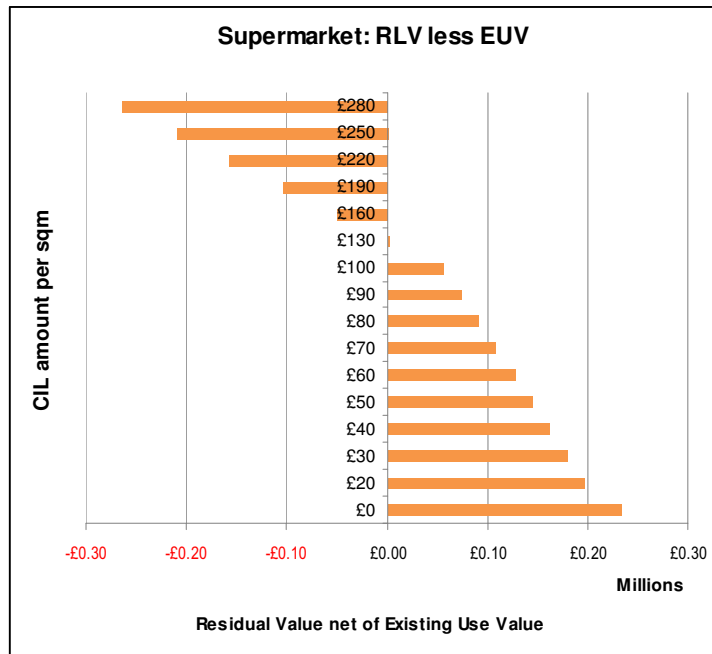
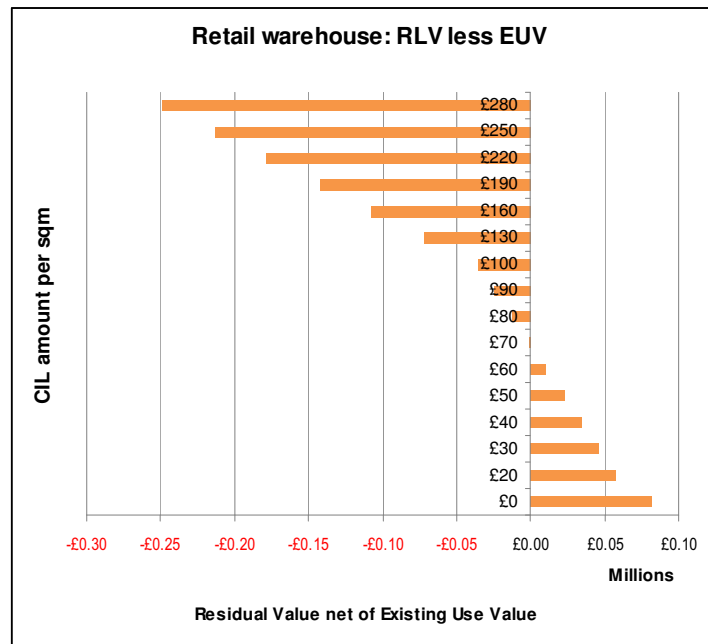


Chart 6.21.2: Retail warehouse development



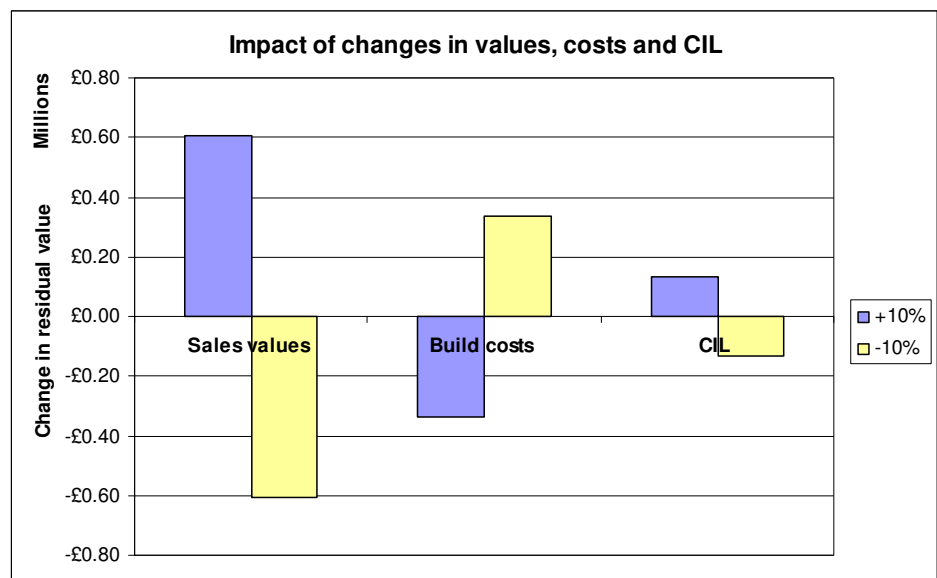
D1 and D2 floorspace development

- 6.23 D1 and D2 floorspace typically includes uses that do not accommodate revenue generating operations, such as schools, health centres, museums and places of worship. Other uses that do generate an income stream (such as swimming pools) have operating costs that are far higher than the income and require public subsidy. Many D1 uses will be infrastructure themselves, which CIL will help to provide. It is therefore unlikely that D1 and D2 uses will be capable of generating any contribution towards CIL.

7 Conclusions and recommendations

- 7.1 The results of our analysis indicate a degree of variation in viability of development in terms of different uses. In light of these variations, two options are available to the Council under the CIL regulations. Firstly, the Council could set a single CIL rate across the Borough, having regard to the least viable types of development and least viable locations. This option would suggest the adoption of the 'lowest common denominator', with sites that could have provided a greater contribution towards infrastructure requirements not doing so. In other words, the Council could be securing the benefit of simplicity at the expense of potential income foregone that could otherwise have funded infrastructure. Secondly, the Council has the option of setting different rates for different types of development and different areas. The results of our study point firmly towards the second option as our recommended route, particularly for residential development.
- 7.2 We have also referred to the results of development appraisals as being highly dependent upon the inputs, which will vary significantly between individual developments. In the main, the imposition of CIL is not *the* critical factor in determining whether a scheme is viable or not (with the relationship between scheme value, costs and land value benchmarks being far more important). This is evidenced by the very marginal differences between the 'pre' and 'post' CIL residential appraisals shown in the charts in Section 6. This point is also illustrated in Chart 8.2.1 below, which compares the impact on the residual value of a scheme of a 10% increase and decrease in sales values and a 10% increase and decrease in build costs to a £100 per sq metre change in CIL.

Chart 8.2.1: Impact of changing levels of CIL in context of other factors



- 7.3 Given CIL's nature as a fixed tariff, it is important that the Council selects rates that are not on the limit of viability. This is particularly important for commercial floorspace, where the Council does not have the ability to 'flex' other planning obligations to absorb site-specific viability issues. In contrast, the Council could in principle set higher rates for residential schemes as the level of affordable housing could be adjusted in the case of marginally viable

schemes. However, this approach runs the risk of frustrating one of the Council's other key objectives of delivering affordable housing. Consequently, sensitive CIL rate setting for residential schemes is also vital.

7.4 Our recommendations on levels of CIL are therefore summarised as follows:

- The results of this study are reflective of current market conditions, which are likely to improve over the medium term. It is therefore important that the Council keeps the viability situation under review so that levels of CIL can be adjusted to reflect any future changes.
- The ability of **residential schemes** to make CIL contributions varies depending on area and the current use of the site. Viability of development is very different in the west of the Borough to the east. Having regard to these variations, residential schemes should be able to absorb a CIL rate of between £0 to £300 per square metre, leaving a margin in many areas for site-specific factors that might affect viability. Suggested ranges of rates are as follows:
 - Highgate and Hornsey - £100 - £300 per square metre;
 - Muswell Hill - £60 - £300 per square metre;
 - Finsbury Park - £100 - £300 per square metre;
 - Wood Green - £100 - £20 per square metre;
 - Seven Sisters – nil - £50 per square metre;
 - Tottenham Hale – nil - £50 per square metre; and
 - Tottenham – nil - £50 per square metre.
- Whilst the maximum rates are significantly higher than the proposed rates in some areas, the buffer will help to mitigate a number of risk factors (primarily the potentially adverse impact on land supply of setting the rates at a high level and 'shocking' the market).
- At current rent levels, **Office development** is unlikely to come forward in the short to medium term as the capital values generated are insufficient to cover development costs. We therefore recommend that the Council sets a nil rate for offices.
- Residual values generated by **Retail developments** vary significantly between high street retail (which is just marginally viable or unviable) on the one hand, and supermarkets and retail warehouse developments (which generate sufficient residual values to enable the payment of CIL). If the Council anticipates major supermarket or retail warehouse developments to come forward, then it might wish to consider adopting a CIL for these types of retail only (our appraisals indicate that supermarkets could absorb a CIL of up to £130 per square metre and retail warehouses £60 per square metre, both inclusive of Mayoral CIL).
- Our appraisals of developments of **industrial and warehousing floorspace** indicate that these uses are unlikely to generate positive residual land values. We therefore recommend a zero rate for industrial floorspace.
- D1 and D2 uses often do not generate sufficient income streams to cover their costs. Consequently, they require some form of subsidy to operate. This type of facility is very unlikely to be built by the private sector. We therefore suggest that a nil rate of CIL be set for D1 uses.

-
- 7.5 For residential schemes, the application of CIL of up to £300 per square metre is unlikely to be an overriding factor in determining whether or not a scheme is viable. When considered in context of total scheme costs, a CIL of £100 per square metre is a very modest amount, accounting for less than 3% of total development costs (i.e. less than a developer's contingency which is typically around 5%). Some schemes would be unviable even if a zero CIL were adopted. We therefore recommend that the Council pays limited regard to these sites.

Appendix 1 Residential appraisal results

Appendix 2 Commercial appraisal results

This page is intentionally left blank

CL, Viability Harmony	Residual Land Values (per net developable ha)
	BLV1 BLV2 BLV3 BLV4
	Real land (high) Real land (low) Frm Employment
	£4,000,000 £2,700,000 £1,950,000
SITE TYPE 1	
5 UNITS	
HOUSES	
50UPH	
Net area as percentage of gross	
100%	
CS1 1.0m dwt	Sales value reduction
CS2 4.0m dwt	Build cost inflation
RL1 0m	
RL2 0m	

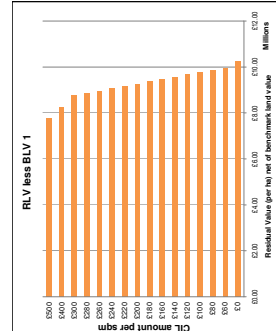
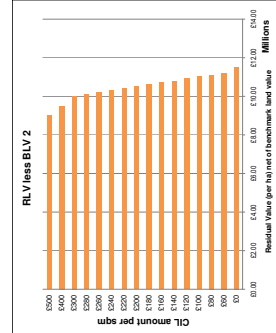
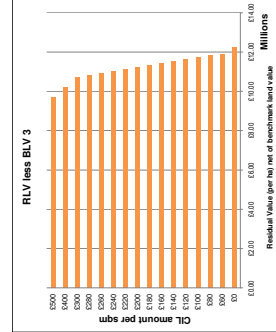
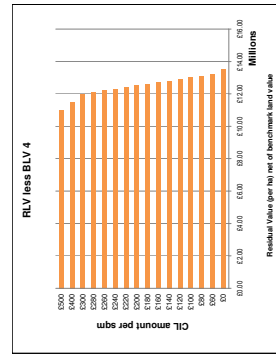
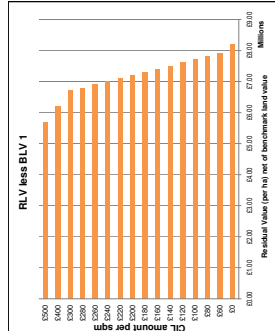
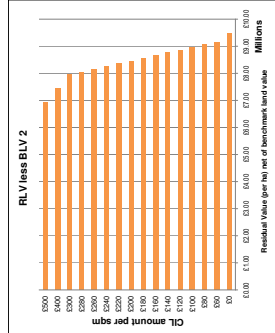
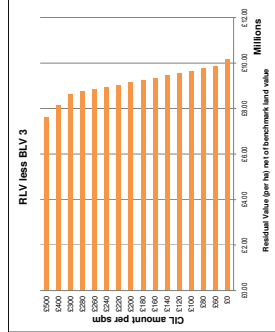
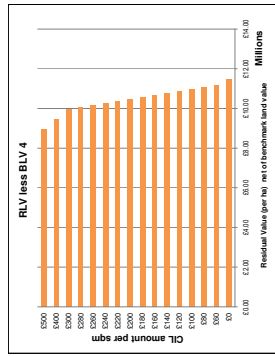
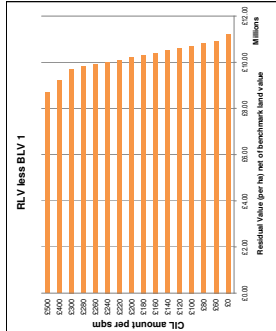
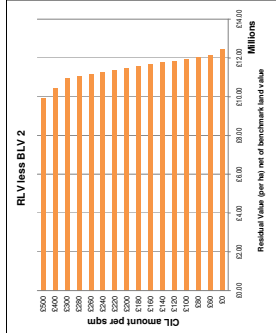
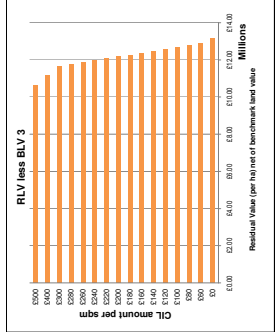
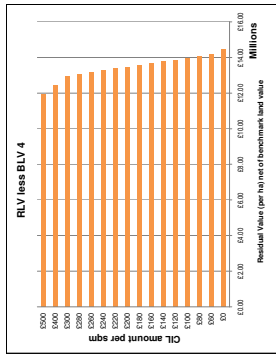
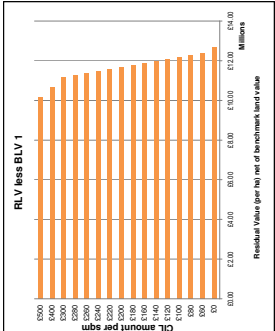
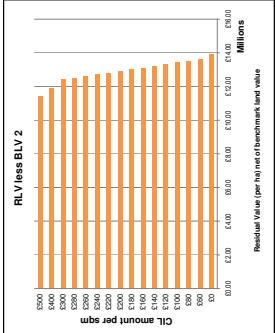
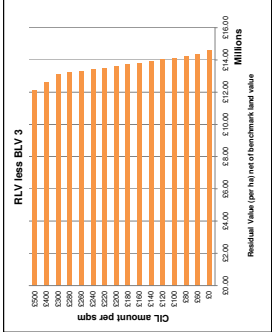
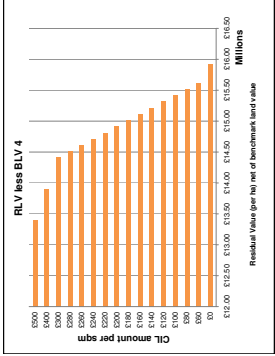
Area 1 5936m Horsway Hill (M1)		
Site type	Description	Site area
0	RLV less BLV1	0.10 ha

CL amount	RLV	RLV per ha	RLV less BLV1	RLV less BLV2	RLV less BLV3	RLV less BLV4
0	1,656,642	16,566.42	12,936.42	14,816.42	14,816.42	15,016.42
60	1,656,642	16,566.42	12,936.42	14,816.42	14,816.42	15,016.42
100	1,656,642	16,566.42	12,936.42	14,816.42	14,816.42	15,016.42
140	1,656,642	16,566.42	12,936.42	14,816.42	14,816.42	15,016.42
180	1,656,642	16,566.42	12,936.42	14,816.42	14,816.42	15,016.42
220	1,656,642	16,566.42	12,936.42	14,816.42	14,816.42	15,016.42
260	1,656,642	16,566.42	12,936.42	14,816.42	14,816.42	15,016.42
300	1,656,642	16,566.42	12,936.42	14,816.42	14,816.42	15,016.42
340	1,656,642	16,566.42	12,936.42	14,816.42	14,816.42	15,016.42
380	1,656,642	16,566.42	12,936.42	14,816.42	14,816.42	15,016.42
420	1,656,642	16,566.42	12,936.42	14,816.42	14,816.42	15,016.42
460	1,656,642	16,566.42	12,936.42	14,816.42	14,816.42	15,016.42
500	1,656,642	16,566.42	12,936.42	14,816.42	14,816.42	15,016.42

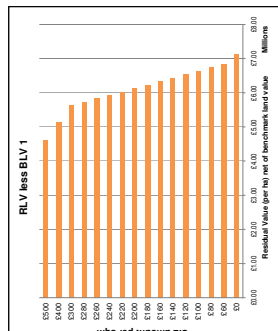
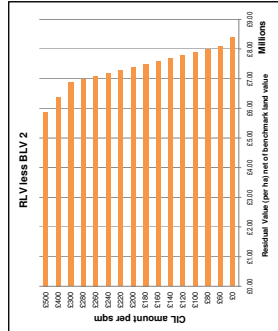
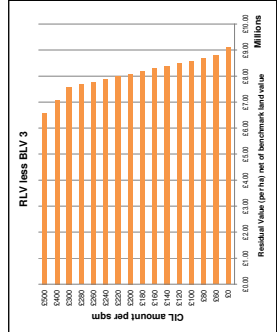
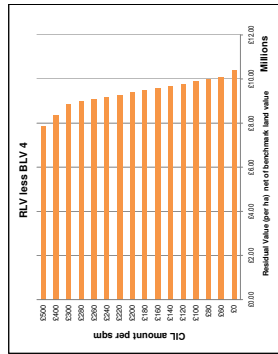
CL amount	RLV	RLV per ha	RLV less BLV1	RLV less BLV2	RLV less BLV3	RLV less BLV4
0	1,250,000	12,500.00	10,000.00	11,500.00	11,500.00	11,500.00
60	1,250,000	12,500.00	10,000.00	11,500.00	11,500.00	11,500.00
100	1,250,000	12,500.00	10,000.00	11,500.00	11,500.00	11,500.00
140	1,250,000	12,500.00	10,000.00	11,500.00	11,500.00	11,500.00
180	1,250,000	12,500.00	10,000.00	11,500.00	11,500.00	11,500.00
220	1,250,000	12,500.00	10,000.00	11,500.00	11,500.00	11,500.00
260	1,250,000	12,500.00	10,000.00	11,500.00	11,500.00	11,500.00
300	1,250,000	12,500.00	10,000.00	11,500.00	11,500.00	11,500.00
340	1,250,000	12,500.00	10,000.00	11,500.00	11,500.00	11,500.00
380	1,250,000	12,500.00	10,000.00	11,500.00	11,500.00	11,500.00
420	1,250,000	12,500.00	10,000.00	11,500.00	11,500.00	11,500.00
460	1,250,000	12,500.00	10,000.00	11,500.00	11,500.00	11,500.00
500	1,250,000	12,500.00	10,000.00	11,500.00	11,500.00	11,500.00

CL amount	RLV	RLV per ha	RLV less BLV1	RLV less BLV2	RLV less BLV3	RLV less BLV4
0	1,800,000	18,000.00	15,000.00	16,500.00	16,500.00	16,500.00
60	1,800,000	18,000.00	15,000.00	16,500.00	16,500.00	16,500.00
100	1,800,000	18,000.00	15,000.00	16,500.00	16,500.00	16,500.00
140	1,800,000	18,000.00	15,000.00	16,500.00	16,500.00	16,500.00
180	1,800,000	18,000.00	15,000.00	16,500.00	16,500.00	16,500.00
220	1,800,000	18,000.00	15,000.00	16,500.00	16,500.00	16,500.00
260	1,800,000	18,000.00	15,000.00	16,500.00	16,500.00	16,500.00
300	1,800,000	18,000.00	15,000.00	16,500.00	16,500.00	16,500.00
340	1,800,000	18,000.00	15,000.00	16,500.00	16,500.00	16,500.00
380	1,800,000	18,000.00	15,000.00	16,500.00	16,500.00	16,500.00
420	1,800,000	18,000.00	15,000.00	16,500.00	16,500.00	16,500.00
460	1,800,000	18,000.00	15,000.00	16,500.00	16,500.00	16,500.00
500	1,800,000	18,000.00	15,000.00	16,500.00	16,500.00	16,500.00

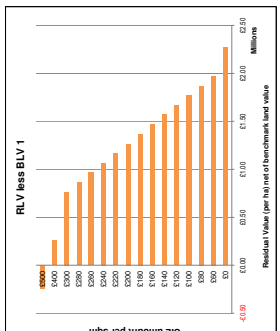
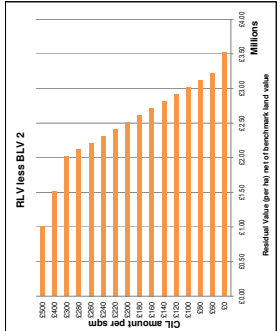
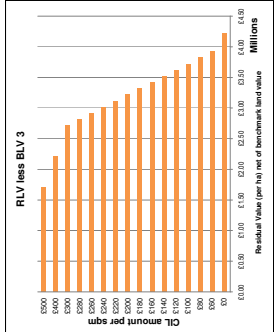
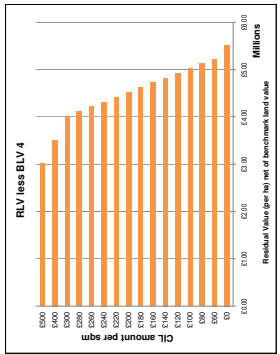
CL amount	RLV	RLV per ha	RLV less BLV1	RLV less BLV2	RLV less BLV3	RLV less BLV4
0	1,400,000	14,000.00	11,500.00	12,500.00	12,500.00	12,500.00
60	1,400,000	14,000.00	11,500.00	12,500.00	12,500.00	12,500.00
100	1,400,000	14,000.00	11,500.00	12,500.00	12,500.00	12,500.00
140	1,400,000	14,000.00	11,500.00	12,500.00	12,500.00	12,500.00
180	1,400,000	14,000.00	11,500.00	12,500.00	12,500.00	12,500.00
220	1,400,000	14,000.00	11,500.00	12,500.00	12,500.00	12,500.00
260	1,400,000	14,000.00	11,500.00	12,500.00	12,500.00	12,500.00
300	1,400,000	14,000.00	11,500.00	12,500.00	12,500.00	12,500.00
340	1,400,000	14,000.00	11,500.00	12,500.00	12,500.00	12,500.00
380	1,400,000	14,000.00	11,500.00	12,500.00	12,500.00	12,500.00
420	1,400,000	14,000.00	11,500.00	12,500.00	12,500.00	12,500.00
460	1,400,000	14,000.00	11,500.00	12,500.00	12,500.00	12,500.00
500	1,400,000	14,000.00	11,500.00	12,500.00	12,500.00	12,500.00



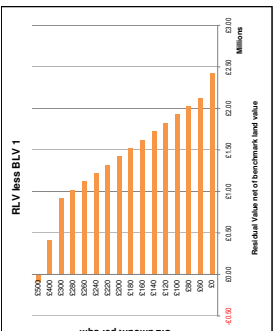
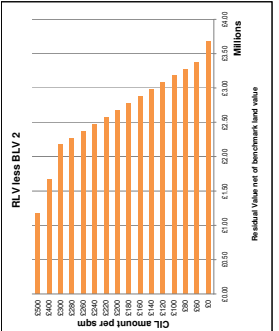
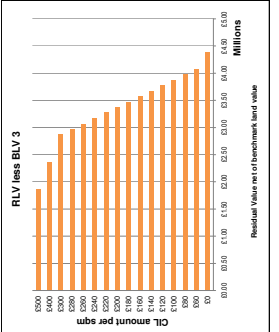
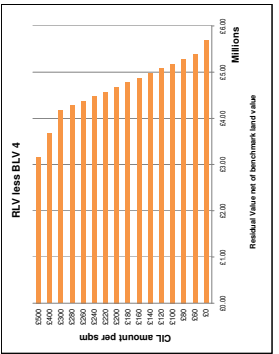
Site type	Description	Area 5	6433 ppm Wood Green (M2)	Site area	0.10 ha	
CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1113.856	1113.856	7137.031	8.38181	10.381291	10.381291
500	617.256	617.256	4171.531	4.91626	6.91674	6.91674
1000	102.944	102.944	620.031	0.95171	1.95219	1.95219
1500	1.05285	1.05285	6.20848	6.20848	6.20848	6.20848
2000	1.05285	1.05285	6.20848	6.20848	6.20848	6.20848
2500	1.05285	1.05285	6.20848	6.20848	6.20848	6.20848
3000	1.05285	1.05285	6.20848	6.20848	6.20848	6.20848
3500	1.05285	1.05285	6.20848	6.20848	6.20848	6.20848
4000	1.05285	1.05285	6.20848	6.20848	6.20848	6.20848
4500	1.05285	1.05285	6.20848	6.20848	6.20848	6.20848
5000	1.05285	1.05285	6.20848	6.20848	6.20848	6.20848



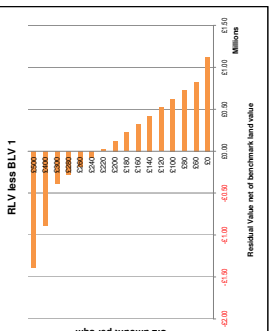
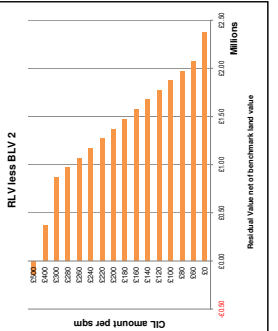
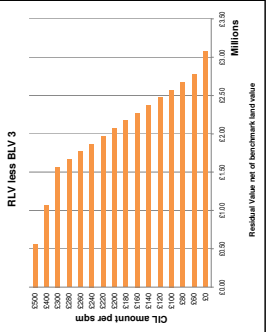
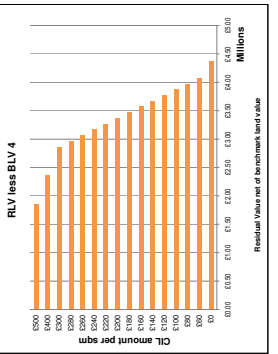
Site type	Description	Area 6	£2500 ppm Seven Stars (M2)	Site area	0.10 ha	
CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	626.944	6269.44	2269.48	3.15948	5.31948	5.31948
500	596.774	5967.74	1967.39	3.21779	5.21779	5.21779
1000	576.611	5766.11	1766.08	3.11714	5.11714	5.11714
1500	556.454	5564.54	1564.92	3.01642	5.01642	5.01642
2000	536.301	5363.01	1363.78	2.91577	4.91577	4.91577
2500	516.144	5161.44	1160.64	2.81512	4.81512	4.81512
3000	496.001	4960.01	957.50	2.71447	4.71447	4.71447
3500	475.854	4758.54	754.36	2.61382	4.61382	4.61382
4000	455.711	4557.11	551.22	2.51317	4.51317	4.51317
4500	435.564	4355.64	348.08	2.41252	4.41252	4.41252
5000	415.421	4154.21	144.94	2.31187	4.31187	4.31187



Site type	Description	Area 7	£3500 ppm Tottenham (M2)	Site area	0.10 ha	
CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	642.736	6427.36	2427.36	3.67236	4.37236	4.37236
500	612.596	6125.96	2125.99	3.73069	5.27599	5.27599
1000	582.456	5824.56	1824.62	3.78903	6.18103	6.18103
1500	562.316	5623.16	1523.28	3.84736	7.08236	7.08236
2000	542.176	5421.76	1221.94	3.90570	7.98370	7.98370
2500	522.036	5220.36	920.60	3.96403	8.88503	8.88503
3000	501.896	5018.96	619.26	4.02236	9.78636	9.78636
3500	481.756	4817.56	317.92	4.08070	10.68770	10.68770
4000	461.616	4616.16	16.58	4.13903	11.58903	11.58903
4500	441.476	4414.76	116.54	4.19736	12.49036	12.49036
5000	421.336	4213.36	215.20	4.25570	13.39170	13.39170



Site type	Description	Area 8	£3300 ppm Tottenham (M2)	Site area	0.10 ha	
CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	512.300	5123.00	1123.00	2.37300	3.07300	3.07300
500	492.160	4921.60	921.84	2.07194	2.77194	2.77194
1000	472.020	4720.20	720.68	1.77088	2.47088	2.47088
1500	451.880	4518.80	519.52	1.46982	2.16982	2.16982
2000	431.740	4317.40	318.36	1.16876	1.86876	1.86876
2500	411.600	4116.00	117.20	0.86770	1.56770	1.56770
3000	391.460	3914.60	86.04	0.56664	1.26664	1.26664
3500	371.320	3713.20	55.88	0.26558	0.96558	0.96558
4000	351.180	3511.80	25.72	0.06452	0.66452	0.66452
4500	331.040	3310.40	0.56	0.06452	0.66452	0.66452
5000	310.900	3109.00	0.00	0.06452	0.66452	0.66452



Site type: **Area 5** Description: **6433 gem Wood Green (M2)** Site area: **0.10 ha**

CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 4
0	1,257,258	12,572.58	8,735.78	8,629.79	10,529.29
100	1,257,258	12,572.58	8,735.78	8,629.79	10,529.29
200	1,257,258	12,572.58	8,735.78	8,629.79	10,529.29
300	1,257,258	12,572.58	8,735.78	8,629.79	10,529.29
400	1,257,258	12,572.58	8,735.78	8,629.79	10,529.29
500	1,257,258	12,572.58	8,735.78	8,629.79	10,529.29

Site type: **Area 6** Description: **£392 gem Seven Stars (M1)** Site area: **0.10 ha**

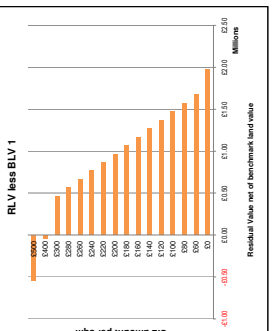
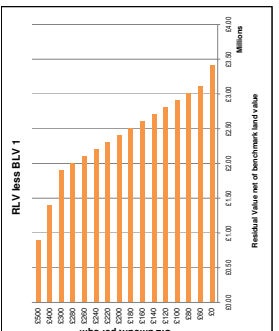
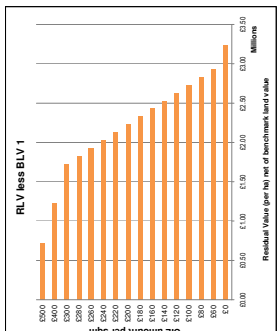
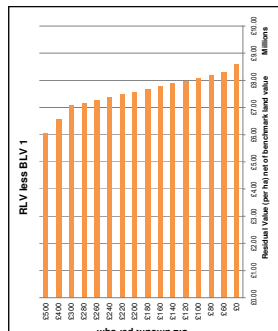
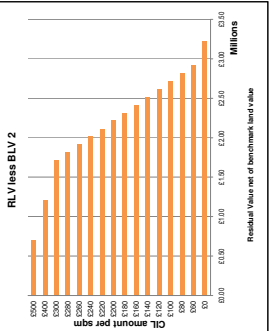
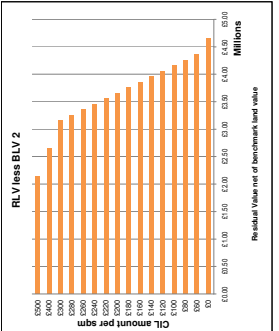
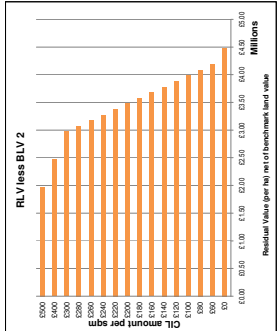
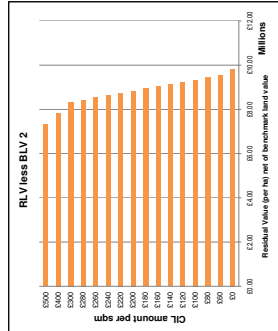
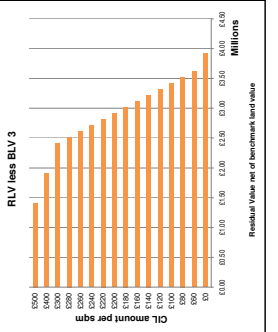
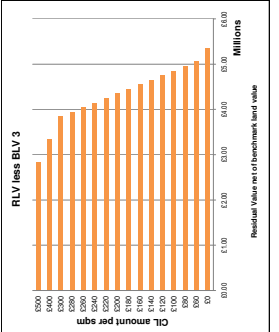
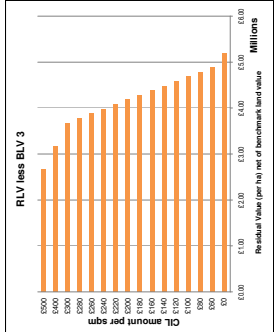
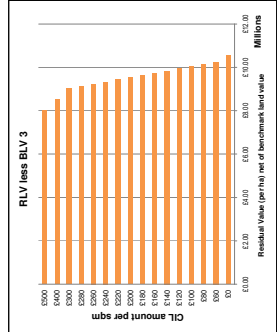
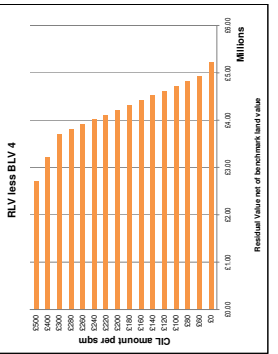
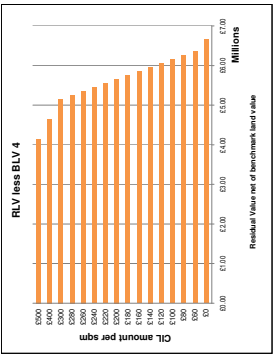
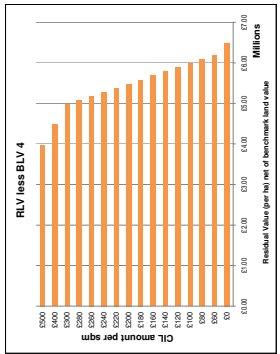
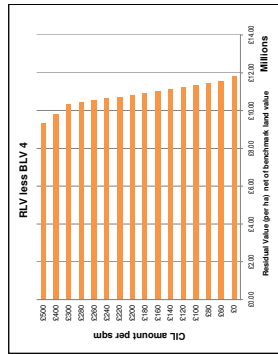
CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	723,048	7,230.48	3,303.77	4,480.77	5,180.77	6,480.77
100	682,918	6,829.18	2,928.10	4,178.10	4,789.10	6,178.10
200	642,788	6,427.88	2,552.43	3,875.43	4,387.43	5,775.43
300	602,658	6,026.58	2,176.76	3,572.76	4,084.76	5,372.76
400	562,528	5,625.28	1,801.09	3,270.09	3,782.09	4,970.09
500	522,398	5,223.98	1,425.42	2,967.42	3,479.42	4,567.42

Site type: **Area 7** Description: **£392 gem Tottenham (M1)** Site area: **0.10 ha**

CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	710,289	7,102.89	3,102.82	4,350.82	5,350.82	6,650.82
100	670,159	6,701.59	2,727.15	3,975.15	4,975.15	6,275.15
200	630,029	6,300.29	2,351.48	3,600.48	4,575.48	5,875.48
300	589,899	5,899.99	1,975.81	3,225.81	4,175.81	5,475.81
400	549,769	5,499.69	1,600.14	2,851.14	3,775.14	5,075.14
500	509,639	5,099.39	1,224.47	2,476.47	3,375.47	4,675.47

Site type: **Area 8** Description: **£319 gem Tottenham (M1)** Site area: **0.10 ha**

CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 4
0	597,046	5,970.46	1,970.48	3,220.48	3,920.48
100	556,916	5,569.16	1,594.81	2,845.81	3,545.81
200	516,786	5,167.86	1,219.14	2,470.14	3,170.14
300	476,656	4,766.56	843.47	2,095.47	2,795.47
400	436,526	4,365.26	467.80	1,720.80	2,420.80
500	396,396	3,963.96	92.13	796.13	866.13



CL Viability History

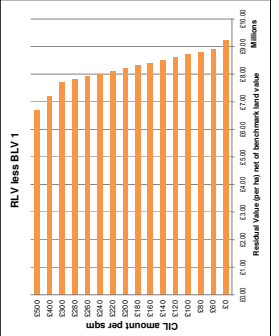
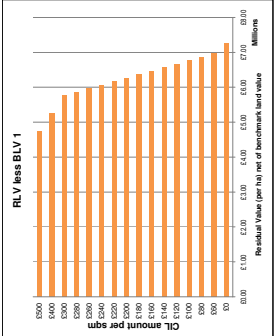
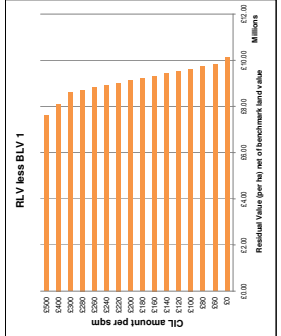
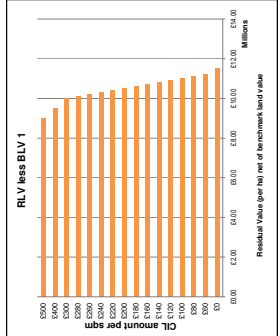
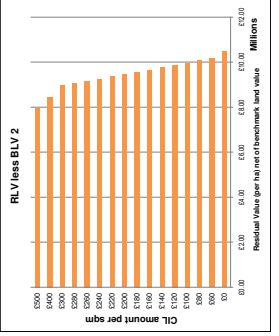
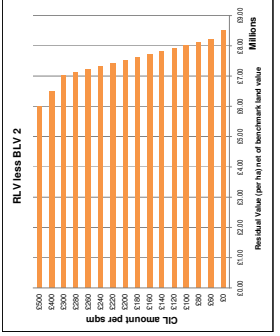
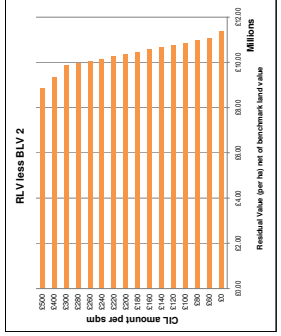
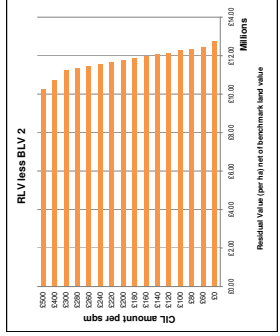
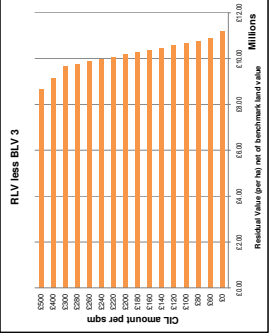
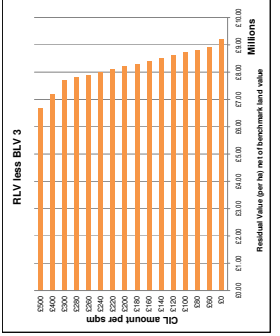
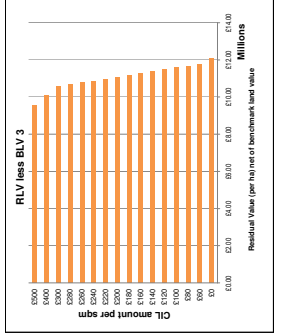
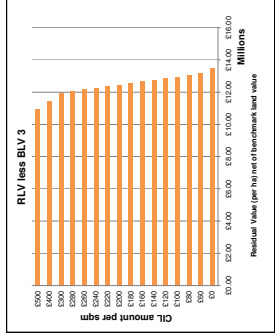
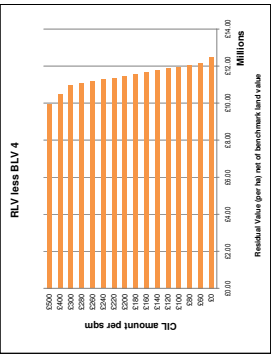
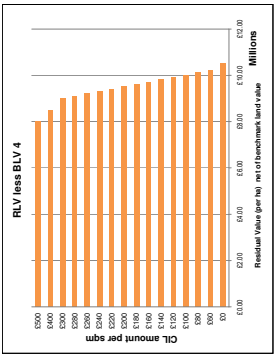
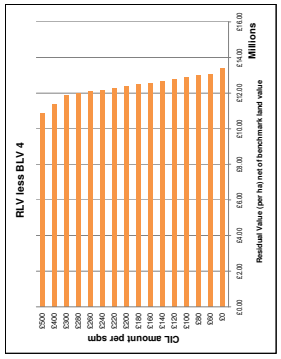
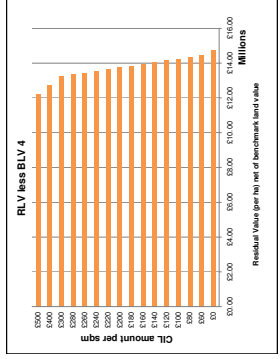
SITE TYPE	BLV1	BLV2	BLV3	BLV4
5 UNITS	£4,000,000	£2,750,000	£2,050,000	£1,950,000
HOUSES				
SUAPP				
Net area as percentage of gross	100%			
50% Sales value reduction				
50% Bulk cost reduction				
CL area	0%			
RI/High	0%			

Table with 7 columns: Site type, Description, BLV, RLV per sqm, RLV less BLV1, RLV less BLV2, RLV less BLV3, RLV less BLV4. Includes data for Site area: 0.10 ha.

Table with 7 columns: Site type, Description, BLV, RLV per sqm, RLV less BLV1, RLV less BLV2, RLV less BLV3, RLV less BLV4. Includes data for Site area: 0.10 ha.

Table with 7 columns: Site type, Description, BLV, RLV per sqm, RLV less BLV1, RLV less BLV2, RLV less BLV3, RLV less BLV4. Includes data for Site area: 0.10 ha.

Table with 7 columns: Site type, Description, BLV, RLV per sqm, RLV less BLV1, RLV less BLV2, RLV less BLV3, RLV less BLV4. Includes data for Site area: 0.10 ha.



Site type: **Area 5** 6433 perm Wood Green (N2) Site area: 0.10 ha

CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 4
0	1,024,452	10,244.52	6,244.20	7,484.40	8,644.20
50	1,024,452	10,244.52	6,244.20	7,484.40	8,644.20
100	1,024,452	10,244.52	6,244.20	7,484.40	8,644.20
150	1,024,452	10,244.52	6,244.20	7,484.40	8,644.20
200	1,024,452	10,244.52	6,244.20	7,484.40	8,644.20
250	1,024,452	10,244.52	6,244.20	7,484.40	8,644.20
300	1,024,452	10,244.52	6,244.20	7,484.40	8,644.20
350	1,024,452	10,244.52	6,244.20	7,484.40	8,644.20
400	1,024,452	10,244.52	6,244.20	7,484.40	8,644.20
450	1,024,452	10,244.52	6,244.20	7,484.40	8,644.20
500	1,024,452	10,244.52	6,244.20	7,484.40	8,644.20

Site type: **Area 6** £300 perm Seven Stars (N1) Site area: 0.10 ha

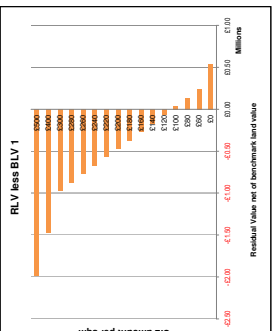
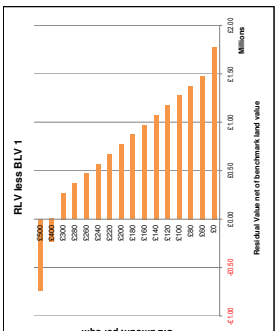
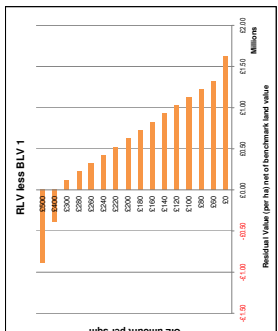
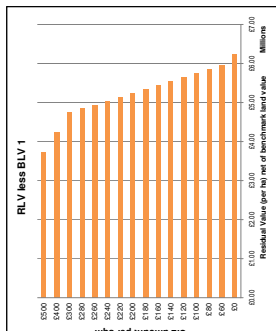
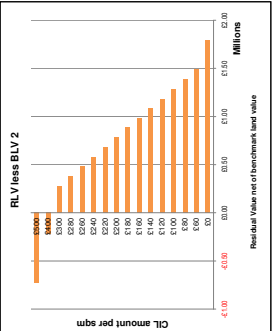
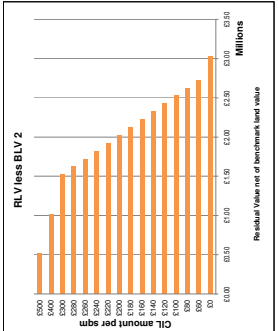
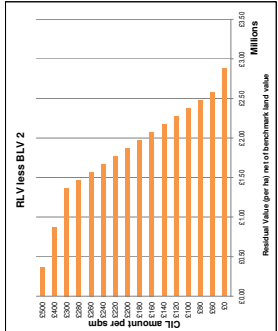
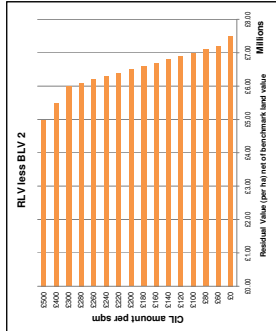
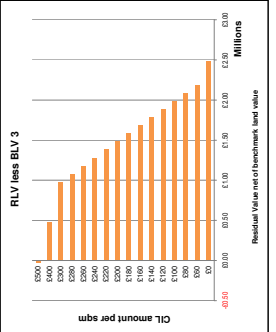
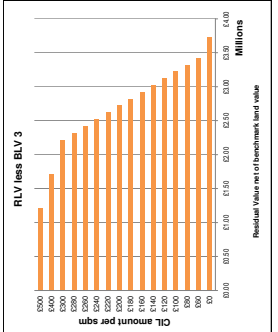
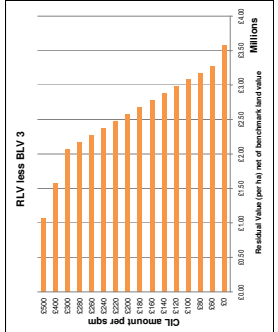
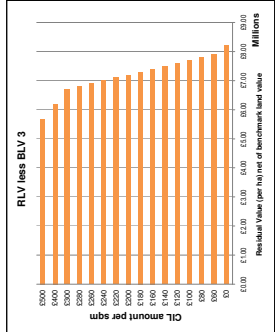
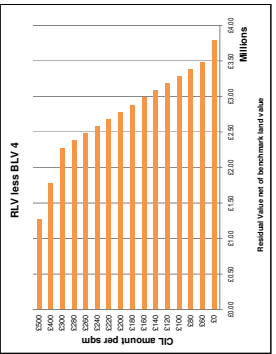
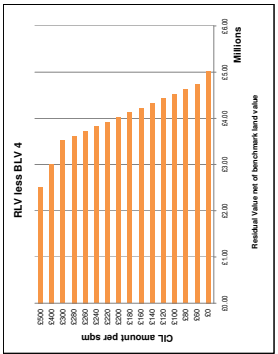
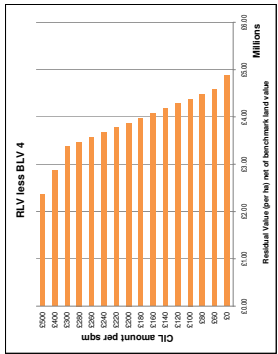
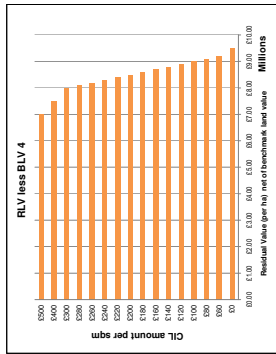
CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	462,536	4,625.36	1,625.87	2,875.87	4,625.87	4,625.87
50	532,338	5,323.38	1,232.30	2,752.30	3,272.30	4,232.30
100	602,140	6,021.40	1,222.25	2,472.25	3,172.25	4,472.25
150	671,942	6,719.42	1,222.29	2,372.29	3,072.29	4,272.29
200	741,744	7,417.44	1,222.29	2,272.29	2,972.29	4,072.29
250	811,546	8,115.46	1,222.29	2,172.29	2,872.29	3,872.29
300	881,348	8,813.48	1,222.29	2,072.29	2,772.29	3,672.29
350	951,150	9,511.50	1,222.29	1,972.29	2,672.29	3,472.29
400	1,020,952	10,209.52	1,222.29	1,872.29	2,572.29	3,272.29
450	1,090,754	10,907.54	1,222.29	1,772.29	2,472.29	3,072.29
500	1,160,556	11,605.56	1,222.29	1,672.29	2,372.29	2,872.29

Site type: **Area 7** £300 perm Tottenham (N1) Site area: 0.10 ha

CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	571,511	5,715.11	1,775.11	3,025.11	3,725.11	5,025.11
50	571,511	5,715.11	1,775.11	3,025.11	3,725.11	5,025.11
100	571,511	5,715.11	1,775.11	3,025.11	3,725.11	5,025.11
150	571,511	5,715.11	1,775.11	3,025.11	3,725.11	5,025.11
200	571,511	5,715.11	1,775.11	3,025.11	3,725.11	5,025.11
250	571,511	5,715.11	1,775.11	3,025.11	3,725.11	5,025.11
300	571,511	5,715.11	1,775.11	3,025.11	3,725.11	5,025.11
350	571,511	5,715.11	1,775.11	3,025.11	3,725.11	5,025.11
400	571,511	5,715.11	1,775.11	3,025.11	3,725.11	5,025.11
450	571,511	5,715.11	1,775.11	3,025.11	3,725.11	5,025.11
500	571,511	5,715.11	1,775.11	3,025.11	3,725.11	5,025.11

Site type: **Area 8** £300 perm Tottenham (N1) Site area: 0.10 ha

CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	453,654	4,536.54	5,364.44	1,786.54	2,486.54	3,786.54
50	453,654	4,536.54	5,364.44	1,786.54	2,486.54	3,786.54
100	453,654	4,536.54	5,364.44	1,786.54	2,486.54	3,786.54
150	453,654	4,536.54	5,364.44	1,786.54	2,486.54	3,786.54
200	453,654	4,536.54	5,364.44	1,786.54	2,486.54	3,786.54
250	453,654	4,536.54	5,364.44	1,786.54	2,486.54	3,786.54
300	453,654	4,536.54	5,364.44	1,786.54	2,486.54	3,786.54
350	453,654	4,536.54	5,364.44	1,786.54	2,486.54	3,786.54
400	453,654	4,536.54	5,364.44	1,786.54	2,486.54	3,786.54
450	453,654	4,536.54	5,364.44	1,786.54	2,486.54	3,786.54
500	453,654	4,536.54	5,364.44	1,786.54	2,486.54	3,786.54



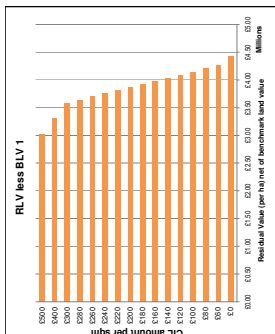
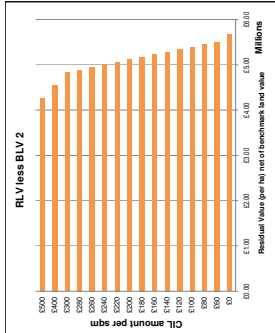
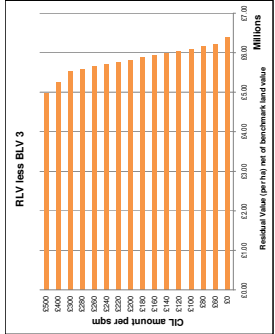
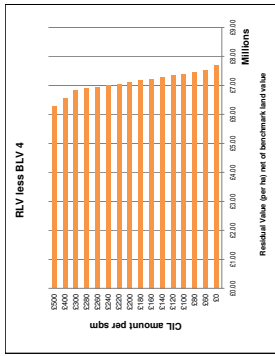
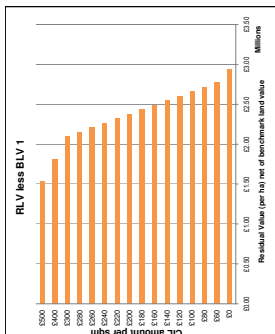
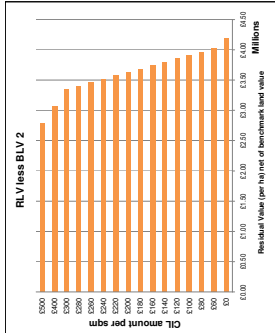
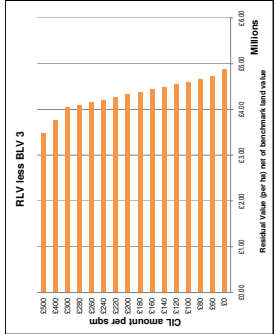
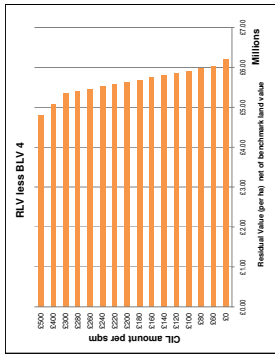
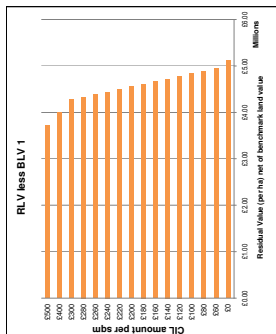
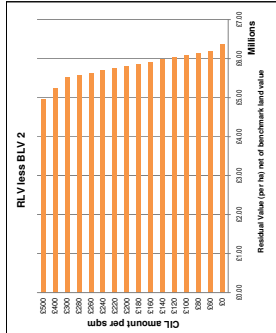
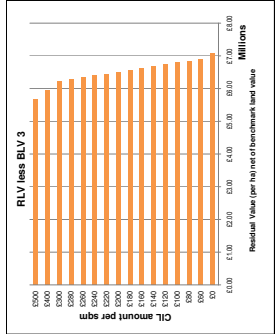
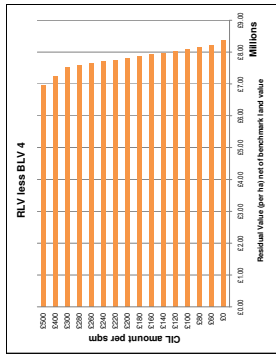
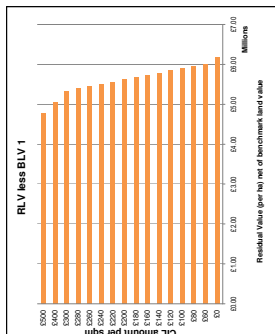
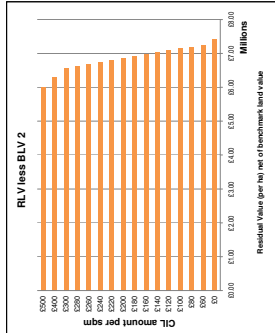
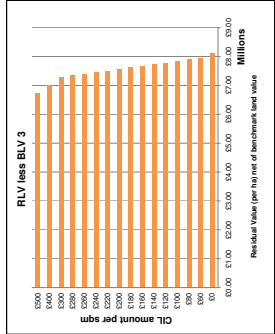
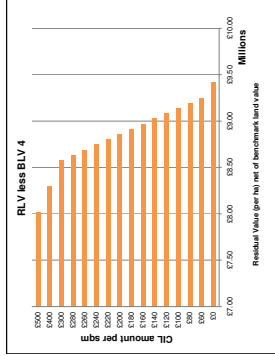
CL Viability		Hedgey	
BLV	BLV2	BLV3	BLV4
Real land (high)	Real land (low)	Real land (low)	Frnt Employment
£4,000,000	£2,700,000	£2,050,000	£750,000

Site type 2 Description:		Site area	
CL amount	RLV	RLV less BLV1	RLV less BLV2
60	3,333,871	6,001,613	7,251,613
80	3,315,138	5,945,413	7,195,413
100	3,277,271	5,833,212	7,082,212
140	3,258,337	5,778,812	7,028,812
160	3,240,204	5,720,612	6,970,612
180	3,221,470	5,664,411	6,914,411
200	3,202,737	5,608,211	6,858,211
250	3,184,004	5,552,011	6,802,011
300	3,165,270	5,495,810	6,745,810
350	3,146,537	5,439,610	6,689,610
400	3,127,804	5,383,410	6,633,410
450	3,109,070	5,327,209	6,577,209
500	3,090,337	5,271,009	6,521,009
550	3,071,604	5,214,808	6,464,808
600	3,052,870	5,158,608	6,408,608

Site type 2 Description:		Site area	
CL amount	RLV	RLV less BLV1	RLV less BLV2
60	3,037,186	5,111,559	6,361,559
80	3,018,453	5,055,359	6,305,359
100	2,999,720	4,999,158	6,249,158
120	2,981,000	4,942,958	6,192,958
140	2,962,270	4,886,758	6,136,758
160	2,943,540	4,830,558	6,080,558
180	2,924,810	4,774,358	6,024,358
200	2,906,080	4,718,157	5,968,157
250	2,887,350	4,661,957	5,911,957
300	2,868,620	4,605,757	5,855,757
350	2,849,890	4,549,557	5,799,557
400	2,831,160	4,493,357	5,743,357
450	2,812,430	4,437,156	5,687,156
500	2,793,700	4,380,956	5,630,956
550	2,774,970	4,324,756	5,574,756
600	2,756,240	4,268,556	5,518,556
650	2,737,510	4,212,356	5,462,356
700	2,718,780	4,156,156	5,406,156

Site type 2 Description:		Site area	
CL amount	RLV	RLV less BLV1	RLV less BLV2
60	2,611,011	6,015,520	7,186,520
80	2,592,278	5,959,320	7,130,320
100	2,573,545	5,903,120	7,074,120
120	2,554,812	5,846,920	7,017,920
140	2,536,079	5,790,720	6,961,720
160	2,517,346	5,734,520	6,905,520
180	2,498,613	5,678,320	6,849,320
200	2,479,880	5,622,120	6,793,120
250	2,461,147	5,565,920	6,736,920
300	2,442,414	5,509,720	6,680,720
350	2,423,681	5,453,520	6,624,520
400	2,404,948	5,397,320	6,568,320
450	2,386,215	5,341,120	6,512,120
500	2,367,482	5,284,920	6,455,920

Site type 2 Description:		Site area	
CL amount	RLV	RLV less BLV1	RLV less BLV2
60	2,407,546	6,422,036	7,672,036
80	2,388,813	6,365,836	7,615,836
100	2,370,080	6,309,636	7,559,636
120	2,351,347	6,253,436	7,503,436
140	2,332,614	6,197,236	7,447,236
160	2,313,881	6,141,036	7,391,036
180	2,295,148	6,084,836	7,334,836
200	2,276,415	6,028,636	7,278,636
250	2,257,682	5,972,436	7,222,436
300	2,238,949	5,916,236	7,166,236
350	2,220,216	5,860,036	7,110,036
400	2,201,483	5,803,836	7,053,836
450	2,182,750	5,747,636	6,997,636
500	2,164,017	5,691,436	6,941,436

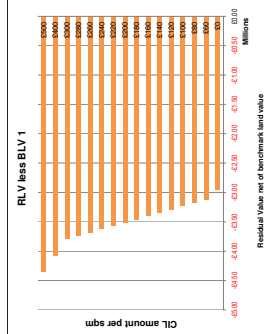
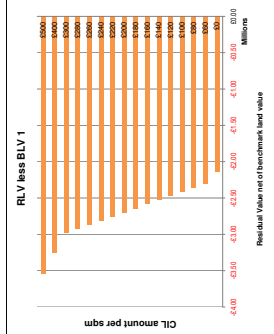
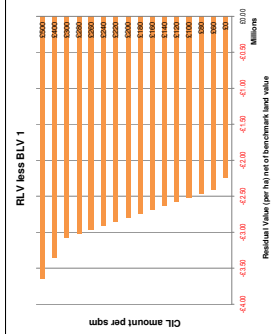
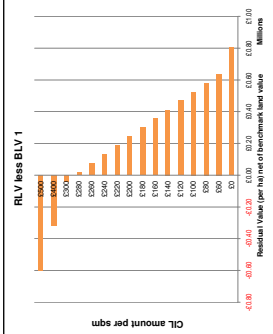
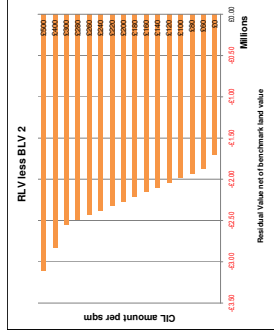
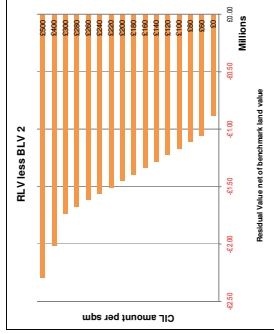
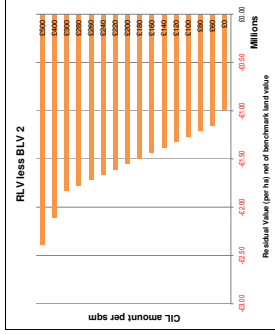
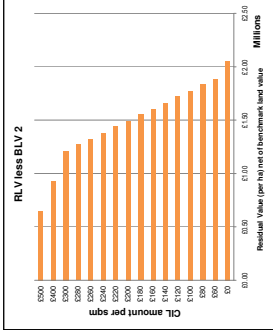
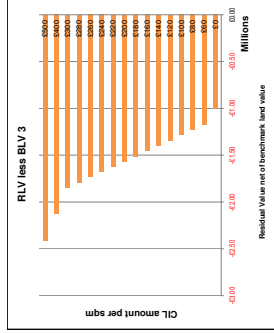
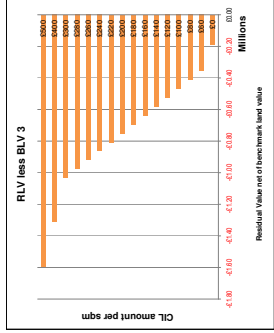
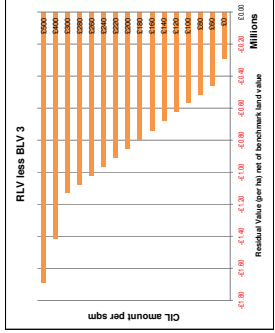
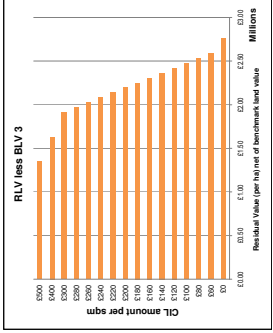
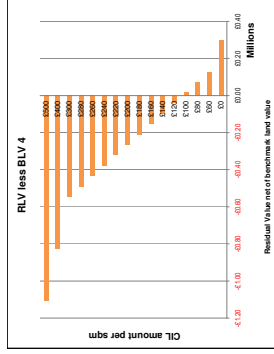
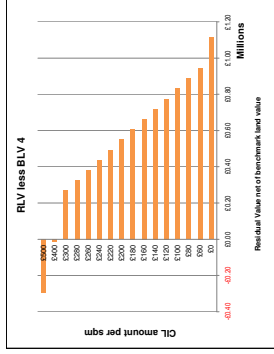
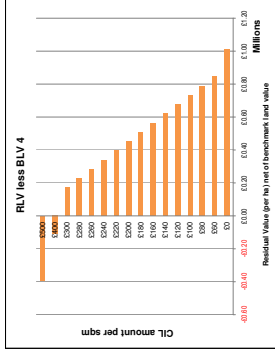
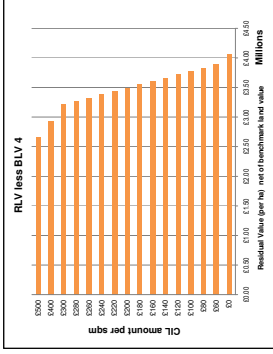


Site type \ Description	Area 5	6433 ppm Wood Green (M2)	Site area		
	0.53 ha				
CL amount	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,601,441	4,936,234	8,956,252	2,086,324	4,044,234
50	1,601,441	4,936,234	8,956,252	2,086,324	4,044,234
100	1,601,441	4,936,234	8,956,252	2,086,324	4,044,234
150	1,601,441	4,936,234	8,956,252	2,086,324	4,044,234
200	1,601,441	4,936,234	8,956,252	2,086,324	4,044,234
250	1,601,441	4,936,234	8,956,252	2,086,324	4,044,234
300	1,601,441	4,936,234	8,956,252	2,086,324	4,044,234
350	1,601,441	4,936,234	8,956,252	2,086,324	4,044,234
400	1,601,441	4,936,234	8,956,252	2,086,324	4,044,234
450	1,601,441	4,936,234	8,956,252	2,086,324	4,044,234
500	1,601,441	4,936,234	8,956,252	2,086,324	4,044,234

Site type \ Description	Area 6	£2500 ppm Seven Stars (M2)	Site area		
	0.53 ha				
CL amount	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	587,610	1,762,938	2,337,182	987,192	1,012,938
50	531,452	1,584,207	2,405,703	1,150,793	844,207
100	512,666	1,838,207	2,481,935	1,111,961	788,207
150	483,256	1,481,007	2,518,183	1,268,193	671,007
200	458,489	1,393,034	2,533,934	1,358,394	619,034
250	449,102	1,237,035	2,542,935	1,450,696	567,035
300	440,248	1,200,035	2,548,195	1,540,195	515,035
350	431,259	1,144,035	2,555,395	1,630,395	463,035
400	422,261	1,088,034	2,561,194	1,717,794	411,034
450	413,262	1,032,034	2,567,194	1,777,794	359,034
500	404,263	976,034	2,573,194	1,837,794	307,034

Site type \ Description	Area 7	£3500 ppm Tottenham (M2)	Site area		
	0.53 ha				
CL amount	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	620,320	1,851,538	2,138,412	888,412	1,111,538
50	564,259	1,932,938	2,207,012	1,057,012	942,938
100	508,198	1,938,213	2,283,213	1,113,213	868,213
150	452,137	1,943,488	2,359,413	1,169,413	803,488
200	396,076	1,948,763	2,435,613	1,225,613	738,763
250	340,015	1,954,038	2,511,813	1,281,813	674,038
300	283,954	1,959,313	2,588,013	1,338,013	610,313
350	227,893	1,964,588	2,664,213	1,394,213	546,588
400	171,832	1,969,863	2,740,413	1,450,413	482,863
450	115,771	1,975,138	2,816,613	1,506,613	419,138
500	59,710	1,980,413	2,892,813	1,562,813	355,413

Site type \ Description	Area 8	£3700 ppm Tottenham (M2)	Site area		
	0.53 ha				
CL amount	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	348,692	1,946,076	2,953,224	1,700,924	2,602,076
50	292,631	877,475	3,122,925	1,972,925	927,475
100	236,570	921,275	3,178,225	1,978,225	712,275
150	180,509	1,088,224	3,291,126	2,041,126	411,224
200	124,448	1,138,524	3,347,226	2,097,226	197,226
250	68,387	1,188,824	3,403,326	2,153,326	153,226
300	12,326	1,239,124	3,459,426	2,209,426	109,226
350	-43,735	1,289,424	3,515,526	2,265,526	65,226
400	-99,796	1,339,724	3,571,626	2,321,626	21,226
450	-155,857	1,390,024	3,627,726	2,377,726	-22,726
500	-211,918	1,440,324	3,683,826	2,433,826	-68,726



CL Viability	Hedge	Benchmark Land Values (per net developable ha)			
		BLV1 Retail land (high) £4,000,000	BLV2 Retail land (mid) £2,750,000	BLV3 Retail land (low) £2,050,000	BLV4 Fm Employment £750,000
SITING 2					
SITE TYPE 2					
FLATS AND HOUSES					
75UHP Net area as percentage of gross					
GSI (net) 4.00 (GHI)					
R/I (net) 4.07 (ratio) 3%					

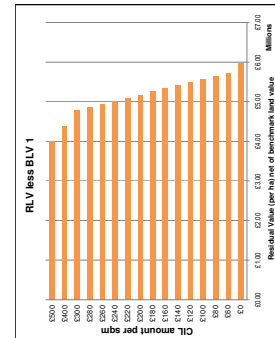
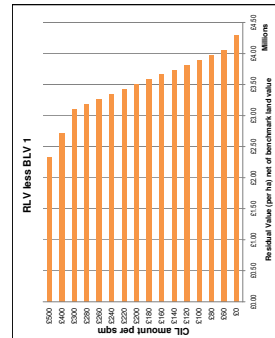
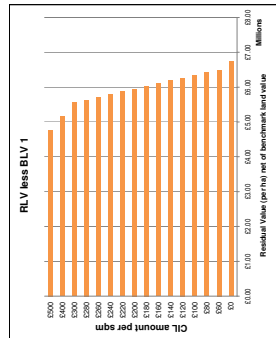
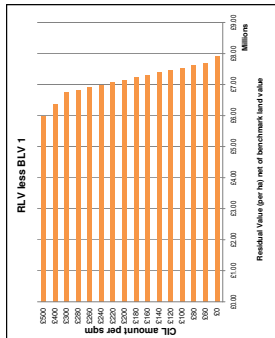
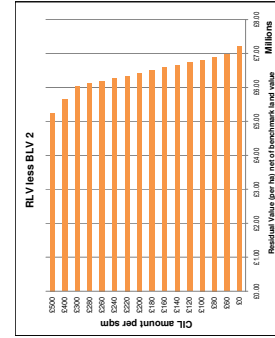
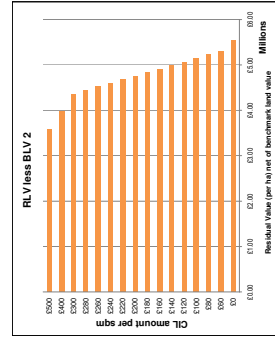
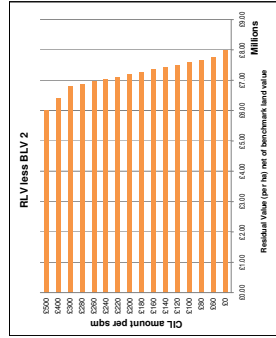
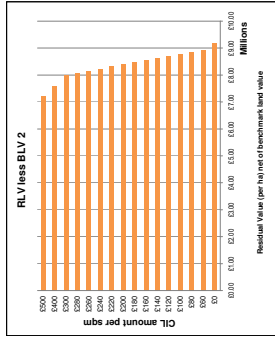
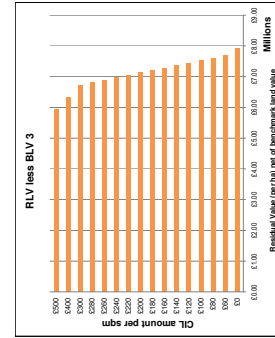
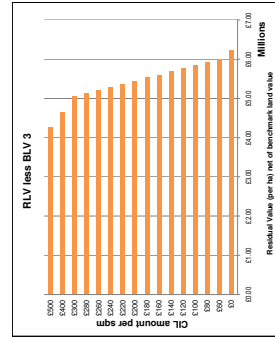
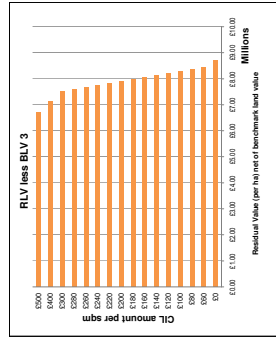
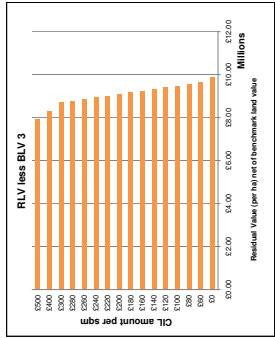
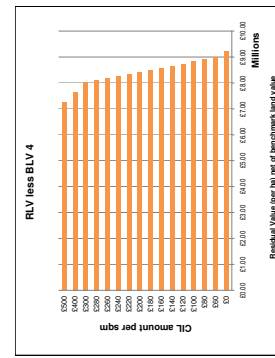
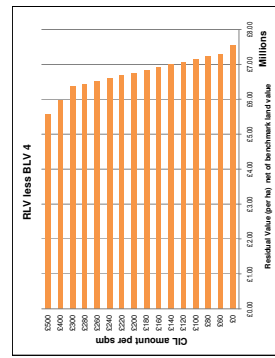
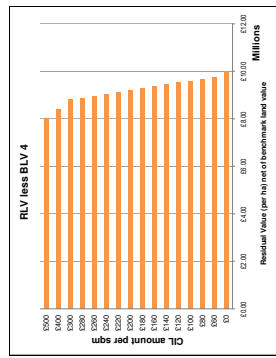
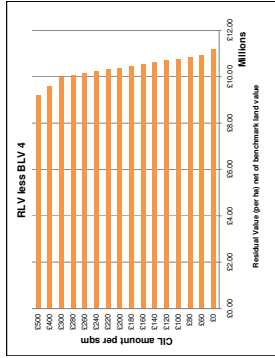
Sales volume inflation	100%
Build cost inflation	

Site type 2	Description:	Area 1 6542 gem Horseshoe Hill (M)				Site area
		RLV per ha	RLV less BLV1	RLV less BLV2	RLV less BLV4	
CL amount	RLV	3,397.2426	1129.0225	9,199.6225	9,989.025	11,169.625
60	3,894.4298	11883.83	7883.83	8,933.393	9,633.393	10,833.83
80	3,895.201	11924.03	7924.03	8,936.903	9,594.903	10,854.03
100	3,815.642	11,477.42	7,477.42	8,307.42	8,927.42	10,247.42
140	3,789.624	11,368.82	7,368.82	8,198.82	8,938.82	10,188.82
160	3,765.934	11,300.81	7,300.81	8,160.81	8,900.81	10,140.81
180	3,727.167	11,211.91	7,211.91	8,061.91	8,851.91	10,061.91
200	3,710.94	11,132.03	7,132.03	8,002.03	8,802.03	10,002.03
220	3,684.713	11,054.16	7,054.16	8,004.16	8,754.16	9,954.16
240	3,622.524	10,924.39	6,924.39	7,945.39	8,655.39	9,855.39
260	3,600.635	10,816.98	6,816.98	7,886.98	8,706.98	9,806.98
280	3,579.806	10,736.48	6,736.48	7,828.48	8,658.48	9,758.48
300	3,548.672	10,646.01	6,646.01	7,769.01	8,610.01	9,710.01
400	3,317.529	9,925.814	6,025.814	7,292.814	8,202.814	9,202.814

Site type 2	Description:	Area 2 6542 gem Horseshoe Hill (M)				Site area
		RLV per ha	RLV less BLV1	RLV less BLV2	RLV less BLV4	
CL amount	RLV	3,676.601	0,729.004	7,079.004	8,079.004	9,079.004
60	3,687.821	0,833.763	6,943.763	7,943.763	8,943.763	9,943.763
80	3,645.667	0,338.402	6,338.402	7,338.402	8,338.402	9,338.402
100	3,419.241	0,257.722	6,257.722	6,257.722	7,257.722	8,257.722
140	3,380.014	0,179.041	6,179.041	6,179.041	7,179.041	8,179.041
160	3,366.797	0,100.361	6,100.361	6,100.361	7,100.361	8,100.361
180	3,340.960	0,021.680	6,021.680	6,021.680	7,021.680	8,021.680
200	3,318.335	945.000	5,945.000	5,945.000	6,945.000	7,945.000
220	3,281.888	0,265.638	5,765.638	5,765.638	6,765.638	7,765.638
240	3,225.653	0,106.959	5,706.959	5,706.959	6,706.959	7,706.959
260	3,209.425	99.282	5,628.282	5,628.282	6,628.282	7,628.282
280	3,185.190	9,439.938	5,649.938	5,649.938	6,649.938	7,649.938
300	3,052.005	9,135.195	5,135.195	5,135.195	6,135.195	7,135.195
400	2,820.381	8,725.781	4,725.781	5,012.781	6,012.781	7,012.781

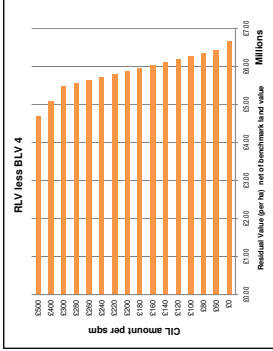
Site type 2	Description:	Area 3 6724 gem Murrell Hill (M)				Site area
		RLV per ha	RLV less BLV1	RLV less BLV2	RLV less BLV4	
CL amount	RLV	6,761.645	6,934.626	4,954.324	6,293.292	7,624.626
60	6,820.728	8,048.354	4,048.354	5,208.354	7,208.354	8,048.354
80	6,650.596	7,669.073	3,669.073	5,019.073	7,169.073	7,819.073
100	6,030.351	7,800.045	3,800.045	5,140.045	7,140.045	7,800.045
120	6,004.004	7,812.312	3,812.312	5,062.312	7,062.312	7,812.312
140	5,977.871	7,733.032	3,733.032	4,983.032	6,983.032	7,733.032
160	5,951.690	7,654.031	3,654.031	4,904.031	6,904.031	7,654.031
180	5,925.515	7,575.031	3,575.031	4,825.031	6,825.031	7,575.031
200	5,899.371	7,497.540	3,497.540	4,747.540	6,747.540	7,497.540
220	5,873.293	7,418.910	3,418.910	4,669.910	6,669.910	7,418.910
240	5,847.241	7,340.230	3,340.230	4,592.230	6,592.230	7,340.230
260	5,821.149	7,261.549	3,261.549	4,514.549	6,514.549	7,261.549
280	5,795.040	7,182.869	3,182.869	4,436.869	6,436.869	7,182.869
300	5,768.897	7,104.188	3,104.188	4,359.188	6,359.188	7,104.188
400	5,485.256	6,517.234	2,517.234	3,972.234	6,072.234	6,517.234

Site type 2	Description:	Area 4 6583 gem Finbury Pt (M)				Site area
		RLV per ha	RLV less BLV1	RLV less BLV2	RLV less BLV4	
CL amount	RLV	3,319.598	9,955.524	5,955.524	7,265.524	9,025.524
60	3,229.263	9,719.483	5,719.483	6,969.483	8,869.483	8,969.483
80	3,215.061	9,640.003	5,640.003	6,900.003	8,800.003	8,900.003
100	3,187.374	9,561.212	5,561.212	6,812.212	8,712.212	8,812.212
120	3,161.147	9,483.442	5,483.442	6,735.442	8,635.442	8,735.442
140	3,135.391	9,406.291	5,406.291	6,658.291	8,558.291	8,658.291
160	3,109.644	9,329.381	5,329.381	6,581.381	8,481.381	8,581.381
180	3,084.267	9,247.400	5,247.400	6,497.400	8,407.400	8,497.400
200	3,059.240	9,168.270	5,168.270	6,418.270	8,340.270	8,340.270
220	3,034.013	9,090.039	5,090.039	6,340.039	8,270.039	8,270.039
240	3,008.786	9,011.599	5,011.599	6,261.599	8,201.599	8,201.599
260	2,979.560	8,932.079	4,932.079	6,182.079	8,132.079	8,132.079
280	2,950.334	8,852.519	4,852.519	6,102.519	8,062.519	8,062.519
300	2,921.107	8,772.919	4,772.919	6,023.919	7,992.919	7,992.919
400	2,662.838	7,988.113	3,988.113	5,268.113	7,268.113	7,268.113



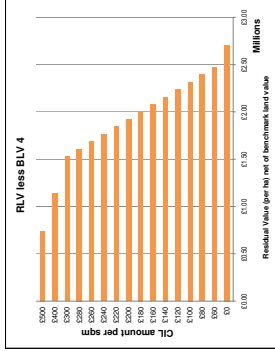
Site type: Description: Area 5 6433 5m Wood Green (N2) Site area: 0.53 ha

CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,471,458	7,141,651	3,114,531	4,064,451	5,304,451	6,844,451
50	2,471,458	7,141,651	3,114,531	4,064,451	5,304,451	6,844,451
100	2,471,458	7,141,651	3,114,531	4,064,451	5,304,451	6,844,451
150	2,471,458	7,141,651	3,114,531	4,064,451	5,304,451	6,844,451
200	2,471,458	7,141,651	3,114,531	4,064,451	5,304,451	6,844,451
250	2,471,458	7,141,651	3,114,531	4,064,451	5,304,451	6,844,451
300	2,471,458	7,141,651	3,114,531	4,064,451	5,304,451	6,844,451
350	2,471,458	7,141,651	3,114,531	4,064,451	5,304,451	6,844,451
400	2,471,458	7,141,651	3,114,531	4,064,451	5,304,451	6,844,451
450	2,471,458	7,141,651	3,114,531	4,064,451	5,304,451	6,844,451
500	2,471,458	7,141,651	3,114,531	4,064,451	5,304,451	6,844,451



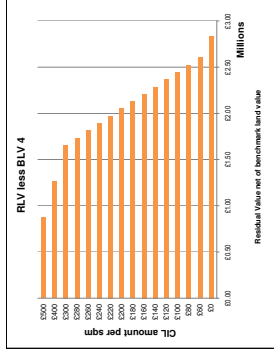
Site type: Description: Area 6 6309 5m Stone Street (N1) Site area: 0.53 ha

CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,152,118	3,494,535	543,645	705,395	1,408,395	2,703,535
50	1,025,438	3,203,314	778,098	470,314	1,170,314	2,470,314
100	1,025,438	3,203,314	778,098	470,314	1,170,314	2,470,314
150	1,025,438	3,203,314	778,098	470,314	1,170,314	2,470,314
200	1,025,438	3,203,314	778,098	470,314	1,170,314	2,470,314
250	1,025,438	3,203,314	778,098	470,314	1,170,314	2,470,314
300	1,025,438	3,203,314	778,098	470,314	1,170,314	2,470,314
350	1,025,438	3,203,314	778,098	470,314	1,170,314	2,470,314
400	1,025,438	3,203,314	778,098	470,314	1,170,314	2,470,314
450	1,025,438	3,203,314	778,098	470,314	1,170,314	2,470,314
500	1,025,438	3,203,314	778,098	470,314	1,170,314	2,470,314



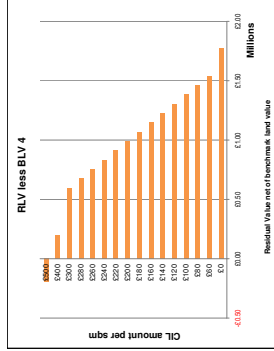
Site type: Description: Area 7 6302 5m Tottenham (N15) Site area: 0.53 ha

CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,194,898	3,534,934	415,036	634,934	1,534,934	2,834,934
50	1,194,898	3,534,934	415,036	634,934	1,534,934	2,834,934
100	1,067,211	3,141,634	638,068	391,634	1,091,634	2,391,634
150	1,067,211	3,141,634	638,068	391,634	1,091,634	2,391,634
200	1,067,211	3,141,634	638,068	391,634	1,091,634	2,391,634
250	1,067,211	3,141,634	638,068	391,634	1,091,634	2,391,634
300	1,067,211	3,141,634	638,068	391,634	1,091,634	2,391,634
350	1,067,211	3,141,634	638,068	391,634	1,091,634	2,391,634
400	1,067,211	3,141,634	638,068	391,634	1,091,634	2,391,634
450	1,067,211	3,141,634	638,068	391,634	1,091,634	2,391,634
500	1,067,211	3,141,634	638,068	391,634	1,091,634	2,391,634



Site type: Description: Area 8 6310 5m Tottenham (N15) Site area: 0.53 ha

CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	841,211	2,523,032	1,476,938	226,398	472,032	1,773,032
50	762,530	2,287,951	1,712,409	462,409	237,951	1,637,951
100	762,530	2,287,951	1,712,409	462,409	237,951	1,637,951
150	762,530	2,287,951	1,712,409	462,409	237,951	1,637,951
200	762,530	2,287,951	1,712,409	462,409	237,951	1,637,951
250	762,530	2,287,951	1,712,409	462,409	237,951	1,637,951
300	762,530	2,287,951	1,712,409	462,409	237,951	1,637,951
350	762,530	2,287,951	1,712,409	462,409	237,951	1,637,951
400	762,530	2,287,951	1,712,409	462,409	237,951	1,637,951
450	762,530	2,287,951	1,712,409	462,409	237,951	1,637,951
500	762,530	2,287,951	1,712,409	462,409	237,951	1,637,951



CL Viability Study
 Site Type 2
 20 Units
 7500sqm
 Net area as percentage of gross

Site Type 2 Description	Area 1	Area 2	Area 3	Area 4
CL amount	4,454,250	4,384,429	4,384,429	4,384,429
RLV	11,310,246	11,310,246	11,310,246	11,310,246
RLV less BLV1	6,925,997	6,925,997	6,925,997	6,925,997
RLV less BLV2	5,235,397	5,235,397	5,235,397	5,235,397
RLV less BLV3	3,544,797	3,544,797	3,544,797	3,544,797
RLV less BLV4	1,854,197	1,854,197	1,854,197	1,854,197

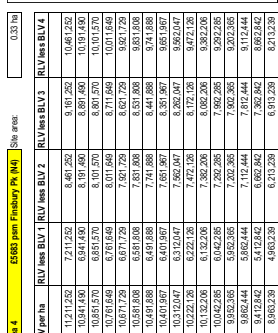
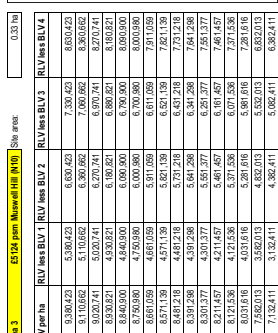
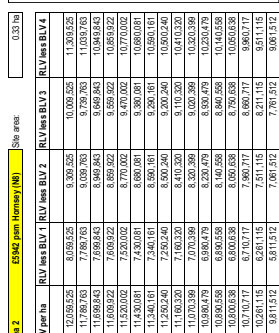
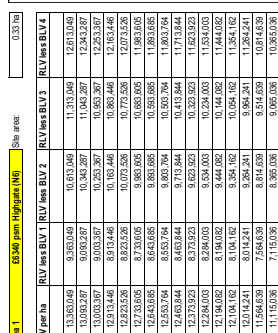
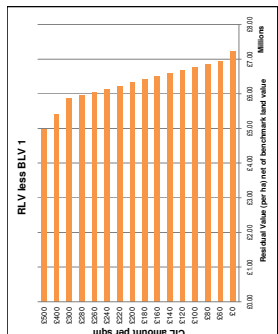
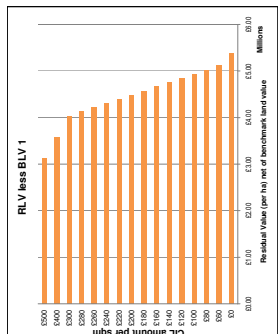
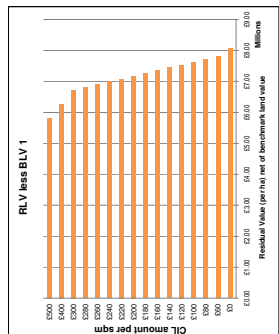
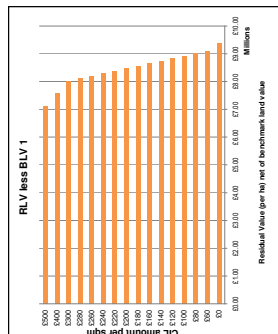
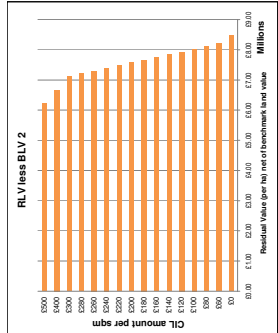
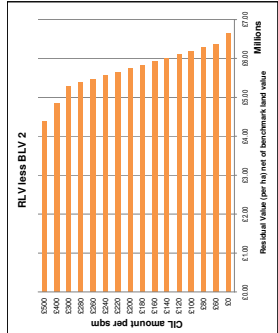
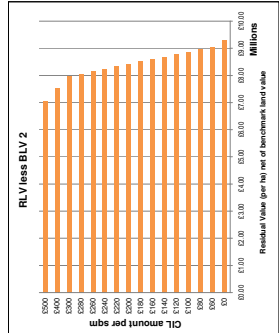
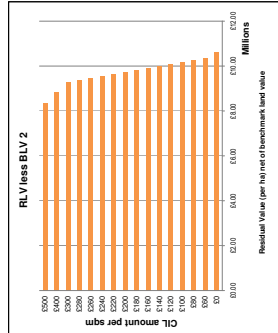
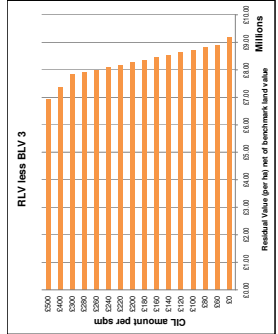
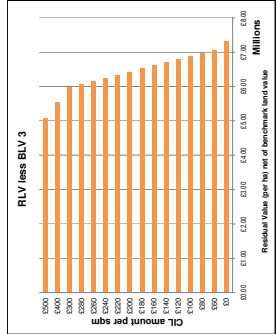
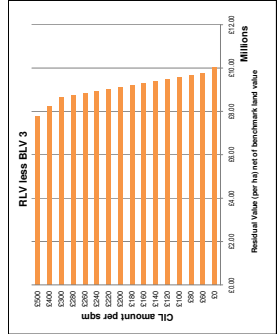
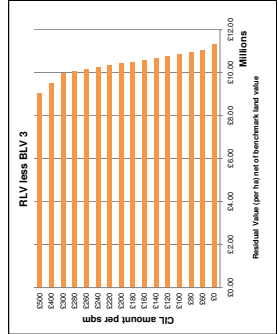
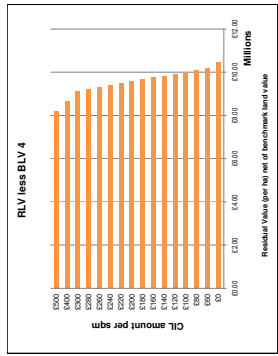
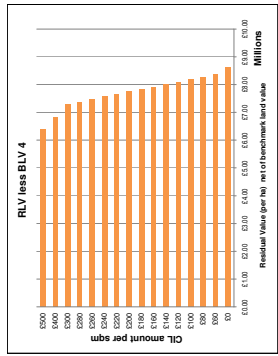
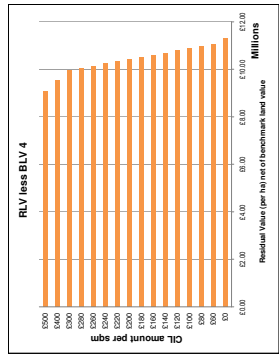
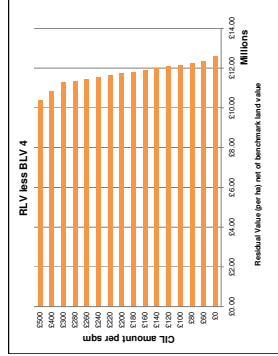
Site Type 2 Description	Area 1	Area 2	Area 3	Area 4
CL amount	4,454,250	4,384,429	4,384,429	4,384,429
RLV	11,310,246	11,310,246	11,310,246	11,310,246
RLV less BLV1	6,925,997	6,925,997	6,925,997	6,925,997
RLV less BLV2	5,235,397	5,235,397	5,235,397	5,235,397
RLV less BLV3	3,544,797	3,544,797	3,544,797	3,544,797
RLV less BLV4	1,854,197	1,854,197	1,854,197	1,854,197

Site Type 2 Description	Area 1	Area 2	Area 3	Area 4
CL amount	4,454,250	4,384,429	4,384,429	4,384,429
RLV	11,310,246	11,310,246	11,310,246	11,310,246
RLV less BLV1	6,925,997	6,925,997	6,925,997	6,925,997
RLV less BLV2	5,235,397	5,235,397	5,235,397	5,235,397
RLV less BLV3	3,544,797	3,544,797	3,544,797	3,544,797
RLV less BLV4	1,854,197	1,854,197	1,854,197	1,854,197

Site Type 2 Description	Area 2	Area 3	Area 4
CL amount	4,384,429	4,384,429	4,384,429
RLV	11,310,246	11,310,246	11,310,246
RLV less BLV1	6,925,997	6,925,997	6,925,997
RLV less BLV2	5,235,397	5,235,397	5,235,397
RLV less BLV3	3,544,797	3,544,797	3,544,797
RLV less BLV4	1,854,197	1,854,197	1,854,197

Site Type 2 Description	Area 3	Area 4
CL amount	4,384,429	4,384,429
RLV	11,310,246	11,310,246
RLV less BLV1	6,925,997	6,925,997
RLV less BLV2	5,235,397	5,235,397
RLV less BLV3	3,544,797	3,544,797
RLV less BLV4	1,854,197	1,854,197

Site Type 2 Description	Area 4
CL amount	4,384,429
RLV	11,310,246
RLV less BLV1	6,925,997
RLV less BLV2	5,235,397
RLV less BLV3	3,544,797
RLV less BLV4	1,854,197



Site type: 2 Description: Area 5 6433 ppm Wood Green (N2) Site area: 0.33 ha

CL count	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 4
0	2,803.15	8,477.44	4,277.44	5,077.94	7,077.44
50	2,849.22	8,547.66	4,323.66	5,124.16	7,123.66
100	2,895.29	8,617.88	4,369.88	5,170.38	7,170.88
150	2,941.36	8,688.10	4,416.10	5,216.60	7,217.10
200	2,987.43	8,758.32	4,462.32	5,262.82	7,263.32
250	3,033.50	8,828.54	4,508.54	5,309.04	7,309.54
300	3,079.57	8,898.76	4,554.76	5,355.26	7,355.76
350	3,125.64	8,968.98	4,600.98	5,401.48	7,401.98
400	3,171.71	9,039.20	4,647.20	5,447.70	7,448.20
450	3,217.78	9,109.42	4,693.42	5,493.92	7,494.42
500	3,263.85	9,179.64	4,739.64	5,540.14	7,540.64
550	3,309.92	9,249.86	4,785.86	5,586.36	7,586.86
600	3,355.99	9,320.08	4,832.08	5,632.58	7,633.08
650	3,402.06	9,390.30	4,878.30	5,678.80	7,679.30
700	3,448.13	9,460.52	4,924.52	5,725.02	7,725.52
750	3,494.20	9,530.74	4,970.74	5,771.24	7,771.74
800	3,540.27	9,600.96	5,016.96	5,817.46	7,817.96
850	3,586.34	9,671.18	5,063.18	5,863.68	7,864.18
900	3,632.41	9,741.40	5,109.40	5,909.90	7,910.40
950	3,678.48	9,811.62	5,155.62	5,956.12	7,956.62
1000	3,724.55	9,881.84	5,201.84	6,002.34	8,002.84
1050	3,770.62	9,952.06	5,248.06	6,048.56	8,049.06
1100	3,816.69	10,022.28	5,294.28	6,094.78	8,095.28
1150	3,862.76	10,092.50	5,340.50	6,141.00	8,141.50
1200	3,908.83	10,162.72	5,386.72	6,187.22	8,187.72
1250	3,954.90	10,232.94	5,432.94	6,233.44	8,233.94
1300	4,000.97	10,303.16	5,479.16	6,279.66	8,280.16
1350	4,047.04	10,373.38	5,525.38	6,325.88	8,326.38
1400	4,093.11	10,443.60	5,571.60	6,372.10	8,372.60
1450	4,139.18	10,513.82	5,617.82	6,418.32	8,418.82
1500	4,185.25	10,584.04	5,664.04	6,464.54	8,465.04
1550	4,231.32	10,654.26	5,710.26	6,510.76	8,511.26
1600	4,277.39	10,724.48	5,756.48	6,556.98	8,557.48
1650	4,323.46	10,794.70	5,802.70	6,603.20	8,603.70
1700	4,369.53	10,864.92	5,848.92	6,649.42	8,649.92
1750	4,415.60	10,935.14	5,895.14	6,695.64	8,696.14
1800	4,461.67	11,005.36	5,941.36	6,741.86	8,742.36
1850	4,507.74	11,075.58	5,987.58	6,788.08	8,788.58
1900	4,553.81	11,145.80	6,033.80	6,834.30	8,834.80
1950	4,599.88	11,216.02	6,080.02	6,880.52	8,881.02
2000	4,645.95	11,286.24	6,126.24	6,926.74	8,927.24
2050	4,692.02	11,356.46	6,172.46	6,972.96	8,973.46
2100	4,738.09	11,426.68	6,218.68	7,019.18	9,019.68
2150	4,784.16	11,496.90	6,264.90	7,065.40	9,065.90
2200	4,830.23	11,567.12	6,311.12	7,111.62	9,112.12
2250	4,876.30	11,637.34	6,357.34	7,157.84	9,158.34
2300	4,922.37	11,707.56	6,403.56	7,204.06	9,204.56
2350	4,968.44	11,777.78	6,449.78	7,250.28	9,250.78
2400	5,014.51	11,848.00	6,496.00	7,296.50	9,297.00
2450	5,060.58	11,918.22	6,542.22	7,342.72	9,343.22
2500	5,106.65	11,988.44	6,588.44	7,388.94	9,389.44
2550	5,152.72	12,058.66	6,634.66	7,435.16	9,435.66
2600	5,198.79	12,128.88	6,680.88	7,481.38	9,481.88
2650	5,244.86	12,199.10	6,727.10	7,527.60	9,528.10
2700	5,290.93	12,269.32	6,773.32	7,573.82	9,574.32
2750	5,337.00	12,339.54	6,819.54	7,620.04	9,620.54
2800	5,383.07	12,409.76	6,865.76	7,666.26	9,666.76
2850	5,429.14	12,480.00	6,911.98	7,712.48	9,712.98
2900	5,475.21	12,550.22	6,958.20	7,758.70	9,759.20
2950	5,521.28	12,620.44	7,004.42	7,804.92	9,805.42
3000	5,567.35	12,690.66	7,050.64	7,851.14	9,851.64
3050	5,613.42	12,760.88	7,096.86	7,897.36	9,897.86
3100	5,659.49	12,831.10	7,143.08	7,943.58	9,944.08
3150	5,705.56	12,901.32	7,189.30	7,989.80	9,990.30
3200	5,751.63	12,971.54	7,235.52	8,036.02	10,036.52
3250	5,797.70	13,041.76	7,281.74	8,082.24	10,082.74
3300	5,843.77	13,111.98	7,327.96	8,128.46	10,128.96
3350	5,889.84	13,182.20	7,374.18	8,174.68	10,175.18
3400	5,935.91	13,252.42	7,420.40	8,220.90	10,221.40
3450	5,981.98	13,322.64	7,466.62	8,267.12	10,267.62
3500	6,028.05	13,392.86	7,512.84	8,313.34	10,313.84
3550	6,074.12	13,463.08	7,559.06	8,359.56	10,360.06
3600	6,120.19	13,533.30	7,605.28	8,405.78	10,406.28
3650	6,166.26	13,603.52	7,651.50	8,452.00	10,452.50
3700	6,212.33	13,673.74	7,697.72	8,498.22	10,498.72
3750	6,258.40	13,743.96	7,743.94	8,544.44	10,544.94
3800	6,304.47	13,814.18	7,790.16	8,590.66	10,591.16
3850	6,350.54	13,884.40	7,836.38	8,636.88	10,637.38
3900	6,396.61	13,954.62	7,882.60	8,683.10	10,683.60
3950	6,442.68	14,024.84	7,928.82	8,729.32	10,729.82
4000	6,488.75	14,095.06	7,975.04	8,775.54	10,776.04
4050	6,534.82	14,165.28	8,021.26	8,821.76	10,822.26
4100	6,580.89	14,235.50	8,067.48	8,867.98	10,868.48
4150	6,626.96	14,305.72	8,113.70	8,914.20	10,914.70
4200	6,673.03	14,375.94	8,159.92	8,960.42	10,960.92
4250	6,719.10	14,446.16	8,206.14	9,006.64	11,007.14
4300	6,765.17	14,516.38	8,252.36	9,052.86	11,053.36
4350	6,811.24	14,586.60	8,298.58	9,099.08	11,099.58
4400	6,857.31	14,656.82	8,344.80	9,145.30	11,145.80
4450	6,903.38	14,727.04	8,391.02	9,191.52	11,192.02
4500	6,949.45	14,797.26	8,437.24	9,237.74	11,238.24
4550	6,995.52	14,867.48	8,483.46	9,283.96	11,284.46
4600	7,041.59	14,937.70	8,529.68	9,330.18	11,330.68
4650	7,087.66	15,007.92	8,575.90	9,376.40	11,376.90
4700	7,133.73	15,078.14	8,622.12	9,422.62	11,423.12
4750	7,179.80	15,148.36	8,668.34	9,468.84	11,469.34
4800	7,225.87	15,218.58	8,714.56	9,515.06	11,515.56
4850	7,271.94	15,288.80	8,760.78	9,561.28	11,561.78
4900	7,318.01	15,359.02	8,807.00	9,607.50	11,608.00
4950	7,364.08	15,429.24	8,853.22	9,653.72	11,654.22
5000	7,410.15	15,500.00	8,900.00	9,700.00	11,700.00

Site type: 2 Description: Area 6 £350 ppm Steven Stone (N1) Site area: 0.33 ha

CL count	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,363.64	4,090.90	93.00	1,303.00	2,040.00	3,340.00
50	1,421.44	4,264.32	98.80	1,361.80	2,108.80	3,408.80
100	1,479.24	4,437.74	104.60	1,420.60	2,177.60	3,477.60
150	1,537.04	4,611.16	110.40	1,479.40	2,246.40	3,546.40
200	1,594.84	4,784.58	116.20	1,538.20	2,315.20	3,615.20
250	1,652.64	4,958.00	122.00	1,597.00	2,384.00	3,684.00
300	1,710.44	5,131.42	127.80	1,655.80	2,452.80	3,752.80
350	1,768.24	5,304.84	133.60	1,714.60	2,521.60	3,821.60
400	1,826.04	5,478.26	139.40	1,773.40	2,590.40	3,890.40
450	1,883.84	5,651.68	145.20	1,832.20	2,659.20	3,959.20
500	1,941.64	5,825.10	151.00	1,891.00	2,728.00	4,028.00
550	1,999.44	5,998.52	156.80	1,949.80	2,796.80	4,096.80
600	2,057.24	6,171.94	162.60	2,008.60	2,865.60	4,165.60
650	2,115.04	6,345.36	168.40	2,067.40	2,934.40	4,234.40
700	2,172.84	6,518.78	174.20	2,126.20	3,003.20	4,303.20
750	2,230.64	6,692.20	180.00	2,185.00	3,072.00	4,372.00
800	2,288.44	6,865.62	185.80	2,243.80	3,140.80	4,440.80
850	2,346.24	7,039.04	191.60	2,302.60	3,209.60	4,509.60
900	2,404.04	7,212.46	197.40	2,361.40	3,278.40	4,578.40
950	2,461.84	7,385.88	203.20	2,420.20	3,347.20	4,647.20
1000	2,519.64	7,559.30	209.00	2,479.00	3,416.00	4,716.00
1050	2,577.44	7,732.72	214.80	2,537.80	3,484.80	4,784.80
1100	2,635.24	7,906.14	220.60	2,596.60	3,553.60	4,853.60
1150	2,693.04	8,079.56	226.40	2,655.40	3,622.40	4,922.40
1200	2,750.84	8,252.98	232.20	2,714.20	3,691.20	4,991.20
1250	2,808.64	8,426.40	238.00	2,773.00	3,760.00	5,060.00
1300	2,866.44	8,599.82	243.80	2,831.80	3,828.80	5,128.80
1350	2,924.24	8,773.24	249.60	2,890.60	3,897.60	5,197.60
1400	2,982.04	8,946.66	255.40	2,949.40	3,966.40	5,266.40
1450	3,039.84	9,120.08	261.20	3,008.20	4,035.20	5,335.20
1500	3,097.64	9,293.50	267.00	3,067.00	4,104.00	5,404.00
1550	3,155.44	9,466.92	272.80	3,125.80	4,172.80	5,472.80
1600	3,213.24	9,640.34	278.60	3,184.60	4,241.60	5,541.60
1650	3,271.04	9,813.76	284.40	3,243.40	4,310.40	5,610.40
1700	3,328.84	9,987.18	290.20	3,302.20	4,379.20	5,679.20
1750	3,386.64	10,160.60	296.00	3,361.00	4,448.00	5,748.00
1800	3,444.44	10,334.02	301.80	3,419.80	4,516.80	5,816.80
1850	3,502.24	10,507.44	307.60	3,478.60	4,585.60	5,885.60
1900	3,560.04	10,680.86	313.40	3,537.40	4,654.40	5,954.40
1950	3,617.84	10,854.28	319.20	3,596.20	4,723.20	6,023.20
2000	3,675.64	11,027.70	325.00	3,655.00	4,792.00	6,092.00
2050	3,733.44	11,201.12	330.80	3,713.80	4,860.80	6,160.80
2100	3,791.24	11,374.54	336.60	3,772.60	4,929.60	6,229.60
2150	3,849.04	11,547.96	342.40	3,831.40	5,000.00	6,298.40

CL Viability
 SIRE TYPE 3
 50UMTS
 FLATS

Net area as percentage of gross

5%
 4.0 m²
 4.0 m²
 5%

Net area as percentage of gross

5%
 4.0 m²
 4.0 m²
 5%

Site type: 3 Description: Area 1 8592 sqm Horwath Hill (M) Site area: 0.92 ha

CL amount	RLV	RLV per ha	RLV less BLV1	RLV less BLV2	RLV less BLV3	RLV less BLV4
0	2,702,575	3,455.47	1,405.47	2,655.147	3,355.147	4,055.147
60	2,602,144	3,329.28	1,204.28	2,454.28	3,154.28	4,454.28
80	2,559,867	3,271.35	1,137.35	2,397.35	3,097.35	4,397.35
100	2,532,144	3,237.15	1,073.15	2,333.15	3,033.15	4,333.15
120	2,498,238	3,186.76	1,018.76	2,286.76	2,986.76	4,186.76
140	2,454,761	3,133.70	968.23	2,193.23	2,919.23	4,119.23
160	2,407,258	3,082.70	920.70	2,092.70	2,842.70	4,052.70
180	2,367,818	3,035.17	875.17	1,985.17	2,765.17	3,985.17
200	2,334,354	2,990.48	831.48	1,881.48	2,688.48	3,918.48
220	2,298,952	2,948.16	790.16	1,781.16	2,602.16	3,852.16
240	2,263,528	2,908.16	751.16	1,684.16	2,518.16	3,786.16
260	2,228,082	2,870.32	715.32	1,591.32	2,438.32	3,721.32
280	2,192,614	2,834.62	682.62	1,502.62	2,362.62	3,657.62
300	2,157,124	2,801.07	652.07	1,418.07	2,290.07	3,595.07
400	2,033,044	2,619.32	521.32	1,167.32	2,016.32	3,316.32
500	1,955,651	2,479.22	431.22	981.22	1,813.22	2,981.22

Site type: 3 Description: Area 2 8592 sqm Horwath Hill (M) Site area: 0.92 ha

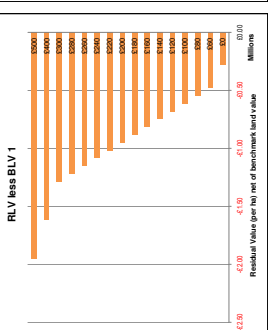
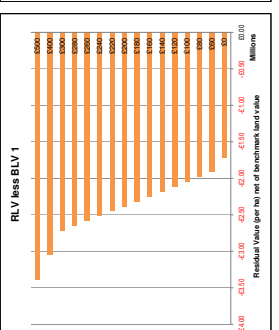
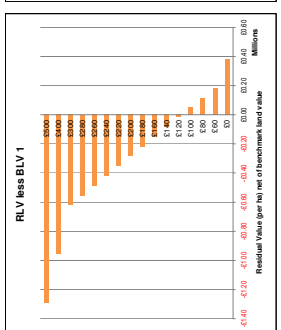
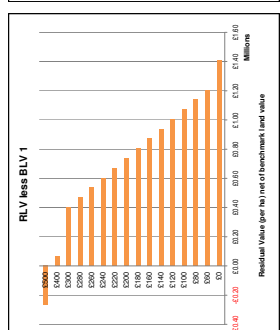
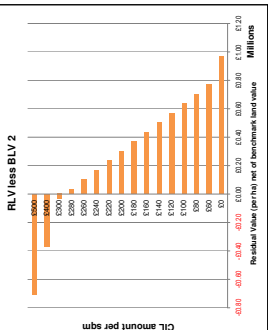
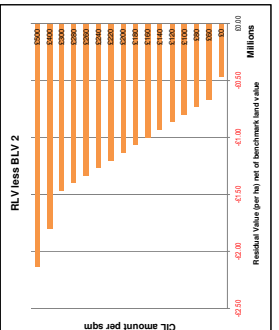
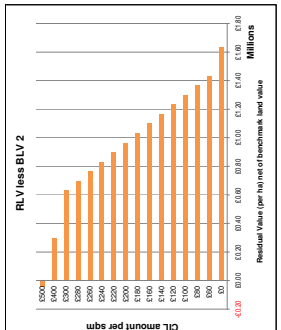
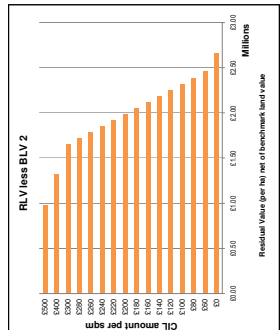
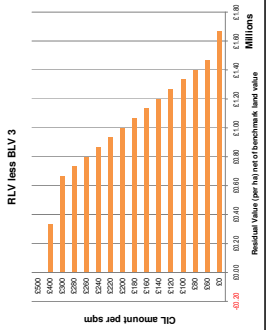
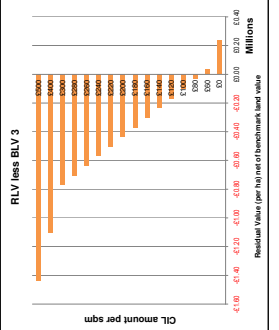
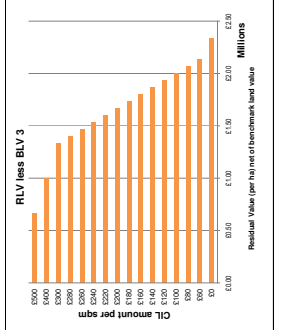
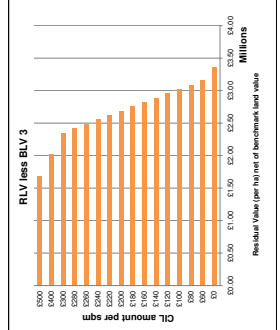
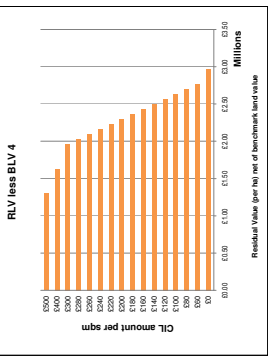
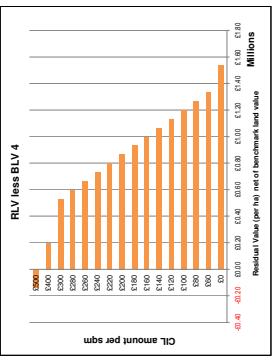
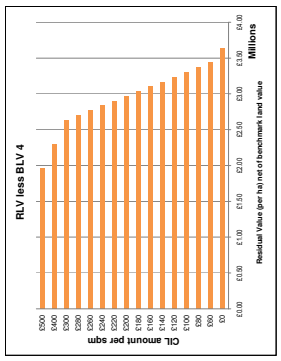
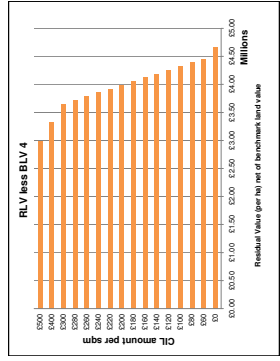
CL amount	RLV	RLV per ha	RLV less BLV1	RLV less BLV2	RLV less BLV3	RLV less BLV4
0	2,191,782	4,333.95	383.95	1,633.95	2,333.95	3,033.95
60	2,081,351	4,127.78	1,627.78	1,432.78	2,132.78	3,272.78
80	2,059,867	4,089.52	1,589.52	1,408.52	2,108.52	3,248.52
100	2,024,401	4,048.00	1,480.00	1,298.00	1,998.00	3,208.00
120	1,980,623	3,987.67	1,315.67	1,217.67	1,937.67	3,217.67
140	1,957,447	3,944.84	1,164.84	1,164.84	1,894.84	3,164.84
160	1,937,647	3,914.34	1,064.34	1,129.34	1,859.34	3,097.34
180	1,889,694	3,790.98	920.98	1,050.98	1,739.98	3,000.98
200	1,857,911	3,744.35	820.35	950.35	1,665.35	2,944.35
220	1,824,414	3,688.94	760.94	890.94	1,605.94	2,884.94
240	1,790,684	3,630.12	718.12	830.12	1,550.12	2,830.12
260	1,756,588	3,513.78	688.24	795.18	1,465.18	2,781.18
280	1,723,111	3,446.22	655.77	696.22	1,396.22	2,696.22
300	1,689,655	3,379.20	620.73	629.70	1,329.20	2,629.20
400	1,522,255	3,044.55	455.55	294.55	994.55	2,294.55
500	1,384,281	2,738.74	220.74	47.20	659.74	1,937.74

Site type: 3 Description: Area 3 5724 sqm Maxwell Hill (M) Site area: 0.92 ha

CL amount	RLV	RLV per ha	RLV less BLV1	RLV less BLV2	RLV less BLV3	RLV less BLV4
0	1,141,608	2,935.31	1,716.03	669.03	669.03	1,633.31
60	1,041,538	2,833.27	1,916.28	669.03	333.27	1,333.27
80	1,008,600	2,816.19	1,948.88	729.88	33.81	2,826.19
100	974,265	2,730.33	2,030.33	800.33	1,093.67	2,810.67
120	941,075	2,662.24	2,117.78	877.78	1,078.78	2,822.24
140	907,630	2,584.79	2,184.79	947.79	294.79	1,952.61
160	874,154	2,506.32	2,251.32	1,017.32	301.32	1,653.32
180	841,649	2,428.86	2,318.86	1,087.86	308.86	1,354.86
200	809,212	2,352.30	2,386.30	1,158.30	316.30	1,056.30
220	776,774	2,275.74	2,453.74	1,228.74	323.74	757.49
240	745,348	2,199.18	2,521.18	1,299.18	331.18	458.54
260	709,771	2,113.43	2,588.47	1,369.47	338.47	159.54
280	675,295	2,028.59	2,655.41	1,439.41	345.41	69.59
300	641,819	1,943.74	2,722.35	1,508.35	352.35	29.59
400	517,255	1,622.70	2,167.70	1,170.70	70.40	1,705.20
500	385,055	1,210.77	1,396.05	2,139.05	1,429.05	1,329.05

Site type: 3 Description: Area 4 5383 sqm Finbury Park (M) Site area: 0.92 ha

CL amount	RLV	RLV per ha	RLV less BLV1	RLV less BLV2	RLV less BLV3	RLV less BLV4
0	1,690,385	3,748.78	281.24	969.78	1,669.78	2,868.78
60	1,759,564	3,517.07	482.03	797.07	1,467.07	2,767.07
80	1,725,477	3,404.04	646.46	700.04	1,400.04	2,700.04
100	1,692,001	3,334.01	615.89	634.01	1,334.01	2,634.01
120	1,659,284	3,271.28	626.28	567.28	1,267.28	2,567.28
140	1,627,246	3,210.26	637.26	500.26	1,200.26	2,500.26
160	1,595,899	3,151.44	648.24	433.24	1,133.24	2,433.24
180	1,565,065	3,116.16	663.16	366.16	1,066.16	2,366.16
200	1,534,618	3,049.27	690.18	299.27	2,009.27	2,299.27
220	1,491,142	2,982.28	1,017.18	232.28	2,232.28	2,232.28
240	1,457,665	2,915.31	1,084.69	165.31	865.31	2,165.31
260	1,424,188	2,848.37	1,151.22	98.37	798.37	2,098.37
280	1,390,711	2,781.42	1,217.73	31.42	331.42	1,661.42
300	1,357,234	2,714.47	1,284.28	34.47	64.47	1,984.47
400	1,189,853	2,376.07	1,632.03	30.26	305.26	1,622.07
500	1,022,471	2,044.42	1,935.08	70.08	5.08	1,294.42

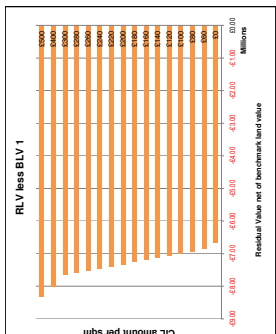
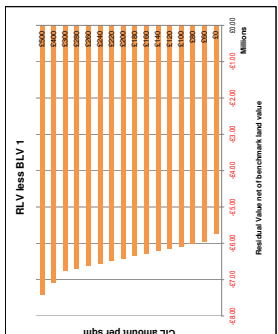
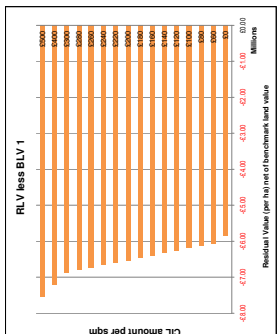
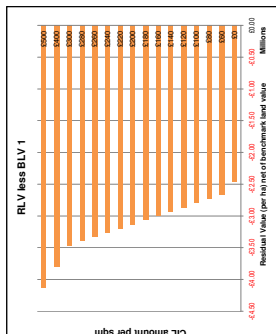
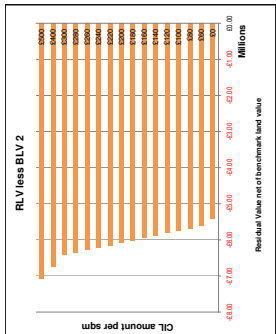
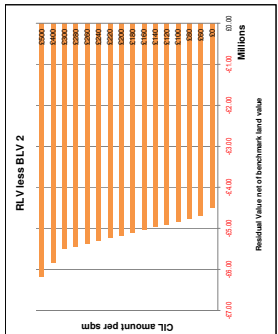
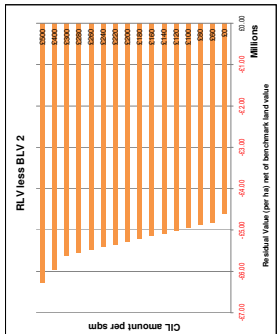
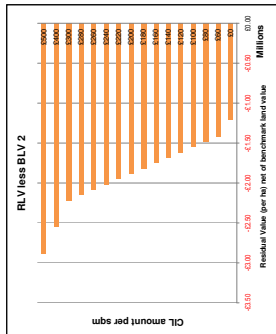
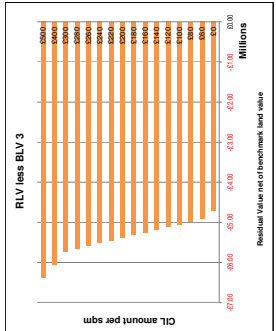
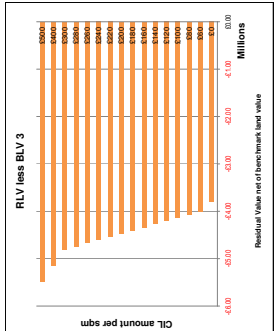
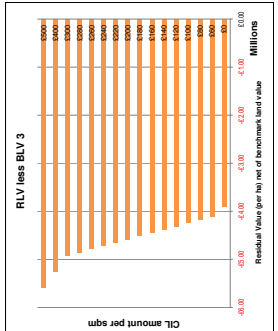
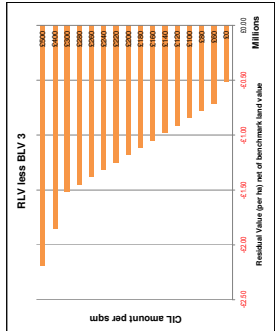
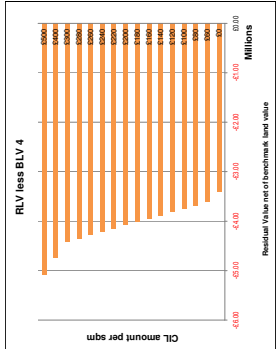
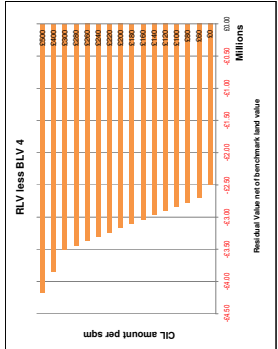
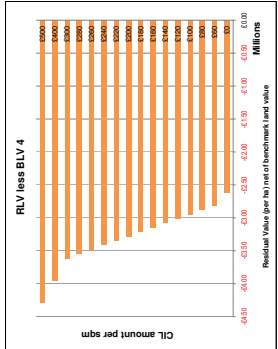
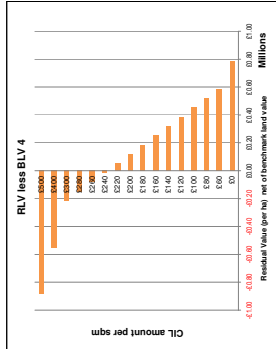


Site type 3 Description: Area 5 4433 6m Wood Green (M2)					Site area:
CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 4
0	769.856	13.8306	2,853.004	2,153.004	513.004
20	784.124	13,939.4	2,838.004	2,138.004	699.996
40	801.441	14,081.6	2,801.004	2,099.004	701.996
60	824.552	14,248.4	2,738.004	2,049.004	689.004
80	854.552	14,548.0	2,648.004	1,980.004	668.000
100	891.115	15,023.1	2,531.004	1,890.004	641.000
120	934.759	15,687.8	2,396.004	1,787.004	609.000
140	985.659	16,562.2	2,244.004	1,672.004	572.000
160	1,045.096	17,662.8	2,080.004	1,546.004	530.000
180	1,113.207	19,004.0	1,910.004	1,411.004	484.000
200	1,189.207	20,596.0	1,734.004	1,268.004	434.000
220	1,273.207	22,440.0	1,554.004	1,110.004	380.000
240	1,365.207	24,540.0	1,370.004	940.004	322.000
260	1,466.204	26,900.0	1,180.004	760.004	260.000
280	1,577.204	29,520.0	990.004	580.004	206.000
300	1,699.204	32,396.0	810.004	420.004	158.000
320	1,833.204	35,524.0	640.004	270.004	114.000
340	1,979.204	38,996.0	480.004	130.004	73.000
360	2,137.204	42,804.0	330.004	0.000	34.000
380	2,307.204	46,940.0	190.004	-100.000	-1.000
400	2,489.204	51,396.0	50.004	-200.000	-5.000
420	2,683.204	56,164.0	-50.000	-300.000	-15.000
440	2,889.204	61,236.0	-150.000	-400.000	-30.000
460	3,107.204	66,604.0	-250.000	-500.000	-50.000
480	3,337.204	72,272.0	-350.000	-600.000	-75.000
500	3,579.204	78,244.0	-450.000	-700.000	-100.000

Site type 3 Description: Area 6 4509 6m Wood Green (M2)					Site area:
CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 4
0	990.716	13,613.3	5,981.133	4,671.433	3,911.133
20	1,015.144	13,856.0	5,815.133	4,511.433	3,751.133
40	1,041.441	14,120.0	5,624.244	4,356.244	3,600.244
60	1,069.245	14,404.0	5,404.245	4,204.245	3,458.245
80	1,098.245	14,708.0	5,158.245	4,054.245	3,326.245
100	1,128.245	15,032.0	4,888.245	3,904.245	3,204.245
120	1,158.245	15,376.0	4,592.245	3,754.245	3,092.245
140	1,188.245	15,740.0	4,270.245	3,604.245	3,000.245
160	1,218.245	16,124.0	3,924.245	3,454.245	2,928.245
180	1,248.245	16,528.0	3,556.245	3,304.245	2,876.245
200	1,278.245	16,952.0	3,168.245	3,154.245	2,844.245
220	1,308.245	17,396.0	2,760.245	3,004.245	2,832.245
240	1,338.245	17,860.0	2,332.245	2,854.245	2,840.245
260	1,368.245	18,344.0	1,884.245	2,704.245	2,868.245
280	1,398.245	18,848.0	1,416.245	2,554.245	2,916.245
300	1,428.245	19,372.0	928.245	2,404.245	2,984.245
320	1,458.245	19,916.0	420.245	2,254.245	2,984.245
340	1,488.245	20,480.0	-100.245	2,104.245	2,968.245
360	1,518.245	21,064.0	-292.245	1,954.245	2,936.245
380	1,548.245	21,668.0	-484.245	1,804.245	2,892.245
400	1,578.245	22,292.0	-676.245	1,654.245	2,836.245
420	1,608.245	22,936.0	-868.245	1,504.245	2,776.245
440	1,638.245	23,600.0	-1,060.245	1,354.245	2,716.245
460	1,668.245	24,284.0	-1,252.245	1,204.245	2,656.245
480	1,698.245	24,988.0	-1,444.245	1,054.245	2,596.245
500	1,728.245	25,712.0	-1,636.245	904.245	2,536.245

Site type 3 Description: Area 7 4587 6m Wood Green (M2)					Site area:
CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 4
0	875.330	17,516.0	5,751.061	4,571.061	3,801.061
20	890.330	17,712.0	5,571.061	4,411.061	3,641.061
40	906.330	17,928.0	5,376.061	4,251.061	3,491.061
60	923.330	18,156.0	5,156.061	4,091.061	3,351.061
80	941.330	18,396.0	4,911.061	3,931.061	3,221.061
100	960.330	18,648.0	4,641.061	3,771.061	3,101.061
120	980.330	18,912.0	4,346.061	3,611.061	3,001.061
140	1,001.330	19,188.0	4,026.061	3,451.061	2,921.061
160	1,023.330	19,476.0	3,681.061	3,291.061	2,861.061
180	1,046.330	19,776.0	3,311.061	3,131.061	2,811.061
200	1,070.330	20,088.0	2,916.061	2,971.061	2,771.061
220	1,095.330	20,412.0	2,496.061	2,811.061	2,741.061
240	1,121.330	20,748.0	2,051.061	2,651.061	2,721.061
260	1,148.330	21,096.0	1,581.061	2,491.061	2,711.061
280	1,176.330	21,456.0	1,086.061	2,331.061	2,711.061
300	1,205.330	21,828.0	576.061	2,171.061	2,721.061
320	1,235.330	22,212.0	41.061	2,011.061	2,741.061
340	1,266.330	22,608.0	-164.061	1,851.061	2,771.061
360	1,298.330	23,016.0	-334.061	1,691.061	2,811.061
380	1,331.330	23,436.0	-508.061	1,531.061	2,861.061
400	1,365.330	23,868.0	-686.061	1,371.061	2,921.061
420	1,400.330	24,312.0	-868.061	1,211.061	2,981.061
440	1,436.330	24,768.0	-1,054.061	1,051.061	2,981.061
460	1,473.330	25,236.0	-1,244.061	891.061	2,968.061
480	1,511.330	25,716.0	-1,438.061	731.061	2,944.061
500	1,550.330	26,208.0	-1,636.061	571.061	2,916.061

Site type 3 Description: Area 8 4677 6m Wood Green (M2)					Site area:
CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 4
0	1,311.185	26,227.1	6,662.271	5,412.271	3,442.271
20	1,401.865	28,033.3	6,083.30	5,013.30	3,213.30
40	1,493.041	29,960.0	5,484.000	4,614.000	3,004.000
60	1,584.721	32,008.0	4,864.721	4,214.721	2,805.721
80	1,676.901	34,176.0	4,235.400	3,815.400	2,618.400
100	1,769.581	36,464.0	3,596.080	3,416.080	2,442.080
120	1,862.761	38,880.0	2,946.760	3,016.760	2,276.760
140	1,956.441	41,424.0	2,287.440	2,617.440	2,122.440
160	2,050.621	44,096.0	1,618.120	2,218.120	2,000.120
180	2,145.401	46,896.0	938.800	1,818.800	1,898.800
200	2,240.781	49,824.0	259.480	1,419.480	1,816.480
220	2,336.761	52,872.0	-140.840	1,020.160	1,744.160
240	2,433.341	56,040.0	-341.520	620.840	1,682.840
260	2,530.521	59,328.0	-542.200	221.520	1,632.520
280	2,628.301	62,736.0	-742.880	17.200	1,592.300
300	2,726.681	66,264.0	-943.560	-182.080	1,562.680
320	2,825.661	69,912.0	-1,144.240	-382.760	1,542.660
340	2,925.241	73,680.0	-1,344.920	-583.440	1,532.240
360	3,025.421	77,568.0	-1,545.600	-784.120	1,531.420
380	3,126.201	81,576.0	-1,746.280	-984.800	1,540.200
400	3,227.581	85,704.0	-1,946.960	-1,185.480	1,548.580
420	3,329.561	90,952.0	-2,147.640	-1,386.160	1,556.560
440	3,432.141	96,320.0	-2,348.320	-1,586.840	1,564.140
460	3,535.321	101,808.0	-2,549.000	-1,787.520	1,571.320
480	3,639.101	107,416.0	-2,749.680	-1,988.200	1,578.100
500	3,743.481	113,144.0	-2,950.360	-2,188.880	1,584.480



CL, Viability, Hedging
 SIRE TYPE 3
 50UNITS
 FLATS
 190UPH

Net area as percentage of gross

CL area	6.20 ha	5%
RV area	4.07 mha	5%
Site area	4.07 mha	

+10% Sales value inflation
 +4% Refinancing

Site type 3 Description: Area 1: E1942 pm Horway Hill (M) Site area: 0.92 ha

CL amount	RV	RV/yr ha	RV less BLV 1	RV less BLV 2	RV less BLV 3	RV less BLV 4
0	3,187,026	6,374,053	2,274,053	3,624,053	4,284,053	5,624,053
60	3,086,597	6,173,194	2,173,194	3,423,194	4,083,194	5,423,194
80	3,055,170	6,109,241	2,105,241	3,358,241	4,005,241	5,358,241
100	3,014,744	6,029,488	2,029,488	3,259,488	3,906,488	5,259,488
120	2,968,317	5,923,635	1,923,635	3,160,635	3,807,635	5,160,635
140	2,920,890	5,805,782	1,805,782	3,061,782	3,708,782	5,061,782
160	2,872,464	5,681,529	1,681,529	2,962,529	3,609,529	4,962,529
180	2,824,038	5,553,076	1,553,076	2,863,276	3,510,276	4,863,276
200	2,775,612	5,422,624	1,422,624	2,764,024	3,411,024	4,764,024
220	2,727,186	5,292,171	1,292,171	2,664,771	3,311,771	4,664,771
240	2,678,760	5,161,719	1,161,719	2,565,519	3,212,519	4,565,519
260	2,630,334	5,031,266	1,031,266	2,466,266	3,113,266	4,466,266
280	2,581,908	4,900,814	900,814	2,367,014	3,014,014	4,367,014
300	2,533,482	4,770,362	770,362	2,267,762	2,914,762	4,267,762
320	2,485,056	4,640,909	640,909	2,168,509	2,815,509	4,168,509
340	2,436,630	4,510,457	510,457	2,069,257	2,716,257	4,069,257
360	2,388,204	4,380,004	380,004	1,970,004	2,617,004	3,970,004
380	2,339,778	4,249,552	249,552	1,870,752	2,517,752	3,870,752
400	2,291,352	4,119,100	119,100	1,771,500	2,418,500	3,771,500
420	2,242,926	3,988,647	0	1,672,247	2,319,247	3,672,247
440	2,194,500	3,858,195	-131,305	1,573,000	2,220,000	3,573,000
460	2,146,074	3,727,743	-262,658	1,473,753	2,120,753	3,473,753
480	2,097,648	3,597,291	-394,010	1,374,506	2,021,506	3,374,506
500	2,049,222	3,466,839	-525,362	1,275,259	1,922,259	3,275,259

Site type 3 Description: Area 2: E1942 pm Horway Hill (M) Site area: 0.92 ha

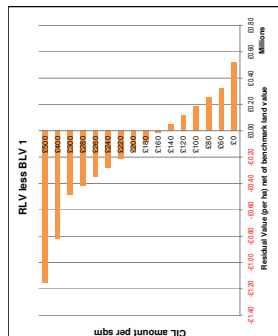
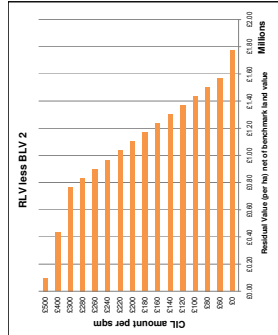
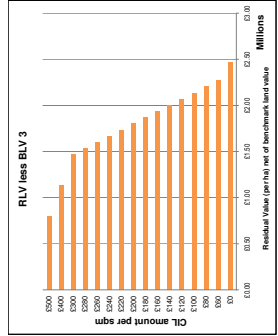
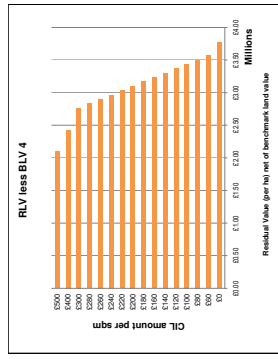
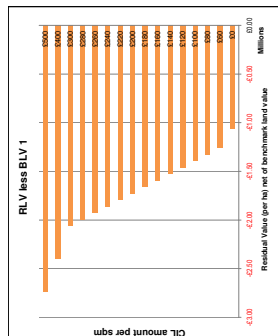
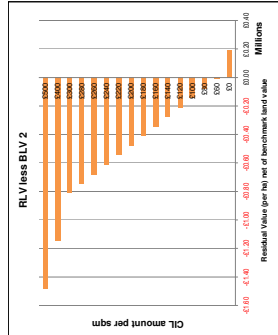
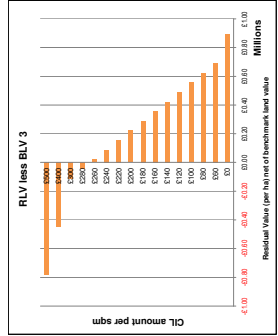
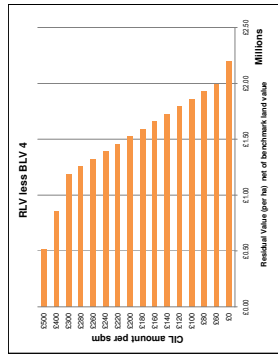
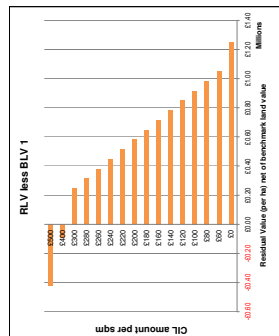
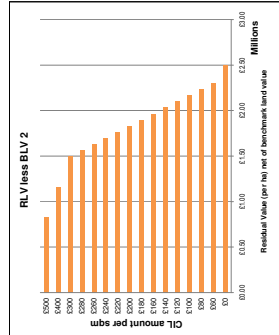
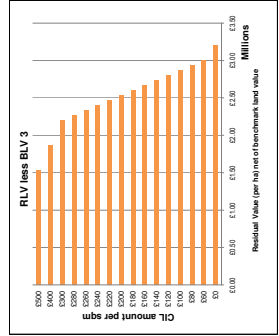
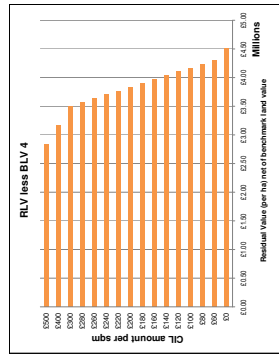
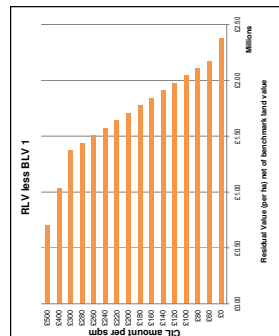
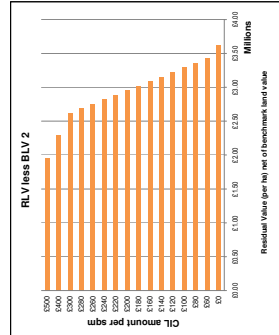
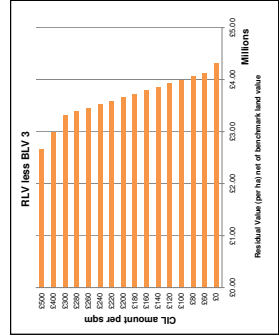
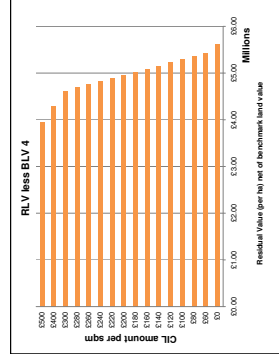
CL amount	RV	RV/yr ha	RV less BLV 1	RV less BLV 2	RV less BLV 3	RV less BLV 4
0	2,625,156	5,250,313	1,250,313	2,000,313	2,300,313	4,000,313
60	2,502,727	5,005,454	1,005,454	1,799,454	2,099,454	3,799,454
80	2,380,298	4,760,595	760,595	1,598,595	1,898,595	3,598,595
100	2,257,869	4,515,736	515,736	1,397,736	1,697,736	3,397,736
120	2,135,440	4,270,877	270,877	1,196,877	1,496,877	3,196,877
140	2,013,011	4,026,018	26,018	996,018	1,296,018	2,996,018
160	1,890,582	3,781,159	-134,841	795,159	1,095,159	2,795,159
180	1,768,153	3,536,300	-335,999	594,300	894,300	2,594,300
200	1,645,724	3,291,441	-537,157	393,441	693,441	2,393,441
220	1,523,295	3,046,582	-738,315	192,582	492,582	2,192,582
240	1,400,866	2,801,723	-939,473	-87,276	291,723	1,991,723
260	1,278,437	2,556,864	-1,140,631	-308,437	90,864	1,790,864
280	1,156,008	2,312,005	-1,341,789	-509,594	-102,437	1,590,005
300	1,033,579	2,067,146	-1,542,947	-710,752	-303,594	1,389,146
320	911,150	1,822,287	-1,744,105	-911,909	-504,752	1,188,287
340	788,721	1,577,428	-1,945,263	-1,113,067	-705,909	987,428
360	666,292	1,332,569	-2,146,421	-1,314,225	-907,067	786,569
380	543,863	1,087,710	-2,347,579	-1,515,383	-1,108,225	585,710
400	421,434	842,851	-2,548,737	-1,716,541	-1,309,383	384,851
420	299,005	597,992	-2,749,895	-1,917,699	-1,510,541	184,992
440	176,576	353,133	-2,951,053	-2,118,857	-1,711,699	-89,133
460	54,147	108,274	-3,152,211	-2,319,015	-1,912,857	-289,274
480	-68,282	-136,586	-3,353,369	-2,520,173	-2,114,015	-489,414
500	-190,853	-266,744	-3,554,527	-2,721,331	-2,315,173	-689,555

Site type 3 Description: Area 3: E1942 pm Horway Hill (M) Site area: 0.92 ha

CL amount	RV	RV/yr ha	RV less BLV 1	RV less BLV 2	RV less BLV 3	RV less BLV 4
0	1,475,526	2,951,053	1,475,526	1,475,526	1,475,526	1,475,526
60	1,396,569	2,793,138	1,303,138	1,303,138	1,303,138	1,303,138
80	1,317,612	2,635,223	1,130,728	1,130,728	1,130,728	1,130,728
100	1,238,655	2,477,308	958,317	958,317	958,317	958,317
120	1,159,698	2,319,393	785,907	785,907	785,907	785,907
140	1,080,741	2,161,478	613,497	613,497	613,497	613,497
160	1,001,784	2,003,563	441,087	441,087	441,087	441,087
180	922,827	1,845,648	268,677	268,677	268,677	268,677
200	843,870	1,687,733	96,267	96,267	96,267	96,267
220	764,913	1,529,818	-174,142	-174,142	-174,142	-174,142
240	685,956	1,371,903	-346,552	-346,552	-346,552	-346,552
260	607,000	1,213,988	-518,962	-518,962	-518,962	-518,962
280	528,043	1,056,073	-691,372	-691,372	-691,372	-691,372
300	449,087	898,158	-863,782	-863,782	-863,782	-863,782
320	370,130	740,243	-1,036,192	-1,036,192	-1,036,192	-1,036,192
340	291,174	582,328	-1,208,602	-1,208,602	-1,208,602	-1,208,602
360	212,217	424,413	-1,381,012	-1,381,012	-1,381,012	-1,381,012
380	133,260	266,498	-1,553,422	-1,553,422	-1,553,422	-1,553,422
400	54,304	108,583	-1,725,832	-1,725,832	-1,725,832	-1,725,832
420	-24,652	-49,331	-1,900,242	-1,900,242	-1,900,242	-1,900,242
440	-103,695	-191,416	-2,074,652	-2,074,652	-2,074,652	-2,074,652
460	-182,738	-382,501	-2,249,062	-2,249,062	-2,249,062	-2,249,062
480	-261,781	-573,586	-2,423,472	-2,423,472	-2,423,472	-2,423,472
500	-340,824	-764,671	-2,597,882	-2,597,882	-2,597,882	-2,597,882

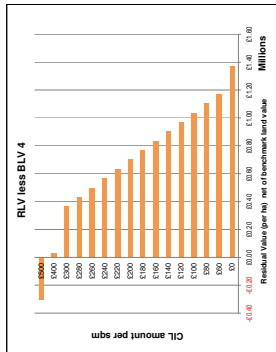
Site type 3 Description: Area 4: E1942 pm Horway Hill (M) Site area: 0.92 ha

CL amount	RV	RV/yr ha	RV less BLV 1	RV less BLV 2	RV less BLV 3	RV less BLV 4
0	2,292,517	4,585,035	2,292,517	2,292,517	2,292,517	2,292,517
60	2,159,088	4,318,176	2,159,088	2,159,088	2,159,088	2,159,088
80	2,025,659	4,051,317	2,025,659	2,025,659	2,025,659	2,025,659
100	1,892,230	3,784,458	1,892,230	1,892,230	1,892,230	1,892,230
120	1,758,801	3,517,600	1,758,801	1,758,801	1,758,801	1,758,801
140	1,625,372	3,250,741	1,625,372	1,625,372	1,625,372	1,625,372
160	1,491,943	2,983,882	1,491,943	1,491,943	1,491,943	1,491,943
180	1,358,514	2,717,023	1,358,514	1,358,514	1,358,514	1,358,514
200	1,225,085	2,450,164	1,225,085	1,225,085	1,225,085	1,225,085
220	1,091,656	2,183,305	1,091,656	1,091,656	1,091,656	1,091,656
240	958,227	1,916,446	958,227	958,227	958,227	958,227
260	824,798	1,649,587	824,798	824,798	824,798	824,798
280	691,369	1,382,728	691,369	691,369	691,369	691,369
300	557,940	1,115,869	557,940	557,940	557,940	557,940
320	424,511	849,010	424,511	424,511	424,511	424,511
340	291,082	582,151	291,082	291,082	291,082	291,082
360	157,653	315,292	157,653	157,653	157,653	157,653
380	24,224	48,433	24,224	24,224	24,224	24,224
400	-99,219	-100,574	-99,219	-99,219	-99,219	-99,219
420	-208,262	-201,148	-208,262	-208,262	-208,262	-208,262
440	-317,305	-301,722	-317,305	-317,305	-317,305	-317,305
460	-426,348	-402,296	-426,348	-426,348	-426,348	-426,348
480	-535,391	-502,870	-535,391	-535,391	-535,391	-535,391
500	-644,434	-603,444	-644,434	-644,434	-644,434	-644,434



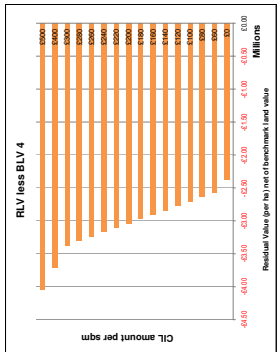
Site type: 3 Description: Area 5 4433 perm Wood Green (N2) Site area: 0.92 ha

CL amount	RLV	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,059,444	2,119,877	1,935,113	830,913	1,935,113
50	825,638	1,651,275	1,448,225	665,725	1,448,225
100	692,161	1,184,322	2,115,678	265,678	1,034,322
150	659,856	1,717,369	2,282,631	1,022,631	332,551
200	625,208	1,920,416	2,249,584	1,099,584	399,584
250	791,725	1,853,463	2,416,537	1,166,537	466,537
300	728,252	1,916,510	2,353,490	1,233,490	533,490
350	664,769	1,979,557	2,290,443	1,300,443	600,443
400	601,286	1,822,604	2,117,396	1,367,396	667,396
450	537,803	1,156,651	2,934,449	1,434,349	934,349
500	474,320	1,248,698	2,751,402	1,501,302	468,698
550	557,837	1,114,745	2,285,208	1,658,258	364,745
600	494,354	1,206,792	2,102,161	1,725,211	431,792
650	430,871	1,298,839	1,919,114	1,792,164	498,839
700	367,388	1,390,886	1,736,067	1,859,117	565,886
750	303,905	1,482,933	1,553,020	1,926,070	632,933
800	240,422	1,574,980	1,370,000	1,993,023	700,000



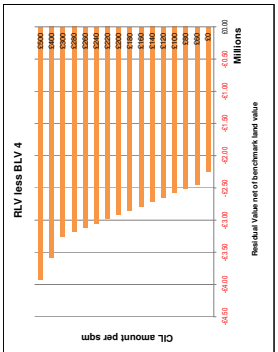
Site type: 3 Description: Area 6 2309 perm Stone Street (N1) Site area: 0.92 ha

CL amount	RLV	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	869,592	1,619,184	4,365,184	3,669,184	2,963,184
50	810,022	1,820,043	5,020,043	4,270,043	3,207,043
100	845,458	1,938,936	5,398,936	4,658,936	2,935,936
150	979,575	1,933,949	5,933,949	4,703,949	2,703,949
200	1,019,451	2,020,902	6,203,902	4,770,902	2,770,902
250	1,043,298	2,037,855	6,237,855	4,837,855	2,837,855
300	1,067,145	2,054,808	6,271,808	4,904,808	2,904,808
350	1,090,992	2,071,761	6,271,761	4,971,761	2,971,761
400	1,114,839	2,088,714	6,238,714	5,038,714	3,038,714
450	1,138,686	2,105,667	6,205,667	5,105,667	3,105,667
500	1,162,533	2,122,620	6,222,620	5,172,620	3,172,620
550	1,186,380	2,139,573	6,239,573	5,239,573	3,239,573
600	1,210,227	2,156,526	6,256,526	5,306,526	3,306,526
650	1,234,074	2,173,479	6,273,479	5,373,479	3,373,479
700	1,257,921	2,190,432	6,290,432	5,440,432	3,440,432
750	1,281,768	2,207,385	6,307,385	5,507,385	3,507,385
800	1,305,615	2,224,338	6,324,338	5,574,338	3,574,338
850	1,329,462	2,241,291	6,341,291	5,641,291	3,641,291
900	1,353,309	2,258,244	6,358,244	5,708,244	3,708,244
950	1,377,156	2,275,197	6,375,197	5,775,197	3,775,197
1000	1,401,003	2,292,150	6,392,150	5,842,150	3,842,150



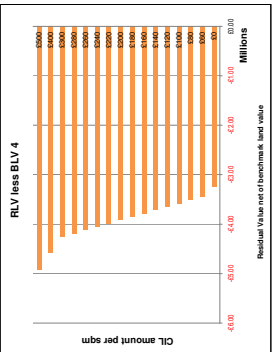
Site type: 3 Description: Area 7 2302 perm Tottenham Hale (N1) Site area: 0.92 ha

CL amount	RLV	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	748,888	1,697,775	5,997,775	4,247,775	2,947,775
50	669,317	1,698,634	5,938,634	4,446,634	2,446,634
100	862,794	1,765,587	5,765,587	4,515,587	2,515,587
150	952,271	1,832,540	5,532,540	4,584,540	2,584,540
200	1,041,748	1,899,493	5,299,493	4,653,493	2,653,493
250	1,131,225	1,966,446	5,066,446	4,722,446	2,722,446
300	1,220,702	2,033,399	4,833,399	4,791,399	2,791,399
350	1,310,179	2,100,352	4,600,352	4,860,352	2,860,352
400	1,400,656	2,167,305	4,367,305	4,929,305	2,929,305
450	1,491,133	2,234,258	4,134,258	4,998,258	2,998,258
500	1,581,610	2,301,211	3,901,211	5,067,211	3,067,211
550	1,672,087	2,368,164	3,668,164	5,136,164	3,136,164
600	1,762,564	2,435,117	3,435,117	5,205,117	3,205,117
650	1,853,041	2,502,070	3,202,070	5,274,070	3,274,070
700	1,943,518	2,569,023	2,969,023	5,343,023	3,343,023
750	2,033,995	2,635,976	2,735,976	5,412,023	3,412,023
800	2,124,472	2,702,929	2,502,929	5,481,023	3,481,023
850	2,214,949	2,769,882	2,269,882	5,550,023	3,550,023
900	2,305,426	2,836,835	2,036,835	5,619,023	3,619,023
950	2,395,903	2,903,788	1,803,788	5,688,023	3,688,023
1000	2,486,380	2,970,741	1,570,741	5,757,023	3,757,023



Site type: 3 Description: Area 8 2310 perm Tottenham Hale (N1) Site area: 0.92 ha

CL amount	RLV	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,250,053	2,200,108	6,000,108	4,250,108	3,250,108
50	1,350,483	2,209,965	6,070,965	4,269,965	3,450,965
100	1,350,909	2,219,822	6,079,822	4,289,822	3,650,822
150	1,451,339	2,229,679	6,088,679	4,309,679	3,850,679
200	1,551,769	2,239,536	6,097,536	4,329,536	4,050,536
250	1,652,199	2,249,393	6,106,393	4,349,393	4,250,393
300	1,752,629	2,259,250	6,115,250	4,369,250	4,450,250
350	1,853,059	2,269,107	6,124,107	4,389,107	4,650,107
400	1,953,489	2,278,964	6,132,964	4,408,964	4,850,000
450	2,053,919	2,288,821	6,141,821	4,428,821	5,050,000
500	2,154,349	2,298,678	6,150,678	4,448,678	5,250,000
550	2,254,779	2,308,535	6,159,535	4,468,535	5,450,000
600	2,355,209	2,318,392	6,168,392	4,488,392	5,650,000
650	2,455,639	2,328,249	6,177,249	4,508,249	5,850,000
700	2,556,069	2,338,106	6,186,106	4,528,106	6,050,000
750	2,656,499	2,347,963	6,194,963	4,547,963	6,250,000
800	2,756,929	2,357,820	6,203,820	4,567,820	6,450,000
850	2,857,359	2,367,677	6,212,677	4,587,677	6,650,000
900	2,957,789	2,377,534	6,221,534	4,607,534	6,850,000
950	3,058,219	2,387,391	6,230,391	4,627,391	7,050,000
1000	3,158,649	2,397,248	6,239,248	4,647,248	7,250,000



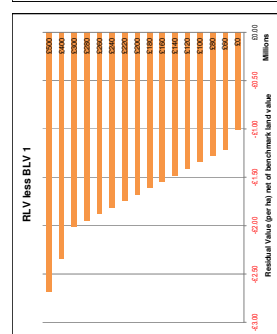
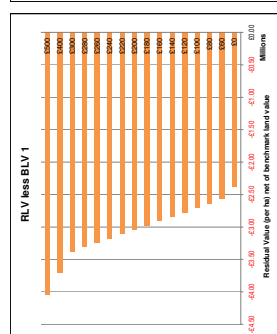
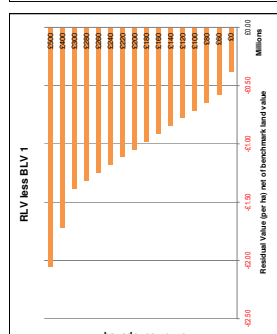
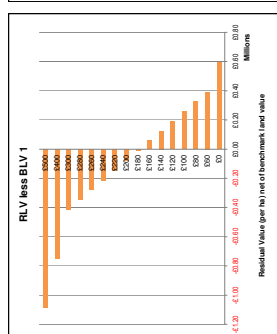
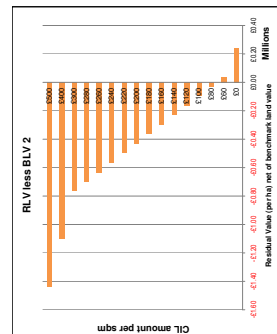
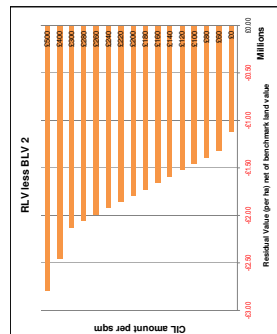
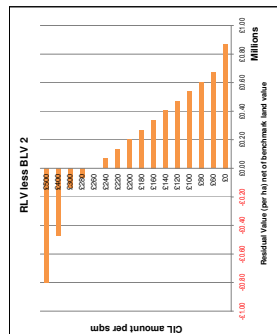
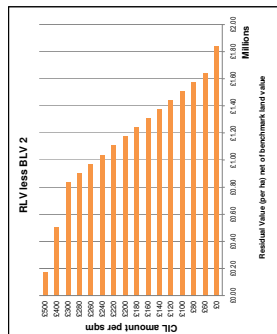
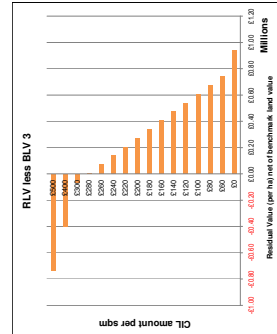
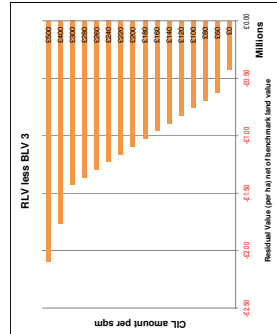
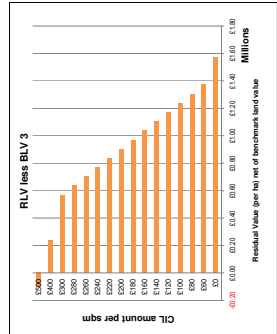
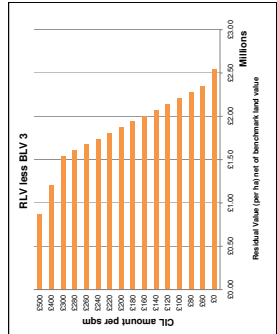
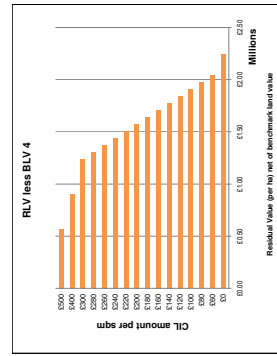
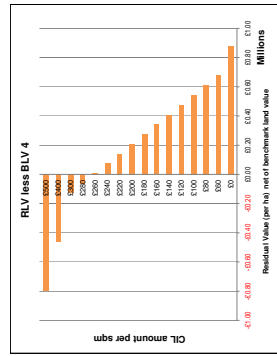
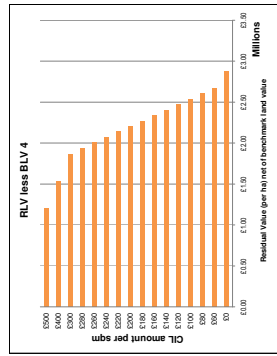
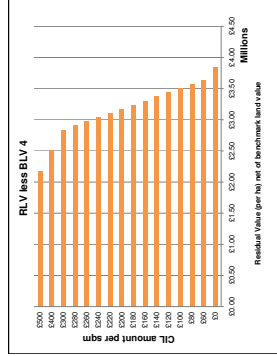
CL Viability	Happy		
Benchmark Land Values (per net developable ha)			
BLV1	BLV2	BLV3	BLV4
Real land (high)	Real land (low)	Real land (low)	Frnt Employment
£4,000,000	£2,700,000	£2,050,000	£750,000
Net area as percentage of gross		100%	
5% Siltation	4.0 m/d	Siltation reduction	
10% Runoff	4.0 m/d	Runoff reduction	

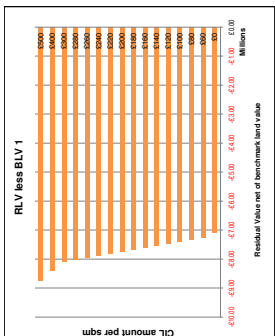
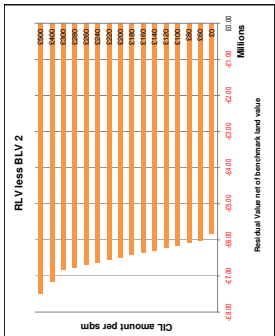
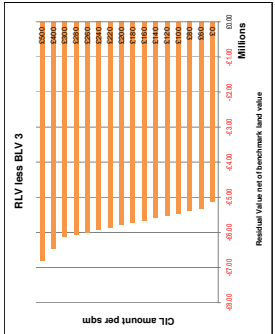
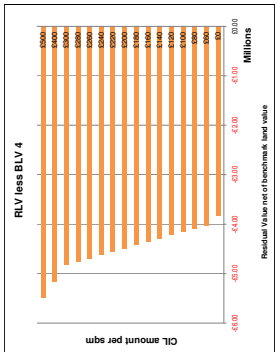
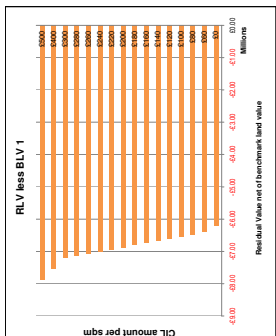
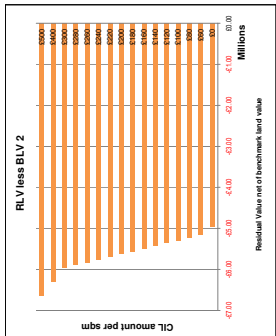
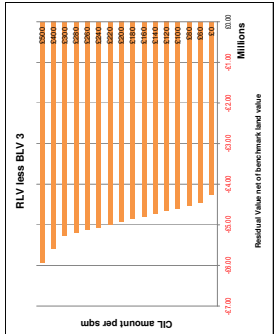
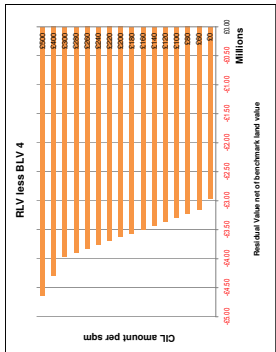
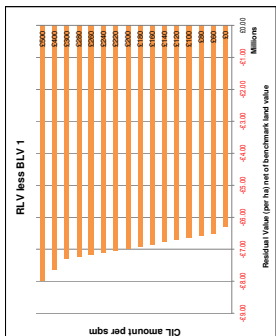
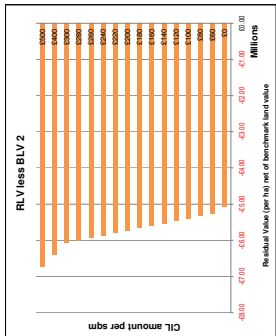
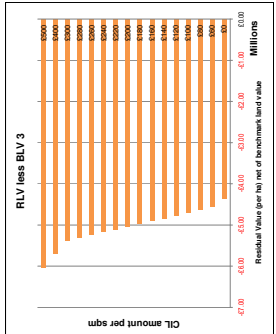
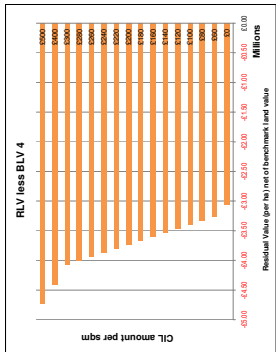
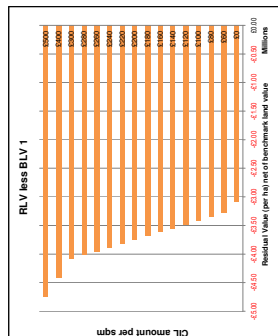
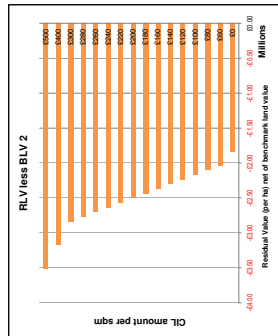
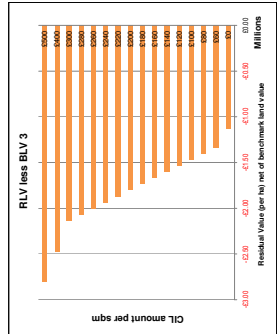
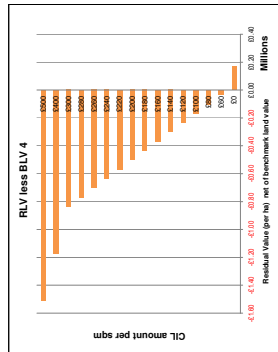
Site type	Description	Area 1	Area 2	Area 3	Area 4	Site area
CL amount	RLV	RLV per ha	RLV less BLV1	RLV less BLV2	RLV less BLV3	RLV less BLV4
0	2,295.737	4,931.475	391.475	1,841.475	2,341.475	3,841.475
60	2,195.238	4,300.616	300.616	1,540.616	2,340.616	3,640.616
80	2,151.831	4,223.983	323.983	1,573.983	2,273.983	3,573.983
100	2,124.275	4,183.757	338.757	1,533.757	2,133.757	3,433.757
140	2,106.416	4,122.604	322.604	1,372.604	2,022.604	3,322.604
180	2,102.932	4,105.951	365.951	1,305.951	2,005.951	3,305.951
200	1,994.449	3,988.698	11.02	1,281.698	1,938.698	3,231.698
200	1,980.972	3,921.845	78.05	1,171.845	1,871.845	3,171.845
250	1,927.498	3,834.932	145.038	1,104.932	1,804.932	3,104.932
300	1,880.543	3,727.584	238.543	971.584	1,671.584	2,971.584
300	1,827.046	3,654.133	345.637	904.133	1,604.133	2,904.133
380	1,738.596	3,537.180	412.200	837.180	1,537.180	2,837.180
400	1,626.248	3,324.245	747.435	502.415	1,202.415	2,502.415
500	1,458.825	2,917.950	1,082.950	197.950	867.950	2,197.950

Site type	Description	Area 2	Area 3	Area 4	Site area
CL amount	RLV	RLV per ha	RLV less BLV1	RLV less BLV2	RLV less BLV4
0	1,810.486	3,820.972	370.928	670.972	1,570.972
60	1,710.088	3,420.113	270.113	370.113	2,010.113
80	1,671.311	3,326.207	231.311	331.207	2,031.207
100	1,643.101	3,286.207	213.785	338.207	2,038.207
120	1,609.627	3,192.534	783.46	469.254	2,469.254
140	1,676.150	3,162.301	847.659	402.301	2,402.301
160	1,542.674	3,085.436	914.632	358.346	2,335.436
180	1,599.197	3,018.935	981.605	298.935	2,268.935
200	1,475.721	2,951.742	1,048.578	241.742	2,201.742
220	1,422.244	2,884.549	1,115.551	184.549	2,134.549
240	1,468.768	2,817.356	1,182.524	67.356	2,067.356
250	1,375.292	2,750.163	1,249.417	95	2,000.163
250	1,341.815	2,682.970	1,316.310	68.30	1,932.970
300	1,308.339	2,615.777	1,383.223	133.23	1,865.777
400	1,166.981	2,218.12	1,718.08	498.28	1,517.12
500	932.94	1,941.147	2,052.033	802.83	1,191.147

Site type	Description	Area 3	Area 4	Site area
CL amount	RLV	RLV per ha	RLV less BLV1	RLV less BLV2
0	615.106	1,628.530	2,173.036	1,59.036
60	712.371	1,628.641	2,143.336	664.336
80	679.254	1,538.038	2,041.402	301.402
100	652.775	1,291.155	2,708.445	789.445
120	612.301	1,244.022	2,775.318	1,525.318
140	678.625	1,157.649	2,842.351	1,592.351
160	565.288	1,200.938	2,203.034	1,659.334
180	478.365	945.190	3,043.210	1,903.210
200	444.919	889.837	3,110.183	1,960.183
240	411.442	822.884	3,177.116	1,227.116
250	377.966	755.931	3,244.049	1,294.049
250	344.489	688.978	3,311.022	2,011.022
300	311.013	622.025	3,377.975	2,127.975
400	202.537	473.04	4,047.034	2,707.034

Site type	Description	Area 4	Site area
CL amount	RLV	RLV per ha	RLV less BLV1
0	1,644.707	2,988.413	1,103.667
60	1,384.277	2,782.554	1,211.446
80	1,360.801	2,721.001	1,278.336
100	1,337.324	2,654.448	1,345.332
120	1,293.848	2,587.895	1,412.328
140	1,250.372	2,521.342	1,479.324
160	1,206.896	2,454.789	1,546.320
180	1,163.420	2,388.237	1,613.316
200	1,119.944	2,321.684	1,680.312
250	1,026.468	2,225.231	1,747.299
240	1,002.992	2,185.878	1,814.222
250	1,009.515	2,192.075	1,881.145
300	966.039	2,103.622	1,948.068
400	825.177	1,603.564	2,248.646
500	667.784	1,153.506	2,348.411





Site type	Description:	Area 5	4433 gem Wood Green (H2)	Site area	0.92 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	495.036	531.621	303.578	153.269	103.378	165.173
50	449.339	485.924	357.881	107.572	57.672	109.476
80	334.462	370.951	331.081	2.101	1.013	1.013
100	290.935	331.696	341.834	2.169.034	1.693.934	1.693.934
120	257.257	315.015	334.897	2.234.987	1.534.367	1.534.367
140	224.032	315.015	334.897	2.301.940	1.371.940	1.371.940
160	190.534	311.07	318.893	2.369.893	1.169.893	1.169.893
180	157.077	314.355	323.856	2.439.856	933.856	933.856
200	123.579	314.355	323.856	2.509.810	709.810	709.810
220	90.081	318.246	331.931	2.580.761	485.761	485.761
240	56.583	338.704	358.704	2.652.704	261.704	261.704
260	23.085	359.162	385.467	2.724.651	37.651	37.651
280	-10.413	379.620	412.230	2.796.602	-107.602	-107.602
300	-43.915	399.848	438.999	2.868.553	-331.553	-331.553
320	-77.417	419.876	465.778	2.940.504	-555.504	-555.504
340	-110.919	439.704	492.557	3.012.455	-779.455	-779.455
360	-144.421	459.332	519.336	3.084.406	-1.003.406	-1.003.406
380	-177.923	478.760	546.115	3.156.357	-1.227.357	-1.227.357
400	-211.425	497.988	572.894	3.228.308	-1.451.308	-1.451.308
420	-244.927	517.016	600.073	3.300.259	-1.675.259	-1.675.259
440	-278.429	535.844	627.252	3.372.210	-1.899.210	-1.899.210
460	-311.931	554.472	654.431	3.444.161	-2.123.161	-2.123.161
480	-345.433	572.900	681.610	3.516.112	-2.347.112	-2.347.112
500	-378.935	591.128	708.789	3.588.063	-2.571.063	-2.571.063

Site type	Description:	Area 6	£392 gem Seven Stars (H1)	Site area	0.92 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1.155.848	2.311.78	6.311.78	4.91.78	3.91.78	3.01.78
50	1.256.317	2.512.63	6.512.63	5.263.63	3.263.63	3.263.63
80	1.289.794	2.793.58	6.793.58	5.609.58	4.609.58	3.709.58
100	1.322.270	2.946.41	6.946.41	5.955.41	4.955.41	3.955.41
120	1.355.747	2.713.94	6.713.94	5.463.94	4.703.94	3.663.94
140	1.389.223	2.789.47	6.789.47	5.004.47	4.304.47	3.304.47
160	1.422.700	2.864.99	6.864.99	4.584.99	3.884.99	3.284.99
180	1.456.177	2.940.52	6.940.52	4.164.52	3.464.52	3.264.52
200	1.489.654	2.915.05	6.915.05	3.744.52	3.044.52	3.244.52
220	1.523.131	3.048.29	7.048.29	3.284.29	2.584.29	3.224.29
240	1.556.608	3.115.11	7.115.11	2.764.11	2.064.11	3.204.11
260	1.590.085	3.248.17	7.248.17	2.183.17	1.483.17	3.184.17
280	1.623.562	3.421.11	7.421.11	1.542.11	962.11	3.164.11
300	1.657.039	3.634.05	7.634.05	802.05	402.05	3.144.05
320	1.690.516	3.886.99	7.886.99	502.99	102.99	3.124.99
340	1.723.993	4.179.93	8.179.93	152.93	52.93	3.104.93
360	1.757.470	4.512.87	8.472.87	3.97.87	3.97.87	3.084.87
380	1.790.947	4.885.81	8.765.81	1.637.81	1.637.81	3.064.81
400	1.824.424	5.308.75	9.058.75	637.75	637.75	3.044.75
420	1.857.901	5.781.69	9.351.69	97.69	97.69	3.024.69
440	1.891.378	6.304.63	9.644.63	-202.37	-202.37	3.004.63
460	1.924.855	6.877.57	9.937.57	-602.37	-602.37	2.984.57
480	1.958.332	7.500.51	10.230.51	-1.102.32	-1.102.32	2.964.51
500	1.991.809	8.173.45	10.523.45	-1.602.32	-1.602.32	2.944.45

Site type	Description:	Area 7	£392 gem Tottenham (H1)	Site area	0.92 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1.105.861	2.263.82	6.263.82	4.563.82	3.563.82	2.663.82
50	1.206.330	2.464.67	6.464.67	5.194.67	4.194.67	3.264.67
80	1.307.800	2.745.62	6.745.62	5.825.62	4.825.62	3.865.62
100	1.409.270	2.946.47	6.946.47	6.456.47	5.456.47	4.466.47
120	1.510.740	2.714.00	6.714.00	5.964.00	4.964.00	4.066.47
140	1.612.210	2.789.53	6.789.53	5.504.00	4.504.00	4.046.47
160	1.713.680	2.865.06	6.865.06	5.044.00	4.044.00	4.026.47
180	1.815.150	2.940.59	6.940.59	4.584.00	3.584.00	4.006.47
200	1.916.620	2.915.12	6.915.12	4.124.00	3.124.00	3.986.47
220	2.018.090	2.989.65	6.989.65	3.664.00	2.664.00	3.966.47
240	2.119.560	3.064.18	7.064.18	3.204.00	2.204.00	3.946.47
260	2.221.030	3.138.71	7.138.71	2.744.00	1.744.00	3.926.47
280	2.322.500	3.213.24	7.213.24	2.284.00	1.284.00	3.906.47
300	2.423.970	3.287.77	7.287.77	1.824.00	824.00	3.886.47
320	2.525.440	3.362.30	7.362.30	1.364.00	364.00	3.866.47
340	2.626.910	3.436.83	7.436.83	804.00	804.00	3.846.47
360	2.728.380	3.511.36	7.511.36	244.00	244.00	3.826.47
380	2.829.850	3.585.89	7.585.89	-116.00	-116.00	3.806.47
400	2.931.320	3.660.42	7.660.42	-676.00	-676.00	3.786.47
420	3.032.790	3.734.95	7.734.95	-1.176.00	-1.176.00	3.766.47
440	3.134.260	3.809.48	7.809.48	-1.676.00	-1.676.00	3.746.47
460	3.235.730	3.884.01	7.884.01	-2.176.00	-2.176.00	3.726.47
480	3.337.200	3.958.54	7.958.54	-2.676.00	-2.676.00	3.706.47
500	3.438.670	4.033.07	8.033.07	-3.176.00	-3.176.00	3.686.47

Site type	Description:	Area 8	£392 gem Tottenham (H1)	Site area	0.92 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1.536.286	3.072.57	6.072.57	4.602.57	3.602.57	2.602.57
50	1.637.756	3.273.42	6.273.42	5.233.42	4.233.42	3.233.42
80	1.739.226	3.474.27	6.474.27	5.864.27	4.864.27	3.833.42
100	1.840.696	3.675.12	6.675.12	6.495.12	5.495.12	4.433.42
120	1.942.166	3.442.65	6.442.65	6.026.00	5.026.00	4.033.42
140	2.043.636	3.518.18	6.518.18	5.556.88	4.556.88	4.033.42
160	2.145.106	3.593.71	6.593.71	5.087.76	4.087.76	4.013.42
180	2.246.576	3.669.24	6.669.24	4.618.64	3.618.64	3.993.42
200	2.348.046	3.744.77	6.744.77	4.149.52	3.149.52	3.973.42
220	2.449.516	3.820.30	6.820.30	3.680.40	2.680.40	3.953.42
240	2.550.986	3.895.83	6.895.83	3.211.28	2.211.28	3.933.42
260	2.652.456	3.971.36	6.971.36	2.742.16	1.742.16	3.913.42
280	2.753.926	4.046.89	7.046.89	2.273.04	1.273.04	3.893.42
300	2.855.396	4.122.42	7.122.42	1.803.92	803.92	3.873.42
320	2.956.866	4.197.95	7.197.95	1.334.80	334.80	3.853.42
340	3.058.336	4.273.48	7.273.48	864.68	864.68	3.833.42
360	3.159.806	4.349.01	7.349.01	394.56	394.56	3.813.42
380	3.261.276	4.424.54	7.424.54	-135.44	-135.44	3.793.42
400	3.362.746	4.499.07	7.499.07	-665.32	-665.32	3.773.42
420	3.464.216	4.574.60	7.574.60	-1.165.20	-1.165.20	3.753.42
440	3.565.686	4.650.13	7.650.13	-1.665.08	-1.665.08	3.733.42
460	3.667.156	4.725.66	7.725.66	-2.164.96	-2.164.96	3.713.42
480	3.768.626	4.801.19	7.801.19	-2.664.84	-2.664.84	3.693.42
500	3.870.096	4.876.72	7.876.72	-3.164.72	-3.164.72	3.673.42

CL Viability **Happy**

SITE TYPE 3

50UNITS

FLATS

Net area as percentage of gross

BLV	BLV2	BLV3	BLV4
Real land (high)	Real land (low)	Real land (low)	Fm Employment
£4,000,000	£2,750,000	£2,050,000	£750,000

Site type 3	Description	Area 1	Area 2	Area 3	Area 4
CL amount	RLV	RLV per ha	RLV less BLV1	RLV less BLV2	RLV less BLV3
5000	5000	5000	5000	5000	5000
4000	4000	4000	4000	4000	4000
3000	3000	3000	3000	3000	3000
2000	2000	2000	2000	2000	2000
1000	1000	1000	1000	1000	1000
500	500	500	500	500	500

Site type 3	Description	Area 1	Area 2	Area 3	Area 4
CL amount	RLV	RLV per ha	RLV less BLV1	RLV less BLV2	RLV less BLV3
5000	5000	5000	5000	5000	5000
4000	4000	4000	4000	4000	4000
3000	3000	3000	3000	3000	3000
2000	2000	2000	2000	2000	2000
1000	1000	1000	1000	1000	1000
500	500	500	500	500	500

Area 1 6594 sqm (14.0%)

Site type 3	Description	Area 1	Area 2	Area 3	Area 4
CL amount	RLV	RLV per ha	RLV less BLV1	RLV less BLV2	RLV less BLV3
5000	5000	5000	5000	5000	5000
4000	4000	4000	4000	4000	4000
3000	3000	3000	3000	3000	3000
2000	2000	2000	2000	2000	2000
1000	1000	1000	1000	1000	1000
500	500	500	500	500	500

Area 2 6594 sqm (14.0%)

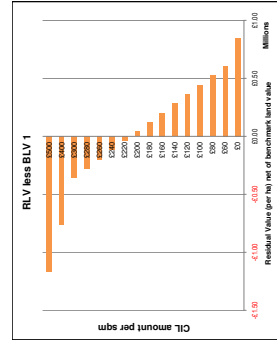
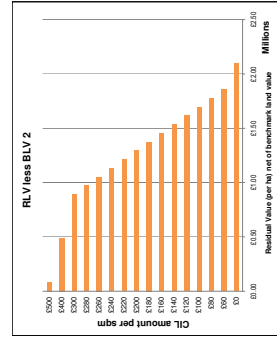
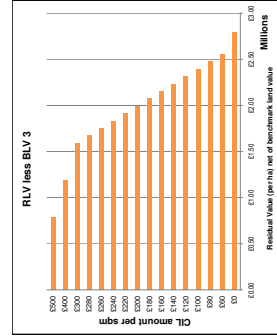
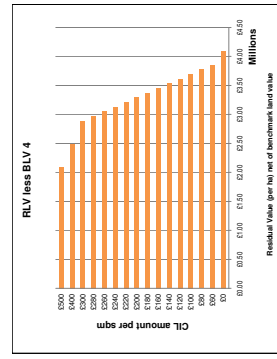
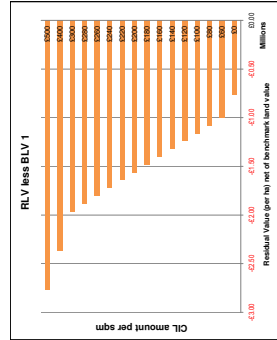
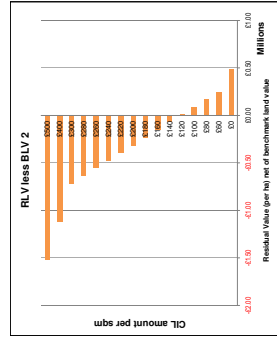
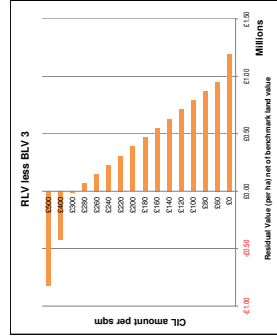
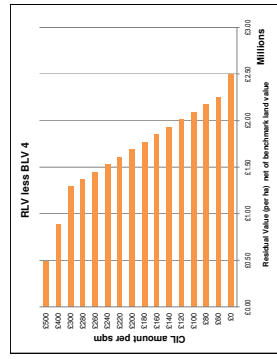
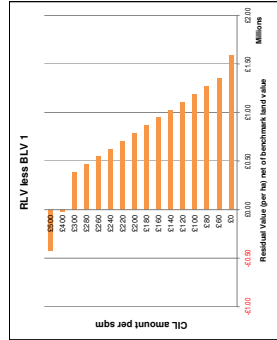
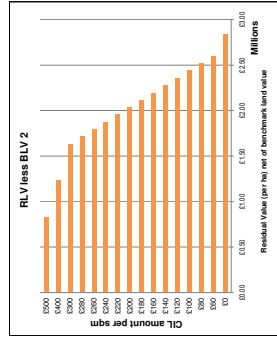
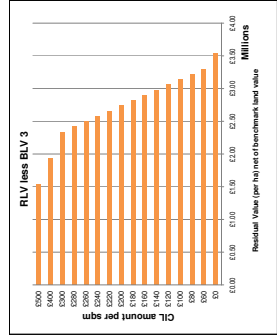
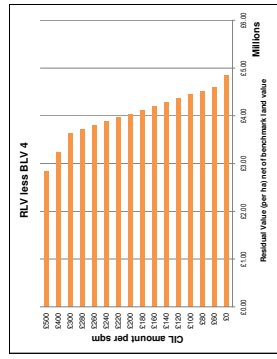
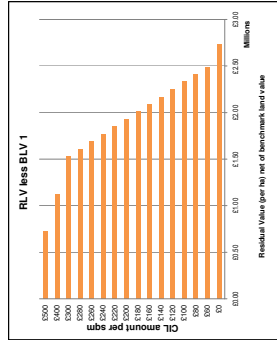
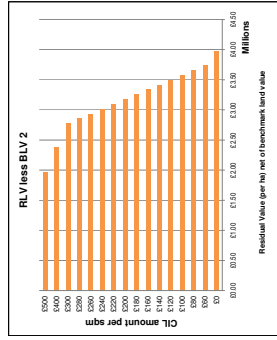
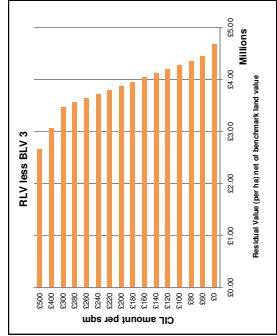
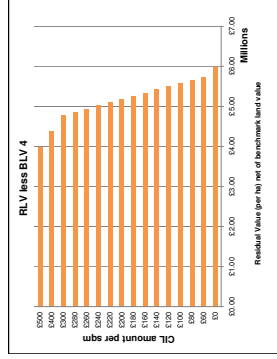
Site type 3	Description	Area 1	Area 2	Area 3	Area 4
CL amount	RLV	RLV per ha	RLV less BLV1	RLV less BLV2	RLV less BLV3
5000	5000	5000	5000	5000	5000
4000	4000	4000	4000	4000	4000
3000	3000	3000	3000	3000	3000
2000	2000	2000	2000	2000	2000
1000	1000	1000	1000	1000	1000
500	500	500	500	500	500

Area 3 6594 sqm (14.0%)

Site type 3	Description	Area 1	Area 2	Area 3	Area 4
CL amount	RLV	RLV per ha	RLV less BLV1	RLV less BLV2	RLV less BLV3
5000	5000	5000	5000	5000	5000
4000	4000	4000	4000	4000	4000
3000	3000	3000	3000	3000	3000
2000	2000	2000	2000	2000	2000
1000	1000	1000	1000	1000	1000
500	500	500	500	500	500

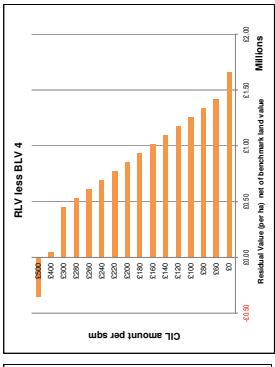
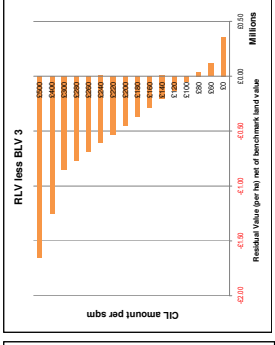
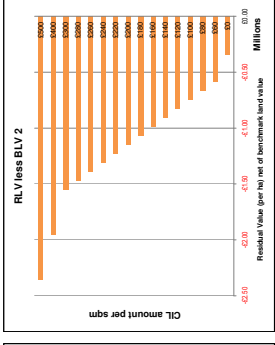
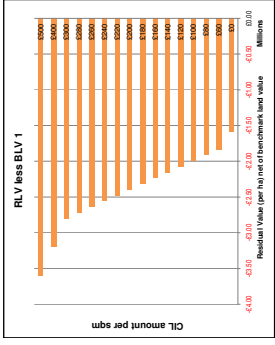
Area 4 6594 sqm (14.0%)

Site type 3	Description	Area 1	Area 2	Area 3	Area 4
CL amount	RLV	RLV per ha	RLV less BLV1	RLV less BLV2	RLV less BLV3
5000	5000	5000	5000	5000	5000
4000	4000	4000	4000	4000	4000
3000	3000	3000	3000	3000	3000
2000	2000	2000	2000	2000	2000
1000	1000	1000	1000	1000	1000
500	500	500	500	500	500



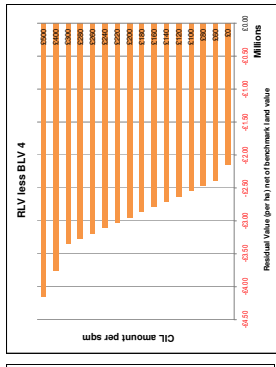
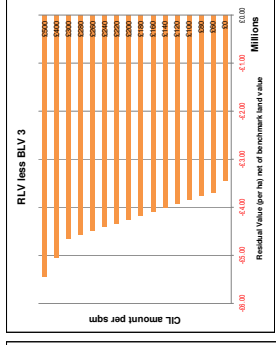
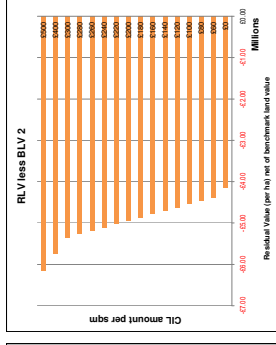
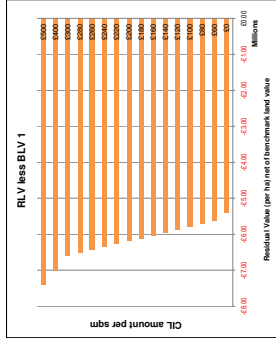
Site type: 3 Description: Area 5 6433 ppm Wood Green (N2) Site area: 0.92 ha

CL amount	RLV	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,262,958	2,103,176	1,934,298	847,298	1,657,176
50	1,080,841	2,004,811	1,915,649	865,693	1,640,141
80	1,042,171	2,018,441	1,911,616	865,693	1,634,441
100	1,001,936	2,033,938	1,908,002	749,002	1,623,938
120	961,827	1,923,654	1,798,346	629,346	1,713,654
140	921,856	1,843,311	2,156,638	600,638	2,006,311
160	881,845	1,762,987	2,237,033	897,033	1,927,987
180	841,814	1,682,623	2,317,571	1,197,571	1,849,623
200	801,763	1,602,220	2,397,256	1,497,256	1,771,220
220	761,692	1,521,818	2,477,044	1,797,044	1,692,818
240	721,601	1,441,415	2,556,807	2,096,807	1,614,415
260	681,490	1,361,012	2,636,544	2,396,544	1,536,012
280	641,359	1,280,609	2,716,266	2,696,266	1,457,609
300	601,208	1,200,206	2,796,014	2,996,014	1,379,206
320	561,037	1,119,803	2,875,787	3,295,787	1,300,803
340	520,846	1,039,400	2,955,584	3,595,584	1,222,400
360	480,635	959,021	3,035,405	3,895,405	1,144,021
380	440,404	878,666	3,115,250	4,195,250	1,065,666
400	400,153	798,335	3,195,119	4,495,119	987,335
420	360,012	718,028	3,275,012	4,795,012	909,028
440	320,001	637,745	3,354,929	5,094,929	830,745
460	280,010	557,486	3,434,870	5,394,870	752,486
480	240,019	477,251	3,514,835	5,694,835	674,251
500	200,008	397,040	3,594,824	5,994,824	596,040
520	160,017	316,853	3,674,837	6,294,837	517,853
540	120,006	236,690	3,754,874	6,594,874	439,690
560	80,015	156,551	3,834,935	6,894,935	361,551
580	40,004	76,436	3,914,920	7,194,920	283,436
600	0	0	3,994,929	7,494,929	205,261



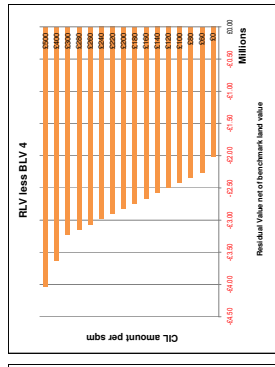
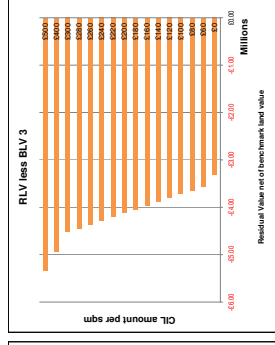
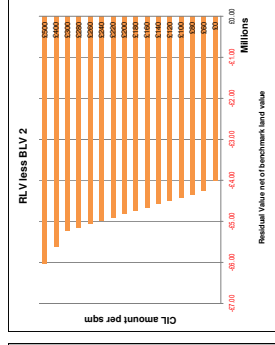
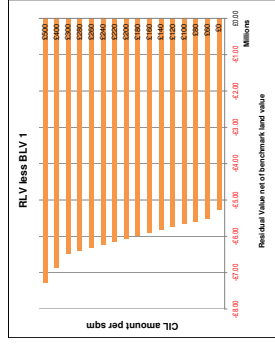
Site type: 3 Description: Area 6 2399 ppm Seven Stars (N1) Site area: 0.92 ha

CL amount	RLV	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,968,643	1,333,322	4,143,322	3,443,322	2,143,322
60	817,176	1,634,352	5,034,352	4,364,352	2,844,352
80	857,348	1,714,696	5,146,696	4,464,696	2,864,696
100	897,520	1,795,040	5,259,040	4,564,939	2,945,039
120	837,691	1,975,383	5,975,383	4,695,383	2,965,383
140	777,862	1,935,727	6,055,727	4,795,727	2,935,727
160	718,033	1,915,424	6,035,424	4,795,727	2,935,727
180	658,204	1,915,424	6,035,424	4,795,727	2,935,727
200	598,375	1,915,424	6,035,424	4,795,727	2,935,727
220	538,546	1,915,424	6,035,424	4,795,727	2,935,727
240	478,717	1,915,424	6,035,424	4,795,727	2,935,727
260	418,888	1,915,424	6,035,424	4,795,727	2,935,727
280	359,059	1,915,424	6,035,424	4,795,727	2,935,727
300	299,230	1,915,424	6,035,424	4,795,727	2,935,727
320	239,401	1,915,424	6,035,424	4,795,727	2,935,727
340	179,572	1,915,424	6,035,424	4,795,727	2,935,727
360	119,743	1,915,424	6,035,424	4,795,727	2,935,727
380	59,914	1,915,424	6,035,424	4,795,727	2,935,727
400	0	1,915,424	6,035,424	4,795,727	2,935,727



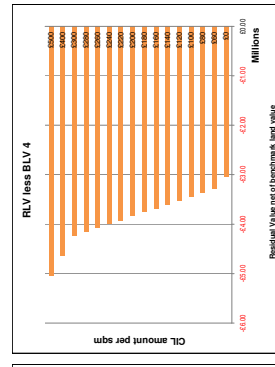
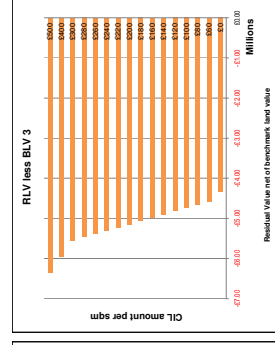
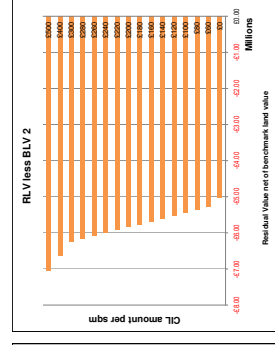
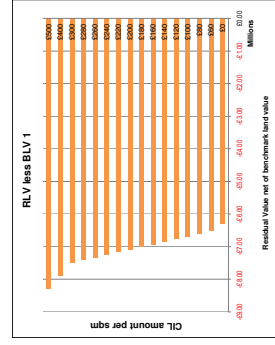
Site type: 3 Description: Area 7 2392 ppm Tottenham Hale (N1) Site area: 0.92 ha

CL amount	RLV	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	634,589	1,269,039	5,269,039	4,019,039	2,019,039
60	785,465	1,610,070	5,610,070	4,260,070	2,260,070
80	785,687	1,591,813	5,591,813	4,341,813	2,341,813
100	635,628	1,971,657	5,971,657	4,451,657	2,471,657
120	565,569	1,911,501	5,911,501	4,511,501	2,511,501
140	495,510	1,851,345	5,851,345	4,571,345	2,551,345
160	425,451	1,791,189	5,791,189	4,631,189	2,591,189
180	355,392	1,731,033	5,731,033	4,691,033	2,631,033
200	285,333	1,670,877	5,670,877	4,751,033	2,671,033
220	215,274	1,610,721	5,610,721	4,811,033	2,711,033
240	145,215	1,550,565	5,550,565	4,871,033	2,751,033
260	75,156	1,490,409	5,490,409	4,931,033	2,791,033
280	5,097	1,430,253	5,430,253	4,991,033	2,831,033
300	0	1,370,097	5,370,097	5,051,033	2,871,033
320	0	1,309,941	5,309,941	5,111,033	2,911,033
340	0	1,249,785	5,249,785	5,171,033	2,951,033
360	0	1,189,629	5,189,629	5,231,033	2,991,033
380	0	1,129,473	5,129,473	5,291,033	3,031,033
400	0	1,069,317	5,069,317	5,351,033	3,071,033
420	0	1,009,161	5,009,161	5,411,033	3,111,033
440	0	948,988	4,948,988	5,471,033	3,151,033
460	0	888,814	4,888,814	5,531,033	3,191,033
480	0	828,640	4,828,640	5,591,033	3,231,033
500	0	768,466	4,768,466	5,651,033	3,271,033



Site type: 3 Description: Area 8 2378 ppm Tottenham Hale (N1) Site area: 0.92 ha

CL amount	RLV	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,144,281	2,288,561	6,288,561	6,008,561	3,008,561
60	1,264,797	2,629,594	6,629,594	5,729,594	3,279,594
80	1,304,968	2,603,317	6,603,317	5,609,317	3,339,317
100	1,345,139	2,577,040	6,577,040	5,489,040	3,399,040
120	1,385,310	2,550,763	6,550,763	5,368,763	3,458,763
140	1,425,481	2,524,486	6,524,486	5,248,486	3,518,486
160	1,465,652	2,498,209	6,498,209	5,128,209	3,578,209
180	1,505,823	2,471,932	6,471,932	5,007,932	3,637,932
200	1,545,994	2,445,655	6,445,655	4,887,655	3,697,655
220	1,586,165	2,419,378	6,419,378	4,767,378	3,757,378
240	1,626,336	2,393,101	6,393,101	4,647,101	3,817,101
260	1,666,507	2,366,824	6,366,824	4,526,824	3,876,824
280	1,706,678	2,340,547	6,340,547	4,406,547	3,936,547
300	1,746,849	2,314,270	6,314,270	4,286,270	3,996,270
320	1,787,020	2,288,012	6,288,012	4,166,012	4,056,012
340	1,827,191	2,261,735	6,261,735	4,045,735	4,115,735
360	1,867,362	2,235,458	6,235,458	3,925,458	4,175,458
380	1,907,533	2,209,181	6,209,181	3,805,181	4,235,181
400	1,947,704	2,182,904	6,182,904	3,684,904	4,294,904
420	1,987,875	2,156,627	6,156,627	3,564,627	4,354,627
440	2,028,046	2,130,350	6,130,350	3,444,350	4,414,350
460	2,068,217	2,104,073	6,104,073	3,324,073	4,474,073
480	2,108,388	2,077,796	6,077,796	3,203,796	4,533,796
500	2,148,559	2,051,519	6,051,519	3,083,519	4,593,519



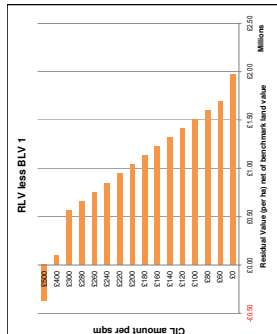
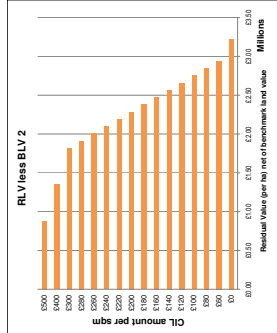
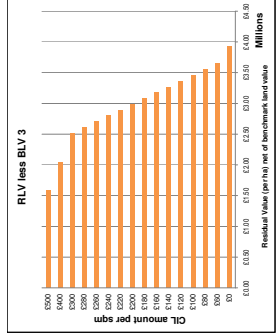
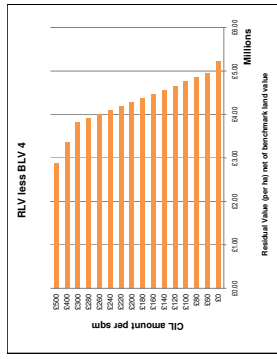
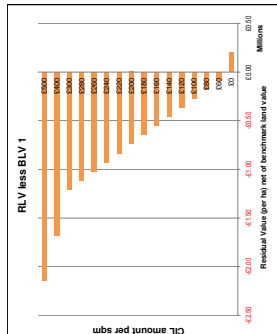
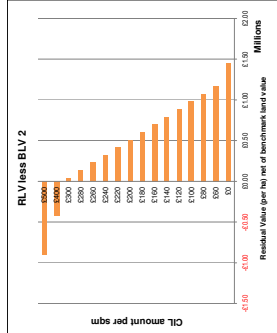
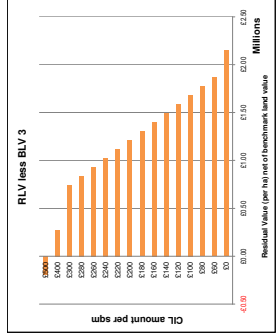
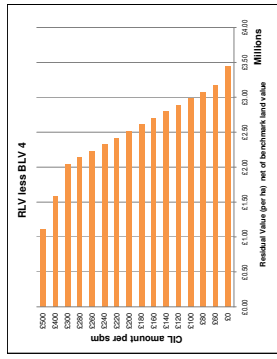
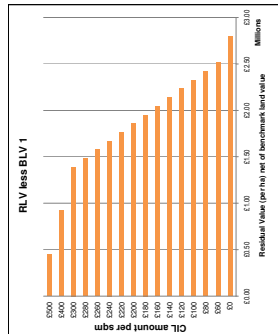
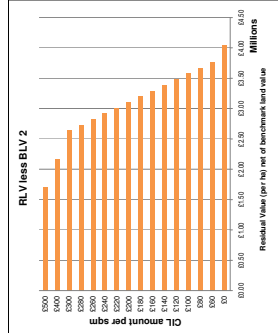
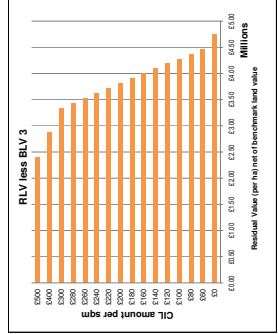
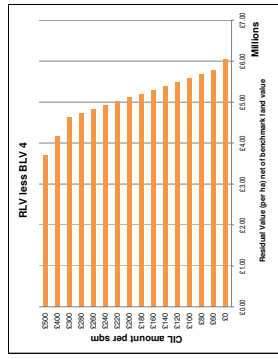
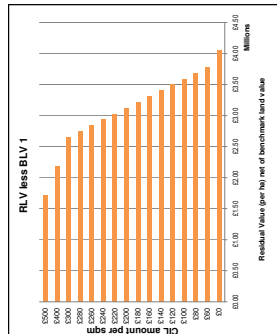
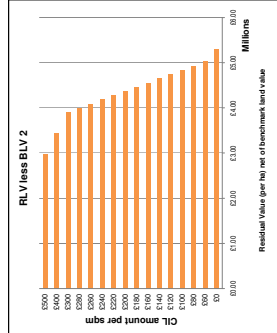
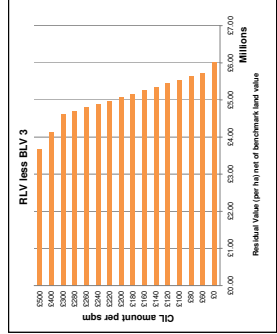
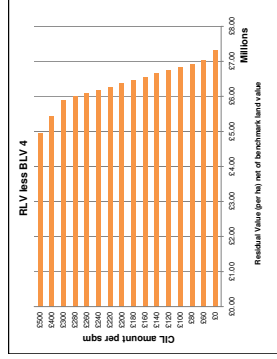
CLC Viability		Harmony	
SUE TYPE 3	BLV1	BLV2	BLV3
	Real land (high)	Real land (low)	Final Employment
FLATS	£4,000,000	£2,790,000	£790,000
190UPH	Net area as percentage of gross		
CSU area	4.00 ha		
RV (high)	4.07 m ² /sqm		
		Salvo value reduction	
		Bulk cost reduction	
		100%	

Site type	Description	Area 1 - 6592 sqm (Harmony Hill) Site area			
		RLV per sqm	RV less BLV1	RV less BLV2	RV less BLV4
CL amount	RLV				
0	4,027.272	8924.546	4,924.546	5,304.546	7,204.546
60	3,886.672	7773.843	3,773.843	5,023.343	7,023.843
80	3,839.805	7379.639	3,719.639	4,929.639	6,929.639
100	3,793.041	6985.435	3,665.435	4,835.435	6,835.435
120	3,746.277	6591.231	3,611.231	4,741.231	6,741.231
140	3,699.513	6197.027	3,557.027	4,647.027	6,647.027
160	3,652.749	5802.823	3,502.823	4,552.823	6,552.823
180	3,605.985	72,102.38	3,448.619	4,458.619	6,458.619
200	3,559.221	7,117.204	3,394.415	4,364.415	6,364.415
220	3,512.457	7,032.025	3,340.211	4,270.211	6,270.211
240	3,465.693	6,946.846	3,286.007	4,176.007	6,176.007
260	3,418.929	6,861.667	3,231.803	4,081.803	6,081.803
280	3,372.165	6,776.488	3,177.599	3,987.599	5,987.599
300	3,325.401	6,691.309	3,123.395	3,893.395	5,893.395
400	3,089.314	6,179.692	2,719.692	3,429.692	5,429.692
500	2,855.596	5,711.192	2,361.192	3,061.192	4,961.192

Site type	Description	Area 2 - 6592 sqm (Harmony Hill) Site area			
		RLV per sqm	RV less BLV1	RV less BLV2	RV less BLV4
CL amount	RLV				
0	3,967.057	6,792.114	2,792.114	4,062.114	6,092.114
60	3,255.658	6,510.912	2,510.912	4,400.912	5,700.912
80	3,188.259	6,229.710	2,229.710	4,738.910	5,309.710
100	3,120.860	5,948.508	1,948.508	5,076.908	4,918.508
120	3,053.461	5,667.306	1,667.306	5,414.906	4,527.306
140	2,986.062	5,386.104	1,386.104	5,752.904	4,136.104
160	2,918.663	5,104.902	1,104.902	6,090.902	3,744.902
180	2,851.264	4,823.700	823.700	6,428.900	3,353.700
200	2,783.865	4,542.498	542.498	6,766.898	2,962.498
220	2,716.466	4,261.296	261.296	7,104.896	2,571.296
240	2,649.067	3,980.094	0	7,442.894	2,180.094
260	2,581.668	3,698.892		7,780.892	1,788.892
280	2,514.269	3,417.690		8,118.890	1,397.690
300	2,446.870	3,136.488		8,456.888	966.488
400	2,280.314	2,448.763		10,867.763	3,089.763
500	2,228.280	2,386.763		10,867.763	3,089.763

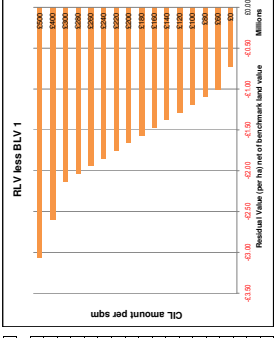
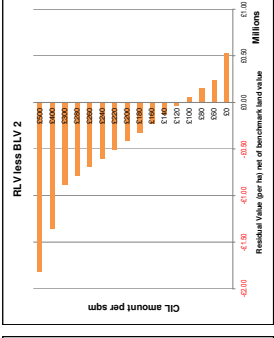
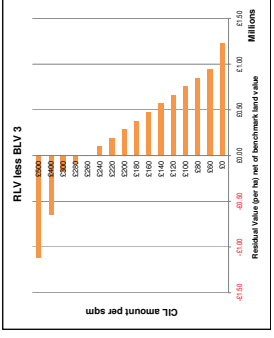
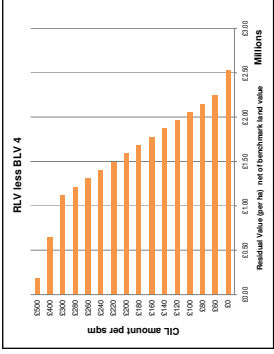
Site type	Description	Area 3 - 6724 sqm (Murrell Hill) Site area			
		RLV per sqm	RV less BLV1	RV less BLV2	RV less BLV4
CL amount	RLV				
0	2,929.72	4,197.626	1,627.626	3,647.626	5,167.626
60	2,842.660	3,936.367	1,366.367	3,985.627	4,805.627
80	2,755.600	3,675.108	1,105.108	4,323.628	4,443.628
100	2,668.540	3,413.849	843.849	4,661.629	4,081.629
120	2,581.480	3,152.590	582.590	5,000.630	3,719.630
140	2,494.420	2,891.331	321.331	5,339.631	3,357.631
160	2,407.360	2,630.072	59.072	5,678.632	2,995.632
180	2,320.300	2,368.813		6,017.633	2,633.633
200	2,233.240	2,107.554		6,356.634	2,271.634
220	2,146.180	1,846.295		6,695.635	1,909.635
240	2,059.120	1,585.036		7,034.636	1,547.636
260	1,972.060	1,323.777		7,373.637	1,185.637
280	1,885.000	1,062.518		7,712.638	823.638
300	1,797.940	801.259		8,051.639	461.639
400	1,646.284	408.762		10,867.640	3,089.762
500	1,607.284	372.762		10,867.640	3,089.762

Site type	Description	Area 4 - 6593 sqm (Finbury Pt) Site area			
		RLV per sqm	RV less BLV1	RV less BLV2	RV less BLV4
CL amount	RLV				
0	2,985.241	5,070.553	1,970.553	3,200.553	5,220.553
60	2,844.660	5,638.380	1,938.380	2,929.380	4,932.380
80	2,797.820	5,056.446	1,896.446	2,646.446	4,644.446
100	2,750.980	4,474.512	1,854.512	2,363.512	4,356.512
120	2,704.140	3,892.578	1,812.578	2,080.578	4,068.578
140	2,657.300	3,310.644	1,770.644	1,797.644	3,780.644
160	2,610.460	2,728.710	1,728.710	1,514.710	3,492.710
180	2,563.620	2,146.776	1,686.776	1,231.776	3,204.776
200	2,516.780	1,564.842	1,644.842	948.842	2,916.842
220	2,469.940	982.908	1,602.908	665.908	2,628.908
240	2,423.100	400.974	1,560.974	382.974	2,340.974
260	2,376.260	0	1,518.974	98.974	2,052.974
280	2,329.420		1,476.974		1,764.974
300	2,282.580		1,434.974		1,476.974
400	2,047.060	4,058.868	6,506.868	1,365.868	3,548.868
500	1,813.014	3,072.762	3,172.762	877.262	2,877.262



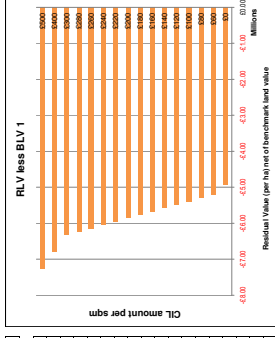
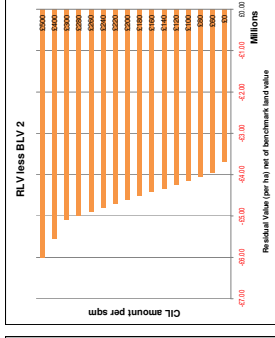
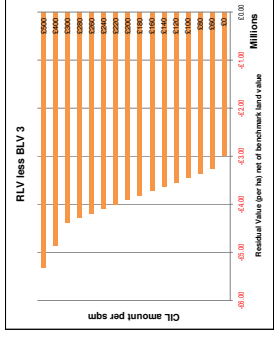
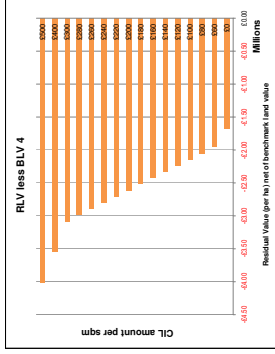
Site type: 3 Description: Area 5 6433 ppm Wood Green (N2) Site area:

CL amount	RLV	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,627.218	3,274.435	2,725.055	524.435	2,242.435
20	1,632.420	3,264.840	2,715.460	514.840	2,232.840
40	1,637.622	3,255.245	2,705.865	505.245	2,223.245
60	1,642.824	3,245.650	2,696.270	495.650	2,213.650
80	1,442.824	2,604.644	1,101.001	164.644	1,440.001
100	1,402.882	2,605.964	1,194.326	55.794	2,055.964
120	1,256.010	2,712.030	1,267.701	37.901	1,862.030
140	1,309.148	2,618.536	1,381.704	131.704	1,985.236
160	1,292.281	2,524.962	1,475.938	252.498	1,774.962
180	1,215.414	2,333.228	1,651.712	311.712	1,690.228
200	1,188.547	2,250.652	1,745.946	371.046	1,639.652
220	1,121.680	2,243.559	1,726.641	355.641	1,613.559
240	1,074.813	2,148.625	1,630.375	600.375	1,399.625
260	1,027.946	2,053.691	1,544.109	684.109	1,305.691
280	981.079	1,958.757	2,037.944	787.844	1,172.957
300	934.212	1,863.823	2,132.778	891.578	1,118.823
320	887.345	1,768.889	2,227.612	995.312	1,064.689
340	840.478	1,673.955	2,322.446	1,099.046	1,010.555
360	793.611	1,579.021	2,417.280	1,202.780	956.421
380	746.744	1,484.087	2,512.114	1,306.514	902.287
400	699.877	1,389.153	2,606.948	1,410.248	848.153
420	653.010	1,294.219	2,701.782	1,513.982	794.019
440	606.143	1,199.285	2,796.616	1,617.716	739.885
460	559.276	1,104.351	2,891.450	1,721.450	685.751
480	512.409	1,009.417	2,986.284	1,825.184	631.617
500	465.542	914.483	3,081.118	1,928.918	577.483



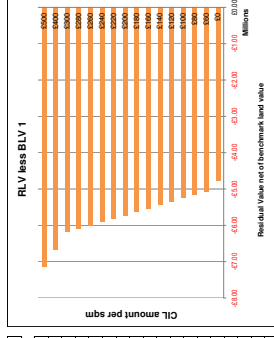
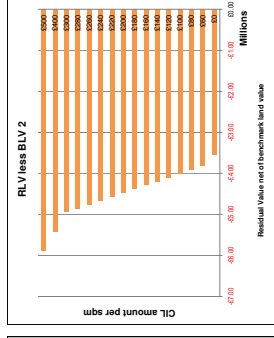
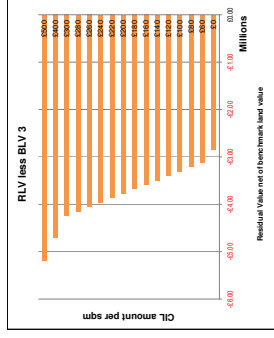
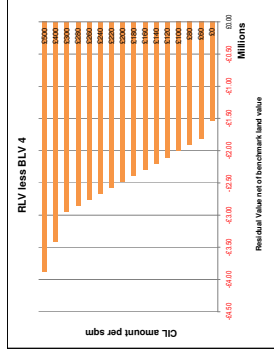
Site type: 3 Description: Area 6 6399 ppm Seven Stars (N2) Site area:

CL amount	RLV	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	462.646	925.291	432.611	2,025.211	1,692.611
20	463.207	1,208.413	5,206.413	3,986.413	3,256.413
40	465.074	1,300.147	5,300.147	3,360.147	2,800.147
60	468.941	1,393.881	5,393.881	4,142.881	2,143.881
80	472.808	1,487.615	5,487.615	4,237.615	2,237.615
100	476.675	1,581.349	5,581.349	4,331.349	2,331.349
120	480.542	1,675.083	5,675.083	4,425.083	2,425.083
140	484.409	1,768.817	5,768.817	4,518.817	2,518.817
160	488.276	1,862.551	5,862.551	4,612.551	2,612.551
180	492.143	1,956.285	5,956.285	4,706.285	2,706.285
200	496.010	2,050.019	6,050.019	4,800.019	2,800.019
220	499.877	2,143.753	6,143.753	4,893.753	2,893.753
240	503.744	2,237.487	6,237.487	4,987.487	2,987.487
260	507.611	2,331.221	6,331.221	5,081.221	3,081.221
280	511.478	2,424.955	6,424.955	5,174.955	3,174.955
300	515.345	2,518.689	6,518.689	5,268.689	3,268.689
320	519.212	2,612.423	6,612.423	5,362.423	3,362.423
340	523.079	2,706.157	6,706.157	5,456.157	3,456.157
360	526.946	2,800.000	6,800.000	5,550.000	3,550.000
380	530.813	2,893.734	6,893.734	5,643.734	3,643.734
400	534.680	2,987.468	6,987.468	5,737.468	3,737.468
420	538.547	3,081.202	7,081.202	5,831.202	3,831.202
440	542.414	3,174.936	7,174.936	5,924.936	3,924.936
460	546.281	3,268.670	7,268.670	6,018.670	4,018.670
480	550.148	3,362.404	7,362.404	6,112.404	4,112.404
500	554.015	3,456.138	7,456.138	6,206.138	4,206.138



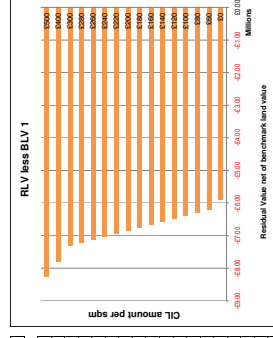
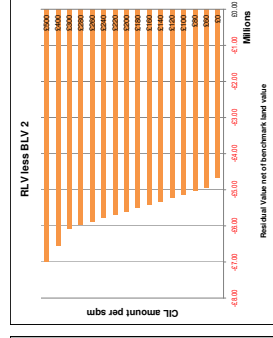
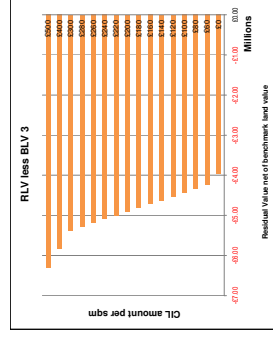
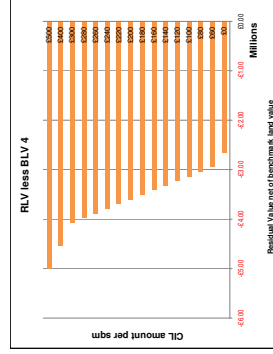
Site type: 3 Description: Area 7 6392 ppm Tottenham (N2) Site area:

CL amount	RLV	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	364.469	728.937	4,768.917	2,638.917	1,538.917
20	365.030	1,070.020	5,070.020	3,020.020	1,820.020
40	365.591	1,183.754	5,183.754	3,213.754	1,913.754
60	366.152	1,297.488	5,297.488	3,407.488	2,007.488
80	366.713	1,411.222	5,411.222	3,601.222	2,101.222
100	367.274	1,524.956	5,524.956	3,794.956	2,194.956
120	367.835	1,638.690	5,638.690	3,988.690	2,288.690
140	368.396	1,752.424	5,752.424	4,182.424	2,382.424
160	368.957	1,866.158	5,866.158	4,376.158	2,476.158
180	369.518	1,979.892	5,979.892	4,569.892	2,569.892
200	370.079	2,093.626	6,093.626	4,763.626	2,663.626
220	370.640	2,207.360	6,207.360	4,957.360	2,757.360
240	371.201	2,321.094	6,321.094	5,151.094	2,851.094
260	371.762	2,434.828	6,434.828	5,344.828	2,944.828
280	372.323	2,548.562	6,548.562	5,538.562	3,038.562
300	372.884	2,662.296	6,662.296	5,732.296	3,132.296
320	373.445	2,776.030	6,776.030	5,926.030	3,226.030
340	374.006	2,889.764	6,889.764	6,119.764	3,319.764
360	374.567	3,003.498	7,003.498	6,313.498	3,413.498
380	375.128	3,117.232	7,117.232	6,507.232	3,507.232
400	375.689	3,230.966	7,230.966	6,700.966	3,600.966
420	376.250	3,344.700	7,344.700	6,894.700	3,694.700
440	376.811	3,458.434	7,458.434	7,088.434	3,788.434
460	377.372	3,572.168	7,572.168	7,282.168	3,882.168
480	377.933	3,685.902	7,685.902	7,475.902	3,975.902
500	378.494	3,799.636	7,799.636	7,669.636	4,069.636



Site type: 3 Description: Area 8 6387 ppm Tottenham (N2) Site area:

CL amount	RLV	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	507.428	1,014.855	5,914.855	4,684.855	2,684.855
20	508.009	2,166.028	6,186.028	4,966.028	2,966.028
40	508.590	2,280.762	6,300.762	4,530.762	3,030.762
60	509.171	2,410.296	6,430.296	4,594.296	3,134.296
80	509.752	2,539.830	6,559.830	4,657.830	3,237.830
100	510.333	2,669.364	6,689.364	4,721.364	3,341.364
120	510.914	2,798.898	6,818.898	4,784.898	3,444.898
140	511.495	2,928.432	6,948.432	4,848.432	3,548.432
160	512.076	3,057.966	7,077.966	4,911.966	3,651.966
180	512.657	3,187.500	7,207.500	4,975.500	3,755.500
200	513.238	3,317.034	7,337.034	5,039.034	3,859.034
220	513.819	3,446.568	7,466.568	5,102.568	3,962.568
240	514.400	3,576.102	7,596.102	5,166.102	4,066.102
260	514.981	3,705.636	7,725.636	5,229.636	4,169.636
280	515.562	3,835.170	7,855.170	5,293.170	4,273.170
300	516.143	3,964.704	7,984.704	5,356.704	4,376.704
320	516.724	4,094.238	8,114.238	5,420.238	4,480.238
340	517.305	4,223.772	8,243.772	5,483.772	4,583.772
360	517.886	4,353.306	8,373.306	5,547.306	4,687.306
380	518.467	4,482.840	8,502.840	5,610.840	4,790.840
400	519.048	4,612.374	8,632.374	5,674.374	4,894.374
420	519.629	4,741.908	8,761.908	5,737.908	4,997.908
440	520.210	4,871.442	8,891.442	5,801.442	5,101.442
460	520.791	5,000.976	9,020.976	5,864.976	5,204.976
480	521.372	5,130.510	9,150.510	5,928.510	5,308.510
500	521.953	5,260.044	9,280.044	6,000.044	5,412.044



CL Viability Haigpny

SITE TYPE 3

50UNITS

FLATS

190UPH

Net area as percentage of gross

100%

Sales value inflation

Build cost inflation

Benchmark Land Values (per net developable ha)		BLV1	BLV2	BLV3	BLV4
		Resid land (high)	Resid land (low)	Resid land (low)	Fin Employment
£4,000,000		£7,750,000	£2,050,000	£150,000	£750,000

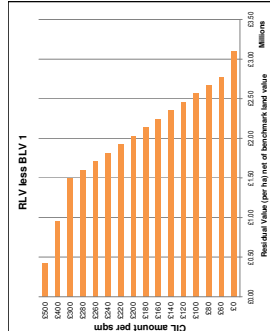
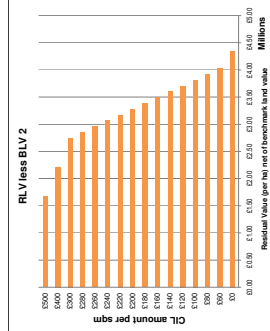
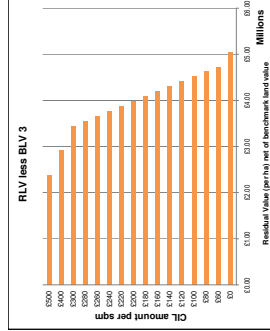
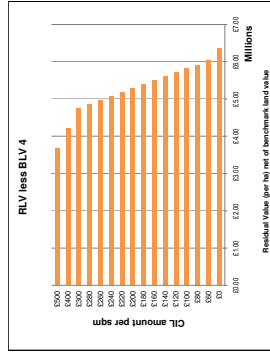
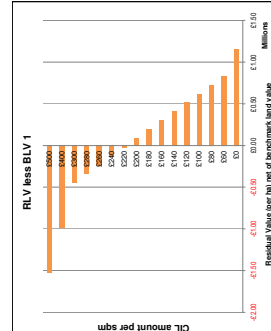
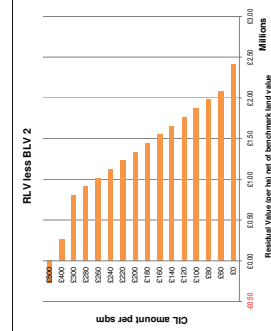
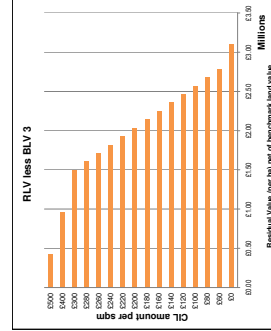
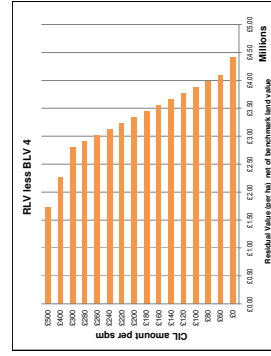
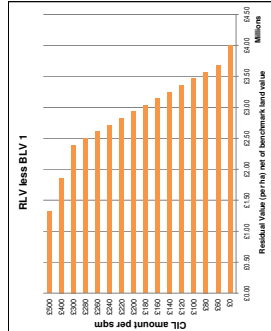
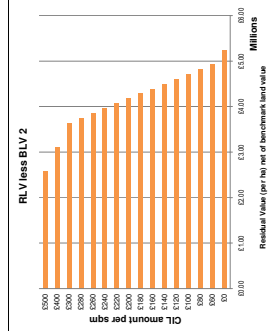
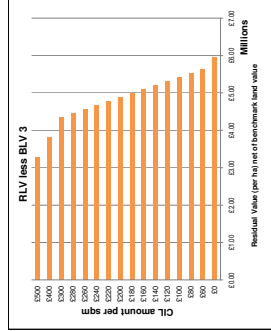
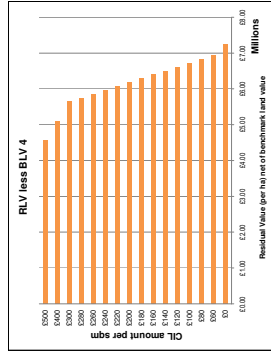
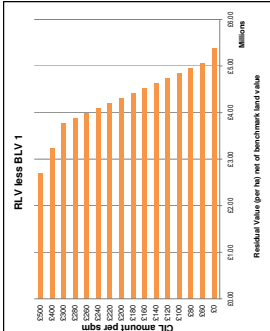
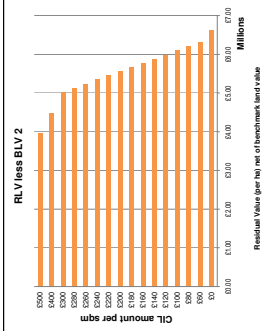
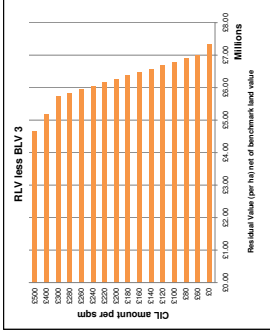
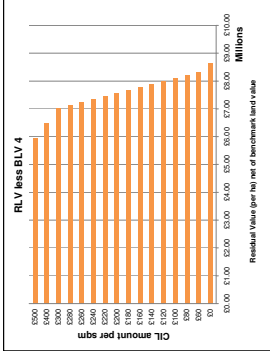
Site type 3 Description:	Area 1	Area 2	Area 3	Area 4	Site area
CL amount	RLV per sqm	RLV per sqm	RLV per sqm	RLV per sqm	RLV less BLV
0	4,659,625	9,379,245	5,739,245	6,029,245	7,329,245
60	4,659,625	9,379,245	5,739,245	6,029,245	7,329,245
80	4,659,625	9,379,245	5,739,245	6,029,245	7,329,245
100	4,659,625	9,379,245	5,739,245	6,029,245	7,329,245
120	4,659,625	9,379,245	5,739,245	6,029,245	7,329,245
140	4,659,625	9,379,245	5,739,245	6,029,245	7,329,245
160	4,659,625	9,379,245	5,739,245	6,029,245	7,329,245
180	4,659,625	9,379,245	5,739,245	6,029,245	7,329,245
200	4,659,625	9,379,245	5,739,245	6,029,245	7,329,245
220	4,659,625	9,379,245	5,739,245	6,029,245	7,329,245
240	4,659,625	9,379,245	5,739,245	6,029,245	7,329,245
260	4,659,625	9,379,245	5,739,245	6,029,245	7,329,245
280	4,659,625	9,379,245	5,739,245	6,029,245	7,329,245
300	4,659,625	9,379,245	5,739,245	6,029,245	7,329,245
400	4,659,625	9,379,245	5,739,245	6,029,245	7,329,245
500	4,659,625	9,379,245	5,739,245	6,029,245	7,329,245

Site type 3 Description:	Area 1	Area 2	Area 3	Area 4	Site area
CL amount	RLV per sqm	RLV per sqm	RLV per sqm	RLV per sqm	RLV less BLV
0	6,986,195	7,996,339	3,996,339	5,996,339	7,246,339
60	6,986,195	7,996,339	3,996,339	5,996,339	7,246,339
80	6,986,195	7,996,339	3,996,339	5,996,339	7,246,339
100	6,986,195	7,996,339	3,996,339	5,996,339	7,246,339
120	6,986,195	7,996,339	3,996,339	5,996,339	7,246,339
140	6,986,195	7,996,339	3,996,339	5,996,339	7,246,339
160	6,986,195	7,996,339	3,996,339	5,996,339	7,246,339
180	6,986,195	7,996,339	3,996,339	5,996,339	7,246,339
200	6,986,195	7,996,339	3,996,339	5,996,339	7,246,339
220	6,986,195	7,996,339	3,996,339	5,996,339	7,246,339
240	6,986,195	7,996,339	3,996,339	5,996,339	7,246,339
260	6,986,195	7,996,339	3,996,339	5,996,339	7,246,339
280	6,986,195	7,996,339	3,996,339	5,996,339	7,246,339
300	6,986,195	7,996,339	3,996,339	5,996,339	7,246,339
400	6,986,195	7,996,339	3,996,339	5,996,339	7,246,339
500	6,986,195	7,996,339	3,996,339	5,996,339	7,246,339

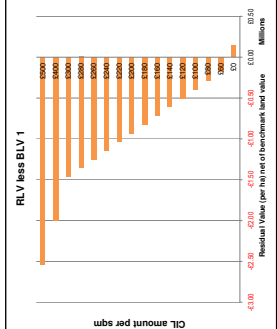
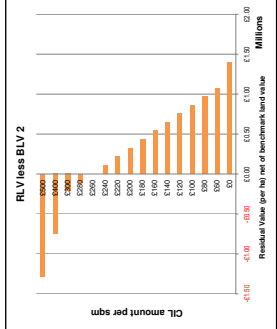
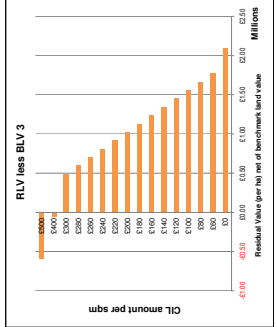
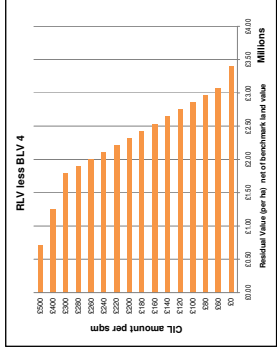
Site type 3 Description:	Area 2	Area 3	Area 4	Site area
CL amount	RLV per sqm	RLV per sqm	RLV per sqm	RLV less BLV
0	3,196,151	3,196,151	3,196,151	3,196,151
60	3,196,151	3,196,151	3,196,151	3,196,151
80	3,196,151	3,196,151	3,196,151	3,196,151
100	3,196,151	3,196,151	3,196,151	3,196,151
120	3,196,151	3,196,151	3,196,151	3,196,151
140	3,196,151	3,196,151	3,196,151	3,196,151
160	3,196,151	3,196,151	3,196,151	3,196,151
180	3,196,151	3,196,151	3,196,151	3,196,151
200	3,196,151	3,196,151	3,196,151	3,196,151
220	3,196,151	3,196,151	3,196,151	3,196,151
240	3,196,151	3,196,151	3,196,151	3,196,151
260	3,196,151	3,196,151	3,196,151	3,196,151
280	3,196,151	3,196,151	3,196,151	3,196,151
300	3,196,151	3,196,151	3,196,151	3,196,151
400	3,196,151	3,196,151	3,196,151	3,196,151
500	3,196,151	3,196,151	3,196,151	3,196,151

Site type 3 Description:	Area 3	Area 4	Site area
CL amount	RLV per sqm	RLV per sqm	RLV less BLV
0	2,197,116	2,197,116	2,197,116
60	2,197,116	2,197,116	2,197,116
80	2,197,116	2,197,116	2,197,116
100	2,197,116	2,197,116	2,197,116
120	2,197,116	2,197,116	2,197,116
140	2,197,116	2,197,116	2,197,116
160	2,197,116	2,197,116	2,197,116
180	2,197,116	2,197,116	2,197,116
200	2,197,116	2,197,116	2,197,116
220	2,197,116	2,197,116	2,197,116
240	2,197,116	2,197,116	2,197,116
260	2,197,116	2,197,116	2,197,116
280	2,197,116	2,197,116	2,197,116
300	2,197,116	2,197,116	2,197,116
400	2,197,116	2,197,116	2,197,116
500	2,197,116	2,197,116	2,197,116

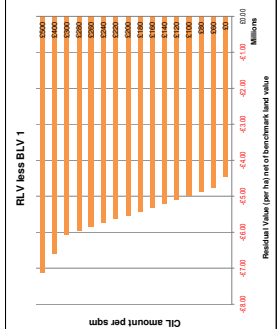
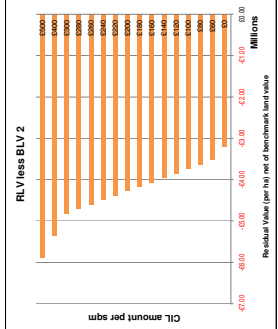
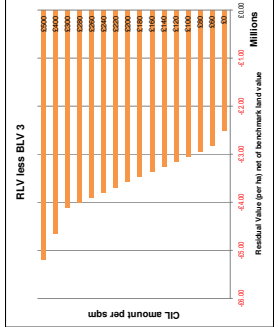
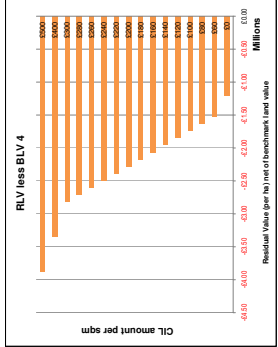
Site type 3 Description:	Area 4	Site area
CL amount	RLV per sqm	RLV less BLV
0	1,446,246	1,446,246
60	1,446,246	1,446,246
80	1,446,246	1,446,246
100	1,446,246	1,446,246
120	1,446,246	1,446,246
140	1,446,246	1,446,246
160	1,446,246	1,446,246
180	1,446,246	1,446,246
200	1,446,246	1,446,246
220	1,446,246	1,446,246
240	1,446,246	1,446,246
260	1,446,246	1,446,246
280	1,446,246	1,446,246
300	1,446,246	1,446,246
400	1,446,246	1,446,246
500	1,446,246	1,446,246



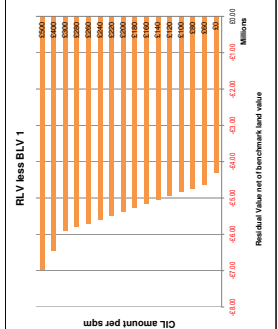
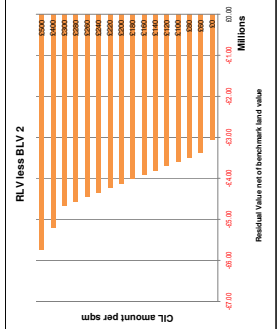
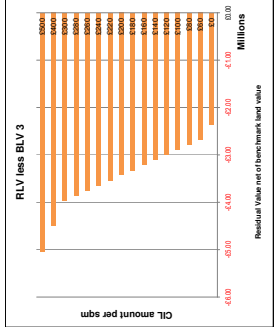
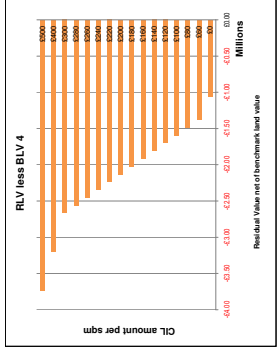
Site type	Description	Area 5	6433 ppm Wood Green (M2)	Site area	0.93 ha
CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 4
0	2,071,278	4,143,556	1,431,135	1,871,155	3,931,155
60	1,657,500	1,657,500	1,657,500	1,657,500	1,657,500
80	1,657,500	3,744,636	2,087,144	2,087,144	2,864,636
100	1,657,500	3,077,531	2,027,031	2,027,031	2,864,636
120	1,750,200	3,000,408	498,934	750,408	2,750,408
140	1,650,000	3,393,832	606,718	606,718	2,864,636
160	1,643,078	3,386,157	713,843	598,157	2,864,636
180	1,588,148	3,783,182	1,209,562	583,182	2,864,636
200	1,482,911	2,964,763	1,033,117	214,763	2,214,763
240	1,428,928	2,657,638	1,142,442	107,659	2,107,638
280	1,375,267	2,750,533	1,246,467	653	2,003,533
300	1,321,794	2,843,408	1,346,467	106,562	1,893,408
350	1,268,148	2,936,284	1,445,176	212,716	1,786,284
400	1,192,938	2,984,938	1,538,824	179,938	1,728,938
450	1,124,215	3,026,215	1,628,824	100,215	1,719,215



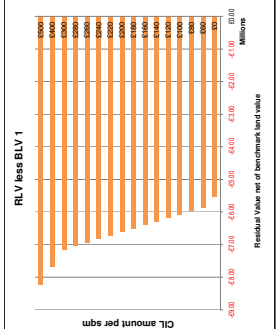
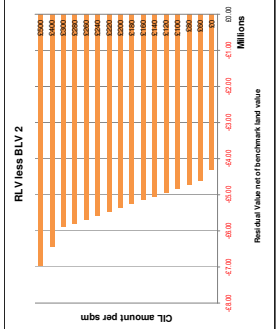
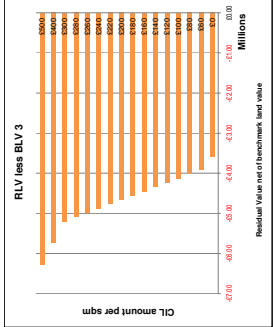
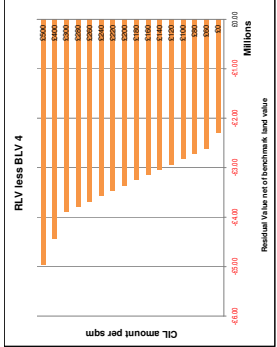
Site type	Description	Area 6	£392 ppm Stone Street (M2)	Site area	0.92 ha
CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 4
0	228,150	457,095	4,677,095	3,307,095	2,907,095
60	389,237	778,474	4,778,474	3,528,474	3,028,474
80	442,769	685,569	4,938,569	3,635,569	3,135,569
100	486,262	692,722	4,992,722	3,742,722	3,142,722
120	549,924	1,999,848	5,099,848	3,849,848	1,849,848
140	603,456	1,203,713	5,203,713	3,956,713	1,903,713
160	656,988	1,407,578	5,307,578	4,063,578	1,967,578
180	710,519	1,611,443	5,411,443	4,171,443	2,031,443
200	764,051	1,815,307	5,515,307	4,279,307	2,095,307
240	817,583	1,935,472	5,635,472	4,386,472	2,305,472
280	871,115	1,742,597	5,742,597	4,493,597	2,462,597
300	924,647	1,848,721	5,848,721	4,599,721	2,619,721
350	978,179	1,954,846	5,954,846	4,706,846	2,776,846
400	1,031,711	2,060,970	6,060,970	4,813,970	2,933,970
450	1,085,243	2,167,094	6,167,094	4,921,094	3,091,094
500	1,138,775	2,273,219	6,273,219	5,028,219	3,248,219



Site type	Description	Area 7	£392 ppm Tottenham Hale (M2)	Site area	0.92 ha
CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 4
0	153,846	307,693	4,307,693	3,057,693	2,557,693
60	314,235	628,470	4,628,470	3,278,470	1,797,470
80	368,097	778,185	4,778,185	3,498,185	1,468,185
100	421,959	843,319	4,843,319	3,592,319	1,392,319
120	475,821	1,192,546	5,192,546	3,792,546	1,202,546
140	529,683	1,164,694	5,164,694	3,814,694	1,014,694
160	583,545	1,271,818	5,271,818	4,021,818	2,021,818
180	637,407	1,378,943	5,378,943	4,228,943	2,128,943
200	691,269	1,486,068	5,486,068	4,428,068	2,236,068
240	745,131	1,593,193	5,593,193	4,628,193	2,343,193
280	798,993	1,700,317	5,700,317	4,828,317	2,450,317
300	852,855	1,697,442	5,697,442	4,852,442	2,657,442
350	906,717	1,914,657	5,914,657	4,984,657	2,864,657
400	960,579	2,430,911	6,430,911	5,300,911	3,200,911
450	1,014,441	2,947,165	6,947,165	5,717,165	3,537,165
500	1,068,303	3,463,419	7,463,419	6,133,419	3,873,419



Site type	Description	Area 8	£392 ppm Tottenham Hale (M2)	Site area	0.92 ha
CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 4
0	770,574	1,541,147	5,541,147	4,261,147	3,991,147
60	931,261	1,892,522	5,892,522	4,612,522	3,972,522
80	1,091,948	1,898,948	5,898,948	4,719,948	2,719,948
100	1,252,635	2,183,936	6,183,936	4,930,936	2,633,936
120	1,413,322	2,291,021	6,291,021	5,041,021	3,041,021
140	1,450,310	2,391,021	6,391,021	5,041,021	3,041,021
160	1,497,298	2,398,145	6,398,145	5,146,145	3,146,145
180	1,544,286	2,405,270	6,405,270	5,251,270	3,251,270
200	1,591,274	2,412,394	6,412,394	5,356,394	3,356,394
240	1,638,262	2,419,519	6,419,519	5,461,519	3,461,519
280	1,685,250	2,426,644	6,426,644	5,566,644	3,566,644
300	1,732,238	2,433,768	6,433,768	5,671,768	3,671,768
350	1,779,226	2,440,893	6,440,893	5,776,893	3,776,893
400	1,826,214	2,448,017	6,448,017	5,882,017	3,882,017
450	1,873,202	2,455,142	6,455,142	5,987,142	4,033,142
500	1,920,190	2,462,266	6,462,266	6,092,266	4,184,266



CL Viability Hierarchy

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Retail land (high)	Retail land (low)	Prime Employment	
£4,000,000	£2,700,000	£2,050,000	£1,900,000

SITE TYPE 4

100 UNITS

FLATS

17dPH

Net area as percentage of gross

GSI/over:	4.0m GH	
R/L/Inv:	4.0m msh	5%

Sales value reduction

Ratio cost reduction

Site type 1 Description: **Area 1 - E592 gem Horway Hill (H)** Site area: 0.57 ha

CL amount	RLV	RLV per ha	RLV less BLV1	RLV less BLV2	RLV less BLV3	RLV less BLV4
0	3,961,344	6,932,354	2,932,354	4,192,354	4,892,354	6,182,354
60	3,789,779	6,897,113	2,897,113	4,147,113	4,847,113	6,137,113
80	3,705,925	6,845,398	2,845,398	4,095,398	4,795,398	6,085,398
100	3,622,071	6,793,683	2,793,683	4,043,683	4,743,683	6,033,683
120	3,538,217	6,741,968	2,741,968	3,991,683	4,691,683	5,981,683
140	3,454,363	6,690,253	2,690,253	3,939,683	4,639,683	5,929,683
160	3,450,509	6,638,538	2,638,537	3,887,683	4,587,683	5,877,683
180	3,396,655	6,586,823	2,586,823	3,835,683	4,535,683	5,825,683
200	3,322,799	6,535,108	2,535,108	3,783,683	4,483,683	5,773,683
220	3,258,943	6,483,393	2,483,393	3,731,683	4,431,683	5,721,683
240	3,195,087	6,431,678	2,431,678	3,679,683	4,379,683	5,669,683
260	3,131,231	6,379,963	2,379,963	3,627,683	4,327,683	5,617,683
280	3,067,375	6,328,248	2,328,248	3,575,683	4,275,683	5,565,683
300	3,003,519	6,276,533	2,276,533	3,523,683	4,223,683	5,513,683
400	2,684,252	6,097,410	2,097,410	3,347,410	4,047,410	5,337,410
500	2,364,985	4,130,674	1,306,674	1,386,674	2,096,674	3,386,674

Site type 1 Description: **Area 2 - E592 gem Horway Hill (H)** Site area: 0.57 ha

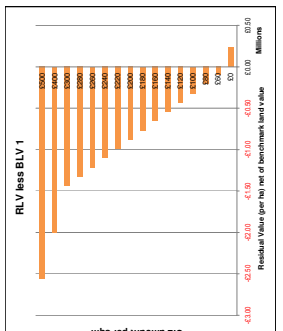
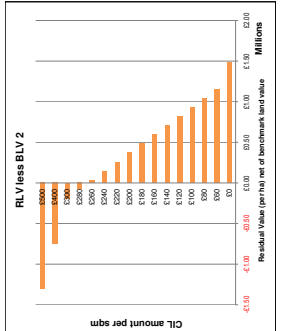
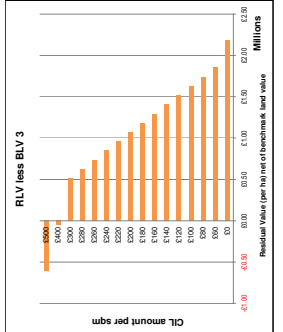
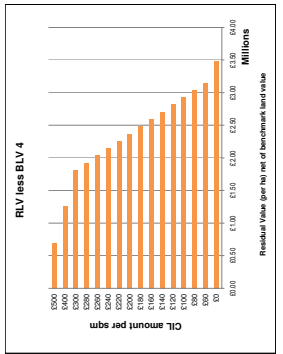
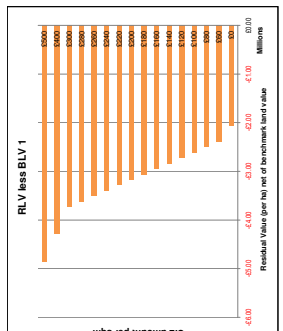
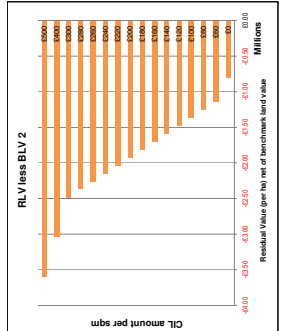
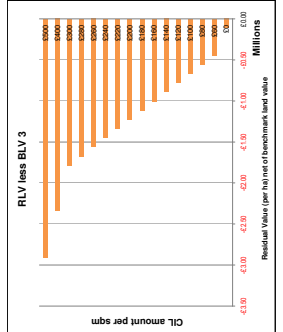
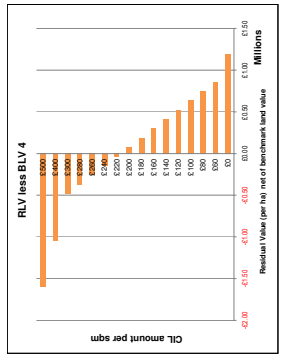
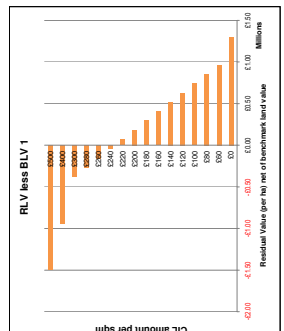
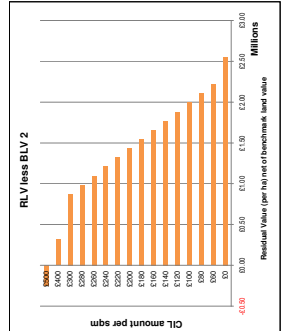
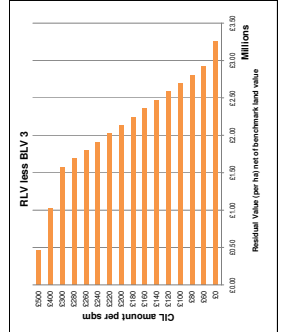
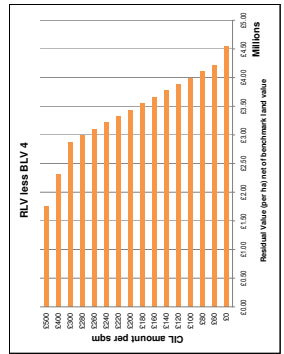
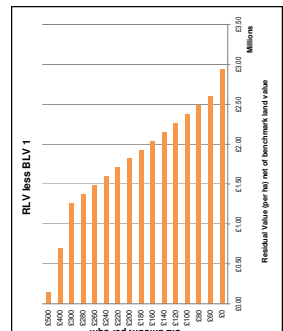
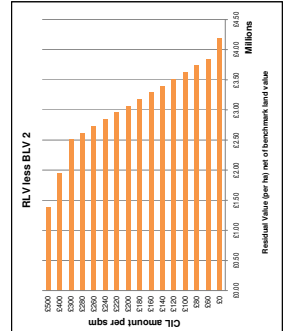
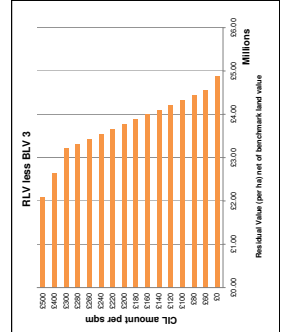
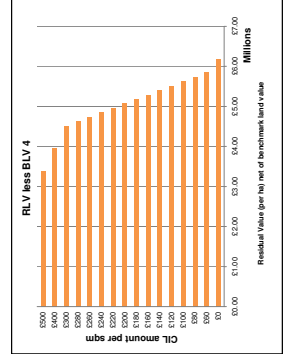
CL amount	RLV	RLV per ha	RLV less BLV1	RLV less BLV2	RLV less BLV3	RLV less BLV4
0	3,027,856	5,298,748	1,298,748	2,268,748	3,268,748	4,268,748
60	2,885,260	4,953,327	953,327	2,013,327	2,913,327	4,013,327
80	2,836,968	4,741,111	741,111	1,801,111	2,701,111	3,801,111
100	2,788,676	4,528,895	528,895	1,588,895	2,488,895	3,588,895
120	2,644,723	4,028,265	2,028,265	1,078,265	2,178,265	3,078,265
140	2,500,867	4,516,518	1,516,518	1,796,518	2,496,518	3,796,518
160	2,517,012	4,044,771	1,044,771	1,594,771	2,394,771	3,694,771
180	2,453,156	4,293,024	1,293,024	1,594,024	2,393,024	3,693,024
200	2,389,300	4,191,276	1,191,276	1,593,276	2,392,276	3,692,276
240	2,281,580	3,927,762	421,762	1,307,762	2,307,762	3,607,762
260	2,197,734	3,846,035	1,346,035	1,096,035	2,096,035	3,396,035
280	2,133,878	3,734,288	2,051,288	984,288	1,984,288	3,284,288
300	2,070,022	3,622,541	3,077,541	872,541	1,872,541	3,172,541
400	1,750,755	3,003,934	3,336,934	938,934	1,038,934	2,238,934
500	1,431,488	2,385,328	1,943,328	248,328	458,328	1,750,328

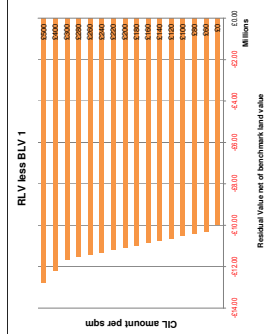
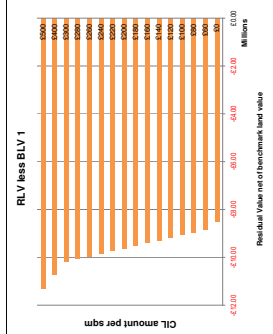
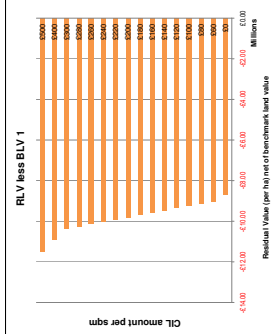
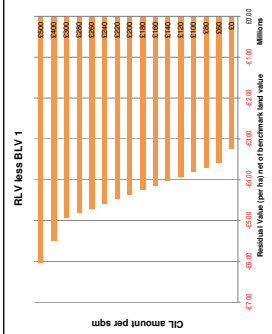
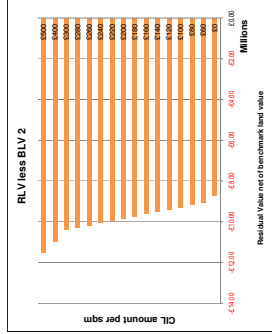
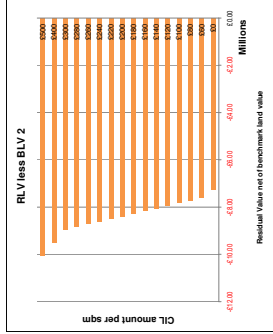
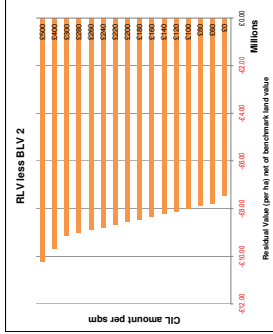
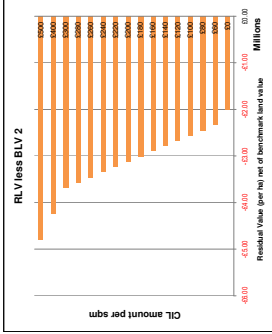
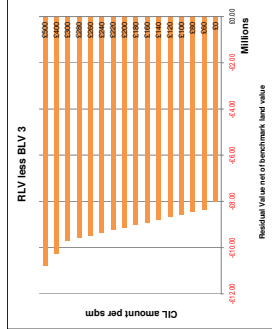
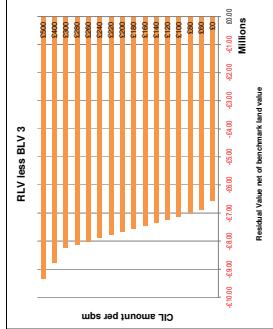
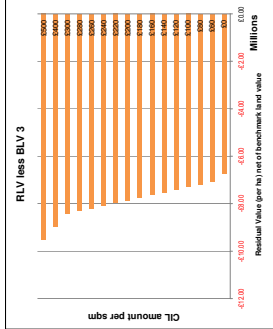
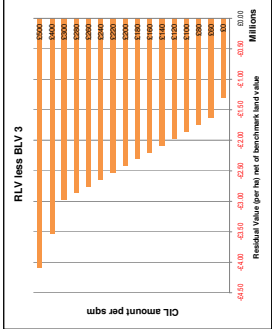
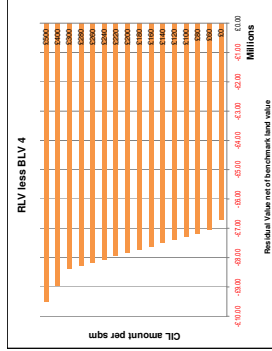
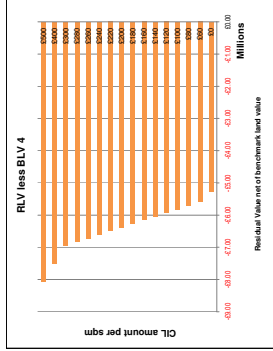
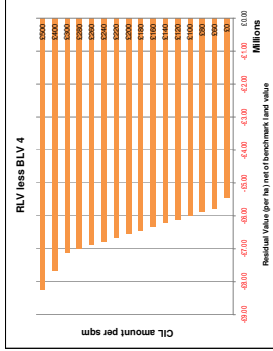
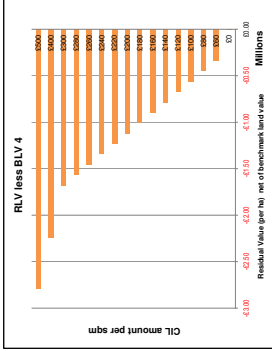
Site type 4 Description: **Area 3 - E574 gem Horway Hill (H)** Site area: 0.57 ha

CL amount	RLV	RLV per ha	RLV less BLV1	RLV less BLV2	RLV less BLV3	RLV less BLV4
0	1,058,290	1,841,937	648,937	908,792	1,097,392	1,617,937
60	937,711	1,605,956	2,384,956	1,140,956	444,956	555,956
80	853,856	1,494,248	2,505,782	1,250,782	555,782	744,248
100	790,000	1,382,541	2,617,499	1,367,499	667,499	852,541
120	726,144	1,270,783	2,729,247	1,479,247	779,247	940,783
140	662,288	1,159,026	2,840,994	1,590,994	890,994	1,029,026
160	598,432	1,047,269	2,952,741	1,702,741	1,002,741	1,117,269
180	534,576	935,512	3,064,489	1,814,489	1,114,489	1,205,512
200	470,720	823,755	3,176,236	1,926,236	1,226,236	1,293,755
220	406,864	712,011	3,287,983	2,037,983	1,337,983	1,382,011
240	343,008	600,270	3,399,730	2,149,730	1,449,730	1,470,270
260	279,152	488,523	3,511,477	2,261,477	1,561,477	2,547,523
280	215,300	376,776	3,623,224	2,373,224	1,673,224	3,722,776
300	151,448	265,029	3,734,971	2,485,971	1,785,971	4,900,029
400	1,469,951	3,083,934	3,343,934	3,034,934	2,834,934	3,984,934
500	487,101	823,443	4,832,443	3,002,443	2,902,443	1,002,443

Site type 4 Description: **Area 4 - E583 gem Finbury Park (H)** Site area: 0.57 ha

CL amount	RLV	RLV per ha	RLV less BLV1	RLV less BLV2	RLV less BLV3	RLV less BLV4
0	2,420,396	4,243,023	2,670,723	1,466,073	2,186,073	3,485,073
60	2,226,818	3,900,432	3,000,432	99,688	1,150,432	3,150,432
80	2,164,864	3,789,834	3,115,116	1,059,894	1,799,894	3,038,834
100	2,101,910	3,679,236	3,230,405	598,937	2,069,937	2,927,236
120	2,037,956	3,568,638	4,344,110	615,190	1,515,190	2,815,638
140	1,974,002	3,458,040	3,458,040	631,443	1,065,443	2,703,040
160	1,910,048	3,347,442	631,443	650,686	601,686	2,590,442
180	1,846,094	3,236,844	770,062	479,448	1,179,448	2,477,844
200	1,782,140	3,126,246	908,201	308,210	1,008,210	2,365,246
220	1,718,186	3,004,654	993,446	256,454	836,454	2,252,654
240	1,654,232	2,894,057	1,105,693	144,707	844,707	2,144,057
260	1,590,278	2,783,460	1,216,940	35,960	752,960	2,032,460
280	1,526,324	2,672,862	1,328,187	91,213	661,213	1,920,862
300	1,462,370	2,562,265	1,440,434	10,466	569,466	1,809,265
400	1,143,274	2,000,225	1,998,217	769,217	49,217	1,250,225
500	823,996	1,441,933	2,338,017	1,309,017	800,017	891,933





Site type 4 Description:		Area 5				Area 7				Area 8				
Site area:		6433 sqm Wood Green (M2)				657 ha				657 ha				
CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	482.752	746.916	3253.04	2.038.184	1.303.084	0.3138								
50	257.804	468.288	1765.272	1.143.916	708.168	0.1938								
60	171.336	329.624	1200.128	801.128	494.512	0.1416								
70	84.868	190.960	734.432	507.264	302.784	0.0904								
80	0	0	0	0	0	0								
90	0	0	0	0	0	0								
100	0	0	0	0	0	0								
110	0	0	0	0	0	0								
120	0	0	0	0	0	0								
130	0	0	0	0	0	0								
140	0	0	0	0	0	0								
150	0	0	0	0	0	0								
160	0	0	0	0	0	0								
170	0	0	0	0	0	0								
180	0	0	0	0	0	0								
190	0	0	0	0	0	0								
200	0	0	0	0	0	0								
250	0	0	0	0	0	0								
300	0	0	0	0	0	0								
350	0	0	0	0	0	0								
400	0	0	0	0	0	0								
450	0	0	0	0	0	0								
500	-1,102,926	-2,205,852	-4,411,704	-8,823,408	-17,646,816	-4,411,704								

Site type 4 Description:		Area 5				Area 7				Area 8				
Site area:		6433 sqm Wood Green (M2)				657 ha				657 ha				
CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,678,626	412.962	8,897.962	7,475.002	5,437.602	1.324								
50	2,670,140	402.312	8,724.184	7,301.224	5,263.824	1.296								
60	2,661,654	391.662	8,549.406	7,126.446	5,090.046	1.272								
70	2,653,168	381.012	8,374.628	6,951.668	4,916.268	1.248								
80	2,644,682	370.362	8,200.850	6,777.890	4,742.490	1.224								
90	2,636,196	359.712	8,027.072	6,603.112	4,568.712	1.200								
100	2,627,710	349.062	7,853.294	6,428.334	4,394.934	1.176								
110	2,619,224	338.412	7,679.516	6,253.556	4,221.156	1.152								
120	2,610,738	327.762	7,505.738	6,078.778	4,047.378	1.128								
130	2,602,252	317.112	7,331.960	5,903.000	3,873.600	1.104								
140	2,593,766	306.462	7,158.182	5,728.222	3,699.822	1.080								
150	2,585,280	295.812	6,984.404	5,553.444	3,526.044	1.056								
160	2,576,794	285.162	6,810.626	5,378.666	3,352.266	1.032								
170	2,568,308	274.512	6,636.848	5,203.888	3,178.488	1.008								
180	2,559,822	263.862	6,463.070	5,029.110	3,004.710	984								
190	2,551,336	253.212	6,289.292	4,854.332	2,830.932	960								
200	2,542,850	242.562	6,115.514	4,679.554	2,657.154	936								
250	2,534,364	231.912	5,941.736	4,504.776	2,483.376	912								
300	2,525,878	221.262	5,767.958	4,329.998	2,309.598	888								
350	2,517,392	210.612	5,594.180	4,155.220	2,135.820	864								
400	2,508,906	199.962	5,420.402	3,980.442	1,962.042	840								
450	2,500,420	189.312	5,246.624	3,805.664	1,788.264	816								
500	-4,275,014	-8,550,028	-17,100,056	-34,200,112	-68,400,224	-8,550,028								

Site type 4 Description:		Area 5				Area 7				Area 8				
Site area:		6433 sqm Wood Green (M2)				657 ha				657 ha				
CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,577.70	4,511.937	8,511.937	7,261.697	6,561.597	5,261.937								
50	2,769.356	4,946.338	8,946.338	7,696.338	6,896.338	5,596.338								
60	2,833.02	4,938.085	8,938.085	7,760.085	7,009.085	5,709.085								
70	2,896.677	4,929.833	8,929.833	7,823.833	7,173.833	5,873.833								
80	2,960.333	4,921.580	8,921.580	7,887.580	7,337.580	6,037.580								
90	3,023.988	4,913.327	8,913.327	7,951.327	7,401.327	6,201.327								
100	3,087.643	4,905.074	8,905.074	7,915.074	7,465.074	6,365.074								
110	3,151.298	4,896.821	8,896.821	7,878.821	7,529.021	6,529.021								
120	3,214.953	4,888.568	8,888.568	7,842.568	7,593.068	6,693.068								
130	3,278.608	4,880.315	8,880.315	7,806.315	7,657.115	6,857.115								
140	3,342.263	4,872.062	8,872.062	7,770.062	7,721.162	7,021.162								
150	3,405.918	4,863.809	8,863.809	7,733.809	7,785.209	7,185.209								
160	3,469.573	4,855.556	8,855.556	7,697.556	7,849.256	7,349.256								
170	3,533.228	4,847.303	8,847.303	7,661.303	7,913.303	7,513.303								
180	3,596.883	4,839.050	8,839.050	7,625.050	7,977.350	7,677.350								
190	3,660.538	4,830.797	8,830.797	7,588.797	8,041.400	7,841.400								
200	3,724.193	4,822.544	8,822.544	7,552.544	8,105.450	7,905.450								
250	3,812.752	4,807.328	8,807.328	7,478.328	8,135.900	7,935.900								
300	3,901.311	4,792.113	8,792.113	7,404.113	8,166.350	7,966.350								
350	3,989.870	4,776.897	8,776.897	7,330.897	8,196.800	7,996.800								
400	4,078.429	4,761.682	8,761.682	7,256.682	8,227.250	8,027.250								
450	4,166.988	4,746.466	8,746.466	7,182.466	8,257.700	8,057.700								
500	4,255.547	4,731.251	8,731.251	7,108.251	8,288.150	8,088.150								

Site type 4 Description:		Area 5				Area 7				Area 8				
Site area:		6433 sqm Wood Green (M2)				657 ha				657 ha				
CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,410.64	5,998.208	9,998.208	8,716.208	8,016.208	6,716.208								
50	3,601.971	6,203.449	10,203.449	9,052.449	8,352.449	7,052.449								
60	3,685.154	6,213.154	10,213.154	9,165.154	8,465.154	7,165.154								
70	3,768.337	6,222.859	10,222.859	9,277.859	8,577.859	7,277.859								
80	3,851.520	6,232.564	10,232.564	9,390.564	8,690.564</									

CL Viability	Happy
Benchmark Land Values (per net developable ha)	
BLV1 (Retail land (high))	£7,700,000
BLV2 (Retail land (low))	£2,050,000
BLV3 (Fri Employment)	£790,000
BLV4 (Fri Employment)	£790,000

Net area as percentage of gross

Site area	100%
+10% Safety margin inflation	
+4% Buffer cost inflation	

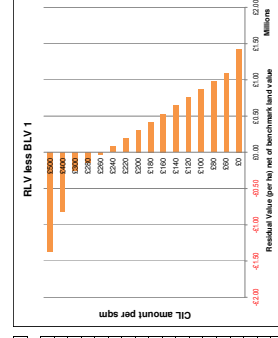
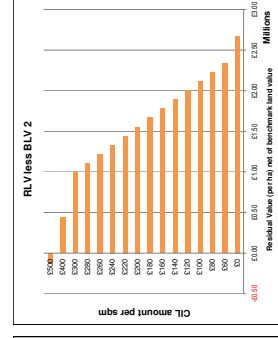
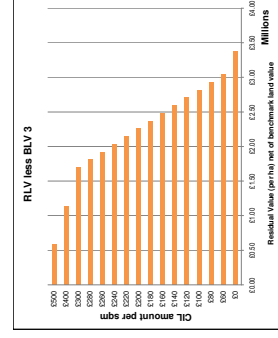
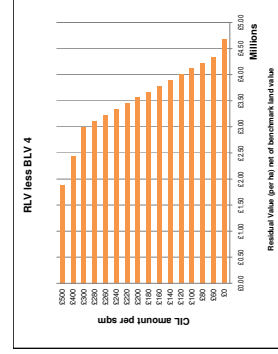
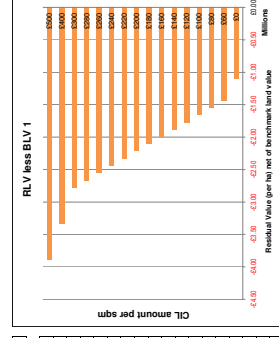
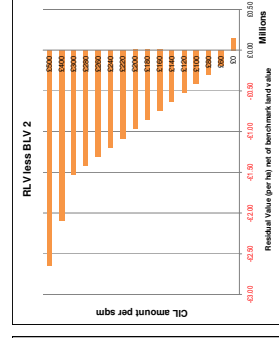
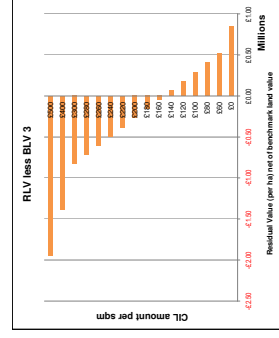
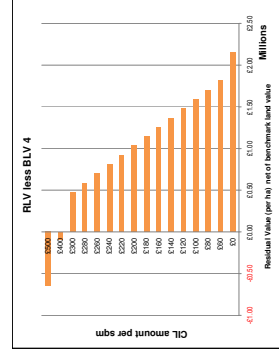
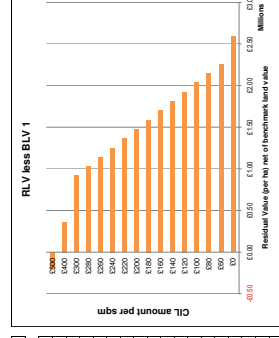
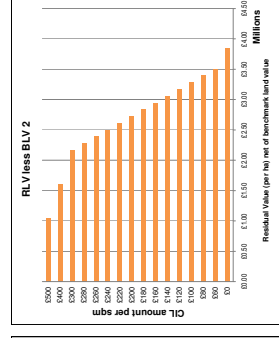
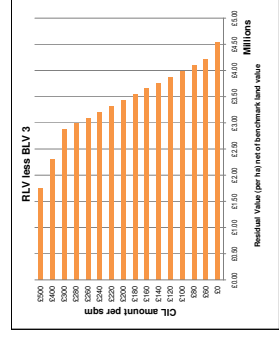
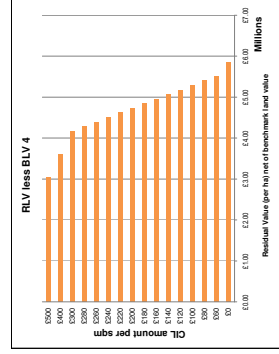
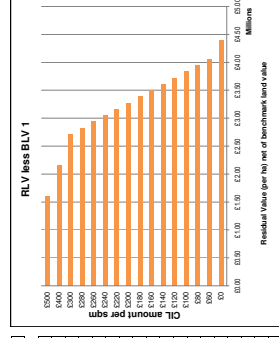
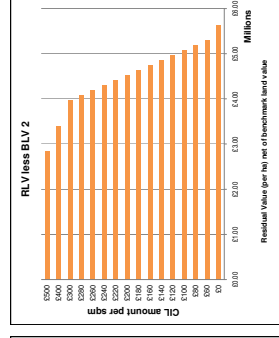
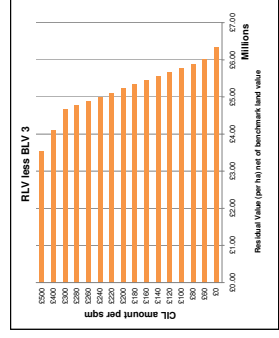
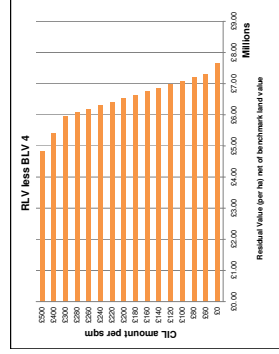
Site area	4.00 mha
Net area	4.00 mha
Site area	4.00 mha

Site type	Description	85942 gpm Horsey (M)				Site area	(0.57 ha)
		BLV	BLV1	BLV2	BLV3		
CL amount	RLV	RLV/ha	RLV less BLV1	RLV less BLV2	RLV less BLV3	RLV less BLV4	
0	4,793,004	8,387.75	4,387.75	6,037.79	6,337.57	7,837.75	
60	4,891,437	8,924.15	4,924.15	6,392.15	6,392.15	7,924.15	
80	4,937,256	9,241.78	4,987.78	6,597.78	6,597.78	8,097.78	
100	5,001,271	9,617.71	5,117.71	6,817.71	6,817.71	8,317.71	
120	5,082,474	9,994.75	5,494.75	7,037.75	7,037.75	8,537.75	
140	5,180,115	10,552.26	6,052.26	7,257.76	7,257.76	8,757.76	
160	5,293,619	11,297.79	6,797.79	7,477.79	7,477.79	8,977.79	
180	5,423,204	12,182.02	7,682.02	7,707.80	7,707.80	9,207.80	
200	5,569,095	13,196.98	8,716.98	7,927.81	7,927.81	9,427.81	
220	5,731,527	14,342.71	9,882.71	8,147.82	8,147.82	9,647.82	
240	5,911,844	15,619.76	11,159.76	8,367.83	8,367.83	9,867.83	
260	6,110,591	17,060.26	12,600.26	8,587.84	8,587.84	10,087.84	
280	6,328,304	18,673.34	14,213.34	8,807.85	8,807.85	10,307.85	
300	6,565,517	20,460.41	16,000.41	9,027.86	9,027.86	10,527.86	
400	8,215,935	26,040.81	21,580.81	11,447.87	11,447.87	13,147.87	
500	9,196,614	29,541.77	25,081.77	12,867.88	12,867.88	14,567.88	

Site type	Description	85942 gpm Horsey (M)				Site area	(0.57 ha)
		BLV	BLV1	BLV2	BLV3		
CL amount	RLV	RLV/ha	RLV less BLV1	RLV less BLV2	RLV less BLV3	RLV less BLV4	
0	3,789,186	6,920.79	2,590.79	3,949.79	4,590.79	5,849.79	
60	3,874,589	7,326.26	2,735.26	4,094.26	4,735.26	6,094.26	
80	3,961,988	7,711.31	2,901.31	4,259.31	4,901.31	6,489.31	
100	4,061,988	8,189.26	3,209.26	4,439.26	5,181.26	6,969.26	
120	4,184,002	8,763.07	3,533.07	4,629.27	5,465.27	7,455.27	
140	4,328,641	9,433.76	3,883.76	4,829.28	5,759.28	7,949.28	
160	4,495,421	10,215.26	4,255.26	5,039.29	6,063.29	8,453.29	
180	4,684,851	11,117.31	4,647.31	5,259.30	6,367.30	8,957.30	
200	4,897,441	12,144.26	5,059.26	5,469.31	6,671.31	9,461.31	
220	5,134,601	13,299.26	5,491.26	5,683.32	6,975.32	9,965.32	
240	5,396,841	14,584.26	5,944.26	5,907.33	7,279.33	10,469.33	
260	5,684,681	15,999.26	6,417.26	6,131.34	7,583.34	10,973.34	
280	6,000,621	17,639.26	6,909.26	6,365.35	7,887.35	11,477.35	
300	6,345,361	19,414.26	7,421.26	6,609.36	8,191.36	11,981.36	
400	8,215,935	26,040.81	14,021.31	10,963.41	12,346.41	14,586.41	
500	9,196,614	29,541.77	15,847.31	12,409.41	14,121.41	16,351.41	

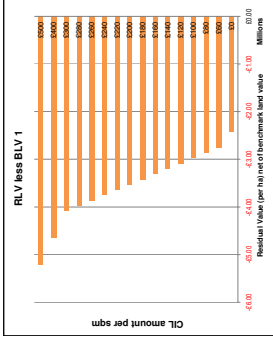
Site type	Description	8724 gpm Murrell Hill (M)				Site area	(0.57 ha)
		BLV	BLV1	BLV2	BLV3		
CL amount	RLV	RLV/ha	RLV less BLV1	RLV less BLV2	RLV less BLV3	RLV less BLV4	
0	1,652,790	2,920.77	1,102.77	1,820.77	2,142.77	2,672.77	
60	1,684,160	2,964.26	1,124.26	1,842.26	2,164.26	2,694.26	
80	1,720,330	3,036.26	1,166.26	1,886.26	2,216.26	2,746.26	
100	1,770,330	3,123.26	1,223.26	1,943.26	2,283.26	2,813.26	
120	1,832,330	3,243.26	1,296.26	2,016.26	2,366.26	2,896.26	
140	1,908,330	3,403.26	1,386.26	2,106.26	2,466.26	2,996.26	
160	2,000,330	3,603.26	1,496.26	2,216.26	2,586.26	3,116.26	
180	2,108,330	3,843.26	1,626.26	2,346.26	2,736.26	3,256.26	
200	2,233,330	4,113.26	1,786.26	2,496.26	2,906.26	3,426.26	
220	2,375,330	4,413.26	1,966.26	2,666.26	3,096.26	3,626.26	
240	2,535,330	4,743.26	2,166.26	2,856.26	3,306.26	3,856.26	
260	2,713,330	5,093.26	2,386.26	3,066.26	3,536.26	4,106.26	
280	2,910,330	5,453.26	2,626.26	3,286.26	3,786.26	4,376.26	
300	3,128,330	5,833.26	2,886.26	3,526.26	4,046.26	4,666.26	
400	4,213,330	7,413.26	3,713.26	4,313.26	4,713.26	5,313.26	
500	4,713,330	8,283.26	4,083.26	4,683.26	5,083.26	5,683.26	

Site type	Description	8833 gpm Finbury Pk (M)				Site area	(0.57 ha)
		BLV	BLV1	BLV2	BLV3		
CL amount	RLV	RLV/ha	RLV less BLV1	RLV less BLV2	RLV less BLV3	RLV less BLV4	
0	3,097,847	5,421.07	1,421.07	2,671.07	3,371.07	4,071.07	
60	3,195,380	5,608.16	1,488.16	2,738.16	3,438.16	4,138.16	
80	3,292,913	5,795.25	1,555.25	2,805.25	3,505.25	4,205.25	
100	3,400,446	5,982.34	1,622.34	2,872.34	3,572.34	4,272.34	
120	3,518,979	6,189.43	1,699.43	2,949.43	3,649.43	4,349.43	
140	3,648,512	6,406.52	1,786.52	3,036.52	3,736.52	4,426.52	
160	3,789,045	6,643.61	1,884.61	3,134.61	3,834.61	4,514.61	
180	3,940,578	6,900.70	1,993.70	3,243.70	3,943.70	4,613.70	
200	4,104,111	7,177.79	2,114.79	3,364.79	4,064.79	4,723.79	
220	4,280,644	7,474.88	2,247.88	3,497.88	4,197.88	4,844.88	
240	4,470,177	7,801.97	2,392.97	3,642.97	4,342.97	4,977.97	
260	4,673,710	8,159.06	2,550.06	3,798.06	4,498.06	5,122.06	
280	4,891,243	8,546.15	2,718.15	3,965.15	4,665.15	5,277.15	
300	5,123,776	8,963.24	2,897.24	4,144.24	4,844.24	5,446.24	
400	6,313,310	10,918.24	3,492.24	4,739.24	5,439.24	6,041.24	
500	7,013,310	12,288.24	3,942.24	5,189.24	5,889.24	6,491.24	



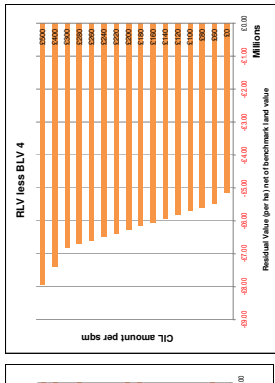
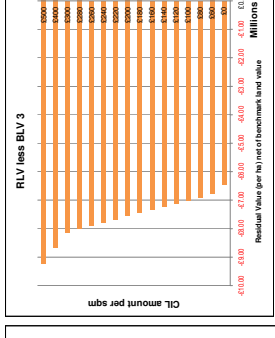
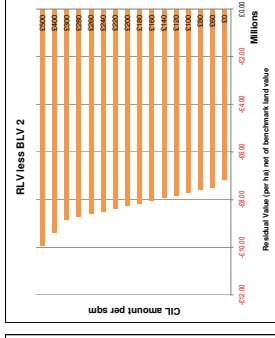
Site type: Description: **Area 5 6433 perm Wood Green (M2)** **Site area:** 0.57 ha

CL amount	RLV	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	944,551	153,955	24,183.35	1,180,350	613,955
20	944,551	153,955	24,183.35	1,180,350	613,955
40	649,526	1,186,236	2,463,246	1,613,204	381,626
60	595,672	1,024,629	2,975,071	1,725,071	744,629
80	521,819	911,811	3,096,819	1,836,819	611,811
100	457,965	801,454	3,198,068	1,946,959	517,246
120	394,107	689,897	3,210,313	2,009,313	403,313
140	329,253	577,690	3,222,008	2,100,008	279,690
160	264,400	465,484	3,233,253	2,200,008	154,484
180	199,546	353,277	3,244,048	2,300,008	29,277
200	134,693	241,071	3,254,493	2,400,008	1,071
220	69,839	128,865	3,264,588	2,500,008	1,071
240	4,985	16,659	3,274,333	2,600,008	1,071
260	74,825	130,453	3,283,828	2,700,008	619,649
280	109,774	192,647	3,293,073	2,799,759	701,759
300	52,856	62,341	3,298,068	2,899,759	822,759
320	9,705	11,135	3,299,803	2,999,759	900,759
340	501,425	12,107.32	3,301,128	3,099,759	1,000,759



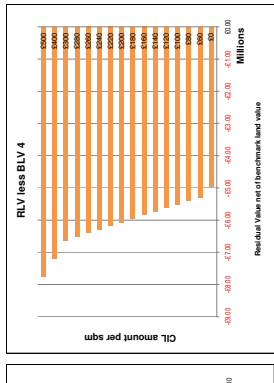
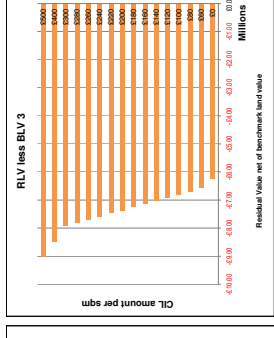
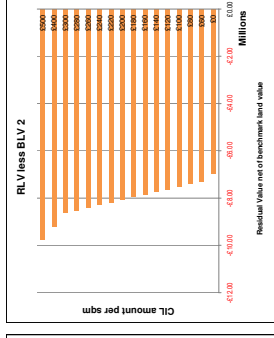
Site type: Description: **Area 6 E392 perm Steves Station (M)** **Site area:** 0.57 ha

CL amount	RLV	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,410,942	4,334,184	8,334,184	7,144,184	5,144,184
20	-2,702,258	4,728,426	8,728,426	7,479,426	5,479,426
40	-2,786,355	4,841,173	8,841,173	7,591,173	5,591,173
60	-2,850,245	4,932,022	8,932,022	7,702,022	5,702,022
80	-2,894,038	4,999,667	9,004,667	7,814,667	5,814,667
100	-2,927,744	5,038,414	9,058,414	7,898,414	5,908,414
120	-2,951,373	5,060,506	9,076,506	7,927,506	5,931,506
140	-2,966,937	5,076,965	9,088,965	7,945,965	5,948,965
160	-2,975,467	5,087,806	9,096,806	7,954,806	5,958,806
180	-2,979,062	5,093,049	9,100,049	7,959,049	5,963,049
200	-2,978,722	5,093,792	9,100,792	7,959,792	5,963,792
220	-3,213,273	5,023,403	8,972,403	7,873,403	6,273,403
240	-3,277,229	5,018,150	8,966,150	7,866,150	6,485,150
260	-3,341,094	5,046,638	9,046,638	7,896,638	6,996,638
280	-3,404,945	5,030,945	9,030,945	7,879,945	7,030,945
300	-3,511,094	5,046,638	9,046,638	7,896,638	7,046,638
320	-3,788,075	6,028,128	10,028,128	8,879,128	7,979,128
340	-4,107,351	7,187,664	11,187,664	9,937,664	7,937,664



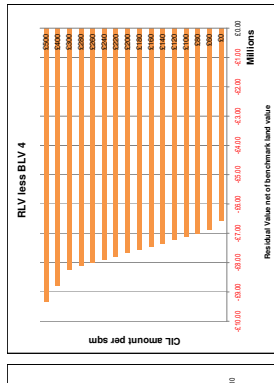
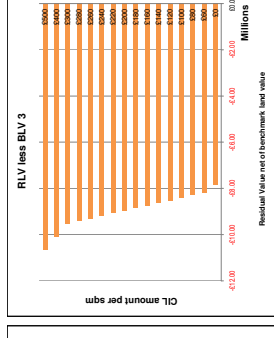
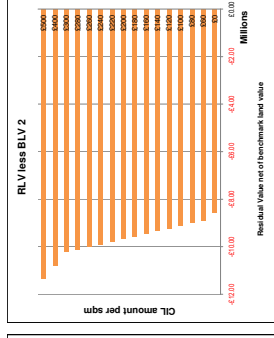
Site type: Description: **Area 7 E392 perm Tottenham Hills (M)** **Site area:** 0.57 ha

CL amount	RLV	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,400,023	4,200,023	8,200,023	6,200,023	4,800,023
20	2,591,059	4,335,281	8,335,281	6,395,281	4,935,281
40	2,778,500	4,487,028	8,487,028	6,597,028	5,078,028
60	2,954,445	4,758,775	8,758,775	6,899,775	5,300,775
80	3,119,891	5,052,522	9,052,522	7,292,522	5,582,522
100	3,275,837	5,368,269	9,368,269	7,775,269	5,915,269
120	3,423,283	5,705,016	9,705,016	8,348,016	6,298,016
140	3,562,229	6,062,763	10,062,763	8,999,763	6,721,763
160	3,694,675	6,440,510	10,440,510	9,821,510	7,185,510
180	3,821,621	6,838,257	10,838,257	10,814,257	7,689,257
200	3,944,067	7,246,004	11,246,004	11,977,004	8,233,004
220	4,061,913	7,663,751	11,663,751	13,319,751	8,816,751
240	4,174,259	8,091,498	12,091,498	14,842,498	9,430,498
260	4,281,105	8,529,245	12,529,245	16,545,245	10,074,245
280	4,382,451	8,976,992	12,976,992	18,428,992	10,847,992
300	4,478,297	9,434,739	13,434,739	20,492,739	11,741,739
320	4,568,643	9,902,486	13,902,486	22,747,486	12,756,486
340	4,653,489	10,380,233	14,380,233	25,192,233	13,891,233
360	4,732,835	10,868,004	14,868,004	27,827,004	15,146,004
380	4,806,681	11,365,751	15,365,751	30,561,751	16,520,751
400	4,875,027	11,873,498	15,873,498	33,496,498	18,025,498
420	4,937,873	12,391,245	16,391,245	36,641,245	19,659,245
440	4,995,219	12,928,992	16,928,992	40,006,992	21,423,992
460	5,047,065	13,486,739	17,486,739	43,592,739	23,318,739
480	5,093,411	14,064,486	18,064,486	47,410,486	25,344,486
500	5,134,257	14,662,233	18,662,233	51,470,233	27,509,233



Site type: Description: **Area 8 E392 perm Tottenham Hills (M)** **Site area:** 0.57 ha

CL amount	RLV	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,315,921	5,920,261	9,002,601	6,552,601	6,952,601
20	3,597,467	6,138,103	9,138,103	6,898,103	7,098,103
40	3,571,345	6,249,850	9,249,850	7,099,850	7,299,850
60	3,545,223	6,351,597	9,351,597	7,299,850	7,499,850
80	3,519,101	6,453,344	9,453,344	7,499,850	7,699,850
100	3,492,979	6,555,091	9,555,091	7,699,850	7,899,850
120	3,466,857	6,656,838	9,656,838	7,899,850	8,099,850
140	3,440,735	6,758,585	9,758,585	8,099,850	8,299,850
160	3,414,613	6,860,332	9,860,332	8,299,850	8,499,850
180	3,388,491	6,962,079	9,962,079	8,499,850	8,699,850
200	3,362,369	7,063,826	10,063,826	8,699,850	8,899,850
220	3,336,247	7,165,573	10,165,573	8,899,850	9,099,850
240	3,310,125	7,267,320	10,267,320	9,099,850	9,299,850
260	3,284,003	7,369,067	10,369,067	9,299,850	9,499,850
280	3,257,881	7,470,814	10,470,814	9,499,850	9,699,850
300	3,231,759	7,572,561	10,572,561	9,699,850	9,899,850
320	3,205,637	7,674,308	10,674,308	9,899,850	10,099,850
340	3,179,515	7,776,055	10,776,055	10,099,850	10,299,850
360	3,153,393	7,877,802	10,877,802	10,299,850	10,499,850
380	3,127,271	7,979,549	10,979,549	10,499,850	10,699,850
400	3,101,149	8,081,296	11,081,296	10,699,850	10,899,850
420	3,075,027	8,183,043	11,183,043	10,899,850	11,099,850
440	3,048,905	8,284,790	11,284,790	11,099,850	11,299,850
460	3,022,783	8,386,537	11,386,537	11,299,850	11,499,850
480	3,000,661	8,488,284	11,488,284	11,499,850	11,699,850
500	2,978,539	8,590,031	11,590,031	11,699,850	11,899,850



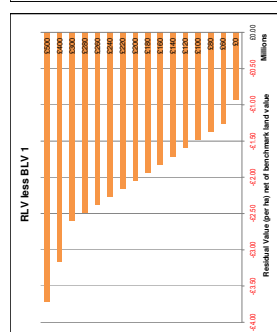
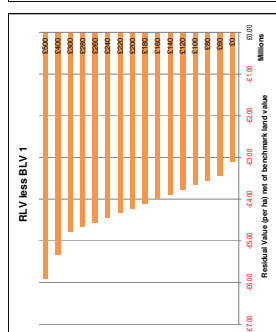
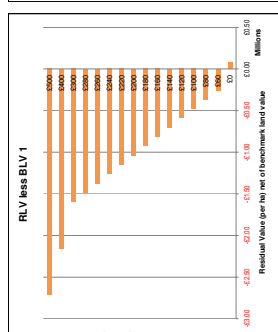
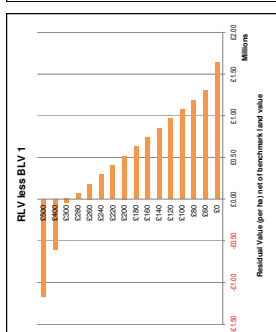
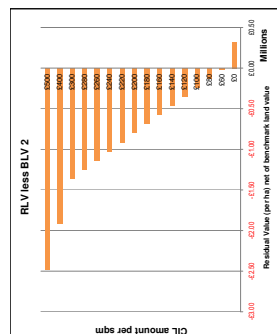
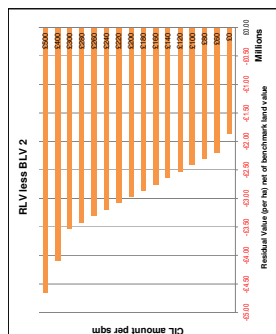
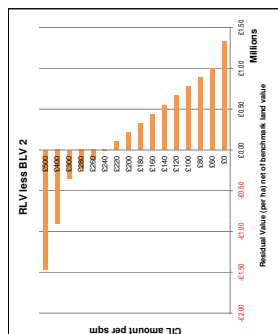
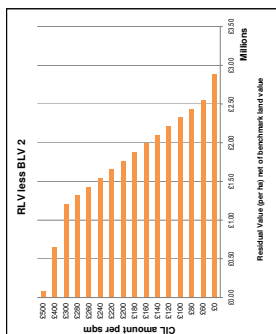
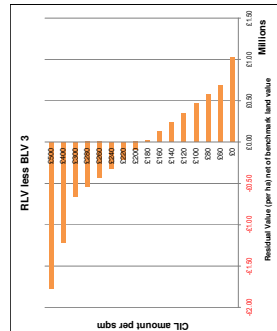
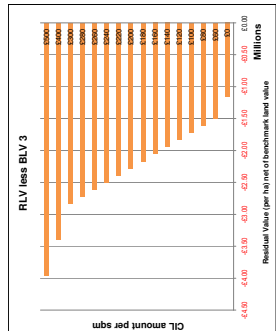
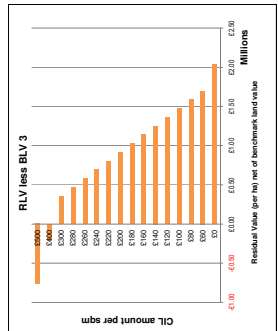
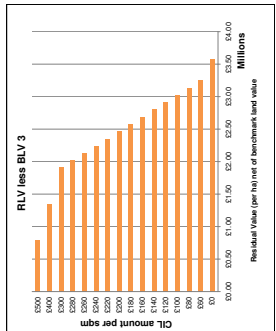
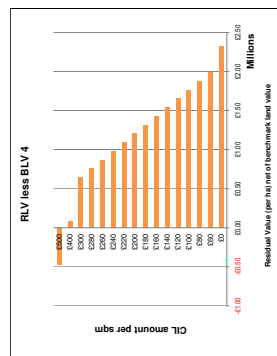
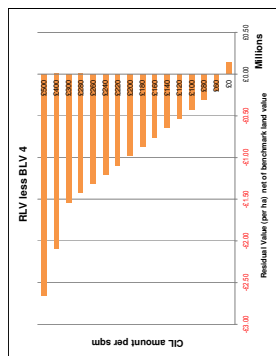
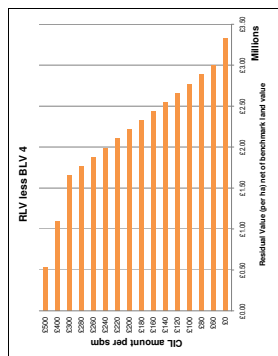
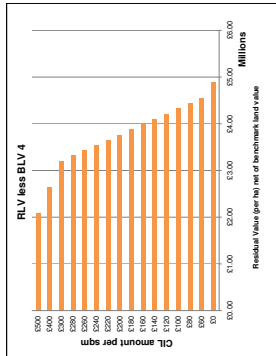
CLC Viability	Hedgey			
SITE TYPE	4			
100UMINS				
FLATS				
175DPH				
Net area as percentage of gross				
				100%
55% cover	4.0 m/dt			
R/L/10y	4.0 m/dt			5%

Site type	Description	Area 1	Area 2	Area 3	Area 4	Site area
		6542 sqm Hedgey (M)	6542 sqm Hedgey (M)	6542 sqm Hedgey (M)	6542 sqm Hedgey (M)	0.57 ha
CLC amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,217,858	5631.216	1831.216	2,381.216	3,381.216	4,881.216
60	3,038,271	5,295,874	1,265,874	2,465,874	3,465,874	4,965,874
80	2,862,418	5,184,277	1,184,277	2,450,277	3,350,277	4,850,277
100	2,687,500	5,072,680	1,102,680	2,434,680	3,234,680	4,734,680
120	2,512,582	4,961,083	1,021,083	2,419,083	3,119,083	4,619,083
140	2,337,664	4,849,486	939,486	2,403,486	3,003,486	4,503,486
160	2,162,746	4,737,889	857,889	2,387,889	2,887,889	4,387,889
180	1,987,828	4,626,292	776,292	2,372,292	2,772,292	4,272,292
200	1,812,910	4,514,695	694,695	2,356,695	2,656,695	4,156,695
220	1,637,992	4,403,098	613,098	2,341,098	2,541,098	4,041,098
240	1,463,074	4,291,501	531,501	2,325,501	2,425,501	3,925,501
260	1,288,156	4,179,904	449,904	2,310,904	2,310,904	3,810,904
280	1,113,238	4,068,307	368,307	2,295,307	2,195,307	3,695,307
300	938,320	3,956,710	286,710	2,279,710	2,079,710	3,580,710
320	763,402	3,845,113	205,113	2,264,113	1,964,113	3,465,113
340	588,484	3,733,516	123,516	2,248,516	1,848,516	3,350,516
360	413,566	3,621,919	41,919	2,233,919	1,733,919	3,235,919
380	238,648	3,510,322	-59,678	2,218,322	1,618,322	3,120,322
400	63,730	3,398,725	-218,295	2,202,725	1,502,725	3,005,725
420	-111,188	3,287,128	-347,812	2,187,128	1,387,128	2,890,128
440	-286,270	3,175,531	-467,329	2,171,531	1,271,531	2,775,531
460	-461,352	3,063,934	-586,846	2,156,934	1,156,934	2,660,934
480	-636,434	2,952,337	-706,363	2,141,337	1,041,337	2,545,337
500	-811,516	2,840,740	-825,880	2,125,740	925,740	2,430,740

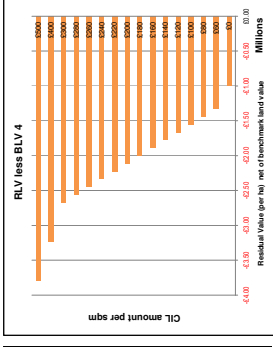
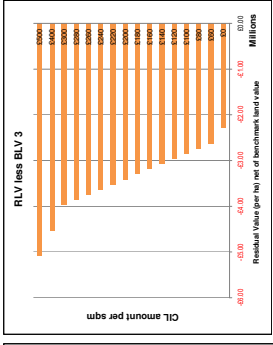
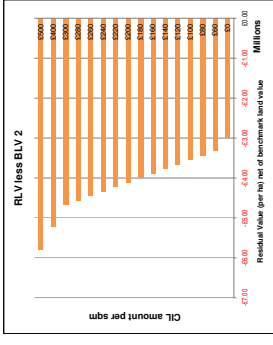
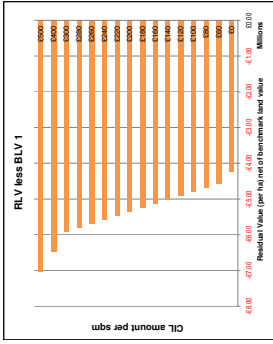
Site type	Description	Area 2	Area 3	Area 4	Site area	
		6542 sqm Hedgey (M)	6542 sqm Hedgey (M)	6542 sqm Hedgey (M)	0.57 ha	
CLC amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,331,023	4,079,230	79,230	1,339,230	2,029,230	3,329,230
60	2,156,105	3,742,833	235,833	1,084,833	2,284,833	3,014,833
80	1,981,187	3,406,436	79,436	830,436	2,030,436	2,700,436
100	1,806,269	3,070,039	-176,564	576,039	1,776,039	2,386,039
120	1,631,351	2,733,642	-322,192	321,642	1,521,642	2,071,642
140	1,456,433	2,397,245	-167,820	67,245	1,267,245	1,757,245
160	1,281,515	2,060,848	-313,448	-187,200	1,012,848	1,442,848
180	1,106,597	1,724,451	-459,076	-437,152	758,451	1,128,451
200	931,679	1,388,054	-604,704	-687,599	504,054	814,054
220	756,761	1,051,657	-750,332	-938,044	250,057	500,057
240	581,843	715,260	-895,960	-1,188,489	-218,224	296,260
260	406,925	378,863	-1,041,587	-1,438,934	-468,669	92,863
280	232,007	42,466	-1,187,215	-1,689,379	-719,112	-103,134
300	57,089	-459,382	-1,332,842	-1,939,824	-969,557	-308,331
320	-117,829	-1,002,939	-1,478,470	-2,190,269	-1,219,999	-503,534
340	-292,911	-1,348,536	-1,624,108	-2,440,714	-1,470,444	-703,736
360	-467,993	-1,694,133	-1,769,736	-2,691,159	-1,720,889	-903,938
380	-643,075	-2,039,730	-1,915,364	-2,941,604	-1,971,334	-1,104,140
400	-818,157	-2,385,327	-2,061,092	-3,192,049	-2,221,779	-1,304,342
420	-993,239	-2,730,924	-2,206,720	-3,442,494	-2,472,224	-1,504,544
440	-1,168,321	-3,076,521	-2,352,348	-3,692,939	-2,722,669	-1,704,746
460	-1,343,403	-3,422,118	-2,507,976	-3,943,384	-2,973,114	-1,904,948
480	-1,518,485	-3,767,715	-2,653,604	-4,193,829	-3,223,559	-2,105,150
500	-1,693,567	-4,113,312	-2,809,232	-4,444,274	-3,474,004	-2,305,352

Site type	Description	Area 3	Area 4	Site area		
		6542 sqm Hedgey (M)	6542 sqm Hedgey (M)	0.57 ha		
CLC amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	638,724	1,095,624	3,103,562	1,809,582	1,007,842	1,035,624
60	563,806	969,227	3,048,165	1,754,185	952,445	980,227
80	398,888	842,830	2,992,768	1,698,788	897,048	924,830
100	233,970	716,433	2,937,371	1,643,391	841,651	859,433
120	69,052	590,036	2,881,974	1,587,994	786,254	794,036
140	-105,866	463,639	2,826,577	1,532,597	730,857	728,639
160	-270,948	337,242	2,771,180	1,477,200	675,460	673,242
180	-436,030	210,845	2,715,783	1,421,803	620,063	616,845
200	-601,112	84,448	2,660,386	1,366,406	564,666	560,448
220	-766,194	-142,049	2,604,989	1,311,009	509,269	504,051
240	-931,276	-268,652	2,549,592	1,255,612	453,872	447,654
260	-1,096,358	-395,255	2,494,195	1,200,215	398,475	391,257
280	-1,261,440	-521,858	2,438,798	1,144,818	343,078	335,860
300	-1,426,522	-648,461	2,383,401	1,089,421	287,681	280,463
320	-1,591,604	-775,064	2,328,004	1,034,024	232,284	225,066
340	-1,756,686	-901,667	2,272,607	978,627	176,887	169,669
360	-1,921,768	-1,028,270	2,217,210	923,230	121,490	114,272
380	-2,086,850	-1,154,873	2,161,813	867,833	66,093	58,875
400	-2,251,932	-1,281,476	2,106,416	812,436	10,696	3,478
420	-2,417,014	-1,408,079	2,051,019	757,039	-44,701	-121,919
440	-2,582,096	-1,534,682	1,995,622	701,642	-90,304	-217,522
460	-2,747,178	-1,661,285	1,940,225	646,245	-135,907	-313,125
480	-2,912,260	-1,787,888	1,884,828	590,848	-181,510	-408,728
500	-3,077,342	-1,914,491	1,829,431	535,451	-227,113	-504,331

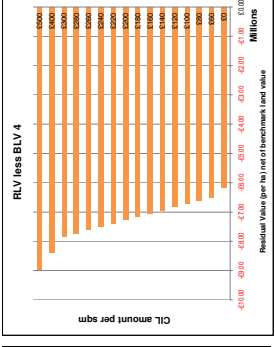
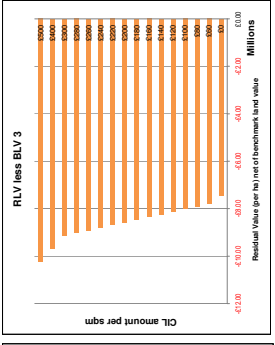
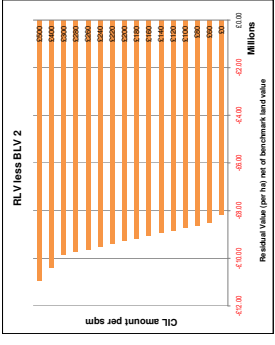
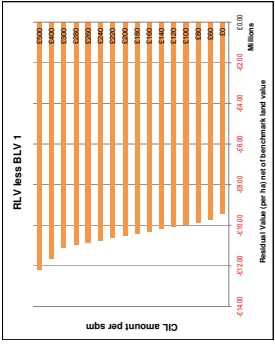
Site type	Description	Area 4	Site area			
		6542 sqm Hedgey (M)	0.57 ha			
CLC amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,752,926	3,095,086	9,030,011	1,109,906	2,314,906	2,314,906
60	1,562,338	2,734,127	1,205,913	15,913	1,864,127	1,864,127
80	1,406,250	2,382,360	1,377,620	97,360	1,872,360	1,872,360
100	1,250,162	2,030,593	1,489,327	229,967	1,780,593	1,780,593
120	1,094,074	1,678,826	1,601,034	361,114	1,688,826	1,688,826
140	937,986	1,327,059	1,712,741	492,267	1,597,059	1,597,059
160	781,898	975,292	1,824,448	623,420	1,505,292	1,505,292
180	625,810	623,525	1,936,155	754,573	1,413,525	1,413,525
200	469,722	271,758	2,047,862	885,726	1,321,758	1,321,758
220	313,634	-89,009	2,159,569	1,016,879	1,230,000	1,230,000
240	157,546	-340,782	2,271,276	1,148,032	1,138,242	1,138,242
260	1,125,125	-681,555	2,382,983	1,289,185	1,046,484	1,046,484
280	969,037	-1,022,328	2,494,690	1,430,338	954,726	954,726
300	812,949	-1,363,101	2,606,397	1,571,491	862,968	862,968
320	656,861	-1,703,874	2,718,104	1,712,644	771,210	771,210
340	500,773	-2,044,647	2,829,811	1,853,797	680,452	680,452
360	344,685	-2,385,420	2,941,518	1,994,950	590,694	590,694
380	188,597	-2,726,193	3,053,225	2,136,103	500,936	500,936
400	32,509	-3,066,966	3,164,932	2,277,256	411,178	411,178
420	-123,579	-3,407,739	3,276,639	2,418,409	321,420	321,420
440	-278,661	-3,748,512	3,388,346	2,559,562	231,662	231,662
460	-433,743	-4,089,285	3,500,053	2,700,715	141,904	141,904
480	-588,825	-4,430,058	3,611,760	2,841,868	52,146	52,146
500	-743,907	-4,770,831	3,723,467	2,983,021	-37,102	-37,102



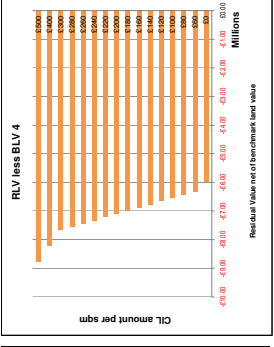
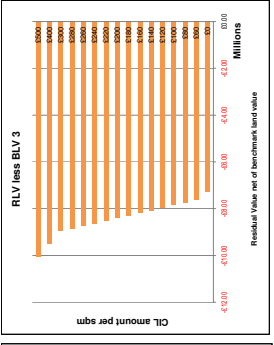
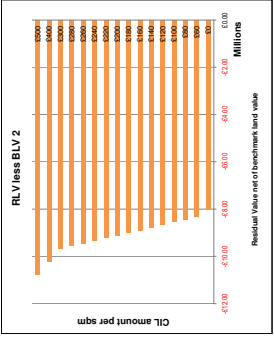
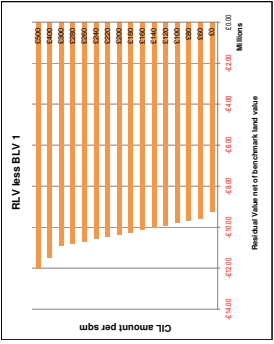
Site type\Description	Area 5	6433 gem Wood Green (N2)	Site area	0.57 ha
CL amount	RLV	RLV less BLV 1	RLV less BLV 2	RLV less BLV 4
0	-140,208	2,450,968	4,265,045	2,950,985
50	-326,188	2,370,012	4,124,189	2,877,853
60	-395,448	2,162,034	3,442,034	2,422,534
70	-459,304	1,910,781	3,053,781	2,053,781
100	-459,304	1,910,781	3,053,781	2,053,781
120	-459,304	1,910,781	3,053,781	2,053,781
140	-459,304	1,910,781	3,053,781	2,053,781
160	-459,304	1,910,781	3,053,781	2,053,781
180	-459,304	1,910,781	3,053,781	2,053,781
200	-459,304	1,910,781	3,053,781	2,053,781
220	-459,304	1,910,781	3,053,781	2,053,781
240	-459,304	1,910,781	3,053,781	2,053,781
260	-459,304	1,910,781	3,053,781	2,053,781
280	-459,304	1,910,781	3,053,781	2,053,781
300	-1,034,004	1,910,781	3,053,781	2,053,781
350	-1,910,781	1,910,781	3,053,781	2,053,781
400	-2,842,437	1,910,781	3,053,781	2,053,781
450	-3,774,191	1,910,781	3,053,781	2,053,781
500	-4,705,945	1,910,781	3,053,781	2,053,781



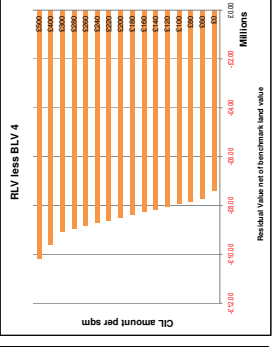
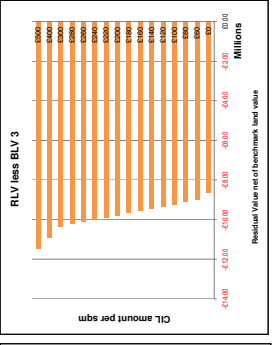
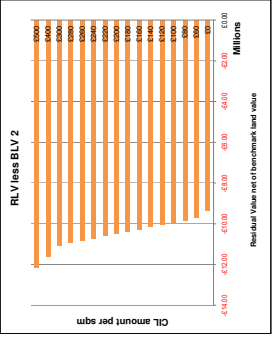
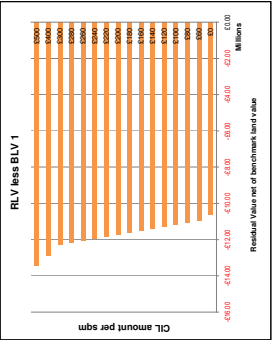
Site type\Description	Area 6	2399 gem Stone Station (N4)	Site area	0.57 ha
CL amount	RLV	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3
0	-3,900,138	5,407,733	8,197,733	6,197,733
60	-3,281,700	5,424,924	8,425,924	6,425,924
80	-3,245,856	5,854,722	8,674,722	6,674,722
100	-3,409,411	5,996,489	9,096,489	6,716,489
120	-3,597,125	6,079,216	9,829,216	6,832,216
140	-3,807,125	6,139,983	10,339,983	6,939,983
160	-4,034,833	6,181,489	10,741,489	6,981,489
180	-4,284,833	6,211,489	11,041,489	7,011,489
200	-4,554,833	6,235,205	11,245,205	7,035,205
220	-4,840,833	6,252,305	11,358,305	7,052,305
240	-5,140,833	6,263,305	11,378,305	7,063,305
260	-5,452,833	6,269,400	11,381,400	7,066,400
280	-5,774,833	6,271,489	11,382,489	7,067,489
300	-6,107,833	6,271,489	11,382,489	7,067,489
350	-7,039,488	6,271,489	11,382,489	7,067,489
400	-7,971,143	6,271,489	11,382,489	7,067,489
450	-8,902,798	6,271,489	11,382,489	7,067,489
500	-9,834,453	6,271,489	11,382,489	7,067,489



Site type\Description	Area 7	2399 gem Tottenham Hills (N4)	Site area	0.57 ha
CL amount	RLV	RLV less BLV 1	RLV less BLV 2	RLV less BLV 4
0	2,994,271	5,240,063	7,690,063	7,200,063
60	3,165,868	5,676,504	8,126,504	7,636,504
80	3,246,744	5,887,051	8,457,051	7,737,051
100	3,318,599	5,938,799	8,548,799	7,788,799
120	3,377,045	6,022,339	8,722,339	7,962,339
140	3,418,190	6,134,040	8,888,040	8,108,040
160	3,450,168	6,273,467	9,046,467	8,246,467
180	3,469,787	6,445,787	9,296,787	8,476,787
200	3,477,021	6,650,734	9,530,734	8,690,734
220	3,472,971	6,889,282	9,743,282	8,881,282
240	3,458,732	7,155,029	9,923,029	9,037,029
260	3,435,388	7,444,949	10,066,949	9,157,949
280	3,392,945	7,755,029	10,171,029	9,239,029
300	3,328,500	8,085,270	10,234,270	9,278,270
400	2,271,452	11,475,029	13,201,029	12,226,029
500	4,597,710	8,033,742	12,033,742	10,033,742



Site type\Description	Area 8	2399 gem Tottenham Hills (N4)	Site area	0.57 ha
CL amount	RLV	RLV less BLV 1	RLV less BLV 2	RLV less BLV 4
0	3,785,384	6,024,218	10,024,218	9,374,318
60	3,676,891	6,059,559	10,059,559	9,399,559
80	3,600,747	7,017,207	11,017,207	9,837,207
100	3,466,688	7,244,801	11,244,801	9,944,801
120	3,272,313	7,408,548	11,408,548	10,158,548
140	3,038,169	7,518,256	11,518,256	10,268,256
160	2,766,004	7,570,043	11,570,043	10,300,043
180	2,462,869	7,570,043	11,570,043	10,300,043
200	2,135,733	7,570,043	11,570,043	10,300,043
220	1,790,597	7,570,043	11,570,043	10,300,043
240	1,432,461	7,570,043	11,570,043	10,300,043
260	1,067,325	7,570,043	11,570,043	10,300,043
280	700,189	7,570,043	11,570,043	10,300,043
300	335,053	7,570,043	11,570,043	10,300,043
350	-325,082	7,570,043	11,570,043	10,300,043
400	-885,138	7,570,043	11,570,043	10,300,043
450	-1,445,194	7,570,043	11,570,043	10,300,043
500	-2,005,250	7,570,043	11,570,043	10,300,043



CL Viability	Happy
SITE TYPE	4
100UNITS	
FLATS	
174UPL	Net area as percentage of gross

Net area as percentage of gross

CSH area	6.00 gha
RV area	6.07 gha
RV (Net)	4.07 gha

100%

Sales value reduction	
Ratio cost inflation	

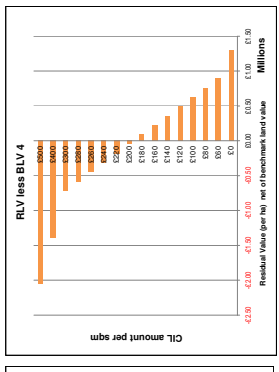
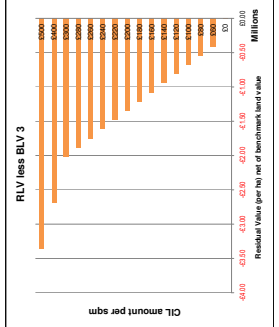
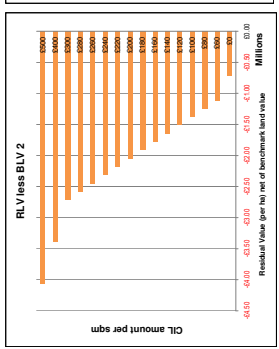
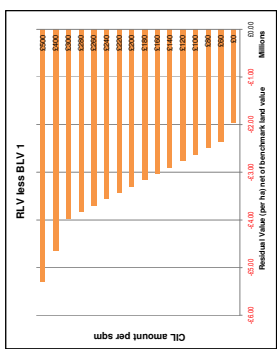
Site type 1 Description: Area 1				8342 gpm Horsely Hill (M)				Site area							
CL amount	RV	RV/g/ha	RV less BLV 1	RV less BLV 2	RV less BLV 3	RV less BLV 4	RV less BLV 4	CL amount	RV	RV/g/ha	RV less BLV 1	RV less BLV 2	RV less BLV 3	RV less BLV 4	RV less BLV 4
0	5.111	846.537	4.94537	6.182.57	6.855.87	8.053.37	8.185.37	0	5.111	846.537	4.94537	6.182.57	6.855.87	8.053.37	8.185.37
60	4.882	794.847	4.64387	5.793.67	6.463.67	7.733.67	7.863.67	60	4.882	794.847	4.64387	5.793.67	6.463.67	7.733.67	7.863.67
80	4.855	805.950	4.60550	5.685.95	6.395.95	7.695.95	7.825.95	80	4.855	805.950	4.60550	5.685.95	6.395.95	7.695.95	7.825.95
100	4.652	524.737	4.41337	5.301.37	6.011.37	7.311.37	7.441.37	100	4.652	524.737	4.41337	5.301.37	6.011.37	7.311.37	7.441.37
120	4.525	577.807	4.30780	5.291.80	6.001.80	7.301.80	7.431.80	120	4.525	577.807	4.30780	5.291.80	6.001.80	7.301.80	7.431.80
140	4.488	581.783	4.26978	5.281.78	6.001.78	7.301.78	7.431.78	140	4.488	581.783	4.26978	5.281.78	6.001.78	7.301.78	7.431.78
160	4.451	585.759	4.23175	5.271.75	6.001.75	7.301.75	7.431.75	160	4.451	585.759	4.23175	5.271.75	6.001.75	7.301.75	7.431.75
180	4.414	589.735	4.19372	5.261.73	6.001.73	7.301.73	7.431.73	180	4.414	589.735	4.19372	5.261.73	6.001.73	7.301.73	7.431.73
200	4.377	593.711	4.15569	5.251.71	6.001.71	7.301.71	7.431.71	200	4.377	593.711	4.15569	5.251.71	6.001.71	7.301.71	7.431.71
220	4.340	597.687	4.11766	5.241.68	6.001.68	7.301.68	7.431.68	220	4.340	597.687	4.11766	5.241.68	6.001.68	7.301.68	7.431.68
240	4.303	601.663	4.07963	5.231.66	6.001.66	7.301.66	7.431.66	240	4.303	601.663	4.07963	5.231.66	6.001.66	7.301.66	7.431.66
260	4.266	605.639	4.04160	5.221.63	6.001.63	7.301.63	7.431.63	260	4.266	605.639	4.04160	5.221.63	6.001.63	7.301.63	7.431.63
280	4.229	609.615	4.00357	5.211.61	6.001.61	7.301.61	7.431.61	280	4.229	609.615	4.00357	5.211.61	6.001.61	7.301.61	7.431.61
300	4.192	613.591	3.96554	5.201.59	6.001.59	7.301.59	7.431.59	300	4.192	613.591	3.96554	5.201.59	6.001.59	7.301.59	7.431.59
320	4.155	617.567	3.92751	5.191.56	6.001.56	7.301.56	7.431.56	320	4.155	617.567	3.92751	5.191.56	6.001.56	7.301.56	7.431.56
340	4.118	621.543	3.88948	5.181.54	6.001.54	7.301.54	7.431.54	340	4.118	621.543	3.88948	5.181.54	6.001.54	7.301.54	7.431.54
360	4.081	625.519	3.85145	5.171.51	6.001.51	7.301.51	7.431.51	360	4.081	625.519	3.85145	5.171.51	6.001.51	7.301.51	7.431.51
380	4.044	629.495	3.81342	5.161.49	6.001.49	7.301.49	7.431.49	380	4.044	629.495	3.81342	5.161.49	6.001.49	7.301.49	7.431.49
400	4.007	633.471	3.77539	5.151.47	6.001.47	7.301.47	7.431.47	400	4.007	633.471	3.77539	5.151.47	6.001.47	7.301.47	7.431.47
420	3.970	637.447	3.73736	5.141.44	6.001.44	7.301.44	7.431.44	420	3.970	637.447	3.73736	5.141.44	6.001.44	7.301.44	7.431.44
440	3.933	641.423	3.69933	5.131.42	6.001.42	7.301.42	7.431.42	440	3.933	641.423	3.69933	5.131.42	6.001.42	7.301.42	7.431.42
460	3.896	645.399	3.66130	5.121.39	6.001.39	7.301.39	7.431.39	460	3.896	645.399	3.66130	5.121.39	6.001.39	7.301.39	7.431.39
480	3.859	649.375	3.62327	5.111.37	6.001.37	7.301.37	7.431.37	480	3.859	649.375	3.62327	5.111.37	6.001.37	7.301.37	7.431.37
500	3.822	653.351	3.58524	5.101.35	6.001.35	7.301.35	7.431.35	500	3.822	653.351	3.58524	5.101.35	6.001.35	7.301.35	7.431.35

Site type 1 Description: Area 2				6542 gpm Horsely Hill (M)				Site area							
CL amount	RV	RV/g/ha	RV less BLV 1	RV less BLV 2	RV less BLV 3	RV less BLV 4	RV less BLV 4	CL amount	RV	RV/g/ha	RV less BLV 1	RV less BLV 2	RV less BLV 3	RV less BLV 4	RV less BLV 4
0	4.071	712.766	3.12276	4.372.76	5.072.76	6.272.76	6.272.76	0	4.071	712.766	3.12276	4.372.76	5.072.76	6.272.76	6.272.76
60	3.802	670.877	2.72077	3.970.77	4.670.77	5.870.77	5.870.77	60	3.802	670.877	2.72077	3.970.77	4.670.77	5.870.77	5.870.77
80	3.687	662.943	2.60243	3.792.43	4.492.43	5.692.43	5.692.43	80	3.687	662.943	2.60243	3.792.43	4.492.43	5.692.43	5.692.43
100	3.670	661.018	2.58318	3.782.18	4.482.18	5.682.18	5.682.18	100	3.670	661.018	2.58318	3.782.18	4.482.18	5.682.18	5.682.18
120	3.653	659.093	2.56393	3.771.93	4.471.93	5.671.93	5.671.93	120	3.653	659.093	2.56393	3.771.93	4.471.93	5.671.93	5.671.93
140	3.636	657.168	2.54468	3.761.68	4.461.68	5.661.68	5.661.68	140	3.636	657.168	2.54468	3.761.68	4.461.68	5.661.68	5.661.68
160	3.619	655.243	2.52543	3.751.43	4.451.43	5.651.43	5.651.43	160	3.619	655.243	2.52543	3.751.43	4.451.43	5.651.43	5.651.43
180	3.602	653.318	2.50618	3.741.18	4.441.18	5.641.18	5.641.18	180	3.602	653.318	2.50618	3.741.18	4.441.18	5.641.18	5.641.18
200	3.585	651.393	2.48693	3.730.93	4.431.93	5.631.93	5.631.93	200	3.585	651.393	2.48693	3.730.93	4.431.93	5.631.93	5.631.93
220	3.568	649.468	2.46768	3.720.68	4.421.68	5.621.68	5.621.68	220	3.568	649.468	2.46768	3.720.68	4.421.68	5.621.68	5.621.68
240	3.551	647.543	2.44843	3.710.43	4.411.43	5.611.43	5.611.43	240	3.551	647.543	2.44843	3.710.43	4.411.43	5.611.43	5.611.43
260	3.534	645.618	2.42918	3.700.18	4.401.18	5.601.18	5.601.18	260	3.534	645.618	2.42918	3.700.18	4.401.18	5.601.18	5.601.18
280	3.517	643.693	2.40993	3.690.93	4.391.93	5.591.93	5.591.93	280	3.517	643.693	2.40993	3.690.93	4.391.93	5.591.93	5.591.93
300	3.500	641.768	2.39068	3.680.68	4.381.68	5.581.68	5.581.68	300	3.500	641.768	2.39068	3.680.68	4.381.68	5.581.68	5.581.68
320	3.483	639.843	2.37143	3.670.43	4.371.43	5.571.43	5.571.43	320	3.483	639.843	2.37143	3.670.43	4.371.43	5.571.43	5.571.43
340	3.466	637.918	2.35218	3.660.18	4.361.18	5.561.18	5.561.18	340	3.466	637.918	2.35218	3.660.18	4.361.18	5.561.18	5.561.18
360	3.449	635.993	2.33293	3.650.93	4.351.93	5.551.93	5.551.93	360	3.449	635.993	2.33293	3.650.93	4.351.93	5.551.93	5.551.93
380	3.432	634.068	2.31368	3.640.68	4.341.68	5.541.68	5.541.68	380	3.432	634.068	2.31368	3.640.68	4.341.68	5.541.68	5.541.68
400	3.415	632.143	2.29443	3.630.43	4.331.43	5.531.43	5.531.43	400	3.415	632.143	2.29443	3.630.43	4.331.43	5.531.43	5.531.43
420	3.398	630.218	2.27518	3.620.18	4.321.18	5.521.18	5.521.18	420	3.398	630.218	2.27518	3.620.18	4.321.18	5.521.18	5.521.18
440	3.381	628.293	2.25593	3.610.93	4.311.93	5.511.93	5.511.93	440	3.381	628.293	2.25593	3.610.93	4.311.93	5.511.93	5.511.93
460	3.364	626.368	2.23668	3.600.68	4.301.68	5.501.68	5.501.68	460	3.364	626.368	2.23668	3.600.68	4.301.68	5.501.68	5.501.68
480	3.347	624.443	2.21743	3.590.43	4.291.43	5.491.43	5.491.43	480	3.347	624.443	2.21743	3.590.43	4.291.43	5.491.43	5.491.43
500	3.330	622.518	2.19818	3.580.18	4.281.18	5.481.18	5.481.18	500	3.330	622.518	2.19818	3.580.18	4.281.18	5.481.18	5.481.18

Site type 1 Description: Area 3				6724 gpm Horsely Hill (M)				Site area							
CL amount	RV	RV/g/ha	RV less BLV 1	RV less BLV 2	RV less BLV 3	RV less BLV 4	RV less BLV 4	CL amount	RV	RV/g/ha	RV less BLV 1	RV less BLV 2	RV less BLV 3	RV less BLV 4	RV less BLV 4
0	1.038	31.32647	6.92135	6.68.64	7.388.64	8.095.64	8.095.64	0	1.038	31.32647	6.92135	6.68.64	7.388.64	8.095.64	8.095.64
60	1.038	31.32647	6.92135	6.68.64	7.388.64	8.095.64	8.095.64	60	1.038	31.32647	6.92135	6.68.64	7.388.64	8.095.64	8.095.64
80	1.038	31.32647	6.92135	6.68.64	7.388.64	8.095.64	8.095.64	80	1.038	31.32647	6.92135	6.68.64	7.388.64	8.095.64	8.095.64
100	1.038	31.32647	6.92135	6.68.64	7.388.64	8.095.64	8.095.64	100	1.038	31.32647	6.92135	6.68.64	7.388.64	8.095.64	8.095.64
120	1.038	31.32647	6.92135	6.68.64	7.388.64	8.095.64	8.095.64	120	1.038	31.32647	6.92135	6.68.64	7.388.64	8.095.64	8.095.64
140	1.038	31.32647	6.92135	6.68.64	7.388.64	8.095.64	8.095.64	140	1.038	31.32647	6.92135	6.68.64	7.388.64	8.095.64	8.095.64
160	1.038	31.32647	6.92135	6.68.64	7.388.64	8.095.64	8.095.64	160	1.038	31.32647	6.92135	6.68.64	7.388.64	8.095.64	8.095.64
180	1.038	31.32647	6.92135	6.68.64	7.388.64	8.095.64	8.095.64	180	1.038	31.32647	6.92135	6.68.64	7.388.64	8.095.64	8.095.64
200	1.038	31.32647	6.92135	6.68.64	7.388.64	8.095.64	8.095.64	200	1.038	31.32647	6.92135	6.68.64	7.388.64	8.095.64	8.095.64
220	1														

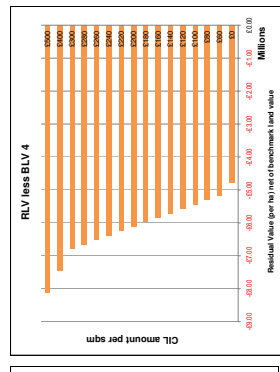
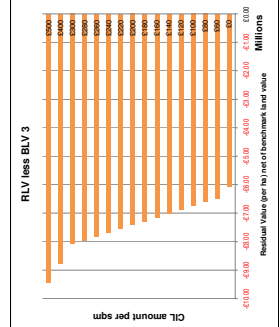
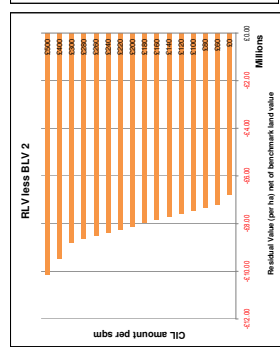
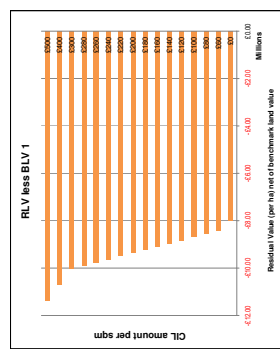
Site type: **Area 5** Description: **4433 gem Wood Green (N2)** Site area: 0.57 ha

CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,167.215	2,042.98	197.274	707.974	724	1,292.98
50	1,167.215	2,042.98	197.274	707.974	724	1,292.98
100	1,167.215	2,042.98	197.274	707.974	724	1,292.98
150	1,167.215	2,042.98	197.274	707.974	724	1,292.98
200	1,167.215	2,042.98	197.274	707.974	724	1,292.98
250	1,167.215	2,042.98	197.274	707.974	724	1,292.98
300	1,167.215	2,042.98	197.274	707.974	724	1,292.98
350	1,167.215	2,042.98	197.274	707.974	724	1,292.98
400	1,167.215	2,042.98	197.274	707.974	724	1,292.98
450	1,167.215	2,042.98	197.274	707.974	724	1,292.98
500	1,167.215	2,042.98	197.274	707.974	724	1,292.98



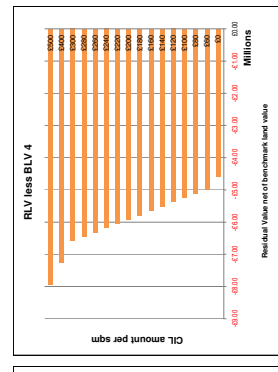
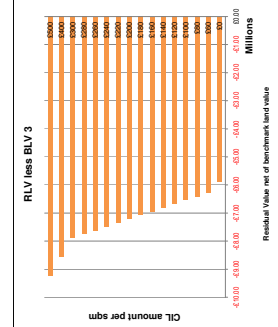
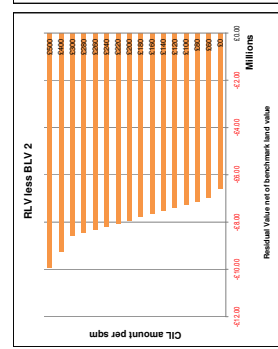
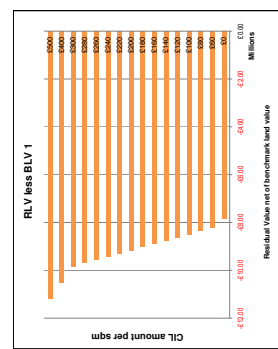
Site type: **Area 6** Description: **£392 gem Seven Stars (N)** Site area: 0.57 ha

CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,298.511	4,022.94	832.934	6,022.94	6,022.94	4,722.94
50	2,298.511	4,022.94	832.934	6,022.94	6,022.94	4,722.94
100	2,298.511	4,022.94	832.934	6,022.94	6,022.94	4,722.94
150	2,298.511	4,022.94	832.934	6,022.94	6,022.94	4,722.94
200	2,298.511	4,022.94	832.934	6,022.94	6,022.94	4,722.94
250	2,298.511	4,022.94	832.934	6,022.94	6,022.94	4,722.94
300	2,298.511	4,022.94	832.934	6,022.94	6,022.94	4,722.94
350	2,298.511	4,022.94	832.934	6,022.94	6,022.94	4,722.94
400	2,298.511	4,022.94	832.934	6,022.94	6,022.94	4,722.94
450	2,298.511	4,022.94	832.934	6,022.94	6,022.94	4,722.94
500	2,298.511	4,022.94	832.934	6,022.94	6,022.94	4,722.94



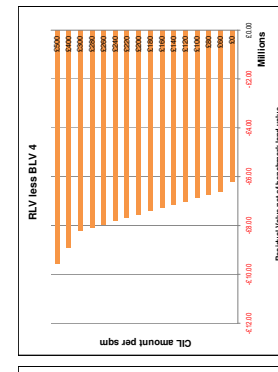
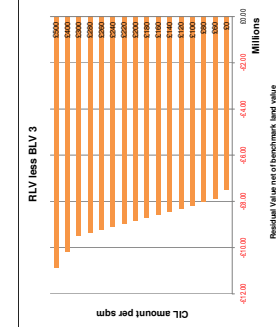
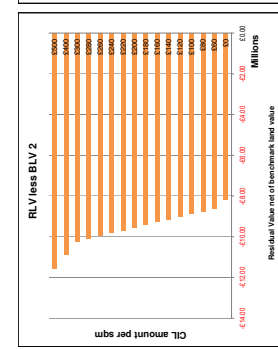
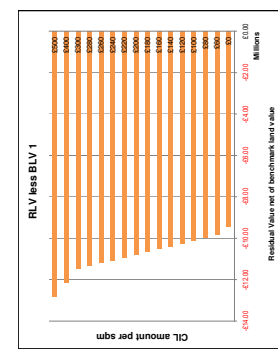
Site type: **Area 7** Description: **£392 gem Tottenham Hills (N)** Site area: 0.57 ha

CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,156.853	3,826.418	7,256.418	6,576.418	6,576.418	4,576.418
50	2,156.853	3,826.418	7,256.418	6,576.418	6,576.418	4,576.418
100	2,156.853	3,826.418	7,256.418	6,576.418	6,576.418	4,576.418
150	2,156.853	3,826.418	7,256.418	6,576.418	6,576.418	4,576.418
200	2,156.853	3,826.418	7,256.418	6,576.418	6,576.418	4,576.418
250	2,156.853	3,826.418	7,256.418	6,576.418	6,576.418	4,576.418
300	2,156.853	3,826.418	7,256.418	6,576.418	6,576.418	4,576.418
350	2,156.853	3,826.418	7,256.418	6,576.418	6,576.418	4,576.418
400	2,156.853	3,826.418	7,256.418	6,576.418	6,576.418	4,576.418
450	2,156.853	3,826.418	7,256.418	6,576.418	6,576.418	4,576.418
500	2,156.853	3,826.418	7,256.418	6,576.418	6,576.418	4,576.418



Site type: **Area 8** Description: **£397 gem Tottenham Hills (N)** Site area: 0.57 ha

CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,115.207	5,451.613	9,451.613	8,201.613	7,901.613	6,201.613
50	3,115.207	5,451.613	9,451.613	8,201.613	7,901.613	6,201.613
100	3,115.207	5,451.613	9,451.613	8,201.613	7,901.613	6,201.613
150	3,115.207	5,451.613	9,451.613	8,201.613	7,901.613	6,201.613
200	3,115.207	5,451.613	9,451.613	8,201.613	7,901.613	6,201.613
250	3,115.207	5,451.613	9,451.613	8,201.613	7,901.613	6,201.613
300	3,115.207	5,451.613	9,451.613	8,201.613	7,901.613	6,201.613
350	3,115.207	5,451.613	9,451.613	8,201.613	7,901.613	6,201.613
400	3,115.207	5,451.613	9,451.613	8,201.613	7,901.613	6,201.613
450	3,115.207	5,451.613	9,451.613	8,201.613	7,901.613	6,201.613
500	3,115.207	5,451.613	9,451.613	8,201.613	7,901.613	6,201.613



C/L Viability: Highway

SITE TYPE 4

100UNITS
FLATS

17UJPH

Net area as percentage of gross: 100%

CSH area: 4.00 (0.01)	Sales value reduction:
RV (Net): 4.07 (0.03)	Build cost inflation:

Benchmark Land Values (per net developable ha)

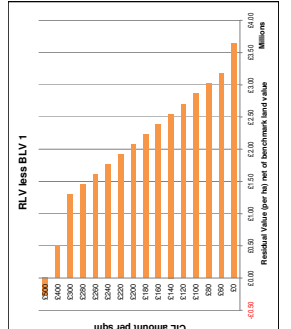
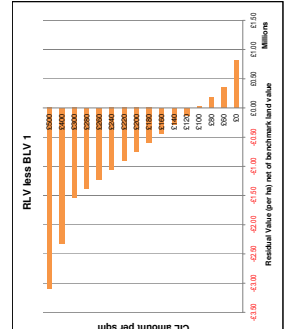
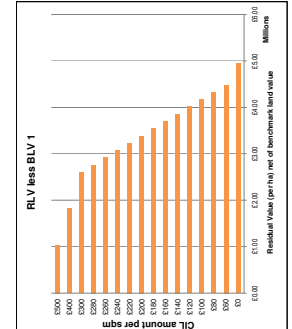
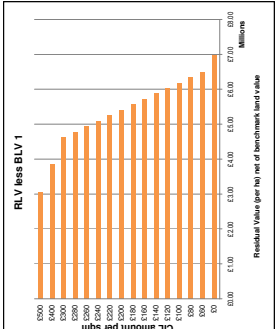
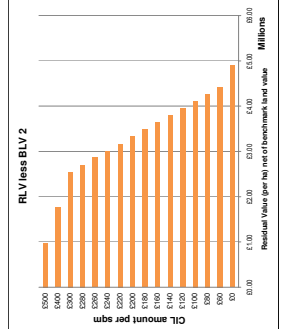
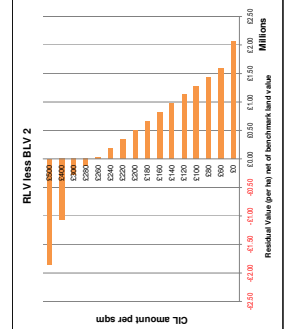
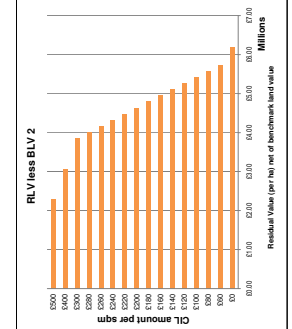
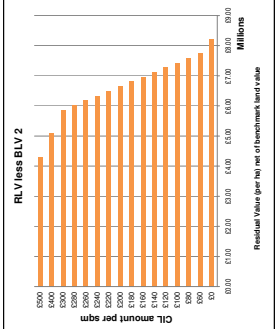
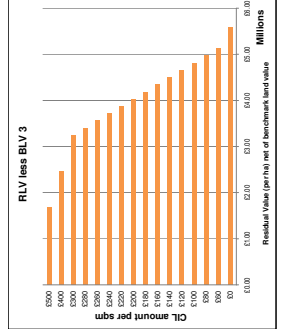
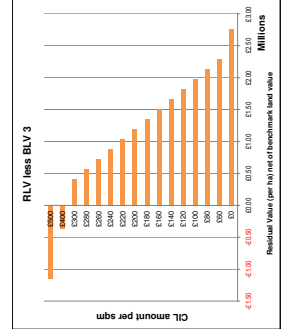
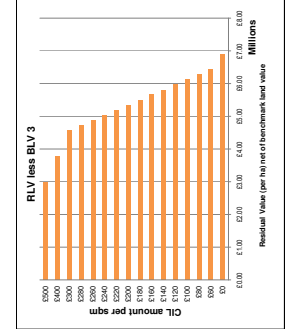
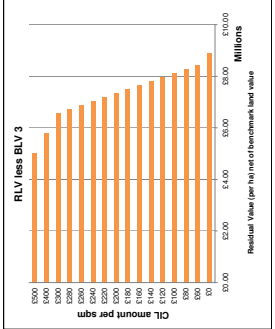
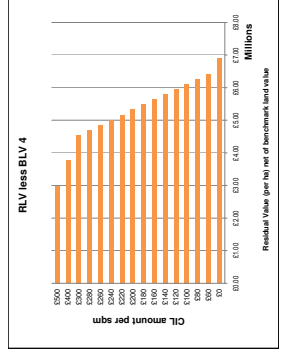
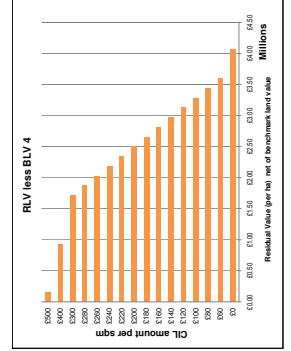
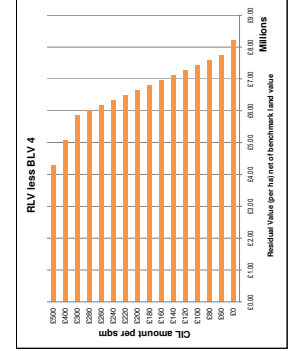
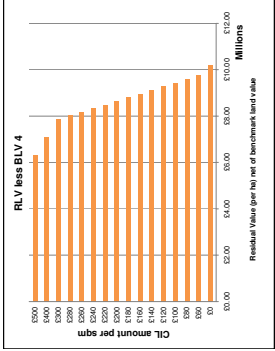
BLV1 (Retail land (high))	£4,000,000	BLV2 (Retail land (low))	£2,000,000	BLV3 (Retail land (low))	£2,000,000	BLV4 (Fm Employment)	£750,000
---------------------------	------------	--------------------------	------------	--------------------------	------------	----------------------	----------

Area 1 - £5942 per m ² highway (NH)					Site area: 0.57 (ha)								
CL amount	RLV	RLV per ha	RLV less BLV1	RLV less BLV2	RLV less BLV3	RLV less BLV4	CL amount	RLV	RLV per ha	RLV less BLV1	RLV less BLV2	RLV less BLV3	RLV less BLV4
0	6,282.24	10,954.01	6,952.01	4,202.51	3,300.51	10,202.51	60	5,994.88	10,490.81	6,490.81	3,760.31	2,840.31	9,740.81
100	5,994.88	10,335.75	6,335.75	3,760.31	2,840.31	9,740.81	200	5,707.52	9,717.50	6,017.50	3,370.00	2,500.00	9,217.50
300	5,421.61	9,028.16	5,421.61	3,270.16	2,410.16	8,520.16	400	5,144.26	8,520.16	5,144.26	2,920.00	2,130.00	8,030.00
500	4,675.37	7,045.37	4,675.37	2,495.37	1,865.37	6,940.37	600	4,297.63	6,297.63	4,297.63	2,197.63	1,627.63	6,027.63

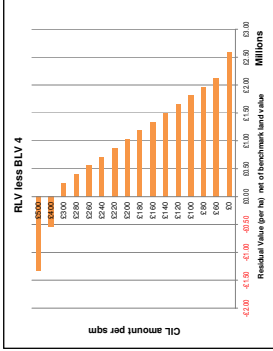
Area 2 - £5942 per m ² highway (NH)					Site area: 0.57 (ha)								
CL amount	RLV	RLV per ha	RLV less BLV1	RLV less BLV2	RLV less BLV3	RLV less BLV4	CL amount	RLV	RLV per ha	RLV less BLV1	RLV less BLV2	RLV less BLV3	RLV less BLV4
0	5,112.46	8,945.74	4,945.74	3,186.74	2,486.74	8,186.74	60	4,841.25	8,774.53	4,774.53	3,015.53	2,315.53	7,915.53
100	4,685.49	8,144.54	4,144.54	2,484.54	1,914.54	7,444.54	200	4,405.02	7,743.52	4,243.52	2,713.52	2,143.52	7,243.52
300	4,056.84	6,956.08	3,556.08	2,186.08	1,656.08	6,456.08	400	3,776.52	6,155.52	3,275.52	1,955.52	1,485.52	5,655.52
500	3,301.27	5,035.30	3,035.30	1,715.30	1,305.30	4,815.30	600	3,020.80	4,315.30	2,745.30	1,445.30	1,035.30	4,115.30

Area 3 - £7124 per m ² highway (NH)					Site area: 0.57 (ha)								
CL amount	RLV	RLV per ha	RLV less BLV1	RLV less BLV2	RLV less BLV3	RLV less BLV4	CL amount	RLV	RLV per ha	RLV less BLV1	RLV less BLV2	RLV less BLV3	RLV less BLV4
0	7,185.05	12,610.52	8,110.52	5,360.05	4,090.05	11,590.05	60	6,809.81	12,001.05	7,701.05	5,000.58	3,730.58	11,201.05
100	6,411.21	11,072.46	6,572.46	4,432.46	3,342.46	10,342.46	200	5,935.04	10,164.24	6,234.24	4,104.24	3,014.24	9,444.24
300	5,356.84	9,027.28	5,356.84	3,556.84	2,666.84	8,266.84	400	4,981.21	8,181.21	4,981.21	3,281.21	2,391.21	7,381.21
500	4,167.67	6,324.67	4,167.67	2,674.67	2,004.67	5,904.67	600	3,793.05	5,000.05	3,793.05	2,500.05	1,830.05	4,630.05

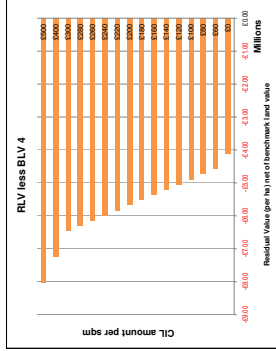
Area 4 - £4833 per m ² highway (PK (H))					Site area: 0.57 (ha)								
CL amount	RLV	RLV per ha	RLV less BLV1	RLV less BLV2	RLV less BLV3	RLV less BLV4	CL amount	RLV	RLV per ha	RLV less BLV1	RLV less BLV2	RLV less BLV3	RLV less BLV4
0	4,303.94	7,638.90	3,938.90	2,488.90	1,938.90	6,888.90	60	4,055.81	7,167.51	3,697.51	2,307.51	1,757.51	6,437.51
100	3,697.05	6,854.79	3,324.79	2,054.79	1,504.79	6,054.79	200	3,391.21	6,231.21	2,861.21	1,701.21	1,251.21	5,701.21
300	3,027.08	5,638.13	2,668.13	1,708.13	1,258.13	5,038.13	400	2,720.05	4,811.05	2,361.05	1,401.05	951.05	4,411.05
500	2,250.05	4,368.05	2,008.05	1,250.05	900.05	3,750.05	600	1,875.05	3,375.05	1,625.05	1,000.05	700.05	3,075.05



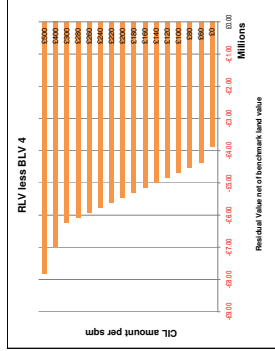
Site type	Description	Area 5	6433 psm Wood Wood (M2)	Site area	0.57 ha		
CL	amount	RLV	per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,637,977	3,338,335	5,076,312	1,700,430	3,398,435	5,097,435	5,097,435
60	1,840,046	3,540,404	5,280,381	1,902,500	3,599,404	5,299,404	5,299,404
80	1,850,046	2,121,651	1,237,946	37,340	662,651	1,042,651	1,042,651
100	1,460,688	2,536,205	1,443,795	105,795	505,205	1,005,205	1,005,205
120	1,371,291	2,389,759	1,600,241	350,241	349,759	1,649,759	1,649,759
140	1,281,895	2,243,313	1,756,687	585,687	193,313	1,693,313	1,693,313
160	1,192,498	2,096,867	1,913,133	665,133	95,867	1,536,867	1,536,867
180	1,103,102	1,950,421	2,069,579	80,579	119,421	1,380,579	1,380,579
200	1,013,705	1,803,975	2,225,033	93,975	142,975	1,233,033	1,233,033
220	924,308	1,657,528	2,389,487	107,478	167,528	1,085,528	1,085,528
240	834,912	1,511,082	2,553,941	120,981	192,082	938,082	938,082
260	745,515	1,364,635	2,718,395	134,484	216,635	789,635	789,635
280	656,119	1,218,189	2,882,849	148,191	241,189	641,189	641,189
300	566,722	1,071,742	3,047,303	161,694	265,742	492,742	492,742
320	477,326	925,296	3,211,757	175,197	290,296	344,296	344,296
340	387,929	778,850	3,376,211	188,700	314,850	195,850	195,850
360	298,533	632,404	3,540,665	202,203	339,404	47,404	47,404



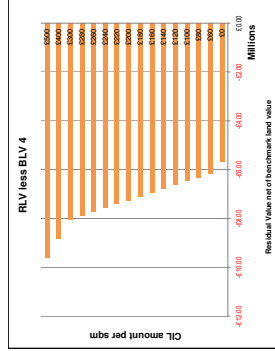
Site type	Description	Area 6	£302 psm Stone State (M2)	Site area	0.57 ha		
CL	amount	RLV	per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,618,327	3,337,158	5,075,485	4,107,158	5,407,158	4,107,158	4,107,158
60	2,186,551	3,603,334	7,628,534	5,076,534	6,076,534	4,576,534	4,576,534
80	2,276,958	3,882,888	7,982,888	6,729,888	6,729,888	4,732,888	4,732,888
100	2,365,958	4,184,26	8,384,26	8,194,26	6,896,426	4,884,26	4,884,26
120	2,454,794	4,263,218	8,233,218	7,063,218	6,565,872	5,053,218	5,053,218
140	2,544,185	4,623,218	8,633,218	7,463,218	6,965,872	5,455,218	5,455,218
160	2,622,972	4,765,210	8,765,210	7,415,210	6,815,210	5,315,210	5,315,210
180	2,691,775	4,921,658	8,921,658	6,767,658	6,767,658	5,071,658	5,071,658
200	2,801,739	5,078,102	9,078,102	6,269,102	6,269,102	4,823,102	4,823,102
240	2,991,171	5,234,448	9,234,448	5,984,448	6,269,102	4,823,102	4,823,102
280	3,180,598	5,427,411	9,297,411	5,927,411	6,269,102	4,823,102	4,823,102
320	3,369,928	5,620,374	9,360,374	5,870,374	6,269,102	4,823,102	4,823,102
340	3,559,258	5,813,337	9,423,337	5,813,337	6,269,102	4,823,102	4,823,102
360	3,748,588	6,006,300	9,486,300	5,756,300	6,269,102	4,823,102	4,823,102
380	3,937,918	6,199,263	9,549,263	5,699,263	6,269,102	4,823,102	4,823,102
400	4,127,248	6,392,226	9,612,226	5,642,226	6,269,102	4,823,102	4,823,102
420	4,316,578	6,585,189	9,675,189	5,585,189	6,269,102	4,823,102	4,823,102
440	4,505,908	6,778,152	9,738,152	5,528,152	6,269,102	4,823,102	4,823,102
460	4,695,238	6,971,115	9,801,115	5,471,115	6,269,102	4,823,102	4,823,102
480	4,884,568	7,164,078	9,864,078	5,414,078	6,269,102	4,823,102	4,823,102
500	5,073,898	7,357,041	9,927,041	5,357,041	6,269,102	4,823,102	4,823,102



Site type	Description	Area 7	£302 psm Tottenham Hale (M2)	Site area	0.57 ha		
CL	amount	RLV	per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,794,137	3,138,739	7,139,739	5,869,739	5,189,739	3,889,739	3,889,739
60	2,062,303	3,600,077	7,600,077	6,359,077	5,659,077	4,359,077	4,359,077
80	2,151,728	3,765,624	7,765,624	6,516,524	5,816,524	4,516,524	4,516,524
100	2,241,153	3,931,171	7,931,171	6,673,971	5,973,971	4,673,971	4,673,971
120	2,330,578	4,096,718	8,096,718	6,831,418	6,131,418	4,831,418	4,831,418
140	2,419,003	4,262,265	8,262,265	6,988,865	6,291,865	4,988,865	4,988,865
160	2,508,428	4,427,812	8,427,812	7,146,312	6,451,312	5,141,312	5,141,312
180	2,597,853	4,593,359	8,593,359	7,303,759	6,608,759	5,298,759	5,298,759
200	2,687,278	4,758,906	8,758,906	7,461,206	6,766,206	5,451,206	5,451,206
220	2,776,703	4,924,453	8,924,453	7,618,653	6,923,653	5,604,653	5,604,653
240	2,866,128	5,089,000	9,089,000	7,776,100	7,081,100	5,757,100	5,757,100
260	2,955,553	5,253,547	9,253,547	7,933,547	7,238,547	5,910,547	5,910,547
280	3,044,978	5,418,094	9,418,094	8,090,994	7,395,994	6,063,994	6,063,994
300	3,134,403	5,582,641	9,582,641	8,248,441	7,553,441	6,216,441	6,216,441
320	3,223,828	5,747,188	9,747,188	8,405,888	7,710,888	6,369,888	6,369,888
340	3,313,253	5,911,735	9,911,735	8,563,335	7,868,335	6,523,335	6,523,335
360	3,402,678	6,076,282	10,076,282	8,720,782	8,025,782	6,676,782	6,676,782
380	3,492,103	6,240,829	10,240,829	8,878,229	8,183,229	6,830,229	6,830,229
400	3,581,528	6,405,376	10,405,376	9,035,676	8,340,676	6,983,676	6,983,676
420	3,670,953	6,569,923	10,569,923	9,193,123	8,498,123	7,137,123	7,137,123
440	3,760,378	6,734,470	10,734,470	9,350,570	8,655,570	7,290,570	7,290,570
460	3,849,803	6,899,017	10,899,017	9,508,017	8,813,017	7,443,017	7,443,017
480	3,939,228	7,063,564	11,063,564	9,665,464	8,970,464	7,596,464	7,596,464
500	4,028,653	7,228,111	11,228,111	9,822,911	9,127,911	7,749,911	7,749,911



Site type	Description	Area 8	£312 psm Tottenham Hale (M2)	Site area	0.57 ha		
CL	amount	RLV	per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,600,000	4,935,018	6,935,018	6,935,018	6,935,018	5,935,018	5,935,018
60	3,089,203	5,404,236	7,404,236	7,404,236	7,404,236	6,404,236	6,404,236
80	3,177,601	5,593,022	7,593,022	7,593,022	7,593,022	6,593,022	6,593,022
100	3,266,000	5,781,808	7,781,808	7,781,808	7,781,808	6,781,808	6,781,808
120	3,354,397	5,970,594	7,970,594	7,970,594	7,970,594	6,970,594	6,970,594
140	3,442,795	6,159,380	8,159,380	8,159,380	8,159,380	7,159,380	7,159,380
160	3,531,192	6,348,166	8,348,166	8,348,166	8,348,166	7,348,166	7,348,166
180	3,619,589	6,536,952	8,536,952	8,536,952	8,536,952	7,536,952	7,536,952
200	3,707,987	6,725,738	8,725,738	8,725,738	8,725,738	7,725,738	7,725,738
220	3,796,384	6,914,524	8,914,524	8,914,524	8,914,524	7,914,524	7,914,524
240	3,884,781	7,103,310	9,103,310	9,103,310	9,103,310	8,103,310	8,103,310
260	3,973,178	7,292,096	9,292,096	9,292,096	9,292,096	8,292,096	8,292,096
280	4,061,575	7,480,882	9,480,882	9,480,882	9,480,882	8,480,882	8,480,882
300	4,149,972	7,669,668	9,669,668	9,669,668	9,669,668	8,669,668	8,669,668
320	4,238,369	7,858,454	9,858,454	9,858,454	9,858,454	8,858,454	8,858,454
340	4,326,766	8,047,240	10,047,240	10,047,240	10,047,240	9,047,240	9,047,240
360	4,415,163	8,236,026	10,236,026	10,236,026	10,236,026	9,236,026	9,236,026
380	4,503,560	8,424,812	10,424,812	10,424,812	10,424,812	9,424,812	9,424,812
400	4,591,957	8,613,598	10,613,598	10,613,598	10,613,598	9,613,598	9,613,598
420	4,680,354	8,802,384	10,802,384	10,802,384	10,802,384	9,802,384	9,802,384
440	4,768,751	8,991,170	10,991,170	10,991,170	10,991,170	9,991,170	9,991,170
460	4,857,148	9,179,956	11,179,956	11,179,956	11,179,956	10,179,956	10,179,956
480	4,945,545	9,368,742	11,368,742	11,368,742	11,368,742	10,368,742	10,368,742
500	5,033,942	9,557,528	11,557,528	11,557,528	11,557,528	10,557,528	10,557,528



CL Viability	Happy
Benchmark Land Values (per net developable ha)	
BLV1 Retail land (high)	£4,000,000
BLV2 Retail land (low)	£2,750,000
BLV3 Retail land (low)	£2,050,000
BLV4 Fm. Employment	£750,000
SITE TYPE 4	
100 UNITS	
FLATS	
174 UPH	Net area as percentage of gross

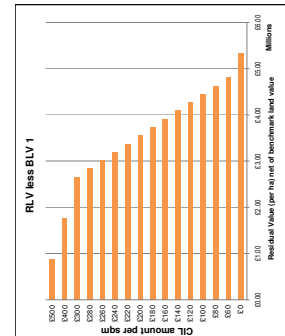
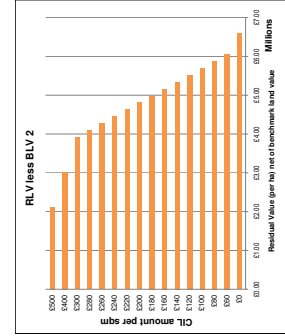
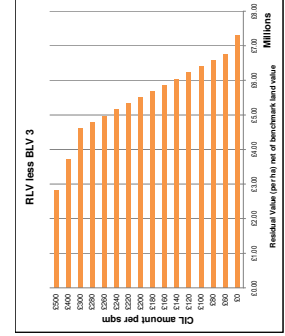
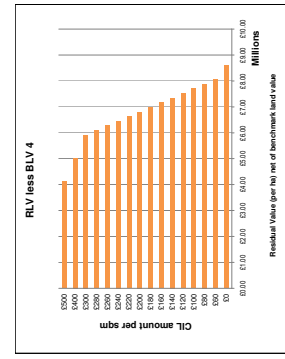
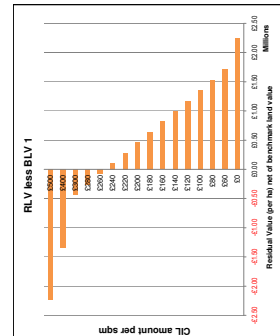
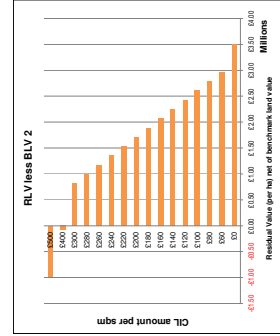
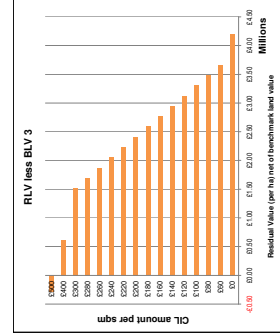
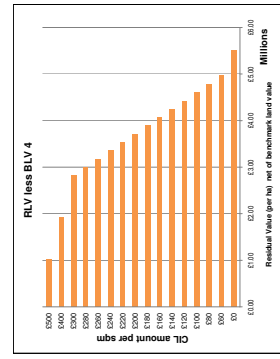
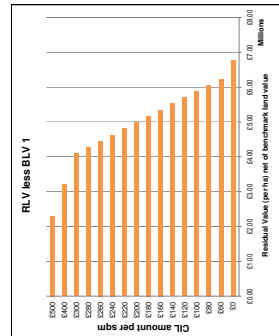
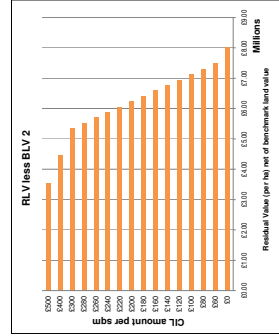
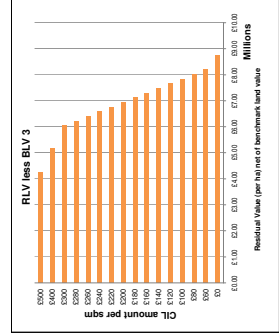
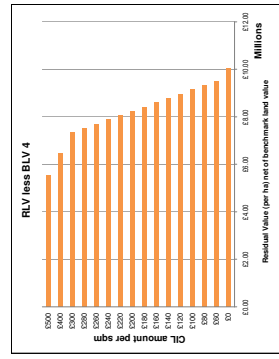
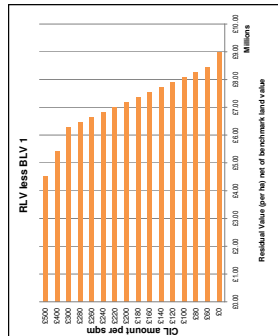
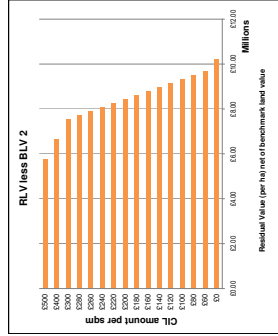
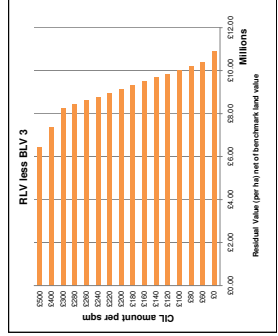
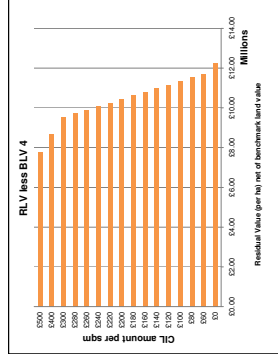
ES2000	2.00 unit
ES1000	4.00 units
RA100	20%
Sales value inflation:	
RA100	
RA100	100%

Site type	Description	Site area					
		ES1000 (net developable ha)	ES2000 (net developable ha)	ES1000 (net developable ha)	ES2000 (net developable ha)		
CL amount	RLV	RLV per ha	RLV less BLV1	RLV less BLV2	RLV less BLV3	RLV less BLV4	(£/ha)
400	7,413,200	12,973.02	8,973.02	10,222.02	10,922.02	12,223.02	1,677.98
600	7,106,694	12,487.15	8,487.15	9,986.75	10,396.75	11,696.75	1,509.94
800	7,004,256	12,257.20	8,257.20	9,790.20	10,207.20	11,597.20	1,460.00
1000	6,901,818	12,027.25	8,027.25	9,593.75	10,017.25	11,397.25	1,410.00
1200	6,800,380	11,797.30	7,797.30	9,397.30	9,827.30	11,197.30	1,360.00
1400	6,698,942	11,567.35	7,597.35	9,197.35	9,627.35	10,997.35	1,310.00
1600	6,597,504	11,337.40	7,397.40	8,997.40	9,427.40	10,797.40	1,260.00
1800	6,496,066	11,107.45	7,197.45	8,797.45	9,227.45	10,597.45	1,210.00
2000	6,394,628	10,877.50	6,997.50	8,597.50	9,027.50	10,397.50	1,160.00
2200	6,293,190	10,647.55	6,797.55	8,397.55	8,827.55	10,197.55	1,110.00
2400	6,191,752	10,417.60	6,597.60	8,197.60	8,627.60	9,997.60	1,060.00
2600	6,090,314	10,187.65	6,397.65	7,997.65	8,427.65	9,797.65	1,010.00
2800	5,988,876	9,957.70	6,197.70	7,797.70	8,227.70	9,597.70	960.00
3000	5,887,438	9,727.75	5,997.75	7,597.75	8,027.75	9,397.75	910.00
3200	5,785,999	9,497.80	5,797.80	7,397.80	7,827.80	9,197.80	860.00
3400	5,684,561	9,267.85	5,597.85	7,197.85	7,627.85	8,997.85	810.00
3600	5,583,123	9,037.90	5,397.90	6,997.90	7,427.90	8,797.90	760.00
3800	5,481,685	8,807.95	5,197.95	6,797.95	7,227.95	8,597.95	710.00
4000	5,380,247	8,578.00	4,997.95	6,597.95	7,027.95	8,397.95	660.00
4200	5,278,809	8,348.05	4,797.95	6,397.95	6,827.95	8,197.95	610.00
4400	5,177,371	8,118.10	4,597.95	6,197.95	6,627.95	7,997.95	560.00
4600	5,075,933	7,888.15	4,397.95	5,997.95	6,427.95	7,797.95	510.00
4800	4,974,495	7,658.20	4,197.95	5,797.95	6,227.95	7,597.95	460.00
5000	4,873,057	7,428.25	3,997.95	5,597.95	6,027.95	7,397.95	410.00

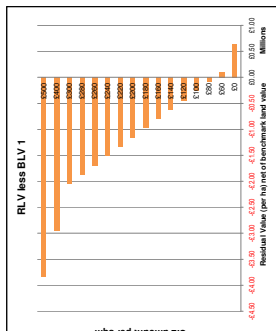
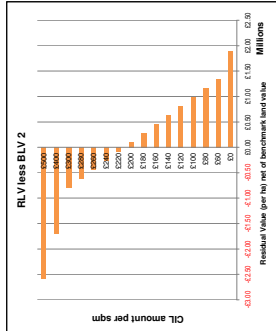
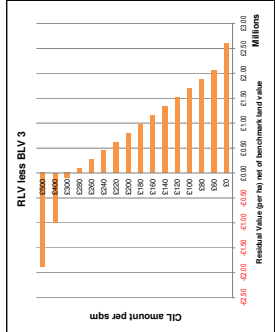
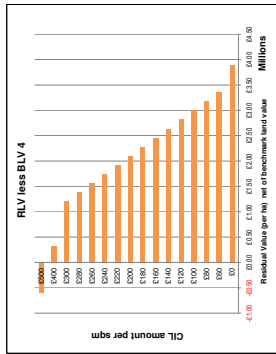
Site type	Description	Site area					
		ES1000 (net developable ha)	ES2000 (net developable ha)	ES1000 (net developable ha)	ES2000 (net developable ha)		
CL amount	RLV	RLV per ha	RLV less BLV1	RLV less BLV2	RLV less BLV3	RLV less BLV4	(£/ha)
0	6,154,744	10,770.02	6,770.02	8,020.02	8,720.02	10,020.02	1,300.00
500	5,848,238	10,284.15	6,284.15	7,484.15	8,184.15	9,484.15	1,200.00
1000	5,541,732	9,798.28	5,798.28	6,944.28	7,644.28	8,944.28	1,100.00
1500	5,235,226	9,312.41	5,498.41	6,498.41	7,198.41	8,498.41	1,000.00
2000	4,928,720	8,826.54	5,094.54	6,094.54	6,794.54	8,094.54	900.00
2500	4,622,214	8,340.67	4,890.67	5,690.67	6,390.67	7,690.67	800.00
3000	4,315,708	7,854.80	4,686.80	5,490.80	6,190.80	7,490.80	700.00
3500	4,009,202	7,368.93	4,482.93	5,290.93	5,990.93	7,290.93	600.00
4000	3,702,696	6,883.06	4,279.06	5,091.06	5,791.06	7,091.06	500.00
4500	3,396,190	6,397.19	4,075.19	4,891.19	5,591.19	6,891.19	400.00
5000	3,089,684	5,911.32	3,871.32	4,691.32	5,391.32	6,691.32	300.00

Site type	Description	Site area					
		ES1000 (net developable ha)	ES2000 (net developable ha)	ES1000 (net developable ha)	ES2000 (net developable ha)		
CL amount	RLV	RLV per ha	RLV less BLV1	RLV less BLV2	RLV less BLV3	RLV less BLV4	(£/ha)
0	3,159,208	5,644.00	2,544.00	3,469.00	4,169.00	5,069.00	600.00
500	3,061,712	5,403.00	2,303.00	3,228.00	3,928.00	4,828.00	500.00
1000	2,964,216	5,162.00	2,062.00	2,987.00	3,687.00	4,587.00	400.00
1500	2,866,720	4,921.00	1,821.00	2,746.00	3,446.00	4,346.00	300.00
2000	2,769,224	4,680.00	1,580.00	2,505.00	3,205.00	4,105.00	200.00
2500	2,671,728	4,439.00	1,339.00	2,264.00	2,964.00	3,864.00	100.00
3000	2,574,232	4,198.00	1,098.00	2,023.00	2,723.00	3,623.00	0.00
3500	2,476,736	3,957.00	857.00	1,782.00	2,482.00	3,382.00	0.00
4000	2,379,240	3,716.00	616.00	1,541.00	2,241.00	3,141.00	0.00
4500	2,281,744	3,475.00	375.00	1,300.00	2,000.00	2,900.00	0.00
5000	2,184,248	3,234.00	134.00	1,059.00	1,759.00	2,659.00	0.00

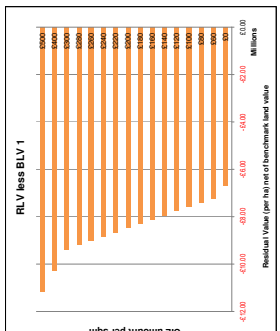
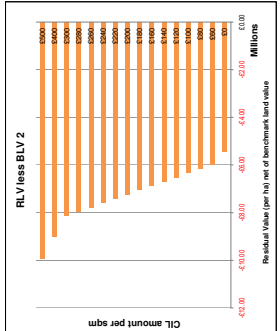
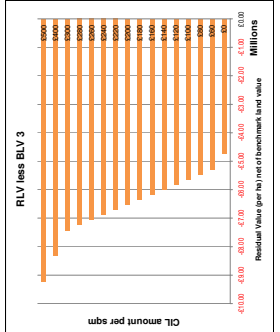
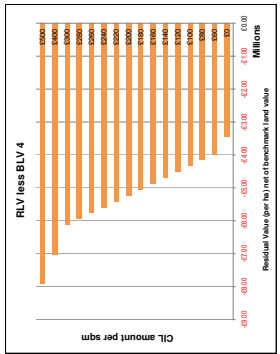
Site type	Description	Site area					
		ES1000 (net developable ha)	ES2000 (net developable ha)	ES1000 (net developable ha)	ES2000 (net developable ha)		
CL amount	RLV	RLV per ha	RLV less BLV1	RLV less BLV2	RLV less BLV3	RLV less BLV4	(£/ha)
0	5,335,796	9,337.648	5,337.648	6,597.648	7,297.648	8,897.648	1,567.648
600	5,029,292	8,851.781	4,851.781	6,051.781	6,751.781	8,051.781	1,451.781
800	4,867,024	8,622.496	4,622.496	5,872.496	6,572.496	7,872.496	1,362.496
1000	4,684,954	8,443.070	4,443.070	5,693.070	6,393.070	7,693.070	1,273.070
1200	4,522,795	8,264.575	4,264.575	5,514.575	6,214.575	7,514.575	1,184.575
1400	4,360,636	8,085.080	4,085.080	5,335.080	6,035.080	7,335.080	1,095.080
1600	4,198,477	7,905.585	3,905.585	5,156.585	5,856.585	7,156.585	1,006.585
1800	4,036,318	7,726.090	3,726.090	4,977.090	5,677.090	6,977.090	917.090
2000	3,874,159	7,546.595	3,546.595	4,798.595	5,498.595	6,798.595	828.595
2200	3,712,000	7,367.100	3,367.100	4,619.100	5,319.100	6,619.100	739.100
2400	3,549,841	7,187.605	3,187.605	4,440.605	5,140.605	6,440.605	650.605
2600	3,387,682	7,008.110	2,998.110	4,261.110	4,961.110	6,261.110	561.110
2800	3,225,523	6,828.615	2,818.615	4,082.615	4,782.615	6,082.615	472.615
3000	3,063,364	6,649.120	2,639.120	3,903.615	4,603.615	5,903.615	383.615
3200	2,901,205	6,469.625	2,459.625	3,724.620	4,424.620	5,724.620	294.620
3400	2,739,046	6,290.130	2,279.630	3,545.625	4,245.625	5,545.625	205.625
3600	2,576,887	6,110.635	2,099.635	3,366.630	4,066.630	5,366.630	116.630
3800	2,414,728	5,931.140	1,919.640	3,187.635	3,887.635	5,187.635	27.635
4000	2,252,569	5,751.645	1,739.645	3,008.640	3,708.640	5,008.640	0.00



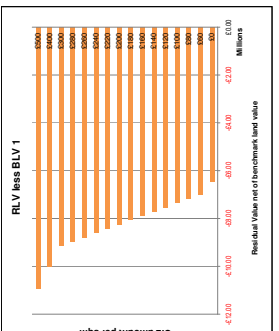
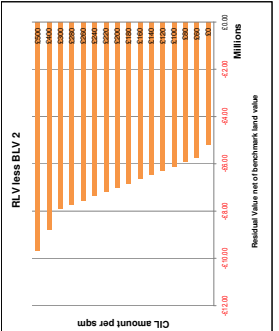
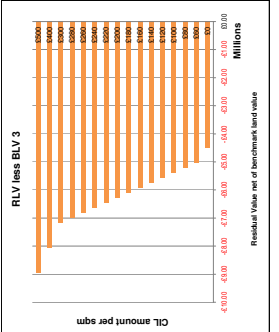
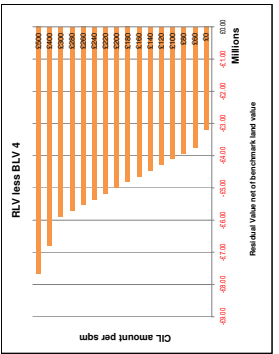
Site type 4 description: Area 5 - 6433 ppm Wood Green (N2)					Site area: 0.57 ha				
CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4	CL amount	RLV	RLV per ha
0	2,645,143	4,632,245	63,245	1,89,245	3,88,245	3,88,245	0	2,645,143	4,632,245
60	2,645,143	4,632,245	63,245	1,89,245	3,88,245	3,88,245	60	2,645,143	4,632,245
80	2,220,444	3,910,631	60,937	1,80,631	3,169,037	3,169,037	80	2,220,444	3,910,631
100	2,137,296	3,740,267	290,333	990,267	2,900,267	2,900,267	100	2,137,296	3,740,267
120	2,035,127	3,581,472	438,226	811,472	2,611,472	2,611,472	120	2,035,127	3,581,472
140	1,932,958	3,382,676	617,224	652,676	2,285,676	2,285,676	140	1,932,958	3,382,676
160	1,850,789	3,203,881	798,119	493,881	1,935,881	1,935,881	160	1,850,789	3,203,881
180	1,789,620	3,025,086	979,014	335,086	1,580,086	1,580,086	180	1,789,620	3,025,086
200	1,728,451	2,846,291	1,159,909	176,291	1,224,291	1,224,291	200	1,728,451	2,846,291
220	1,667,282	2,667,496	1,340,804	17,496	877,496	1,077,496	220	1,667,282	2,667,496
240	1,606,113	2,488,701	1,521,699	261,301	438,701	1,288,701	240	1,606,113	2,488,701
260	1,544,944	2,309,906	1,702,594	402,506	290,906	1,559,906	260	1,544,944	2,309,906
280	1,483,775	2,131,111	1,883,489	543,711	142,111	1,830,911	280	1,483,775	2,131,111
300	1,422,606	1,952,316	2,064,384	684,916	7,316	2,064,384	300	1,422,606	1,952,316
320	1,361,437	1,773,521	2,245,279	826,121	53,521	2,245,279	320	1,361,437	1,773,521
340	1,300,268	1,594,726	2,426,174	967,326	3,726	2,426,174	340	1,300,268	1,594,726
360	1,239,100	1,415,931	2,607,069	1,108,531	1,652,931	2,607,069	360	1,239,100	1,415,931
380	1,177,931	1,237,136	2,787,964	1,249,736	1,833,826	2,787,964	380	1,177,931	1,237,136
400	1,116,763	1,058,341	2,968,859	1,390,941	2,014,721	2,968,859	400	1,116,763	1,058,341
420	1,055,594	879,546	3,149,754	1,532,146	2,195,616	3,149,754	420	1,055,594	879,546
440	994,426	700,751	3,330,649	1,673,351	2,376,511	3,330,649	440	994,426	700,751
460	933,257	521,956	3,511,544	1,814,556	2,557,406	3,511,544	460	933,257	521,956
480	872,089	343,161	3,692,439	1,955,761	2,738,301	3,692,439	480	872,089	343,161
500	810,920	164,366	3,873,334	2,106,966	2,919,196	3,873,334	500	810,920	164,366



Site type 4 description: Area 6 - 2309 ppm Stone Station (N2)					Site area: 0.57 ha				
CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4	CL amount	RLV	RLV per ha
0	1,539,242	2,631,937	6,911,937	4,741,937	3,441,937	3,441,937	0	1,539,242	2,631,937
60	1,544,791	3,238,384	7,238,384	5,078,384	3,728,384	3,728,384	60	1,544,791	3,238,384
80	1,546,962	3,407,179	7,407,179	5,197,179	4,157,179	4,157,179	80	1,546,962	3,407,179
100	1,549,133	3,575,974	7,576,174	5,316,174	4,586,174	4,586,174	100	1,549,133	3,575,974
120	1,551,304	3,744,769	7,745,169	5,435,169	5,015,169	5,015,169	120	1,551,304	3,744,769
140	1,553,475	3,913,564	7,914,164	5,554,164	5,444,164	5,444,164	140	1,553,475	3,913,564
160	1,555,646	4,082,359	8,083,159	5,673,159	5,873,159	5,873,159	160	1,555,646	4,082,359
180	1,557,817	4,251,154	8,252,154	5,792,154	6,302,154	6,302,154	180	1,557,817	4,251,154
200	1,560,000	4,419,949	8,421,149	5,911,149	6,731,149	6,731,149	200	1,560,000	4,419,949
220	1,562,171	4,588,744	8,590,144	6,030,144	7,160,144	7,160,144	220	1,562,171	4,588,744
240	1,564,342	4,757,539	8,759,139	6,149,139	7,589,139	7,589,139	240	1,564,342	4,757,539
260	1,566,513	4,926,334	8,928,134	6,268,134	8,018,134	8,018,134	260	1,566,513	4,926,334
280	1,568,684	5,095,129	9,097,129	6,387,129	8,447,129	8,447,129	280	1,568,684	5,095,129
300	1,570,855	5,263,924	9,266,124	6,506,124	8,876,124	8,876,124	300	1,570,855	5,263,924
320	1,573,026	5,432,719	9,435,119	6,625,119	9,305,119	9,305,119	320	1,573,026	5,432,719
340	1,575,197	5,601,514	9,604,114	6,744,114	9,734,114	9,734,114	340	1,575,197	5,601,514
360	1,577,368	5,770,309	9,773,109	6,863,109	10,163,109	10,163,109	360	1,577,368	5,770,309
380	1,579,539	5,939,104	9,942,104	6,982,104	10,592,104	10,592,104	380	1,579,539	5,939,104
400	1,581,710	6,107,899	10,111,099	7,101,099	11,021,099	11,021,099	400	1,581,710	6,107,899
420	1,583,881	6,276,694	10,280,094	7,220,094	11,450,094	11,450,094	420	1,583,881	6,276,694
440	1,586,052	6,445,489	10,449,089	7,339,089	11,879,089	11,879,089	440	1,586,052	6,445,489
460	1,588,223	6,614,284	10,618,084	7,458,084	12,308,084	12,308,084	460	1,588,223	6,614,284
480	1,590,394	6,783,079	10,787,079	7,577,079	12,737,079	12,737,079	480	1,590,394	6,783,079
500	1,592,565	6,951,874	10,956,074	7,696,074	13,166,074	13,166,074	500	1,592,565	6,951,874



Site type 4 description: Area 7 - 2302 ppm Tottenham Hale (N2)					Site area: 0.57 ha				
CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4	CL amount	RLV	RLV per ha
0	1,402,200	2,454,091	6,454,091	4,504,091	3,204,091	3,204,091	0	1,402,200	2,454,091
60	1,405,200	2,930,447	6,930,447	4,740,447	3,740,447	3,740,447	60	1,405,200	2,930,447
80	1,408,200	3,406,803	7,406,803	4,976,803	4,280,803	4,280,803	80	1,408,200	3,406,803
100	1,411,200	3,883,159	7,883,159	5,212,803	4,815,159	4,815,159	100	1,411,200	3,883,159
120	1,414,200	4,359,515	8,359,515	5,448,803	5,350,159	5,350,159	120	1,414,200	4,359,515
140	1,417,200	4,835,871	8,835,871	5,684,803	5,885,159	5,885,159	140	1,417,200	4,835,871
160	1,420,200	5,312,227	9,312,227	5,920,803	6,420,159	6,420,159	160	1,420,200	5,312,227
180	1,423,200	5,788,583	9,788,583	6,156,803	6,955,159	6,955,159	180	1,423,200	5,788,583
200	1,426,200	6,264,939	10,264,939	6,392,803	7,490,159	7,490,159	200	1,426,200	6,264,939
220	1,429,200	6,741,295	10,741,295	6,628,803	8,025,159	8,025,159	220	1,429,200	6,741,295
240	1,432,200	7,217,651	11,217,651	6,864,803	8,560,159	8,560,159	240	1,432,200	7,217,651
260	1,435,200	7,694,007	11,694,007	7,100,803	9,095,159	9,095,159	260	1,435,200	7,694,007
280	1,438,200	8,170,363	12,170,363	7,336,803	9,630,159	9,630,159	280	1,438,200	8,170,363
300	1,441,200	8,646,719	12,646,719	7,572,803	10,165,159	10,165,159	300	1,441,200	8,646,719
320	1,444,200	9,123,075	13,123,075	7,808,803	10,700,159	10,700,159	320	1,444,200	9,123,075
340	1,447,200	9,599,431	13,599,431	8,044,803	11,235,159	11,235,159	340	1,447,200	9,599,431
360	1,450,200	10,075,787	14,075,787	8,280,803	11,770,159	11,770,159	360	1,450,200	10,075,787
380	1,453,200	10,552,143	14,552,143	8,516,803	12,305,159	12,305,159	380	1,453,200	10,552,143
400	1,456,200	11,028,499	15,028,499	8,752,803	12,840,159	12,840,159	400	1,456,200	11,028,499
420	1,459,200	11,504,855	15,504,855	8,988,803	13,375,159	13,375,159	420	1,459,200	11,504,855
440	1,462,200	11,981,211	15,981,211	9,224,803	13,910,159	13,910,159	440	1,462,200	11,981,211
460	1,465,200	12,457,567	16,457,567	9,460,803	14,445,159	14,445,159	460	1,465,200	12,457,567
480	1,468,200	12,933,923	16,933,923	9,696,803	14,980,159	14,980,159	480	1,468,200	12,933,923
500	1,471,200	13,410,279	17,410,279	9,932,803	15,515,159	15,515,159	500	1,471,200	13,410,279



Site type 4 description: Area 8 - 2317 ppm Tottenham Hale (N2)					Site area: 0.57 ha				
CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4	CL amount	RLV	RLV per ha
0	2,564,813	4,418,423	6,418,423	7,169,423	6,486,423	6,486,423	0	2,564,813	4,418,423
60	2,681,200	4,954,810	6,954,810	7,704,810	7,004,810	7,004,810	60	2,681,200	4,954,810
80	2,833,680	5,513,085	7,513,085	8,239,810	7,539,810	7,539,810	80	2,833,680	

CL Viability Summary

SITE TYPE 5
29 UNITS
FLATS

Net area as percentage of gross

CSH area	4.00 m ²
RVH area	4.00 m ²

SALES value addition
RAUC value addition

BLV1	BLV2	BLV3	BLV4
Real land (high)	Real land (low)	Fin Employment	
£4,000,000	£2,700,000	£2,050,000	£190,000

Area 1 - E592 (pm) Highway Hill (H)

Site type 3	Description	Area 1	Area 2	Area 3	Area 4	Site area
CL amount	RLV	RLV per ha	RLV less BLV1	RLV less BLV2	RLV less BLV3	RLV less BLV4
0	7,582,129	7,582,129	3,352,129	4,632,129	5,332,129	6,832,129
60	7,125,216	7,125,216	3,125,216	4,375,216	4,975,216	6,575,216
80	6,975,311	6,975,311	2,975,311	4,225,311	4,825,311	6,425,311
100	6,905,242	6,905,242	2,905,242	4,155,242	4,755,242	6,355,242
120	6,845,198	6,845,198	2,845,198	4,085,198	4,685,198	6,285,198
140	6,815,946	6,815,946	2,815,946	4,055,946	4,655,946	6,255,946
160	6,805,655	6,805,655	2,805,655	4,045,655	4,645,655	6,245,655
180	6,211,286	6,211,286	2,211,286	4,015,286	4,615,286	6,215,286
200	6,059,094	6,059,094	2,059,094	3,985,094	4,585,094	6,185,094
220	5,908,276	5,908,276	1,908,276	3,955,276	4,555,276	6,155,276
240	5,760,122	5,760,122	1,760,122	3,925,122	4,525,122	6,125,122
260	5,626,771	5,626,771	1,626,771	3,895,771	4,495,771	6,095,771
280	5,504,646	5,504,646	1,504,646	3,865,646	4,465,646	6,065,646
300	5,397,562	5,397,562	1,397,562	3,835,562	4,435,562	6,035,562
400	4,536,059	4,536,059	536,059	3,786,059	4,386,059	5,986,059
500	3,774,571	3,774,571	274,571	3,511,571	4,111,571	3,924,571

Area 2 - E592 (pm) Highway Hill (H)

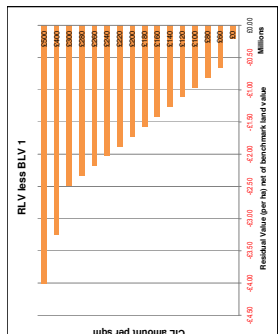
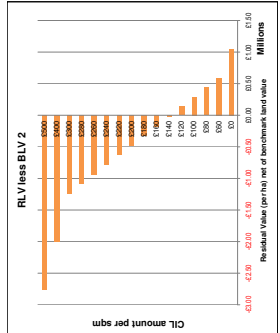
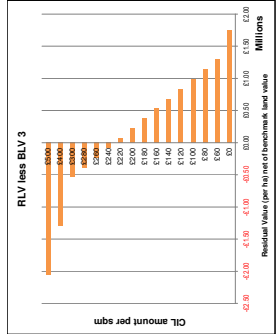
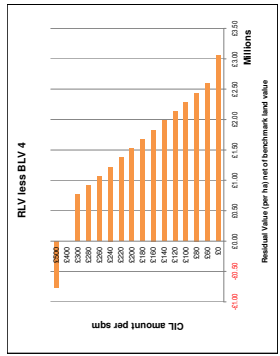
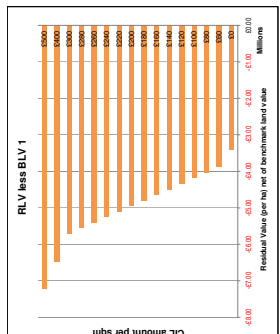
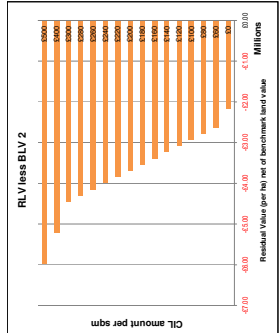
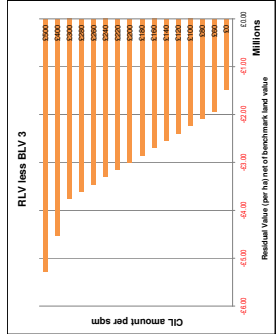
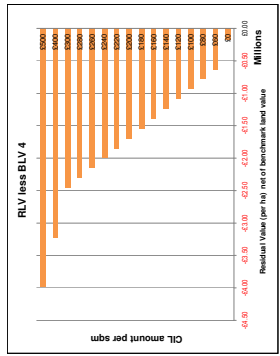
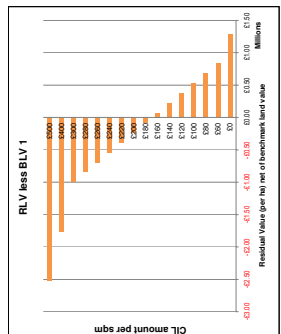
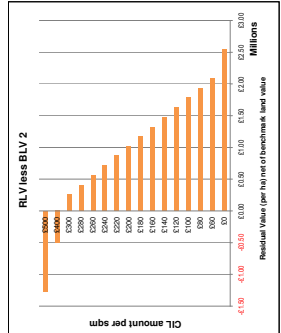
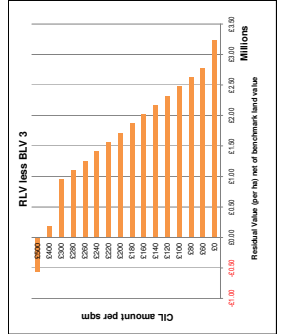
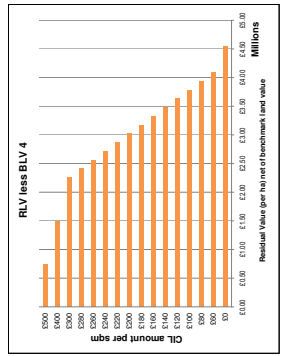
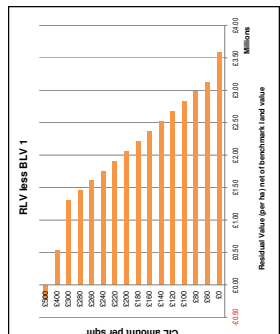
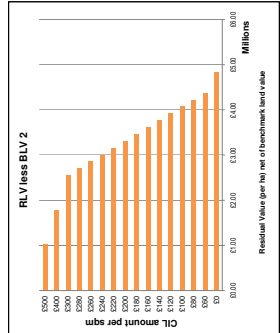
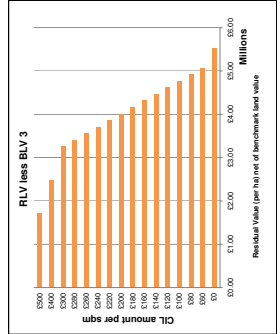
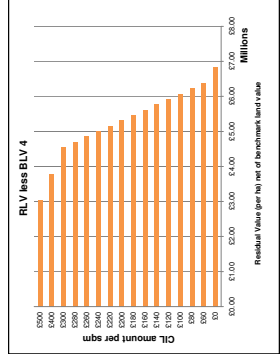
Site type 3	Description	Area 2	Area 3	Area 4	Site area	
CL amount	RLV	RLV per ha	RLV less BLV1	RLV less BLV2	RLV less BLV3	RLV less BLV4
0	5,395,200	5,395,200	1,395,200	2,595,200	3,295,200	4,035,200
60	4,831,256	4,831,256	831,256	2,031,256	2,731,256	3,471,256
80	4,638,688	4,638,688	638,688	1,738,688	2,438,688	3,278,688
100	4,526,088	4,526,088	526,088	1,626,088	2,326,088	3,166,088
120	4,374,382	4,374,382	374,382	1,474,382	2,174,382	3,014,382
140	4,222,076	4,222,076	222,076	1,322,076	2,022,076	2,862,076
160	4,069,771	4,069,771	69,771	1,169,771	1,869,771	2,709,771
180	3,916,958	3,916,958	16,958	1,016,958	1,716,958	2,556,958
200	3,763,536	3,763,536	3,536	863,536	1,563,536	2,403,536
220	3,610,222	3,610,222	322,222	710,222	1,410,222	2,250,222
240	3,456,917	3,456,917	169,917	556,917	1,256,917	2,096,917
260	3,303,582	3,303,582	12,582	403,582	1,103,582	2,043,582
280	3,150,246	3,150,246	312,246	250,246	950,246	1,990,246
300	3,032,642	3,032,642	99,642	137,642	837,642	1,937,642
400	2,242,119	2,242,119	1,119	1,119	182,119	1,182,119
500	1,480,397	1,480,397	25,397	1,404,397	28,397	720,397

Area 3 - E572 (pm) Maxwell Hill (H)

Site type 3	Description	Area 3	Area 4	Site area		
CL amount	RLV	RLV per ha	RLV less BLV1	RLV less BLV2	RLV less BLV3	RLV less BLV4
0	5,725,000	5,725,000	1,725,000	4,025,000	4,625,000	5,125,000
60	5,161,056	5,161,056	1,161,056	3,461,056	4,061,056	4,561,056
80	4,968,488	4,968,488	968,488	3,268,488	3,868,488	4,358,488
100	4,816,882	4,816,882	816,882	3,116,882	3,716,882	4,206,882
120	4,665,276	4,665,276	665,276	2,965,276	3,565,276	4,055,276
140	4,513,670	4,513,670	513,670	2,813,670	3,413,670	3,903,670
160	4,362,064	4,362,064	362,064	2,662,064	3,262,064	3,752,064
180	4,210,458	4,210,458	210,458	2,510,458	3,110,458	3,600,458
200	4,058,852	4,058,852	58,852	2,358,852	2,958,852	3,448,852
220	3,907,246	3,907,246	3,246	2,207,246	2,807,246	3,297,246
240	3,755,640	3,755,640	33,640	2,055,640	2,655,640	3,145,640
260	3,604,034	3,604,034	1,034	1,904,034	2,504,034	3,034,034
280	3,452,428	3,452,428	5,428	1,752,428	2,352,428	2,882,428
300	3,300,822	3,300,822	3,822	1,600,822	2,200,822	2,730,822
400	2,509,300	2,509,300	300	969,300	1,569,300	2,140,300
500	1,757,777	1,757,777	77,777	1,680,000	1,680,000	1,388,777

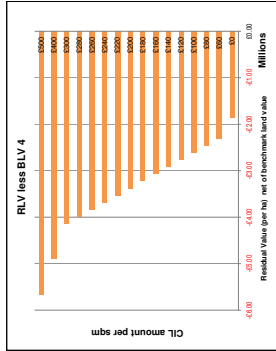
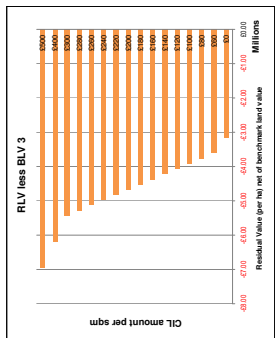
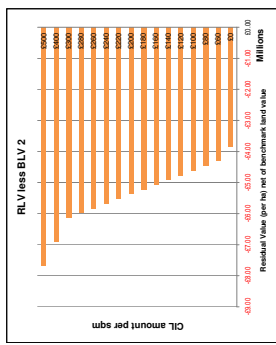
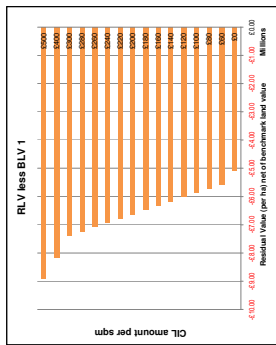
Area 4 - E583 (pm) Finbury Park (H)

Site type 3	Description	Area 4	Area 3	Area 4	Site area	
CL amount	RLV	RLV per ha	RLV less BLV1	RLV less BLV2	RLV less BLV3	RLV less BLV4
0	3,796,432	3,796,432	204,432	1,046,432	1,746,432	2,346,432
60	3,335,518	3,335,518	63,518	983,518	1,683,518	2,283,518
80	3,186,214	3,186,214	6,214	920,214	1,620,214	2,220,214
100	3,036,910	3,036,910	96,910	856,910	1,556,910	2,156,910
120	2,887,606	2,887,606	1,606	793,606	1,493,606	2,093,606
140	2,738,302	2,738,302	15,302	730,302	1,430,302	2,030,302
160	2,589,000	2,589,000	142,000	667,000	1,367,000	1,967,000
180	2,439,696	2,439,696	1,696	604,696	1,304,696	1,904,696
200	2,290,392	2,290,392	1,392	541,392	1,241,392	1,841,392
220	2,141,088	2,141,088	888	478,088	1,178,088	1,778,088
240	1,991,784	1,991,784	384	414,784	1,114,784	1,714,784
260	1,842,480	1,842,480	120	351,480	1,051,480	1,651,480
280	1,693,176	1,693,176	36	288,176	988,176	1,588,176
300	1,543,872	1,543,872	36	224,872	925,176	1,525,176
400	966,432	966,432	3,432	156,432	656,960	966,432
500	398,992	398,992	992	398,992	398,992	398,992



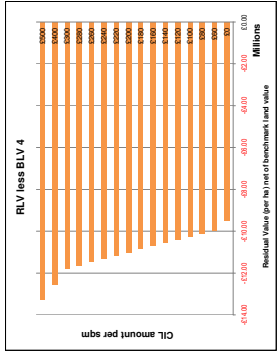
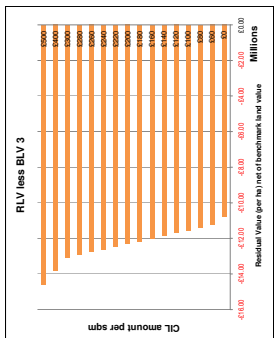
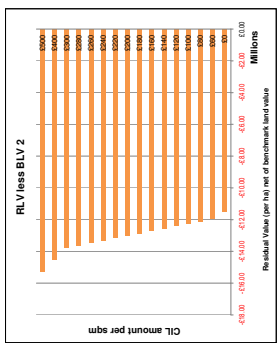
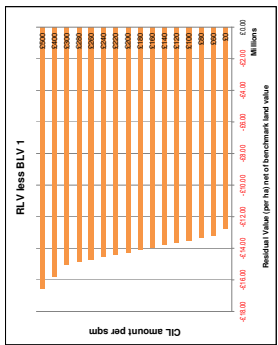
Site type: 3 Description: Area 5 6433 gem Wood Green (N2) Site area: 1.00 ha

CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 4
0	-1,103,644	1,103,644	5,103,644	3,853,644	1,953,644
50	-1,103,644	1,103,644	5,103,644	3,853,644	1,953,644
100	-1,103,644	1,103,644	5,103,644	3,853,644	1,953,644
150	-1,103,644	1,103,644	5,103,644	3,853,644	1,953,644
200	-1,103,644	1,103,644	5,103,644	3,853,644	1,953,644
250	-1,103,644	1,103,644	5,103,644	3,853,644	1,953,644
300	-1,103,644	1,103,644	5,103,644	3,853,644	1,953,644
350	-1,103,644	1,103,644	5,103,644	3,853,644	1,953,644
400	-1,103,644	1,103,644	5,103,644	3,853,644	1,953,644
450	-1,103,644	1,103,644	5,103,644	3,853,644	1,953,644
500	-1,103,644	1,103,644	5,103,644	3,853,644	1,953,644



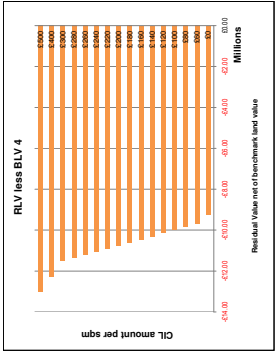
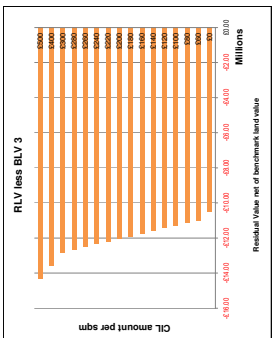
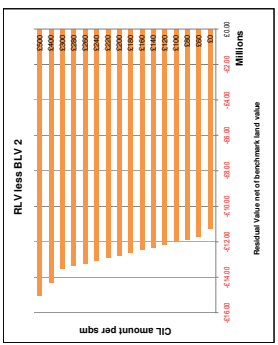
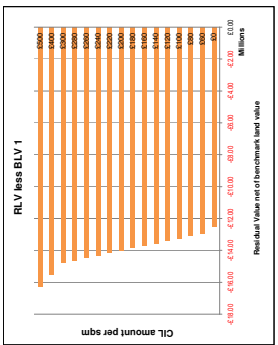
Site type: 3 Description: Area 6 6399 gem Stone Street (N1) Site area: 1.00 ha

CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-8,724,676	8,724,676	12,344,676	11,484,676	10,784,676	9,844,676
50	-8,724,676	8,724,676	12,344,676	11,484,676	10,784,676	9,844,676
100	-8,724,676	8,724,676	12,344,676	11,484,676	10,784,676	9,844,676
150	-8,724,676	8,724,676	12,344,676	11,484,676	10,784,676	9,844,676
200	-8,724,676	8,724,676	12,344,676	11,484,676	10,784,676	9,844,676
250	-8,724,676	8,724,676	12,344,676	11,484,676	10,784,676	9,844,676
300	-8,724,676	8,724,676	12,344,676	11,484,676	10,784,676	9,844,676
350	-8,724,676	8,724,676	12,344,676	11,484,676	10,784,676	9,844,676
400	-8,724,676	8,724,676	12,344,676	11,484,676	10,784,676	9,844,676
450	-8,724,676	8,724,676	12,344,676	11,484,676	10,784,676	9,844,676
500	-8,724,676	8,724,676	12,344,676	11,484,676	10,784,676	9,844,676



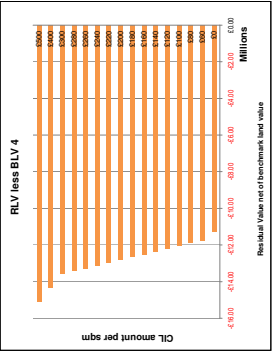
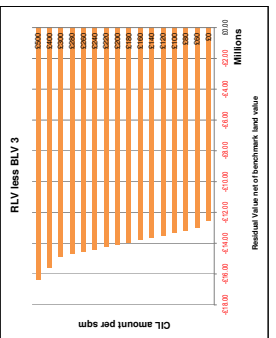
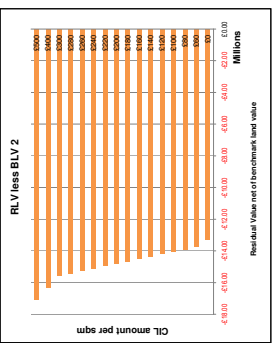
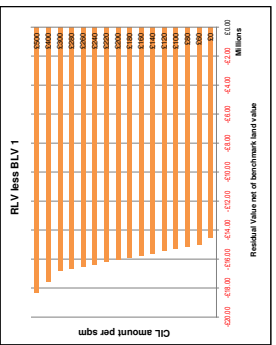
Site type: 3 Description: Area 7 6392 gem Tottenham Hale (N1) Site area: 1.00 ha

CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,486,839	8,486,839	12,486,839	11,226,839	10,536,839	9,236,839
50	8,486,839	8,486,839	12,486,839	11,226,839	10,536,839	9,236,839
100	8,486,839	8,486,839	12,486,839	11,226,839	10,536,839	9,236,839
150	8,486,839	8,486,839	12,486,839	11,226,839	10,536,839	9,236,839
200	8,486,839	8,486,839	12,486,839	11,226,839	10,536,839	9,236,839
250	8,486,839	8,486,839	12,486,839	11,226,839	10,536,839	9,236,839
300	8,486,839	8,486,839	12,486,839	11,226,839	10,536,839	9,236,839
350	8,486,839	8,486,839	12,486,839	11,226,839	10,536,839	9,236,839
400	8,486,839	8,486,839	12,486,839	11,226,839	10,536,839	9,236,839
450	8,486,839	8,486,839	12,486,839	11,226,839	10,536,839	9,236,839
500	8,486,839	8,486,839	12,486,839	11,226,839	10,536,839	9,236,839



Site type: 3 Description: Area 8 6317 gem Tottenham Hale (N1) Site area: 1.00 ha

CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,532,604	10,532,604	14,532,604	13,262,604	12,592,604	11,292,604
50	10,532,604	10,532,604	14,532,604	13,262,604	12,592,604	11,292,604
100	10,532,604	10,532,604	14,532,604	13,262,604	12,592,604	11,292,604
150	10,532,604	10,532,604	14,532,604	13,262,604	12,592,604	11,292,604
200	10,532,604	10,532,604	14,532,604	13,262,604	12,592,604	11,292,604
250	10,532,604	10,532,604	14,532,604	13,262,604	12,592,604	11,292,604
300	10,532,604	10,532,604	14,532,604	13,262,604	12,592,604	11,292,604
350	10,532,604	10,532,604	14,532,604	13,262,604	12,592,604	11,292,604
400	10,532,604	10,532,604	14,532,604	13,262,604	12,592,604	11,292,604
450	10,532,604	10,532,604	14,532,604	13,262,604	12,592,604	11,292,604
500	10,532,604	10,532,604	14,532,604	13,262,604	12,592,604	11,292,604



CL Viability **Highway**

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Retail (mid)	Retail (low)	Retail (low)	Frnt Employment
£4,000,000	£2,750,000	£2,050,000	£750,000

Net area as percentage of gross

100%

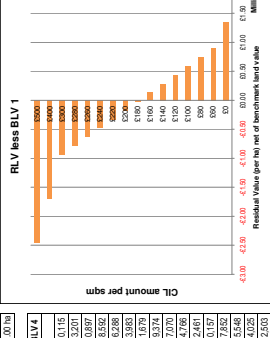
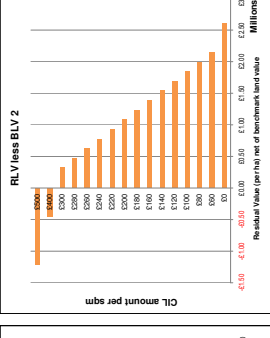
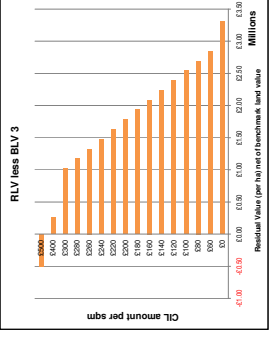
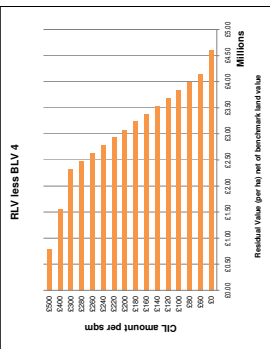
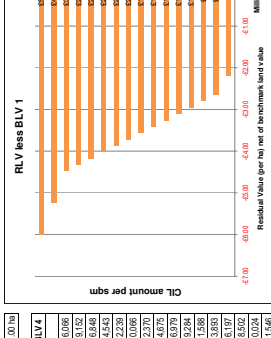
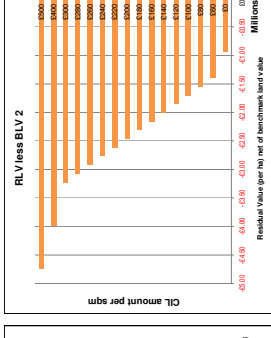
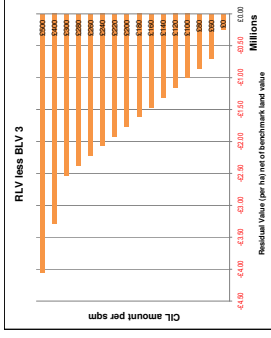
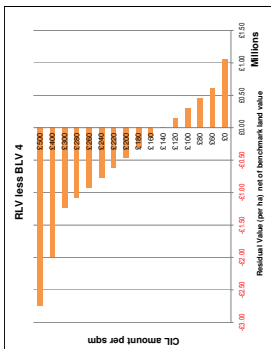
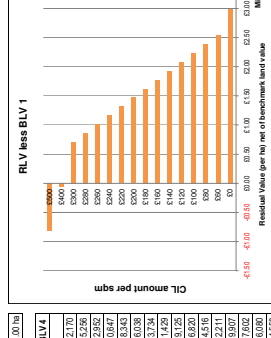
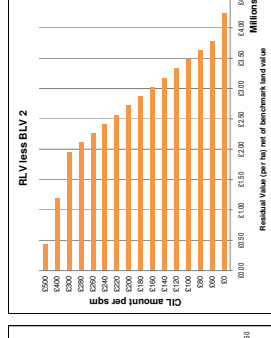
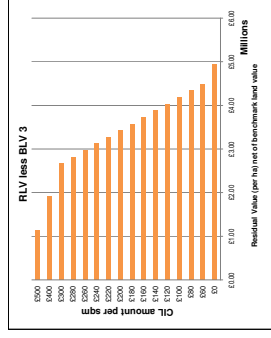
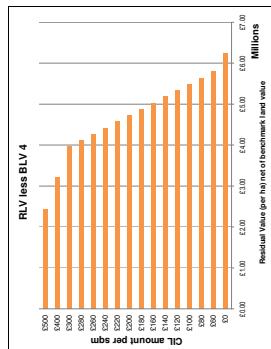
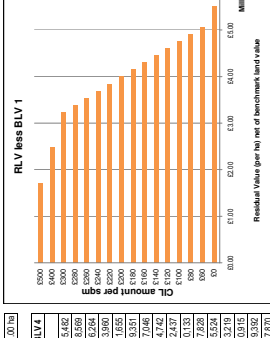
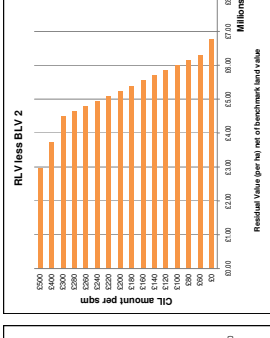
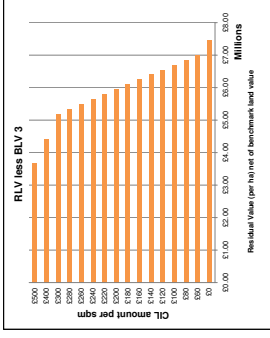
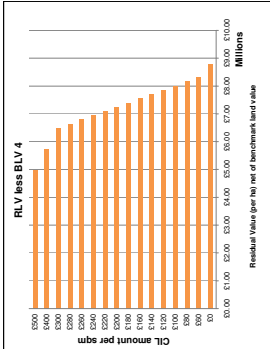
+10%	Space value inflation
-4%	Build cost inflation

Site type	Description	Area 1 BLV1 (per ha)	Area 1 BLV2 (per ha)	Area 1 BLV3 (per ha)	Area 1 BLV4 (per ha)	Site area
CL amount	RLV	RLV per ha	RLV per ha	RLV per ha	RLV per ha	1.10 ha
0	6,615.482	9,515.482	5,515.482	7,465.482	8,765.482	6,982.170
60	9,056.658	9,036.659	5,036.659	6,366.659	7,036.659	8,303.659
80	8,505.254	8,036.254	4,036.254	5,136.254	6,156.254	7,156.254
100	8,511.446	8,037.447	4,037.447	5,137.447	6,157.447	7,157.447
140	8,449.351	8,449.351	4,449.351	5,849.351	7,849.351	7,849.351
160	8,397.046	8,397.046	4,397.046	5,747.046	7,747.046	7,747.046
180	8,144.742	8,144.742	4,144.742	5,394.742	7,394.742	7,394.742
200	7,892.437	7,892.437	3,892.437	5,042.437	7,042.437	7,042.437
220	7,640.133	7,640.133	3,640.133	4,690.133	6,690.133	6,690.133
240	7,387.828	7,387.828	3,387.828	4,337.828	6,337.828	6,337.828
260	7,135.524	7,135.524	3,135.524	3,985.524	5,985.524	5,985.524
280	6,883.219	7,383.219	3,383.219	4,633.219	6,633.219	6,633.219
300	7,230.915	7,230.915	3,230.915	5,180.915	6,680.915	6,680.915
400	6,469.252	6,469.252	2,469.252	3,716.252	5,719.252	5,719.252
500	5,707.670	5,707.670	1,707.670	2,957.670	4,957.670	4,957.670

Site type	Description	Area 2 BLV1 (per ha)	Area 2 BLV2 (per ha)	Area 2 BLV3 (per ha)	Area 2 BLV4 (per ha)	Site area
CL amount	RLV	RLV per ha	RLV per ha	RLV per ha	RLV per ha	1.10 ha
0	6,992.170	6,992.170	2,992.170	4,262.170	6,262.170	6,262.170
60	8,335.256	8,335.256	2,335.256	3,785.256	5,785.256	5,785.256
80	8,159.157	8,159.157	2,159.157	3,609.157	5,609.157	5,609.157
100	8,200.647	8,200.647	2,200.647	3,640.647	5,640.647	5,640.647
140	8,078.343	8,078.343	2,078.343	3,328.343	5,328.343	5,328.343
160	8,005.038	8,005.038	2,005.038	3,176.038	5,176.038	5,176.038
180	8,172.734	8,172.734	2,172.734	3,023.734	5,023.734	5,023.734
190	8,071.429	8,071.429	2,071.429	2,971.429	4,971.429	4,971.429
200	8,085.125	8,085.125	2,085.125	2,919.125	4,919.125	4,919.125
220	8,146.516	8,146.516	2,146.516	2,867.516	4,867.516	4,867.516
240	8,198.211	8,198.211	2,198.211	2,815.211	4,815.211	4,815.211
260	8,250.307	8,250.307	2,250.307	2,763.307	4,763.307	4,763.307
280	8,302.704	8,302.704	2,302.704	2,711.704	4,711.704	4,711.704
300	8,355.101	8,355.101	2,355.101	2,660.101	4,660.101	4,660.101
400	8,198.999	8,198.999	2,198.999	2,504.999	4,504.999	4,504.999
500	8,138.250	8,138.250	2,138.250	2,449.250	4,449.250	4,449.250

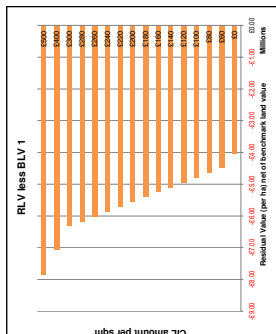
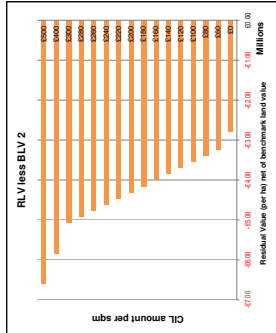
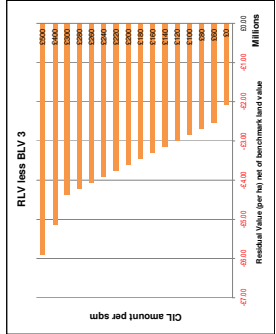
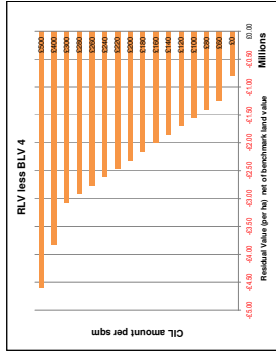
Site type	Description	Area 3 BLV1 (per ha)	Area 3 BLV2 (per ha)	Area 3 BLV3 (per ha)	Area 3 BLV4 (per ha)	Site area
CL amount	RLV	RLV per ha	RLV per ha	RLV per ha	RLV per ha	1.10 ha
0	1,826.026	1,826.026	710.526	1,115.526	1,115.526	1,115.526
60	1,501.197	1,501.197	2,491.648	1,401.648	2,001.648	2,001.648
80	1,180.846	1,180.846	2,013.182	1,551.182	2,441.648	2,441.648
100	1,044.245	1,044.245	2,245.457	1,701.457	2,641.457	2,641.457
120	862.229	862.229	3,107.711	1,851.711	3,142.229	3,142.229
140	739.614	739.614	3,393.066	2,010.066	3,100.066	3,100.066
160	627.633	627.633	3,712.270	2,162.270	3,223.710	3,223.710
180	526.121	526.121	4,069.524	2,318.524	3,349.524	3,349.524
200	434.821	434.821	4,454.516	2,479.516	3,479.516	3,479.516
220	353.176	353.176	4,949.284	2,644.284	3,614.284	3,614.284
240	281.258	281.258	5,443.468	2,813.468	3,753.468	3,753.468
260	219.497	219.497	5,947.552	2,986.552	3,906.552	3,906.552
280	167.989	167.989	6,451.636	3,164.636	4,064.636	4,064.636
300	116.541	116.541	6,955.720	3,347.720	4,227.720	4,227.720
400	52.146	52.146	8,011.546	4,791.546	5,741.546	5,741.546

Site type	Description	Area 4 BLV1 (per ha)	Area 4 BLV2 (per ha)	Area 4 BLV3 (per ha)	Area 4 BLV4 (per ha)	Site area
CL amount	RLV	RLV per ha	RLV per ha	RLV per ha	RLV per ha	1.10 ha
0	5,301.115	5,301.115	1,301.115	2,601.115	4,001.115	4,001.115
60	4,852.201	4,852.201	893.201	2,413.201	4,143.201	4,143.201
80	4,740.897	4,740.897	740.897	2,260.897	3,990.897	3,990.897
100	4,698.952	4,698.952	598.952	2,108.952	3,838.952	3,838.952
120	4,630.288	4,630.288	430.288	1,956.288	3,686.288	3,686.288
140	4,555.963	4,555.963	261.563	1,803.563	3,533.563	3,533.563
160	4,476.018	4,476.018	92.843	1,650.843	3,380.843	3,380.843
180	3,979.244	3,979.244	20.026	1,498.026	3,228.244	3,228.244
200	3,827.070	3,827.070	1,723.070	1,077.070	3,077.070	3,077.070
220	3,674.766	3,674.766	325.234	654.766	2,924.766	2,924.766
240	3,522.461	3,522.461	477.516	1,472.461	2,772.461	2,772.461
260	3,370.157	3,370.157	629.758	1,320.157	2,620.157	2,620.157
280	3,217.853	3,217.853	782.000	1,167.853	2,467.853	2,467.853
300	3,065.549	3,065.549	934.242	1,015.549	2,315.549	2,315.549
400	2,304.025	2,304.025	1,683.075	465.075	2,064.025	2,064.025
500	1,542.501	1,542.501	2,437.497	1,207.497	3,077.497	3,077.497



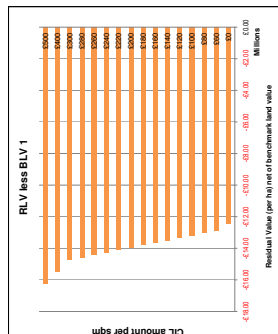
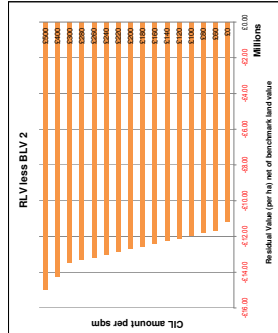
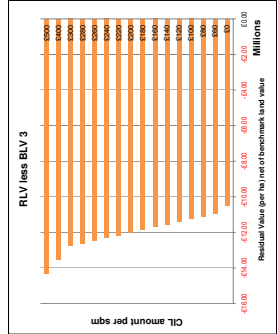
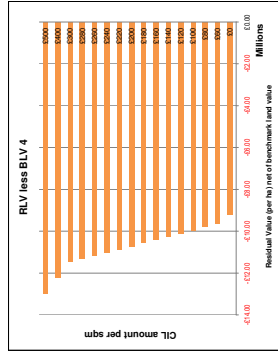
Area 5 6433 pam Wood Green (A2) Site area: 1.00 ha

Site type	Description:	Site area:
Site type	Description:	Site area:
Site type	Description:	Site area:



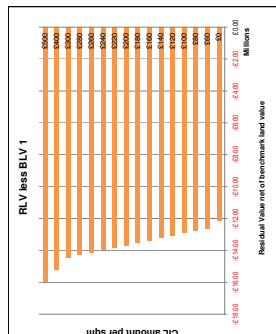
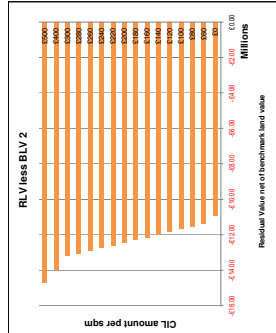
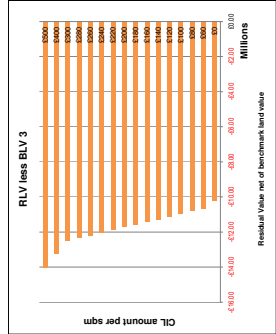
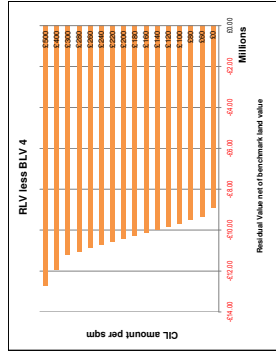
Area 6 £399 pam Stone Street (M2) Site area: 1.00 ha

Site type	Description:	Site area:
Site type	Description:	Site area:
Site type	Description:	Site area:



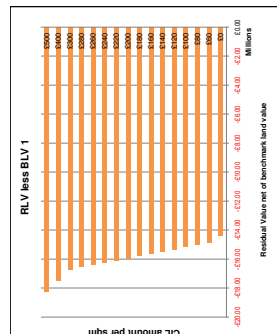
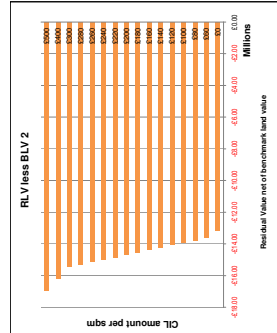
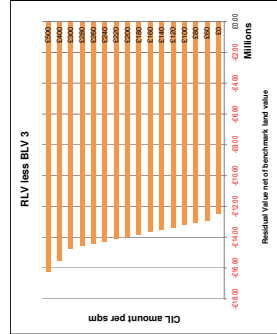
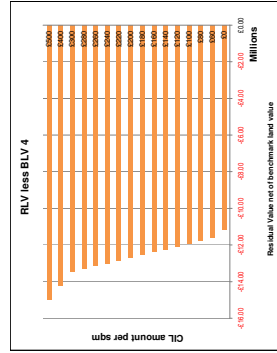
Area 7 £392 pam Tottenham Hale (M2) Site area: 1.00 ha

Site type	Description:	Site area:
Site type	Description:	Site area:
Site type	Description:	Site area:



Area 8 £319 pam Tottenham Hale (M2) Site area: 1.00 ha

Site type	Description:	Site area:
Site type	Description:	Site area:
Site type	Description:	Site area:



CL Viability History

SITE TYPE 5
29 UNITS
FLATS

Net area as percentage of gross

55% min	6.00 m ²	5%
RL/10%	4.07 m ²	5%

100%

-5%	Sales value inflation
	Ratios inflation

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Real land (high)	Real land (low)	Real land (low)	Fm Employment
£4,000,000	£2,700,000	£2,050,000	£750,000

Site type 1 Description: **Area 1 5942 pm Highway (M)** Site area: 1.00 ha

CL amount	RLV per ha	RLV less BLV1	RLV less BLV2	RLV less BLV3	RLV less BLV4
0	5,755,052	5,755,052	3,005,052	3,705,052	5,005,052
60	5,298,149	5,298,149	2,548,149	3,248,149	4,548,149
80	5,145,844	5,145,844	2,395,844	3,095,844	4,395,844
100	4,941,245	4,941,245	2,191,245	2,891,245	4,191,245
120	4,688,331	4,688,331	1,938,331	2,638,331	3,938,331
140	4,396,626	4,396,626	1,646,626	2,346,626	3,646,626
160	4,064,232	4,064,232	1,314,232	2,014,232	3,314,232
180	3,698,017	3,698,017	948,017	1,648,017	2,948,017
200	3,297,173	3,297,173	547,173	1,247,173	2,547,173
220	2,862,796	2,862,796	111,796	781,796	2,111,796
240	2,394,945	2,394,945	-320,945	251,945	1,643,945
260	1,894,829	1,894,829	-820,829	-279,171	1,143,829
280	1,362,545	1,362,545	-1,353,045	-720,465	621,545
300	789,122	789,122	-1,926,872	-1,100,892	95,122
400	2,709,972	2,709,972	-1,291,028	-41,028	659,972
500	1,947,450	1,947,450	-2,052,950	-602,950	1,937,450

Site type 1 Description: **Area 2 5942 pm Highway (M)** Site area: 1.00 ha

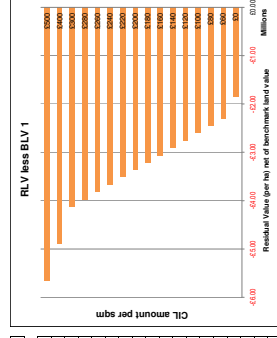
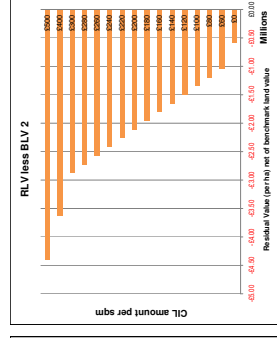
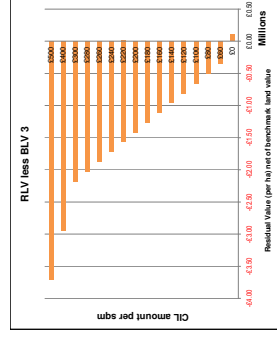
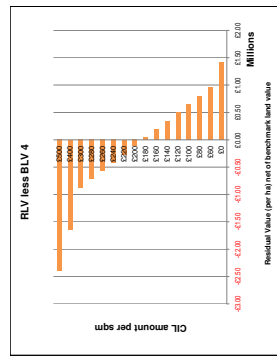
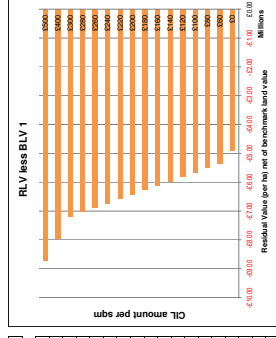
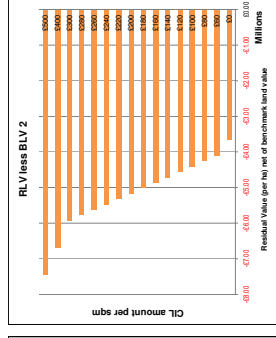
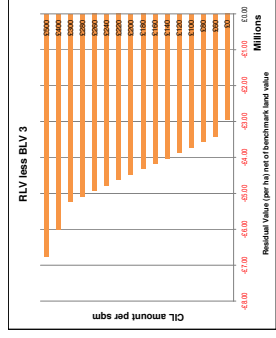
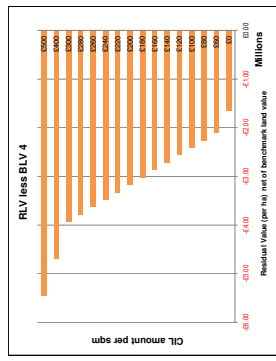
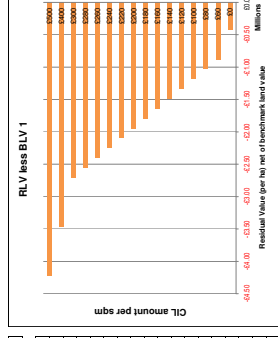
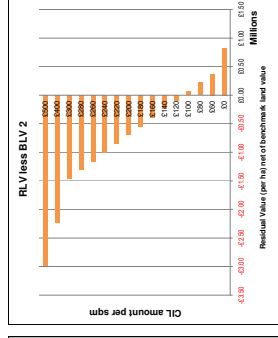
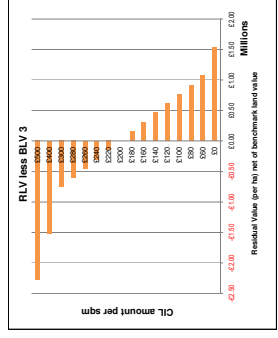
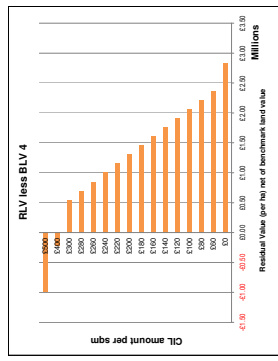
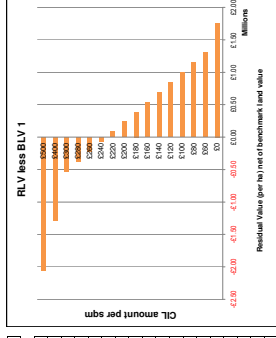
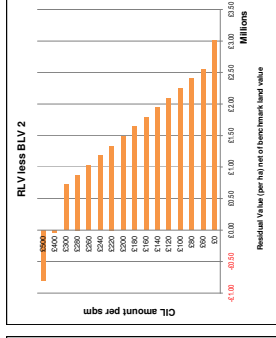
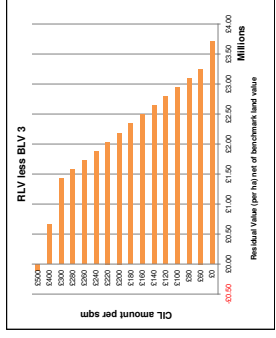
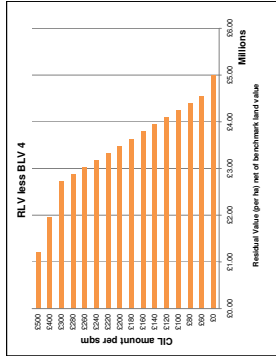
CL amount	RLV per ha	RLV less BLV1	RLV less BLV2	RLV less BLV3	RLV less BLV4
0	3,675,838	3,675,838	424,162	659,838	2,653,838
60	3,118,684	3,118,684	369,004	2,303,684	2,303,684
80	2,816,315	2,816,315	1,185,685	621,315	2,041,315
100	2,602,011	2,602,011	1,337,689	87,600	1,912,011
120	2,469,706	2,469,706	1,490,294	240,294	1,759,706
140	2,307,462	2,307,462	1,642,898	362,962	1,607,462
160	2,205,897	2,205,897	1,794,903	544,903	1,455,897
180	2,058,738	2,058,738	1,947,907	726,907	1,304,738
200	1,874,974	1,874,974	2,100,911	908,911	1,153,974
220	1,656,879	1,656,879	2,253,915	1,090,915	1,003,879
240	1,414,547	1,414,547	2,406,919	1,272,919	853,747
260	1,152,078	1,152,078	2,559,923	1,454,923	703,678
280	879,569	879,569	2,712,927	1,636,927	553,569
300	502,010	502,010	2,865,931	1,818,931	403,410
400	529,946	529,946	2,709,256	1,520,256	220,946
500	2,171,774	2,171,774	4,231,774	2,801,774	381,774

Site type 3 Description: **Area 3 5724 pm Maxwell Hill (M)** Site area: 1.00 ha

CL amount	RLV per ha	RLV less BLV1	RLV less BLV2	RLV less BLV3	RLV less BLV4
0	6,001,000	6,001,000	4,601,000	5,601,000	1,651,000
60	5,599,944	5,599,944	3,199,944	4,199,944	2,009,944
80	5,152,288	5,152,288	1,512,288	4,262,288	2,282,288
100	4,664,263	4,664,263	5,664,263	3,744,263	2,414,263
120	4,146,897	4,146,897	5,616,897	4,566,897	2,966,897
140	3,609,202	3,609,202	5,669,202	4,719,202	2,719,202
160	3,051,900	3,051,900	5,721,900	4,871,900	2,471,900
180	2,484,115	2,484,115	5,774,115	4,924,115	2,224,115
200	1,916,840	1,916,840	5,826,840	4,976,840	1,976,840
220	1,349,565	1,349,565	5,879,565	5,029,565	1,729,565
240	782,290	782,290	5,932,290	5,082,290	1,482,290
260	214,025	214,025	5,985,025	5,135,025	1,235,025
280	-353,240	-353,240	6,037,760	5,187,760	987,760
300	-920,515	-920,515	6,090,495	5,240,495	740,495
400	529,946	529,946	6,143,190	5,293,190	493,946
500	2,171,774	2,171,774	4,231,774	2,801,774	381,774

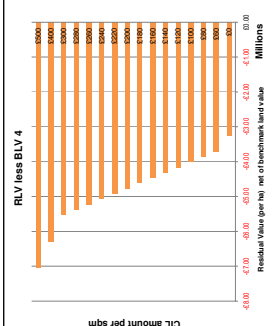
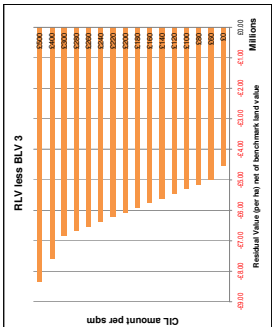
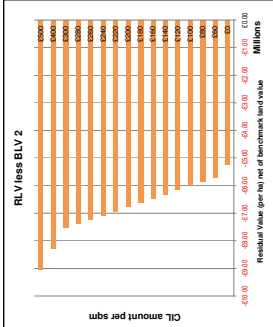
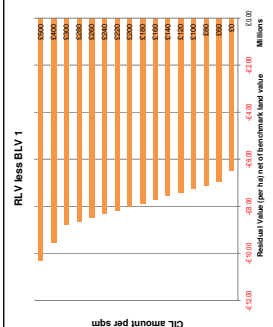
Site type 3 Description: **Area 4 5493 pm Finbury Park (M)** Site area: 1.00 ha

CL amount	RLV per ha	RLV less BLV1	RLV less BLV2	RLV less BLV3	RLV less BLV4
0	2,157,700	2,157,700	1,942,000	692,000	1,407,700
60	1,700,786	1,700,786	2,399,214	1,069,214	399,214
80	1,564,462	1,564,462	2,451,518	1,201,518	784,462
100	1,396,177	1,396,177	2,603,823	1,553,823	684,177
120	1,249,873	1,249,873	2,756,127	1,906,127	493,873
140	1,099,284	1,099,284	2,908,431	2,258,431	303,284
160	948,694	948,694	3,060,735	2,610,735	112,694
180	798,104	798,104	3,213,040	2,963,040	-77,104
200	647,514	647,514	3,365,344	3,315,344	-166,514
220	496,924	496,924	3,517,648	3,667,648	-255,924
240	346,334	346,334	3,670,952	4,020,952	-345,334
260	195,744	195,744	3,823,256	4,373,256	-434,744
280	45,154	45,154	3,975,560	4,725,560	-524,154
300	-105,436	-105,436	4,127,864	5,077,864	-613,436
400	529,946	529,946	4,180,810	5,025,810	-565,810
500	1,646,315	1,646,315	5,648,315	4,369,315	-2,003,315



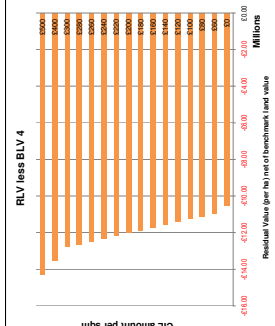
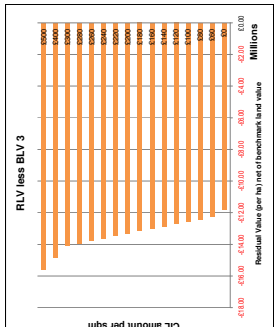
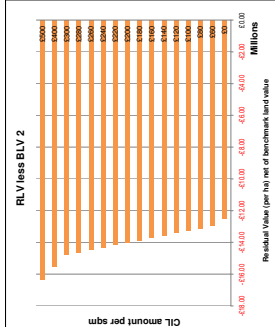
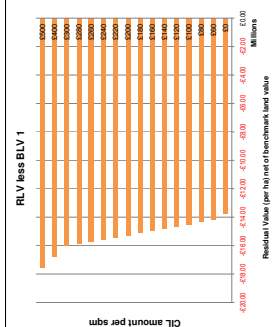
Area 5 2433 gem Wood Green (M2) Site area: 1.00 ha

Site type	Description:	Area 5	Area 5	Area 5	Area 5	Area 5
CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,485,225	2,485,225	6,185,225	3,497,425	4,506,625	3,248,225
60	-3,105,640	-3,105,640	7,105,640	3,852,640	5,155,640	3,852,640
100	-3,257,945	-3,257,945	7,257,945	6,077,945	5,307,945	4,007,945
120	-3,410,249	-3,410,249	7,410,249	6,190,249	5,460,249	4,160,249
140	-3,562,554	-3,562,554	7,562,554	7,612,554	5,312,554	4,312,554
160	-3,714,858	-3,714,858	7,714,858	6,464,858	5,764,858	4,464,858
180	-3,867,162	-3,867,162	7,867,162	6,017,162	5,317,162	4,017,162
200	-4,019,466	-4,019,466	8,019,466	6,570,466	5,370,466	4,570,466
220	-4,171,770	-4,171,770	8,171,770	6,222,770	5,922,770	4,222,770
240	-4,324,074	-4,324,074	8,324,074	6,374,074	5,974,074	4,374,074
260	-4,476,378	-4,476,378	8,476,378	7,226,378	6,526,378	5,226,378
280	-4,628,682	-4,628,682	8,628,682	6,678,682	6,678,682	5,678,682
300	-4,780,986	-4,780,986	8,780,986	7,530,986	6,730,986	6,530,986
320	-4,933,290	-4,933,290	8,933,290	8,383,290	7,283,290	7,383,290
340	-5,085,594	-5,085,594	9,085,594	9,235,594	7,835,594	7,935,594
360	-5,237,898	-5,237,898	9,237,898	10,087,898	8,387,898	8,487,898
380	-5,390,202	-5,390,202	9,390,202	10,940,202	8,940,202	9,040,202
400	-5,542,506	-5,542,506	9,542,506	11,792,506	9,492,506	9,592,506
420	-5,694,810	-5,694,810	9,694,810	12,644,810	10,044,810	10,144,810
440	-5,847,114	-5,847,114	9,847,114	13,497,114	10,597,114	10,697,114
460	-5,999,418	-5,999,418	10,000,418	14,349,418	11,149,418	11,249,418
480	-6,151,722	-6,151,722	10,152,722	15,201,722	11,701,722	11,801,722
500	-6,304,026	-6,304,026	10,305,026	16,054,026	12,254,026	12,354,026



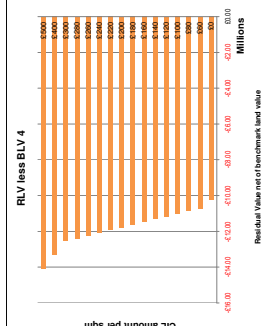
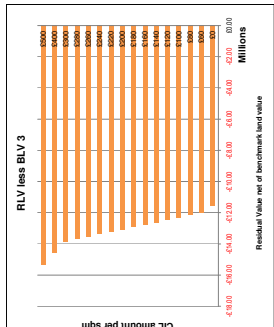
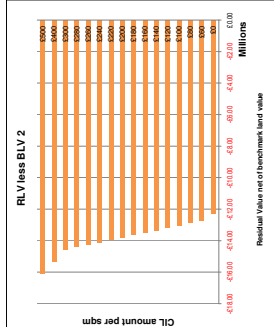
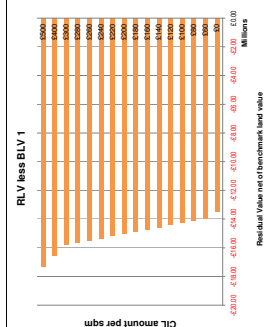
Area 6 2309 gem Stone Station (M2) Site area: 1.00 ha

Site type	Description:	Area 6	Area 6	Area 6	Area 6	Area 6
CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-9,745,902	-9,745,902	-13,745,902	-12,495,902	-11,795,902	-10,945,902
60	-10,202,815	-10,202,815	-14,202,815	-12,952,815	-12,252,815	-11,502,815
80	-10,385,120	-10,385,120	-14,385,120	-13,105,120	-12,405,120	-11,655,120
100	-10,567,424	-10,567,424	-14,567,424	-13,257,424	-12,557,424	-11,807,424
120	-10,749,728	-10,749,728	-14,749,728	-13,409,728	-12,709,728	-11,960,728
140	-10,932,032	-10,932,032	-14,932,032	-13,562,032	-12,862,032	-12,113,032
160	-11,114,336	-11,114,336	-15,114,336	-13,714,336	-13,014,336	-12,265,336
180	-11,296,640	-11,296,640	-15,296,640	-13,866,640	-13,166,640	-12,417,640
200	-11,478,944	-11,478,944	-15,478,944	-14,018,944	-13,318,944	-12,570,944
220	-11,661,248	-11,661,248	-15,661,248	-14,171,248	-13,471,248	-12,723,248
240	-11,843,552	-11,843,552	-15,843,552	-14,323,552	-13,623,552	-12,875,552
260	-12,025,856	-12,025,856	-16,025,856	-14,475,856	-13,775,856	-13,027,856
280	-12,208,160	-12,208,160	-16,208,160	-14,628,160	-13,928,160	-13,180,160
300	-12,390,464	-12,390,464	-16,390,464	-14,780,464	-14,080,464	-13,332,464
320	-12,572,768	-12,572,768	-16,572,768	-14,932,768	-14,232,768	-13,484,768
340	-12,755,072	-12,755,072	-16,755,072	-15,085,072	-14,385,072	-13,637,072
360	-12,937,376	-12,937,376	-16,937,376	-15,237,376	-14,537,376	-13,789,376
380	-13,119,680	-13,119,680	-17,119,680	-15,389,680	-14,689,680	-13,941,680
400	-13,301,984	-13,301,984	-17,301,984	-15,541,984	-14,841,984	-14,093,984
420	-13,484,288	-13,484,288	-17,484,288	-15,694,288	-14,994,288	-14,246,288
440	-13,666,592	-13,666,592	-17,666,592	-15,846,592	-15,146,592	-14,398,592
460	-13,848,896	-13,848,896	-17,848,896	-16,000,896	-15,298,896	-14,550,896
480	-14,031,200	-14,031,200	-18,031,200	-16,153,200	-15,451,200	-14,703,200
500	-14,213,504	-14,213,504	-18,213,504	-16,305,504	-15,603,504	-14,855,504



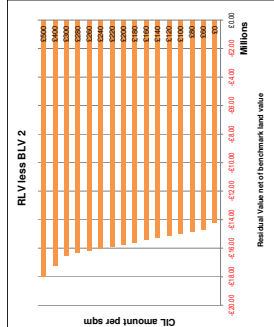
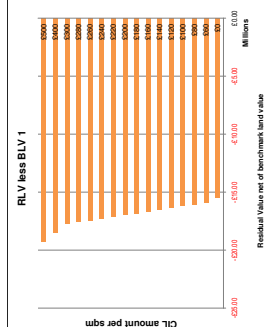
Area 7 2302 gem Tottenham Hills (M2) Site area: 1.00 ha

Site type	Description:	Area 7	Area 7	Area 7	Area 7	Area 7
CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,570,459	9,570,459	13,570,459	12,260,459	11,500,459	10,260,459
60	9,967,272	9,967,272	13,967,272	12,717,272	12,017,272	10,717,272
80	10,119,676	10,119,676	14,119,676	12,869,676	12,169,676	10,869,676
100	10,272,080	10,272,080	14,272,080	13,022,080	12,322,080	11,022,080
120	10,424,484	10,424,484	14,424,484	13,174,484	12,474,484	11,174,484
140	10,576,888	10,576,888	14,576,888	13,326,888	12,626,888	11,326,888
160	10,729,292	10,729,292	14,729,292	13,479,292	12,779,292	11,479,292
180	10,881,696	10,881,696	14,881,696	13,631,696	12,931,696	11,631,696
200	11,034,100	11,034,100	15,034,100	13,784,100	13,084,100	11,784,100
220	11,186,504	11,186,504	15,186,504	13,936,504	13,236,504	11,936,504
240	11,338,908	11,338,908	15,338,908	14,088,908	13,388,908	12,088,908
260	11,491,312	11,491,312	15,491,312	14,241,312	13,541,312	12,241,312
280	11,643,716	11,643,716	15,643,716	14,393,716	13,693,716	12,393,716
300	11,796,120	11,796,120	15,796,120	14,546,120	13,846,120	12,546,120
320	11,948,524	11,948,524	15,948,524	14,698,524	13,998,524	12,698,524
340	12,100,928	12,100,928	16,100,928	14,850,928	14,150,928	12,850,928
360	12,253,332	12,253,332	16,253,332	14,999,332	14,302,332	13,002,332
380	12,405,736	12,405,736	16,405,736	15,147,736	14,454,736	13,154,736
400	12,558,140	12,558,140	16,558,140	15,296,140	14,607,140	13,307,140
420	12,710,544	12,710,544	16,710,544	15,444,544	14,759,544	13,459,544
440	12,862,948	12,862,948	16,862,948	15,592,948	14,911,948	13,611,948
460	13,015,352	13,015,352	17,015,352	15,741,352	15,064,352	13,764,352
480	13,167,756	13,167,756	17,167,756	15,889,756	15,216,756	13,916,756
500	13,320,160	13,320,160	17,320,160	16,038,160	15,369,160	14,069,160



Area 8 2317 gem Tottenham Hills (M2) Site area: 1.00 ha

Site type	Description:	Area 8	Area 8	Area 8	Area 8	Area 8
CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,454,228	11,454,228	15,454,228	14,204,228	13,594,228	12,204,228
60	11,911,152	11,911,152	15,911,152	14,661,152	14,051,152	12,661,152
80	12,035,457	12,035,457	16,035,457	14,813,457	14,203,457	12,813,457
100	12,209,762	12,209,762	16,209,762	14,965,762	14,355,762	12,965,762
120	12,384,066	12,384,066	16,384,066	15,118,066	14,508,066	13,118,066
140	12,558,371	12,558,371	16,558,371	15,270,371	14,660,371	13,270,371
160	12,732,675	12,732,675	16,732,675	15,422,675	14,812,675	13,422,675
180	12,906,980	12,906,980	16,906,980	15,575,000	14,965,000	13,575,000
200	13,081,284	13,081,284	17,081,284	15,727,325	15,117,325	13,727,325
220	13,255,588	13,255,588	17,255,588	15,879,650	15,269,650	13,879,650
240	13,429,893	13,429,893	17,429,893	16,031,975	15,421,975	14,031,975
260	13,604,197	13,604,197	17,604,197	16,184,300	15,574,300	14,184,300
280	13,778,501	13,778,501	17,778,501	16,336,625	15,726,625	14,336,625
300	13,952,806	13,952,806	17,952,806	16,488,950	15,878,950	14,488,950
320	14,127,110	14,127,110	18,127,110	16,641,275	16,031,275	14,641,275
340	14,301,414	14,301,414	18,301,414	16,793,600	16,183,600	14,793,600
360	14,475,719	14,475,719	18,475,719	16,945,925	16,335,925	14,945,925
380	14,650,023	14,650,023	18,650,023	17,098,250	16,488,250	15,098,250
400	14,824,327	14,824,327	18,824,327	17,250,575	16,640,575	15,250,575
420	15,000,631	15,000,631	19,000,631	17,402,900	16,792,900	15,402,900
440	15,176,935	15,176,935	19,176,935	17,555,225	16,945,225	15,555,225
460	15,353,239	15,353,239	19,353,239	17,707,550	17,097,550	15,707,550
480	15,529,543	15,529,543	19,529,543	17,859,875	17,250,875	15,859,875
500	15,705,847	15,705,847	19,705,847	18,012,200	17,403,200	16,012,200



CL Viability Haeghey

SITE TYPE 5

29 UNITS

FLATS

Net area as percentage of gross

5.5% min	4.0 min
4.0 min	4.0 min

Site value inflation Site area

3%	100%
----	------

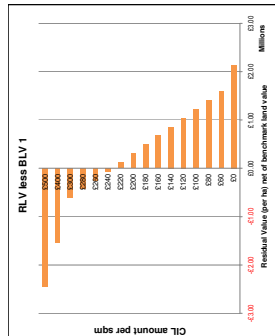
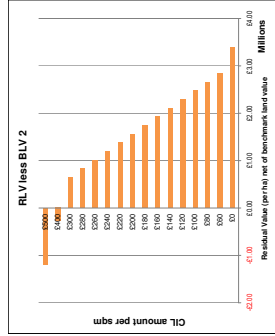
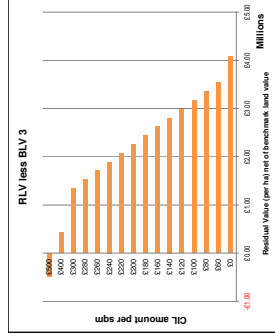
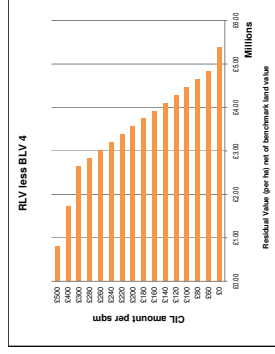
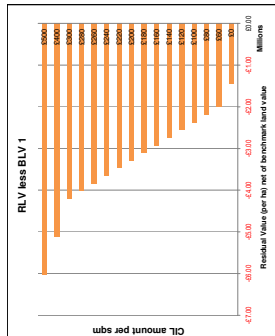
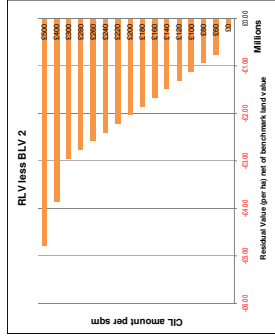
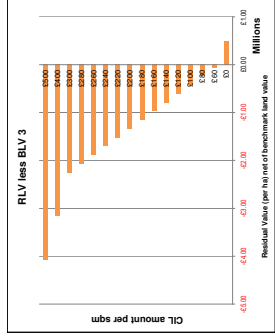
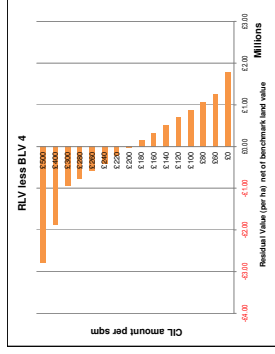
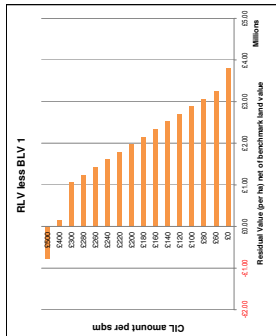
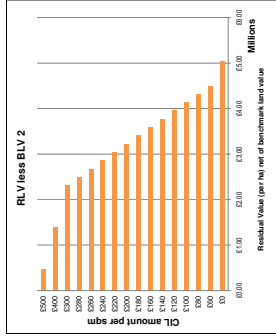
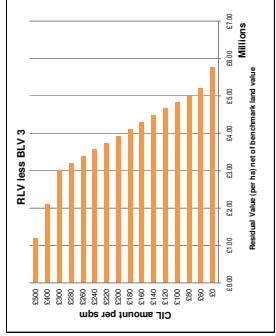
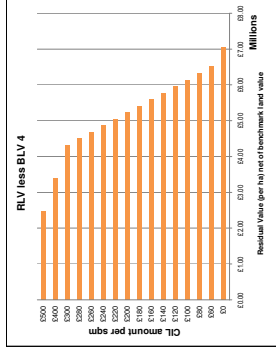
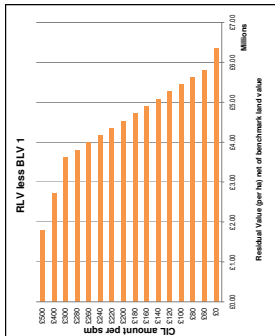
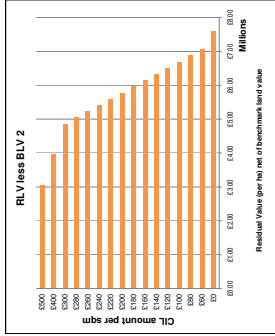
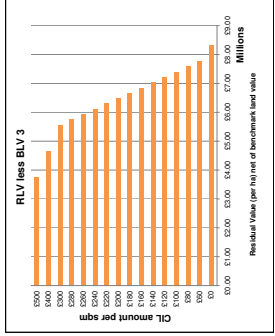
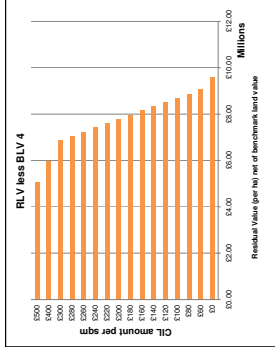
BLV1	BLV2	BLV3	BLV4
Real land (high)	Real land (low)	Real land (low)	Fin Employment
£4,000,000	£2,700,000	£2,050,000	£750,000

Site type 1 Description	Area 1	£5242 per sqm (Haeghey) (M)				Site area
		RLV per ha	RLV less BLV1	RLV less BLV2	RLV less BLV3	
CL amount	RLV	10,356,022	10,356,022	6,356,022	6,356,022	
		60	9,897,726	9,897,726	5,897,726	1,007,201
		80	9,254,950	9,254,950	5,254,950	874,926
		100	8,562,425	8,562,425	4,562,425	720,151
		120	7,819,150	7,819,150	3,819,150	565,376
		140	7,026,875	7,026,875	3,026,875	410,601
		160	6,183,600	6,183,600	2,183,600	255,826
		180	5,290,325	5,290,325	1,290,325	101,051
		200	4,347,050	4,347,050	347,050	
		220	3,453,775	3,453,775		
		240	2,560,500	2,560,500		
		260	1,667,225	1,667,225		
		280	723,950	723,950		
		300	29,675	29,675		
		400	6,700,714	6,700,714	2,700,714	3,999,999
		500	5,796,887	5,796,887	1,796,887	3,999,999

Site type 3 Description	Area 2	£5942 per sqm (Haeghey) (M)				Site area
		RLV per ha	RLV less BLV1	RLV less BLV2	RLV less BLV3	
CL amount	RLV	7,797,001	7,797,001	5,047,001	5,047,001	
		60	7,248,705	7,248,705	4,498,705	6,663,705
		80	6,700,409	6,700,409	3,950,409	6,115,409
		100	6,152,113	6,152,113	3,402,113	5,667,113
		120	5,603,817	5,603,817	2,853,817	5,218,817
		140	5,055,521	5,055,521	2,305,521	4,770,521
		160	4,507,225	4,507,225	1,757,225	4,322,225
		180	3,958,929	3,958,929	1,208,929	3,873,929
		200	3,410,633	3,410,633	660,633	3,425,633
		220	2,862,337	2,862,337	112,337	2,977,337
		240	2,314,041	2,314,041		2,529,041
		260	1,765,745	1,765,745		2,080,745
		280	1,217,449	1,217,449		1,632,449
		300	669,153	669,153		1,184,153
		400	5,055,520	5,055,520	2,305,520	3,005,520
		500	4,441,858	4,441,858	1,691,858	3,005,520
		500	3,227,886	3,227,886	712,341	4,778,886

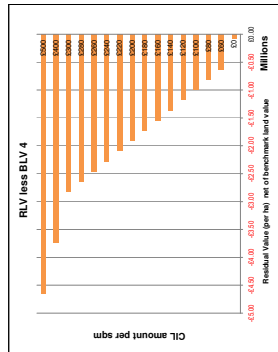
Site type 5 Description	Area 3	£5724 per sqm (Haeghey) (M)				Site area
		RLV per ha	RLV less BLV1	RLV less BLV2	RLV less BLV3	
CL amount	RLV	2,577,626	2,577,626	1,627,626	1,627,626	
		60	2,480,470	2,480,470	1,530,470	1,937,626
		80	2,383,314	2,383,314	1,433,314	1,839,901
		100	2,286,158	2,286,158	1,336,158	1,742,176
		120	2,189,002	2,189,002	1,239,002	1,644,451
		140	2,091,846	2,091,846	1,141,846	1,546,726
		160	1,994,690	1,994,690	1,044,690	1,449,001
		180	1,897,534	1,897,534	947,534	1,351,276
		200	1,800,378	1,800,378	850,378	1,253,551
		220	1,703,222	1,703,222	753,222	1,155,826
		240	1,606,066	1,606,066	656,066	1,058,101
		260	1,508,910	1,508,910	558,910	960,376
		280	1,411,754	1,411,754	461,754	862,651
		300	1,314,598	1,314,598	364,598	764,926
		400	1,217,442	1,217,442	267,442	717,201
		500	1,120,286	1,120,286	170,286	669,476

Site type 5 Description	Area 4	£4583 per sqm (Finbury) (M)				Site area
		RLV per ha	RLV less BLV1	RLV less BLV2	RLV less BLV3	
CL amount	RLV	6,131,708	6,131,708	3,361,708	3,361,708	
		60	5,853,412	5,853,412	2,853,412	4,833,412
		80	5,400,647	5,400,647	2,600,647	4,600,647
		100	4,947,882	4,947,882	2,347,882	4,367,882
		120	4,495,117	4,495,117	2,094,882	4,134,882
		140	4,042,352	4,042,352	1,841,882	3,901,882
		160	3,589,587	3,589,587	1,588,882	3,668,882
		180	3,136,822	3,136,822	1,335,882	3,435,882
		200	2,684,057	2,684,057	1,082,882	3,202,882
		220	2,231,292	2,231,292	829,882	2,969,882
		240	1,778,527	1,778,527	576,882	2,736,882
		260	1,325,762	1,325,762	323,882	2,503,882
		280	872,997	872,997	70,882	2,270,882
		300	420,232	420,232		2,037,882
		400	4,304,054	4,304,054	1,504,054	3,800,000
		500	3,795,798	3,795,798	2,442,798	3,000,000
		500	3,300,250	3,300,250	2,442,798	3,000,000
		500	3,800,250	3,800,250	600,250	3,200,000
		500	1,862,574	1,862,574	2,137,236	4,000,000



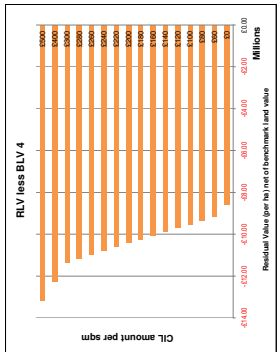
Site type: Description: Area 5 6433 gem Wood Green (N2) Site area: 1.00 ha

CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	665.45	665.45	333.57	2.0357	1.3037	0.3337
50	100.00	100.00	46.50	0.2950	0.1967	0.0465
100	144.50	144.50	71.75	0.4475	0.2950	0.0718
150	189.00	189.00	107.25	0.6000	0.3933	0.1071
200	233.50	233.50	142.75	0.7525	0.4917	0.1424
250	278.00	278.00	178.25	0.9050	0.5900	0.1777
300	322.50	322.50	213.75	1.0575	0.6883	0.2130
350	367.00	367.00	249.25	1.2100	0.7867	0.2483
400	411.50	411.50	284.75	1.3625	0.8850	0.2836
450	456.00	456.00	320.25	1.5150	0.9833	0.3189
500	500.50	500.50	355.75	1.6675	1.0817	0.3542



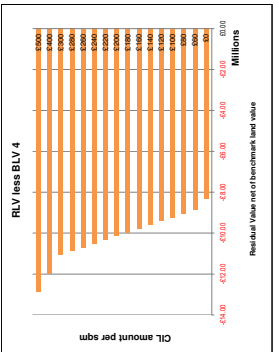
Site type: Description: Area 6 2309 gem Stone Street (N1) Site area: 1.00 ha

CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7.8461	7.8461	11.9646	9.9846	8.9646	8.9646
50	8.3847	8.3847	12.3847	11.1472	10.4472	10.4472
100	8.9752	8.9752	12.9752	11.3752	10.6752	10.6752
150	9.6093	9.6093	13.6093	11.6093	10.9093	10.9093
200	10.2870	10.2870	14.2870	11.8470	11.1470	11.1470
250	11.0083	11.0083	15.0083	12.0883	11.3883	11.3883
300	11.7722	11.7722	15.7722	12.3322	11.6322	11.6322
350	12.5787	12.5787	16.5787	12.5787	11.8787	11.8787
400	13.4270	13.4270	17.4270	12.8270	12.1270	12.1270
450	14.3173	14.3173	18.3173	13.0773	12.3773	12.3773
500	15.2496	15.2496	19.2496	13.3296	12.6296	12.6296



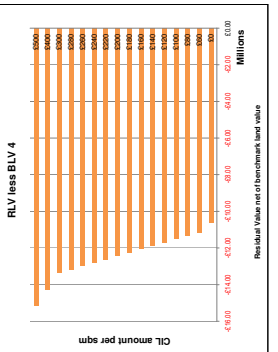
Site type: Description: Area 7 2302 gem Tottenham (N1) Site area: 1.00 ha

CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7.5994	7.5994	11.9394	9.9194	8.9194	8.9194
50	8.1120	8.1120	12.1820	10.0820	9.0820	9.0820
100	8.6695	8.6695	12.4345	10.2545	9.2545	9.2545
150	9.2621	9.2621	12.6961	10.4261	9.4261	9.4261
200	9.8998	9.8998	12.9668	10.6000	9.6000	9.6000
250	10.5826	10.5826	13.2456	10.7762	9.7762	9.7762
300	11.3105	11.3105	13.5325	10.9545	9.9545	9.9545
350	12.0836	12.0836	13.8276	11.1351	10.1351	10.1351
400	12.9019	12.9019	14.1309	11.3182	10.3309	10.3309
450	13.7654	13.7654	14.4424	11.5037	10.5270	10.5270
500	14.6741	14.6741	14.7611	11.6916	10.7263	10.7263



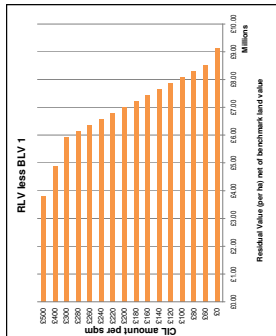
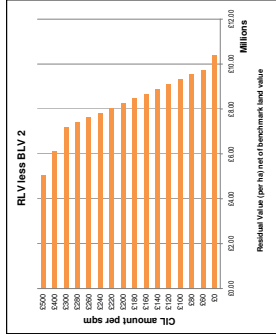
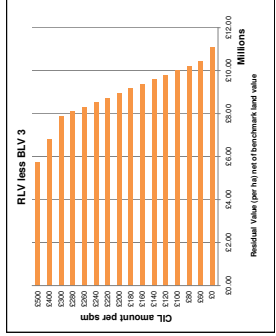
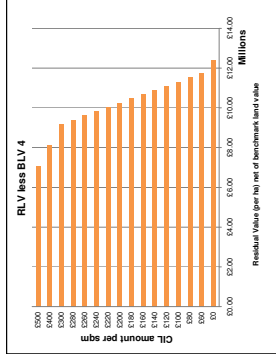
Site type: Description: Area 8 2310 gem Tottenham (N1) Site area: 1.00 ha

CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9.8827	9.8827	13.9827	11.9027	10.9027	10.9027
50	10.4024	10.4024	14.4024	12.4024	11.4024	11.4024
100	10.9599	10.9599	14.9599	12.9599	11.9599	11.9599
150	11.5546	11.5546	15.5546	13.5546	12.5546	12.5546
200	12.1865	12.1865	16.1865	14.1865	13.1865	13.1865
250	12.8556	12.8556	16.8556	14.8556	13.8556	13.8556
300	13.5619	13.5619	17.5619	15.5619	14.5619	14.5619
350	14.3054	14.3054	18.3054	16.3054	15.3054	15.3054
400	15.0861	15.0861	19.0861	17.0861	16.0861	16.0861
450	15.9040	15.9040	19.9040	17.9040	16.9040	16.9040
500	16.7591	16.7591	20.7591	18.7591	17.7591	17.7591

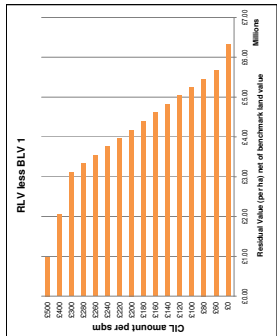
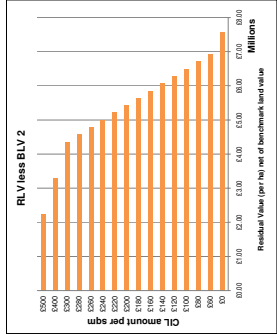
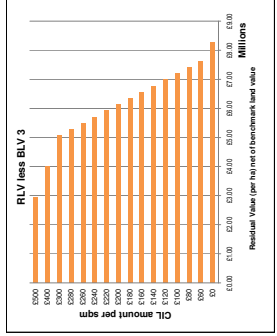


CL Viability		Benchmark Land Values (per net developable ha)		
Site Type 3	Highway	BLV1	BLV2	BLV3
		Resid land (high)	Resid land (low)	Fm Employment
		£4,000,000	£2,050,000	£750,000
Site Type 5		Net area as percentage of gross		
290UMHS	100%			
FLATS		Sales value/m² net		
		Bulk cost inflation		
		£60/m² net	£40/m² net	3%
RLV/m²	4.0			

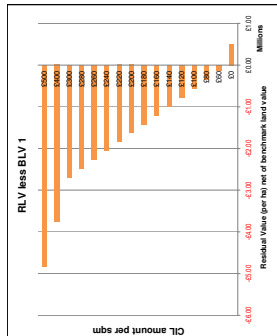
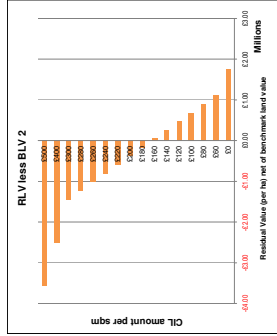
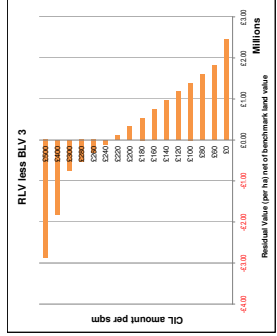
Site type 3	Description	Area 1	£5342 per m² highway (M)				Site area	100 ha
CL amount	RLV	RLV per ha	RLV less BLV1	RLV less BLV2	RLV less BLV3	RLV less BLV4		
0	10,129.914	13,120.414	0,370.914	11,079.914	11,079.914	12,279.914		
60	12,480.235	12,480.235	8,480.235	8,480.235	8,480.235	11,140.235		
80	12,277.059	12,277.059	8,277.059	8,277.059	8,277.059	11,587.059		
100	11,850.457	11,850.457	7,850.457	7,850.457	7,850.457	11,103.527		
140	11,637.338	11,637.338	7,637.338	7,637.338	7,637.338	10,887.338		
180	11,424.104	11,424.104	7,424.104	7,424.104	7,424.104	10,674.104		
200	11,210.878	11,210.878	7,210.878	7,210.878	7,210.878	10,460.878		
220	10,997.651	10,997.651	6,997.651	6,997.651	6,997.651	10,247.651		
240	10,784.425	10,784.425	6,784.425	6,784.425	6,784.425	10,034.425		
260	10,571.199	10,571.199	6,571.199	6,571.199	6,571.199	9,821.199		
280	10,357.972	10,357.972	6,357.972	6,357.972	6,357.972	9,607.972		
300	10,144.746	10,144.746	6,144.746	6,144.746	6,144.746	9,394.746		
320	9,931.520	9,931.520	5,931.520	5,931.520	5,931.520	9,181.520		
340	9,718.294	9,718.294	5,718.294	5,718.294	5,718.294	8,968.294		
360	9,505.068	9,505.068	5,505.068	5,505.068	5,505.068	8,755.068		
380	9,291.842	9,291.842	5,291.842	5,291.842	5,291.842	8,541.842		
400	9,078.616	9,078.616	5,078.616	5,078.616	5,078.616	8,328.616		
420	8,865.390	8,865.390	4,865.390	4,865.390	4,865.390	8,115.390		
440	8,652.164	8,652.164	4,652.164	4,652.164	4,652.164	7,902.164		
460	8,438.938	8,438.938	4,438.938	4,438.938	4,438.938	7,688.938		
480	8,225.712	8,225.712	4,225.712	4,225.712	4,225.712	7,475.712		
500	8,012.486	8,012.486	4,012.486	4,012.486	4,012.486	7,262.486		



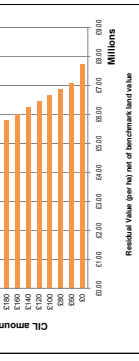
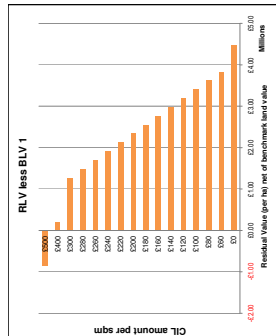
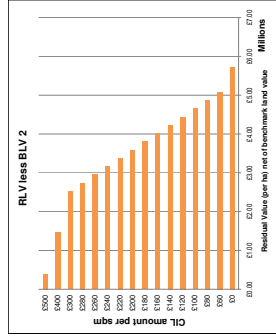
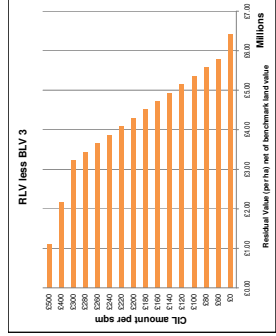
Site type 3	Description	Area 2	£5124 per m² highway (M)				Site area	100 ha
CL amount	RLV	RLV per ha	RLV less BLV1	RLV less BLV2	RLV less BLV3	RLV less BLV4		
0	10,357.913	10,357.913	6,357.913	7,597.913	8,295.793	9,957.913		
60	9,085.114	9,085.114	5,085.114	6,100.114	6,810.114	8,015.114		
80	8,765.114	8,765.114	4,765.114	5,810.114	6,520.114	7,725.114		
100	8,230.861	8,230.861	4,230.861	5,280.861	6,000.861	7,195.861		
120	8,005.435	8,005.435	4,005.435	5,070.435	5,790.435	6,970.435		
140	8,113.209	8,113.209	4,113.209	5,000.209	5,700.209	6,880.209		
160	8,199.982	8,199.982	4,199.982	4,930.982	5,640.982	6,820.982		
180	8,286.756	8,286.756	4,286.756	4,860.756	5,580.756	6,760.756		
200	8,373.529	8,373.529	4,373.529	4,790.529	5,520.529	6,700.529		
220	8,460.303	8,460.303	4,460.303	4,720.303	5,460.303	6,640.303		
240	8,547.077	8,547.077	4,547.077	4,650.077	5,400.077	6,580.077		
260	8,633.851	8,633.851	4,633.851	4,580.851	5,340.851	6,520.851		
280	8,720.625	8,720.625	4,720.625	4,510.625	5,280.625	6,460.625		
300	8,807.399	8,807.399	4,807.399	4,440.399	5,220.399	6,400.399		
320	8,894.173	8,894.173	4,894.173	4,370.173	5,160.173	6,340.173		
340	8,980.947	8,980.947	4,980.947	4,300.947	5,100.947	6,280.947		
360	9,067.721	9,067.721	5,067.721	4,230.721	5,040.721	6,220.721		
380	9,154.495	9,154.495	5,154.495	4,160.495	4,980.495	6,160.495		
400	9,241.269	9,241.269	5,241.269	4,090.269	4,920.269	6,100.269		
420	9,328.043	9,328.043	5,328.043	4,020.043	4,860.043	6,040.043		
440	9,414.817	9,414.817	5,414.817	3,950.817	4,800.817	5,980.817		
460	9,501.591	9,501.591	5,501.591	3,880.591	4,740.591	5,920.591		
480	9,588.365	9,588.365	5,588.365	3,810.365	4,680.365	5,860.365		
500	9,675.139	9,675.139	5,675.139	3,740.139	4,620.139	5,800.139		



Site type 3	Description	Area 3	£7124 per m² highway (M)				Site area	100 ha
CL amount	RLV	RLV per ha	RLV less BLV1	RLV less BLV2	RLV less BLV3	RLV less BLV4		
0	6,071.643	6,071.643	5,071.643	7,371.643	8,171.643	9,771.643		
60	5,881.794	5,881.794	4,881.794	7,181.794	7,981.794	9,581.794		
80	5,691.945	5,691.945	4,691.945	6,991.945	7,791.945	9,391.945		
100	5,451.311	5,451.311	4,451.311	6,751.311	7,551.311	9,151.311		
120	5,220.689	5,220.689	4,220.689	6,520.689	7,320.689	8,920.689		
140	5,000.065	5,000.065	4,000.065	6,290.065	7,090.065	8,690.065		
160	4,789.441	4,789.441	3,789.441	6,060.441	6,860.441	8,460.441		
180	4,578.817	4,578.817	3,578.817	5,830.817	6,630.817	8,230.817		
200	4,368.193	4,368.193	3,368.193	5,600.193	6,400.193	8,000.193		
220	4,157.569	4,157.569	3,157.569	5,370.569	6,170.569	7,770.569		
240	3,946.945	3,946.945	2,946.945	5,140.945	5,940.945	7,540.945		
260	3,736.321	3,736.321	2,736.321	4,910.321	5,710.321	7,310.321		
280	3,525.697	3,525.697	2,525.697	4,680.697	5,480.697	7,080.697		
300	3,315.073	3,315.073	2,315.073	4,450.073	5,250.073	6,850.073		
320	3,104.449	3,104.449	2,104.449	4,220.449	5,020.449	6,620.449		
340	2,893.825	2,893.825	1,893.825	3,990.825	4,790.825	6,390.825		
360	2,683.201	2,683.201	1,683.201	3,760.201	4,560.201	6,160.201		
380	2,472.577	2,472.577	1,472.577	3,530.577	4,330.577	5,930.577		
400	2,261.953	2,261.953	1,261.953	3,300.953	4,100.953	5,700.953		
420	2,051.329	2,051.329	1,051.329	3,070.329	3,870.329	5,470.329		
440	1,840.705	1,840.705	840.705	2,840.705	3,640.705	5,240.705		
460	1,630.081	1,630.081	630.081	2,610.081	3,410.081	5,010.081		
480	1,419.457	1,419.457	419.457	2,380.457	3,180.457	4,780.457		
500	1,208.833	1,208.833	208.833	2,150.833	2,950.833	4,550.833		

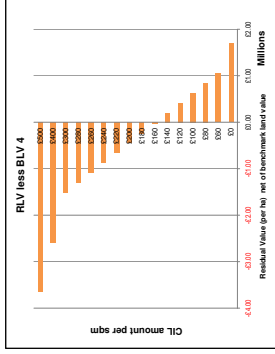
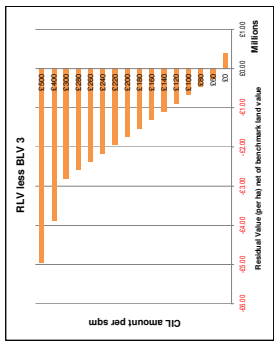
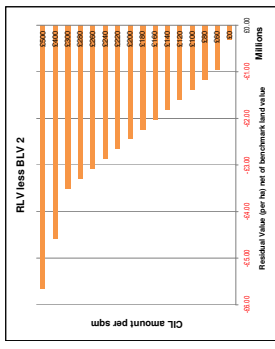
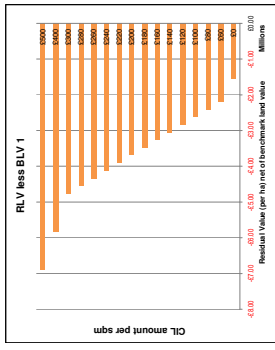


Site type 3	Description	Area 4	£4583 per m² highway (M)				Site area	100 ha
CL amount	RLV	RLV per ha	RLV less BLV1	RLV less BLV2	RLV less BLV3	RLV less BLV4		
0	6,407.996	6,407.996	4,407.996	5,717.996	6,417.996	7,717.996		
60	7,635.336	7,635.336	3,235.336	5,075.336	5,775.336	7,075.336		
80	7,615.030	7,615.030	3,215.030	4,985.030	5,685.030	6,985.030		
100	7,401.854	7,401.854	3,001.854	4,651.854	5,351.854	6,651.854		
120	7,188.678	7,188.678	2,788.678	4,317.678	5,017.678	6,317.678		
140	6,975.502	6,975.502	2,575.502	3,983.502	4,683.502	5,983.502		
160	6,762.326	6,762.326	2,362.326	3,649.326	4,349.326	5,649.326		
180	6,549.150	6,549.150	2,149.150	3,315.150	4,015.150	5,315.150		
200	6,335.974	6,335.974	1,935.974	2,980.974	3,680.974	4,980.974		
220	6,122.798	6,122.798	1,722.798	2,646.798	3,346.798	4,646.798		
240	5,909.622	5,909.622	1,509.622	2,312.622	3,012.622	4,312.622		
260	5,696.446	5,696.446	1,296.446	1,978.446	2,678.446	3,978.446		
280	5,483.270	5,483.270	1,083.270	1,644.270	2,344.270	3,644.270		
300	5,270.094	5,270.094	870.094	1,310.094	2,010.094	3,310.094		
320	5,056.918	5,056.918	656.918	975.918	1,675.918	2,975.918		
340	4,843.742	4,843.742	443.742	641.742	1,341.742	2,641.742		
360	4,630.566	4,630.566	230.566	307.566	1,007.566	2,307.566		
380	4,417.390	4,417.390	17.390	-17.390	673.390	1,973.390		
400	4,204.214	4,204.214	-104.214	-104.214	339.214	1,639.214		
420	3,991.038	3,991.038	-291.038	-291.038	0.038	1,305.038		
440	3,777.862	3,777.862	-478.862	-478.862	-325.862	971.862		
460	3,564.686	3,564.686	-666.686	-666.686	-656.686	637.686		
480	3,351.510	3,351.510	-854.510	-854.510	-987.510	303.510		
500	3,138.334	3,138.334	-1,042.334	-1,042.334	-1,318.334	-21.334		



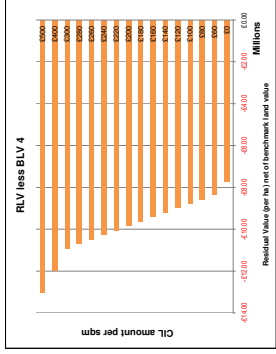
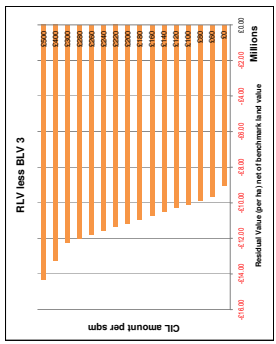
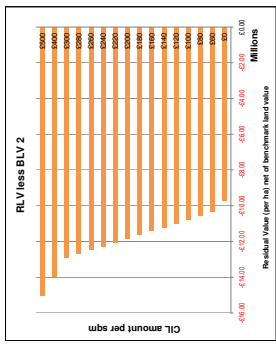
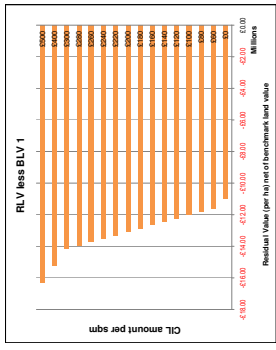
Site type: Description: **Area 5** 6433 perm Wood Green (A2) Site area: 1.00 ha

CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,468,270	2,468,270	1,533,531	319,420	395,250	100,000
50	2,468,270	2,468,270	1,533,531	319,420	395,250	100,000
100	2,468,270	2,468,270	1,533,531	319,420	395,250	100,000
150	2,468,270	2,468,270	1,533,531	319,420	395,250	100,000
200	2,468,270	2,468,270	1,533,531	319,420	395,250	100,000
250	2,468,270	2,468,270	1,533,531	319,420	395,250	100,000
300	2,468,270	2,468,270	1,533,531	319,420	395,250	100,000
350	2,468,270	2,468,270	1,533,531	319,420	395,250	100,000
400	2,468,270	2,468,270	1,533,531	319,420	395,250	100,000
450	2,468,270	2,468,270	1,533,531	319,420	395,250	100,000
500	2,468,270	2,468,270	1,533,531	319,420	395,250	100,000



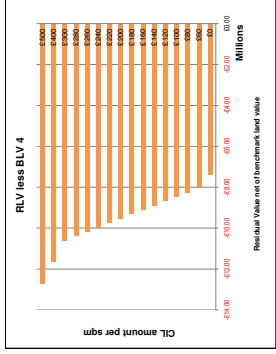
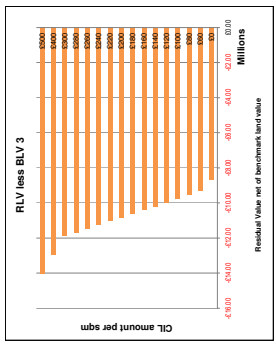
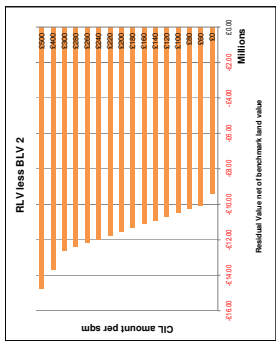
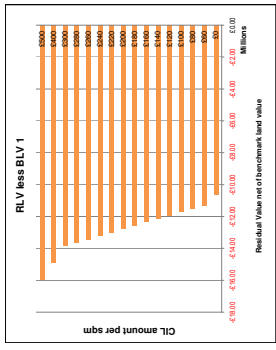
Site type: Description: **Area 6** 6300 perm Stone Slaters (M) Site area: 1.00 ha

CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,968,242	6,968,242	3,705,242	3,108,242	2,703,242	2,303,242
50	7,567,626	7,567,626	4,304,626	3,703,626	3,303,626	2,903,626
100	8,167,010	8,167,010	4,904,010	4,303,010	3,903,010	3,503,010
150	8,766,394	8,766,394	5,503,394	4,902,394	4,502,394	4,102,394
200	9,365,778	9,365,778	6,102,778	5,501,778	5,101,778	4,701,778
250	9,965,162	9,965,162	6,702,162	6,101,162	5,701,162	5,301,162
300	10,564,546	10,564,546	7,301,546	6,700,546	6,300,546	5,900,546
350	11,163,930	11,163,930	7,900,930	7,300,930	6,900,930	6,500,930
400	11,763,314	11,763,314	8,500,314	7,900,314	7,500,314	7,100,314
450	12,362,698	12,362,698	9,100,698	8,500,698	8,100,698	7,700,698
500	12,962,082	12,962,082	9,700,082	9,100,082	8,700,082	8,300,082



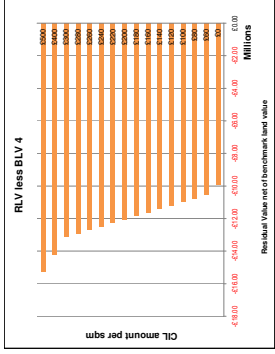
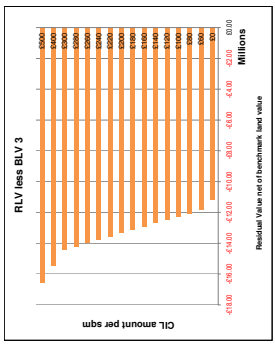
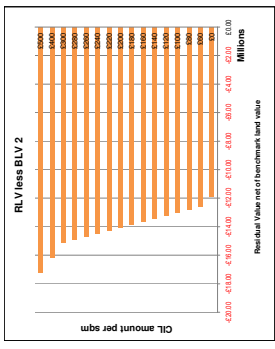
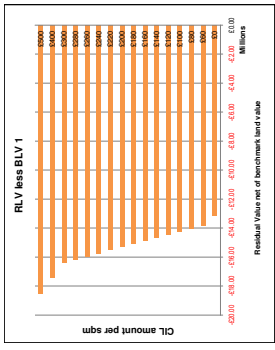
Site type: Description: **Area 7** 6300 perm Tottenham Hills (M) Site area: 1.00 ha

CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,653,128	6,653,128	3,453,128	3,048,128	2,703,128	2,403,128
50	7,252,512	7,252,512	4,052,512	3,647,512	3,302,512	3,002,512
100	7,851,896	7,851,896	4,651,896	4,246,896	3,901,896	3,601,896
150	8,451,280	8,451,280	5,251,280	4,846,280	4,501,280	4,201,280
200	9,050,664	9,050,664	5,850,664	5,445,664	5,100,664	4,800,664
250	9,649,048	9,649,048	6,450,048	6,045,048	5,700,048	5,400,048
300	10,248,432	10,248,432	7,049,432	6,644,432	6,300,432	6,000,432
350	10,847,816	10,847,816	7,648,816	7,243,816	6,900,816	6,600,816
400	11,447,200	11,447,200	8,248,200	7,843,200	7,500,800	7,200,800
450	12,046,584	12,046,584	8,847,584	8,442,584	8,100,192	7,800,192
500	12,645,968	12,645,968	9,446,968	9,041,968	8,700,584	8,400,584



Site type: Description: **Area 8** 6300 perm Tottenham Hills (M) Site area: 1.00 ha

CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,172,131	9,172,131	4,872,131	4,267,131	3,862,131	3,457,131
50	9,771,515	9,771,515	5,471,515	4,866,515	4,461,515	4,056,515
100	10,370,899	10,370,899	6,070,899	5,465,899	5,056,899	4,655,899
150	10,970,283	10,970,283	6,670,283	6,065,283	5,651,283	5,255,283
200	11,569,667	11,569,667	7,269,667	6,664,667	6,246,667	5,854,667
250	12,169,051	12,169,051	7,869,051	7,264,051	6,841,051	6,454,051
300	12,768,435	12,768,435	8,468,435	7,863,435	7,436,435	7,053,435
350	13,367,819	13,367,819	9,067,819	8,462,819	8,031,819	7,652,819
400	13,967,203	13,967,203	9,667,203	9,062,203	8,626,819	8,252,203
450	14,566,587	14,566,587	10,266,587	9,661,587	9,221,819	8,851,587
500	15,165,971	15,165,971	10,865,971	10,260,971	9,816,819	9,450,971



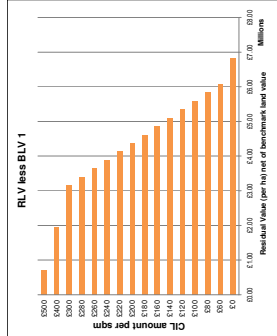
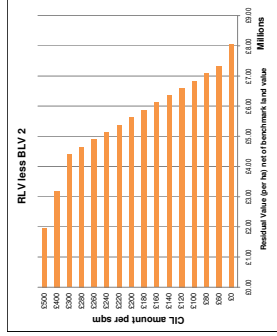
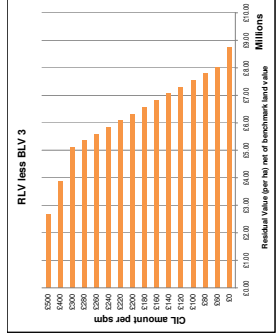
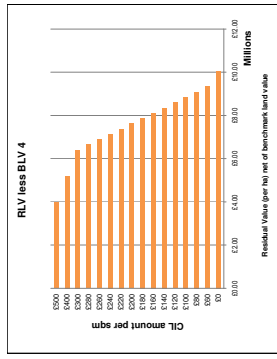
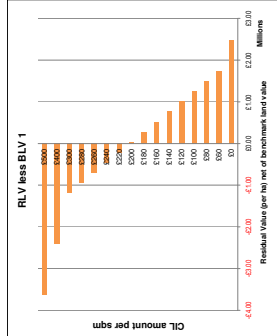
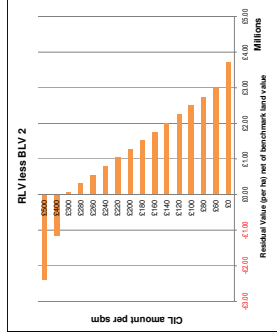
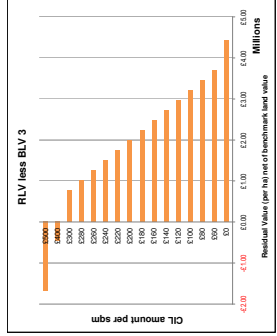
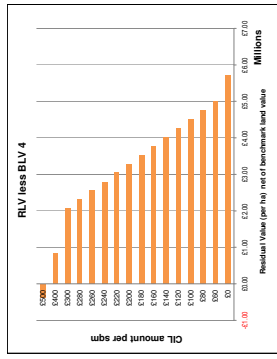
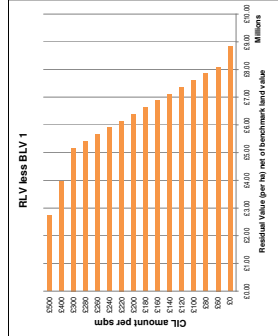
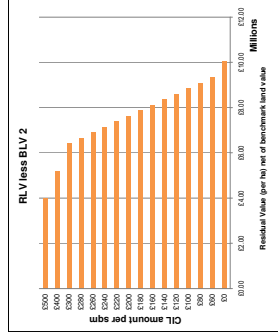
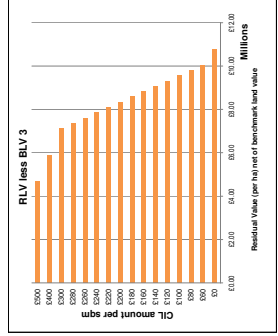
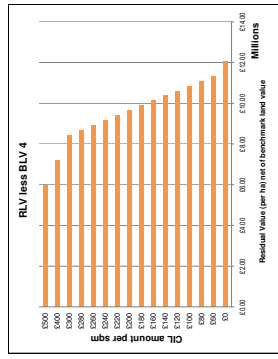
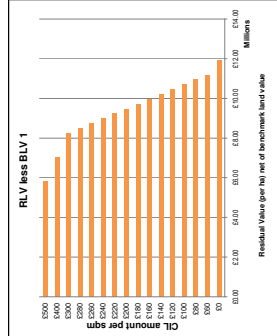
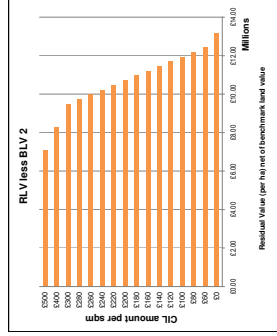
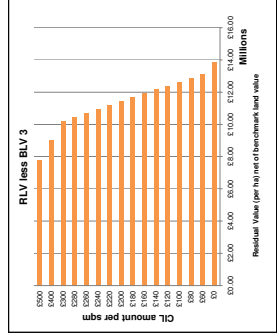
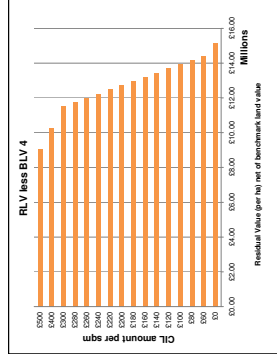
CL Viability	Happy		
Benchmark Land Values (per net developable ha)			
BLV1	BLV2	BLV3	BLV4
Real land (high)	Real land (low)	Real land (low)	Real land (low)
£4,000,000	£2,700,000	£2,050,000	£1,950,000
Net area as percentage of gross		100%	
Sales value inflation		0%	
Build cost inflation		0%	

Site type	Description	Area 1	Area 2	Area 3	Area 4	Site area
CL amount	RLV	RLV per ha	RLV less BLV1	RLV less BLV2	RLV less BLV3	RLV less BLV4
0	15,903.807	15,903.807	11,903.807	13,853.807	13,853.807	15,153.807
60	15,172.745	15,172.745	11,172.745	13,122.745	13,122.745	14,422.745
80	14,859.058	14,859.058	10,859.058	12,799.058	12,799.058	14,099.058
100	14,551.648	14,551.648	10,551.648	12,476.648	12,476.648	13,776.648
140	14,197.936	14,197.936	10,197.936	12,154.936	12,154.936	13,454.936
160	13,854.305	13,854.305	9,854.305	11,833.305	11,833.305	13,133.305
180	13,510.674	13,510.674	9,510.674	11,511.674	11,511.674	12,811.674
200	13,167.043	13,167.043	9,167.043	11,190.043	11,190.043	12,490.043
250	12,523.248	12,523.248	8,523.248	10,546.835	10,546.835	12,146.835
300	11,879.453	11,879.453	7,879.453	9,903.627	9,903.627	11,803.627
350	11,235.658	11,235.658	7,235.658	9,260.419	9,260.419	11,460.419
400	10,591.863	10,591.863	6,591.863	8,617.211	8,617.211	11,117.211
450	9,948.068	9,948.068	5,948.068	7,974.003	7,974.003	10,774.003
500	9,304.273	9,304.273	5,304.273	7,330.795	7,330.795	10,430.795

Site type	Description	Area 2	Area 3	Area 4	Site area
CL amount	RLV	RLV per ha	RLV less BLV1	RLV less BLV2	RLV less BLV4
0	12,814.985	12,814.985	8,814.985	10,064.985	10,764.985
60	12,083.923	12,083.923	8,083.923	9,333.923	10,033.923
80	11,769.236	11,769.236	7,769.236	9,010.236	9,710.236
100	11,454.549	11,454.549	7,454.549	8,686.549	9,386.549
140	11,100.837	11,100.837	7,100.837	8,362.837	9,062.837
160	10,757.125	10,757.125	6,757.125	8,039.125	8,739.125
180	10,413.413	10,413.413	6,413.413	7,715.413	8,415.413
200	10,069.701	10,069.701	6,069.701	7,391.701	8,091.701
250	9,425.906	9,425.906	5,425.906	6,748.493	7,448.493
300	8,782.111	8,782.111	4,782.111	6,105.285	6,805.285
350	8,138.316	8,138.316	4,138.316	5,462.077	6,162.077
400	7,494.521	7,494.521	3,494.521	4,818.869	5,518.869
450	6,850.726	6,850.726	2,850.726	4,175.661	4,875.661
500	6,206.931	6,206.931	2,206.931	3,532.453	4,232.453

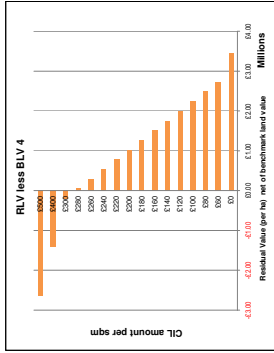
Site type	Description	Area 3	Area 4	Site area
CL amount	RLV	RLV per ha	RLV less BLV1	RLV less BLV4
0	6,452.379	6,452.379	2,452.379	5,142.379
60	5,721.317	5,721.317	1,721.317	4,411.317
80	5,406.630	5,406.630	1,406.630	4,086.630
120	5,052.918	5,052.918	1,052.918	3,732.918
140	4,799.206	4,799.206	799.206	3,479.206
160	4,545.494	4,545.494	545.494	3,225.494
180	4,291.782	4,291.782	291.782	2,971.782
200	4,038.070	4,038.070	38.070	2,718.070
240	3,541.153	3,541.153	438.070	2,291.153
260	3,297.441	3,297.441	702.54	2,047.441
280	3,053.729	3,053.729	966.94	1,803.729
300	2,810.017	2,810.017	1,231.34	1,560.017
350	2,166.212	2,166.212	1,935.74	916.212
400	1,522.407	1,522.407	2,640.14	262.407
450	878.602	878.602	3,344.54	308.602
500	234.797	234.797	4,048.94	254.797

Site type	Description	Area 4	Site area
CL amount	RLV	RLV per ha	RLV less BLV1
0	10,844.262	10,844.262	6,844.262
60	10,073.200	10,073.200	6,073.200
80	9,609.515	9,609.515	5,609.515
100	9,145.830	9,145.830	5,145.830
120	8,682.145	8,682.145	4,682.145
140	8,218.460	8,218.460	4,218.460
160	7,754.775	7,754.775	3,754.775
180	7,291.090	7,291.090	3,291.090
200	6,827.405	6,827.405	2,827.405
240	6,183.610	6,183.610	2,183.610
260	5,939.895	5,939.895	1,939.895
280	5,696.180	5,696.180	1,696.180
300	5,452.465	5,452.465	1,452.465
350	4,808.670	4,808.670	708.670
400	4,164.875	4,164.875	16.875
450	3,521.080	3,521.080	172.080
500	2,877.285	2,877.285	327.285



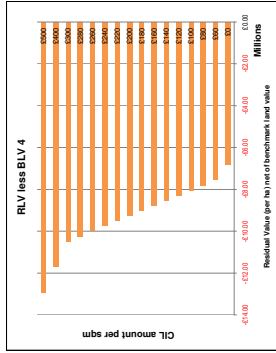
Site type: Description: Area 5 4433 gpm Wood Green (A2) Site area: 1.00 ha

CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,208,277	4,208,277	2,053,777	1,459,877	2,195,877	3,655,777
50	4,208,277	4,208,277	2,053,777	1,459,877	2,195,877	3,655,777
100	4,208,277	4,208,277	2,053,777	1,459,877	2,195,877	3,655,777
150	4,208,277	4,208,277	2,053,777	1,459,877	2,195,877	3,655,777
200	4,208,277	4,208,277	2,053,777	1,459,877	2,195,877	3,655,777
250	4,208,277	4,208,277	2,053,777	1,459,877	2,195,877	3,655,777
300	4,208,277	4,208,277	2,053,777	1,459,877	2,195,877	3,655,777
350	4,208,277	4,208,277	2,053,777	1,459,877	2,195,877	3,655,777
400	4,208,277	4,208,277	2,053,777	1,459,877	2,195,877	3,655,777
450	4,208,277	4,208,277	2,053,777	1,459,877	2,195,877	3,655,777
500	4,208,277	4,208,277	2,053,777	1,459,877	2,195,877	3,655,777



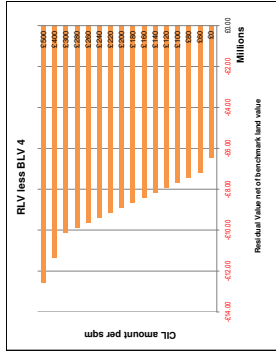
Site type: Description: Area 6 £392 gpm Steven Stone (M) Site area: 1.00 ha

CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,670,132	4,670,132	1,070,132	8,320,092	8,120,102	6,800,132
50	4,670,132	4,670,132	1,070,132	8,320,092	8,120,102	6,800,132
100	4,670,132	4,670,132	1,070,132	8,320,092	8,120,102	6,800,132
150	4,670,132	4,670,132	1,070,132	8,320,092	8,120,102	6,800,132
200	4,670,132	4,670,132	1,070,132	8,320,092	8,120,102	6,800,132
250	4,670,132	4,670,132	1,070,132	8,320,092	8,120,102	6,800,132
300	4,670,132	4,670,132	1,070,132	8,320,092	8,120,102	6,800,132
350	4,670,132	4,670,132	1,070,132	8,320,092	8,120,102	6,800,132
400	4,670,132	4,670,132	1,070,132	8,320,092	8,120,102	6,800,132
450	4,670,132	4,670,132	1,070,132	8,320,092	8,120,102	6,800,132
500	4,670,132	4,670,132	1,070,132	8,320,092	8,120,102	6,800,132



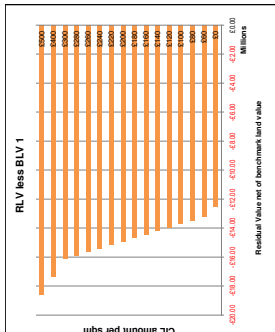
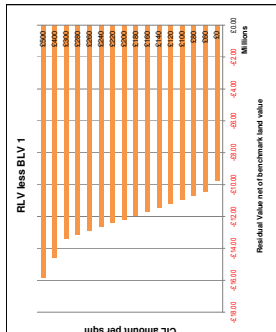
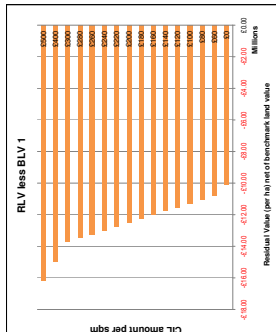
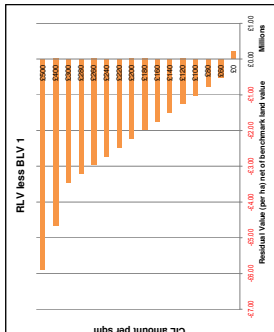
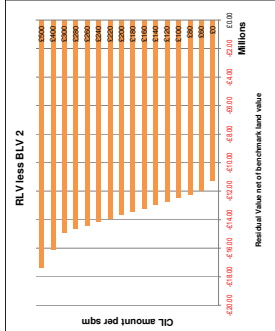
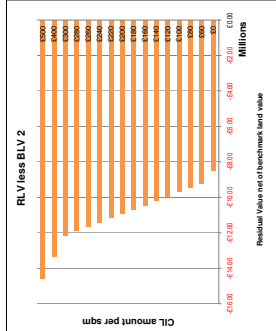
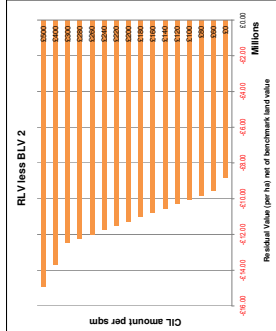
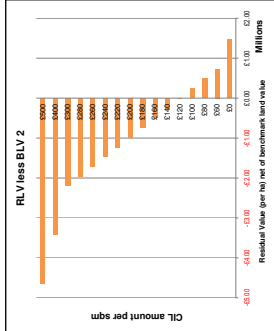
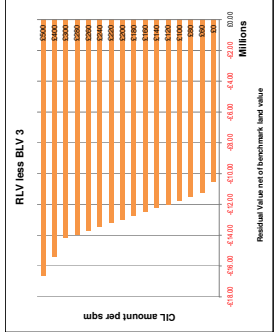
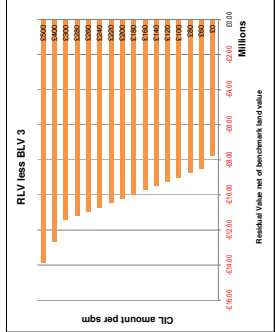
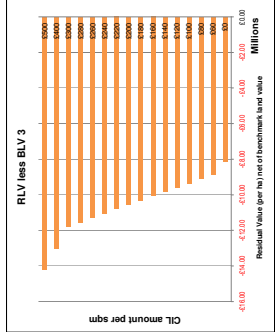
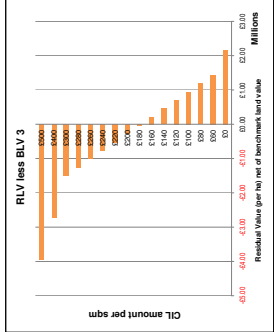
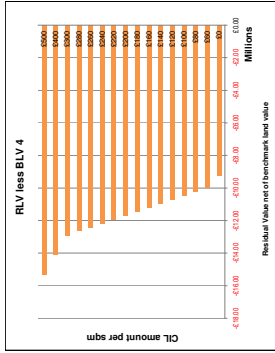
Site type: Description: Area 7 £392 gpm Tottenham Hills (M) Site area: 1.00 ha

CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,736,272	5,736,272	9,736,272	6,469,272	7,798,272	6,469,272
50	5,736,272	5,736,272	9,736,272	6,469,272	7,798,272	6,469,272
100	5,736,272	5,736,272	9,736,272	6,469,272	7,798,272	6,469,272
150	5,736,272	5,736,272	9,736,272	6,469,272	7,798,272	6,469,272
200	5,736,272	5,736,272	9,736,272	6,469,272	7,798,272	6,469,272
250	5,736,272	5,736,272	9,736,272	6,469,272	7,798,272	6,469,272
300	5,736,272	5,736,272	9,736,272	6,469,272	7,798,272	6,469,272
350	5,736,272	5,736,272	9,736,272	6,469,272	7,798,272	6,469,272
400	5,736,272	5,736,272	9,736,272	6,469,272	7,798,272	6,469,272
450	5,736,272	5,736,272	9,736,272	6,469,272	7,798,272	6,469,272
500	5,736,272	5,736,272	9,736,272	6,469,272	7,798,272	6,469,272



Site type: Description: Area 8 £319 gpm Tottenham Hills (M) Site area: 1.00 ha

CL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,497,734	6,497,734	12,497,734	11,247,734	10,947,734	9,247,734
50	6,497,734	6,497,734	12,497,734	11,247,734	10,947,734	9,247,734
100	6,497,734	6,497,734	12,497,734	11,247,734	10,947,734	9,247,734
150	6,497,734	6,497,734	12,497,734	11,247,734	10,947,734	9,247,734
200	6,497,734	6,497,734	12,497,734	11,247,734	10,947,734	9,247,734
250	6,497,734	6,497,734	12,497,734	11,247,734	10,947,734	9,247,734
300	6,497,734	6,497,734	12,497,734	11,247,734	10,947,734	9,247,734
350	6,497,734	6,497,734	12,497,734	11,247,734	10,947,734	9,247,734
400	6,497,734	6,497,734	12,497,734	11,247,734	10,947,734	9,247,734
450	6,497,734	6,497,734	12,497,734	11,247,734	10,947,734	9,247,734
500	6,497,734	6,497,734	12,497,734	11,247,734	10,947,734	9,247,734



DEVELOPMENT APPRAISAL
Commercial Development

Use class: **INDUSTRIAL**

DEVELOPMENT VALUE

	Area	£ psf	£ per annum
Rental Income			
Rent - area 1	15,000	8.00	120,000
Rent - area 2	-	-	-
Rent - area 3	-	-	-
Total rental income	15,000		120,000
Rent free/voids (years)	2	0.8573	
Total revenue, capitalised (including all costs)		8.00%	1,286,008
GROSS DEVELOPMENT VALUE			1,286,008
Purchaser's costs	5.75%	73,945	1,212,063

DEVELOPMENT COSTS

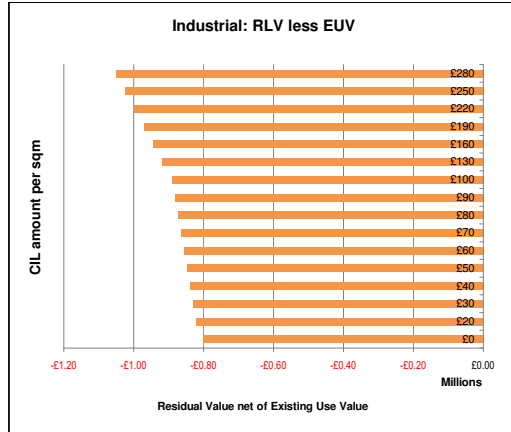
Development Costs			
Demolition costs	£5 psf	7,500 sqt	37,500
Building costs	£65 psf		1,083,333
Area	16,667	90% grs to net	
External works			15.00% 162,500
Professional fees			10.00% 128,333
Contingency			5.00% 70,583
Section 106 costs			1 -
Disposal Costs			
Letting Agent's fee (% of rent)			10.00% 12,000
Agent's fees (on capital value)			1.00% 12,860
Legal fees (% of capital value)			0.75% 9,645
Interest on Finance			
Total development duration	18 months		
Loan arrangement fee			1.00% 14,823
Interest on Construction Costs	18 months		6.50% 72,260
Profit			
Developer's profit on cost			20.00% 320,767
TOTAL DEVELOPMENT COSTS			1,924,605

LAND VALUE

Land surplus			(712,542)
Stamp duty		4.00%	28,502
Agent's fees		1.25%	8,907
Legal fees		0.50%	3,563
Interest on land finance	24 months	6.50%	87,304
RESIDUAL LAND VALUE			(584,267)

Existing use value

Existing space as percentage of new	50%	7,500	
Rent per sq ft		£3 psf	
Rental income per annum		22,500	
Rent free/voids (years)		3.0	0.7722
Total revenue, capitalised (including all costs)			9.00% 193,046
Refurbishment costs		£ psf	-
Fees		7%	-
Purchaser's costs		5.75%	11,100
Existing use value			181,946
EUV including Landowner premium		20%	218,335
Surplus available to fund CIL			(802,602)



0.00%

	CIL amount	RLV
1	£0	-£802,602
2	£20	-£820,345
3	£30	-£829,217
4	£40	-£838,089
5	£50	-£846,961
6	£60	-£855,832
7	£70	-£864,704
8	£80	-£873,576
9	£90	-£882,448
10	£100	-£891,320
11	£130	-£917,935
12	£160	-£944,551
13	£190	-£971,166
14	£220	-£997,782
15	£250	-£1,024,397
16	£280	-£1,051,013

DEVELOPMENT APPRAISAL
Commercial Development

Use class: OFFICES

DEVELOPMENT VALUE

<u>Rental Income</u>	Area	£ psf	£ per annum
Rent - area 1	10,000	21.00	210,000
Rent - area 2			-
Rent - area 3			-
Total rental income	10,000		210,000
Rent free/voids (years)	2	0.8734	
Total revenue, capitalised (including all costs)		7.00%	2,620,316
GROSS DEVELOPMENT VALUE			2,620,316
Purchaser's costs	5.75%	150,668	2,469,648

DEVELOPMENT COSTS

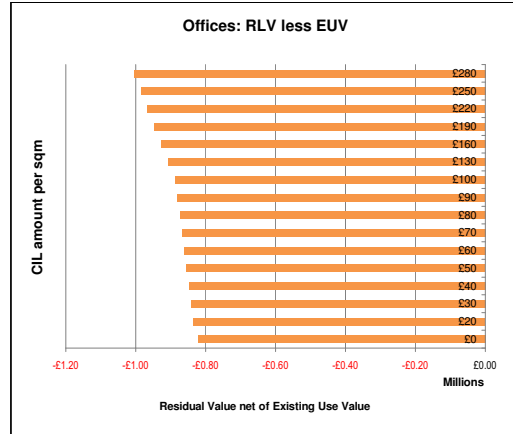
<u>Development Costs</u>	£5 psf	5,000 sqt	
Demolition costs			25,000
Building costs	£141 psf		1,658,818
Area	11,765	85% grs to net	
External works			15.00% 248,823
Professional fees			10.00% 193,264
Contingency			5.00% 106,295
Section 106 costs			1 -
Disposal Costs			
Letting Agent's fee (% of rent)			10.00% 21,000
Agent's fees (on capital value)			1.00% 26,203
Legal fees (% of capital value)			0.75% 19,652
Interest on Finance			
Total development duration	18 months		
Loan arrangement fee			1.00% 22,322
Interest on Construction Costs	18 months		6.50% 108,820
Profit			
Developer's profit on cost			20.00% 486,039
TOTAL DEVELOPMENT COSTS			2,916,237

LAND VALUE

Land surplus			(446,589)
Stamp duty		4.00%	17,864
Agent's fees		1.25%	5,582
Legal fees		0.50%	2,233
Interest on land finance	24 months	6.50%	54,718
RESIDUAL LAND VALUE			(366,192)

Existing use value

Existing space as percentage of new	50%	5,000	
Rent per sq ft		£10 psf	
Rental income per annum		50,000	
Rent free/voids (years)		3.0	0.8050
Total revenue, capitalised (including all costs)			7.50% 536,640
Refurbishment costs		£25 psf	125,000
Fees		7%	8,750
Purchaser's costs		5.75%	23,166
Existing use value			379,724
EUV including Landowner premium		20%	455,669
Surplus available to fund CIL			(821,861)



0.00%

	CIL amount	RLV
1	£0	-£821,861
2	£20	-£834,955
3	£30	-£841,502
4	£40	-£848,049
5	£50	-£854,596
6	£60	-£861,143
7	£70	-£867,690
8	£80	-£874,237
9	£90	-£880,784
10	£100	-£887,331
11	£130	-£906,973
12	£160	-£926,614
13	£190	-£946,255
14	£220	-£965,897
15	£250	-£985,538
16	£280	-£1,005,179

DEVELOPMENT APPRAISAL

Commercial Development

Use class: RETAIL (WH)

DEVELOPMENT VALUE

<u>Rental Income</u>	Area	£ psf	£ per annum
Rent - area 1	20,000	16.00	320,000
Rent - area 2			-
Rent - area 3			-
Total rental income	20,000		320,000
Rent free/voids (years)	2	0.8734	
Total revenue, capitalised (including all costs)		7.00%	3,992,863
GROSS DEVELOPMENT VALUE			3,992,863
Purchaser's costs	5.75%	229,590	3,763,273

DEVELOPMENT COSTS

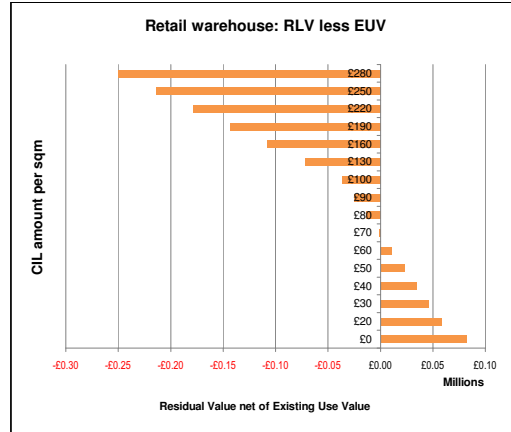
<u>Development Costs</u>	£5 psf	10,000 sqt	
Demolition costs			50,000
Building costs	£68 psf		1,500,000
Area	22,222	90% grs to net	
External works			15.00%
Professional fees			10.00%
Contingency			5.00%
Section 106 costs			16
			317,932
Disposal Costs			
Letting Agent's fee (% of rent)		10.00%	32,000
Agent's fees (on capital value)		1.00%	39,929
Legal fees (% of capital value)		0.75%	29,946
Interest on Finance			
Total development duration	18 months		
Loan arrangement fee		1.00%	23,681
Interest on Construction Costs	18 months	6.50%	115,443
Profit			
Developer's profit on cost		20.00%	521,811
TOTAL DEVELOPMENT COSTS			3,130,867

LAND VALUE

Land surplus			632,406
Stamp duty		4.00%	(25,296)
Agent's fees		1.25%	(7,905)
Legal fees		0.50%	(3,162)
Interest on land finance	24 months	6.50%	(77,486)
RESIDUAL LAND VALUE			518,557

Existing use value

Existing space as percentage of new	50%	10,000	
Rent per sq ft		£9 psf	
Rental income per annum		90,000	
Rent free/voids (years)		3.0	0.7938
Total revenue, capitalised (including all costs)			893,061
Refurbishment costs		£20 psf	200,000
Fees		7%	14,000
Purchaser's costs		5.75%	39,046
Existing use value			640,015
EUV including Landowner premium		20%	768,018
Surplus available to fund CIL			(249,461)



11.30%

	CIL amount	RLV
1	£0	£81,754
2	£20	£58,096
3	£30	£46,267
4	£40	£34,438
5	£50	£22,608
6	£60	£10,779
7	£70	£-1,050
8	£80	£-12,879
9	£90	£-24,708
10	£100	£-36,537
11	£130	£-72,024
12	£160	£-107,512
13	£190	£-142,999
14	£220	£-178,486
15	£250	£-213,974
16	£280	£-249,461

DEVELOPMENT APPRAISAL
Commercial Development

Use class: **RETAIL (SM)**

DEVELOPMENT VALUE

<u>Rental Income</u>	Area	£ psf	£ per annum
Rent - area 1	30,000	18.00	540,000
Rent - area 2		-	-
Rent - area 3		-	-
Total rental income	30,000		540,000
Rent free/voids (years)	2	0.8900	
Total revenue, capitalised (including all costs)		6.00%	8,009,968
GROSS DEVELOPMENT VALUE			8,009,968
Purchaser's costs	5.75%	460,573	7,549,395

DEVELOPMENT COSTS

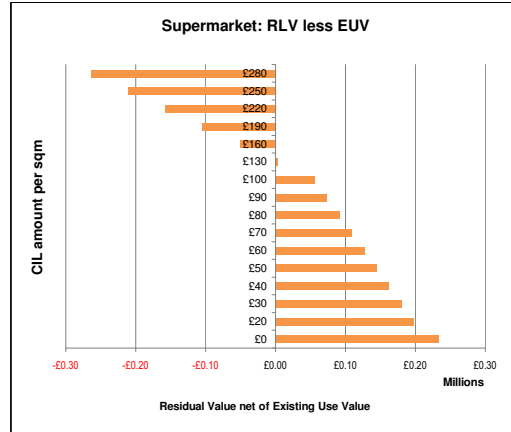
<u>Development Costs</u>	£5 psf	15,000 sqt	
Demolition costs			75,000
Building costs	£90 psf		3,000,000
Area	33,333	90% grs to net	
External works			15.00% 450,000
Professional fees			10.00% 352,500
Contingency			5.00% 193,875
Section 106 costs			16 476,898
Disposal Costs			
Letting Agent's fee (% of rent)			10.00% 54,000
Agent's fees (on capital value)			1.00% 80,100
Legal fees (% of capital value)			0.75% 60,075
Interest on Finance			
Total development duration	24 months		
Loan arrangement fee			1.00% 45,483
Interest on Construction Costs	18 months		6.50% 221,728
Profit			
Developer's profit on cost			20.00% 1,001,932
TOTAL DEVELOPMENT COSTS			6,011,591

LAND VALUE

Land surplus			1,537,804
Stamp duty		4.00%	(61,512)
Agent's fees		1.25%	(19,223)
Legal fees		0.50%	(7,689)
Interest on land finance	24 months	6.50%	(188,419)
RESIDUAL LAND VALUE			1,260,961

<u>Existing use value</u>	Existing space as percentage of new	50%	15,000	
Rent per sq ft			£10 psf	
Rental income per annum			150,000	
Rent free/voids (years)			3.0	0.8163
Total revenue, capitalised (including all costs)				7.00% 1,749,210
Refurbishment costs		£25 psf		375,000
Fees		7%		26,250
Purchaser's costs		5.75%		77,508
Existing use value				1,270,452

EUV including Landowner premium		20%		1,524,542
Surplus available to fund CIL				(263,581)



8.62%

	CIL amount	RLV
1	£0	£233,241
2	£20	£197,754
3	£30	£180,010
4	£40	£162,266
5	£50	£144,523
6	£60	£126,779
7	£70	£109,035
8	£80	£91,292
9	£90	£73,548
10	£100	£55,804
11	£130	£2,573
12	£160	-(£50,658)
13	£190	-(£103,889)
14	£220	-(£157,120)
15	£250	-(£210,350)
16	£280	-(£263,581)

DEVELOPMENT APPRAISAL

Commercial Development

Use class: RETAIL (HS)

DEVELOPMENT VALUE

	Area	£ psf	£ per annum
Rental Income			
Rent - area 1	4,000	20.00	80,000
Rent - area 2			-
Rent - area 3			-
Total rental income	4,000		80,000
Rent free/voids (years)	2	0.8734	
Total revenue, capitalised (including all costs)		7.00%	998,216
GROSS DEVELOPMENT VALUE			998,216
Purchaser's costs	5.75%	57,397	940,818

DEVELOPMENT COSTS

	£5 psf	2,000 sqt	
Development Costs			
Demolition costs			10,000
Building costs	£101 psf		475,293
Area	4,706	85% grs to net	
External works		15.00%	71,294
Professional fees		10.00%	55,659
Contingency		5.00%	30,612
Section 106 costs		16	70,387
Disposal Costs			
Letting Agent's fee (% of rent)		10.00%	8,000
Agent's fees (on capital value)		1.00%	9,982
Legal fees (% of capital value)		0.75%	7,487
Interest on Finance			
Total development duration	18 months		
Loan arrangement fee		1.00%	7,132
Interest on Construction Costs	18 months	6.50%	34,771
Profit			
Developer's profit on cost		20.00%	156,123
TOTAL DEVELOPMENT COSTS			936,739

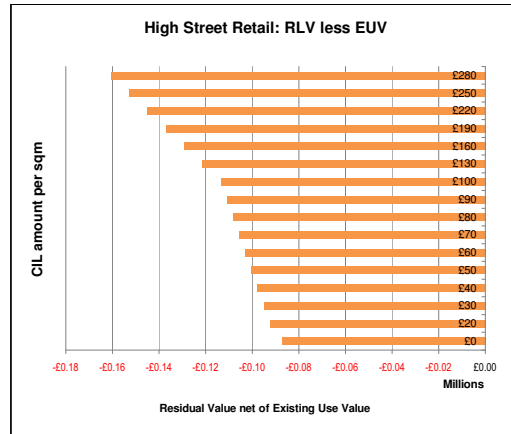
LAND VALUE

Land surplus			4,079
Stamp duty		4.00%	(163)
Agent's fees		1.25%	(51)
Legal fees		0.50%	(20)
Interest on land finance	24 months	6.50%	(500)
RESIDUAL LAND VALUE			3,345

Existing use value

Existing space as percentage of new	50%	2,000	
Rent per sq ft		£10 psf	
Rental income per annum		20,000	
Rent free/voids (years)		3.0	0.7938
Total revenue, capitalised (including all costs)			8.00%
			198,458
Refurbishment costs		£25 psf	50,000
Fees		7%	3,500
Purchaser's costs		5.75%	8,335
Existing use value			136,623

EUV including Landowner premium		20%	163,948
Surplus available to fund CIL			(160,603)



8.12%

	CIL amount	RLV
1	£0	£-87,275
2	£20	£-92,513
3	£30	£-95,132
4	£40	£-97,751
5	£50	£-100,370
6	£60	£-102,988
7	£70	£-105,607
8	£80	£-108,226
9	£90	£-110,845
10	£100	£-113,464
11	£130	£-121,320
12	£160	£-129,177
13	£190	£-137,033
14	£220	£-144,890
15	£250	£-152,746
16	£280	£-160,603

This page is intentionally left blank

HARINGEY COUNCIL

EQUALITY IMPACT ASSESSMENT FORM



Haringey Council

Service: Community Housing Services

Directorate: Adults and Community Housing Services

Title of Proposal: Haringey's Housing Related Support
Commissioning Plan 2012 - 2015

Lead Officer (author of the proposal): Rosie Green

Names of other Officers involved: Cleo Andronikou

Step 1 - Identify the aims of the policy, service or function

State what effects the proposal is intended to achieve and who will benefit from it.

Proposal

Haringey's Housing Related Support (HRS) Commissioning Plan 2012 – 2015 outlines our commissioning intentions for the next three years. This Plan sets out our vision, establishes the key priorities for development and details the framework within which the vision and priorities will be delivered. The intention is to have services which are based on evidenced need; meet current and future requirements; give value for money and improve outcomes for service users.

The Plan will also enable the programme to meet savings required by Haringey's Efficiency Savings Programme of £500,000 in 12/13 and a further £1.5m in 13/14.

The Supporting People Strategy 2005-10 (previous commissioning document) set the direction for the programme and resulted in some changes to the way in which services were delivered in order to fit more strategically with local need.

Although the strategy ceased in 2010, ongoing work has continued to improve services and link to local and emerging need especially as a result of priorities in related strategies and plans such as the Homelessness, Move-on and Older People's Housing strategies.

Although not a statutory service, HRS fits into the preventative agenda and provides essential services for vulnerable people in Haringey who need support to living independently and prohibit where possible moving into institutionalised care or service provision.

HRS services are available to all people in the borough who are assessed as needing this type of support. Demand outstrips supply and so this Plan will assist us in getting the most from each service and ensure where possible, people are moved on as soon as they are ready to. We cannot commission services to meet all the demand as the budget has continued to be reduced year on year.

Services can be long term i.e. sheltered housing for older people or short term (up to 2 years), for example homeless hostels, domestic violence refuges. Support can be accommodation based i.e. people move into specific accommodation in order to receive the support or by floating support, where support is delivered to them in their own home and can 'float' off when not required.

Through the use of contract specifications we will be able to make sure that services are delivered for the time specified and this will be managed through contract monitoring.

We need to ensure that HRS only funds the tasks that should be delivered and not subsidising or replacing other funding streams. This is particularly relevant given the pressure or withdrawal of other budgets.

We also need to ensure that services are available for people regardless of tenure. Historically at a national level, services have predominately been delivered to those living in the social rented sector. For some sectors this will remain due to the short term specialist nature of the support, but for others this is not necessarily the case.

In HRS client groups are divided into sectors as follows:

- Domestic violence
- Mental health
- Learning disabilities
- Older People
- Physical and sensory disability
- Young People (including Care Leavers and Teenage Parents)
- Single homeless and homeless families
- BME and Refugee groups

People do not always fit neatly into one category and there can be overlap between sectors.

For this Commissioning Plan, we know from the data identified in Step 2 below, that there are certain groups such as Black or Black British who are over represented in our needs data for some sectors. We also know that there are geographical areas (mainly to the east) in the borough where the need for HRS is more prominent. This reflects and is a result of the socio economic position of these communities. We aim to provide services to mitigate the impact of this within the areas where there is over representation of identified equalities groups.

Services will not necessarily be provided just for over represented groups but rather for all who need such support. This will ensure fair access, and broader improvement for all those people receiving services. There maybe

some BME specific services which continue to be commissioned should the needs assessment identify this and the demand for such support is there.

Commissioning Plan priorities

Priority 1

Ensure Housing Related Support delivers targeted, evidence based services that reflect current and future needs and contributes to the Council's priorities.

Priority 2

Maximise the outcomes of the Housing Related Support resources invested so that high quality, value for money services are commissioned and delivered.

Priority 3

Work in partnership with stakeholders, providers and service users so that services are responsive to changing needs and are inclusive to all.

Priority 4

Revise the governance and contracting arrangements to reflect the changed political and economic environment in which Housing Related Support is now delivered.

Internal Council provision and external providers will be subject to the same governance and contracting arrangements.

The implementation plan will be developed to be to ensure the correct actions are agreed to achieve the above priorities. The Commissioning Plan will be reviewed annually to ensure it is fulfilling our requirements and also captures forthcoming government legislation that may impact on HRS in the borough.

Step 2 - Consideration of available data, research and information

You should gather all relevant quantitative and qualitative data that will help you assess whether at presently, there are differential outcomes for the different equalities target groups – diverse ethnic groups, women, men, older people, young people, disabled people, gay men, lesbians and transgender people and faith groups. Identify where there are gaps in data and say how you plug these gaps.

In order to establish whether a group is experiencing disproportionate effects, you should relate the data for each group to its population size. The 2001 Haringey Census data has an equalities profile of the borough and will help you to make comparisons against population sizes.

http://harinet.haringey.gov.uk/index/news_and_events/fact_file/statistics/census_statistics.htm

2 a) Using data from equalities monitoring, recent surveys, research, consultation etc. are there group(s) in the community who:

- *are significantly under/over represented in the use of the service, when compared to their population size?*
 - *have raised concerns about access to services or quality of services?*
 - *appear to be receiving differential outcomes in comparison to other groups?*
- b) What factors (barriers) might account for this under/over representation?*

Background

Haringey's Housing Related Support Needs Assessment, was completed to inform the development of Commissioning Plan 2012-15. To complete the Review, data from Haringey's Joint Strategic Needs Assessment (JSNA), Borough Profile, relevant Commissioning Plans, national demographic and trend data plus local HRS performance data and information (where submitted) on clients.

These sources include:

- Demographic data from national and local sources
- Information from the recent Council wide joint strategic needs assessments (JSNA)
- National and local research data
- Reviews of our services
- Wide ranging consultation with providers, stakeholders and service users

We currently have 39 providers, delivering 68 services to approx 5400 clients at any one time.

We do not collect information on individual clients. This does not form part of our contract monitoring data collection. This is based on national guidance and no other local authorities collect such data. However providers are expected to submit new client record forms to St Andrew's University for analysis at both a local and national level. Not all our providers have submitted data even though this is a contracture requirement. Therefore any data within this EqIA does come with this caveat. The gap in equality data and the lack of equality data collection is a major flaw in the current arrangement. We should acknowledge this weakness and accept that it is a key issue for improvement in the proposed Commissioning Plan. We should therefore include in the contracts, a requirement for data on equality protected characteristics as part of contract monitoring data collection.

Therefore for this Equalities Impact Assessment we are reliant on information that is in the public arena.

Since 2007/08 Haringey's Housing Related Support Services have assisted almost 7,000 vulnerable people. The data over the last five years indicates that services supported a higher number of clients in 2008/09 and 2010/11. The steep drop in year five is not a complete representation as in year five data was only collected until December, rather than the end of March in other years. Due to weaknesses in the current contractual arrangements, we are not able to provide a breakdown of these figures by equality

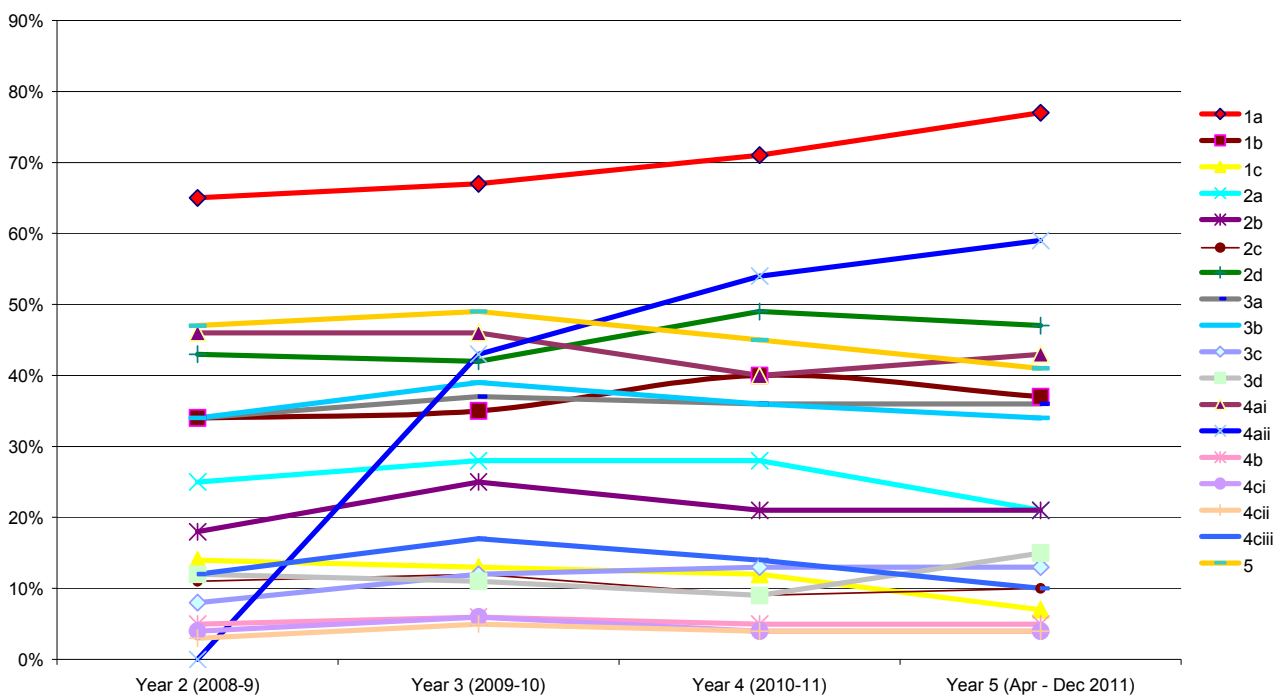
protected characteristics. Consequently, we are unable to say with any degree of confidence, which (if any) of the protected characteristics might be disproportionately over/under represented or disadvantaged under the current arrangements in any of the five main themes identified below.

Reporting Year	Frequency	Frequency %
Year 1 (2007-8)	981	14%
Year 2 (2008-9)	1751	26%
Year 3 (2009-10)	1520	22%
Year 4 (2010-11)	1825	27%
Year 5 (Apr - Dec 2011)	783	11%
Total:	6860	100%

Presenting needs across five main themes over the last 4 years are shown in the chart below. The data indicates that the most prevalent need (maximising income 65-77%) has remained consistent since 2008. The second most frequent need in 2010-2011 (introduced as an indicator in 2009/10) was securing settled accommodation at 54 and 59% in the last 2 years), and External Contacts (49 and 47% in years 4 and 5) was the third.

While the type of presenting needs have not changed considerably over time, there has been an increase in the numbers of clients requiring support to maximise income, maintain and secure accommodation and with assisted technology.

Haringey's Housing Related Support Presenting Needs(Short term)



- | | |
|--------------------------------------|---------------------------------------|
| 1)(a) - Maximising Income | 1)(b) - Managing Debt |
| 1)(c) - Paid Work | |
| 2)(a) - Training & Education | 2)(b) - Leisure & Cultural Learning |
| 2)(c) - Work-Like Activities | 2)(d) - External Contacts |
| 3)(a) - Physical Health | 3)(b) - Mental Health |
| 3)(c) - Substance Misuse | 3)(d) - Assistive Technology |
| 4)(a)(i) - Maintaining Accommodation | 4)(a)(ii) - Settled Accommodation |
| 4)(b) - Statutory Orders | 4)(c)(i) - Self Harm Issues |
| 4)(c)(ii) - Causing Harm to Others | 4)(c)(iii) - Risk of Harm from Others |
- 5 - Choice & Control/Involvement

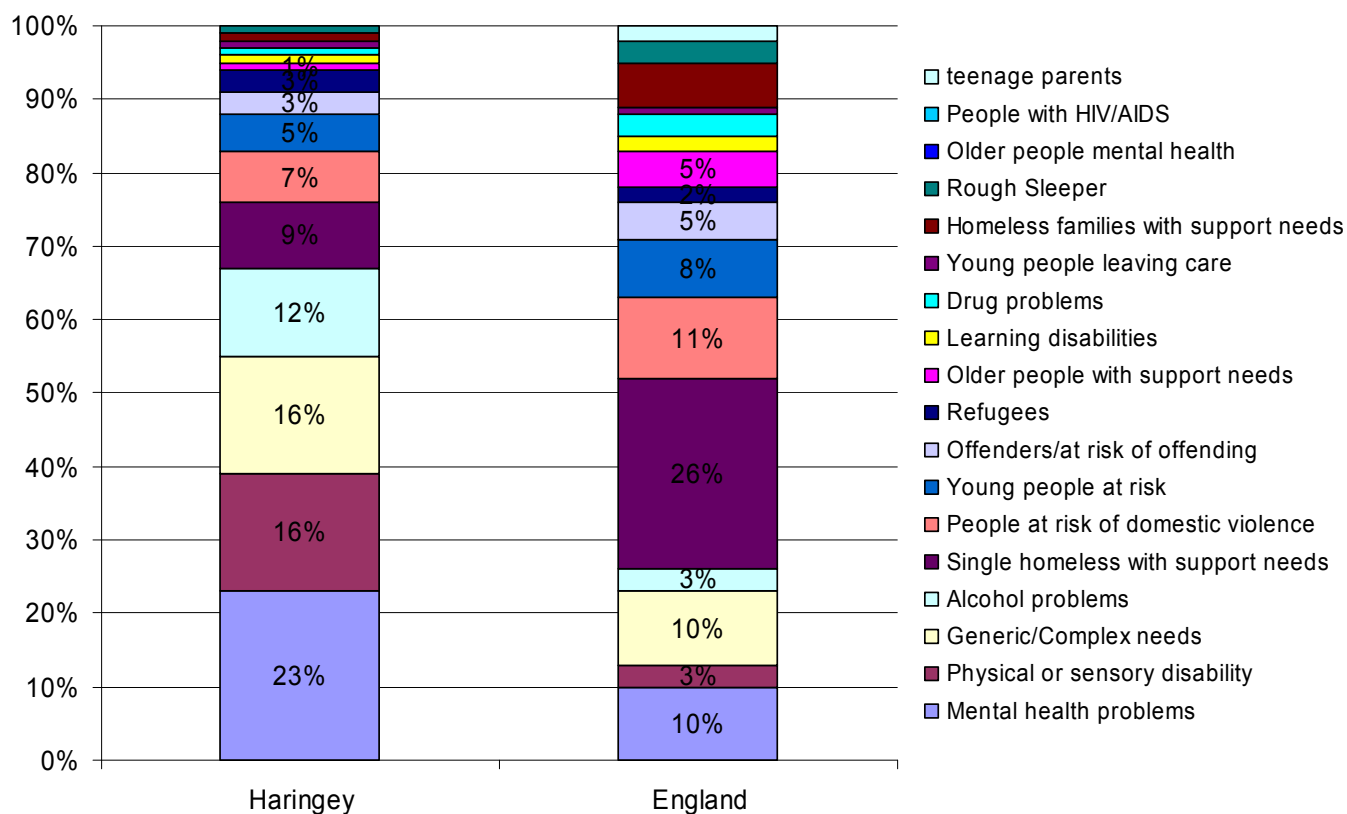
Demand for Housing Related Support Services

Chart 1 below, provides a breakdown of the proportion of people entering Housing Related Support or Supporting people services in 2010/11 across England and Haringey. The top four groups for England are single homeless people (26%), people at risk of domestic violence (11%), people with mental health problems and people with generic/complex needs (each 10%).

The data indicates that in Haringey there is a greater demand from people in the mental health, physical or sensory disability, generic/complex needs and alcohol problems groups. It is however, not possible to draw firm conclusion from this data, as a small number of providers are not required to submit returns and of those that are, only 66% of returns were received for this period.

The numbers for each sector are obviously linked to services available. Since HRS was only set up 9 years ago we still have services which are based on historic demand e.g. for older people Haringey has overprovision when compared with other authorities. This has not yet been addressed but this Commissioning Plan aims to do this and link provision more closely with actual local needs.

Clients accessing SP/HRS Services 2010/11



All the protected characteristics may apply to all of HRS client sectors. For this EqIA we have tried to split this into the required characteristics. However this does lead to some overlap. Although the data breakdown given the Figure above is not by the protected characteristics as recognised under Section 4 of the Equality Act 2010, nevertheless, those characteristics are identifiable, in some cases by proxy in the breakdown, for example:

- i. Teenage parents – Age
- ii. People with HIV/AIDS – Disability
- iii. Older People with mental health issues – Age and Disability
- iv. Rough sleeper – Generic
- v. Homeless families – Race, Sex and Pregnancy and Maternity (we know that these are predominantly BME and Lone parents, predominantly women with young children)
- vi. Young people leaving care – Age
- vii. Drug problem – Generic
- viii. Learning disabilities – Disability
- ix. Older people with support needs – Age
- x. Refugees – Race (in Haringey, these are predominantly BME)
- xi. Offender/At risk of offending – Generic
- xii. Young people at risk – Age
- xiii. People at risk of domestic violence – Sex (predominantly women)
- xiv. Single homeless with support needs – Age (predominantly young people)
- xv. Alcohol problems – Generic
- xvi. Generic complex needs – Generic

- xvii. Physical or sensory disability – Disability
- xviii. Mental health problems - Disability

Race

BME and Refugees

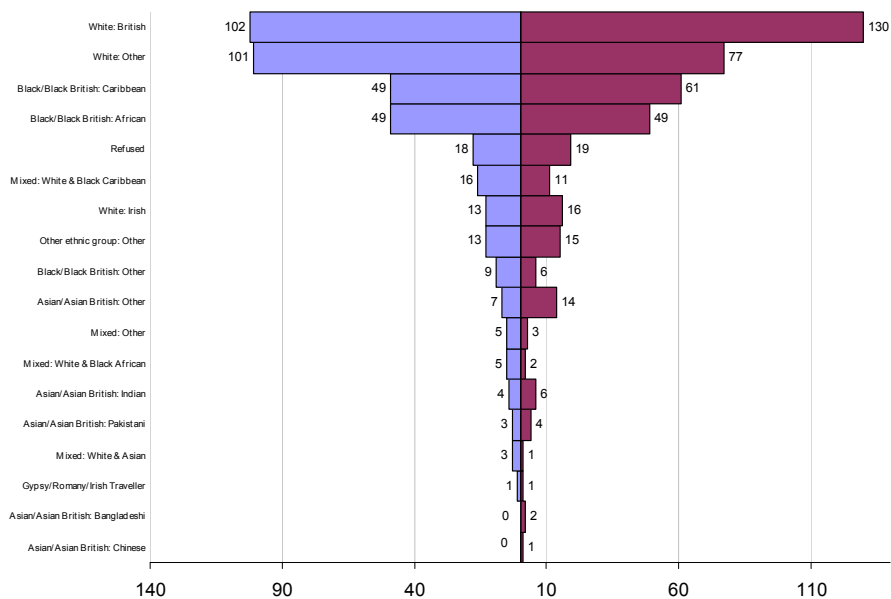
We currently provide services for the following groups in Haringey:

- Cypriot & Elderly Disabled Group
- Cypriot Community Centre
- Embrace UK Community Support Centre
- Haringey Chinese Community Centre
- Haringey Somali Community & Cultural Centre
- Kurdish Advice Centre
- Kurdish Community Centre
- Turkish Cypriot Women’s Project
- PEEC Family Centre (Polish)

Since the inception of Supporting People (SP) in 2003 there have been some changes to profile of BME groups in Haringey. Since the accession of eastern European countries into the EU there has been an increase in the numbers of migrants from these countries.

Of the clients presenting a HRS need between April and Dec 2011 (Yr5), 28% were white, this is a lower proportion compared with Haringey as a whole. The next two highest groups were people of black origin (27%) compared with 16% of all Haringey residents and 22% were from the white other group (12% of Haringey’s population according to ONS Mid year estimates).

Ethnicity of HRS Clients - April -Dec 2011



The

For mental health services 1 in 4 patients come from a BME group.

The Borough Profile tells us the following:

- 48.7% of the Haringey population are non-white British. This is higher than the London figure of 40.5%.

The table below shows the ethnic breakdown of Haringey compared to London.

2009 Mid Year Ethnicity Estimates					
5 Ethnic Groups	16 Ethnic Group	Haringey		London	
		Total	%	Total	%
Total	Total	225500		7753600	
White	British	115600	51.3	4614600	59.5
	Irish	7300	3.2	169100	2.2
	Other White	26900	11.9	622300	8.0
Mixed	White and Black Caribbean	3000	1.3	78800	1.0
	White and Black African	1500	0.7	42200	0.5
	White and Asian	2700	1.2	79400	1.0
	Other Mixed	2700	1.2	73900	1.0
Asian or Asian British	Indian	9000	4.0	480000	6.2
	Pakistani	4300	1.9	215100	2.8
	Bangladeshi	3800	1.7	168000	2.2
	Other Asian	4400	2.0	157400	2.0
Black or Black British	Black Caribbean	14900	6.6	308200	4.0
	Black African	18200	8.1	412300	5.3
	Other Black	2800	1.2	64000	0.8
Chinese or Other Ethnic Group	Chinese	4200	1.9	137600	1.8
	Other	4300	1.9	130700	1.7

As can be seen from this table, Haringey has a higher percentage of Irish, Other White, Black Caribbean and Black African population compared to the rest of London. The 2001 census classifications are fairly broad and do not identify ethnic groups of importance in the North London context. For example, the large Somali population in the sub-region cannot be isolated from the data relating all people from Africa under the black African classification.

To a greater extent than most, the White Other population is the most problematic to analyse through the various sources of available data chiefly because so many different communities are captured by this broad classification.

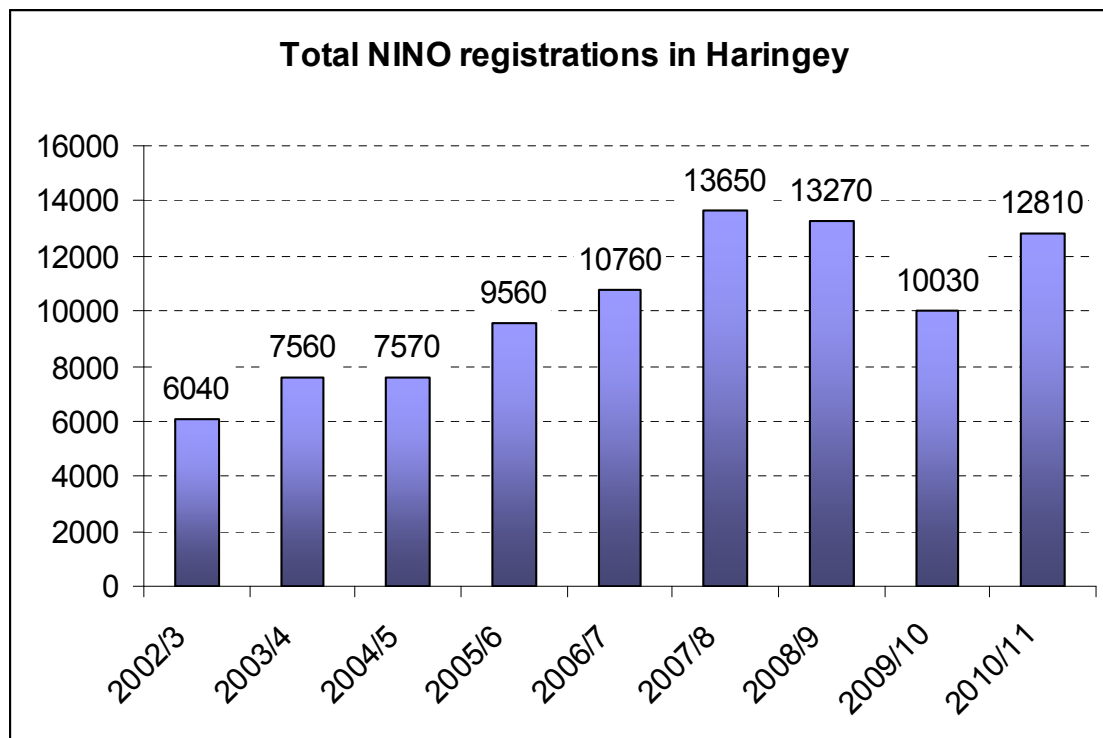
The 2001 census records 196,104 people from a White Other background making it the second most populous group after White British people in the sub-region. The map of the sub-region shows higher densities stretching along the Westminster and Camden borders with a further higher density zone in eastern Haringey and Enfield. Broadly an even representation of this group can be found in most wards in the sub-region.

Migration

Between 2002 and 2011 91,250 people registered for national insurance in Haringey, whose previous address was overseas.

Poland, Hungary and Bulgaria are the top three countries where people who have registered for national insurance over the last 3 years in Haringey have come from.

The chart below shows the yearly breakdown.



Source: 2002-2011 Department of Work and Pensions (DWP)

North London sub-Region black and Minority Ethnic Housing Study 2007- 09

In November 2007, the Joint Black & Minority Ethnic RSL and Borough Group of the North London Sub-Region, commissioned research into the housing needs and aspirations of black and minority ethnic people living in North London. Building on existing data the commission was intended to create detailed, ward level maps of where different communities had settled and how these patterns had changed over time.

Many of the data sources underpinning the research do not distinguish between first, second or subsequent generations of people from different communities in North London and no attempt is made in the research to try to differentiate between generations.

What the community mapping shows

The research drew on many sources of data including Census, CORE lettings, school rolls, social housing bidding information and housing development data. The information has been used to create an atlas of North London showing the residential distribution of local community groups.

This atlas has revealed patterns of settlement at a ward by ward level for the many different communities who make up the population of the sub-region. The results show that communities tend to settle and then stay in fairly tightly bracketed areas with little mobility either within boroughs or across the sub-region. Pockets of immigration can be found in affluent areas and areas of deprivation, but more often than not immigrant

communities are housed in the poorest areas. This pattern of settlement does not match the distribution of social housing in the sub-region. This has led to the creation of certain migration hot-spots.

Summary findings from the mapping:

- Many communities have a tight geographical focus
- Settlement is often constrained by artificial geography (i.e. borough boundaries)
- Mobility is limited
- Those most reliant on social housing are most tightly focused and least mobile
- Areas of existing deprivation disproportionately absorb immigration
- New house building has added to existing social housing densities

Faith

We do not have data on the faiths that people practice. However, we accept that they may be instances where faith and religious observance may need to be taken into account when commissioning services in order to ensure that people receive services that are meet their needs. In terms of improvement, we will ensure that contractual will include collection of user data that cover the protected characteristics including religion and belief.

Sex

HSR provides services all cross all our sectors that are accessible to both male and females. The one exception is our domestic violence refuges which are for women only

Domestic violence, Haringey depends largely on the British Crime Survey (BCS) and the Home Office Statistical Bulletin for data as most agencies do not collect domestic violence information.

According to the [Home Office Statistical Bulletin \(January 2011\)](#), 29% of women aged 16-59 in England and Wales have experienced domestic violence, compared with 16% of men. This means that, potentially, 21,170 women in Haringey have experienced domestic violence since they were 16 compared with 12,736 men.

Interviews undertaken for the 2010/11 British Crime Survey self completion module, show that 7% of women aged 16 to 59 were victims of domestic abuse in the past year compared with 5% of men. For the past year in Haringey, this equates to approximately 5,110 women and 3,980 men.

Projected service use in 3-5 years and 5-10 years

While there was a general decline in the numbers of domestic violence in England and Wales since 2005/06 (according to the British Crime Survey), numbers did increase substantially once again in 2010/11.

1981	1991	1995	1997	2001/02	2002/03	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11
292	534	989	814	626	506	402	358	407	343	293	289	392

Domestic violence (British Crime Survey 2010/11) (numbers in 000s)

The key local agencies for reliable local data are the police, our domestic violence advice and support centre, Hearthstone; children's and adults safeguarding; housing; and the domestic violence voluntary sector.

Police call outs for domestic and gender based violence

Victims of domestic violence are less likely than victims of other forms of violence to report their experiences to the authorities because of beliefs that their abuse is not a matter for police involvement, their experiences too trivial, or from fear of reprisal. It is therefore generally acknowledged that there is significant under-reporting of domestic abuse by victims. This means that figures, including those supplied by the Metropolitan Police, should be regarded as indicative only. In 2010/11, the Metropolitan Police recorded 1,269 victims of domestic violence in Haringey.

These sources are utilised in the commissioning and development of new services.

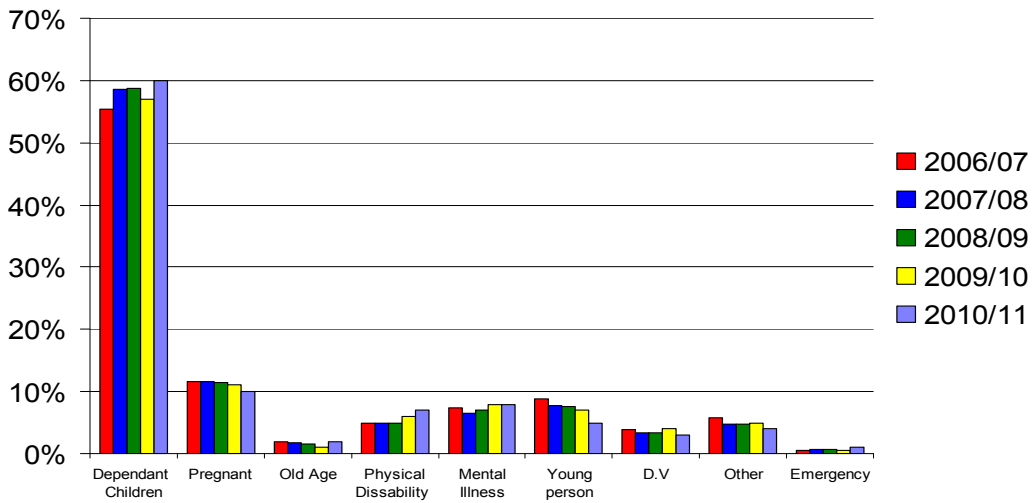
Other HRS services

Homeless

We know that women are over represented when compared to the total population for homelessness. The reasons for this is that women are more likely to care for children than the fathers and that therefore have the right to be accepted as homeless.

We know from Government statistical returns that since 2006, households with dependant children have been the largest priority need group, and have accounted for around 58% of all cases accepted as homeless by local authorities nationally each year. Pregnancy also accounts for around 11% of accepted households and one person households (vulnerable single applicants) account for around 25% of cases. Lone female parents make up on average almost half of all applicants

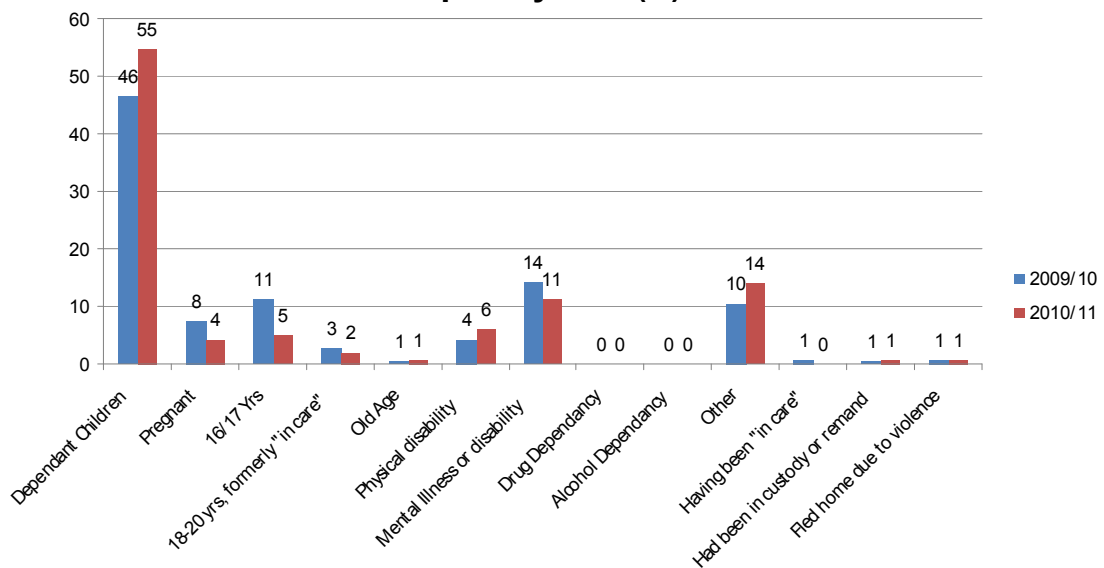
Accepted Households, Priority Need , England 2006-2011



In Haringey (2010/11) 55% households were accepted because of dependant children and 4% due to pregnancy. Half of households with children were lone parent households, compared with 13.6% of Haringey’s residents.

Being asked to leave by family or friends is prevalent across the country, including Haringey at around a third of all cases and loss of private rented accommodation was also similar (15% nationally and 17% in Haringey).

L.B. Haringey - Accepted households, priority need (%)



Offender and substance misuse

Alcohol

In Haringey the Alcohol Specific Mortality rate for men is higher than both London and England average.

- Men are more likely to drink heavily than women. 38% of men and 16% of women consume more alcohol than is recommended (DoH, 2004, ANARP Project)
- The most deprived fifth of the UK population suffer two to three times greater loss of life attributable to alcohol; three to five times higher death rates due to alcohol specific causes and two to five times more admissions to hospital because of alcohol than wealthy areas (DoH, 2009). This is a pattern that is recognisable in Haringey with the majority of alcohol-related and alcohol-specific hospital admissions coming from the East of the borough
 - Males are more at risk than females; due to higher rates of liver disease, alcohol related admissions and alcohol related mortality
 - Men from the Irish community seem particularly vulnerable in relation to alcohol related problems in Haringey

Substance misuse

Men make up 75% of the drug treatment programme in Haringey, which is on a par with national and regional average

In terms of drug misuse the JSNA highlights that:-

- Haringey has higher rates of problematic drug use than the London and England averages.
- A significant majority of the drug treatment population use crack cocaine (75%; 1812) with opiate use at slightly lower level (1736).
- Combined use of crack and opiates is common.
- Reported numbers of those tested for Blood Borne Viruses and being vaccinated for hepatitis B in structured drug treatment remain low
- Haringey is classed as Band C by the Health Protection Agency (high band) for numbers of drug users infected with hepatitis C
- Haringey is rated in the top quartile in the country for crack cocaine and opiate users leaving treatment free of drug dependence

Data from Haringey adult drug treatment services¹ in 2010-11 indicates that this population has a wide range of social problems:

- Significant housing problems with just under one third (31%; 188)
- 12 per cent (74) being homeless (no fixed abode)

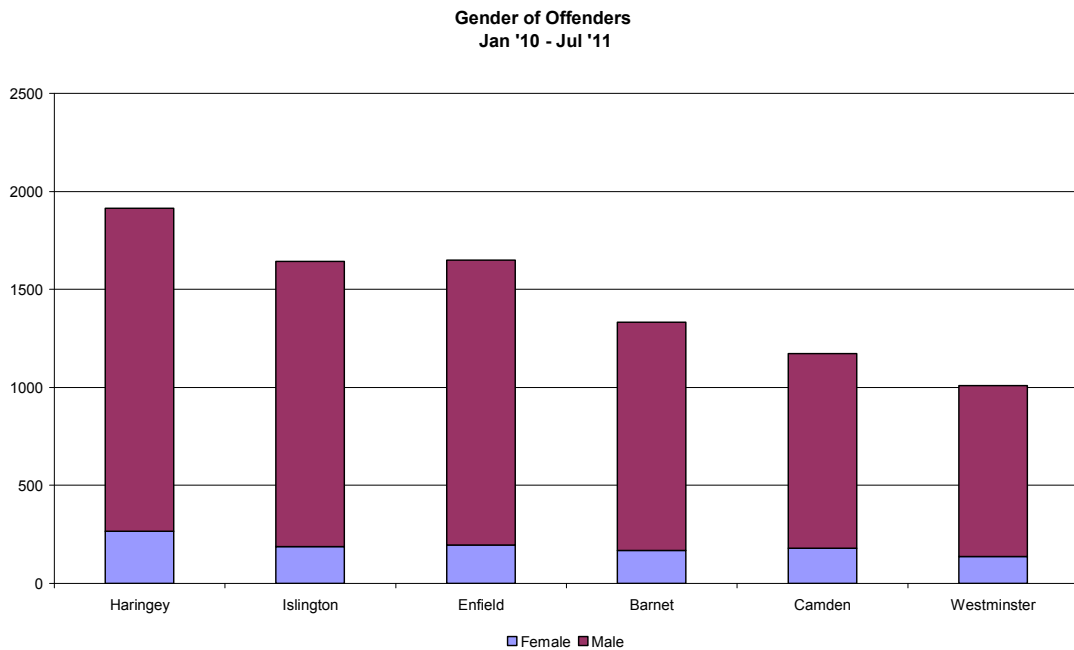
¹ Source: National Drug Treatment Monitoring System - Quarterly partnership report April 2011.

- A little over quarter came to treatment via criminal justice system (26%; 169)
- Nearly a quarter (24%; 151) was identified with dual diagnosis, a term which is used to describe co-existing mental health and substance misuse problems.
- Only 15 percent (90) had any paid work in the last four weeks prior to their treatment start date²

The latest prevalence estimate of crack cocaine and opiate users in Haringey is 2424. The associated confidence intervals are 2,220 - 2,714. The estimate includes age's 15-64.³ The prevalence rate of 14.96 per 1000 population is higher than in London and England. A significant majority use crack cocaine (75%; 1812) with opiate use at slightly lower level (1736). Combined use of crack and opiates is however common.

Offenders

As can be seen in the chart below, the number of men committing offences is far higher than women.



Sexual Orientation

We do not have any data on sexual orientation as this is not included in the national client record data forms. This situation is common in local authorities and not specific to Haringey.

While there are no firm national figures, Stonewall agrees a reasonable broad population estimate of homosexuality in the UK is roughly between 5-7%. When applied to the total number of service users this would indicate a number in the region of 275.

² Source: Treatment Outcome Tool baseline report 2010-11

³ 2009-10 estimates by the University of Glasgow. The associated confidence intervals are 2,220, 2,714. The estimate includes ages 15-64.

What we do ensure is that services are accessible to all and that sexual orientation should not impact on receiving a service. No complaints have been received that sexual orientation has resulted in not being able to access a service or that problems were encountered for those receiving a service.

Disability

In HRS terms we consider this to include those with learning disabilities and physical disabilities. HRS Services are provided for both types of disability. In the Commissioning Plan and HRS needs assessment physical disability also applies to the section on older people under Age people's section and there is a higher proportion of older people with such a disability.

Learning disability

The projected learning disability baseline estimates in Haringey for 2009–2020 (Source PANSI & POPPI) shows that the overall number of people with learning disabilities is not expected to significantly increase. However, the change within the age groups is significant. Broadly, the numbers of young people with learning disability going through transition are declining but there are significant increases in the number of people with learning disabilities living beyond age 45. At a time of significant increase in the elderly population in general, this is likely to put added pressure on resources.

Age Group	Year: 2009	Year: 2015	Year: 2020
People aged 18-24 predicted to have a learning disability	583	514	484
People aged 25-34 predicted to have a learning disability	1,223	1,240	1,233
People aged 35-44 predicted to have a learning disability	1,008	992	1,012
People aged 45-54 predicted to have a learning disability	648	739	746
People aged 55-64 predicted to have a learning disability	393	428	503
People aged 65-74 predicted to have a learning disability	249	249	266
People aged 75-84 predicted to have a learning disability	138	150	145
People aged 85 and over predicted to have a learning disability	43	46	54
Total Population aged 18-85 and over predicted to have a learning disability	4,283	4,358	4,443

Projections for Haringey

Service provision and current demand for services

Currently there are a total of 1265 adults in Haringey known to Haringey's Learning Disability Partnership, of which 580 are receiving learning disabilities services, leaving 685 who potentially require a lower level of support that HRS typically provides.

Table below, shows the current service users receiving services from the HLDP presented here in terms of the services used, by ethnicity and gender breakdown.

Some people receive more than one service. Other people are not in receipt of a service but are an 'open' case.

Service	Number of people receiving this service
In-house residential care	9
Independent sector residential care	189
Nursing care	8
NHS residential care (e.g. 'Edwards Drive')	0
Independent hospital	4
Supported living	50
Domiciliary support at home	
In-house day services - Day opportunities (Breakdown according to: 'High support'; 'Complex behavioural needs'; 'Moderate needs')	64
Independent sector day services	117
NHS Campus	0
Respite care placements	35
Adult Placement Scheme	28
Supported employment	27
'Mainstream' employment (with or without support)	27

Race

Ethnicity	Total
Asian or Asian British	40
Black or Black British	148
Mixed	13
Other Ethnic Groups	35
White	341
not recorded	3
Total	580

Gender

Female	243
Male	334
not recorded	3

We know that from our consultation and service reviews that there is an unmet need for people with lower levels of support.

Physical disabilities, sensory impairment and HIV

Percentage spend per sector benchmarked against similar boroughs

In March 2010, nationally, there were 56,400 people registered as deaf and 156,500 people registered as hard of hearing. 88,500 people were registered as blind or partially sighted and of these, 25,300 (29%) were recorded as having impairment as their additional disability.⁴

In March 2010, London had 25,290 people registered as deaf or hard of hearing. Haringey had the fourth lowest number among the London boroughs.⁵

Census data (2001) shows that the prevalence of limiting long-term illness in Haringey is similar to the rest of London and slightly lower than in England as a whole.

Table 2.4: Limiting long-term illness

		Haringey	London	England
All people (persons)	Count	216,507	7,172,091	49,138,831
People with a limiting long-term illness (persons)	Count	33,590	1,111,284	8,809,194
People with a limiting long-term illness (persons)	%	15.51	15.49	17.93
People of working age with a limiting long-term illness (persons)	Count	18,780	556,102	4,014,005
People of working age with a limiting long-term illness (persons)	%	12.81	11.87	13.29

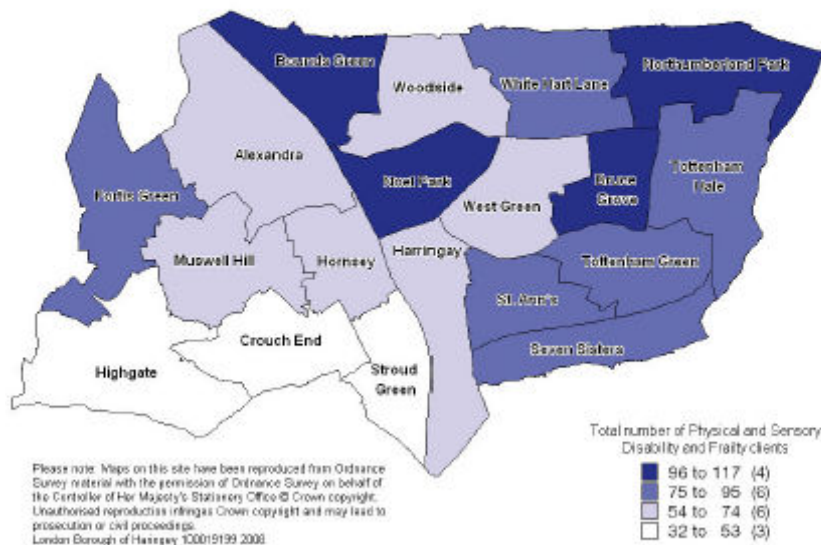
Source: Census 2001

Haringey's profile guide identifies that in January 2008 the numbers of people receiving a community based service to support them with physical disabilities or sensory impairment was higher in the east of the borough, with the highest concentrations in Noel Park, Bounds Green, Bruce Grove and Northumberland Park.

⁴ National Statistics – People registered Deaf or Hard of Hearing Year ending 31 March 2010 in England

⁵ NHS.uk

Map 2.4: Total number of physical and sensory disability and frailty clients who have received services as of 29th January 2008



Source: London Borough of Haringey

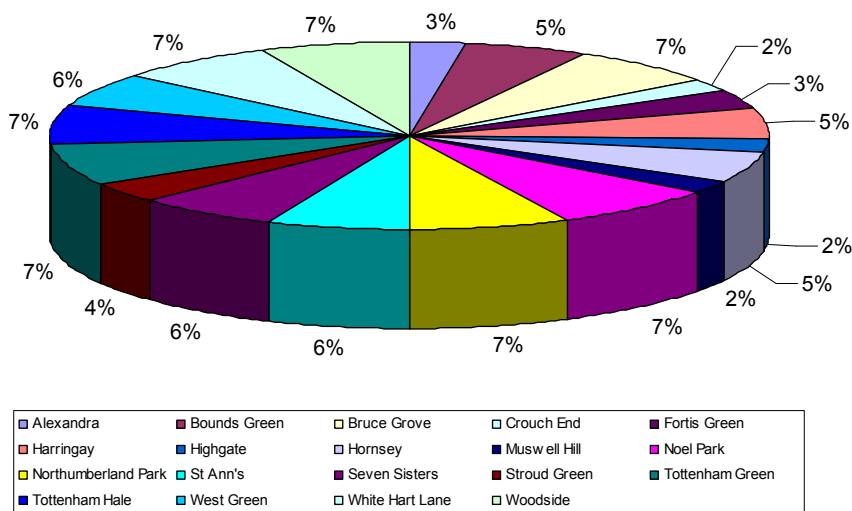
Incapacity Benefit and Severe Disablement Allowance (IB & SDA)

In 2007 there were 12,150 Incapacity Benefit and Severe Disablement Allowance claimants in Haringey, representing 7.7% of the working age population. This claim rate is above England (6.7%) and London (6.1%). The majority are long term claimants with 56.5% having received this for five or more years (compared with 57.8% in London and 60.1% in England)

The highest proportions of claimants are from Bruce Grove, Haringay, Hornsey, Noel Park, Northumberland Park, West Green, White Hart Lane and Woodside Wards, with claim rates between 11.8% and 15.3%

There are 10,855 claimants in Haringey in receipt of Disability Living Allowance, with 34% having received this for 5 or more years. The highest proportions of claimants are from Bruce Grove, Noel Park, Northumberland Park, Tottenham Green and Woodside Wards, all each representing 7% of all claims.

DLA Claimants Haringey - May 2011



Housing Related Support data demonstrates that the people who use the HRS services for physical disabilities, HIV and sensory impairment have a number of equalities protected characteristics:

- 74% of the people who use the services for physical disabilities, HIV and sensory impairment have a form of disability.
- All service users are between the ages of 18 and 69 years. The majority (73%) of service users are between 32 and 59 years.
- The table below provides data on the gender of service users compared with the borough profile. The data shows that women are under marginally under represented.

Gender	Physical Disabilities, HIV & Sensory Impairment Services	Haringey Borough Profile*
Male	54%	51%
Female	46%	49%

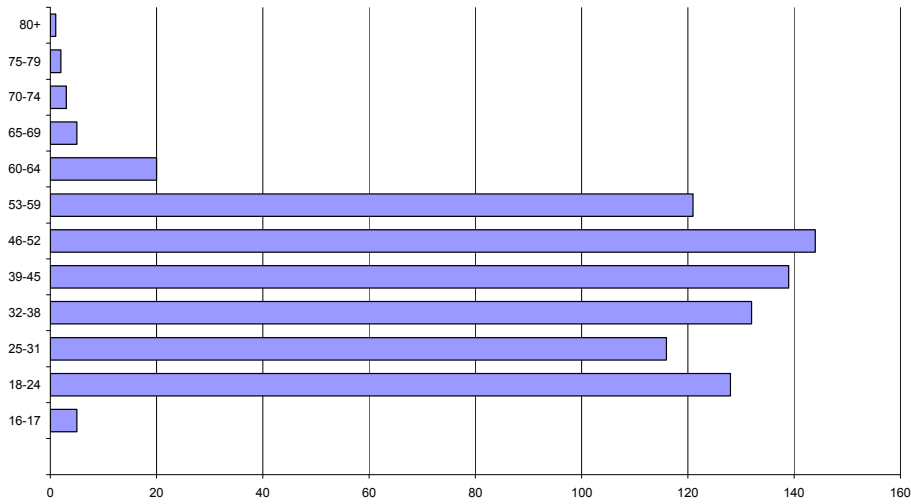
*Breakdown by gender for whole of Haringey population (ONS Mid-year Estimates 2009).

Age

Our older people’s providers do not have to submit the national client record data forms, although some chose to do so. Therefore we do not have clear figures for this age bracket.

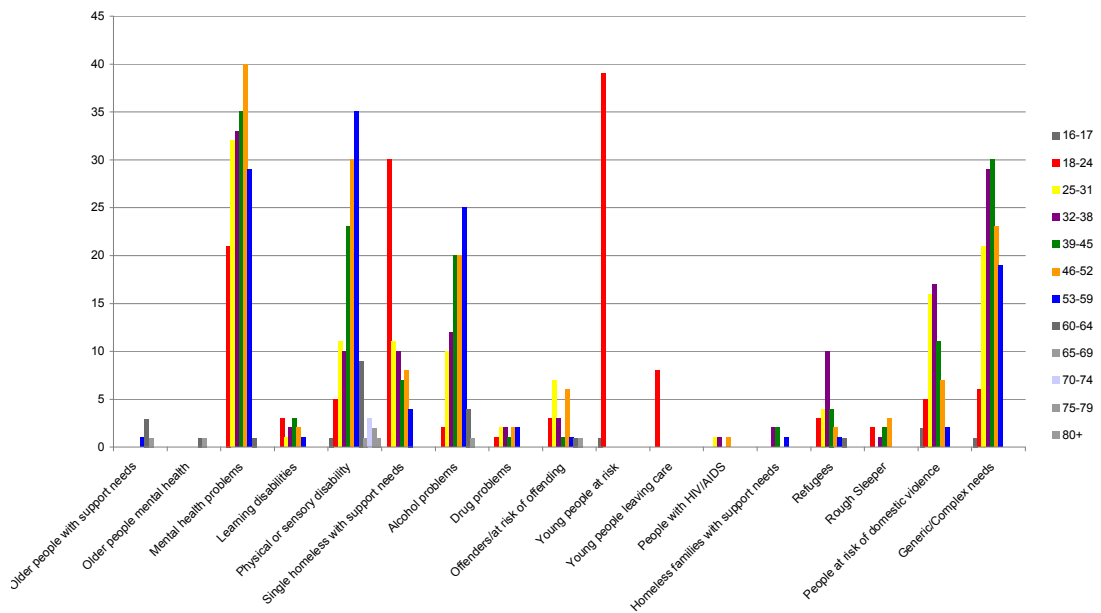
However from the client record data forms submitted, of the 816 clients 50% were between the ages of 32 and 52, 15% between 53 and 59 years and 4% were over 60 years. Just under a third were 32 or younger, 0.6% of these were 16 or 17 years of age.

Age of Clients - LBH HRS - April-Dec 2011



The returns also show that across the primary presenting need, the mental health problems are more prevalent in 46-52 year old clients and that physical or sensory disability and alcohol problems are more common in the 53-59 year olds age range. Leaving Care, single homelessness and young people at risk are also more frequent among clients under the age of 24 years of age.

Client group by Age - Haringey - Apr - Dec 2011



Older people

An ageing society is one of the great challenges for housing. National Government over the past decade has identified this as an area where significant changes need to be made, not only in the actual buildings but in challenging society’s perceptions of what housing for older people should mean. There are strong links between older age, housing and health and we recognise the interdependence of these.

Age and gender

In 2001, there were 48,295 people aged 50+ in Haringey which is approximately 22% of the total population. 45% (21,841) were male and 55% (26,454) were female (2001 Census).

In 2009 it was estimated that there were 21,200 people aged 65+ which is approximately 9.4% of the total population (2009 Mid Year Population Estimates).

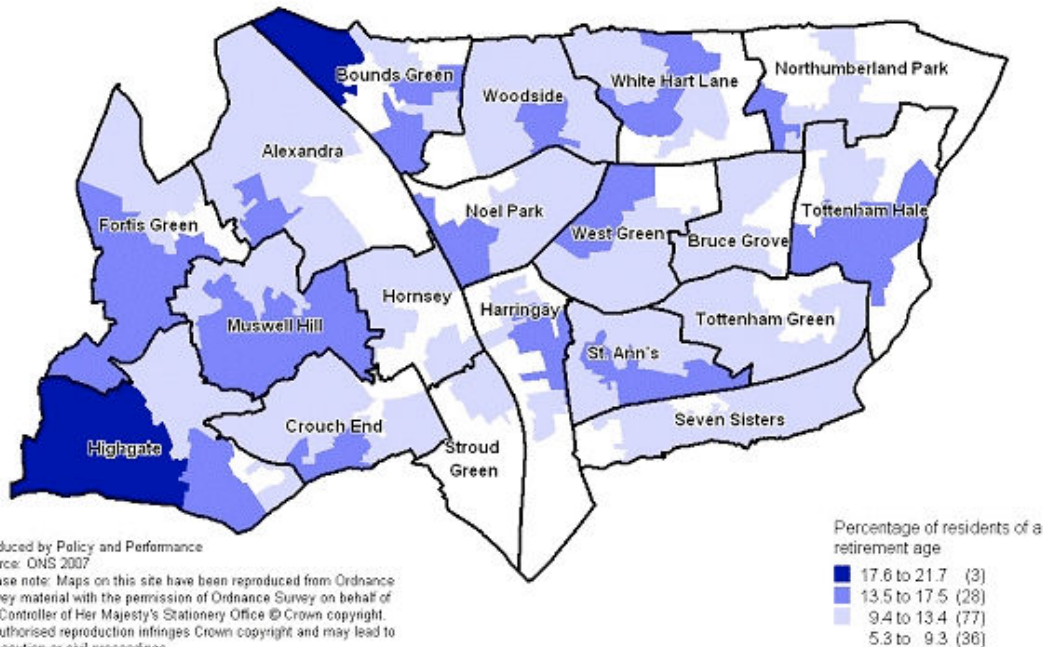
These numbers are similar to our neighbouring boroughs of Camden, Hackney, Islington and Newham. As with the rest of London the population over 65 declined slightly between 2001 and 2007 as a proportion of the total population.

Projections for 2026 show there is a projected overall increase to 24,200 aged 65 and over. By the same year, the number of residents aged 10-39 is projected to fall by 3.4% while the number of those aged 40-69 years will grow by 22.4%

In 2026 the wards with the highest number of residents of retirement age will be Alexandra, Bounds Green, St Ann's and White Hart Lane.

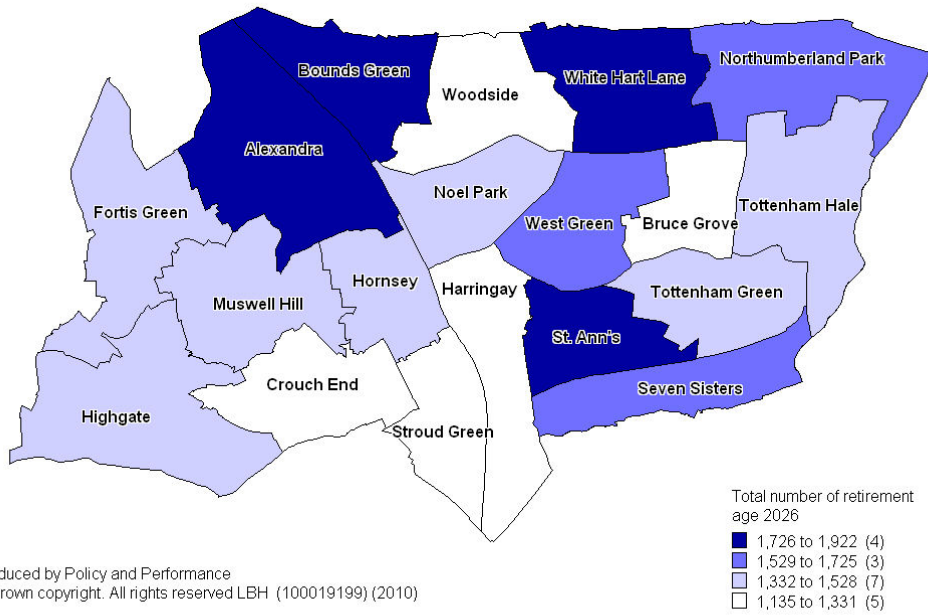
By 2030 the overall number of people aged 65 and over will increase by 6,700 and of these, 1300 will be 85+. It is this older age group that typically requires more support and care than younger age groups.

**Percentage of residents of a retirement age (Women 60+, Men 65+)
Haringey Lower Level Super Output Areas
2007 Mid Year Estimates**



Percentage of residents of retirement age

Total number of retirement age population 2026
 Haringey Wards
 GLA 2008 low projections



Produced by Policy and Performance
 © Crown copyright. All rights reserved LBH (100019199) (2010)

Total number of retirement age population 2026, Haringey wards

Ethnicity

In 2007 the majority of older people were white (67%), which is close to the 65.6% across all ages. This ranks Haringey as the fifth most diverse borough in the country. Based on Greater London Authority population projections, by 2026 BME groups will account for 36% of our population. In actual numbers of people, the biggest increase will be Black African and Chinese residents.

The next table details the breakdown by age and ethnicity of our older people in Haringey.

Ethnicity	People aged 65-74	People aged 75-84	People aged 85+
White (this includes British, Irish and Other White)	8,279	5,372	2,145
Mixed Ethnicity (this includes White and Black Caribbean; White and Black African; White and Asian; and Other Mixed)	236	101	21
Asian or Asian British (this includes Indian; Pakistani; Bangladeshi; and Other Asian or Asian British)	853	330	59
Black or Black British (this includes Black Caribbean; Black African; and Other Black or Black British)	2,184	876	124
Chinese or Other Ethnic Group	262	94	11
TOTAL	11,814	6,774	2,361

People aged 65 and over by age and ethnic group, year 2007⁶

Tenure

The 2001 Census showed that 58% of people aged over 50 in Haringey were owner-occupiers. 73% of residents in Muswell Hill and 78% in Alexandra wards owned their own homes whilst only 38% in White Hart Lane and 40% in Northumberland Park do. This trend is set to continue with a greater proportion of older people owing their own homes.

We know that there are greater numbers of owner occupiers in the younger age groups (61% people aged 55-64, 58% people aged 65-74 compared with 41% for people aged 85+). However we know that these figures are not evenly spread across the Borough. The requirements of the increasing numbers of home owners need to be reflected in the priorities of this strategy.

It is anticipated that the 2011 Census will show a further increase in the number of older people owning their own homes in Haringey. We know from the Older People's Housing Strategy that many older people do not want to move into rented and therefore the demand for this type of accommodation is likely to decrease further over the coming years.

The health of our older people

Health significantly affects lives of older people and has a major impact on a person's ability to continue to live fulfilled lives within their communities.

⁶ Figures are taken from Office for National Statistics (ONS) Table PEEGC163, Ethnic group of adults by custom age bandings, mid-2007. This table is a commissioned table from the Population Estimates by Ethnic Group. The Estimates, released in April 2009, are experimental statistics. This means that they have not yet been shown to meet the quality criteria for National Statistics, but are being published to involve users in the development of the methodology and to help build quality at an early stage.

Appropriate housing and location, with or without care and support, plays a key role in enabling people to live independently.

Life expectancy is rising generally, in line with national trends, but we remain below the national average for male life expectancy. Men in the west will live, on average, 6.5 years longer than those in the east⁷ (Fortis Green 78.2 years and Tottenham Green 71.3 years).

Women's life expectancy is above the national average; while the east/west divide is less apparent, the gap between the highest and lowest life expectancy has widened (Stroud Green, 86.5 years and White Hart Lane and Tottenham Hale, 76.8 years).

Data from the General Household Survey, carried out in 2004 indicated that by 2008, 6,947 people over 65 would be living alone. Of these, 4518 would have a limiting long term illness⁸.

The number of people living alone is projected to rise to 9,096 by 2025, and of this number, those living alone with a limiting long-term illness is predicted to increase to 5,521 over the same period.

Current Housing for Older People

We know from Haringey's Older People's Housing Strategy that there is an over provision of sheltered housing when compared with other authorities. We currently have 2106 units of sheltered and Community Good Neighbour (low level floating support schemes)

	Number of units	Units per 1000 people aged 65+
Haringey (inc sheltered and Community Good Neighbour)	2106	107
Hackney	1731	80
Westminster	2069	64
Tower Hamlets	1032	55
Waltham Forest	1298	46
Barnet	1638	37
Redbridge	1362	34
Enfield	1350	29
London (average)		51
England (average)		68

Demand for supported housing

In December 2010 there were only 381 applicants on Haringey's Supported Housing Register and, of these 229 (55%) were seeking sheltered housing.

⁷ Haringey Borough Profile 2010

⁸ (Figures are taken from Office for National Statistics (ONS) Table C0839, Age (65 and over in 5 year age groups) and Limiting long-term illness (LLTI) by household size, a commissioned table from ONS using information from the 2001 census. Numbers have been calculated by applying percentages to projected population figure)

A quarter of applicants were awaiting a review to confirm that they are still interested in sheltered housing

During 2010/11, a total of 203 units of supported housing (council and housing association homes) became available for letting. Of these 28 (14%) were in Community Good Neighbour schemes and 175 (86%) were in rented sheltered housing schemes.

Haringey's previous housing allocations policies resulted in some older people moving into sheltered housing when they could have successfully remained in their own homes with appropriate support. The shortage of accommodation in community Good Neighbour schemes also encouraged applicants to consider sheltered housing as a housing option when they either had minimal or no support needs. For many it was a way of avoiding a long wait for general needs housing.

Young People

Youth Homelessness

- It is estimated that 1 out of 100 young people in the UK aged 16-24 experience some form of homelessness annually⁹.
- From 2008-2010 16% of the total number of households that approached Haringey Council were 16-21 (200 in 08/09 and 121 in 09/10)¹⁰.
- In 2010 around 5% of homelessness acceptances were because the applicant was 16 or 17¹¹. The same was the case for Haringey applicants.
- Of Temporary Accommodation (TA) residents¹² who were 16-24 when they first entered this accommodation, being asked to leave by family or friends was consistently the most common reason for applying to the Council. 16-24 year olds represent 39% of all households applying for this reason.

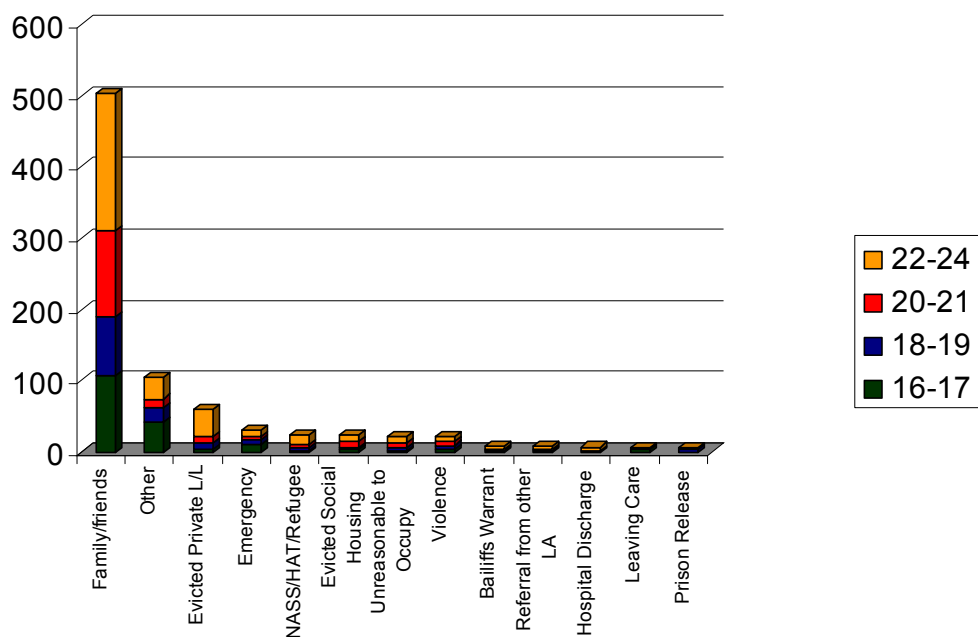
⁹ Youth Homelessness in the UK – a decade of progress? – Joseph Rowntree Foundation (2008)

¹⁰ Data from Haringey Council's Housing Management System

¹¹ Table 773 Statutory homelessness: households accepted¹ by local authorities as owed a main homelessness duty, by Priority Need category, England, 1998/99 - 2009/10

¹² October 2010

Reason for Approach
16-24 Yr Olds
(2010 - TA Residents)



➤ Nationally during the same period on average 39% of all homeless application acceptances¹³ also had main applicants aged 16-24.

Homelessness Triggers

A study by the Joseph Rowntree Foundation (JRF), “Youth Homelessness in the UK- a decade of progress?” is a comprehensive evaluation of the measures taken to address youth homelessness over the last ten years. This study reviews all previous research and statistical analysis, provides detailed case studies and a national consultation exercise.

The main findings of this study confirm a number of points that have been broadly accepted by housing and care professionals and are listed below:-

Young homeless people are likely to have:

- Experienced family disruption (because of parental separation or divorce and/or the arrival of a step parent);
- Witnessed or experienced violence within the home;
- Had difficulty getting on with parents;
- Lived in a family that experienced financial difficulties;
- Run away from home;
- Spent time in care;
- Been involved in crime or anti-social behaviour;
- Had their education severely disrupted (e.g. been suspended or excluded from school)

¹³ Table 781- homeless households accepted by local authorities, by age of applicant, Communities and local government

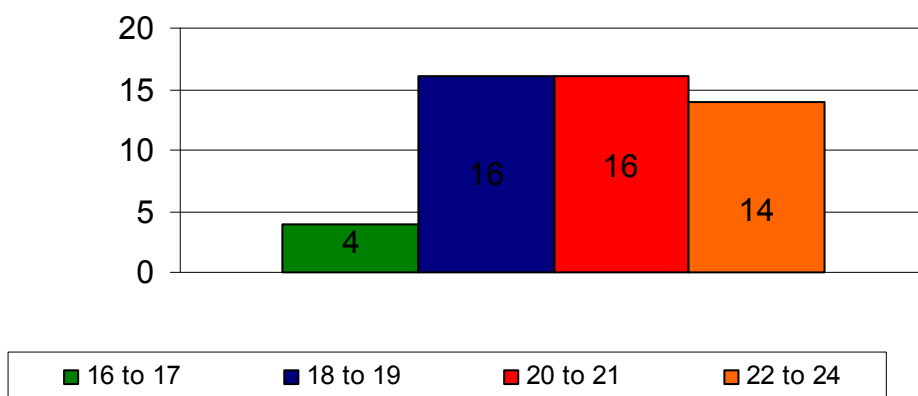
Additionally the JRF study highlights that conflict within the home may predate the young person leaving home by many years and that relationship breakdown (typically with parents or step parents) is the major trigger for homelessness. This is consistent with the local picture. It is also stated that Homelessness compounds other traumas and experiences resulting in a negative impact on the young person’s mental health and wellbeing.

A further study in 2008/09¹⁴ found that 58% of young people seen by Centrepoint reported that they had to leave home because of arguments, relationship breakdown or had been told to leave. This study also highlighted that with extra strain caused by lower standards of living, the problem of youth homelessness due to relationship breakdown is likely to intensify.

Teenage parents

- Of the 831¹⁵ 16-24 year olds provided with TA, 20 young people between the ages of 16 and 19 were recorded as being pregnant. A further 30 young women between the ages of 20 and 24 were also expecting a child while in temporary accommodation.

Young pregnant women in TA 2010



- Local data provided by the Children and Young People’s Service indicates that the majority of teenage (18 years and under) conceptions and terminations are to residents in the east of Haringey.

Deprivation across all groups

The index of multiple deprivation identifies Haringey as the 4th most deprived borough out of 326 local authorities in England. The wider barriers identified as factors which determine barriers to housing are:-

¹⁴ Family life: the significance of family to homeless young people - Centrepoint
¹⁵ October 2010

- Household overcrowding – the proportion of households within an Lower Super Output Area which are judged to have insufficient space to meet the households needs
- Difficulty to access owner-occupation – proportion of households aged under 35 whose income means they are unable to afford to enter owner occupation.
- Homelessness – the rate of acceptances for housing assistance under the homelessness provision of the 1996 Housing Act.

Step 3 - Assessment of Impact

Using the information you have gathered and analysed in step 2, you should assess whether and how the proposal you are putting forward will affect existing barriers and what actions you will take to address any potential negative effects.

3 a) How will your proposal affect existing barriers? (Please tick below as appropriate)

Protected Group	Increase barriers	Reduce barriers	No change
Age		x	
Disability		x	
Gender Reassignment			X – unclear
Pregnancy & maternity		x	
Race		x	
Religion & Belief			X - unclear
Sex		x	
Sexual Orientation			X - unclear

Comment

The Commissioning Plan has a series of actions which are designed to deliver HRS services to those most vulnerable people in our borough who need support to maintain independence.

We are faced though with unprecedented spending cuts so one of the major actions is to ensure that we are only paying for eligible services and that the cost of the contract is in line with those funded by other authorities. In effect making sure our money is well and appropriately spent.

By undertaking this work we will reduce the impact of service cuts. It is hoped that any cuts to services will be limited and that they will be only be made where there is poor performance, high cost or not strategically relevant.

We know that there is unmet demand; any further services can only be funded if savings are made within the budget. There is no scope for additional resources. It is imperative therefore that through robust contract management, providers are delivering high quality services that improve outcomes for service users. We also require providers to continually review their services to see if there are opportunities to increase service provision by remodelling; joint working; sharing good practice etc.

3 b) What specific actions are you proposing in order to respond to the existing barriers and imbalances you have identified in Step 2?

Specific actions will be detailed in the delivery plan of the strategy and have been summarised in step 8 on this EqIA

3 c) If there are barriers that cannot be removed, what groups will be most affected and what Positive Actions are you proposing in order to reduce the adverse impact on those groups?

Unfortunately we know that in many of our services Black groups are over represented due to social deprivation and lack of opportunities in many spheres of life. We need to ensure that HRS services work closely with other statutory organisations such as Job Centre Plus, regeneration teams, Children and Young Families team etc to develop opportunities for people to get into training, education or work as well as finding and maintaining a home.

Having a stable home underpins much of the work of the other organisations vulnerable people are likely to come into contact with.

The Quality Assessment Framework by which HRS reviews services assesses an organisation in improving outcomes for service users. This national tool has proved beneficially in doing this and also for providers to evidence successes and use as an improvement tool.

Step 4 - Consult on the proposal

Consultation is an essential part of impact assessment. If there has been recent consultation which has highlighted the issues you have identified in Steps 2 and 3, use it to inform your assessment. If there has been no consultation relating to the issues, then you may have to carry out consultation to assist your assessment.

Make sure you reach all those who are likely to be affected by the proposal, ensuring that you cover all the equalities strands. Do not forget to give feedback to the people you have consulted, stating how you have responded to the issues and concerns they have raised.

4 a) Who have you consulted on your proposal and what were the main issues and concerns from the consultation?

The draft Commissioning Plan evolved through discussions at regular provider practitioner group meeting; provider forums; stakeholder meetings and through work with Adult Social Care Commissioners.

Service users have been involved through service reviews and this feedback on how to improve provision has been included in the development of the priorities.

There is support for the priorities contained within the draft Commissioning Plan. Providers recognise the difficult financial climate we now operate in and in the main have been very positive about looking at costs to find further efficiencies, remodelling to more service for the same cost and want to work more closely together. The latter is a major achievement given that providers are also competitors.

4 b) How, in your proposal have you responded to the issues and concerns from consultation?

Amendments were made to the Commissioning Plan after each consultation event and for the providers forum feedback has been circulated from the various workgroups.

4 c) How have you informed the public and the people you consulted about the results of the consultation and what actions you are proposing in order to address the concerns raised?

This has not been a formal consultation as the Commissioning Plan is in effect HRS future business plan. It is not a strategy which would require such a formal approach.

Step 5 - Addressing Training

The issues you have identified during the assessment and consultation may be new to you or your staff, which means you will need to raise awareness of them among your staff, which may even training. You should identify those issues and plan how and when you will raise them with your staff.

Do you envisage the need to train staff or raise awareness of the issues arising from any aspects of your proposal and as a result of the impact assessment, and if so, what plans have you made?

It is not envisaged that any staff training is required as a result of the impact assessment.

Step 6 - Monitoring Arrangements

If the proposal is adopted there is a legal duty to monitor and publish its actual effects on people. Monitoring should cover all the six equality

strands. The purpose of equalities monitoring is to see how the policy is working in practice and to identify if and where it is producing disproportionate adverse effects and to take steps to address the effects. You should use the Council's equal opportunities monitoring form which can be downloaded from Harinet. Generally, equalities monitoring data should be gathered, analysed and report quarterly, in the first instance to your DMT and then to the Equalities Team.

What arrangements do you have or will put in place to monitor, report, publish and disseminate information on how your proposal is working and whether or not it is producing the intended equalities outcomes?

▪ ***Who will be responsible for monitoring?***

The Commissioning Manager (HRS) will be responsible for monitoring, reporting and disseminating information on how the priorities in the Commissioning Plan are being delivered. Regular reports will be presented to Community Housing Services Senior Management Team and the Directorates Management Team, headed by the Director for Adult Social Care.

There will be regular reporting back to the Provider Practitioner Group and the Provider Forum which meets at least 3 times per year.

▪ ***What indicators and targets will be used to monitor and evaluate the effectiveness of the policy/service/function and its equalities impact?***

The HRS quarterly Key Performance Indicators, regular contract management meetings and service reviews for each provider, monthly budget monitoring will be used to evaluate the effectiveness of the Plan.

In addition we will analyse the information including equalities information from the client record data forms to see what impact the Commissioning Plan has and use the data in reviewing the Plan.

▪ ***Are there monitoring procedures already in place which will generate this information?***

Systems are in place as described above although may be amended to include equality data collection where appropriate.

▪ ***Where will this information be reported and how often?***

As above, the information will be reported on a regular basis.

Step 7 - Summarise impacts identified

In the table below, summarise for each diversity strand the impacts you have identified in your assessment

Age	Disability	Ethnicity	Gender	Religion or Belief	Sexual Orientation
<p>Young people Young people face some of the biggest challenges in today's economic climate with high unemployment and difficulty getting housing. They are more likely to demonstrate anti social behaviour and not understand the consequences of erratic lifestyles on maintaining independence</p> <p>Older People We have an overprovision of service for older - people living in social rented. This needs to be addressed and focus on those who</p>	<p>Physical Health New disability or existing conditions worsening leading to new arising need.</p> <p>We need to extend the provision of HRS in extra care housing for older people (if funding allows) and look at the use of technology to maintain independence</p> <p>Mental Health Evidence tells us that we need increased provision for people with higher mental health issues</p> <p>Learning Disability People with learning disabilities are now living longer but are</p>	<p>Black communities Communities concentrated in the most deprived parts of the borough. We will ensure where possible that services are sited in these communities except where it is in the best interests of the service users to live elsewhere e.g. gang related issues</p> <p>Migrant workers We need to assess if there are sufficient HRS services for the new emerging migrant groups from Eastern Europe and if funding allows commission HRS services.</p>	<p>Female There are more lone female homeless households due to being accepted as homeless. We need to ensure that HRS services are available to people living in TA.</p> <p>For domestic violence we must ensure services continue to be provided for.</p> <p>In other support provision, services must be available to females where there are predominately</p>	<p>Faith We do not collect data on faith. When redesigning data collection this needs to be addressed</p>	<p>LGBT The complexity of the issues faced by vulnerable people may make issues related to sexuality or sexual health difficult to see. Equality data collection will include provision for sexual orientation so that users can provide sexuality information if they wish.</p>

<p>actually need support. We need to increase provision for owner occupiers and those living in private rented .</p>	<p>faced with physical disabilities associated with older age. The physical layouts of some of our accommodation base services are not practical for these increased ageing disabilities.</p> <p>There are people with low level learning disability needs who require HRS services.</p>		<p>male and that safeguards are in place.</p> <p>Male Single males are more likely to experience mental and physical health problems. There is over representation in offending and substance misuse. We need to ensure services continue to be commissioned to support these groups</p>		
--	--	--	---	--	--

Step 8 - Summarise the actions to be implemented

Please list below any recommendations for action that you plan to take as a result of this impact assessment.

Issue	Action required	Lead person	Timescale	Resource implications
Ensure through service reviews and contract management that HRS services are being accessed through over represented groups	Ensure Quality Assessment Framework is being used as monitoring tool Quarterly monitoring of KPI's	Commissioning Manager (HRS)	ongoing	Within current resources
Lack of demographic data relating to service users	Through reviews collect demographic data of service users including equality data by characteristics protected by the Equality Act 2010	Commissioning Manager (HRS)	1.4.13 and ongoing	Within current resources
Over representation of young people	Ensure services are delivering required support Work with other agencies to reduce homelessness in young people Review outcome of family mediation service and consider longer term funding Develop pathway approach to	Commissioning Manager (HRS)	31.12.12	Within current resources

	<p>ensure the correct services are available for young people and they are only requiring support for the correct length of time</p> <p>Through the pathway reduce any duplication between services</p> <p>Manage expectations of young people of getting social housing</p>	VAT Manager and providers	Now and ongoing	
Over representation of Black groups in short term services	<p>Through reviews collect demographic data of service users</p> <p>Encourage providers to complete and submit national client record data that include breakdown by protected characteristics so trends and numbers can be analysed</p>	<p>Commissioning Manager (HRS)</p> <p>Commissioning Manager (HRS)</p>	<p>1.4.13 and ongoing</p> <p>Now and ongoing</p>	Within current resources
Lack of demographic data fro Council's older people's support service	Collect data and analyse to establish where future models of support may potentially be delivered	<p>Head of Provider Services (collection)</p> <p>Commissioning Officer (analysis)</p>	<p>15.6.12</p> <p>25.6.12</p>	Within current resources

Commissioned services meet required need	Use needs assessment to specify services to meet required needs	Commissioning Manager (HRS)	1.4.12 and ongoing	Within current resources
Commissioned services meet required need	To consider the findings of the North London sub-Region black and Minority Ethnic Housing Study 2007- 09 when commissioning HRS services for this sector so that support is appropriate, timely and delivers outcomes	Commissioning Manager (HRS)	1.10.12 and ongoing	Within current resources

Step 9 - Publication and sign off

There is a legal duty to publish the results of impact assessments. The reason is not simply to comply with the law but also to make the whole process and its outcome transparent and have a wider community ownership. You should summarise the results of the assessment and intended actions and publish them. You should consider in what formats you will publish in order to ensure that you reach all sections of the community.

When and where do you intend to publish the results of your assessment, and in what formats?

Results will be published with the Cabinet report and placed on the Council's website. If required it will be produced in a larger format and/or community languages

Assessed by (Author of the proposal):

Name: Rosie Green

Designation: Commissioning Manager (HRS)

Signature: *RS Green*

Date: 12.6.12

Quality checked by Policy & Equalities Tea):

Name: Inno Amadi

Designation: Senior Policy Development Officer

Signature:



Date: 15th June 2012

Sign off by Directorate Management Team:

Name:

Designation:

Signature:

Date:

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is exempt

This page is intentionally left blank