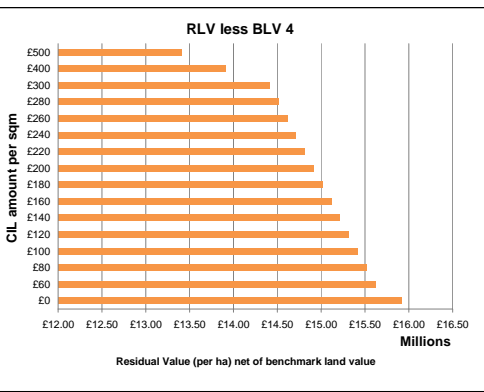
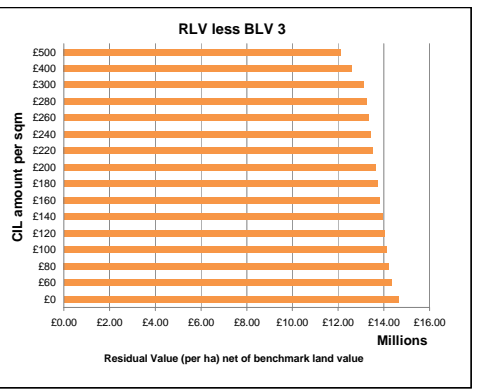
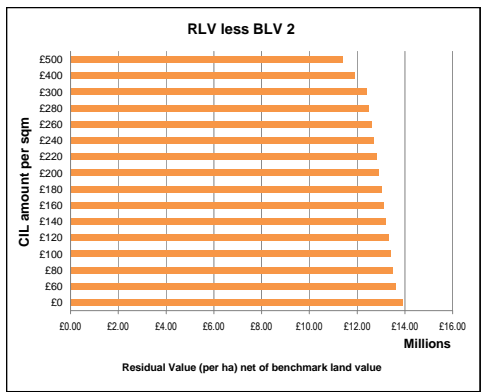
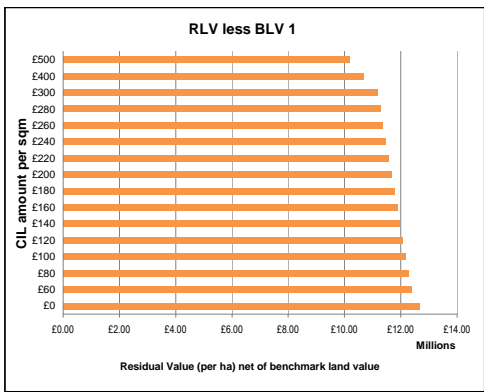
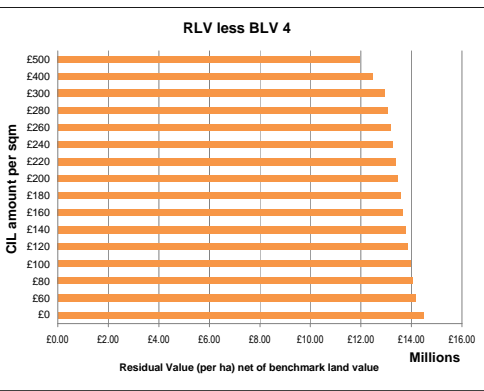
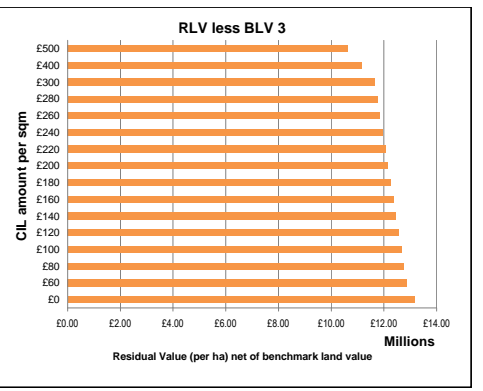
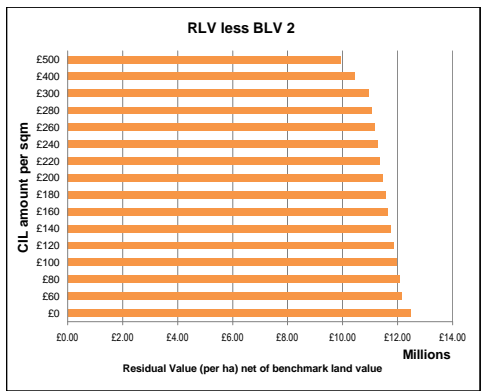
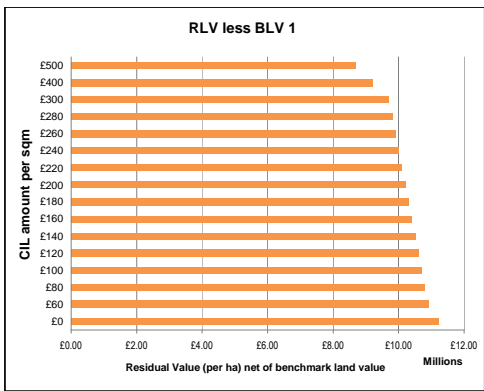


CIL Viability	Haringey	Benchmark Land Values (per net developable ha)			
SITE TYPE	1	BLV1 Resi land (high)	BLV2 Resi land (med)	BLV3 Resi land (low)	BLV4 Fmr Emptymnt
5 UNITS		£4,000,000	£2,750,000	£2,050,000	£750,000
HOUSES					
50 UPH	Net area as percentage of gross	100%			
CSH level:	4 on AH	Sales value inflation			
	4 on private	Build cost inflation			
Aff Hsg:	0%				

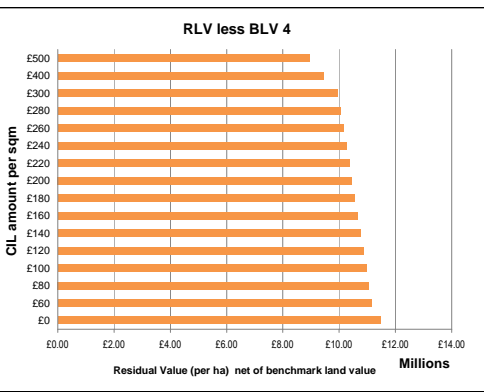
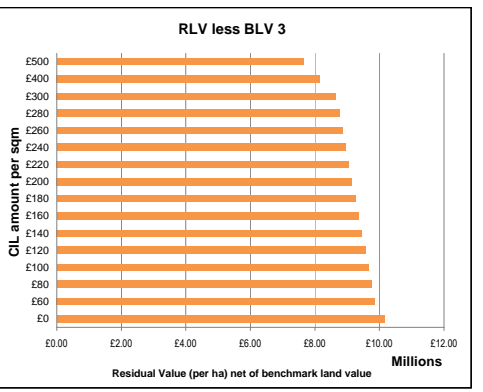
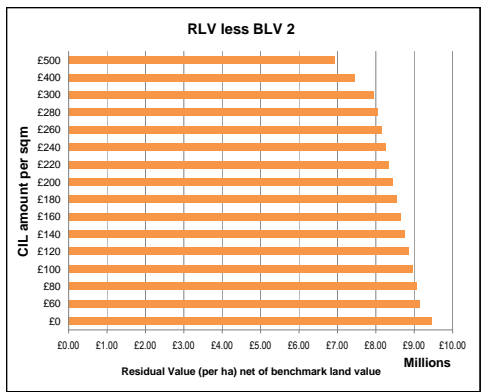
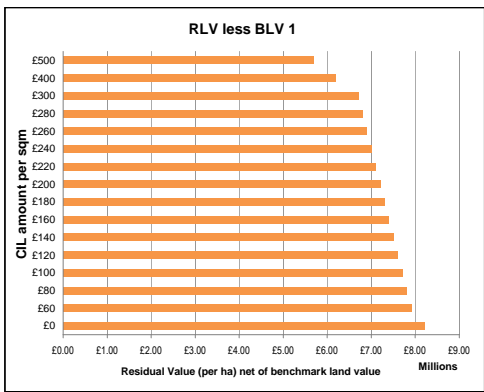
Site type 1	Description:	Area 1	£6340 psm Highgate (N6)	Site area:	0.10 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,666,642	16,666,423	12,666,423	13,916,423	14,616,423	15,916,423
60	1,636,473	16,364,727	12,364,727	13,614,727	14,314,727	15,614,727
80	1,626,416	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
120	1,606,303	16,063,030	12,063,030	13,313,030	14,013,030	15,313,030
140	1,596,246	15,962,464	11,962,464	13,212,464	13,912,464	15,212,464
160	1,586,190	15,861,899	11,861,899	13,111,899	13,811,899	15,111,899
180	1,576,133	15,761,333	11,761,333	13,011,333	13,711,333	15,011,333
200	1,566,077	15,660,767	11,660,767	12,910,767	13,610,767	14,910,767
220	1,556,020	15,560,202	11,560,202	12,810,202	13,510,202	14,810,202
240	1,545,964	15,459,636	11,459,636	12,709,636	13,409,636	14,709,636
260	1,535,907	15,359,071	11,359,071	12,609,071	13,309,071	14,609,071
280	1,525,851	15,258,505	11,258,505	12,508,505	13,208,505	14,508,505
300	1,515,794	15,157,939	11,157,939	12,407,939	13,107,939	14,407,939
400	1,465,511	14,655,111	10,655,111	11,905,111	12,605,111	13,905,111
500	1,415,228	14,152,283	10,152,283	11,402,283	12,102,283	13,402,283



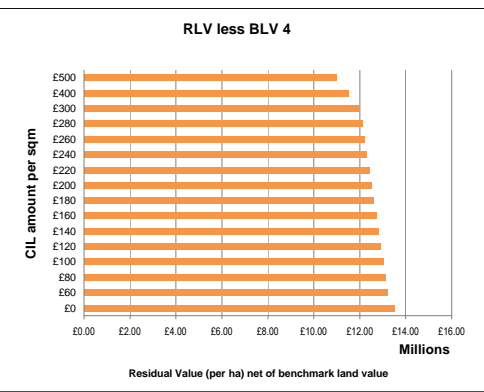
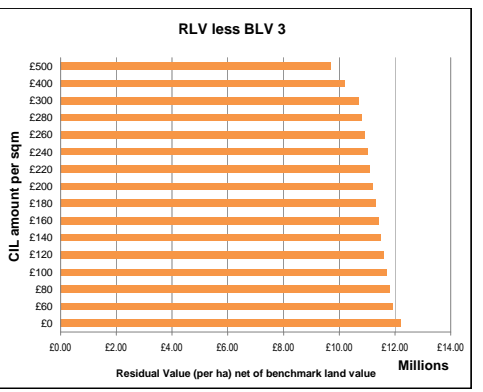
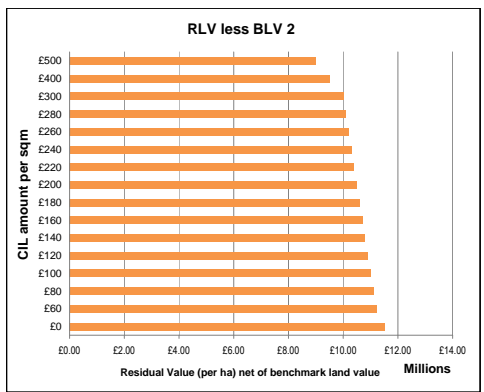
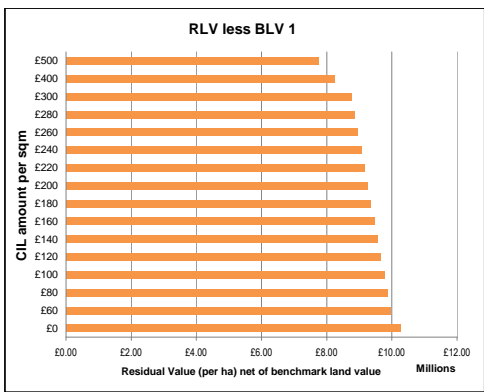
Site type 1	Description:	Area 2	£5942 psm Hornsey (N8)	Site area:	0.10 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,520,475	15,204,749	11,204,749	12,454,749	13,154,749	14,454,749
60	1,490,305	14,903,052	10,903,052	12,153,052	12,853,052	14,153,052
80	1,480,249	14,802,486	10,802,486	12,052,486	12,752,486	14,052,486
100	1,470,192	14,701,921	10,701,921	11,951,921	12,651,921	13,951,921
120	1,460,136	14,601,355	10,601,355	11,851,355	12,551,355	13,851,355
140	1,450,079	14,500,790	10,500,790	11,750,790	12,450,790	13,750,790
160	1,440,022	14,400,224	10,400,224	11,650,224	12,350,224	13,650,224
180	1,429,966	14,299,658	10,299,658	11,549,658	12,249,658	13,549,658
200	1,419,909	14,199,093	10,199,093	11,449,093	12,149,093	13,449,093
220	1,409,853	14,098,527	10,098,527	11,348,527	12,048,527	13,348,527
240	1,399,796	13,997,962	9,997,962	11,247,962	11,947,962	13,247,962
260	1,389,740	13,897,396	9,897,396	11,147,396	11,847,396	13,147,396
280	1,379,683	13,796,830	9,796,830	11,046,830	11,746,830	13,046,830
300	1,369,626	13,696,265	9,696,265	10,946,265	11,646,265	12,946,265
400	1,319,344	13,193,437	9,193,437	10,443,437	11,143,437	12,443,437
500	1,269,061	12,690,609	8,690,609	9,940,609	10,640,609	11,940,609



Site type 1	Description:	Area 3	£5124 psm Muswell Hill (N10)	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	1,220,060	12,200,603	8,200,603	9,450,603	10,150,603	11,450,603
60	1,189,891	11,898,907	7,898,907	9,148,907	9,848,907	11,148,907
80	1,179,834	11,798,341	7,798,341	9,048,341	9,748,341	11,048,341
100	1,169,778	11,697,775	7,697,775	8,947,775	9,647,775	10,947,775
120	1,159,721	11,597,210	7,597,210	8,847,210	9,547,210	10,847,210
140	1,149,664	11,496,644	7,496,644	8,746,644	9,446,644	10,746,644
160	1,139,608	11,396,079	7,396,079	8,646,079	9,346,079	10,646,079
180	1,129,551	11,295,513	7,295,513	8,545,513	9,245,513	10,545,513
200	1,119,495	11,194,947	7,194,947	8,444,947	9,144,947	10,444,947
220	1,109,438	11,094,382	7,094,382	8,344,382	9,044,382	10,344,382
240	1,099,382	10,993,816	6,993,816	8,243,816	8,943,816	10,243,816
260	1,089,325	10,893,251	6,893,251	8,143,251	8,843,251	10,143,251
280	1,079,268	10,792,685	6,792,685	8,042,685	8,742,685	10,042,685
300	1,069,212	10,692,119	6,692,119	7,942,119	8,642,119	9,942,119
400	1,018,929	10,189,291	6,189,291	7,439,291	8,139,291	9,439,291
500	968,646	9,686,463	5,686,463	6,936,463	7,636,463	8,936,463

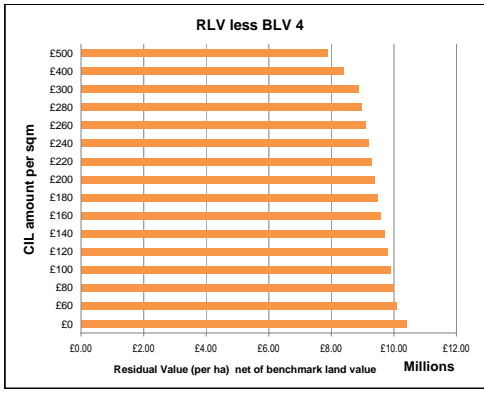
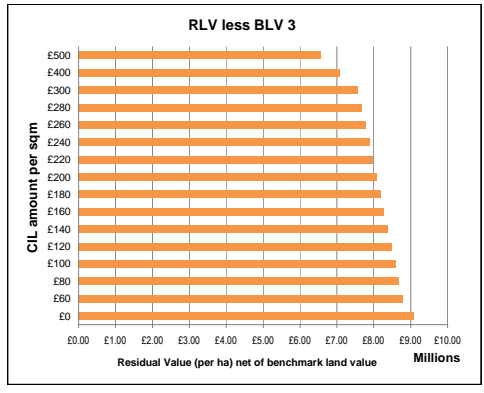
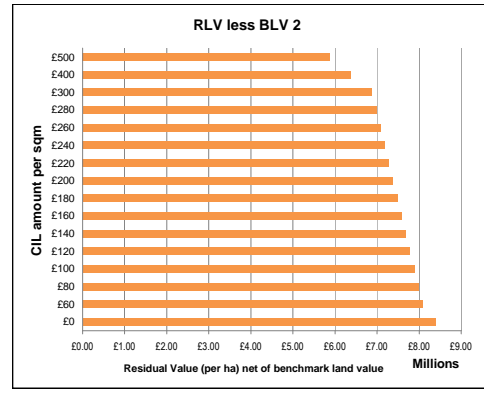
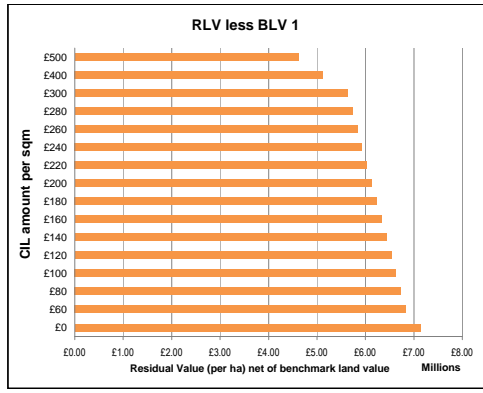


Site type 1	Description:	Area 4	£5683 psm Finsbury Pk (N4)	Site area:	0.10 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,425,356	14,253,558	10,253,558	11,503,558	12,203,558	13,503,558
60	1,395,186	13,951,862	9,951,862	11,201,862	11,901,862	13,201,862
80	1,385,130	13,851,296	9,851,296	11,101,296	11,801,296	13,101,296
100	1,375,073	13,750,730	9,750,730	11,000,730	11,700,730	13,000,730
120	1,365,016	13,650,165	9,650,165	10,900,165	11,600,165	12,900,165
140	1,354,960	13,549,599	9,549,599	10,799,599	11,499,599	12,799,599
160	1,344,903	13,449,034	9,449,034	10,699,034	11,399,034	12,699,034
180	1,334,847	13,348,468	9,348,468	10,598,468	11,298,468	12,598,468
200	1,324,790	13,247,902	9,247,902	10,497,902	11,197,902	12,497,902
220	1,314,734	13,147,337	9,147,337	10,397,337	11,097,337	12,397,337
240	1,304,677	13,046,771	9,046,771	10,296,771	10,996,771	12,296,771
260	1,294,621	12,946,206	8,946,206	10,196,206	10,896,206	12,196,206
280	1,284,564	12,845,640	8,845,640	10,095,640	10,795,640	12,095,640
300	1,274,507	12,745,074	8,745,074	9,995,074	10,695,074	11,995,074
400	1,224,225	12,242,246	8,242,246	9,492,246	10,192,246	11,492,246
500	1,173,942	11,739,418	7,739,418	8,989,418	9,689,418	10,989,418



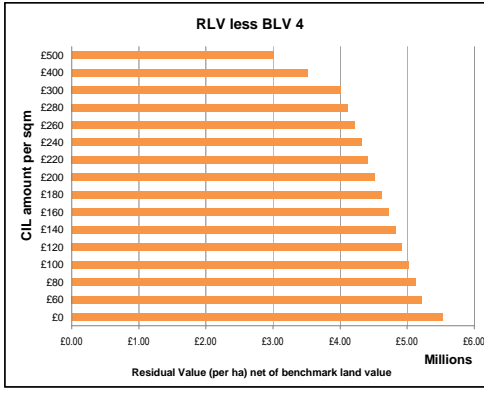
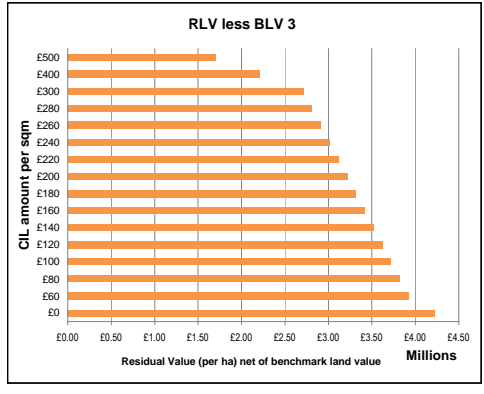
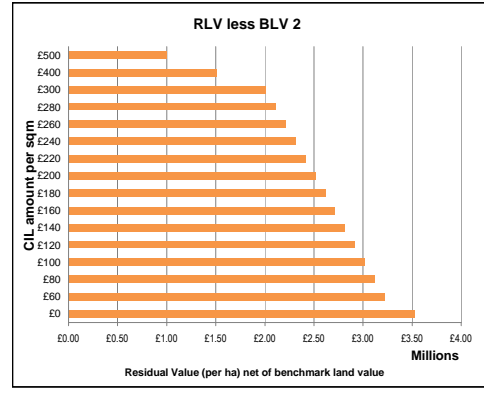
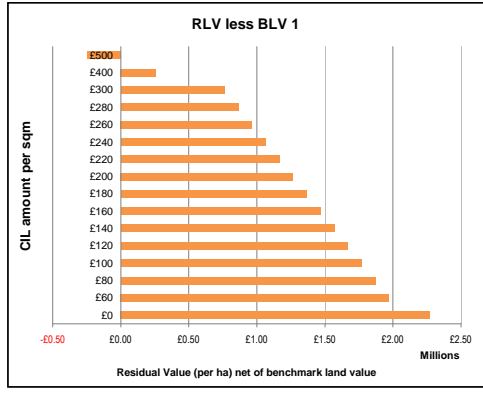
Site type 1 Description: **Area 5** £4833 psm Wood Green (N22) Site area: 0.10 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,113,189	11,131,891	7,131,891	8,381,891	9,081,891	10,381,891
60	1,083,019	10,830,195	6,830,195	8,080,195	8,780,195	10,080,195
80	1,072,963	10,729,629	6,729,629	7,979,629	8,679,629	9,979,629
100	1,062,906	10,629,063	6,629,063	7,879,063	8,579,063	9,879,063
120	1,052,850	10,528,498	6,528,498	7,778,498	8,478,498	9,778,498
140	1,042,793	10,427,932	6,427,932	7,677,932	8,377,932	9,677,932
160	1,032,737	10,327,367	6,327,367	7,577,367	8,277,367	9,577,367
180	1,022,680	10,226,801	6,226,801	7,476,801	8,176,801	9,476,801
200	1,012,624	10,126,235	6,126,235	7,376,235	8,076,235	9,376,235
220	1,002,567	10,025,670	6,025,670	7,275,670	7,975,670	9,275,670
240	992,510	9,925,104	5,925,104	7,175,104	7,875,104	9,175,104
260	982,454	9,824,539	5,824,539	7,074,539	7,774,539	9,074,539
280	972,397	9,723,973	5,723,973	6,973,973	7,673,973	8,973,973
300	962,341	9,623,407	5,623,407	6,873,407	7,573,407	8,873,407
400	912,058	9,120,579	5,120,579	6,370,579	7,070,579	8,370,579
500	861,775	8,617,751	4,617,751	5,867,751	6,567,751	7,867,751



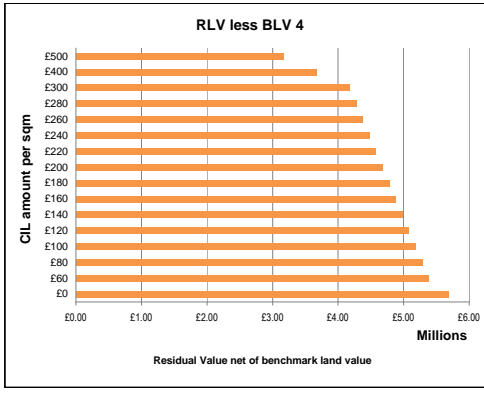
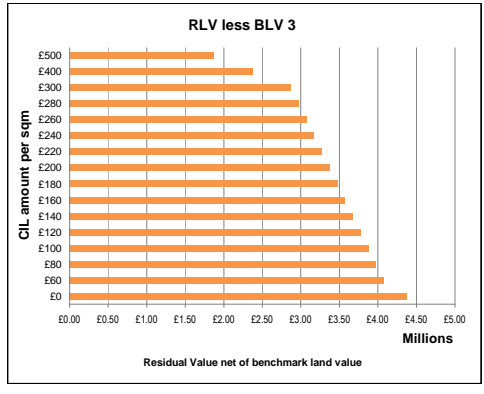
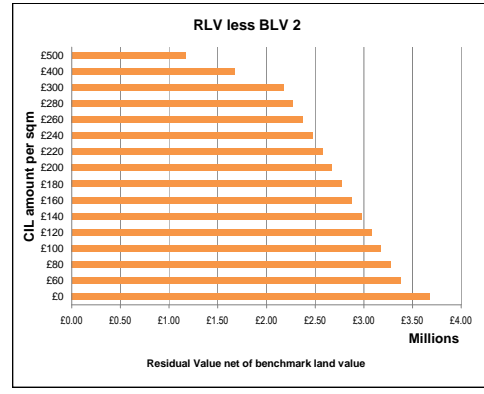
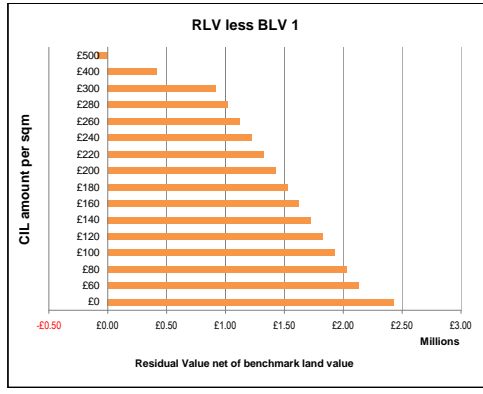
Site type 1 Description: **Area 6** £3509 psm Seven Sisters (N15) Site area: 0.10 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	626,944	6,269,436	2,269,436	3,519,436	4,219,436	5,519,436
60	596,774	5,967,739	1,967,739	3,217,739	3,917,739	5,217,739
80	586,717	5,867,174	1,867,174	3,117,174	3,817,174	5,117,174
100	576,661	5,766,608	1,766,608	3,016,608	3,716,608	5,016,608
120	566,604	5,666,042	1,666,042	2,916,042	3,616,042	4,916,042
140	556,548	5,565,477	1,565,477	2,815,477	3,515,477	4,815,477
160	546,491	5,464,911	1,464,911	2,714,911	3,414,911	4,714,911
180	536,435	5,364,346	1,364,346	2,614,346	3,314,346	4,614,346
200	526,378	5,263,780	1,263,780	2,513,780	3,213,780	4,513,780
220	516,321	5,163,214	1,163,214	2,413,214	3,113,214	4,413,214
240	506,265	5,062,649	1,062,649	2,312,649	3,012,649	4,312,649
260	496,208	4,962,083	962,083	2,212,083	2,912,083	4,212,083
280	486,152	4,861,518	861,518	2,111,518	2,811,518	4,111,518
300	476,095	4,760,952	760,952	2,010,952	2,710,952	4,010,952
400	425,812	4,258,124	258,124	1,508,124	2,208,124	3,508,124
500	375,530	3,755,296	244,704	1,005,296	1,705,296	3,005,296



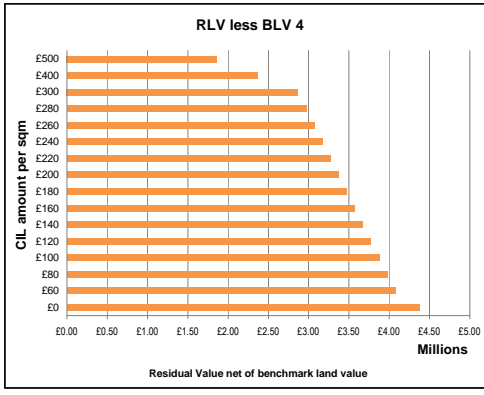
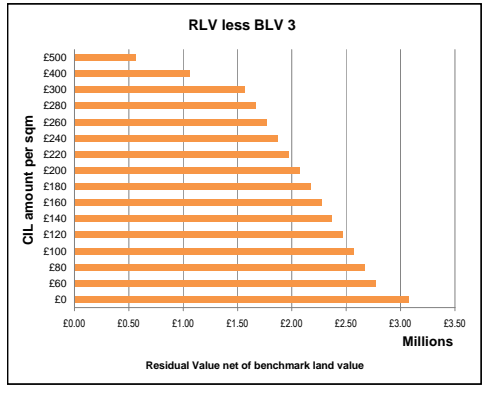
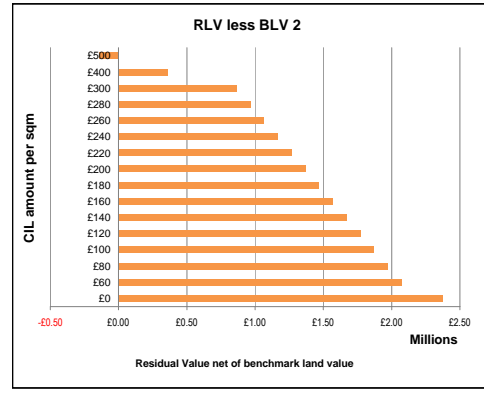
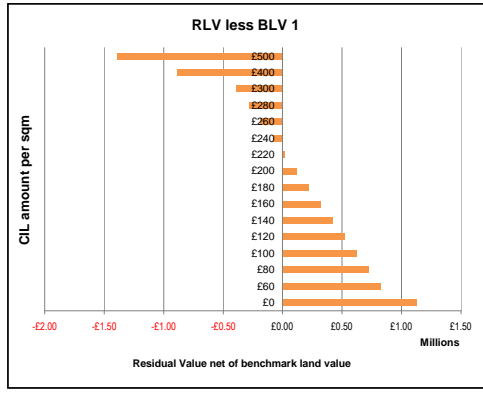
Site type 1 Description: **Area 7** £3552 psm Tottenham Hale (N) Site area: 0.10 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	642,736	6,427,356	2,427,356	3,677,356	4,377,356	5,677,356
60	612,566	6,125,659	2,125,659	3,375,659	4,075,659	5,375,659
80	602,509	6,025,093	2,025,093	3,275,093	3,975,093	5,275,093
100	592,453	5,924,528	1,924,528	3,174,528	3,874,528	5,174,528
120	582,396	5,823,962	1,823,962	3,073,962	3,773,962	5,073,962
140	572,340	5,723,396	1,723,396	2,973,396	3,673,396	4,973,396
160	562,283	5,622,831	1,622,831	2,872,831	3,572,831	4,872,831
180	552,227	5,522,265	1,522,265	2,772,265	3,472,265	4,772,265
200	542,170	5,421,700	1,421,700	2,671,700	3,371,700	4,671,700
220	532,113	5,321,134	1,321,134	2,571,134	3,271,134	4,571,134
240	522,057	5,220,568	1,220,568	2,470,568	3,170,568	4,470,568
260	512,000	5,120,003	1,120,003	2,370,003	3,070,003	4,370,003
280	501,944	5,019,437	1,019,437	2,269,437	2,969,437	4,269,437
300	491,887	4,918,872	918,872	2,168,872	2,868,872	4,168,872
400	441,604	4,416,044	416,044	1,666,044	2,366,044	3,666,044
500	391,322	3,913,216	86,784	1,163,216	1,863,216	3,163,216



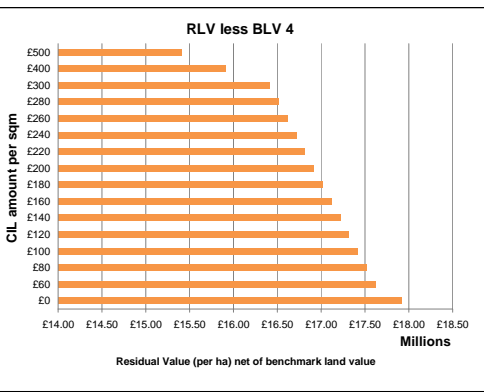
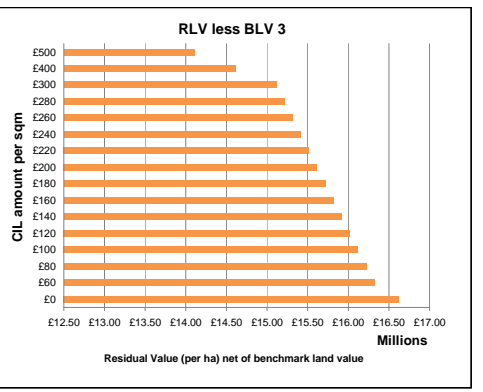
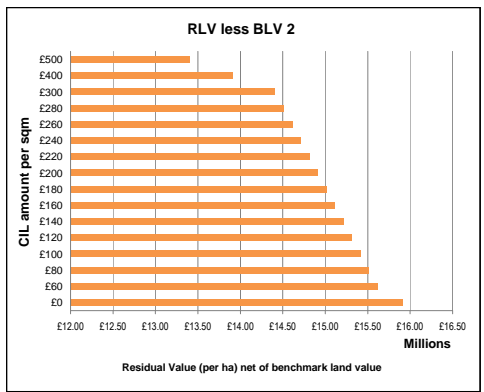
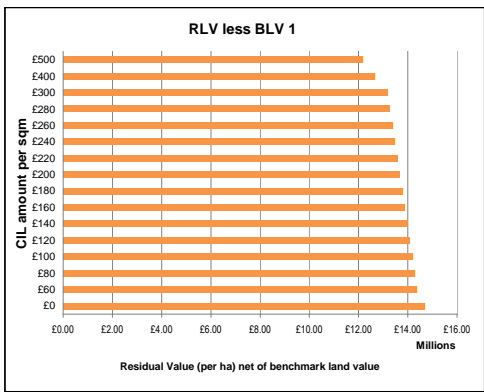
Site type 1 Description: **Area 8** £3197 psm Tottenham (N17) Site area: 0.10 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	512,360	5,123,601	1,123,601	2,373,601	3,073,601	4,373,601
60	482,190	4,821,904	821,904	2,071,904	2,771,904	4,071,904
80	472,134	4,721,338	721,338	1,971,338	2,671,338	3,971,338
100	462,077	4,620,773	620,773	1,870,773	2,570,773	3,870,773
120	452,021	4,520,207	520,207	1,770,207	2,470,207	3,770,207
140	441,964	4,419,641	419,641	1,669,641	2,369,641	3,669,641
160	431,908	4,319,076	319,076	1,569,076	2,269,076	3,569,076
180	421,851	4,218,510	218,510	1,468,510	2,168,510	3,468,510
200	411,794	4,117,945	117,945	1,367,945	2,067,945	3,367,945
220	401,738	4,017,379	17,379	1,267,379	1,967,379	3,267,379
240	391,681	3,916,813	83,187	1,166,813	1,866,813	3,166,813
260	381,625	3,816,248	-183,752	1,066,248	1,766,248	3,066,248
280	371,568	3,715,682	-284,318	965,682	1,665,682	2,965,682
300	361,512	3,615,117	-384,883	865,117	1,565,117	2,865,117
400	311,229	3,112,289	-887,711	362,289	1,062,289	2,362,289
500	260,946	2,609,461	-1,390,539	140,539	559,461	1,859,461

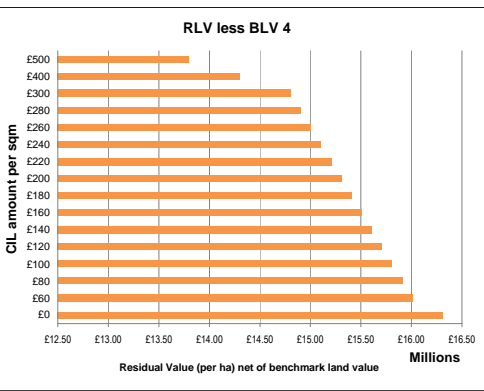
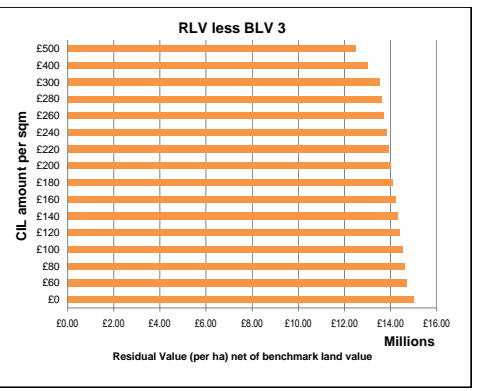
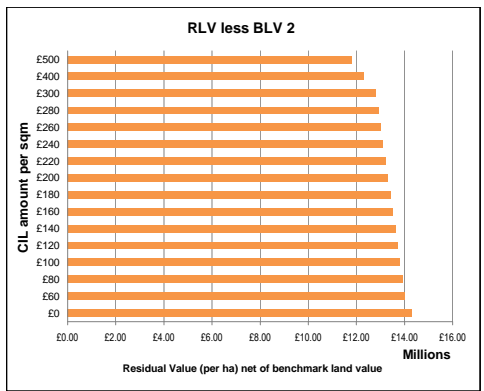
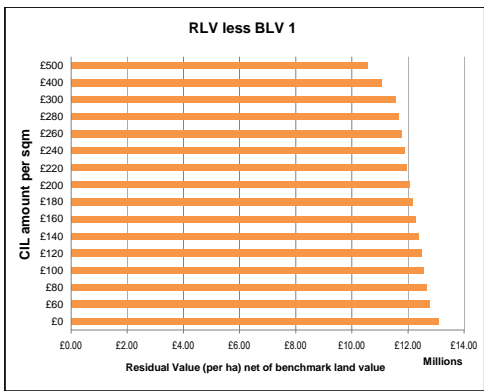


CIL Viability	Haringey	Benchmark Land Values (per net developable ha)			
SITE TYPE	1	BLV1 Resi land (high)	BLV2 Resi land (med)	BLV3 Resi land (low)	BLV4 Fmr Empymnt
5 UNITS		£4,000,000	£2,750,000	£2,050,000	£750,000
HOUSES					
50 UPH	Net area as percentage of gross	100%			
CSH level:	4 on AH	+10% Sales value inflation			
	4 on private	+5% Build cost inflation			
Aff Hsg:	0%				

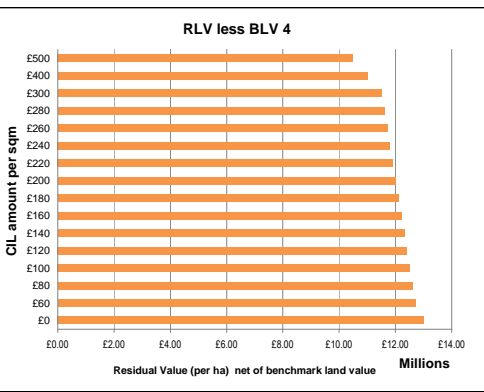
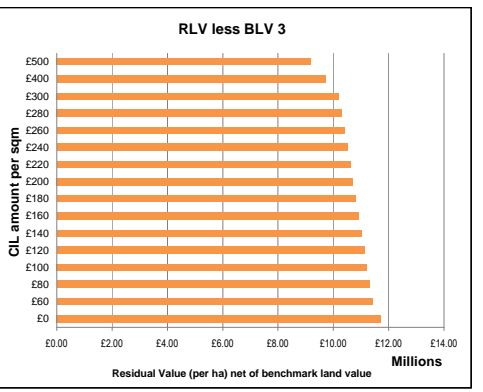
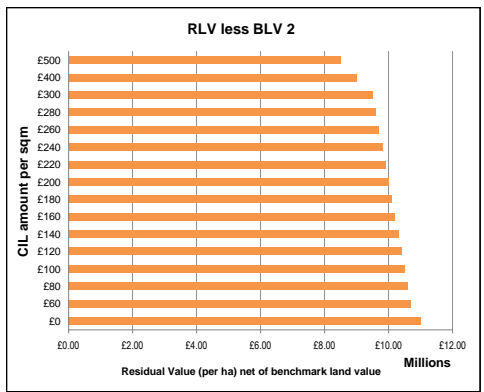
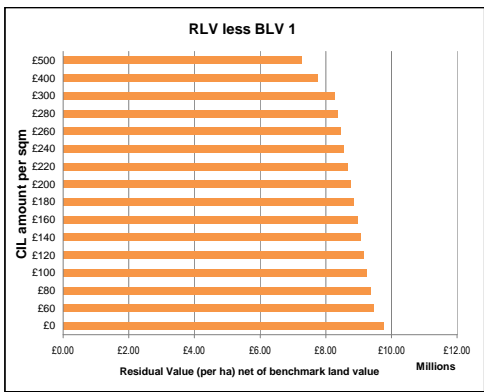
Site type 1	Description:	Area 1	£6340 psm Highgate (N6)	Site area:	0.10 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,866,756	18,667,563	14,667,563	15,917,563	16,617,563	17,917,563
60	1,836,587	18,365,867	14,365,867	15,615,867	16,315,867	17,615,867
80	1,826,530	18,265,301	14,265,301	15,515,301	16,215,301	17,515,301
100	1,816,474	18,164,735	14,164,735	15,414,735	16,114,735	17,414,735
120	1,806,417	18,064,170	14,064,170	15,314,170	16,014,170	17,314,170
140	1,796,360	17,963,604	13,963,604	15,213,604	15,913,604	17,213,604
160	1,786,304	17,863,039	13,863,039	15,113,039	15,813,039	17,113,039
180	1,776,247	17,762,473	13,762,473	15,012,473	15,712,473	17,012,473
200	1,766,191	17,661,907	13,661,907	14,911,907	15,611,907	16,911,907
220	1,756,134	17,561,342	13,561,342	14,811,342	15,511,342	16,811,342
240	1,746,078	17,460,776	13,460,776	14,710,776	15,410,776	16,710,776
260	1,736,021	17,360,211	13,360,211	14,610,211	15,310,211	16,610,211
280	1,725,964	17,259,645	13,259,645	14,509,645	15,209,645	16,509,645
300	1,715,908	17,159,079	13,159,079	14,409,079	15,109,079	16,409,079
400	1,665,625	16,656,251	12,656,251	13,906,251	14,606,251	15,906,251
500	1,615,342	16,153,423	12,153,423	13,403,423	14,103,423	15,403,423



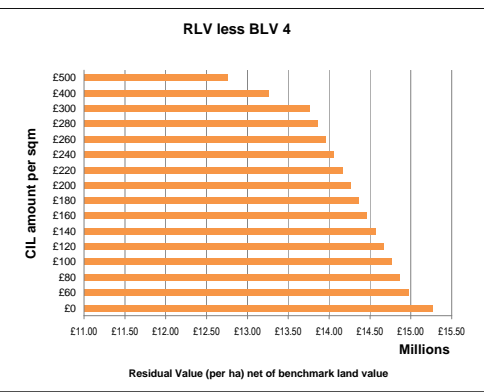
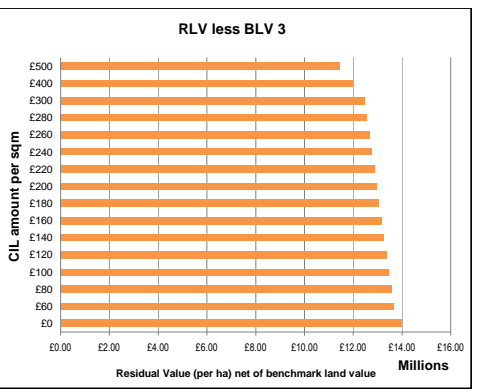
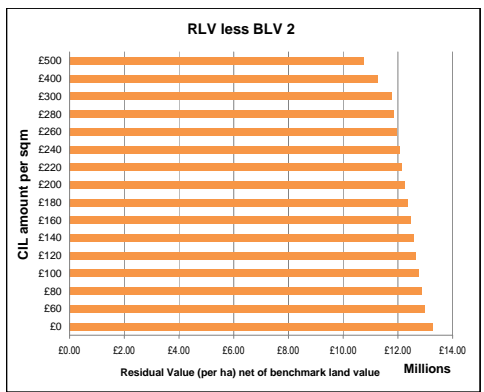
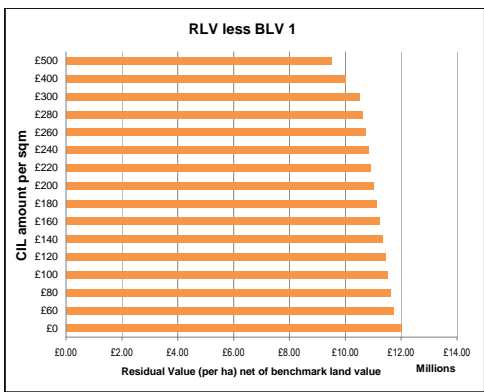
Site type 1	Description:	Area 2	£5942 psm Hornsey (N8)	Site area:	0.10 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,705,972	17,059,721	13,059,721	14,309,721	15,009,721	16,309,721
60	1,675,802	16,758,024	12,758,024	14,008,024	14,708,024	16,008,024
80	1,665,746	16,657,459	12,657,459	13,907,459	14,607,459	15,907,459
100	1,655,689	16,556,893	12,556,893	13,806,893	14,506,893	15,806,893
120	1,645,633	16,456,328	12,456,328	13,706,328	14,406,328	15,706,328
140	1,635,576	16,355,762	12,355,762	13,605,762	14,305,762	15,605,762
160	1,625,520	16,255,196	12,255,196	13,505,196	14,205,196	15,505,196
180	1,615,463	16,154,631	12,154,631	13,404,631	14,104,631	15,404,631
200	1,605,407	16,054,065	12,054,065	13,304,065	14,004,065	15,304,065
220	1,595,350	15,953,500	11,953,500	13,203,500	13,903,500	15,203,500
240	1,585,293	15,852,934	11,852,934	13,102,934	13,802,934	15,102,934
260	1,575,237	15,752,368	11,752,368	13,002,368	13,702,368	15,002,368
280	1,565,180	15,651,803	11,651,803	12,901,803	13,601,803	14,901,803
300	1,555,124	15,551,237	11,551,237	12,801,237	13,501,237	14,801,237
400	1,504,841	15,048,409	11,048,409	12,298,409	12,998,409	14,298,409
500	1,454,558	14,545,581	10,545,581	11,795,581	12,495,581	13,795,581



Site type 1	Description:	Area 3	£5124 psm Muswell Hill (N10)	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	1,375,516	13,755,161	9,755,161	11,005,161	11,705,161	13,005,161
60	1,345,346	13,453,465	9,453,465	10,703,465	11,403,465	12,703,465
80	1,335,290	13,352,899	9,352,899	10,602,899	11,302,899	12,602,899
100	1,325,233	13,252,333	9,252,333	10,502,333	11,202,333	12,502,333
120	1,315,177	13,151,768	9,151,768	10,401,768	11,101,768	12,401,768
140	1,305,120	13,051,202	9,051,202	10,301,202	11,001,202	12,301,202
160	1,295,064	12,950,636	8,950,636	10,200,636	10,900,636	12,200,636
180	1,285,007	12,850,071	8,850,071	10,100,071	10,800,071	12,100,071
200	1,274,951	12,749,505	8,749,505	9,999,505	10,699,505	11,999,505
220	1,264,894	12,648,940	8,648,940	9,898,940	10,598,940	11,898,940
240	1,254,837	12,548,374	8,548,374	9,798,374	10,498,374	11,798,374
260	1,244,781	12,447,808	8,447,808	9,697,808	10,397,808	11,697,808
280	1,234,724	12,347,243	8,347,243	9,597,243	10,297,243	11,597,243
300	1,224,668	12,246,677	8,246,677	9,496,677	10,196,677	11,496,677
400	1,174,385	11,743,849	7,743,849	8,993,849	9,693,849	10,993,849
500	1,124,102	11,241,021	7,241,021	8,491,021	9,191,021	10,491,021

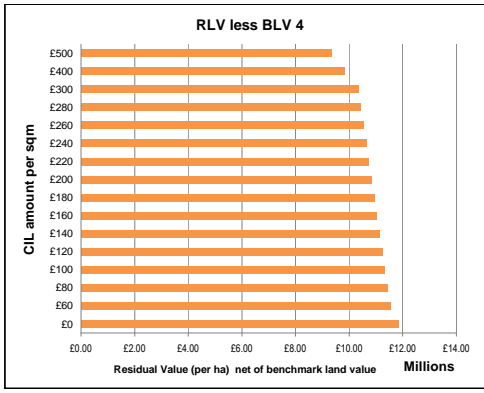
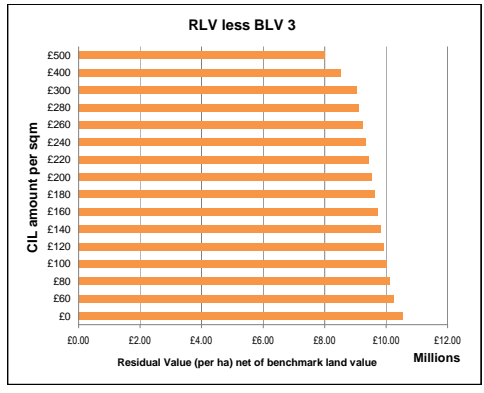
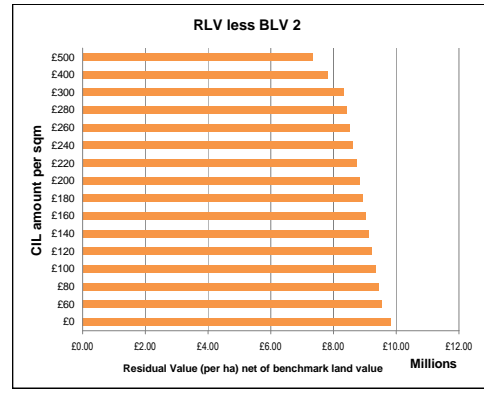
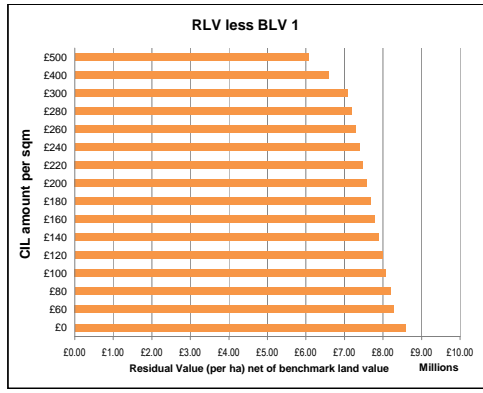


Site type 1	Description:	Area 4	£5683 psm Finsbury Pk (N4)	Site area:	0.10 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,601,341	16,013,412	12,013,412	13,263,412	13,963,412	15,263,412
60	1,571,172	15,711,715	11,711,715	12,961,715	13,661,715	14,961,715
80	1,561,115	15,611,150	11,611,150	12,861,150	13,561,150	14,861,150
100	1,551,058	15,510,584	11,510,584	12,760,584	13,460,584	14,760,584
120	1,541,002	15,410,018	11,410,018	12,660,018	13,360,018	14,660,018
140	1,530,945	15,309,453	11,309,453	12,559,453	13,259,453	14,559,453
160	1,520,889	15,208,887	11,208,887	12,458,887	13,158,887	14,458,887
180	1,510,832	15,108,322	11,108,322	12,358,322	13,058,322	14,358,322
200	1,500,776	15,007,756	11,007,756	12,257,756	12,957,756	14,257,756
220	1,490,719	14,907,190	10,907,190	12,157,190	12,857,190	14,157,190
240	1,480,662	14,806,625	10,806,625	12,056,625	12,756,625	14,056,625
260	1,470,606	14,706,059	10,706,059	11,956,059	12,656,059	13,956,059
280	1,460,549	14,605,494	10,605,494	11,855,494	12,555,494	13,855,494
300	1,450,493	14,504,928	10,504,928	11,754,928	12,454,928	13,754,928
400	1,400,210	14,002,100	10,002,100	11,252,100	11,952,100	13,252,100
500	1,349,927	13,499,272	9,499,272	10,749,272	11,449,272	12,749,272



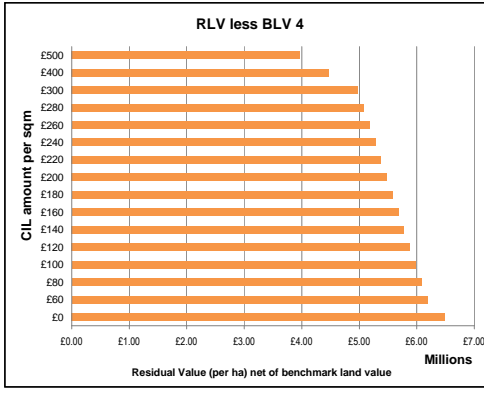
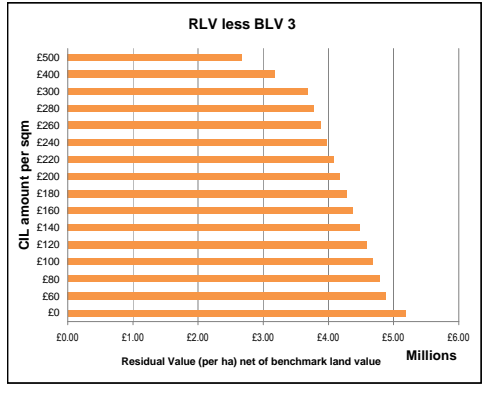
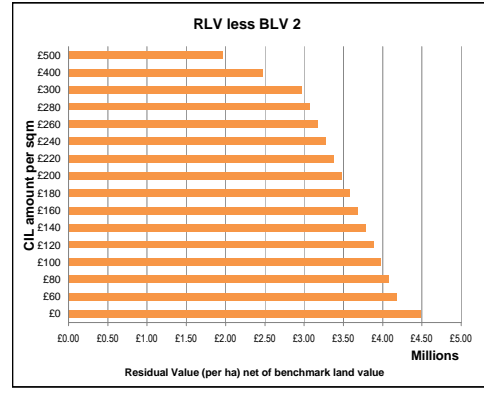
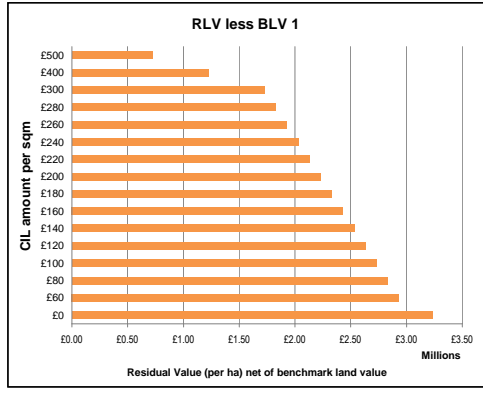
Site type 1 Description: **Area 5** £4833 psm Wood Green (N22) Site area: 0.10 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,257,958	12,579,578	8,579,578	9,829,578	10,529,578	11,829,578
60	1,227,788	12,277,881	8,277,881	9,527,881	10,227,881	11,527,881
80	1,217,732	12,177,316	8,177,316	9,427,316	10,127,316	11,427,316
100	1,207,675	12,076,750	8,076,750	9,326,750	10,026,750	11,326,750
120	1,197,618	11,976,185	7,976,185	9,226,185	9,926,185	11,226,185
140	1,187,562	11,875,619	7,875,619	9,125,619	9,825,619	11,125,619
160	1,177,505	11,775,053	7,775,053	9,025,053	9,725,053	11,025,053
180	1,167,449	11,674,488	7,674,488	8,924,488	9,624,488	10,924,488
200	1,157,392	11,573,922	7,573,922	8,823,922	9,523,922	10,823,922
220	1,147,336	11,473,357	7,473,357	8,723,357	9,423,357	10,723,357
240	1,137,279	11,372,791	7,372,791	8,622,791	9,322,791	10,622,791
260	1,127,223	11,272,225	7,272,225	8,522,225	9,222,225	10,522,225
280	1,117,166	11,171,660	7,171,660	8,421,660	9,121,660	10,421,660
300	1,107,109	11,071,094	7,071,094	8,321,094	9,021,094	10,321,094
400	1,056,827	10,568,266	6,568,266	7,818,266	8,518,266	9,818,266
500	1,006,544	10,065,438	6,065,438	7,315,438	8,015,438	9,315,438



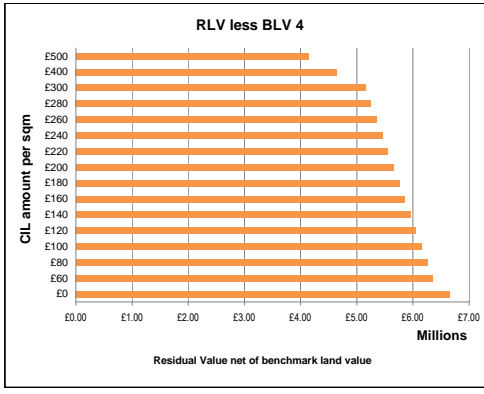
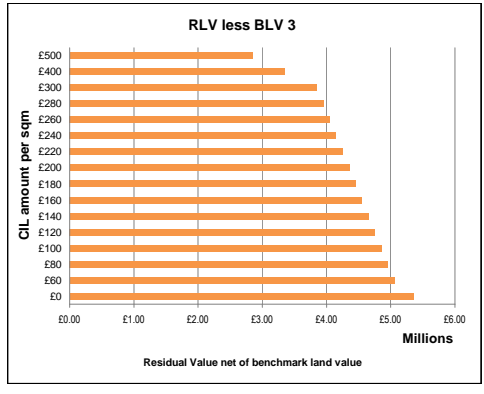
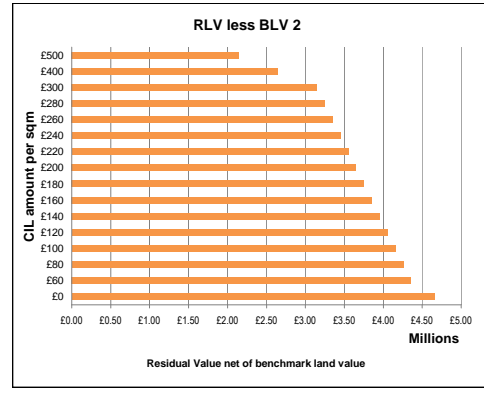
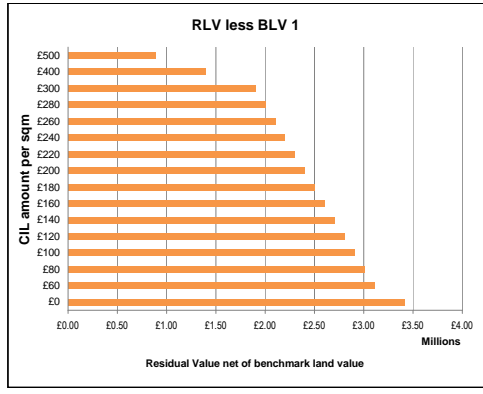
Site type 1 Description: **Area 6** £3509 psm Seven Sisters (N15) Site area: 0.10 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	723,088	7,230,877	3,230,877	4,480,877	5,180,877	6,480,877
60	692,918	6,929,180	2,929,180	4,179,180	4,879,180	6,179,180
80	682,861	6,828,615	2,828,615	4,078,615	4,778,615	6,078,615
100	672,805	6,728,049	2,728,049	3,978,049	4,678,049	5,978,049
120	662,748	6,627,484	2,627,484	3,877,484	4,577,484	5,877,484
140	652,692	6,526,918	2,526,918	3,776,918	4,476,918	5,776,918
160	642,635	6,426,352	2,426,352	3,676,352	4,376,352	5,676,352
180	632,579	6,325,787	2,325,787	3,575,787	4,275,787	5,575,787
200	622,522	6,225,221	2,225,221	3,475,221	4,175,221	5,475,221
220	612,466	6,124,656	2,124,656	3,374,656	4,074,656	5,374,656
240	602,409	6,024,090	2,024,090	3,274,090	3,974,090	5,274,090
260	592,352	5,923,524	1,923,524	3,173,524	3,873,524	5,173,524
280	582,296	5,822,959	1,822,959	3,072,959	3,772,959	5,072,959
300	572,239	5,722,393	1,722,393	2,972,393	3,672,393	4,972,393
400	521,957	5,219,565	1,219,565	2,469,565	3,169,565	4,469,565
500	471,674	4,716,737	716,737	1,966,737	2,666,737	3,966,737



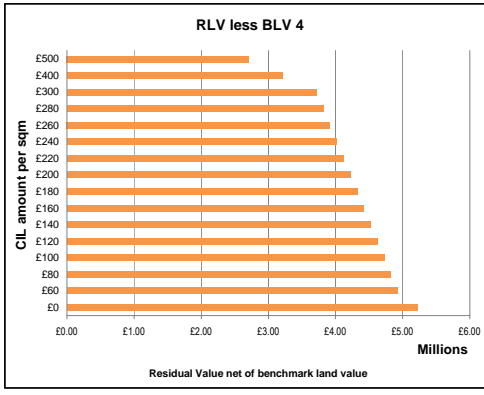
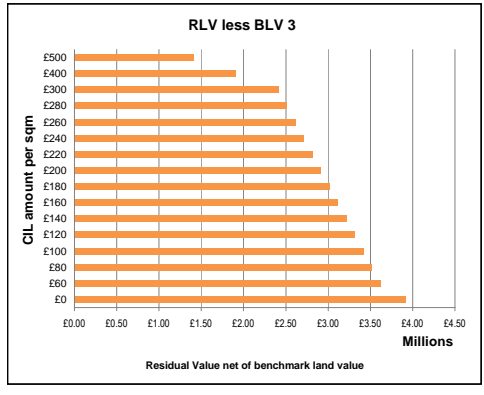
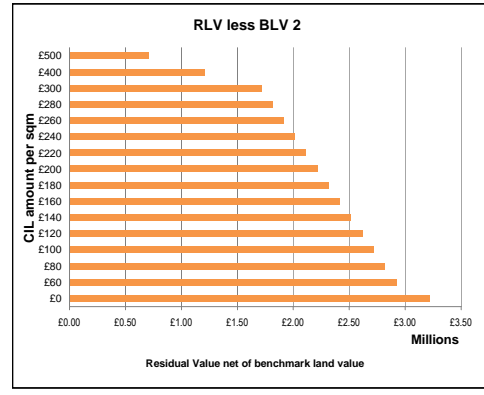
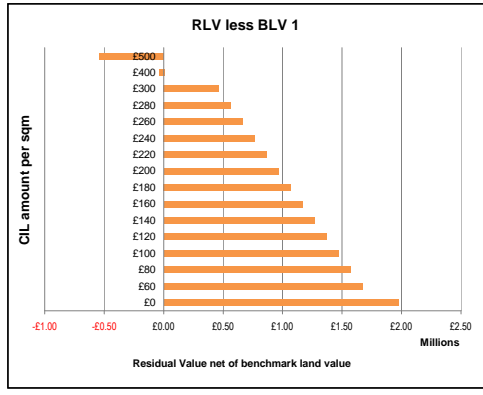
Site type 1 Description: **Area 7** £3552 psm Tottenham Hale (N) Site area: 0.10 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	740,459	7,404,589	3,404,589	4,654,589	5,354,589	6,654,589
60	710,289	7,102,892	3,102,892	4,352,892	5,052,892	6,352,892
80	700,233	7,002,326	3,002,326	4,252,326	4,952,326	6,252,326
100	690,176	6,901,761	2,901,761	4,151,761	4,851,761	6,151,761
120	680,120	6,801,195	2,801,195	4,051,195	4,751,195	6,051,195
140	670,063	6,700,630	2,700,630	3,950,630	4,650,630	5,950,630
160	660,006	6,600,064	2,600,064	3,850,064	4,550,064	5,850,064
180	649,950	6,499,498	2,499,498	3,749,498	4,449,498	5,749,498
200	639,893	6,398,933	2,398,933	3,648,933	4,348,933	5,648,933
220	629,837	6,298,367	2,298,367	3,548,367	4,248,367	5,548,367
240	619,780	6,197,802	2,197,802	3,447,802	4,147,802	5,447,802
260	609,724	6,097,236	2,097,236	3,347,236	4,047,236	5,347,236
280	599,667	5,996,670	1,996,670	3,246,670	3,946,670	5,246,670
300	589,610	5,896,105	1,896,105	3,146,105	3,846,105	5,146,105
400	539,328	5,393,277	1,393,277	2,643,277	3,343,277	4,643,277
500	489,045	4,890,449	890,449	2,140,449	2,840,449	4,140,449



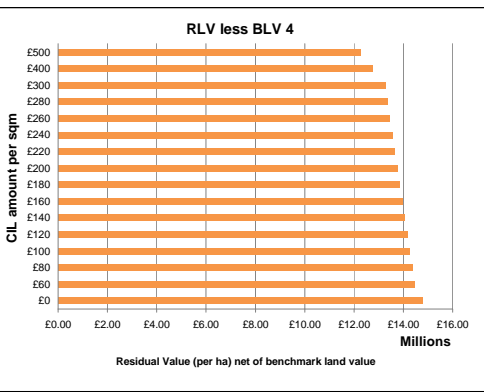
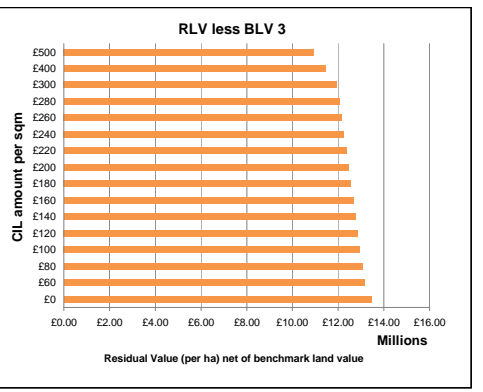
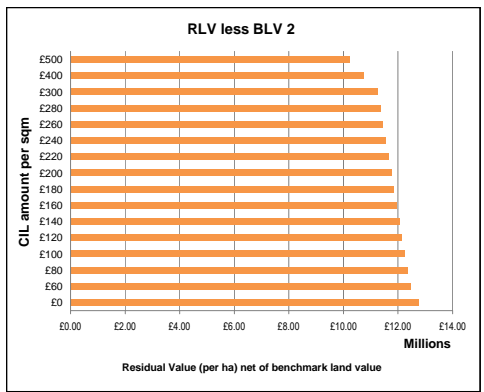
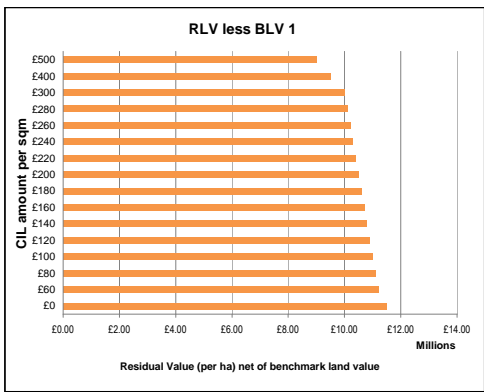
Site type 1 Description: **Area 8** £3197 psm Tottenham (N17) Site area: 0.10 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	597,046	5,970,458	1,970,458	3,220,458	3,920,458	5,220,458
60	566,876	5,668,761	1,668,761	2,918,761	3,618,761	4,918,761
80	556,820	5,568,196	1,568,196	2,818,196	3,518,196	4,818,196
100	546,763	5,467,630	1,467,630	2,717,630	3,417,630	4,717,630
120	536,706	5,367,065	1,367,065	2,617,065	3,317,065	4,617,065
140	526,650	5,266,499	1,266,499	2,516,499	3,216,499	4,516,499
160	516,593	5,165,933	1,165,933	2,415,933	3,115,933	4,415,933
180	506,537	5,065,368	1,065,368	2,315,368	3,015,368	4,315,368
200	496,480	4,964,802	964,802	2,214,802	2,914,802	4,214,802
220	486,424	4,864,237	864,237	2,114,237	2,814,237	4,114,237
240	476,367	4,763,671	763,671	2,013,671	2,713,671	4,013,671
260	466,311	4,663,105	663,105	1,913,105	2,613,105	3,913,105
280	456,254	4,562,540	562,540	1,812,540	2,512,540	3,812,540
300	446,197	4,461,974	461,974	1,711,974	2,411,974	3,711,974
400	395,915	3,959,146	40,854	1,209,146	1,909,146	3,209,146
500	345,632	3,456,318	543,682	706,318	1,406,318	2,706,318

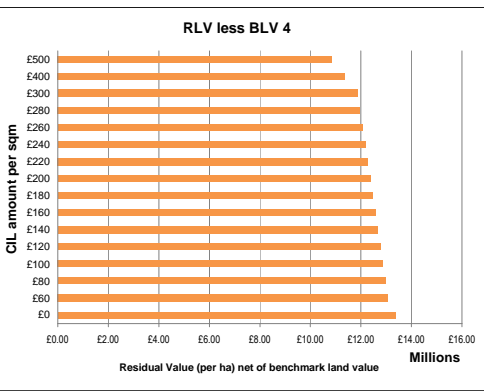
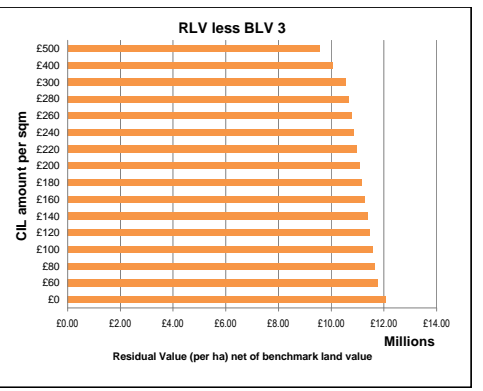
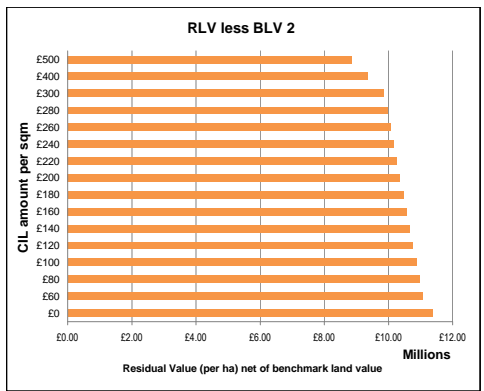
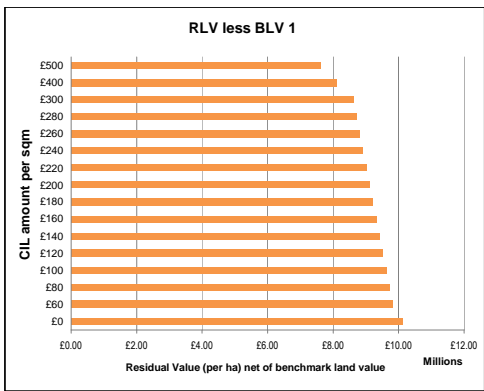


CIL Viability	Haringey	Benchmark Land Values (per net developable ha)			
SITE TYPE	1	BLV1 Resi land (high) £4,000,000	BLV2 Resi land (med) £2,750,000	BLV3 Resi land (low) £2,050,000	BLV4 Fmr Empytment £750,000
5 UNITS					
HOUSES					
50 UPH	Net area as percentage of gross	100%			
CSH level:	4 on AH	-5% Sales value inflation			
	4 on private	Build cost inflation			
Aff Hsg:	0%				

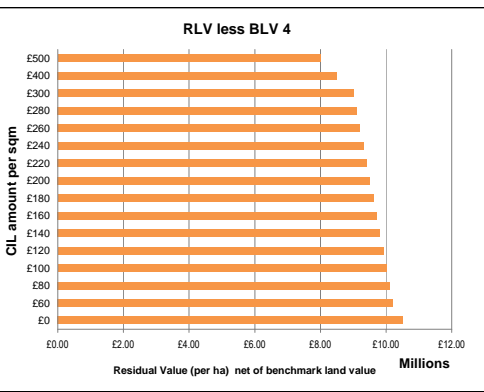
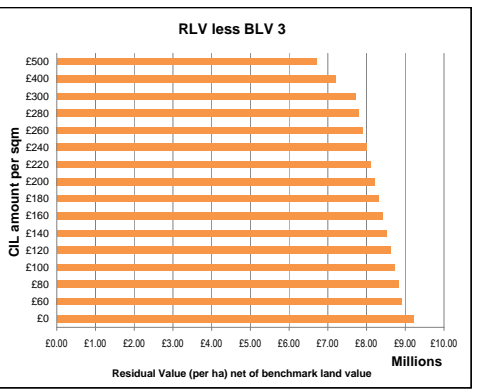
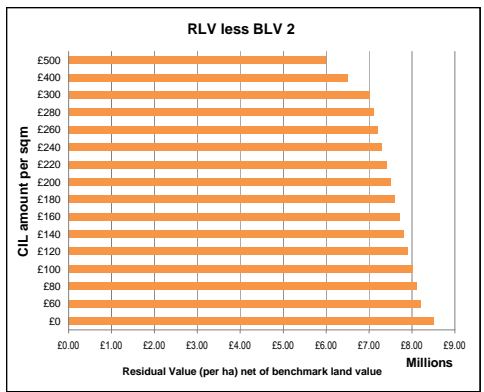
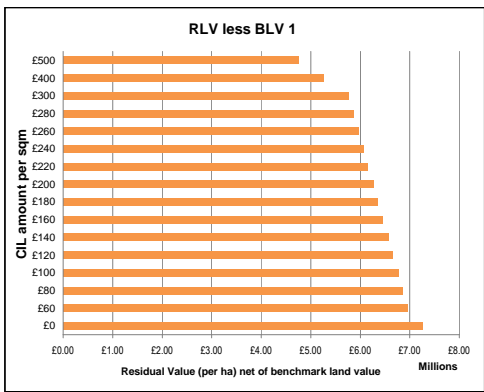
Site type 1	Description:	Area 1	£6340 psm Highgate (N6)	Site area:	0.10 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,550,223	15,502,225	11,502,225	12,752,225	13,452,225	14,752,225
60	1,520,053	15,200,528	11,200,528	12,450,528	13,150,528	14,450,528
80	1,509,996	15,099,963	11,099,963	12,349,963	13,049,963	14,349,963
100	1,499,940	14,999,397	10,999,397	12,249,397	12,949,397	14,249,397
120	1,489,883	14,898,832	10,898,832	12,148,832	12,848,832	14,148,832
140	1,479,827	14,798,266	10,798,266	12,048,266	12,748,266	14,048,266
160	1,469,770	14,697,700	10,697,700	11,947,700	12,647,700	13,947,700
180	1,459,713	14,597,135	10,597,135	11,847,135	12,547,135	13,847,135
200	1,449,657	14,496,569	10,496,569	11,746,569	12,446,569	13,746,569
220	1,439,600	14,396,004	10,396,004	11,646,004	12,346,004	13,646,004
240	1,429,544	14,295,438	10,295,438	11,545,438	12,245,438	13,545,438
260	1,419,487	14,194,872	10,194,872	11,444,872	12,144,872	13,444,872
280	1,409,431	14,094,307	10,094,307	11,344,307	12,044,307	13,344,307
300	1,399,374	13,993,741	9,993,741	11,243,741	11,943,741	13,243,741
400	1,349,091	13,490,913	9,490,913	10,740,913	11,440,913	12,740,913
500	1,298,809	12,988,085	8,988,085	10,238,085	10,938,085	12,238,085



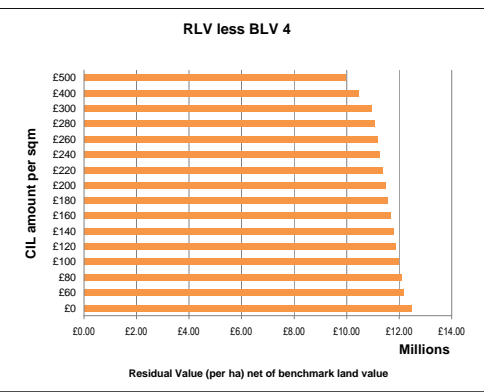
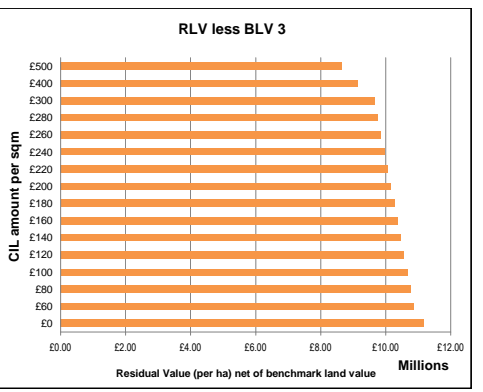
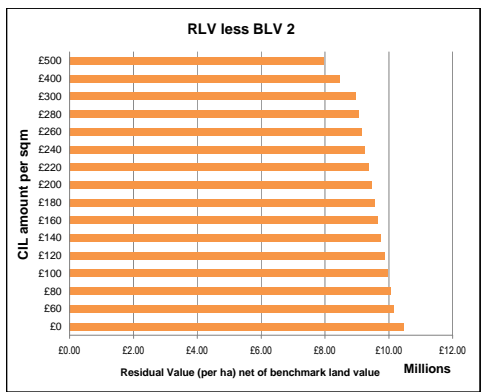
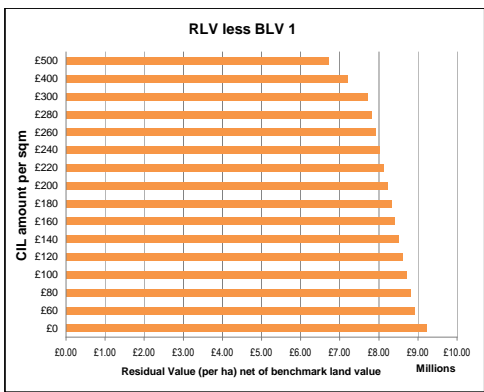
Site type 1	Description:	Area 2	£5942 psm Hornsey (N8)	Site area:	0.10 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,411,363	14,113,634	10,113,634	11,363,634	12,063,634	13,363,634
60	1,381,194	13,811,938	9,811,938	11,061,938	11,761,938	13,061,938
80	1,371,137	13,711,372	9,711,372	10,961,372	11,661,372	12,961,372
100	1,361,081	13,610,806	9,610,806	10,860,806	11,560,806	12,860,806
120	1,351,024	13,510,241	9,510,241	10,760,241	11,460,241	12,760,241
140	1,340,968	13,409,675	9,409,675	10,659,675	11,359,675	12,659,675
160	1,330,911	13,309,110	9,309,110	10,559,110	11,259,110	12,559,110
180	1,320,854	13,208,544	9,208,544	10,458,544	11,158,544	12,458,544
200	1,310,798	13,107,978	9,107,978	10,357,978	11,057,978	12,357,978
220	1,300,741	13,007,413	9,007,413	10,257,413	10,957,413	12,257,413
240	1,290,685	12,906,847	8,906,847	10,156,847	10,856,847	12,156,847
260	1,280,628	12,806,282	8,806,282	10,056,282	10,756,282	12,056,282
280	1,270,572	12,705,716	8,705,716	9,955,716	10,655,716	11,955,716
300	1,260,515	12,605,150	8,605,150	9,855,150	10,555,150	11,855,150
400	1,210,232	12,102,322	8,102,322	9,352,322	10,052,322	11,352,322
500	1,159,949	11,599,494	7,599,494	8,849,494	9,549,494	10,849,494



Site type 1	Description:	Area 3	£5124 psm Muswell Hill (N10)	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	1,125,970	11,259,696	7,259,696	8,509,696	9,209,696	10,509,696
60	1,095,800	10,957,999	6,957,999	8,207,999	8,907,999	10,207,999
80	1,085,743	10,857,434	6,857,434	8,107,434	8,807,434	10,107,434
100	1,075,687	10,756,868	6,756,868	8,006,868	8,706,868	10,006,868
120	1,065,630	10,656,303	6,656,303	7,906,303	8,606,303	9,906,303
140	1,055,574	10,555,737	6,555,737	7,805,737	8,505,737	9,805,737
160	1,045,517	10,455,171	6,455,171	7,705,171	8,405,171	9,705,171
180	1,035,461	10,354,606	6,354,606	7,604,606	8,304,606	9,604,606
200	1,025,404	10,254,040	6,254,040	7,504,040	8,204,040	9,504,040
220	1,015,347	10,153,475	6,153,475	7,403,475	8,103,475	9,403,475
240	1,005,291	10,052,909	6,052,909	7,302,909	8,002,909	9,302,909
260	995,234	9,952,343	5,952,343	7,202,343	7,902,343	9,202,343
280	985,178	9,851,778	5,851,778	7,101,778	7,801,778	9,101,778
300	975,121	9,751,212	5,751,212	7,001,212	7,701,212	9,001,212
400	924,838	9,248,384	5,248,384	6,498,384	7,198,384	8,498,384
500	874,556	8,745,556	4,745,556	5,995,556	6,695,556	7,995,556

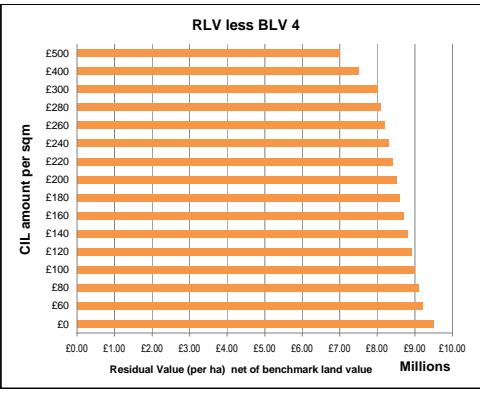
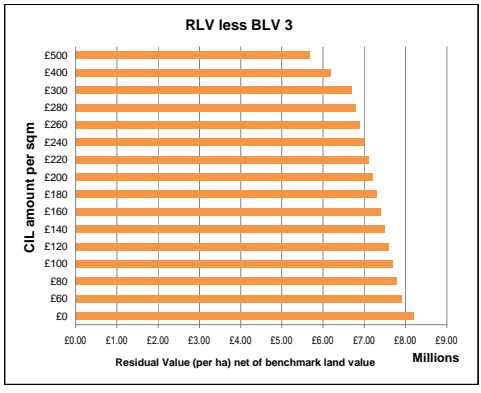
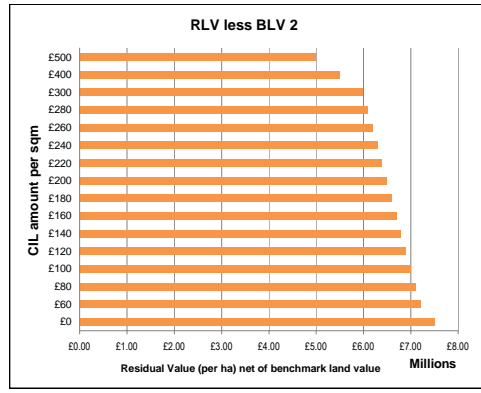
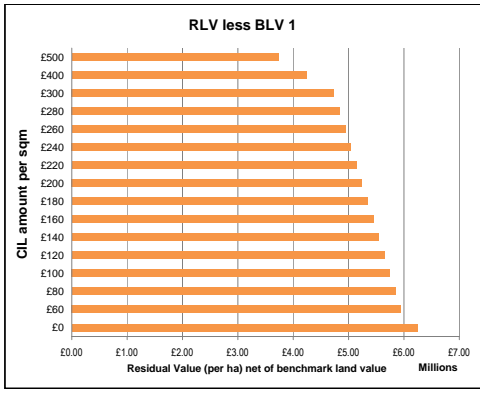


Site type 1	Description:	Area 4	£5683 psm Finsbury Pk (N4)	Site area:	0.10 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,321,000	13,210,004	9,210,004	10,460,004	11,160,004	12,460,004
60	1,290,831	12,908,307	8,908,307	10,158,307	10,858,307	12,158,307
80	1,280,774	12,807,741	8,807,741	10,057,741	10,757,741	12,057,741
100	1,270,718	12,707,176	8,707,176	9,957,176	10,657,176	11,957,176
120	1,260,661	12,606,610	8,606,610	9,856,610	10,556,610	11,856,610
140	1,250,604	12,506,044	8,506,044	9,756,044	10,456,044	11,756,044
160	1,240,548	12,405,479	8,405,479	9,655,479	10,355,479	11,655,479
180	1,230,491	12,304,913	8,304,913	9,554,913	10,254,913	11,554,913
200	1,220,435	12,204,348	8,204,348	9,454,348	10,154,348	11,454,348
220	1,210,378	12,103,782	8,103,782	9,353,782	10,053,782	11,353,782
240	1,200,322	12,003,216	8,003,216	9,253,216	9,953,216	11,253,216
260	1,190,265	11,902,651	7,902,651	9,152,651	9,852,651	11,152,651
280	1,180,209	11,802,085	7,802,085	9,052,085	9,752,085	11,052,085
300	1,170,152	11,701,520	7,701,520	8,951,520	9,651,520	10,951,520
400	1,119,869	11,198,692	7,198,692	8,448,692	9,148,692	10,448,692
500	1,069,586	10,695,863	6,695,863	7,945,863	8,645,863	9,945,863



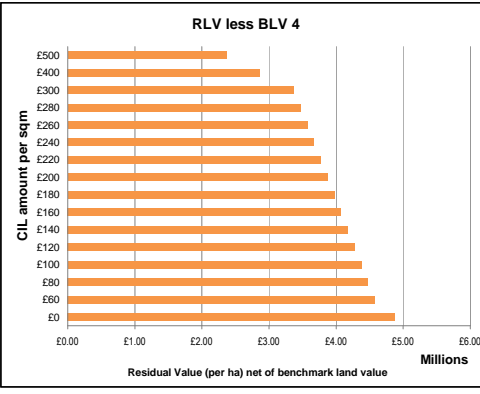
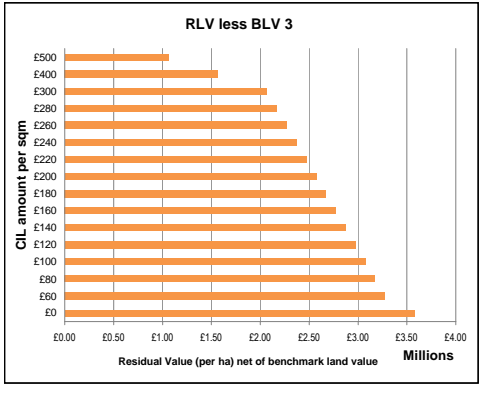
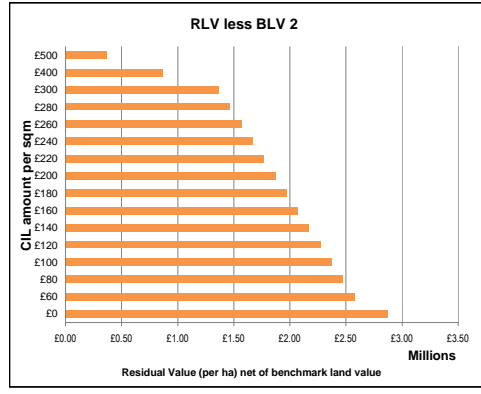
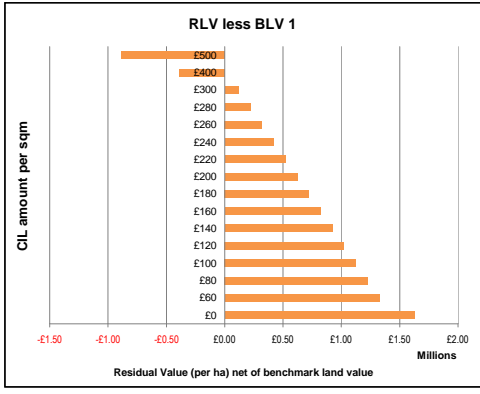
Site type 1 Description: **Area 5** **E4833 psm Wood Green (N22)** Site area: 0.10 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,024,442	10,244,420	6,244,420	7,494,420	8,194,420	9,494,420
60	994,272	9,942,723	5,942,723	7,192,723	7,892,723	9,192,723
80	984,216	9,842,157	5,842,157	7,092,157	7,792,157	9,092,157
100	974,159	9,741,592	5,741,592	6,991,592	7,691,592	8,991,592
120	964,103	9,641,026	5,641,026	6,891,026	7,591,026	8,891,026
140	954,046	9,540,461	5,540,461	6,790,461	7,490,461	8,790,461
160	943,990	9,439,895	5,439,895	6,689,895	7,389,895	8,689,895
180	933,933	9,339,329	5,339,329	6,589,329	7,289,329	8,589,329
200	923,876	9,238,764	5,238,764	6,488,764	7,188,764	8,488,764
220	913,820	9,138,198	5,138,198	6,388,198	7,088,198	8,388,198
240	903,763	9,037,633	5,037,633	6,287,633	6,987,633	8,287,633
260	893,707	8,937,067	4,937,067	6,187,067	6,887,067	8,187,067
280	883,650	8,836,501	4,836,501	6,086,501	6,786,501	8,086,501
300	873,594	8,735,936	4,735,936	5,985,936	6,685,936	7,985,936
400	823,311	8,233,108	4,233,108	5,483,108	6,183,108	7,483,108
500	773,028	7,730,280	3,730,280	4,980,280	5,680,280	6,980,280



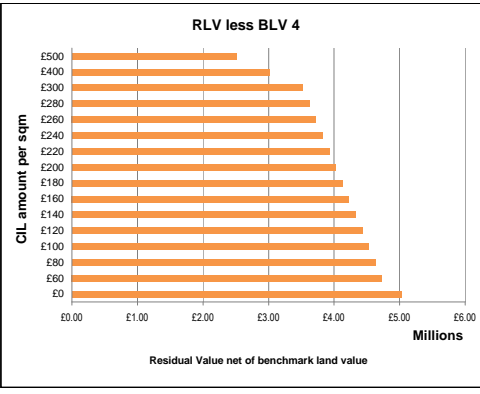
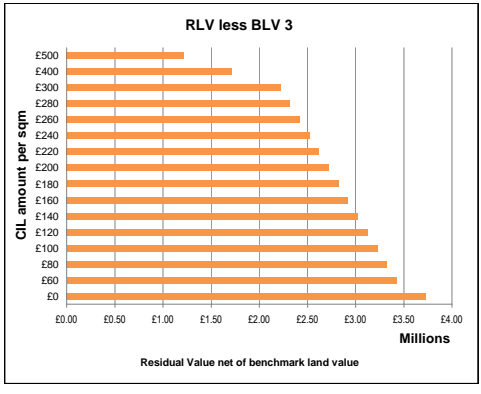
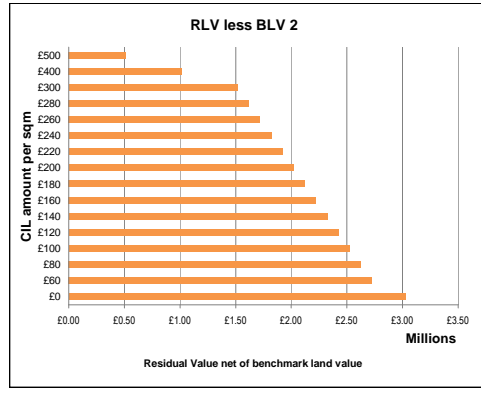
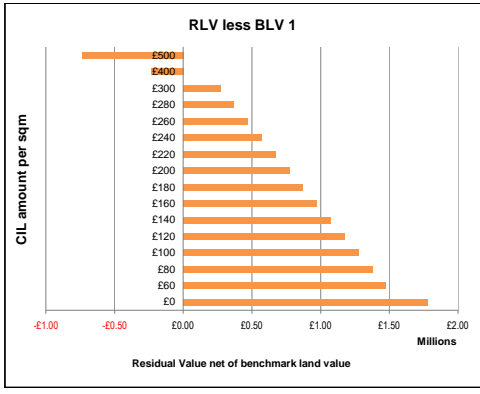
Site type 1 Description: **Area 6** **E3509 psm Seven Sisters (N15)** Site area: 0.10 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	562,509	5,625,087	1,625,087	2,875,087	3,575,087	4,875,087
60	532,339	5,323,390	1,323,390	2,573,390	3,273,390	4,573,390
80	522,282	5,222,825	1,222,825	2,472,825	3,172,825	4,472,825
100	512,226	5,122,259	1,122,259	2,372,259	3,072,259	4,372,259
120	502,169	5,021,694	1,021,694	2,271,694	2,971,694	4,271,694
140	492,113	4,921,128	921,128	2,171,128	2,871,128	4,171,128
160	482,056	4,820,562	820,562	2,070,562	2,770,562	4,070,562
180	472,000	4,719,997	719,997	1,969,997	2,669,997	3,969,997
200	461,943	4,619,431	619,431	1,869,431	2,569,431	3,869,431
220	451,887	4,518,866	518,866	1,768,866	2,468,866	3,768,866
240	441,830	4,418,300	418,300	1,668,300	2,368,300	3,668,300
260	431,773	4,317,734	317,734	1,567,734	2,267,734	3,567,734
280	421,717	4,217,169	217,169	1,467,169	2,167,169	3,467,169
300	411,660	4,116,603	116,603	1,366,603	2,066,603	3,366,603
400	361,378	3,613,775	386,225	863,775	1,563,775	2,863,775
500	311,095	3,110,947	889,053	360,947	1,060,947	2,360,947



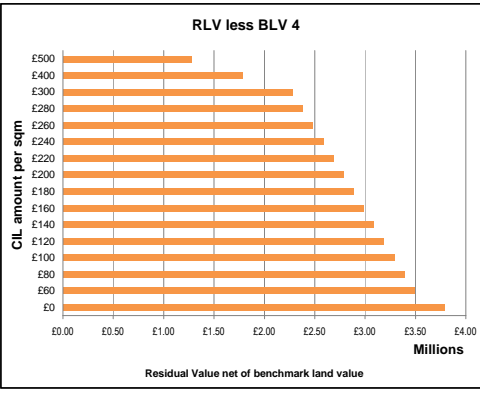
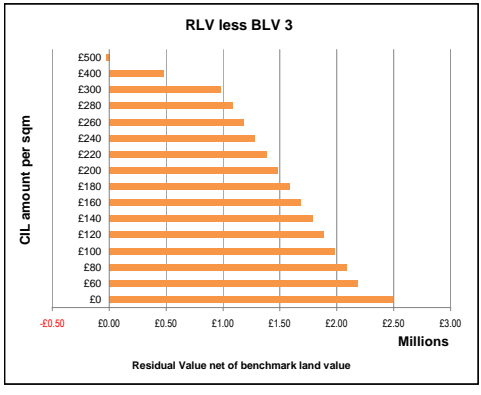
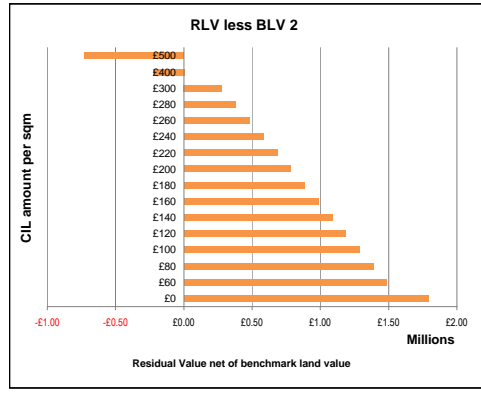
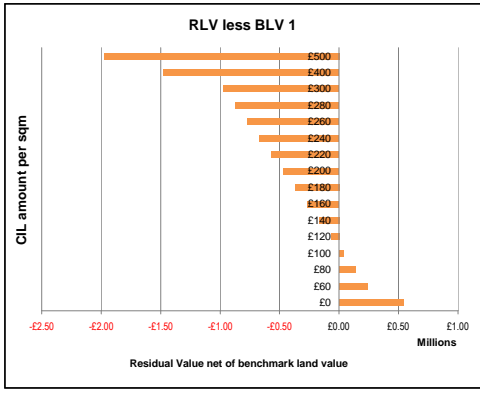
Site type 1 Description: **Area 7** **E3552 psm Tottenham Hale (N)** Site area: 0.10 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	577,511	5,775,111	1,775,111	3,025,111	3,725,111	5,025,111
60	547,341	5,473,414	1,473,414	2,723,414	3,423,414	4,723,414
80	537,285	5,372,848	1,372,848	2,622,848	3,322,848	4,622,848
100	527,228	5,272,283	1,272,283	2,522,283	3,222,283	4,522,283
120	517,172	5,171,717	1,171,717	2,421,717	3,121,717	4,421,717
140	507,115	5,071,152	1,071,152	2,321,152	3,021,152	4,321,152
160	497,059	4,970,586	970,586	2,220,586	2,920,586	4,220,586
180	487,002	4,870,020	870,020	2,120,020	2,820,020	4,120,020
200	476,945	4,769,455	769,455	2,019,455	2,719,455	4,019,455
220	466,889	4,668,889	668,889	1,918,889	2,618,889	3,918,889
240	456,832	4,568,324	568,324	1,818,324	2,518,324	3,818,324
260	446,776	4,467,758	467,758	1,717,758	2,417,758	3,717,758
280	436,719	4,367,192	367,192	1,617,192	2,317,192	3,617,192
300	426,663	4,266,627	266,627	1,516,627	2,216,627	3,516,627
400	376,380	3,763,799	236,201	1,013,799	1,713,799	3,013,799
500	326,097	3,260,971	739,029	510,971	1,210,971	2,510,971



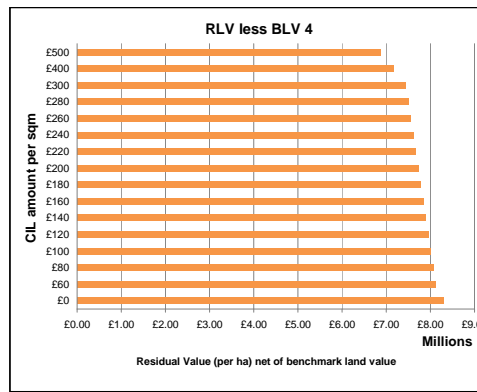
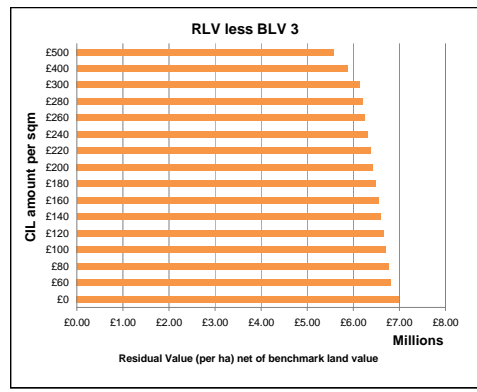
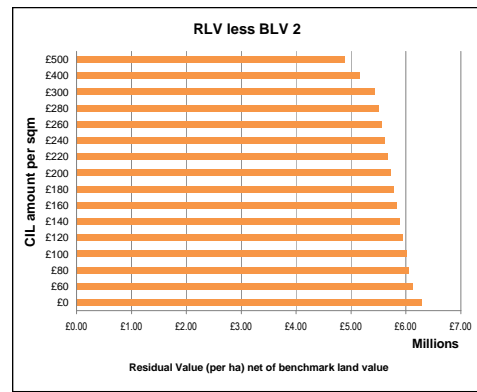
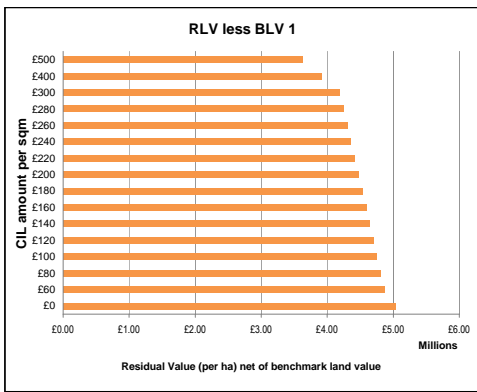
Site type 1 Description: **Area 8** **E3197 psm Tottenham (N17)** Site area: 0.10 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	453,654	4,536,544	536,544	1,786,544	2,486,544	3,786,544
60	423,485	4,234,847	234,847	1,484,847	2,184,847	3,484,847
80	413,428	4,134,281	134,281	1,384,281	2,084,281	3,384,281
100	403,372	4,033,716	33,716	1,283,716	1,983,716	3,283,716
120	393,315	3,933,150	66,850	1,183,150	1,883,150	3,183,150
140	383,258	3,832,584	167,416	1,082,584	1,782,584	3,082,584
160	373,202	3,732,019	267,981	982,019	1,682,019	2,982,019
180	363,145	3,631,453	368,547	881,453	1,581,453	2,881,453
200	353,089	3,530,888	469,112	780,888	1,480,888	2,780,888
220	343,032	3,430,322	569,678	680,322	1,380,322	2,680,322
240	332,976	3,329,756	670,244	579,756	1,279,756	2,579,756
260	322,919	3,229,191	770,809	479,191	1,179,191	2,479,191
280	312,863	3,128,625	871,375	378,625	1,078,625	2,378,625
300	302,806	3,028,060	971,940	278,060	978,060	2,278,060
400	252,523	2,525,232	1,474,768	224,768	475,232	1,775,232
500	202,240	2,022,404	1,977,596	727,596	27,596	1,272,404

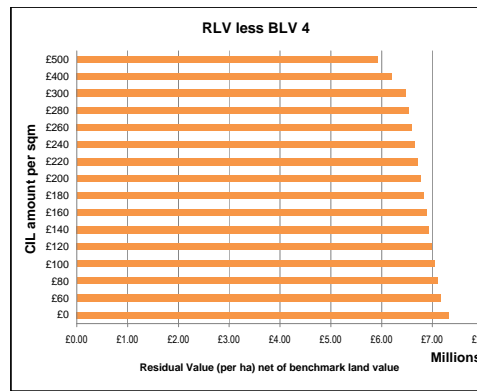
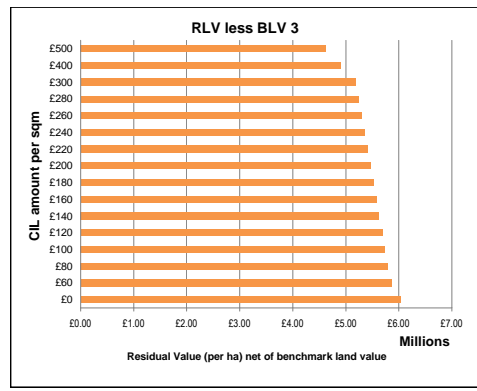
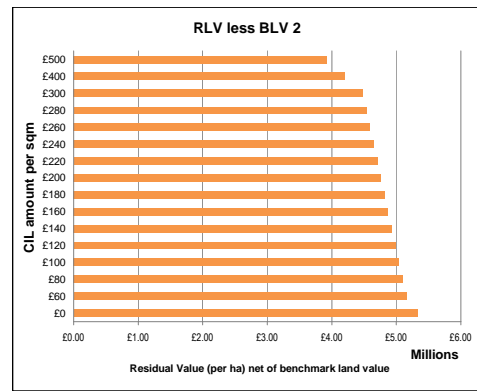
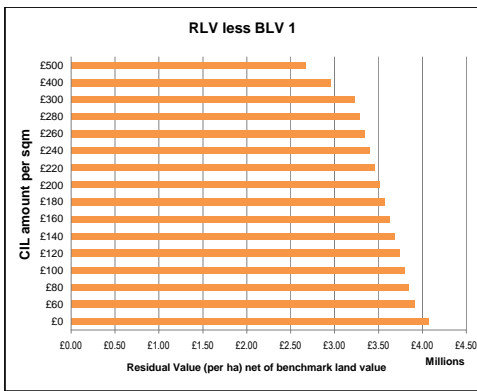


CIL Viability	Haringey	Benchmark Land Values (per net developable ha)			
SITE TYPE	2	BLV1 Resi land (high) £4,000,000	BLV2 Resi land (med) £2,750,000	BLV3 Resi land (low) £2,050,000	BLV4 Fmr Empytment £750,000
25 UNITS					
FLATS AND HOUSES					
75 UPH	Net area as percentage of gross	100%			
CSH level:	4 on AH	Sales value inflation			
	4 on private	Build cost inflation			
Aff Hsg:	50%				

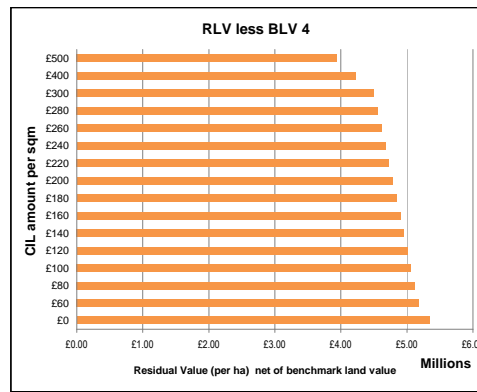
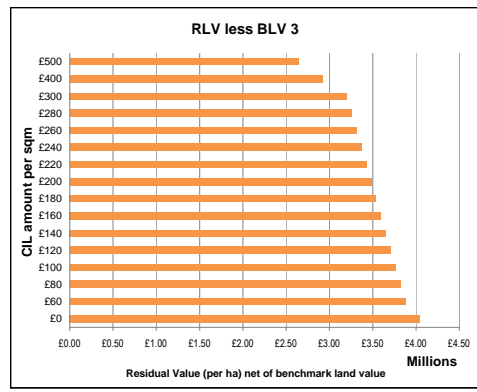
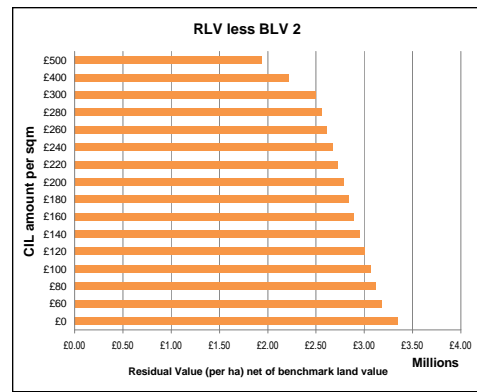
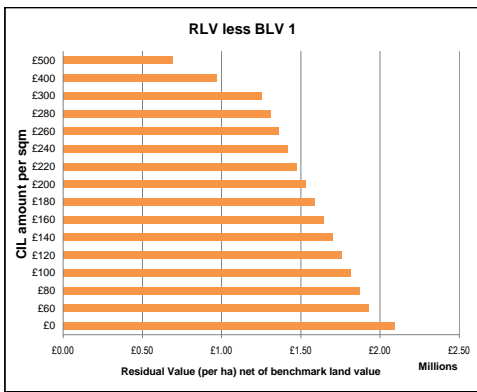
Site type 2	Description:	Area 1	£6340 psm Highgate (N6)	Site area:	0.33 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,010,926	9,032,777	5,032,777	6,282,777	6,982,777	8,282,777
60	2,954,725	8,864,176	4,864,176	6,114,176	6,814,176	8,114,176
80	2,935,992	8,807,975	4,807,975	6,057,975	6,757,975	8,057,975
100	2,917,258	8,751,775	4,751,775	6,001,775	6,701,775	8,001,775
120	2,898,525	8,695,575	4,695,575	5,945,575	6,645,575	7,945,575
140	2,879,791	8,639,374	4,639,374	5,889,374	6,589,374	7,889,374
160	2,861,058	8,583,174	4,583,174	5,833,174	6,533,174	7,833,174
180	2,842,325	8,526,974	4,526,974	5,776,974	6,476,974	7,776,974
200	2,823,591	8,470,773	4,470,773	5,720,773	6,420,773	7,720,773
220	2,804,858	8,414,573	4,414,573	5,664,573	6,364,573	7,664,573
240	2,786,124	8,358,373	4,358,373	5,608,373	6,308,373	7,608,373
260	2,767,391	8,302,172	4,302,172	5,552,172	6,252,172	7,552,172
280	2,748,657	8,245,972	4,245,972	5,495,972	6,195,972	7,495,972
300	2,729,924	8,189,772	4,189,772	5,439,772	6,139,772	7,439,772
400	2,636,257	7,908,770	3,908,770	5,158,770	5,858,770	7,158,770
500	2,542,590	7,627,769	3,627,769	4,877,769	5,577,769	6,877,769



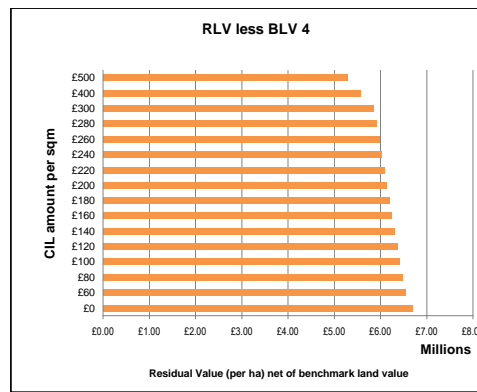
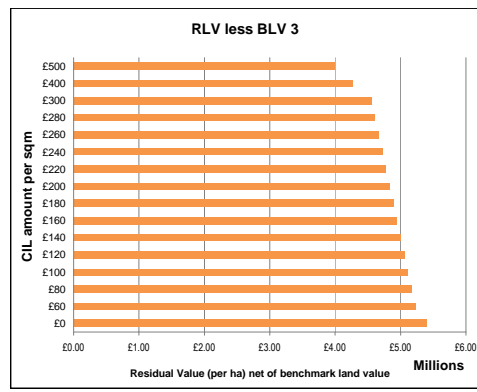
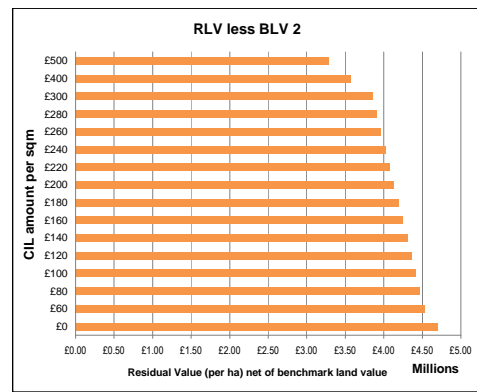
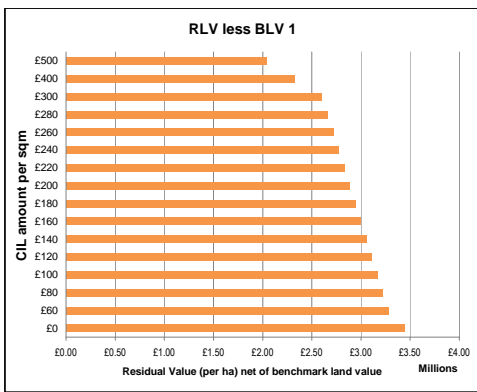
Site type 2	Description:	Area 2	£5942 psm Hornsey (N8)	Site area:	0.33 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,690,121	8,070,363	4,070,363	5,320,363	6,020,363	7,320,363
60	2,633,921	7,901,762	3,901,762	5,151,762	5,851,762	7,151,762
80	2,615,187	7,845,562	3,845,562	5,095,562	5,795,562	7,095,562
100	2,596,454	7,789,362	3,789,362	5,039,362	5,739,362	7,039,362
120	2,577,720	7,733,161	3,733,161	4,983,161	5,683,161	6,983,161
140	2,558,987	7,676,961	3,676,961	4,926,961	5,626,961	6,926,961
160	2,540,254	7,620,761	3,620,761	4,870,761	5,570,761	6,870,761
180	2,521,520	7,564,560	3,564,560	4,814,560	5,514,560	6,814,560
200	2,502,787	7,508,360	3,508,360	4,758,360	5,458,360	6,758,360
220	2,484,053	7,452,160	3,452,160	4,702,160	5,402,160	6,702,160
240	2,465,320	7,395,959	3,395,959	4,645,959	5,345,959	6,645,959
260	2,446,586	7,339,759	3,339,759	4,589,759	5,289,759	6,589,759
280	2,427,853	7,283,559	3,283,559	4,533,559	5,233,559	6,533,559
300	2,409,120	7,227,359	3,227,359	4,477,359	5,177,359	6,477,359
400	2,315,452	6,946,357	2,946,357	4,196,357	4,896,357	6,196,357
500	2,221,785	6,665,355	2,665,355	3,915,355	4,615,355	5,915,355



Site type 2	Description:	Area 3	£5124 psm Muswell Hill (N10)	Site area:	0.33 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,030,779	6,092,338	2,092,338	3,342,338	4,042,338	5,342,338
60	1,974,579	5,923,737	1,923,737	3,173,737	3,873,737	5,173,737
80	1,955,846	5,867,537	1,867,537	3,117,537	3,817,537	5,117,537
100	1,937,112	5,811,336	1,811,336	3,061,336	3,761,336	5,061,336
120	1,918,379	5,755,136	1,755,136	3,005,136	3,705,136	5,005,136
140	1,899,645	5,698,936	1,698,936	2,948,936	3,648,936	4,948,936
160	1,880,912	5,642,735	1,642,735	2,892,735	3,592,735	4,892,735
180	1,862,178	5,586,535	1,586,535	2,836,535	3,536,535	4,836,535
200	1,843,445	5,530,335	1,530,335	2,780,335	3,480,335	4,780,335
220	1,824,711	5,474,134	1,474,134	2,724,134	3,424,134	4,724,134
240	1,805,978	5,417,934	1,417,934	2,667,934	3,367,934	4,667,934
260	1,787,245	5,361,734	1,361,734	2,611,734	3,311,734	4,611,734
280	1,768,511	5,305,534	1,305,534	2,555,534	3,255,534	4,555,534
300	1,749,778	5,249,333	1,249,333	2,499,333	3,199,333	4,499,333
400	1,656,111	4,968,332	968,332	2,218,332	2,918,332	4,218,332
500	1,562,443	4,687,330	687,330	1,937,330	2,637,330	3,937,330

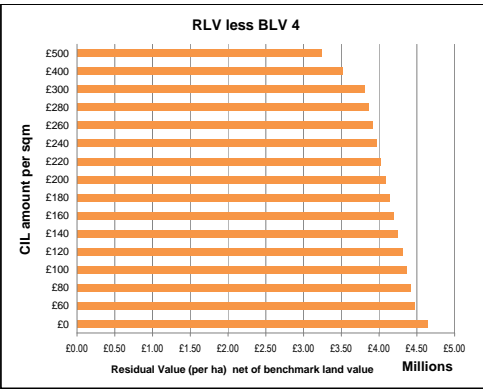
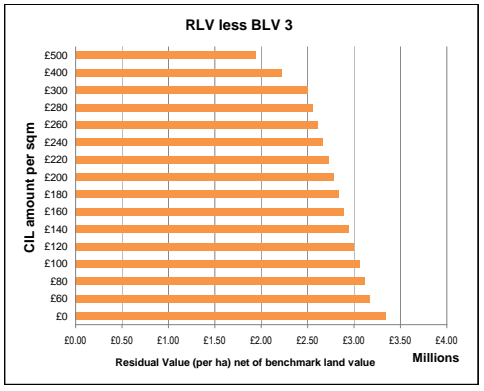
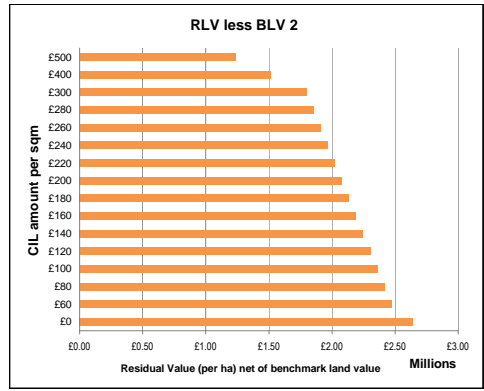
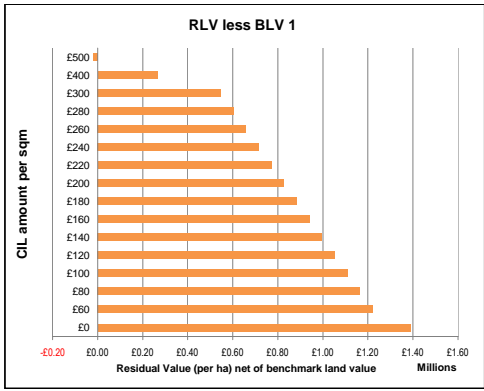


Site type 2	Description:	Area 4	£5683 psm Finsbury Pk (N4)	Site area:	0.33 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,481,356	7,444,069	3,444,069	4,694,069	5,394,069	6,694,069
60	2,425,156	7,275,468	3,275,468	4,525,468	5,225,468	6,525,468
80	2,406,423	7,219,268	3,219,268	4,469,268	5,169,268	6,469,268
100	2,387,689	7,163,068	3,163,068	4,413,068	5,113,068	6,413,068
120	2,368,956	7,106,867	3,106,867	4,356,867	5,056,867	6,356,867
140	2,350,222	7,050,667	3,050,667	4,300,667	5,000,667	6,300,667
160	2,331,489	6,994,467	2,994,467	4,244,467	4,944,467	6,244,467
180	2,312,755	6,938,266	2,938,266	4,188,266	4,888,266	6,188,266
200	2,294,022	6,882,066	2,882,066	4,132,066	4,832,066	6,132,066
220	2,275,289	6,825,866	2,825,866	4,075,866	4,775,866	6,075,866
240	2,256,555	6,769,665	2,769,665	4,019,665	4,719,665	6,019,665
260	2,237,822	6,713,465	2,713,465	3,963,465	4,663,465	5,963,465
280	2,219,088	6,657,265	2,657,265	3,907,265	4,607,265	5,907,265
300	2,200,355	6,601,064	2,601,064	3,851,064	4,551,064	5,851,064
400	2,106,688	6,320,063	2,320,063	3,570,063	4,270,063	5,570,063
500	2,013,020	6,039,061	2,039,061	3,289,061	3,989,061	5,289,061



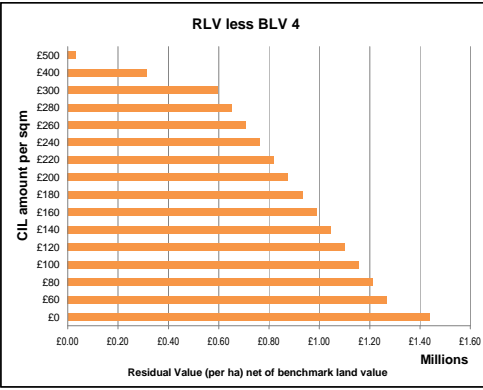
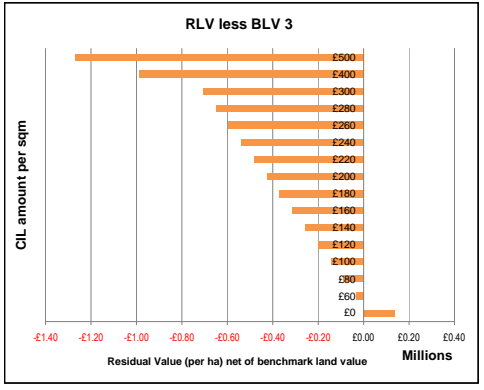
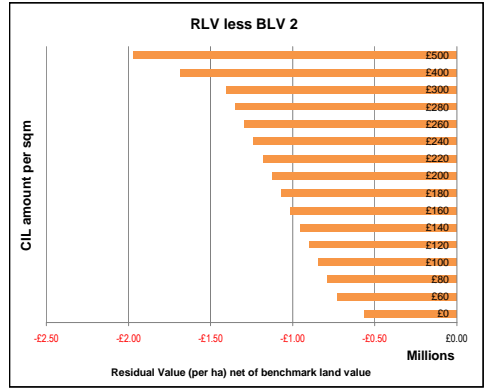
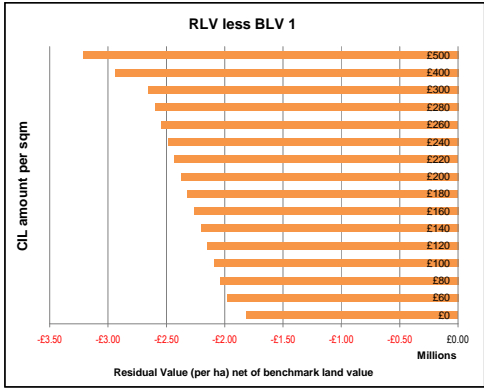
Site type 2 Description: **Area 5** **E4633 psm Wood Green (N22)** Site area: 0.33 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,796,221	5,388,664	1,388,664	2,638,664	3,338,664	4,638,664
60	1,740,021	5,220,063	1,220,063	2,470,063	3,170,063	4,470,063
80	1,721,288	5,163,863	1,163,863	2,413,863	3,113,863	4,413,863
100	1,702,554	5,107,662	1,107,662	2,357,662	3,057,662	4,357,662
120	1,683,821	5,051,462	1,051,462	2,301,462	3,001,462	4,301,462
140	1,665,087	4,995,262	995,262	2,245,262	2,945,262	4,245,262
160	1,646,354	4,939,061	939,061	2,189,061	2,889,061	4,189,061
180	1,627,620	4,882,861	882,861	2,132,861	2,832,861	4,132,861
200	1,608,887	4,826,661	826,661	2,076,661	2,776,661	4,076,661
220	1,590,153	4,770,460	770,460	2,020,460	2,720,460	4,020,460
240	1,571,420	4,714,260	714,260	1,964,260	2,664,260	3,964,260
260	1,552,687	4,658,060	658,060	1,908,060	2,608,060	3,908,060
280	1,533,953	4,601,859	601,859	1,851,859	2,551,859	3,851,859
300	1,515,220	4,545,659	545,659	1,795,659	2,495,659	3,795,659
400	1,421,553	4,264,658	264,658	1,514,658	2,214,658	3,514,658
500	1,327,885	3,983,656	16,344	1,233,656	1,933,656	3,233,656



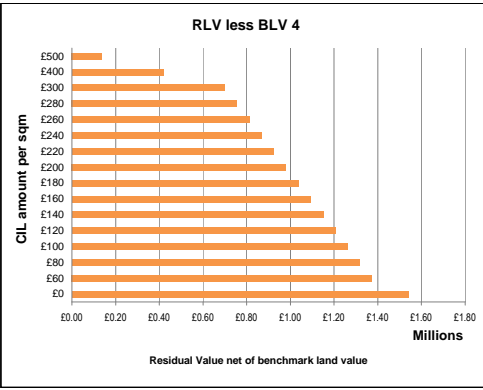
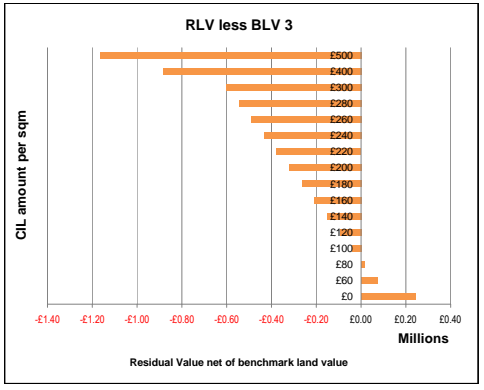
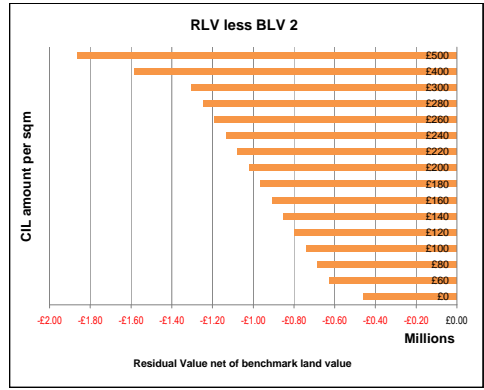
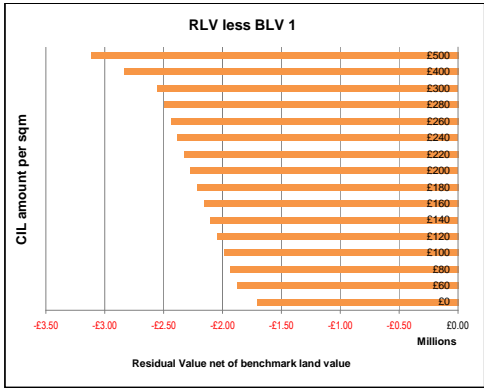
Site type 2 Description: **Area 6** **E3509 psm Seven Sisters (N13)** Site area: 0.33 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	729,023	2,187,068	-1,812,932	-562,932	137,068	1,437,068
60	672,822	2,018,467	-1,981,533	-731,533	31,533	1,268,467
80	654,089	1,962,267	-2,037,733	-787,733	87,733	1,212,267
100	635,355	1,906,066	-2,093,934	-843,934	143,934	1,156,066
120	616,622	1,849,866	-2,150,134	-900,134	200,134	1,099,866
140	597,889	1,793,666	-2,206,334	-956,334	256,334	1,043,666
160	579,155	1,737,465	-2,262,535	-1,012,535	312,535	987,465
180	560,422	1,681,265	-2,318,735	-1,068,735	368,735	931,265
200	541,688	1,625,065	-2,374,935	-1,124,935	424,935	875,065
220	522,955	1,568,864	-2,431,136	-1,181,136	481,136	818,864
240	504,221	1,512,664	-2,487,336	-1,237,336	537,336	762,664
260	485,488	1,456,464	-2,543,536	-1,293,536	593,536	706,464
280	466,754	1,400,263	-2,599,737	-1,349,737	649,737	650,263
300	448,021	1,344,063	-2,655,937	-1,405,937	705,937	594,063
400	354,354	1,063,062	-2,936,938	-1,686,938	986,938	313,062
500	260,687	782,060	-3,217,940	-1,967,940	1,267,940	32,060



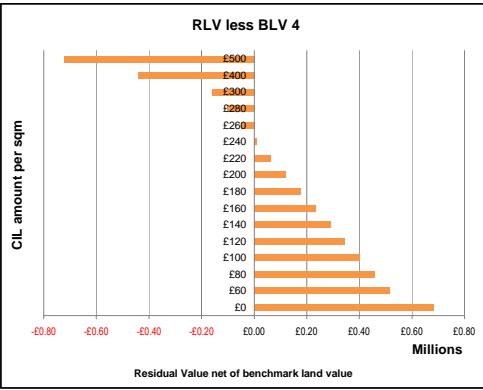
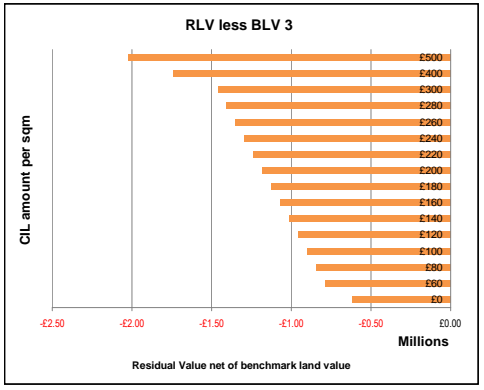
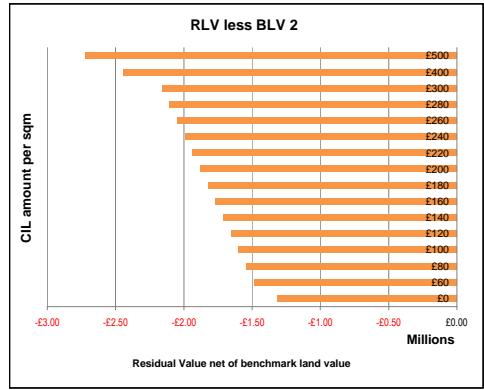
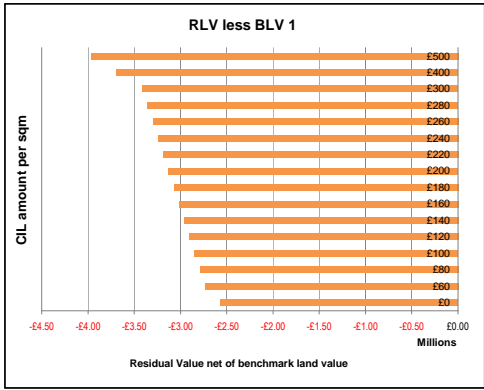
Site type 2 Description: **Area 7** **E3552 psm Tottenham Hale (N)** Site area: 0.33 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	763,682	2,291,047	-1,708,953	-458,953	241,047	1,541,047
60	707,482	2,122,446	-1,877,554	-627,554	72,446	1,372,446
80	688,749	2,066,246	-1,933,754	-683,754	16,246	1,316,246
100	670,015	2,010,046	-1,989,954	-739,954	39,954	1,260,046
120	651,282	1,953,845	-2,046,155	-796,155	96,155	1,203,845
140	632,548	1,897,645	-2,102,355	-852,355	152,355	1,147,645
160	613,815	1,841,445	-2,158,555	-908,555	208,555	1,091,445
180	595,081	1,785,244	-2,214,756	-964,756	264,756	1,035,244
200	576,348	1,729,044	-2,270,956	-1,020,956	320,956	979,044
220	557,615	1,672,844	-2,327,156	-1,077,156	377,156	922,844
240	538,881	1,616,643	-2,383,357	-1,133,357	433,357	866,643
260	520,148	1,560,443	-2,439,557	-1,189,557	489,557	810,443
280	501,414	1,504,243	-2,495,757	-1,245,757	545,757	754,243
300	482,681	1,448,043	-2,551,957	-1,301,957	601,957	698,043
400	389,014	1,167,041	-2,832,959	-1,582,959	882,959	417,041
500	295,346	886,039	-3,113,961	-1,863,961	1,163,961	136,039



Site type 2 Description: **Area 8** **E3197 psm Tottenham (N17)** Site area: 0.33 ha

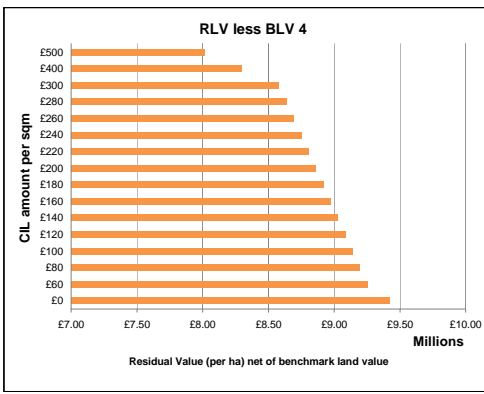
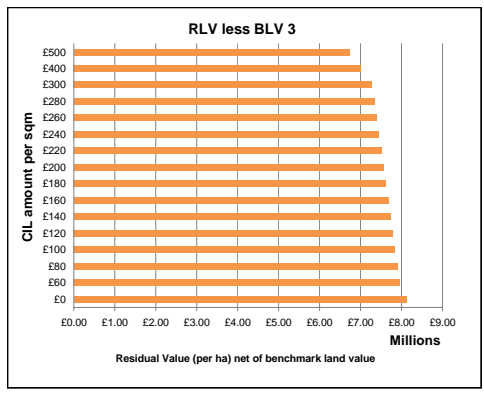
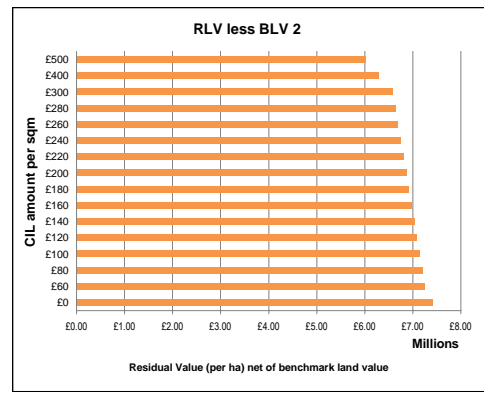
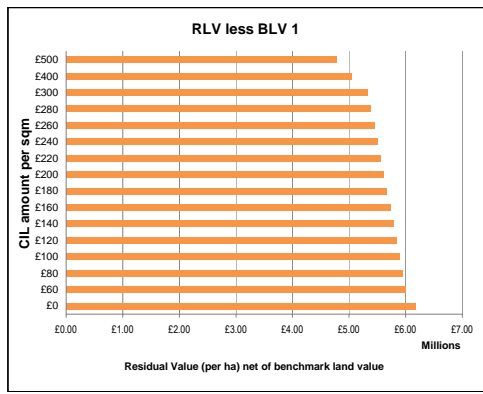
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	477,538	1,432,613	-2,567,387	-1,317,387	617,387	682,613
60	421,337	1,264,012	-2,735,988	-1,485,988	785,988	514,012
80	402,604	1,207,812	-2,792,188	-1,542,188	842,188	457,812
100	383,871	1,151,612	-2,848,388	-1,598,388	898,388	401,612
120	365,137	1,095,411	-2,904,589	-1,654,589	954,589	345,411
140	346,404	1,039,211	-2,960,789	-1,710,789	1,010,789	289,211
160	327,670	983,011	-3,016,989	-1,766,989	1,066,989	233,011
180	308,937	926,810	-3,073,190	-1,823,190	1,123,190	176,810
200	290,203	870,610	-3,129,390	-1,879,390	1,179,390	120,610
220	271,470	814,410	-3,185,590	-1,935,590	1,235,590	64,410
240	252,736	758,209	-3,241,791	-1,991,791	1,291,791	8,209
260	234,003	702,009	-3,297,991	-2,047,991	1,347,991	47,991
280	215,270	645,809	-3,354,191	-2,104,191	1,404,191	104,191
300	196,536	589,609	-3,410,391	-2,160,391	1,460,391	160,391
400	102,869	308,607	-3,691,393	-2,441,393	1,741,393	441,393
500	9,202	27,605	-3,972,395	-2,722,395	2,022,395	722,395



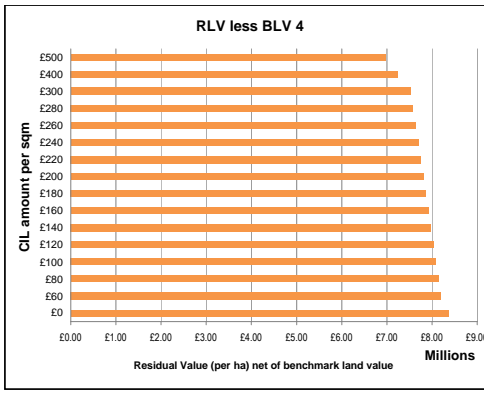
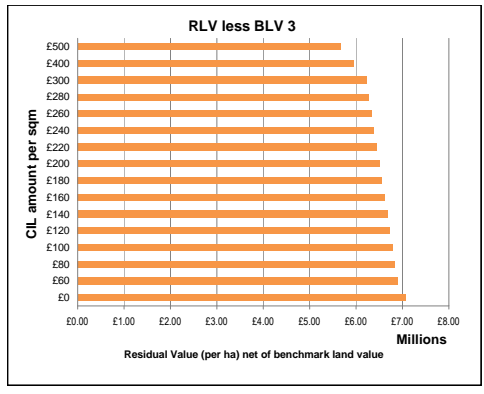
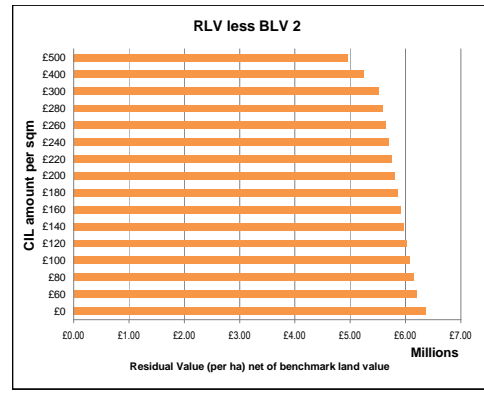
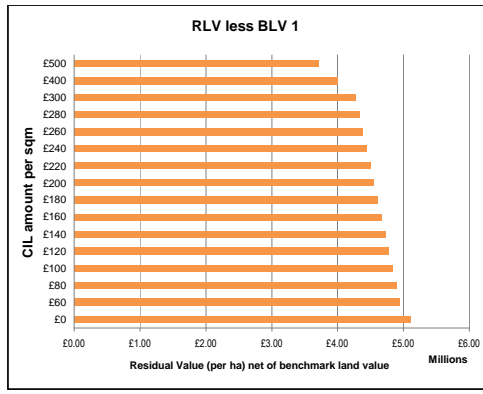


CIL Viability	Haringey	Benchmark Land Values (per net developable ha)			
SITE TYPE	2	BLV1 Resi land (high) £4,000,000	BLV2 Resi land (med) £2,750,000	BLV3 Resi land (low) £2,050,000	BLV4 Fmr Empytment £750,000
25 UNITS					
FLATS AND HOUSES					
75 UPH	Net area as percentage of gross	100%			
CSH level:	4 on AH	+10% Sales value inflation			
	4 on private	+5% Build cost inflation			
Aff Hsg:	50%				

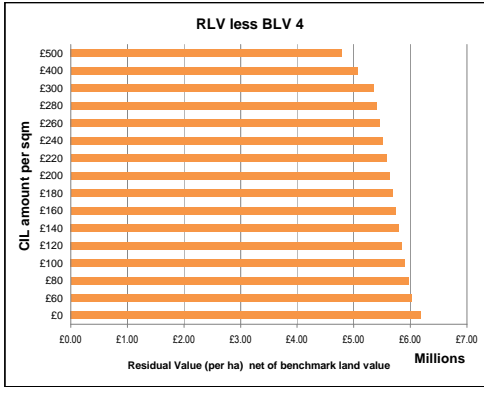
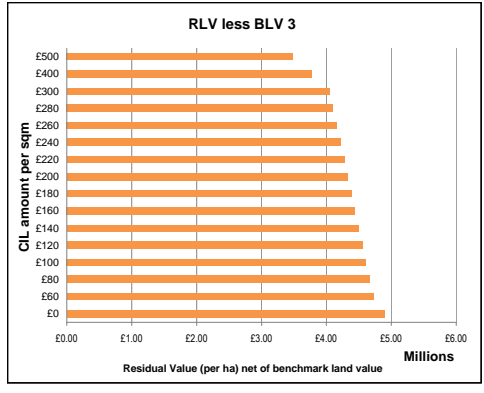
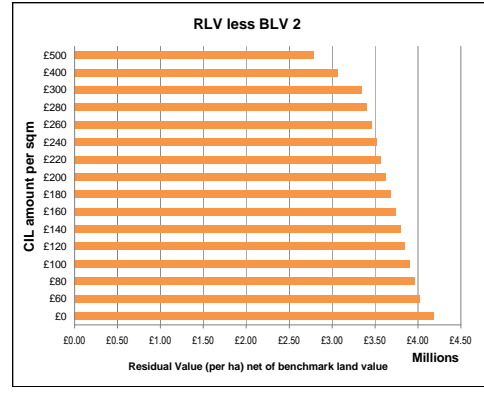
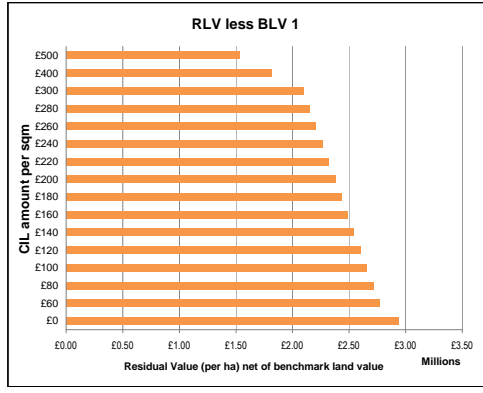
Site type 2	Description:	Area 1	£6340 psm Highgate (N6)	Site area:	0.33 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,390,071	10,170,214	6,170,214	7,420,214	8,120,214	9,420,214
60	3,333,871	10,001,613	6,001,613	7,251,613	7,951,613	9,251,613
80	3,315,138	9,945,413	5,945,413	7,195,413	7,895,413	9,195,413
100	3,296,404	9,889,212	5,889,212	7,139,212	7,839,212	9,139,212
120	3,277,671	9,833,012	5,833,012	7,083,012	7,783,012	9,083,012
140	3,258,937	9,776,812	5,776,812	7,026,812	7,726,812	9,026,812
160	3,240,204	9,720,612	5,720,612	6,970,612	7,670,612	8,970,612
180	3,221,470	9,664,411	5,664,411	6,914,411	7,614,411	8,914,411
200	3,202,737	9,608,211	5,608,211	6,858,211	7,558,211	8,858,211
220	3,184,004	9,552,011	5,552,011	6,802,011	7,502,011	8,802,011
240	3,165,270	9,495,810	5,495,810	6,745,810	7,445,810	8,745,810
260	3,146,537	9,439,610	5,439,610	6,689,610	7,389,610	8,689,610
280	3,127,803	9,383,410	5,383,410	6,633,410	7,333,410	8,633,410
300	3,109,070	9,327,209	5,327,209	6,577,209	7,277,209	8,577,209
400	3,015,403	9,046,208	5,046,208	6,296,208	6,996,208	8,296,208
500	2,921,735	8,765,206	4,765,206	6,015,206	6,715,206	8,015,206



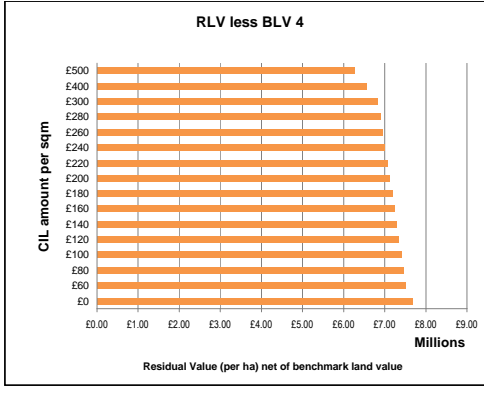
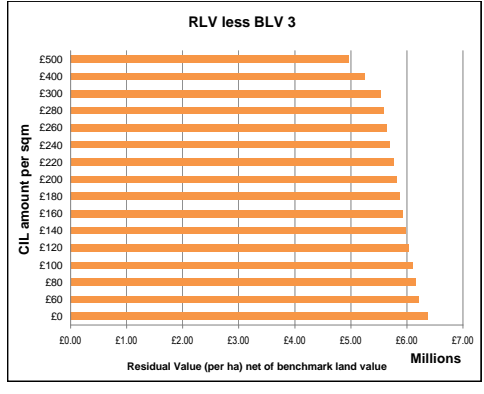
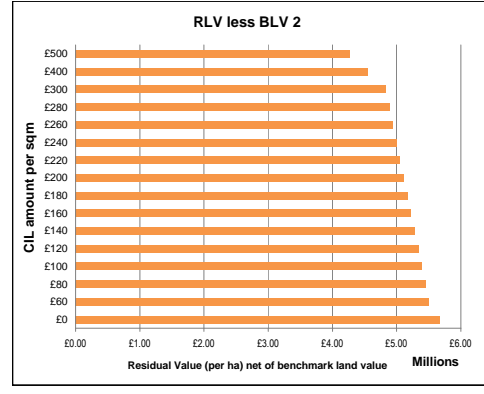
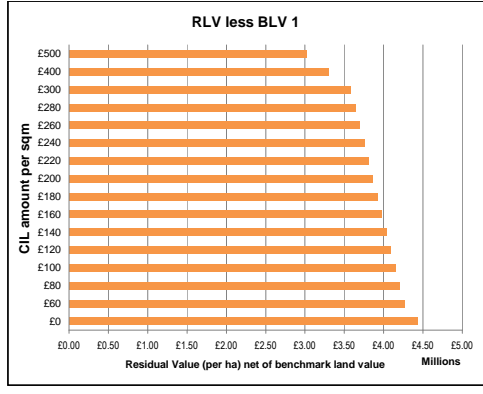
Site type 2	Description:	Area 2	£5942 psm Hornsey (N8)	Site area:	0.33 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,037,186	9,111,559	5,111,559	6,361,559	7,061,559	8,361,559
60	2,960,986	8,942,958	4,942,958	6,192,958	6,892,958	8,192,958
80	2,962,253	8,886,758	4,886,758	6,136,758	6,836,758	8,136,758
100	2,943,519	8,830,558	4,830,558	6,080,558	6,780,558	8,080,558
120	2,924,786	8,774,358	4,774,358	6,024,358	6,724,358	8,024,358
140	2,906,052	8,718,157	4,718,157	5,968,157	6,668,157	7,968,157
160	2,887,319	8,661,957	4,661,957	5,911,957	6,611,957	7,911,957
180	2,868,586	8,605,757	4,605,757	5,855,757	6,555,757	7,855,757
200	2,849,852	8,549,556	4,549,556	5,799,556	6,499,556	7,799,556
220	2,831,119	8,493,356	4,493,356	5,743,356	6,443,356	7,743,356
240	2,812,385	8,437,156	4,437,156	5,687,156	6,387,156	7,687,156
260	2,793,652	8,380,955	4,380,955	5,630,955	6,330,955	7,630,955
280	2,774,918	8,324,755	4,324,755	5,574,755	6,274,755	7,574,755
300	2,756,185	8,268,555	4,268,555	5,518,555	6,218,555	7,518,555
400	2,662,518	7,987,553	3,987,553	5,237,553	5,937,553	7,237,553
500	2,568,851	7,706,552	3,706,552	4,956,552	5,656,552	6,956,552



Site type 2	Description:	Area 3	£5124 psm Muswell Hill (N10)	Site area:	0.33 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,311,911	6,936,732	2,936,732	4,185,732	4,885,732	6,185,732
60	2,255,710	6,767,131	2,767,131	4,017,131	4,717,131	6,017,131
80	2,236,977	6,710,930	2,710,930	3,960,930	4,660,930	5,960,930
100	2,218,243	6,654,730	2,654,730	3,904,730	4,604,730	5,904,730
120	2,199,510	6,598,530	2,598,530	3,848,530	4,548,530	5,848,530
140	2,180,776	6,542,329	2,542,329	3,792,329	4,492,329	5,792,329
160	2,162,043	6,486,129	2,486,129	3,736,129	4,436,129	5,736,129
180	2,143,310	6,429,929	2,429,929	3,679,929	4,379,929	5,679,929
200	2,124,576	6,373,728	2,373,728	3,623,728	4,323,728	5,623,728
220	2,105,843	6,317,528	2,317,528	3,567,528	4,267,528	5,567,528
240	2,087,109	6,261,328	2,261,328	3,511,328	4,211,328	5,511,328
260	2,068,376	6,205,127	2,205,127	3,455,127	4,155,127	5,455,127
280	2,049,642	6,148,927	2,148,927	3,398,927	4,098,927	5,398,927
300	2,030,909	6,092,727	2,092,727	3,342,727	4,042,727	5,342,727
400	1,937,242	5,811,725	1,811,725	3,061,725	3,761,725	5,061,725
500	1,843,575	5,530,724	1,530,724	2,780,724	3,480,724	4,780,724

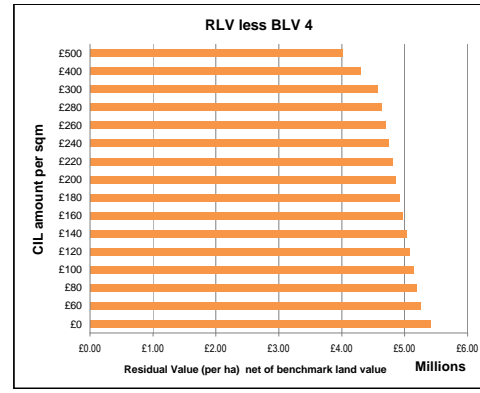
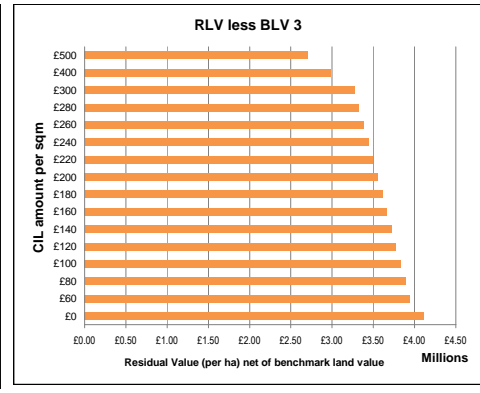
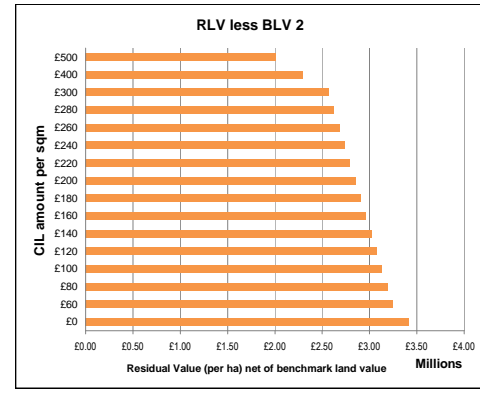
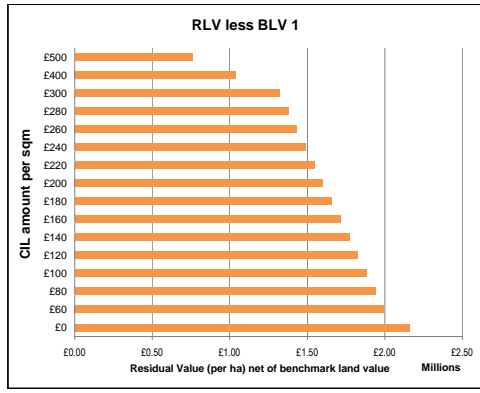


Site type 2	Description:	Area 4	£5683 psm Finsbury Pk (N4)	Site area:	0.33 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,807,545	8,422,636	4,422,636	5,672,636	6,372,636	7,672,636
60	2,751,345	8,254,035	4,254,035	5,504,035	6,204,035	7,504,035
80	2,732,612	8,197,835	4,197,835	5,447,835	6,147,835	7,447,835
100	2,713,878	8,141,634	4,141,634	5,391,634	6,091,634	7,391,634
120	2,695,145	8,085,434	4,085,434	5,335,434	6,035,434	7,335,434
140	2,676,411	8,029,234	4,029,234	5,279,234	5,979,234	7,279,234
160	2,657,678	7,973,033	3,973,033	5,223,033	5,923,033	7,223,033
180	2,638,944	7,916,833	3,916,833	5,166,833	5,866,833	7,166,833
200	2,620,211	7,860,633	3,860,633	5,110,633	5,810,633	7,110,633
220	2,601,477	7,804,432	3,804,432	5,054,432	5,754,432	7,054,432
240	2,582,744	7,748,232	3,748,232	4,998,232	5,698,232	6,998,232
260	2,564,011	7,692,032	3,692,032	4,942,032	5,642,032	6,942,032
280	2,545,277	7,635,832	3,635,832	4,885,832	5,585,832	6,885,832
300	2,526,544	7,579,631	3,579,631	4,829,631	5,529,631	6,829,631
400	2,432,877	7,298,630	3,298,630	4,548,630	5,248,630	6,548,630
500	2,339,209	7,017,628	3,017,628	4,267,628	4,967,628	6,267,628



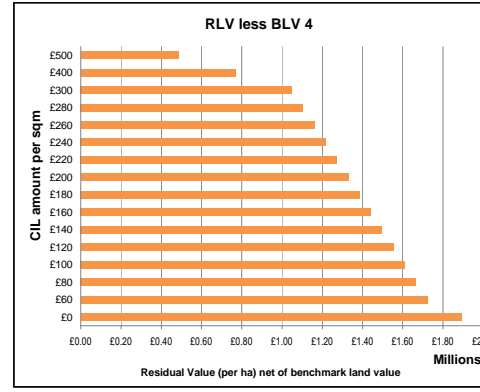
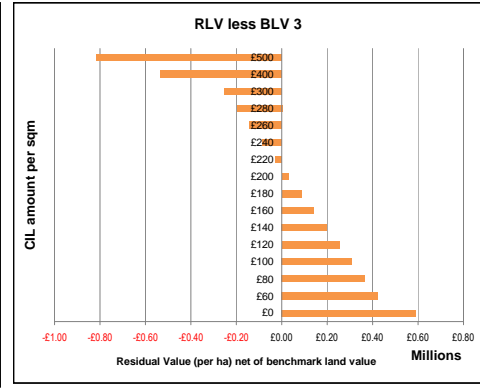
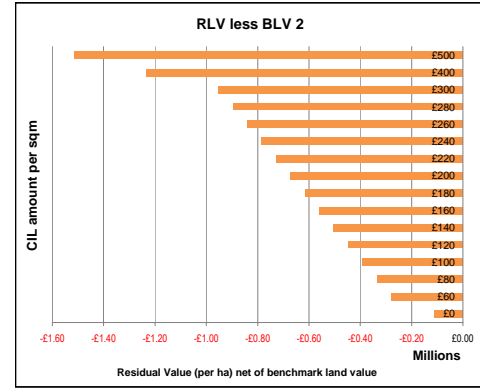
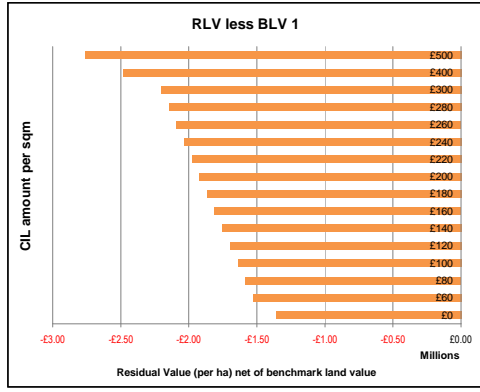
Site type 2 Description: **Area 5** £4833 psm Wood Green (N22) Site area: 0.33 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,053,897	6,161,690	2,161,690	3,411,690	4,111,690	5,411,690
60	1,997,696	5,993,089	1,993,089	3,243,089	3,943,089	5,243,089
80	1,978,963	5,936,889	1,936,889	3,186,889	3,886,889	5,186,889
100	1,960,230	5,880,689	1,880,689	3,130,689	3,830,689	5,130,689
120	1,941,496	5,824,488	1,824,488	3,074,488	3,774,488	5,074,488
140	1,922,763	5,768,288	1,768,288	3,018,288	3,718,288	5,018,288
160	1,904,029	5,712,088	1,712,088	2,962,088	3,662,088	4,962,088
180	1,885,296	5,655,887	1,655,887	2,905,887	3,605,887	4,905,887
200	1,866,562	5,599,687	1,599,687	2,849,687	3,549,687	4,849,687
220	1,847,829	5,543,487	1,543,487	2,793,487	3,493,487	4,793,487
240	1,829,095	5,487,286	1,487,286	2,737,286	3,437,286	4,737,286
260	1,810,362	5,431,086	1,431,086	2,681,086	3,381,086	4,681,086
280	1,791,629	5,374,886	1,374,886	2,624,886	3,324,886	4,624,886
300	1,772,895	5,318,685	1,318,685	2,568,685	3,268,685	4,568,685
400	1,679,228	5,037,684	1,037,684	2,287,684	2,987,684	4,287,684
500	1,585,561	4,756,682	756,682	2,006,682	2,706,682	4,006,682



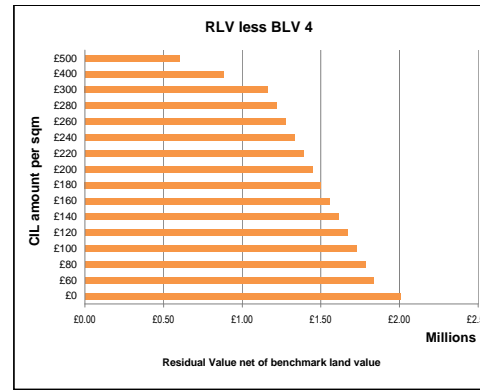
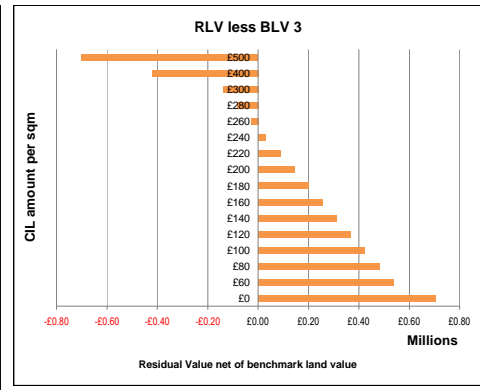
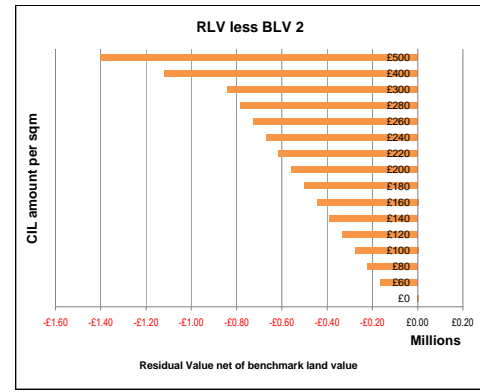
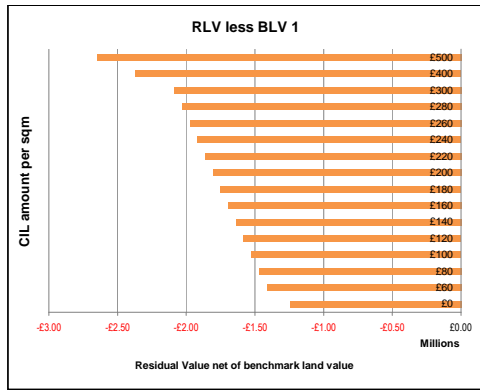
Site type 2 Description: **Area 6** £3509 psm Seven Sisters (N15) Site area: 0.33 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	879,978	2,639,935	-1,360,065	-110,065	589,935	1,889,935
60	823,778	2,471,334	-1,528,666	-278,666	421,334	1,721,334
80	805,044	2,415,133	-1,528,867	-334,867	365,133	1,665,133
100	786,311	2,358,933	-1,641,067	-391,067	308,933	1,608,933
120	767,578	2,302,733	-1,697,267	-447,267	252,733	1,552,733
140	748,844	2,246,532	-1,753,468	-503,468	196,532	1,496,532
160	730,111	2,190,332	-1,809,668	-559,668	140,332	1,440,332
180	711,377	2,134,132	-1,865,868	-615,868	84,132	1,384,132
200	692,644	2,077,931	-1,922,069	-672,069	27,931	1,327,931
220	673,910	2,021,731	-1,978,269	-728,269	-28,269	1,271,731
240	655,177	1,965,531	-2,034,469	-784,469	-84,469	1,215,531
260	636,443	1,909,330	-2,090,670	-840,670	-140,670	1,159,330
280	617,710	1,853,130	-2,146,870	-896,870	-196,870	1,103,130
300	598,977	1,796,930	-2,203,070	-953,070	-253,070	1,046,930
400	505,309	1,515,928	-2,484,072	-1,234,072	-534,072	765,928
500	411,642	1,234,927	-2,765,073	-1,515,073	-815,073	484,927



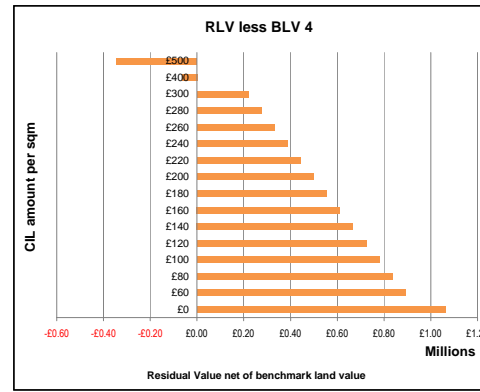
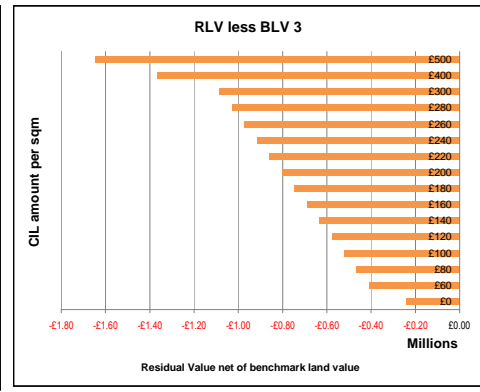
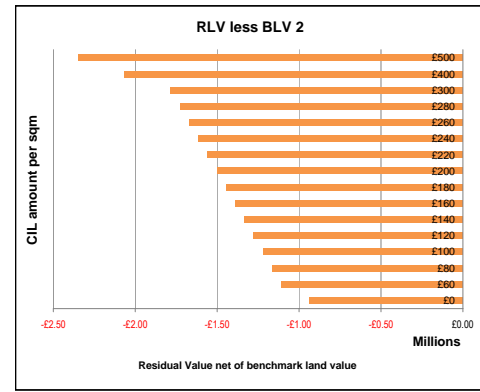
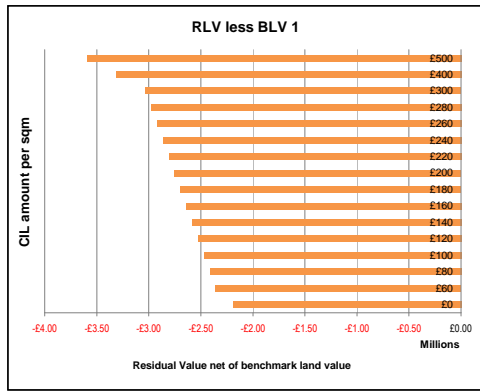
Site type 2 Description: **Area 7** £3552 psm Tottenham Hale (N) Site area: 0.33 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	916,104	2,754,312	-1,245,688	4,312	704,312	2,004,312
60	861,904	2,585,711	-1,414,289	164,289	535,711	1,835,711
80	843,170	2,529,511	-1,470,489	220,489	479,511	1,779,511
100	824,437	2,473,310	-1,526,690	276,690	423,310	1,723,310
120	805,703	2,417,110	-1,582,890	332,890	367,110	1,667,110
140	786,970	2,360,910	-1,639,090	389,090	310,910	1,610,910
160	768,236	2,304,709	-1,695,291	445,291	254,709	1,554,709
180	749,503	2,248,509	-1,751,491	501,491	198,509	1,498,509
200	730,770	2,192,309	-1,807,691	557,691	142,309	1,442,309
220	712,036	2,136,108	-1,863,892	613,892	86,108	1,386,108
240	693,303	2,079,908	-1,920,092	670,092	29,908	1,329,908
260	674,569	2,023,708	-1,976,292	726,292	-26,292	1,273,708
280	655,836	1,967,507	-2,032,493	782,493	-82,493	1,217,507
300	637,102	1,911,307	-2,088,693	838,693	-138,693	1,161,307
400	543,435	1,630,306	-2,369,694	1,119,694	-419,694	880,306
500	449,768	1,349,304	-2,650,696	1,400,696	-700,696	599,304



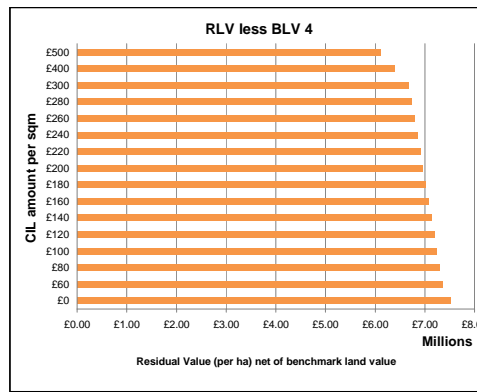
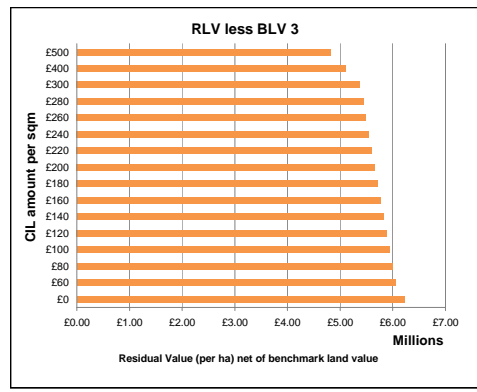
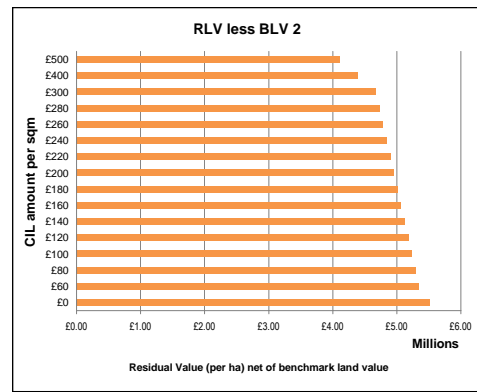
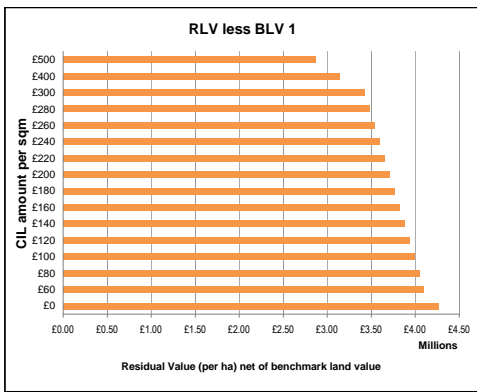
Site type 2 Description: **Area 8** £3197 psm Tottenham (N17) Site area: 0.33 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	603,345	1,810,034	-2,189,966	-939,966	-239,966	1,060,034
60	547,145	1,641,434	-2,358,566	-1,108,566	-408,566	891,434
80	528,411	1,585,233	-2,414,767	-1,164,767	-464,767	835,233
100	509,678	1,529,033	-2,470,967	-1,220,967	-520,967	779,033
120	490,944	1,472,833	-2,527,167	-1,277,167	-577,167	722,833
140	472,211	1,416,632	-2,583,368	-1,333,368	-633,368	666,632
160	453,477	1,360,432	-2,639,568	-1,389,568	-689,568	610,432
180	434,744	1,304,232	-2,695,768	-1,445,768	-745,768	554,232
200	416,010	1,248,031	-2,751,969	-1,501,969	-801,969	498,031
220	397,277	1,191,831	-2,808,169	-1,558,169	-858,169	441,831
240	378,544	1,135,631	-2,864,369	-1,614,369	-914,369	385,631
260	359,810	1,079,430	-2,920,570	-1,670,570	-970,570	329,430
280	341,077	1,023,230	-2,976,770	-1,726,770	-1,026,770	273,230
300	322,343	967,030	-3,032,970	-1,782,970	-1,082,970	217,030
400	228,676	686,028	-3,313,972	-2,063,972	-1,363,972	63,972
500	135,009	405,027	-3,594,973	-2,344,973	-1,644,973	-344,973

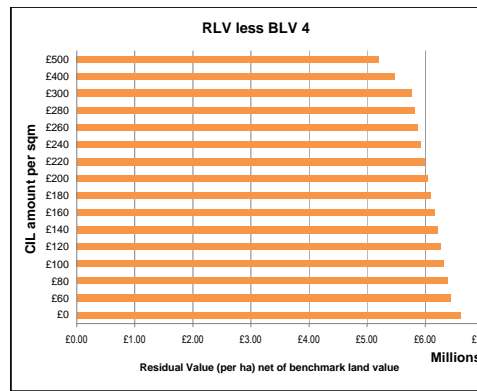
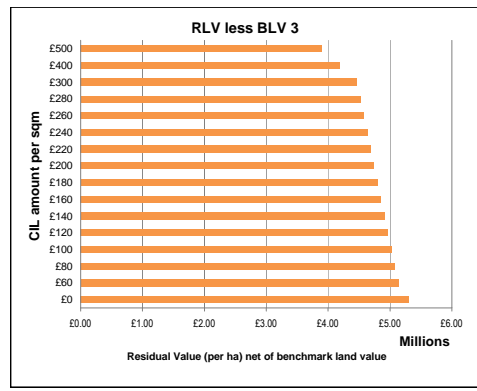
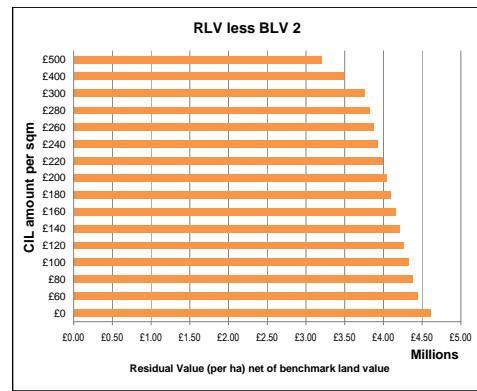
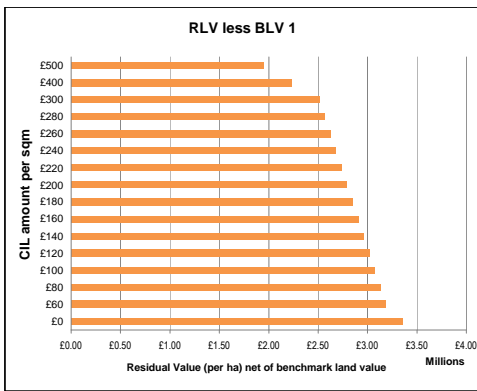


CIL Viability	Haringey	Benchmark Land Values (per net developable ha)			
SITE TYPE	2	BLV1 Resi land (high) £4,000,000	BLV2 Resi land (med) £2,750,000	BLV3 Resi land (low) £2,050,000	BLV4 Fmr Empymnt £750,000
25 UNITS					
FLATS AND HOUSES					
75 UPH	Net area as percentage of gross	100%			
CSH level:	4 on AH	-5% Sales value inflation			
	4 on private	Build cost inflation			
Aff Hsg:	50%				

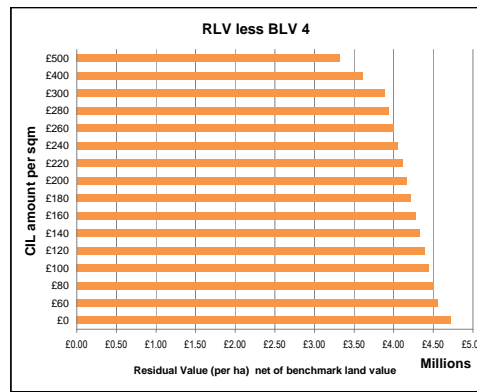
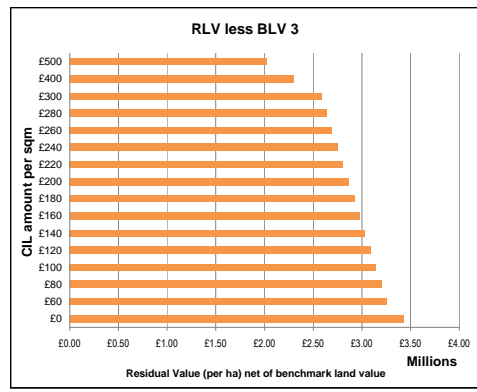
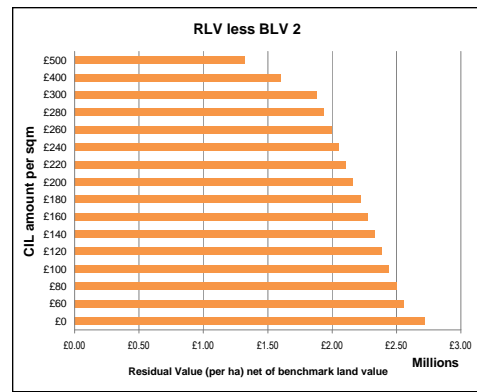
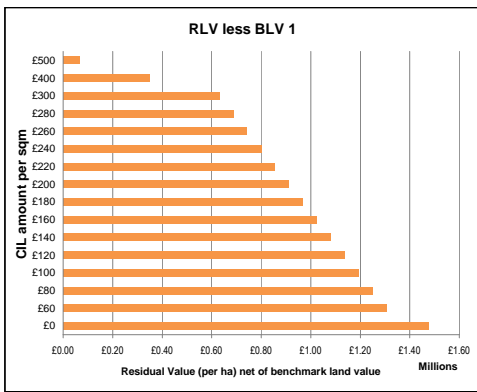
Site type 2	Description:	Area 1	£6340 psm Highgate (N6)	Site area:	0.33 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,755,410	8,266,231	4,266,231	5,516,231	6,216,231	7,516,231
60	2,699,210	8,097,630	4,097,630	5,347,630	6,047,630	7,347,630
80	2,680,477	8,041,430	4,041,430	5,291,430	5,991,430	7,291,430
100	2,661,743	7,985,230	3,985,230	5,235,230	5,935,230	7,235,230
120	2,643,010	7,929,029	3,929,029	5,179,029	5,879,029	7,179,029
140	2,624,276	7,872,829	3,872,829	5,122,829	5,822,829	7,122,829
160	2,605,543	7,816,629	3,816,629	5,066,629	5,766,629	7,066,629
180	2,586,809	7,760,428	3,760,428	5,010,428	5,710,428	7,010,428
200	2,568,076	7,704,228	3,704,228	4,954,228	5,654,228	6,954,228
220	2,549,343	7,648,028	3,648,028	4,898,028	5,598,028	6,898,028
240	2,530,609	7,591,827	3,591,827	4,841,827	5,541,827	6,841,827
260	2,511,876	7,535,627	3,535,627	4,785,627	5,485,627	6,785,627
280	2,493,142	7,479,427	3,479,427	4,729,427	5,429,427	6,729,427
300	2,474,409	7,423,227	3,423,227	4,673,227	5,373,227	6,673,227
400	2,380,742	7,142,225	3,142,225	4,392,225	5,092,225	6,392,225
500	2,287,074	6,861,223	2,861,223	4,111,223	4,811,223	6,111,223



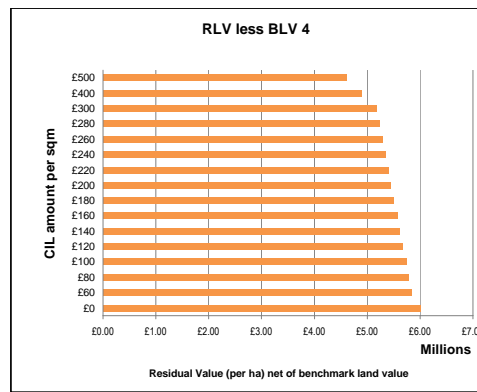
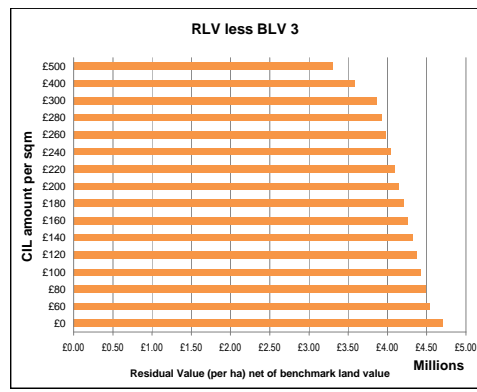
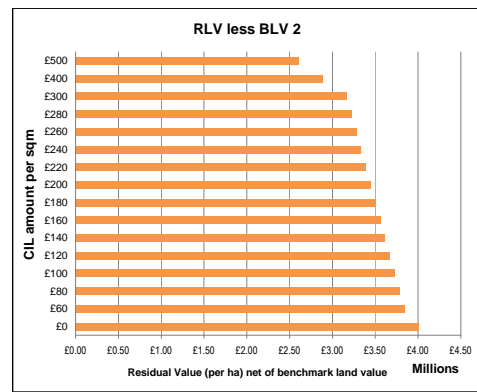
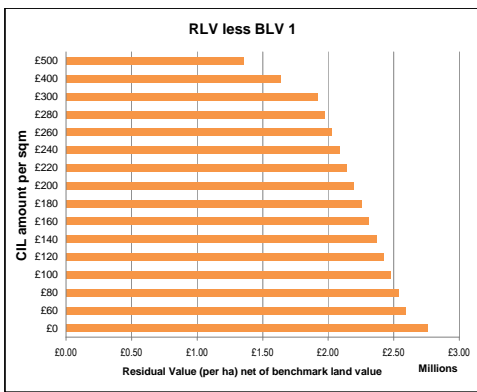
Site type 2	Description:	Area 2	£5942 psm Hornsey (N8)	Site area:	0.33 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,450,646	7,351,939	3,351,939	4,601,939	5,301,939	6,601,939
60	2,394,446	7,183,338	3,183,338	4,433,338	5,133,338	6,433,338
80	2,375,712	7,127,137	3,127,137	4,377,137	5,077,137	6,377,137
100	2,356,979	7,070,937	3,070,937	4,320,937	5,020,937	6,320,937
120	2,338,246	7,014,737	3,014,737	4,264,737	4,964,737	6,264,737
140	2,319,512	6,958,536	2,958,536	4,208,536	4,908,536	6,208,536
160	2,300,779	6,902,336	2,902,336	4,152,336	4,852,336	6,152,336
180	2,282,045	6,846,136	2,846,136	4,096,136	4,796,136	6,096,136
200	2,263,312	6,789,935	2,789,935	4,039,935	4,739,935	6,039,935
220	2,244,578	6,733,735	2,733,735	3,983,735	4,683,735	5,983,735
240	2,225,845	6,677,535	2,677,535	3,927,535	4,627,535	5,927,535
260	2,207,112	6,621,335	2,621,335	3,871,335	4,571,335	5,871,335
280	2,188,378	6,565,134	2,565,134	3,815,134	4,515,134	5,815,134
300	2,169,645	6,508,934	2,508,934	3,758,934	4,458,934	5,758,934
400	2,075,977	6,227,932	2,227,932	3,477,932	4,177,932	5,477,932
500	1,982,310	5,946,931	1,946,931	3,196,931	3,896,931	5,196,931



Site type 2	Description:	Area 3	£5124 psm Muswell Hill (N10)	Site area:	0.33 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,824,272	5,472,815	1,472,815	2,722,815	3,422,815	4,722,815
60	1,768,071	5,304,214	1,304,214	2,554,214	3,254,214	4,554,214
80	1,749,338	5,248,013	1,248,013	2,498,013	3,198,013	4,498,013
100	1,730,604	5,191,813	1,191,813	2,441,813	3,141,813	4,441,813
120	1,711,871	5,135,613	1,135,613	2,385,613	3,085,613	4,385,613
140	1,693,137	5,079,412	1,079,412	2,329,412	3,029,412	4,329,412
160	1,674,404	5,023,212	1,023,212	2,273,212	2,973,212	4,273,212
180	1,655,671	4,967,012	967,012	2,217,012	2,917,012	4,217,012
200	1,636,937	4,910,811	910,811	2,160,811	2,860,811	4,160,811
220	1,618,204	4,854,611	854,611	2,104,611	2,804,611	4,104,611
240	1,599,470	4,798,411	798,411	2,048,411	2,748,411	4,048,411
260	1,580,737	4,742,210	742,210	1,992,210	2,692,210	3,992,210
280	1,562,003	4,686,010	686,010	1,936,010	2,636,010	3,936,010
300	1,543,270	4,629,810	629,810	1,879,810	2,579,810	3,879,810
400	1,449,603	4,348,808	348,808	1,598,808	2,298,808	3,598,808
500	1,355,936	4,067,807	67,807	1,317,807	2,017,807	3,317,807

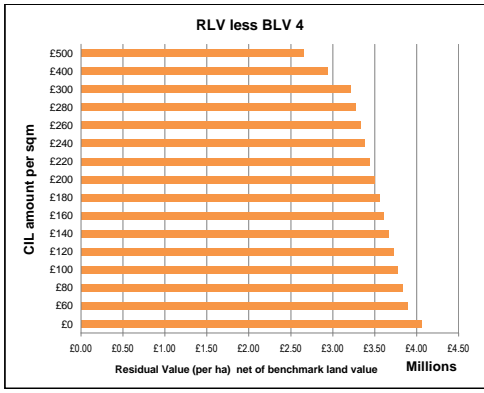
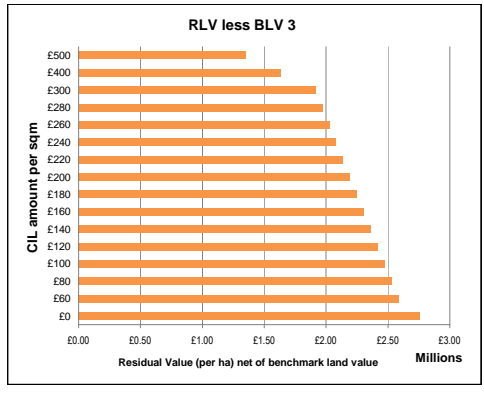
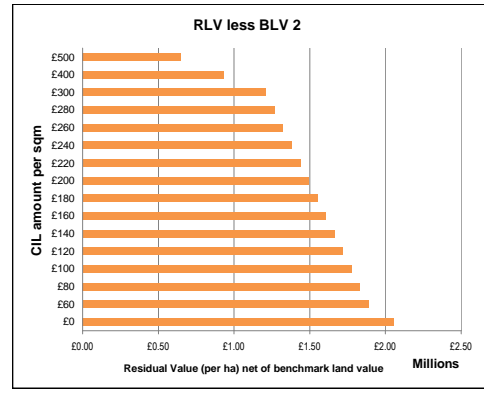
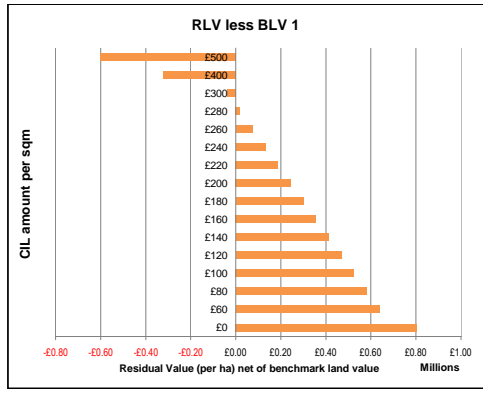


Site type 2	Description:	Area 4	£5683 psm Finsbury Pk (N4)	Site area:	0.33 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,252,320	6,756,959	2,756,959	4,006,959	4,706,959	6,006,959
60	2,196,119	6,588,358	2,588,358	3,838,358	4,538,358	5,838,358
80	2,177,386	6,532,158	2,532,158	3,782,158	4,482,158	5,782,158
100	2,158,653	6,475,958	2,475,958	3,725,958	4,425,958	5,725,958
120	2,139,919	6,419,757	2,419,757	3,669,757	4,369,757	5,669,757
140	2,121,186	6,363,557	2,363,557	3,613,557	4,313,557	5,613,557
160	2,102,452	6,307,357	2,307,357	3,557,357	4,257,357	5,557,357
180	2,083,719	6,251,156	2,251,156	3,501,156	4,201,156	5,501,156
200	2,064,985	6,194,956	2,194,956	3,444,956	4,144,956	5,444,956
220	2,046,252	6,138,756	2,138,756	3,388,756	4,088,756	5,388,756
240	2,027,518	6,082,555	2,082,555	3,332,555	4,032,555	5,332,555
260	2,008,785	6,026,355	2,026,355	3,276,355	3,976,355	5,276,355
280	1,990,052	5,970,155	1,970,155	3,220,155	3,920,155	5,220,155
300	1,971,318	5,913,955	1,913,955	3,163,955	3,863,955	5,163,955
400	1,877,651	5,632,953	1,632,953	2,882,953	3,582,953	4,882,953
500	1,783,984	5,351,951	1,351,951	2,601,951	3,301,951	4,601,951



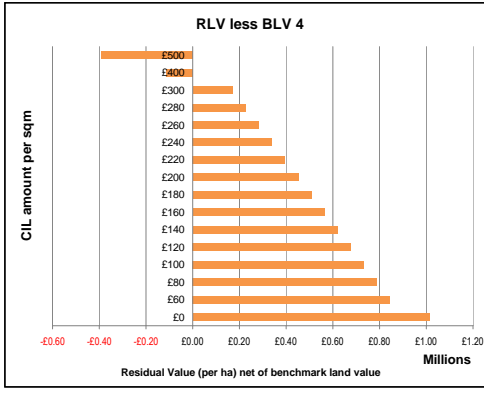
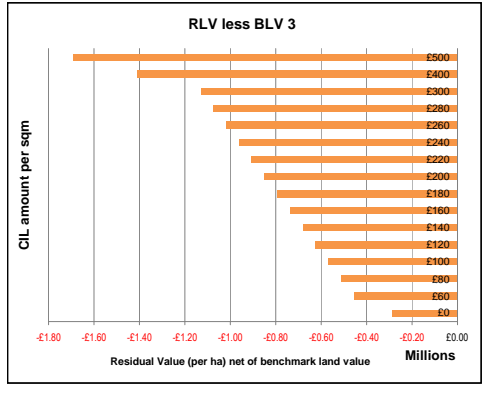
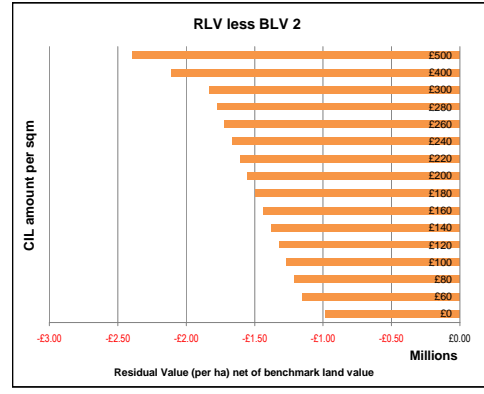
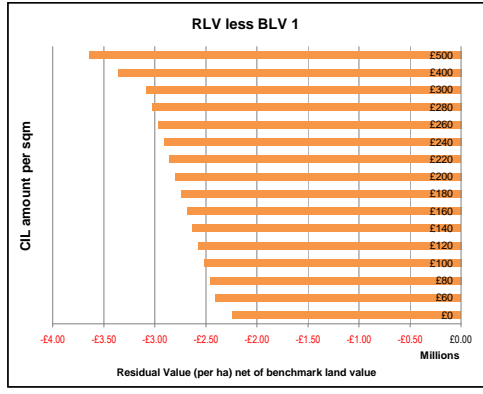
Site type 2 Description: **Area 5** E4633 psm Wood Green (N22) Site area: 0.33 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,601,441	4,804,324	804,324	2,054,324	2,754,324	4,054,324
60	1,545,241	4,635,723	635,723	1,885,723	2,585,723	3,885,723
80	1,526,508	4,579,523	579,523	1,829,523	2,529,523	3,829,523
100	1,507,774	4,523,323	523,323	1,773,323	2,473,323	3,773,323
120	1,489,041	4,467,122	467,122	1,717,122	2,417,122	3,717,122
140	1,470,307	4,410,922	410,922	1,660,922	2,360,922	3,660,922
160	1,451,574	4,354,722	354,722	1,604,722	2,304,722	3,604,722
180	1,432,840	4,298,521	298,521	1,548,521	2,248,521	3,548,521
200	1,414,107	4,242,321	242,321	1,492,321	2,192,321	3,492,321
220	1,395,374	4,186,121	186,121	1,436,121	2,136,121	3,436,121
240	1,376,640	4,129,920	129,920	1,379,920	2,079,920	3,379,920
260	1,357,907	4,073,720	73,720	1,323,720	2,023,720	3,323,720
280	1,339,173	4,017,520	17,520	1,267,520	1,967,520	3,267,520
300	1,320,440	3,961,320	-36,680	1,211,320	1,911,320	3,211,320
400	1,226,773	3,680,318	-319,682	930,318	1,630,318	2,930,318
500	1,133,105	3,399,316	-600,684	649,316	1,349,316	2,649,316



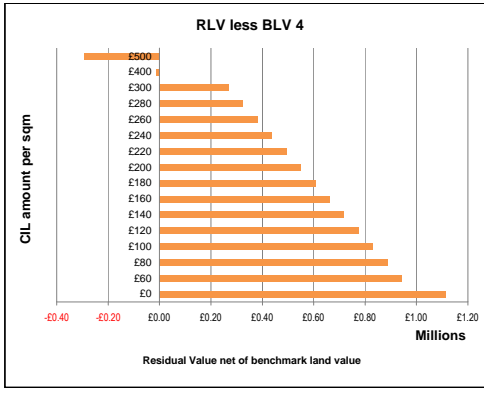
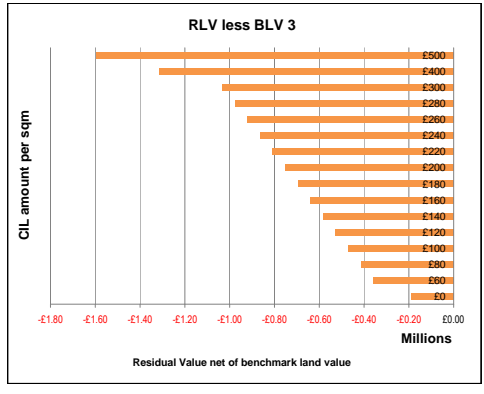
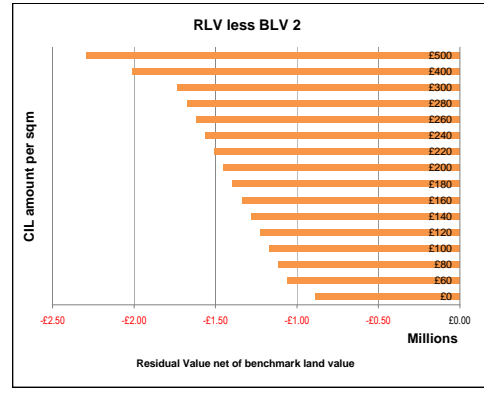
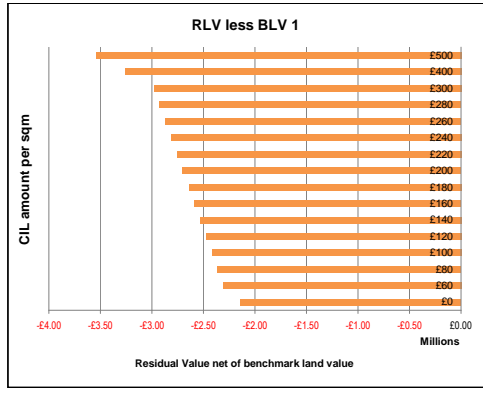
Site type 2 Description: **Area 6** E3509 psm Seven Sisters (N13) Site area: 0.33 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	587,603	1,762,808	-2,237,192	-987,192	-287,192	1,012,808
60	531,402	1,594,207	-2,405,793	-1,155,793	-455,793	844,207
80	512,669	1,538,007	-2,461,993	-1,211,993	-511,993	788,007
100	493,936	1,481,807	-2,518,193	-1,268,193	-568,193	731,807
120	475,202	1,425,606	-2,574,394	-1,324,394	-624,394	675,606
140	456,469	1,369,406	-2,630,594	-1,380,594	-680,594	619,406
160	437,735	1,313,206	-2,686,794	-1,436,794	-736,794	563,206
180	419,002	1,257,005	-2,742,995	-1,492,995	-792,995	507,005
200	400,268	1,200,805	-2,799,195	-1,549,195	-849,195	450,805
220	381,535	1,144,605	-2,855,395	-1,605,395	-905,395	394,605
240	362,801	1,088,404	-2,911,596	-1,661,596	-961,596	338,404
260	344,068	1,032,204	-2,967,796	-1,717,796	-1,017,796	282,204
280	325,335	976,004	-3,023,996	-1,773,996	-1,073,996	226,004
300	306,601	919,803	-3,080,197	-1,830,197	-1,130,197	169,803
400	212,934	638,802	-3,361,198	-2,111,198	-1,411,198	111,198
500	119,267	357,800	-3,642,200	-2,392,200	-1,692,200	392,200



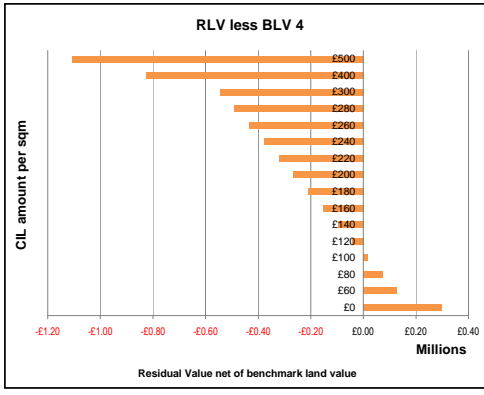
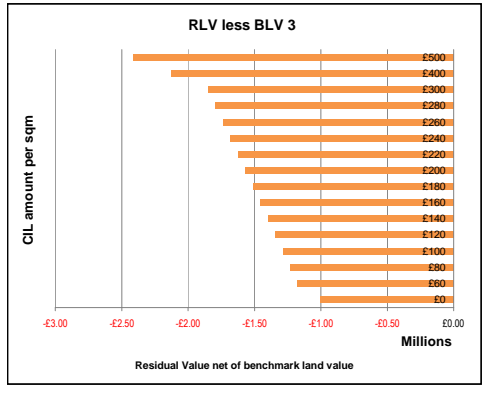
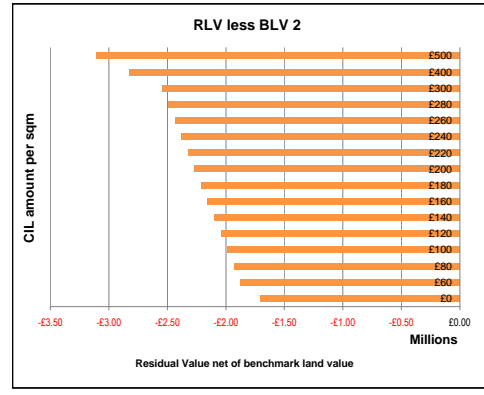
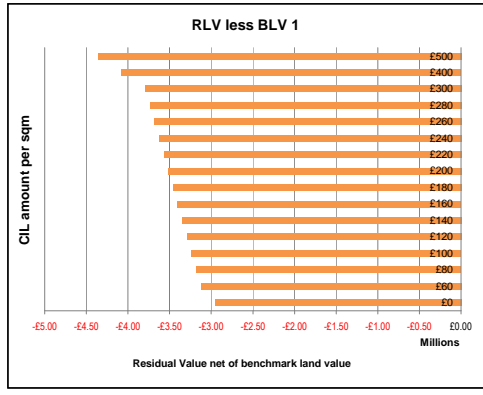
Site type 2 Description: **Area 7** E3552 psm Tottenham Hale (N) Site area: 0.33 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	620,529	1,861,588	-2,138,412	-888,412	-188,412	1,111,588
60	564,329	1,692,988	-2,307,012	-1,057,012	-357,012	942,988
80	545,596	1,636,787	-2,363,213	-1,113,213	-413,213	886,787
100	526,862	1,580,587	-2,419,413	-1,169,413	-469,413	830,587
120	508,129	1,524,387	-2,475,613	-1,225,613	-525,613	774,387
140	489,395	1,468,186	-2,531,814	-1,281,814	-581,814	718,186
160	470,662	1,411,986	-2,588,014	-1,338,014	-638,014	661,986
180	451,929	1,355,786	-2,644,214	-1,394,214	-694,214	605,786
200	433,195	1,299,585	-2,700,415	-1,450,415	-750,415	549,585
220	414,462	1,243,385	-2,756,615	-1,506,615	-806,615	493,385
240	395,728	1,187,185	-2,812,815	-1,562,815	-862,815	437,185
260	376,995	1,130,984	-2,869,016	-1,619,016	-919,016	380,984
280	358,261	1,074,784	-2,925,216	-1,675,216	-975,216	324,784
300	339,528	1,018,584	-2,981,416	-1,731,416	-1,031,416	268,584
400	245,861	737,582	-3,262,418	-2,012,418	-1,312,418	12,418
500	152,194	456,581	-3,543,419	-2,293,419	-1,593,419	293,419



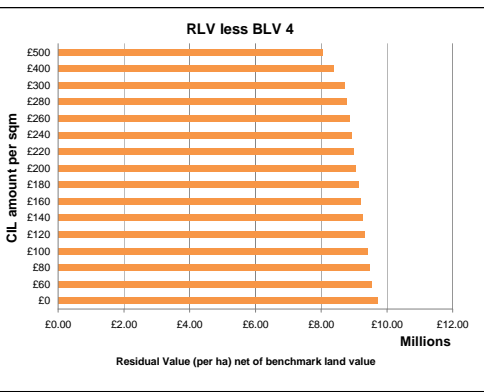
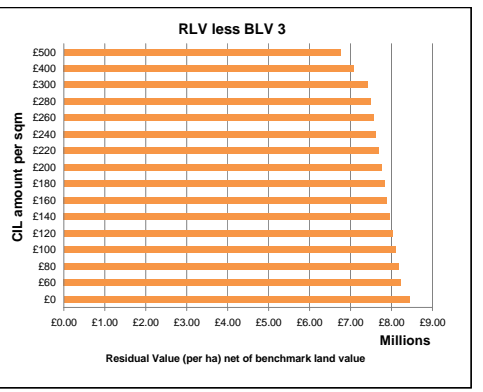
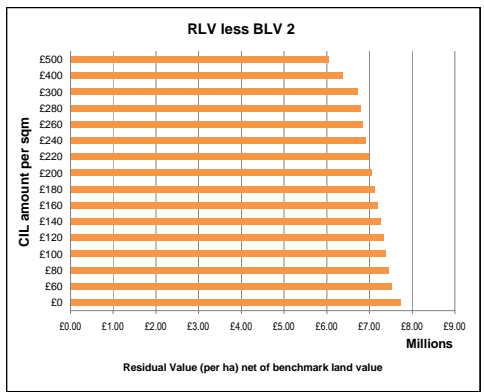
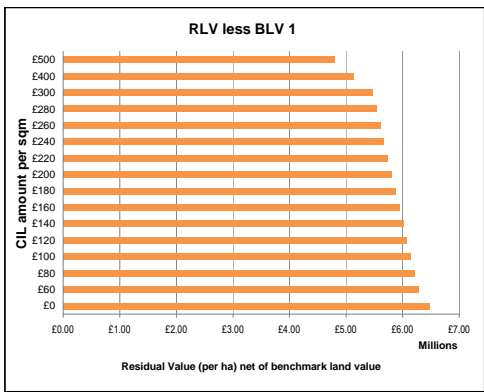
Site type 2 Description: **Area 8** E3197 psm Tottenham (N17) Site area: 0.33 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	348,692	1,046,076	-2,953,924	-1,703,924	-1,003,924	296,076
60	292,492	877,475	-3,122,525	-1,872,525	-1,172,525	127,475
80	273,758	821,275	-3,178,725	-1,928,725	-1,228,725	71,275
100	255,025	765,075	-3,234,925	-1,984,925	-1,284,925	15,075
120	236,291	708,874	-3,291,126	-2,041,126	-1,341,126	-41,126
140	217,558	652,674	-3,347,326	-2,097,326	-1,397,326	-97,326
160	198,825	596,474	-3,403,526	-2,153,526	-1,453,526	-153,526
180	180,091	540,273	-3,459,727	-2,209,727	-1,509,727	-209,727
200	161,358	484,073	-3,515,927	-2,265,927	-1,565,927	-265,927
220	142,624	427,873	-3,572,127	-2,322,127	-1,622,127	-322,127
240	123,891	371,672	-3,628,328	-2,378,328	-1,678,328	-378,328
260	105,157	315,472	-3,684,528	-2,434,528	-1,734,528	-434,528
280	86,424	259,272	-3,740,728	-2,490,728	-1,790,728	-490,728
300	67,690	203,071	-3,796,929	-2,546,929	-1,846,929	-546,929
400	25,977	77,930	-4,077,930	-2,827,930	-2,127,930	-827,930
500	-119,644	-358,932	-4,358,932	-3,108,932	-2,408,932	-1,108,932

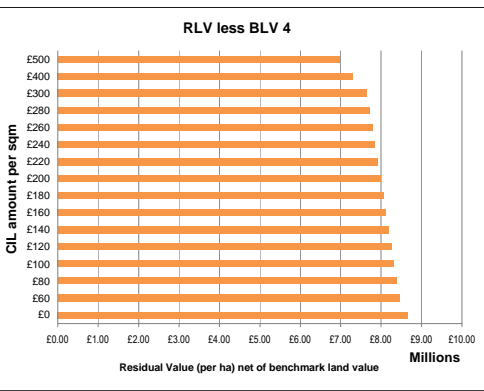
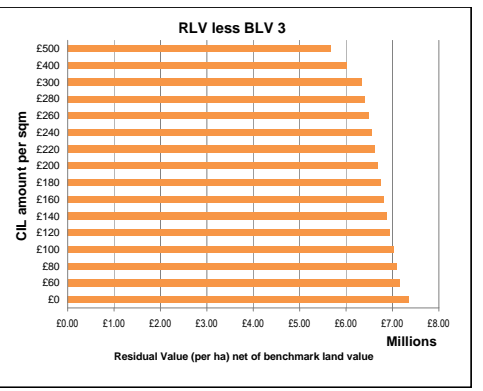
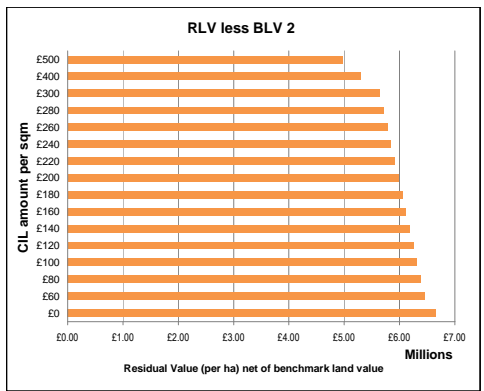
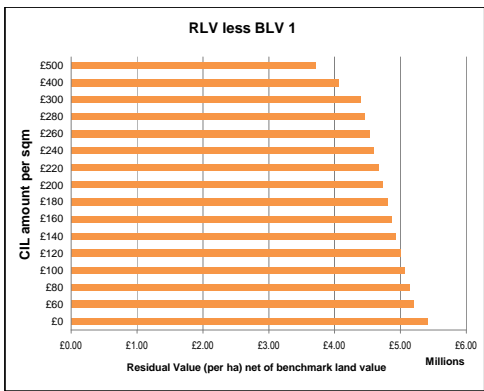


CIL Viability	Haringey	Benchmark Land Values (per net developable ha)			
SITE TYPE	2	BLV1 Resi land (high) £4,000,000	BLV2 Resi land (med) £2,750,000	BLV3 Resi land (low) £2,050,000	BLV4 Fmr Empytment £750,000
25 UNITS					
FLATS AND HOUSES					
75 UPH	Net area as percentage of gross	100%			
CSH level:	4 on AH	Sales value inflation			
	4 on private	Build cost inflation			
Aff Hsg:	40%				

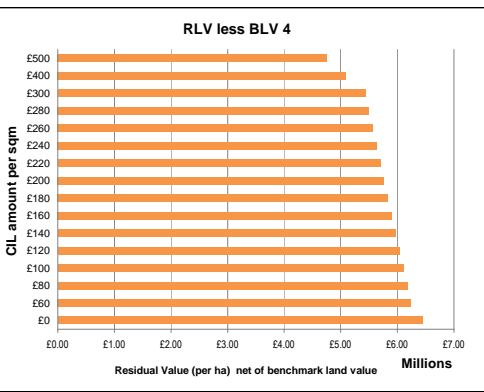
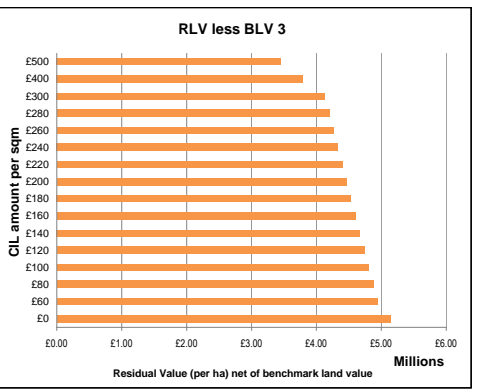
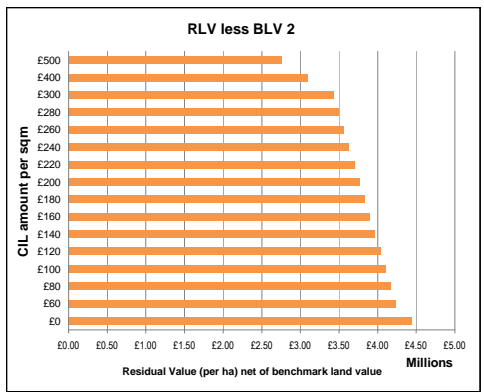
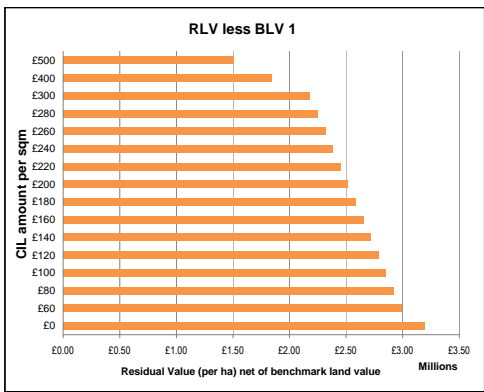
Site type 2	Description:	Area 1	£6340 psm Highgate (N6)	Site area:	0.33 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,492,067	10,476,201	6,476,201	7,726,201	8,426,201	9,726,201
60	3,424,626	10,273,879	6,273,879	7,523,879	8,223,879	9,523,879
80	3,402,146	10,206,439	6,206,439	7,456,439	8,156,439	9,456,439
100	3,379,666	10,138,999	6,138,999	7,388,999	8,088,999	9,388,999
120	3,357,186	10,071,558	6,071,558	7,321,558	8,021,558	9,321,558
140	3,334,706	10,004,118	6,004,118	7,254,118	7,954,118	9,254,118
160	3,312,226	9,936,678	5,936,678	7,186,678	7,886,678	9,186,678
180	3,289,746	9,869,237	5,869,237	7,119,237	7,819,237	9,119,237
200	3,267,266	9,801,797	5,801,797	7,051,797	7,751,797	9,051,797
220	3,244,785	9,734,356	5,734,356	6,984,356	7,684,356	8,984,356
240	3,222,305	9,666,916	5,666,916	6,916,916	7,616,916	8,916,916
260	3,199,825	9,599,476	5,599,476	6,849,476	7,549,476	8,849,476
280	3,177,345	9,532,035	5,532,035	6,782,035	7,482,035	8,782,035
300	3,154,865	9,464,595	5,464,595	6,714,595	7,414,595	8,714,595
400	3,042,464	9,127,393	5,127,393	6,377,393	7,077,393	8,377,393
500	2,930,064	8,790,191	4,790,191	6,040,191	6,740,191	8,040,191



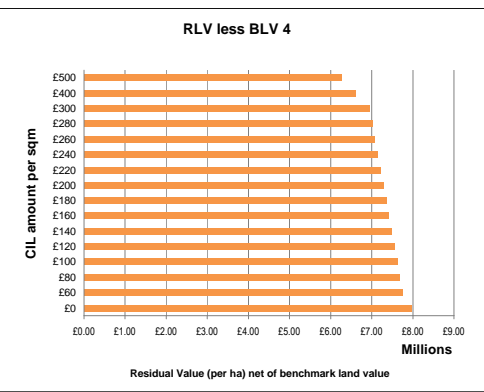
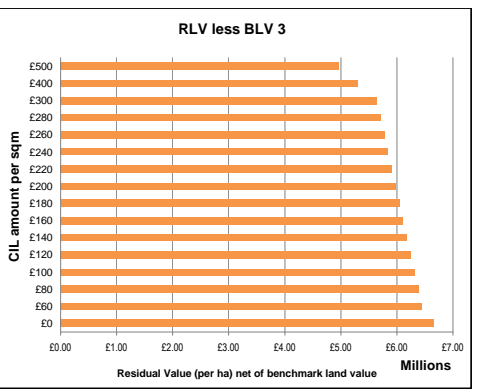
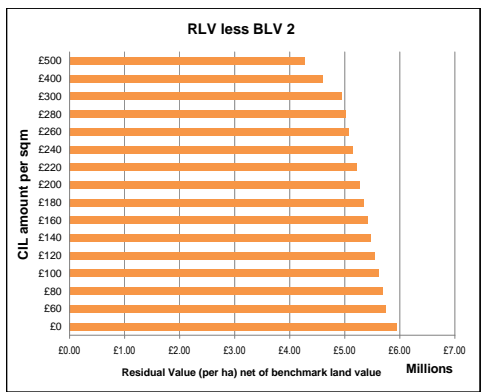
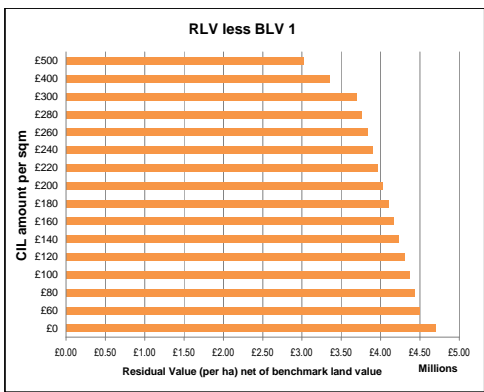
Site type 2	Description:	Area 2	£5942 psm Hornsey (N8)	Site area:	0.33 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,133,361	9,400,084	5,400,084	6,650,084	7,350,084	8,650,084
60	3,065,921	9,197,763	5,197,763	6,447,763	7,147,763	8,447,763
80	3,043,441	9,130,322	5,130,322	6,380,322	7,080,322	8,380,322
100	3,020,961	9,062,882	5,062,882	6,312,882	7,012,882	8,312,882
120	2,998,481	8,995,442	4,995,442	6,245,442	6,945,442	8,245,442
140	2,976,001	8,928,001	4,928,001	6,178,001	6,878,001	8,178,001
160	2,953,521	8,860,561	4,860,561	6,110,561	6,810,561	8,110,561
180	2,931,041	8,793,120	4,793,120	6,043,120	6,743,120	8,043,120
200	2,908,561	8,725,680	4,725,680	5,975,680	6,675,680	7,975,680
220	2,886,081	8,658,240	4,658,240	5,908,240	6,608,240	7,908,240
240	2,863,601	8,590,799	4,590,799	5,840,799	6,540,799	7,840,799
260	2,841,121	8,523,359	4,523,359	5,773,359	6,473,359	7,773,359
280	2,818,641	8,455,918	4,455,918	5,705,918	6,405,918	7,705,918
300	2,796,161	8,388,478	4,388,478	5,638,478	6,338,478	7,638,478
400	2,683,759	8,051,276	4,051,276	5,301,276	6,001,276	7,301,276
500	2,571,358	7,714,074	3,714,074	4,964,074	5,664,074	6,964,074



Site type 2	Description:	Area 3	£5124 psm Muswell Hill (N10)	Site area:	0.33 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,396,122	7,188,366	3,188,366	4,438,366	5,138,366	6,438,366
60	2,328,682	6,986,045	2,986,045	4,236,045	4,936,045	6,236,045
80	2,306,202	6,918,605	2,918,605	4,168,605	4,868,605	6,168,605
100	2,283,722	6,851,165	2,851,165	4,101,165	4,801,165	6,101,165
120	2,261,241	6,783,724	2,783,724	4,033,724	4,733,724	6,033,724
140	2,238,761	6,716,284	2,716,284	3,966,284	4,666,284	5,966,284
160	2,216,281	6,648,843	2,648,843	3,898,843	4,598,843	5,898,843
180	2,193,801	6,581,403	2,581,403	3,831,403	4,531,403	5,831,403
200	2,171,321	6,513,963	2,513,963	3,763,963	4,463,963	5,763,963
220	2,148,841	6,446,522	2,446,522	3,696,522	4,396,522	5,696,522
240	2,126,361	6,379,082	2,379,082	3,629,082	4,329,082	5,629,082
260	2,103,881	6,311,641	2,311,641	3,561,641	4,261,641	5,561,641
280	2,081,401	6,244,201	2,244,201	3,494,201	4,194,201	5,494,201
300	2,058,921	6,176,761	2,176,761	3,426,761	4,126,761	5,426,761
400	1,946,520	5,839,559	1,839,559	3,089,559	3,789,559	5,089,559
500	1,834,119	5,502,357	1,502,357	2,752,357	3,452,357	4,752,357

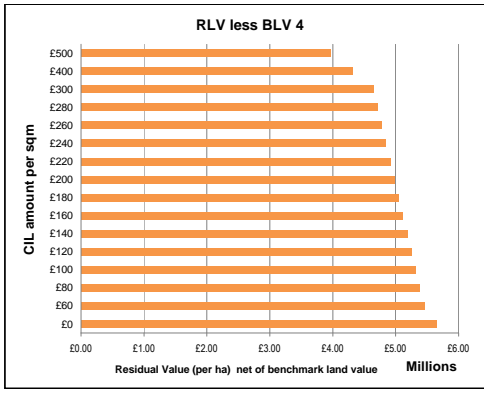
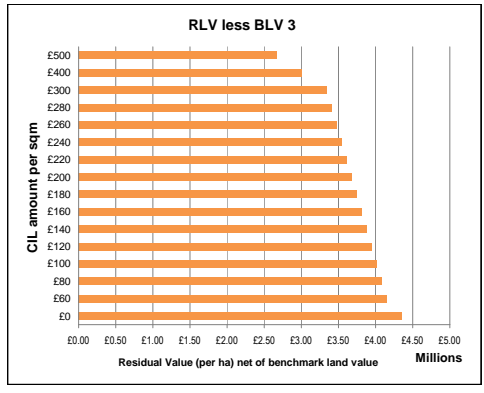
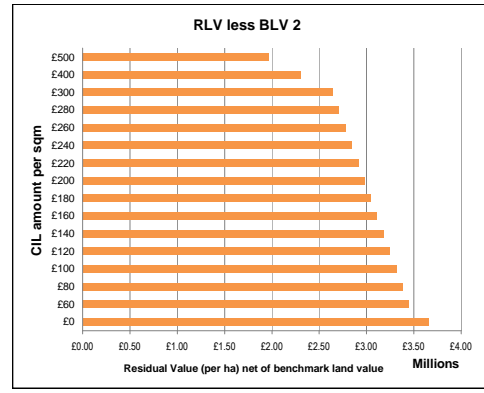
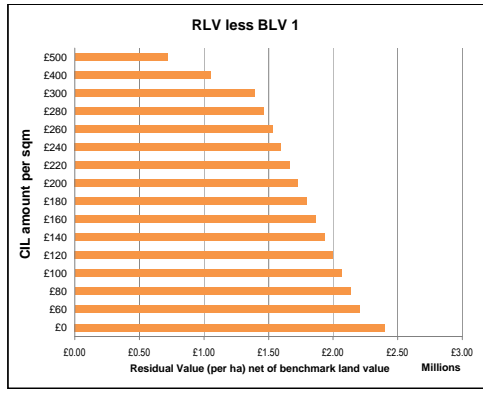


Site type 2	Description:	Area 4	£5683 psm Finsbury Pk (N4)	Site area:	0.33 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,899,932	8,699,797	4,699,797	5,949,797	6,649,797	7,949,797
60	2,832,492	8,497,476	4,497,476	5,747,476	6,447,476	7,747,476
80	2,810,012	8,430,035	4,430,035	5,680,035	6,380,035	7,680,035
100	2,787,532	8,362,595	4,362,595	5,612,595	6,312,595	7,612,595
120	2,765,051	8,295,154	4,295,154	5,545,154	6,245,154	7,545,154
140	2,742,571	8,227,714	4,227,714	5,477,714	6,177,714	7,477,714
160	2,720,091	8,160,274	4,160,274	5,410,274	6,110,274	7,410,274
180	2,697,611	8,092,833	4,092,833	5,342,833	6,042,833	7,342,833
200	2,675,131	8,025,393	4,025,393	5,275,393	5,975,393	7,275,393
220	2,652,651	7,957,953	3,957,953	5,207,953	5,907,953	7,207,953
240	2,630,171	7,890,512	3,890,512	5,140,512	5,840,512	7,140,512
260	2,607,691	7,823,072	3,823,072	5,073,072	5,773,072	7,073,072
280	2,585,211	7,755,631	3,755,631	5,005,631	5,705,631	7,005,631
300	2,562,731	7,688,191	3,688,191	4,938,191	5,638,191	6,938,191
400	2,450,330	7,350,989	3,350,989	4,600,989	5,300,989	6,600,989
500	2,337,929	7,013,787	3,013,787	4,263,787	4,963,787	6,263,787



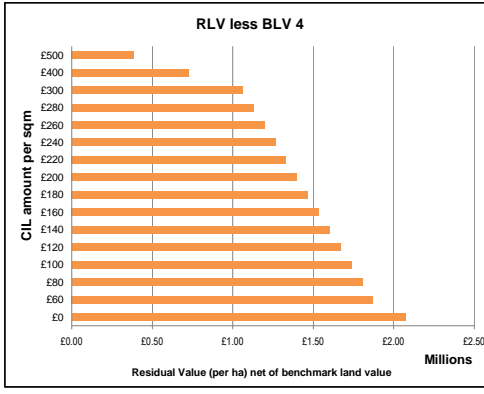
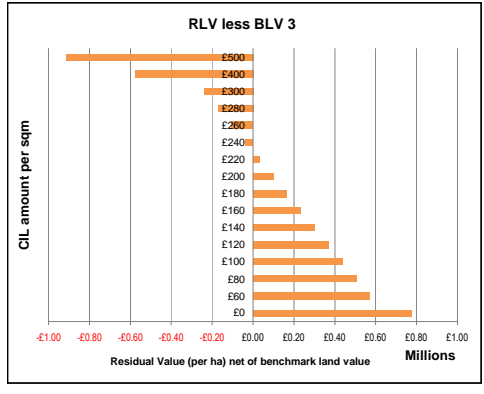
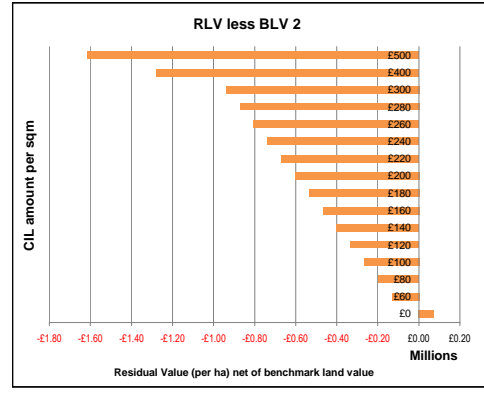
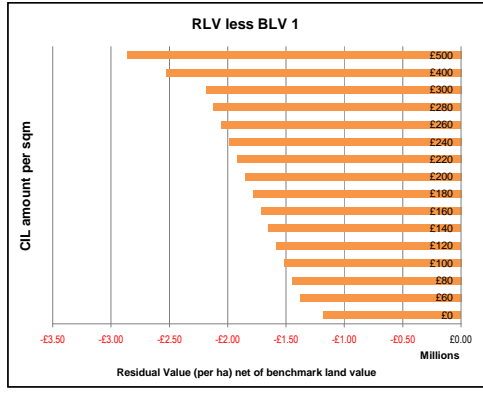
Site type 2 Description: **Area 5** £4833 psm Wood Green (N22) Site area: 0.33 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,133,852	6,401,557	2,401,557	3,651,557	4,351,557	5,651,557
60	2,066,412	6,199,236	2,199,236	3,449,236	4,149,236	5,449,236
80	2,043,932	6,131,796	2,131,796	3,381,796	4,081,796	5,381,796
100	2,021,452	6,064,356	2,064,356	3,314,356	4,014,356	5,314,356
120	1,998,972	5,996,915	1,996,915	3,246,915	3,946,915	5,246,915
140	1,976,492	5,929,475	1,929,475	3,179,475	3,879,475	5,179,475
160	1,954,011	5,862,034	1,862,034	3,112,034	3,812,034	5,112,034
180	1,931,531	5,794,594	1,794,594	3,044,594	3,744,594	5,044,594
200	1,909,051	5,727,154	1,727,154	2,977,154	3,677,154	4,977,154
220	1,886,571	5,659,713	1,659,713	2,909,713	3,609,713	4,909,713
240	1,864,091	5,592,273	1,592,273	2,842,273	3,542,273	4,842,273
260	1,841,611	5,524,832	1,524,832	2,774,832	3,474,832	4,774,832
280	1,819,131	5,457,392	1,457,392	2,707,392	3,407,392	4,707,392
300	1,796,651	5,389,952	1,389,952	2,639,952	3,339,952	4,639,952
400	1,684,250	5,052,750	1,052,750	2,302,750	3,002,750	4,302,750
500	1,571,849	4,715,548	715,548	1,965,548	2,665,548	3,965,548



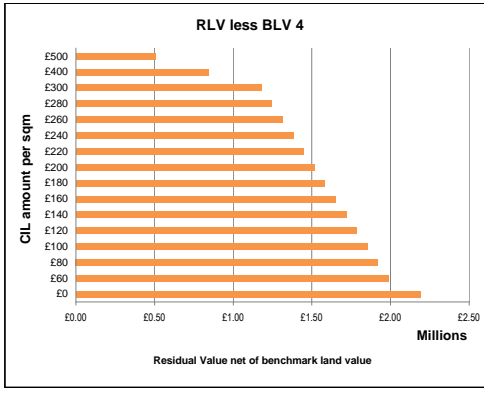
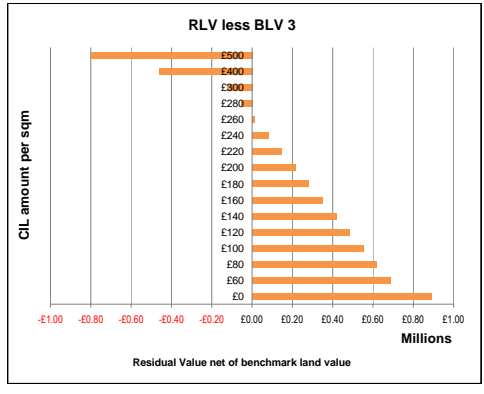
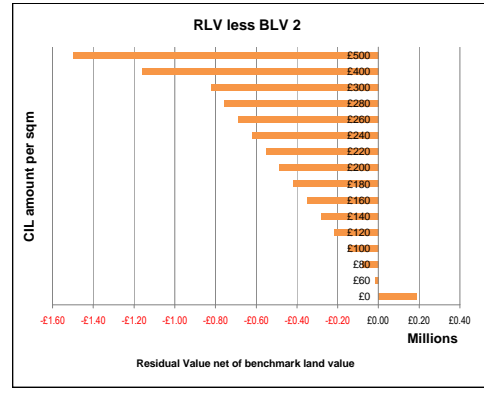
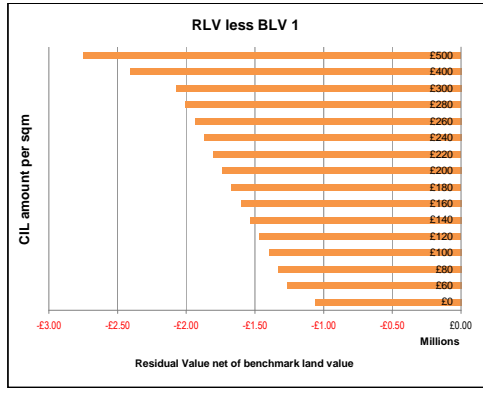
Site type 2 Description: **Area 6** £3509 psm Seven Sisters (N15) Site area: 0.33 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	940,571	2,821,712	-1,178,288	71,712	771,712	2,071,712
60	873,130	2,619,391	-1,380,609	130,609	569,391	1,869,391
80	850,650	2,551,950	-1,448,050	198,050	501,950	1,801,950
100	828,170	2,484,510	-1,515,490	265,490	434,510	1,734,510
120	805,690	2,417,069	-1,582,931	332,931	367,069	1,667,069
140	783,210	2,349,629	-1,650,371	400,371	299,629	1,599,629
160	760,730	2,282,189	-1,717,811	467,811	232,189	1,532,189
180	738,249	2,214,748	-1,785,252	535,252	164,748	1,464,748
200	715,769	2,147,308	-1,852,692	602,692	97,308	1,397,308
220	693,289	2,079,867	-1,920,133	670,133	29,867	1,329,867
240	670,809	2,012,427	-1,987,573	737,573	-37,573	1,262,427
260	648,329	1,944,987	-2,055,013	805,013	-105,013	1,194,987
280	625,849	1,877,546	-2,122,454	872,454	-172,454	1,127,546
300	603,369	1,810,106	-2,189,894	939,894	-239,894	1,060,106
400	490,968	1,472,904	-2,527,096	1,277,096	-577,096	722,904
500	378,567	1,135,702	-2,864,298	1,614,298	-914,298	385,702



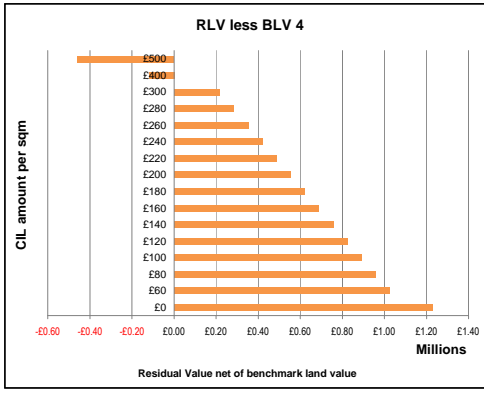
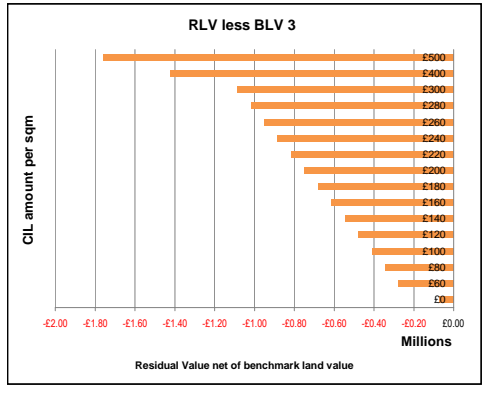
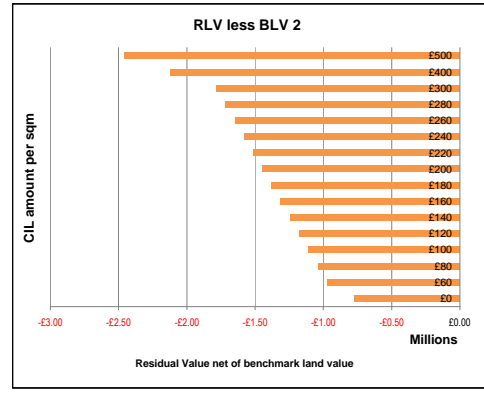
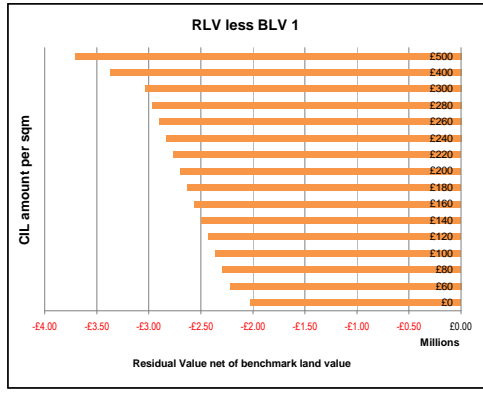
Site type 2 Description: **Area 7** £3552 psm Tottenham Hale (N) Site area: 0.33 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	979,325	2,937,976	-1,062,024	187,976	887,976	2,187,976
60	911,885	2,735,654	-1,264,346	14,346	685,654	1,985,654
80	889,405	2,668,214	-1,331,786	81,786	618,214	1,918,214
100	866,925	2,600,774	-1,399,226	149,226	550,774	1,850,774
120	844,444	2,533,333	-1,466,667	216,667	483,333	1,783,333
140	821,964	2,465,893	-1,534,107	284,107	415,893	1,715,893
160	799,484	2,398,452	-1,601,548	351,548	348,452	1,648,452
180	777,004	2,331,012	-1,668,988	418,988	281,012	1,581,012
200	754,524	2,263,572	-1,736,428	486,428	213,572	1,513,572
220	732,044	2,196,131	-1,803,869	553,869	146,131	1,446,131
240	709,564	2,128,691	-1,871,309	621,309	78,691	1,378,691
260	687,084	2,061,251	-1,938,749	688,749	11,251	1,311,251
280	664,603	1,993,810	-2,006,190	756,190	-56,190	1,243,810
300	642,123	1,926,370	-2,073,630	823,630	-123,630	1,176,370
400	529,723	1,589,168	-2,410,832	1,160,832	-460,832	839,168
500	417,322	1,251,966	-2,748,034	1,498,034	-798,034	501,966



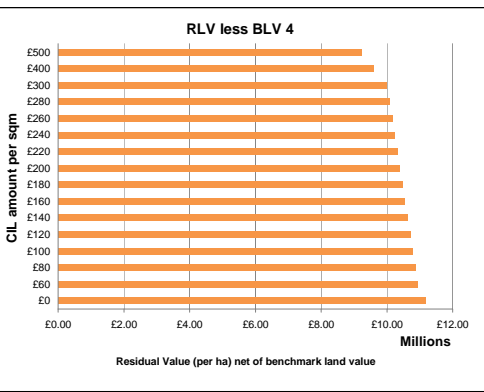
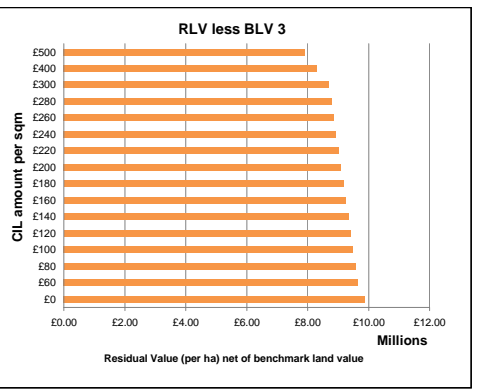
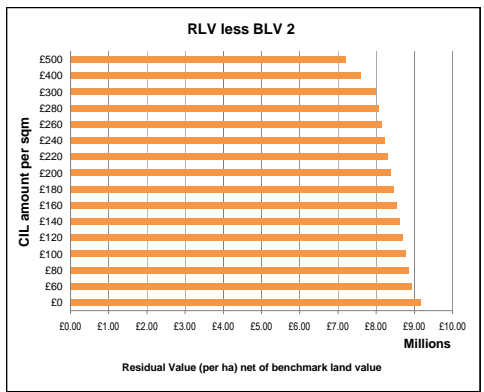
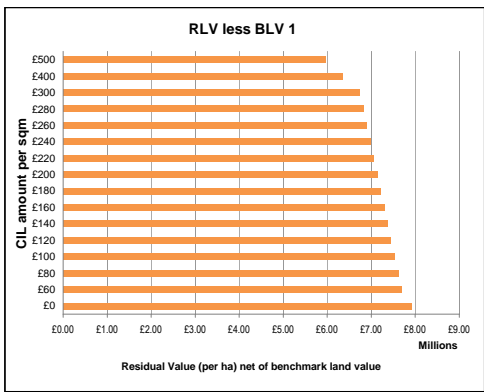
Site type 2 Description: **Area 8** £3197 psm Tottenham (N17) Site area: 0.33 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	659,374	1,978,123	-2,021,877	771,877	71,877	1,228,123
60	591,934	1,775,801	-2,224,199	974,199	274,199	1,025,801
80	569,454	1,708,361	-2,291,639	1,041,639	341,639	958,361
100	546,974	1,640,921	-2,359,079	1,109,079	409,079	890,921
120	524,493	1,573,480	-2,426,520	1,176,520	476,520	823,480
140	502,013	1,506,040	-2,493,960	1,243,960	543,960	756,040
160	479,533	1,438,600	-2,561,400	1,311,400	611,400	688,600
180	457,053	1,371,159	-2,628,841	1,378,841	678,841	621,159
200	434,573	1,303,719	-2,696,281	1,446,281	746,281	553,719
220	412,093	1,236,278	-2,763,722	1,513,722	813,722	486,278
240	389,613	1,168,838	-2,831,162	1,581,162	881,162	418,838
260	367,133	1,101,398	-2,898,602	1,648,602	948,602	351,398
280	344,652	1,033,957	-2,966,043	1,716,043	1,016,043	283,957
300	322,172	966,517	-3,033,483	1,783,483	1,083,483	216,517
400	209,772	629,315	-3,370,685	2,120,685	1,420,685	120,685
500	97,371	292,113	-3,707,887	2,457,887	1,757,887	457,887

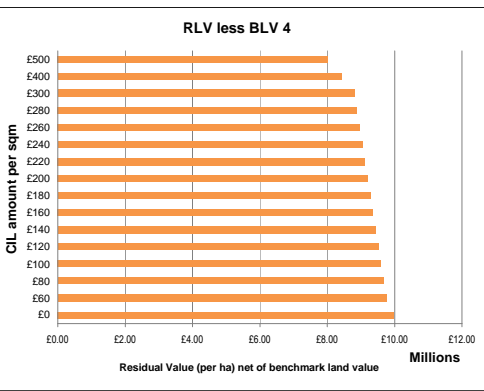
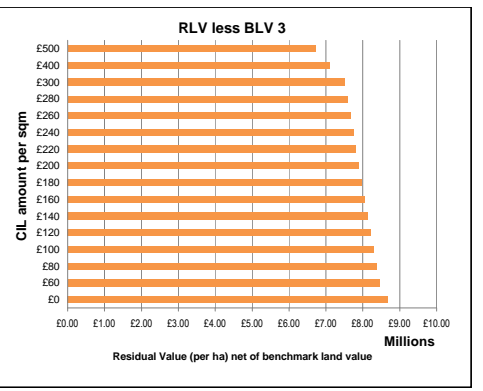
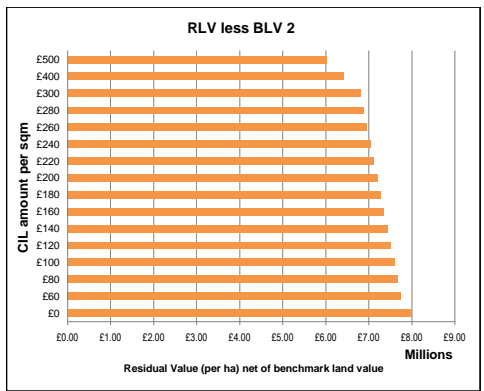
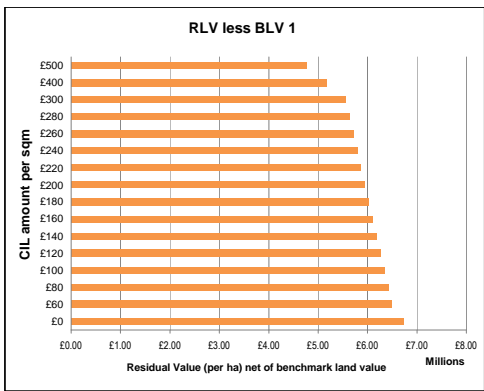


CIL Viability	Haringey	Benchmark Land Values (per net developable ha)			
SITE TYPE	2	BLV1 Resi land (high) £4,000,000	BLV2 Resi land (med) £2,750,000	BLV3 Resi land (low) £2,050,000	BLV4 Fmr Empymnt £750,000
25 UNITS					
FLATS AND HOUSES					
75 UPH	Net area as percentage of gross	100%			
CSH level:	4 on AH	Sales value inflation			
	4 on private	Build cost inflation			
Aff Hsg:	30%				

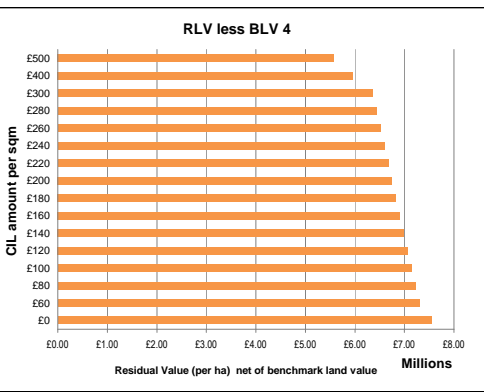
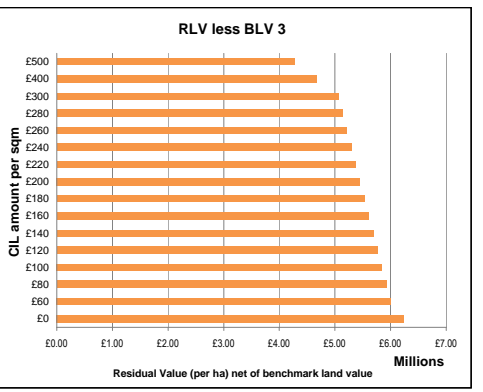
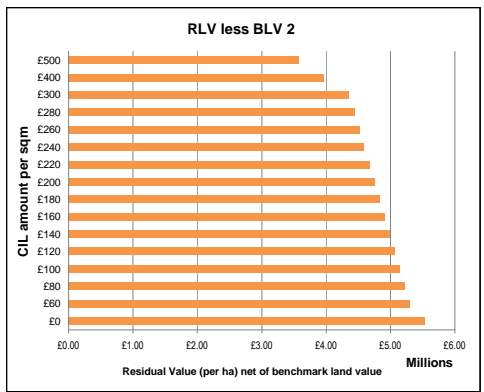
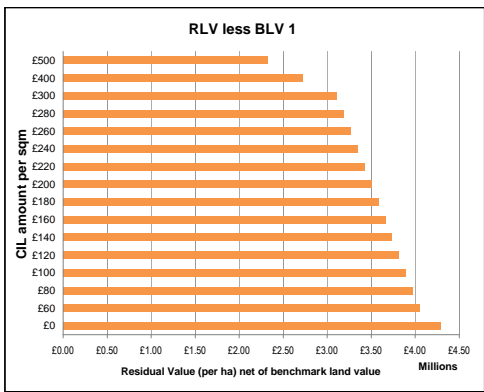
Site type 2	Description:	Area 1	£6340 psm Highgate (N6)	Site area:	0.33 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,973,208	11,919,625	7,919,625	9,169,625	9,869,625	11,169,625
60	3,894,528	11,683,583	7,683,583	8,933,583	9,633,583	10,933,583
80	3,868,301	11,604,903	7,604,903	8,854,903	9,554,903	10,854,903
100	3,842,074	11,526,222	7,526,222	8,776,222	9,476,222	10,776,222
120	3,815,847	11,447,542	7,447,542	8,697,542	9,397,542	10,697,542
140	3,789,621	11,368,862	7,368,862	8,618,862	9,318,862	10,618,862
160	3,763,394	11,290,181	7,290,181	8,540,181	9,240,181	10,540,181
180	3,737,167	11,211,501	7,211,501	8,461,501	9,161,501	10,461,501
200	3,710,940	11,132,820	7,132,820	8,382,820	9,082,820	10,382,820
220	3,684,713	11,054,140	7,054,140	8,304,140	9,004,140	10,304,140
240	3,658,486	10,975,459	6,975,459	8,225,459	8,925,459	10,225,459
260	3,632,260	10,896,779	6,896,779	8,146,779	8,846,779	10,146,779
280	3,606,033	10,818,098	6,818,098	8,068,098	8,768,098	10,068,098
300	3,579,806	10,739,418	6,739,418	7,989,418	8,689,418	9,989,418
400	3,448,672	10,346,016	6,346,016	7,596,016	8,296,016	9,596,016
500	3,317,538	9,952,614	5,952,614	7,202,614	7,902,614	9,202,614



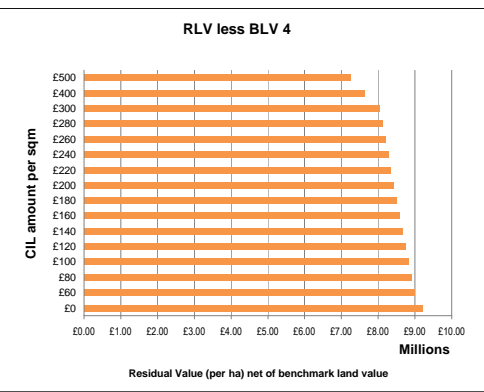
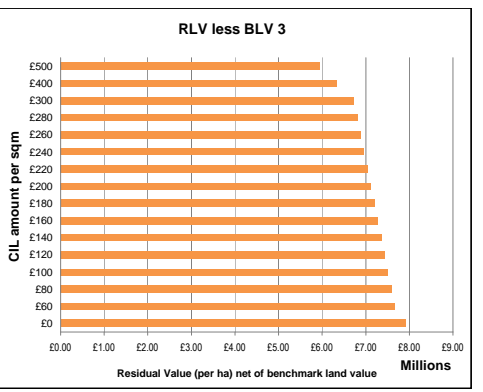
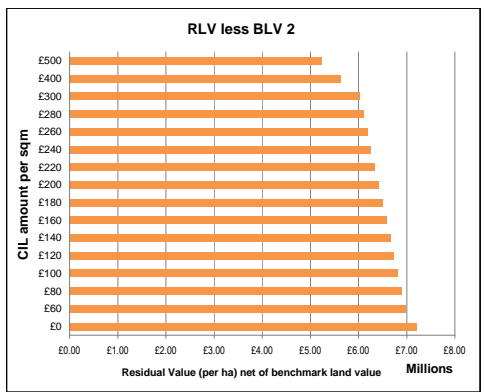
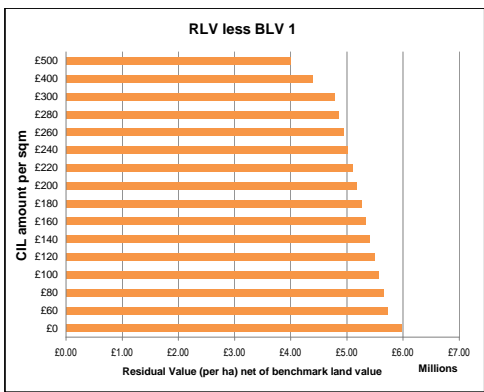
Site type 2	Description:	Area 2	£5942 psm Hornsey (N8)	Site area:	0.33 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,576,601	10,729,804	6,729,804	7,979,804	8,679,804	9,979,804
60	3,497,921	10,493,763	6,493,763	7,743,763	8,443,763	9,743,763
80	3,471,694	10,415,083	6,415,083	7,665,083	8,365,083	9,665,083
100	3,445,467	10,336,402	6,336,402	7,586,402	8,286,402	9,586,402
120	3,419,241	10,257,722	6,257,722	7,507,722	8,207,722	9,507,722
140	3,393,014	10,179,041	6,179,041	7,429,041	8,129,041	9,429,041
160	3,366,787	10,100,361	6,100,361	7,350,361	8,050,361	9,350,361
180	3,340,560	10,021,680	6,021,680	7,271,680	7,971,680	9,271,680
200	3,314,333	9,943,000	5,943,000	7,193,000	7,893,000	9,193,000
220	3,288,106	9,864,319	5,864,319	7,114,319	7,814,319	9,114,319
240	3,261,880	9,785,639	5,785,639	7,035,639	7,735,639	9,035,639
260	3,235,653	9,706,959	5,706,959	6,956,959	7,656,959	8,956,959
280	3,209,426	9,628,278	5,628,278	6,878,278	7,578,278	8,878,278
300	3,183,199	9,549,598	5,549,598	6,799,598	7,499,598	8,799,598
400	3,052,065	9,156,195	5,156,195	6,406,195	7,106,195	8,406,195
500	2,920,931	8,762,793	4,762,793	6,012,793	6,712,793	8,012,793



Site type 2	Description:	Area 3	£5124 psm Muswell Hill (N10)	Site area:	0.33 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,761,465	8,284,395	4,284,395	5,534,395	6,234,395	7,534,395
60	2,682,785	8,048,354	4,048,354	5,298,354	5,998,354	7,298,354
80	2,656,558	7,969,673	3,969,673	5,219,673	5,919,673	7,219,673
100	2,630,331	7,890,993	3,890,993	5,140,993	5,840,993	7,140,993
120	2,604,104	7,812,312	3,812,312	5,062,312	5,762,312	7,062,312
140	2,577,877	7,733,632	3,733,632	4,983,632	5,683,632	6,983,632
160	2,551,650	7,654,951	3,654,951	4,904,951	5,604,951	6,904,951
180	2,525,424	7,576,271	3,576,271	4,826,271	5,526,271	6,826,271
200	2,499,197	7,497,590	3,497,590	4,747,590	5,447,590	6,747,590
220	2,472,970	7,418,910	3,418,910	4,668,910	5,368,910	6,668,910
240	2,446,743	7,340,230	3,340,230	4,590,230	5,290,230	6,590,230
260	2,420,516	7,261,549	3,261,549	4,511,549	5,211,549	6,511,549
280	2,394,290	7,182,869	3,182,869	4,432,869	5,132,869	6,432,869
300	2,368,063	7,104,188	3,104,188	4,354,188	5,054,188	6,354,188
400	2,236,929	6,710,786	2,710,786	3,960,786	4,660,786	5,960,786
500	2,105,795	6,317,384	2,317,384	3,567,384	4,267,384	5,567,384

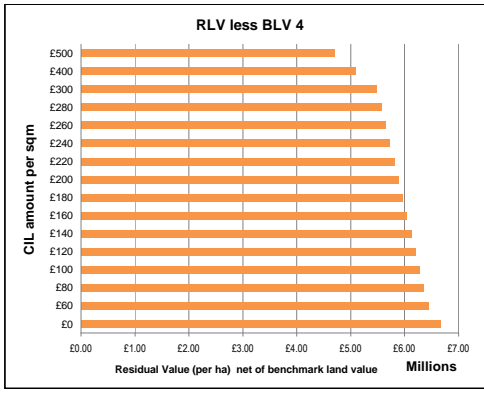
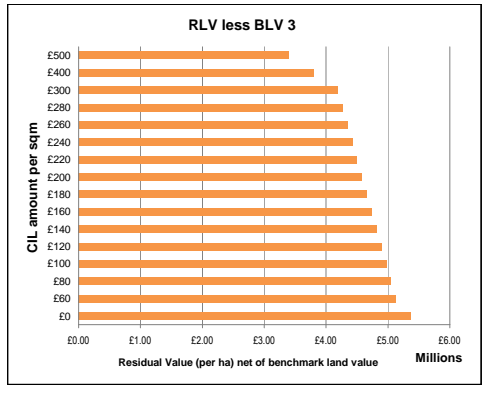
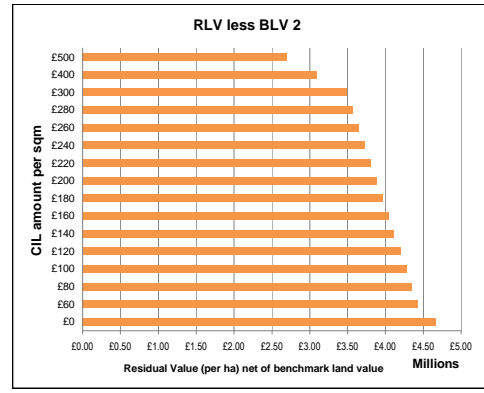
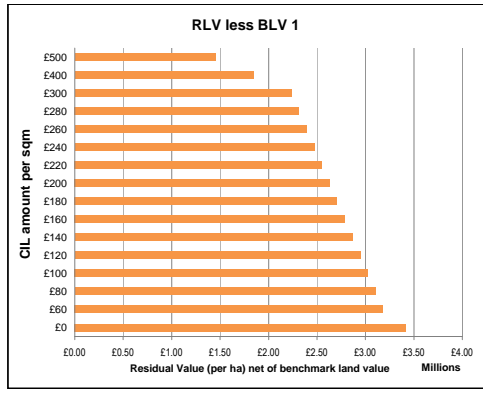


Site type 2	Description:	Area 4	£5683 psm Finsbury Pk (N4)	Site area:	0.33 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,318,508	9,955,524	5,955,524	7,205,524	7,905,524	9,205,524
60	3,239,828	9,719,483	5,719,483	6,969,483	7,669,483	8,969,483
80	3,213,601	9,640,803	5,640,803	6,890,803	7,590,803	8,890,803
100	3,187,374	9,562,122	5,562,122	6,812,122	7,512,122	8,812,122
120	3,161,147	9,483,442	5,483,442	6,733,442	7,433,442	8,733,442
140	3,134,920	9,404,761	5,404,761	6,654,761	7,354,761	8,654,761
160	3,108,694	9,326,081	5,326,081	6,576,081	7,276,081	8,576,081
180	3,082,467	9,247,400	5,247,400	6,497,400	7,197,400	8,497,400
200	3,056,240	9,168,720	5,168,720	6,418,720	7,118,720	8,418,720
220	3,030,013	9,090,039	5,090,039	6,340,039	7,040,039	8,340,039
240	3,003,786	9,011,359	5,011,359	6,261,359	6,961,359	8,261,359
260	2,977,560	8,932,679	4,932,679	6,182,679	6,882,679	8,182,679
280	2,951,333	8,853,998	4,853,998	6,103,998	6,803,998	8,103,998
300	2,925,106	8,775,318	4,775,318	6,025,318	6,725,318	8,025,318
400	2,793,972	8,381,915	4,381,915	5,631,915	6,331,915	7,631,915
500	2,662,838	7,988,513	3,988,513	5,238,513	5,938,513	7,238,513



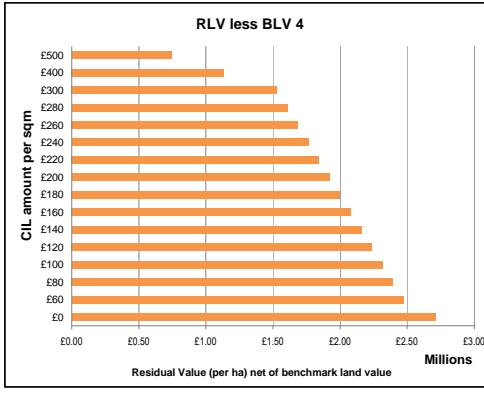
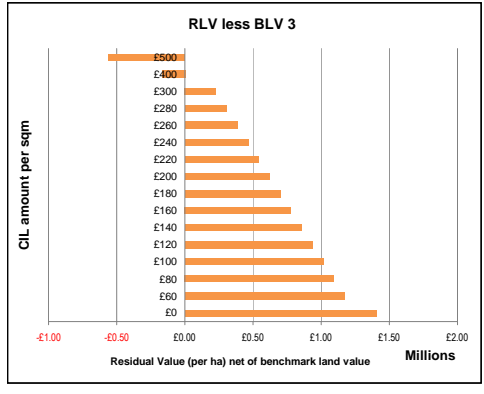
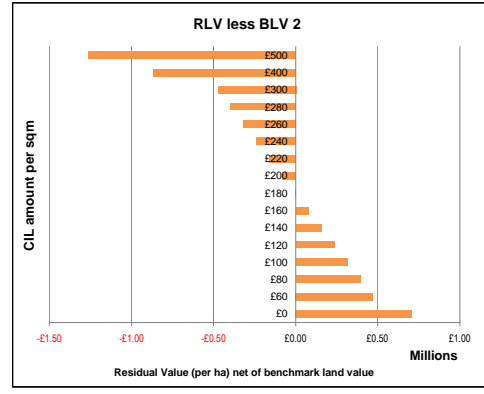
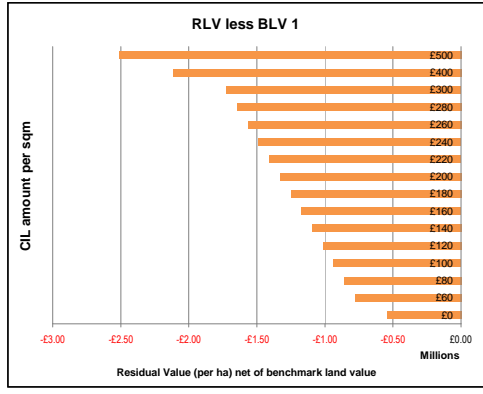
Site type 2 Description: **Area 5** **£4833 psm Wood Green (N22)** Site area: 0.33 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,471,484	7,414,451	3,414,451	4,664,451	5,364,451	6,664,451
60	2,392,803	7,178,410	3,178,410	4,428,410	5,128,410	6,428,410
80	2,366,576	7,099,729	3,099,729	4,349,729	5,049,729	6,349,729
100	2,340,350	7,021,049	3,021,049	4,271,049	4,971,049	6,271,049
120	2,314,123	6,942,368	2,942,368	4,192,368	4,892,368	6,192,368
140	2,287,896	6,863,688	2,863,688	4,113,688	4,813,688	6,113,688
160	2,261,669	6,785,007	2,785,007	4,035,007	4,735,007	6,035,007
180	2,235,442	6,706,327	2,706,327	3,956,327	4,656,327	5,956,327
200	2,209,215	6,627,646	2,627,646	3,877,646	4,577,646	5,877,646
220	2,182,989	6,548,966	2,548,966	3,798,966	4,498,966	5,798,966
240	2,156,762	6,470,286	2,470,286	3,720,286	4,420,286	5,720,286
260	2,130,535	6,391,605	2,391,605	3,641,605	4,341,605	5,641,605
280	2,104,308	6,312,925	2,312,925	3,562,925	4,262,925	5,562,925
300	2,078,081	6,234,244	2,234,244	3,484,244	4,184,244	5,484,244
400	1,946,947	5,840,842	1,840,842	3,090,842	3,790,842	5,090,842
500	1,815,813	5,447,440	1,447,440	2,697,440	3,397,440	4,697,440



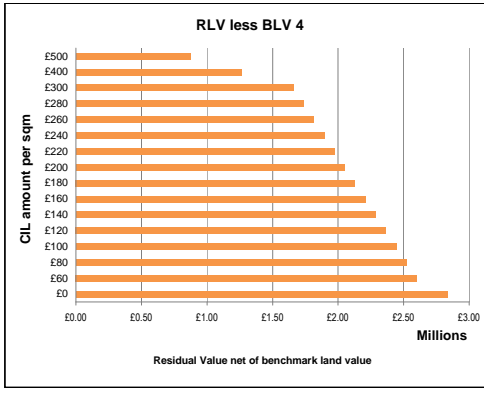
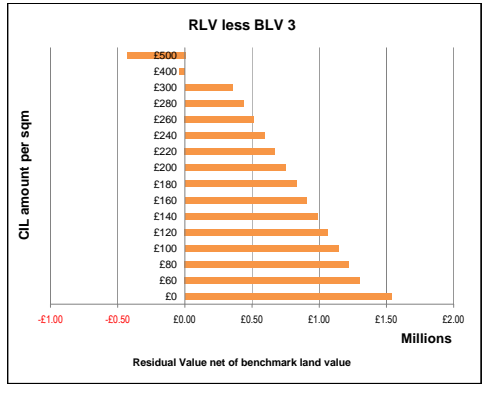
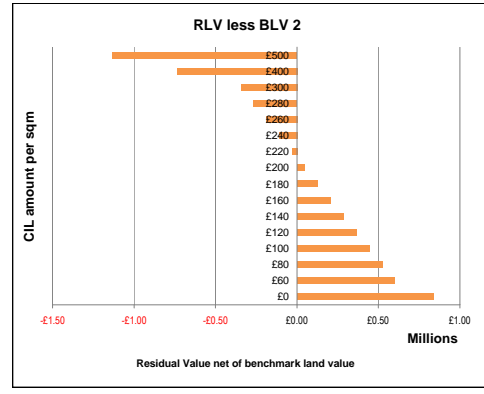
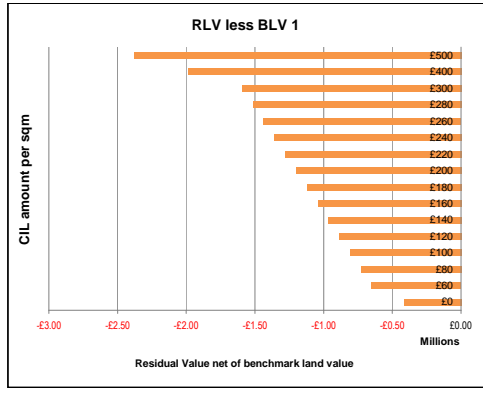
Site type 2 Description: **Area 6** **£3509 psm Seven Sisters (N13)** Site area: 0.33 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,152,118	3,456,355	-	543,645	706,355	1,406,355
60	1,073,438	3,220,314	-	779,686	470,314	1,170,314
80	1,047,211	3,141,634	-	858,366	391,634	1,091,634
100	1,020,984	3,062,953	-	937,047	312,953	1,012,953
120	994,758	2,984,273	-	1,015,727	234,273	934,273
140	968,531	2,905,592	-	1,094,408	155,592	855,592
160	942,304	2,826,912	-	1,173,088	76,912	776,912
180	916,077	2,748,231	-	1,251,769	-	698,231
200	889,850	2,669,551	-	1,330,449	-	619,551
220	863,623	2,590,870	-	1,409,130	-	540,870
240	837,397	2,512,190	-	1,487,810	-	462,190
260	811,170	2,433,510	-	1,566,490	-	383,510
280	784,943	2,354,829	-	1,645,171	-	304,829
300	758,716	2,276,149	-	1,723,851	-	226,149
400	627,582	1,882,746	-	2,117,254	-	167,254
500	496,448	1,489,344	-	2,510,656	-	560,656



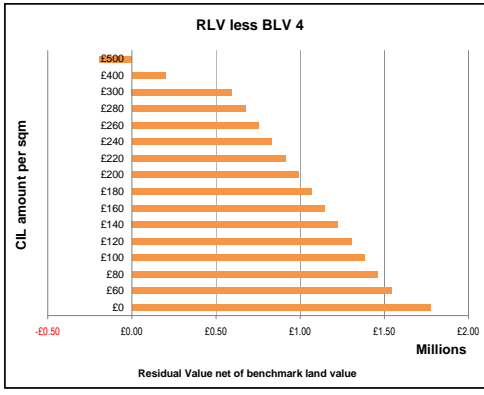
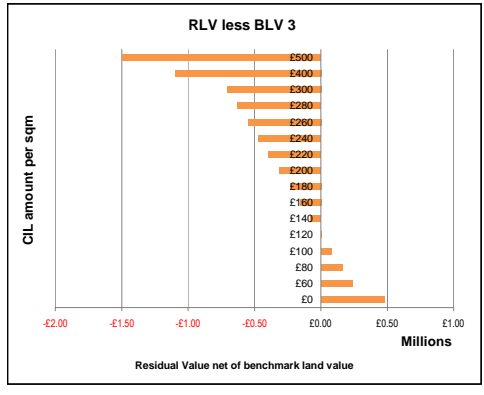
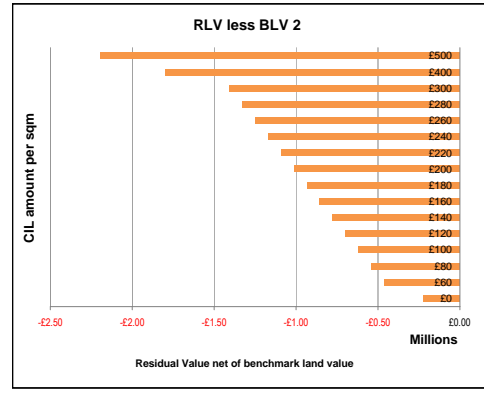
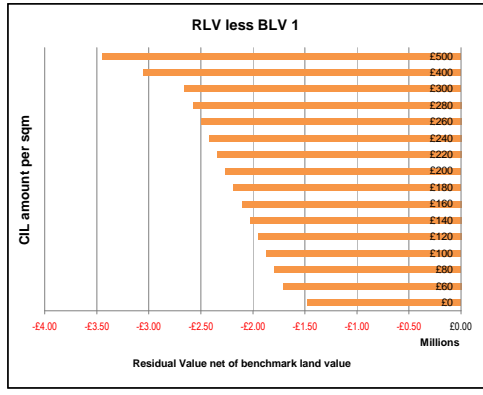
Site type 2 Description: **Area 7** **£3552 psm Tottenham Hale (N)** Site area: 0.33 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,194,968	3,584,904	-	415,096	834,904	1,534,904
60	1,116,287	3,348,862	-	651,138	598,862	1,298,862
80	1,090,061	3,270,182	-	729,818	520,182	1,220,182
100	1,063,834	3,191,502	-	808,498	441,502	1,141,502
120	1,037,607	3,112,821	-	887,179	362,821	1,062,821
140	1,011,380	3,034,141	-	965,859	284,141	984,141
160	985,153	2,955,460	-	1,044,540	205,460	905,460
180	958,927	2,876,780	-	1,123,220	126,780	826,780
200	932,700	2,798,099	-	1,201,901	48,099	748,099
220	906,473	2,719,419	-	1,280,581	-	669,419
240	880,246	2,640,738	-	1,359,262	-	590,738
260	854,019	2,562,058	-	1,437,942	-	512,058
280	827,793	2,483,378	-	1,516,622	-	433,378
300	801,566	2,404,697	-	1,595,303	-	354,697
400	670,432	2,011,295	-	1,988,705	-	38,705
500	539,298	1,617,893	-	2,382,107	-	432,107



Site type 2 Description: **Area 8** **£3197 psm Tottenham (N17)** Site area: 0.33 ha

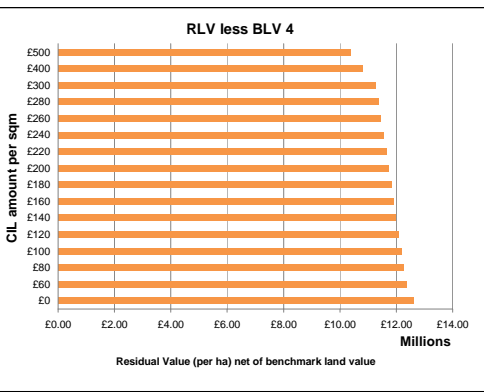
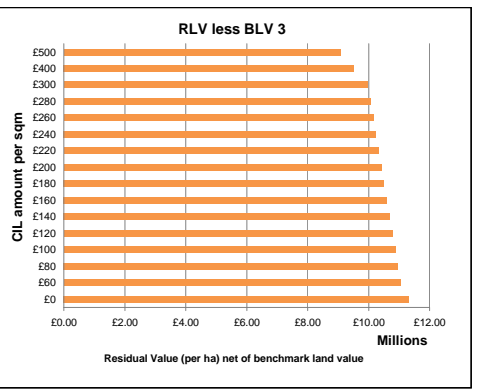
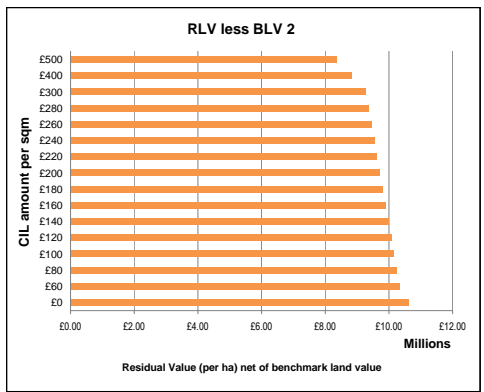
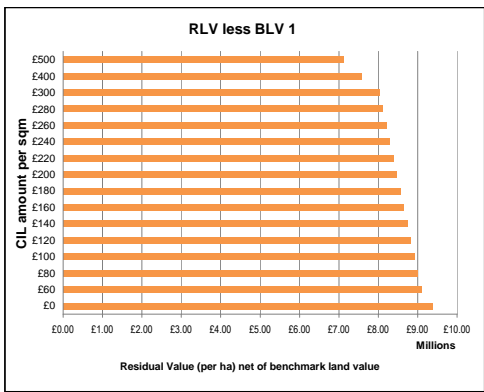
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	841,211	2,523,632	-	1,476,368	-	226,368
60	762,530	2,287,591	-	1,712,409	-	462,409
80	736,303	2,208,910	-	1,791,090	-	541,090
100	710,077	2,130,230	-	1,869,770	-	619,770
120	683,850	2,051,549	-	1,948,451	-	698,451
140	657,623	1,972,869	-	2,027,131	-	777,131
160	631,396	1,894,188	-	2,105,812	-	855,812
180	605,169	1,815,508	-	2,184,492	-	934,492
200	578,942	1,736,827	-	2,263,173	-	1,013,173
220	552,716	1,658,147	-	2,341,853	-	1,091,853
240	526,489	1,579,467	-	2,420,533	-	1,170,533
260	500,262	1,500,786	-	2,499,214	-	1,249,214
280	474,035	1,422,106	-	2,577,894	-	1,327,894
300	447,808	1,343,425	-	2,656,575	-	1,406,575
400	316,674	950,023	-	3,049,977	-	1,799,977
500	185,540	556,621	-	3,443,379	-	2,193,379



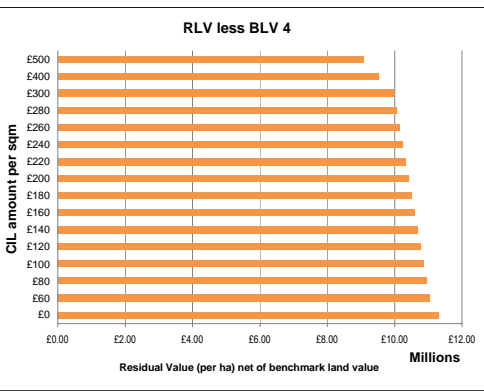
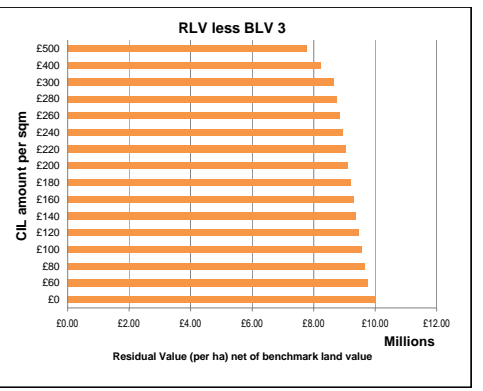
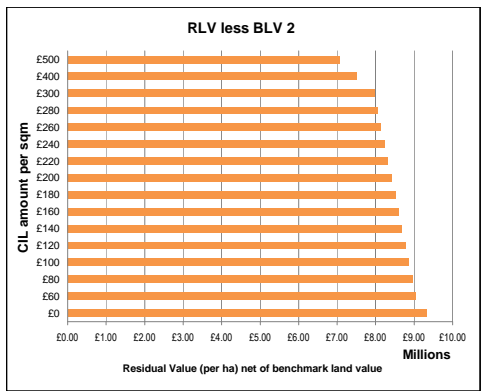
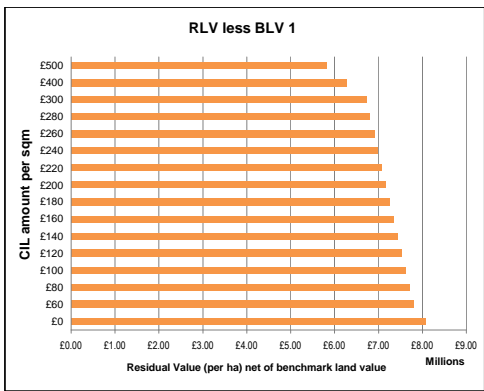


CIL Viability	Haringey	Benchmark Land Values (per net developable ha)			
SITE TYPE	2	BLV1 Resi land (high) £4,000,000	BLV2 Resi land (med) £2,750,000	BLV3 Resi land (low) £2,050,000	BLV4 Fmr Emptymnt £750,000
25 UNITS					
FLATS AND HOUSES					
75 UPH	Net area as percentage of gross	100%			
CSH level:	4 on AH	Sales value inflation			
	4 on private	Build cost inflation			
Aff Hsg:	20%				

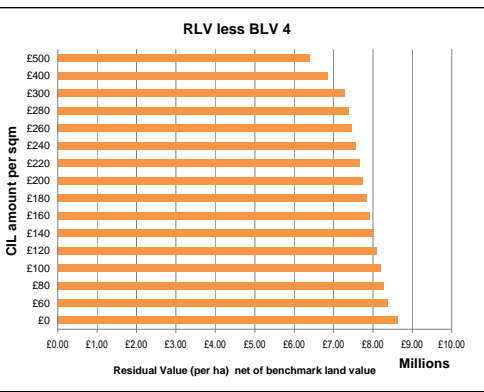
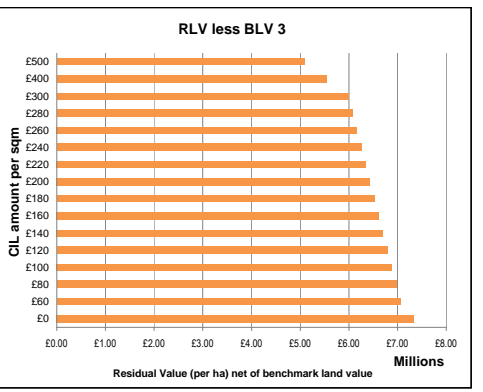
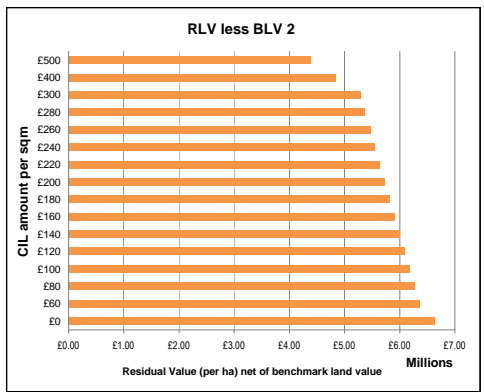
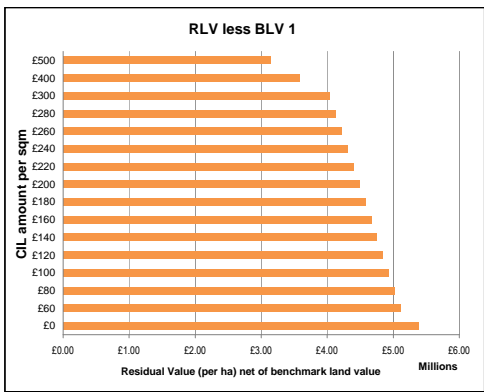
Site type 2	Description:	Area 1	£6340 psm Highgate (N6)	Site area:	0.33 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,454,350	13,363,049	9,363,049	10,613,049	11,313,049	12,613,049
60	4,364,429	13,093,287	9,093,287	10,343,287	11,043,287	12,343,287
80	4,334,456	13,003,367	9,003,367	10,253,367	10,953,367	12,253,367
100	4,304,482	12,913,446	8,913,446	10,163,446	10,863,446	12,163,446
120	4,274,509	12,823,526	8,823,526	10,073,526	10,773,526	12,073,526
140	4,244,535	12,733,605	8,733,605	9,983,605	10,683,605	11,983,605
160	4,214,562	12,643,685	8,643,685	9,893,685	10,593,685	11,893,685
180	4,184,588	12,553,764	8,553,764	9,803,764	10,503,764	11,803,764
200	4,154,615	12,463,844	8,463,844	9,713,844	10,413,844	11,713,844
220	4,124,641	12,373,923	8,373,923	9,623,923	10,323,923	11,623,923
240	4,094,668	12,284,003	8,284,003	9,534,003	10,234,003	11,534,003
260	4,064,694	12,194,082	8,194,082	9,444,082	10,144,082	11,444,082
280	4,034,721	12,104,162	8,104,162	9,354,162	10,054,162	11,354,162
300	4,004,747	12,014,241	8,014,241	9,264,241	9,964,241	11,264,241
400	3,854,890	11,564,639	7,564,639	8,814,639	9,514,639	10,814,639
500	3,705,012	11,115,036	7,115,036	8,365,036	9,065,036	10,365,036



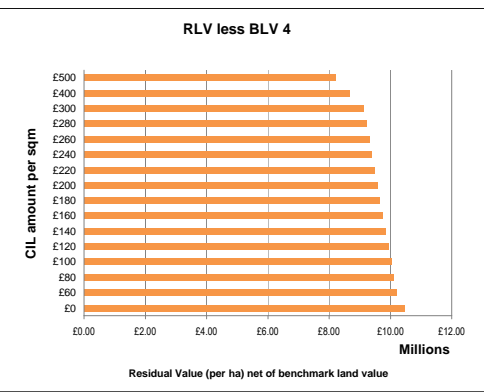
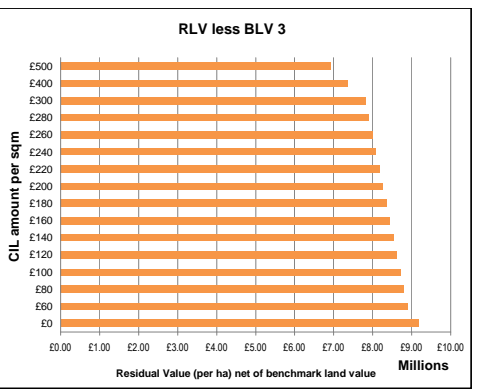
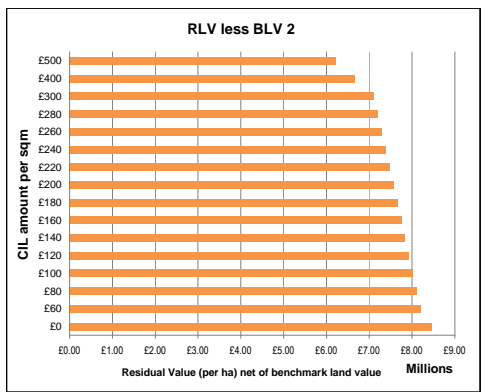
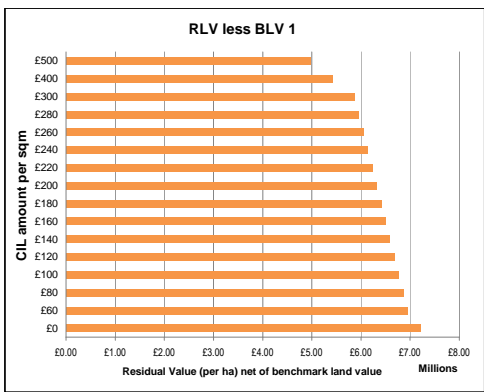
Site type 2	Description:	Area 2	£5942 psm Hornsey (N8)	Site area:	0.33 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,019,842	12,059,525	8,059,525	9,309,525	10,009,525	11,309,525
60	3,929,921	11,789,763	7,789,763	9,039,763	9,739,763	11,039,763
80	3,899,948	11,699,843	7,699,843	8,949,843	9,649,843	10,949,843
100	3,869,974	11,609,922	7,609,922	8,859,922	9,559,922	10,859,922
120	3,840,001	11,520,002	7,520,002	8,770,002	9,470,002	10,770,002
140	3,810,027	11,430,081	7,430,081	8,680,081	9,380,081	10,680,081
160	3,780,054	11,340,161	7,340,161	8,590,161	9,290,161	10,590,161
180	3,750,080	11,250,240	7,250,240	8,500,240	9,200,240	10,500,240
200	3,720,107	11,160,320	7,160,320	8,410,320	9,110,320	10,410,320
220	3,690,133	11,070,399	7,070,399	8,320,399	9,020,399	10,320,399
240	3,660,160	10,980,479	6,980,479	8,230,479	8,930,479	10,230,479
260	3,630,186	10,890,558	6,890,558	8,140,558	8,840,558	10,140,558
280	3,600,213	10,800,638	6,800,638	8,050,638	8,750,638	10,050,638
300	3,570,239	10,710,717	6,710,717	7,960,717	8,660,717	9,960,717
400	3,420,372	10,261,115	6,261,115	7,511,115	8,211,115	9,511,115
500	3,270,504	9,811,512	5,811,512	7,061,512	7,761,512	9,061,512



Site type 2	Description:	Area 3	£5124 psm Muswell Hill (N10)	Site area:	0.33 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,126,808	9,380,423	5,380,423	6,630,423	7,330,423	8,630,423
60	3,036,887	9,110,662	5,110,662	6,360,662	7,060,662	8,360,662
80	3,006,914	9,020,741	5,020,741	6,270,741	6,970,741	8,270,741
100	2,976,940	8,930,821	4,930,821	6,180,821	6,880,821	8,180,821
120	2,946,967	8,840,900	4,840,900	6,090,900	6,790,900	8,090,900
140	2,916,993	8,750,980	4,750,980	6,000,980	6,700,980	8,000,980
160	2,887,020	8,661,059	4,661,059	5,911,059	6,611,059	7,911,059
180	2,857,046	8,571,139	4,571,139	5,821,139	6,521,139	7,821,139
200	2,827,073	8,481,218	4,481,218	5,731,218	6,431,218	7,731,218
220	2,797,100	8,391,298	4,391,298	5,641,298	6,341,298	7,641,298
240	2,767,126	8,301,377	4,301,377	5,551,377	6,251,377	7,551,377
260	2,737,152	8,211,457	4,211,457	5,461,457	6,161,457	7,461,457
280	2,707,179	8,121,536	4,121,536	5,371,536	6,071,536	7,371,536
300	2,677,205	8,031,616	4,031,616	5,281,616	5,981,616	7,281,616
400	2,527,338	7,582,013	3,582,013	4,832,013	5,532,013	6,832,013
500	2,377,470	7,132,411	3,132,411	4,382,411	5,082,411	6,382,411

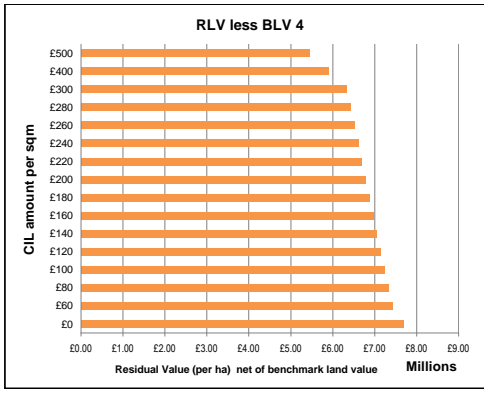
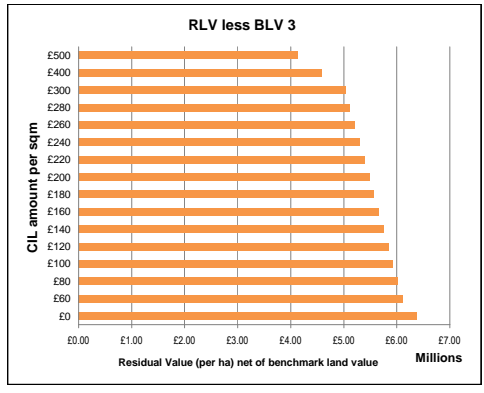
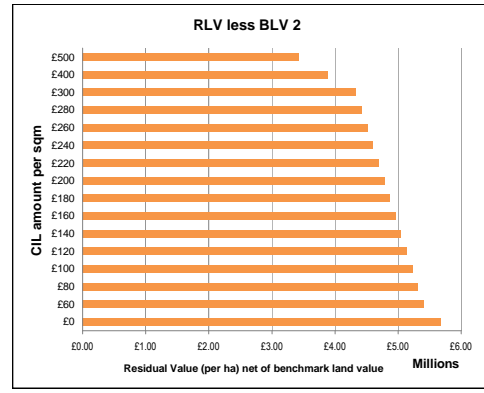
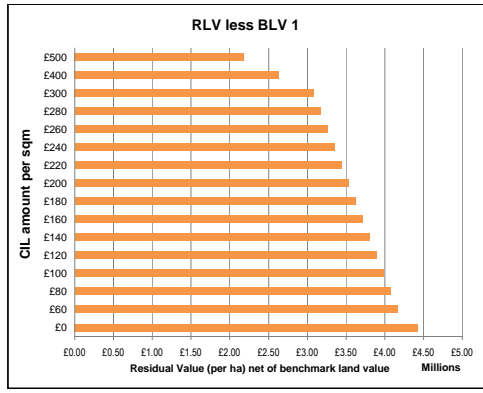


Site type 2	Description:	Area 4	£5683 psm Finsbury Pk (N4)	Site area:	0.33 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,737,084	11,211,252	7,211,252	8,461,252	9,161,252	10,461,252
60	3,647,163	10,941,490	6,941,490	8,191,490	8,891,490	10,191,490
80	3,617,190	10,851,570	6,851,570	8,101,570	8,801,570	10,101,570
100	3,587,216	10,761,649	6,761,649	8,011,649	8,711,649	10,011,649
120	3,557,243	10,671,729	6,671,729	7,921,729	8,621,729	9,921,729
140	3,527,269	10,581,808	6,581,808	7,831,808	8,531,808	9,831,808
160	3,497,296	10,491,888	6,491,888	7,741,888	8,441,888	9,741,888
180	3,467,322	10,401,967	6,401,967	7,651,967	8,351,967	9,651,967
200	3,437,349	10,312,047	6,312,047	7,562,047	8,262,047	9,562,047
220	3,407,375	10,222,126	6,222,126	7,472,126	8,172,126	9,472,126
240	3,377,402	10,132,206	6,132,206	7,382,206	8,082,206	9,382,206
260	3,347,428	10,042,285	6,042,285	7,292,285	7,992,285	9,292,285
280	3,317,455	9,952,365	5,952,365	7,202,365	7,902,365	9,202,365
300	3,287,481	9,862,444	5,862,444	7,112,444	7,812,444	9,112,444
400	3,137,614	9,412,842	5,412,842	6,662,842	7,362,842	8,662,842
500	2,987,746	8,963,239	4,963,239	6,213,239	6,913,239	8,213,239



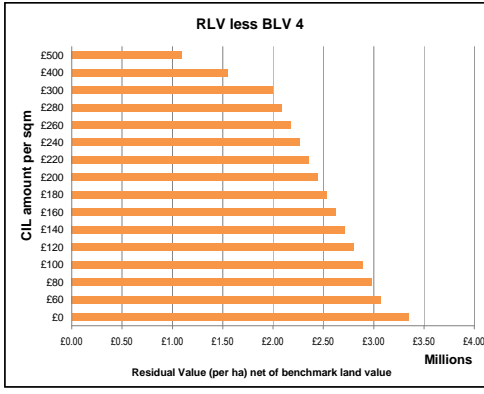
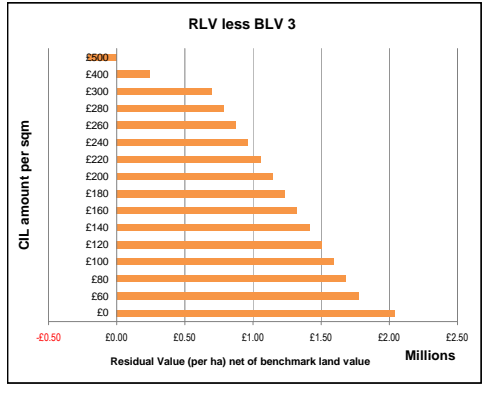
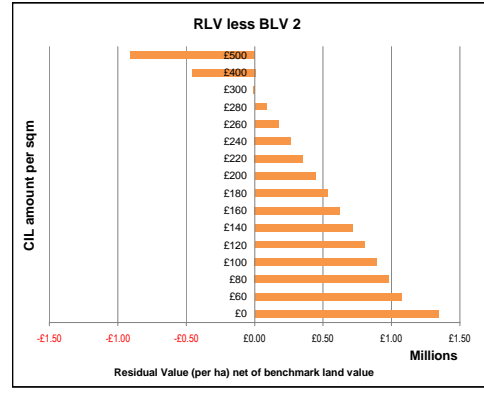
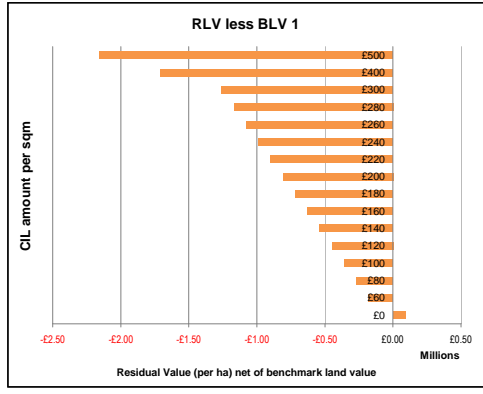
Site type 2 Description: **Area 5** £4633 psm Wood Green (N22) Site area: 0.33 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,809,115	8,427,344	4,427,344	5,677,344	6,377,344	7,677,344
60	2,719,194	8,157,583	4,157,583	5,407,583	6,107,583	7,407,583
80	2,689,221	8,067,662	4,067,662	5,317,662	6,017,662	7,317,662
100	2,659,247	7,977,742	3,977,742	5,227,742	5,927,742	7,227,742
120	2,629,274	7,887,821	3,887,821	5,137,821	5,837,821	7,137,821
140	2,599,300	7,797,901	3,797,901	5,047,901	5,747,901	7,047,901
160	2,569,327	7,707,980	3,707,980	4,957,980	5,657,980	6,957,980
180	2,539,353	7,618,060	3,618,060	4,868,060	5,568,060	6,868,060
200	2,509,380	7,528,139	3,528,139	4,778,139	5,478,139	6,778,139
220	2,479,406	7,438,219	3,438,219	4,688,219	5,388,219	6,688,219
240	2,449,433	7,348,298	3,348,298	4,598,298	5,298,298	6,598,298
260	2,419,459	7,258,378	3,258,378	4,508,378	5,208,378	6,508,378
280	2,389,486	7,168,457	3,168,457	4,418,457	5,118,457	6,418,457
300	2,359,512	7,078,537	3,078,537	4,328,537	5,028,537	6,328,537
400	2,209,645	6,628,934	2,628,934	3,878,934	4,578,934	5,878,934
500	2,059,777	6,179,332	2,179,332	3,429,332	4,129,332	5,429,332



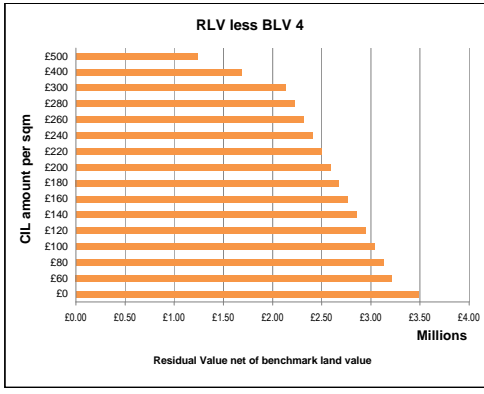
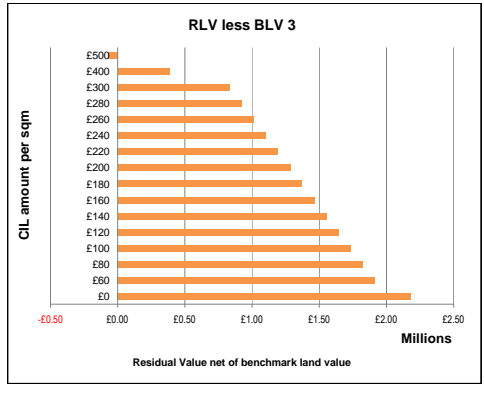
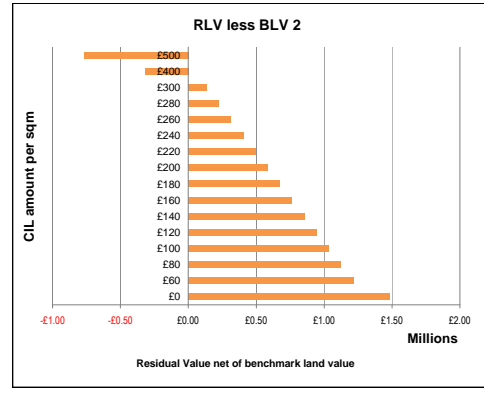
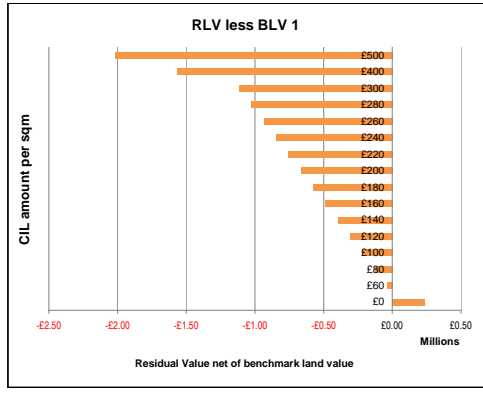
Site type 2 Description: **Area 6** £3509 psm Seven Sisters (N15) Site area: 0.33 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,363,666	4,090,999	90,999	1,340,999	2,040,999	3,340,999
60	1,273,746	3,821,238	-178,762	1,071,238	1,771,238	3,071,238
80	1,243,772	3,731,317	-268,683	981,317	1,681,317	2,981,317
100	1,213,799	3,641,397	-358,603	891,397	1,591,397	2,891,397
120	1,183,825	3,551,476	-448,524	801,476	1,501,476	2,801,476
140	1,153,852	3,461,556	-538,444	711,556	1,411,556	2,711,556
160	1,123,878	3,371,635	-628,365	621,635	1,321,635	2,621,635
180	1,093,905	3,281,715	-718,285	531,715	1,231,715	2,531,715
200	1,063,931	3,191,794	-808,206	441,794	1,141,794	2,441,794
220	1,033,958	3,101,873	-898,127	351,873	1,051,873	2,351,873
240	1,003,984	3,011,953	-988,047	261,953	961,953	2,261,953
260	974,011	2,922,032	-1,077,968	172,032	872,032	2,172,032
280	944,037	2,832,112	-1,167,888	82,112	782,112	2,082,112
300	914,064	2,742,191	-1,257,809	-7,809	692,191	1,992,191
400	764,196	2,292,589	-1,707,411	-457,411	242,589	1,542,589
500	614,329	1,842,986	-2,157,014	-907,014	-207,014	1,092,986



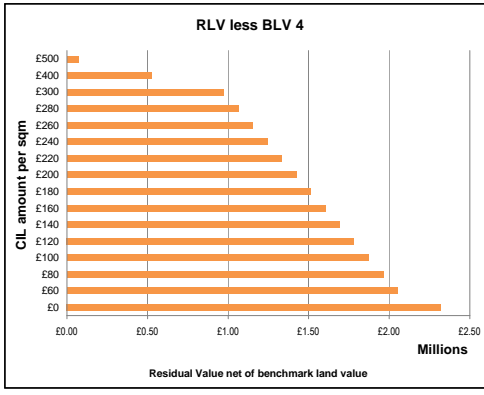
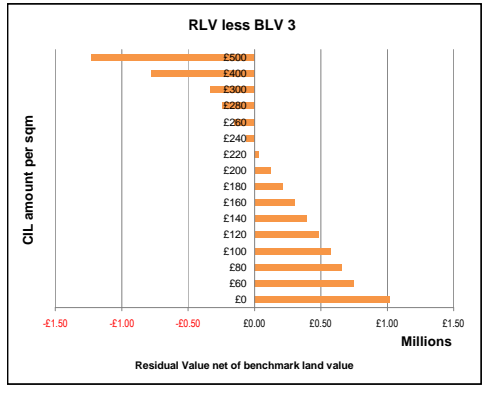
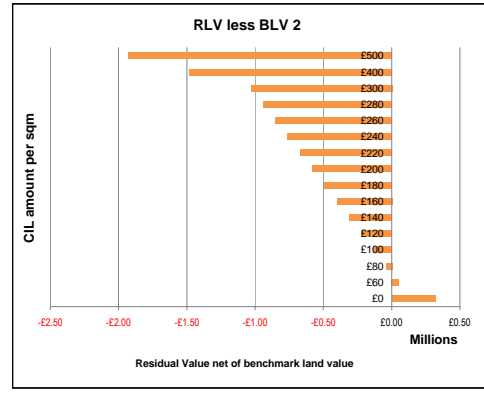
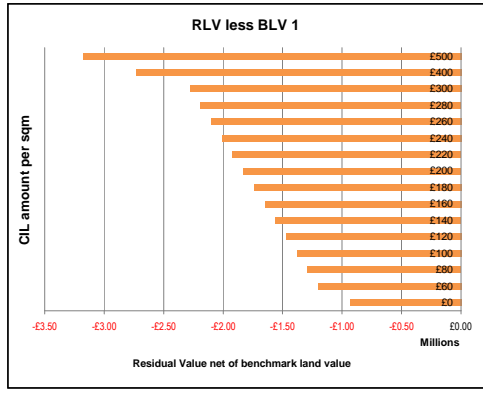
Site type 2 Description: **Area 7** £3552 psm Tottenham Hale (N) Site area: 0.33 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,410,611	4,231,832	231,832	1,481,832	2,181,832	3,481,832
60	1,320,690	3,962,071	-37,929	1,212,071	1,912,071	3,212,071
80	1,290,717	3,872,150	-127,850	1,122,150	1,822,150	3,122,150
100	1,260,743	3,782,230	-217,770	1,032,230	1,732,230	3,032,230
120	1,230,770	3,692,309	-307,691	942,309	1,642,309	2,942,309
140	1,200,796	3,602,388	-397,612	852,388	1,552,388	2,852,388
160	1,170,823	3,512,468	-487,532	762,468	1,462,468	2,762,468
180	1,140,849	3,422,547	-577,453	672,547	1,372,547	2,672,547
200	1,110,876	3,332,627	-667,373	582,627	1,282,627	2,582,627
220	1,080,902	3,242,706	-757,294	492,706	1,192,706	2,492,706
240	1,050,929	3,152,786	-847,214	402,786	1,102,786	2,402,786
260	1,020,955	3,062,865	-937,135	312,865	1,012,865	2,312,865
280	990,982	2,972,945	-1,027,055	222,945	922,945	2,222,945
300	961,008	2,883,024	-1,116,976	133,024	833,024	2,133,024
400	811,141	2,433,422	-1,566,578	-316,578	383,422	1,683,422
500	661,273	1,983,819	-2,016,181	-766,181	-181,181	1,233,819



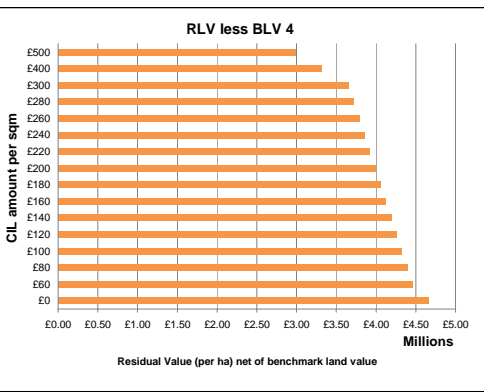
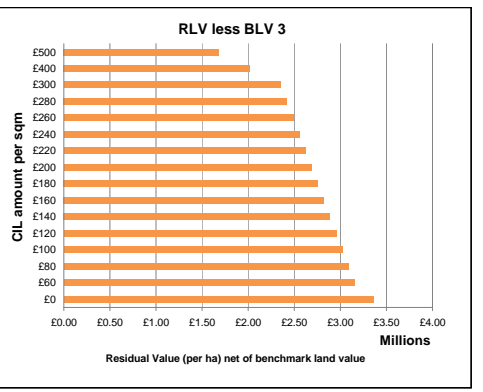
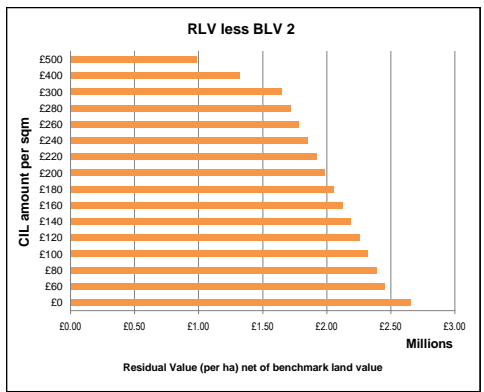
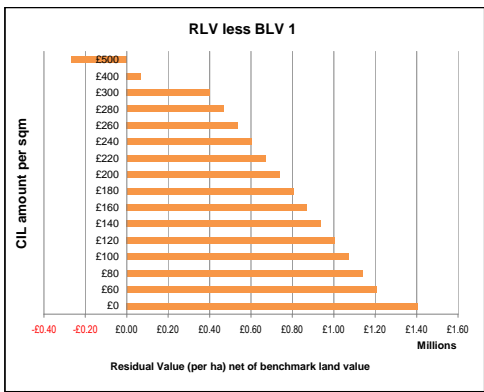
Site type 2 Description: **Area 8** £3197 psm Tottenham (N17) Site area: 0.33 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,023,047	3,069,141	930,859	319,141	1,019,141	2,319,141
60	933,127	2,799,380	-1,200,620	49,380	749,380	2,049,380
80	903,153	2,709,459	-1,290,541	40,541	659,459	1,959,459
100	873,180	2,619,539	-1,380,461	130,461	569,539	1,869,539
120	843,206	2,529,618	-1,470,382	220,382	479,618	1,779,618
140	813,233	2,439,698	-1,560,302	310,302	389,698	1,689,698
160	783,259	2,349,777	-1,650,223	400,223	299,777	1,599,777
180	753,286	2,259,857	-1,740,143	490,143	209,857	1,509,857
200	723,312	2,169,936	-1,830,064	580,064	119,936	1,419,936
220	693,339	2,080,016	-1,919,984	669,984	30,016	1,330,016
240	663,365	1,990,095	-2,009,905	759,905	-59,905	1,240,095
260	633,392	1,900,175	-2,099,825	849,825	-149,825	1,150,175
280	603,418	1,810,254	-2,189,746	939,746	-239,746	1,060,254
300	573,445	1,720,334	-2,279,666	1,029,666	-329,666	970,334
400	423,577	1,270,731	-2,729,269	1,479,269	-779,269	520,731
500	273,710	821,129	-3,178,871	1,928,871	-1,228,871	71,129

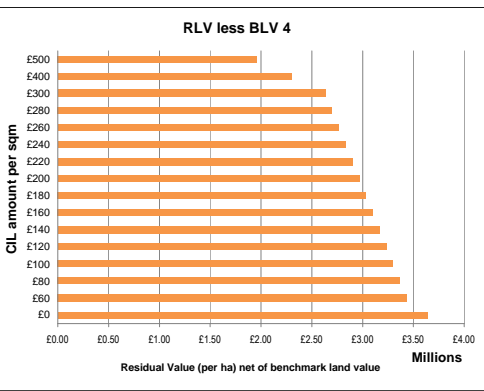
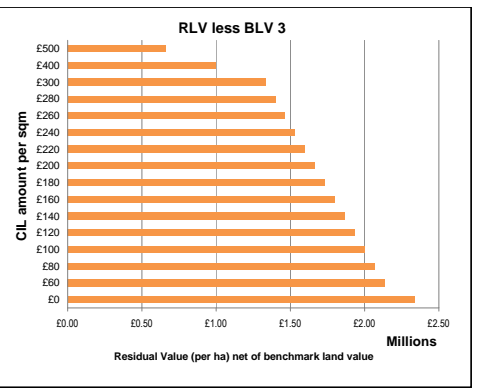
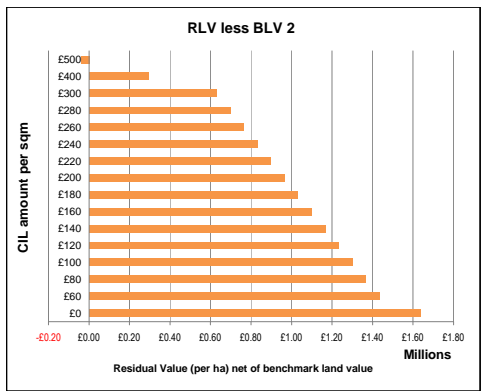
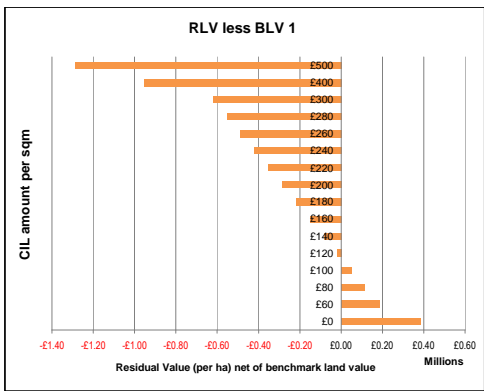


CIL Viability	Haringey	Benchmark Land Values (per net developable ha)			
SITE TYPE	3	BLV1 Resi land (high)	BLV2 Resi land (med)	BLV3 Resi land (low)	BLV4 Fmr Emptymt
50 UNITS		£4,000,000	£2,750,000	£2,050,000	£750,000
FLATS					
100 UPH	Net area as percentage of gross	100%			
CSH level:	4 on AH	Sales value inflation			
	4 on private	Build cost inflation			
Aff Hsg:	50%				

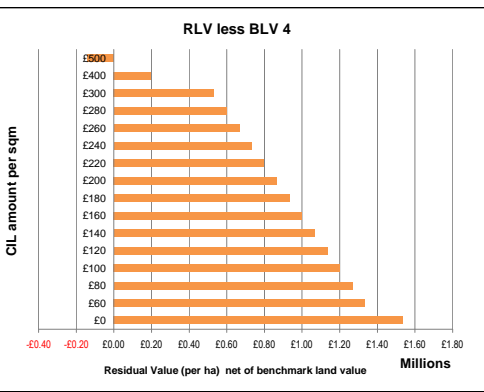
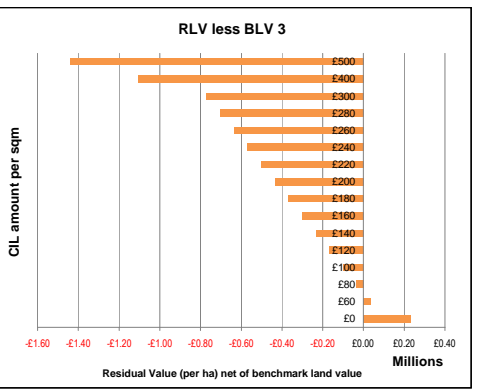
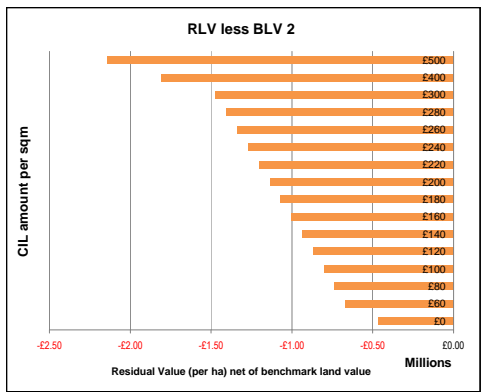
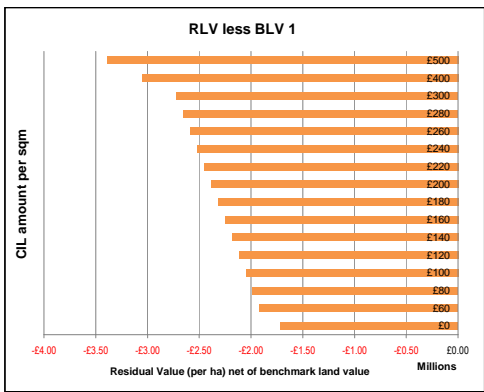
Site type 3	Description:	Area 1	£6340 psm Highgate (N6)	Site area:	0.50 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,702,573	5,405,147	1,405,147	2,655,147	3,355,147	4,655,147
60	2,602,144	5,204,288	1,204,288	2,454,288	3,154,288	4,454,288
80	2,568,667	5,137,335	1,137,335	2,387,335	3,087,335	4,387,335
100	2,535,191	5,070,382	1,070,382	2,320,382	3,020,382	4,320,382
120	2,501,714	5,003,429	1,003,429	2,253,429	2,953,429	4,253,429
140	2,468,238	4,936,476	936,476	2,186,476	2,886,476	4,186,476
160	2,434,761	4,869,523	869,523	2,119,523	2,819,523	4,119,523
180	2,401,285	4,802,570	802,570	2,052,570	2,752,570	4,052,570
200	2,367,808	4,735,617	735,617	1,985,617	2,685,617	3,985,617
220	2,334,332	4,668,664	668,664	1,918,664	2,618,664	3,918,664
240	2,300,855	4,601,711	601,711	1,851,711	2,551,711	3,851,711
260	2,267,379	4,534,758	534,758	1,784,758	2,484,758	3,784,758
280	2,233,902	4,467,805	467,805	1,717,805	2,417,805	3,717,805
300	2,200,426	4,400,852	400,852	1,650,852	2,350,852	3,650,852
400	2,033,044	4,066,087	66,087	1,316,087	2,016,087	3,316,087
500	1,865,661	3,731,322	-268,678	981,322	1,681,322	2,981,322



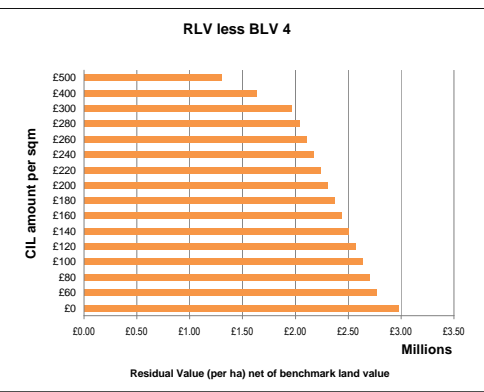
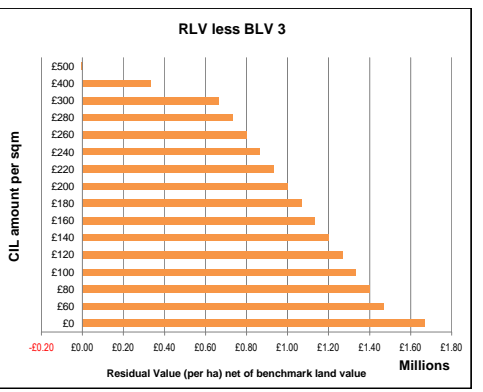
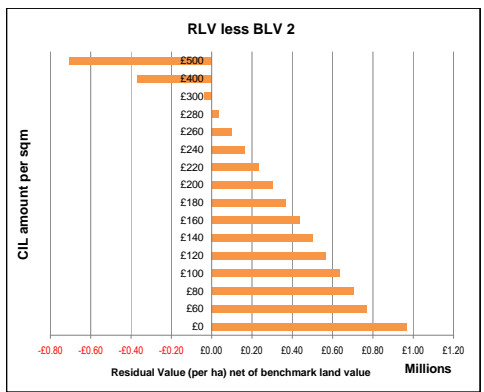
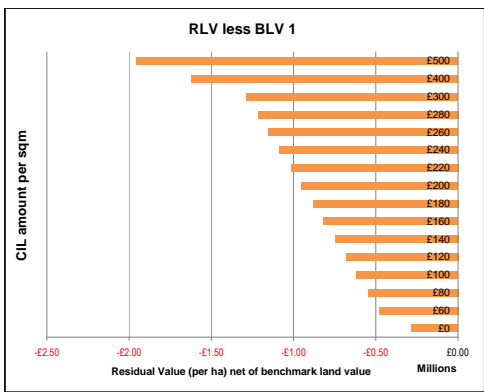
Site type 3	Description:	Area 2	£5942 psm Hornsey (N8)	Site area:	0.50 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,191,782	4,383,565	383,565	1,633,565	2,333,565	3,633,565
60	2,091,353	4,182,706	182,706	1,432,706	2,132,706	3,432,706
80	2,057,876	4,115,753	115,753	1,365,753	2,065,753	3,365,753
100	2,024,400	4,048,800	48,800	1,298,800	1,998,800	3,298,800
120	1,990,923	3,981,847	-18,153	1,231,847	1,931,847	3,231,847
140	1,957,447	3,914,894	-85,106	1,164,894	1,864,894	3,164,894
160	1,923,970	3,847,941	-152,059	1,097,941	1,797,941	3,097,941
180	1,890,494	3,780,988	-219,012	1,030,988	1,730,988	3,030,988
200	1,857,017	3,714,035	-285,965	964,035	1,664,035	2,964,035
220	1,823,541	3,647,082	-352,918	897,082	1,597,082	2,897,082
240	1,790,064	3,580,129	-419,871	830,129	1,530,129	2,830,129
260	1,756,588	3,513,176	-486,824	763,176	1,463,176	2,763,176
280	1,723,111	3,446,223	-553,777	696,223	1,396,223	2,696,223
300	1,689,635	3,379,270	-620,730	629,270	1,329,270	2,629,270
400	1,522,253	3,044,505	-955,495	294,505	994,505	2,294,505
500	1,354,870	2,709,740	-1,290,260	-40,260	659,740	1,959,740



Site type 3	Description:	Area 3	£5124 psm Muswell Hill (N10)	Site area:	0.50 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,141,966	2,283,931	-1,716,069	-466,069	233,931	1,533,931
60	1,041,536	2,083,072	-1,916,928	-666,928	33,072	1,333,072
80	1,008,060	2,016,119	-1,983,881	-733,881	33,881	1,266,119
100	974,583	1,949,167	-2,050,833	-800,833	100,833	1,199,167
120	941,107	1,882,214	-2,117,786	-867,786	167,786	1,132,214
140	907,630	1,815,261	-2,184,739	-934,739	234,739	1,065,261
160	874,154	1,748,308	-2,251,692	-1,001,692	301,692	998,308
180	840,677	1,681,355	-2,318,645	-1,068,645	368,645	931,355
200	807,201	1,614,402	-2,385,598	-1,135,598	435,598	864,402
220	773,724	1,547,449	-2,452,551	-1,202,551	502,551	797,449
240	740,248	1,480,496	-2,519,504	-1,269,504	569,504	730,496
260	706,771	1,413,543	-2,586,457	-1,336,457	636,457	663,543
280	673,295	1,346,590	-2,653,410	-1,403,410	703,410	596,590
300	639,818	1,279,637	-2,720,363	-1,470,363	770,363	529,637
400	472,436	944,872	-3,055,128	-1,805,128	1,105,128	194,872
500	305,053	610,107	-3,389,893	-2,139,893	1,439,893	-139,893

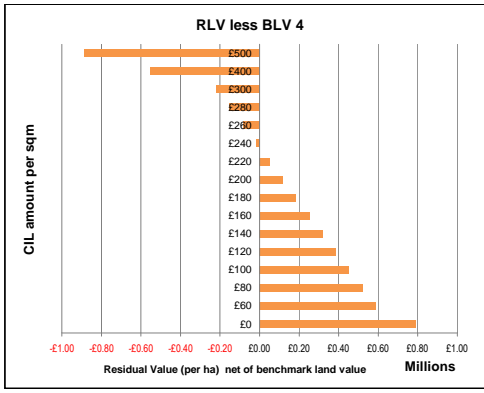
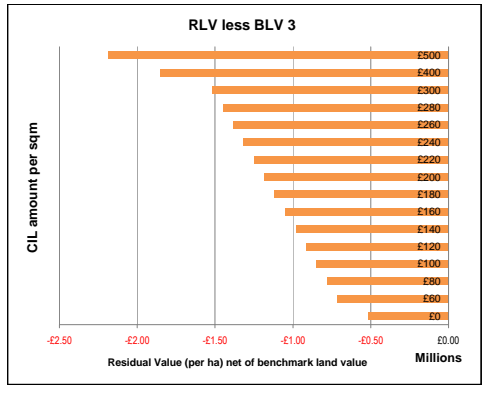
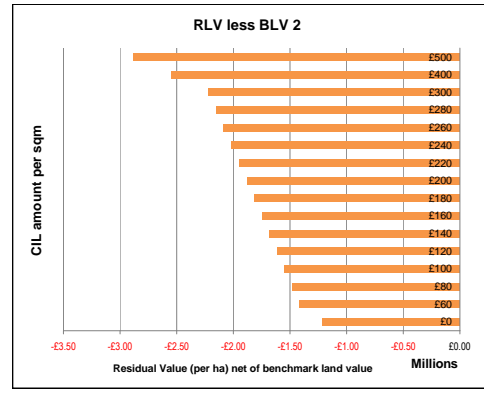
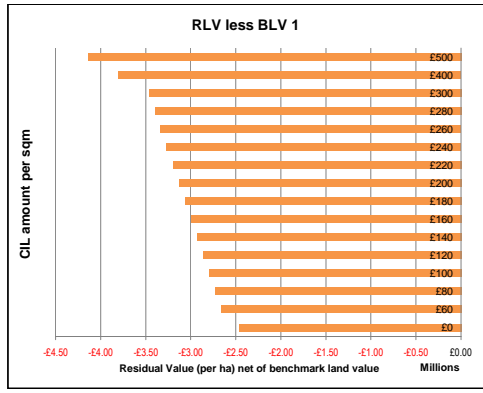


Site type 3	Description:	Area 4	£5683 psm Finsbury Pk (N4)	Site area:	0.50 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,859,383	3,718,766	-281,234	968,766	1,668,766	2,968,766
60	1,758,954	3,517,907	-482,093	767,907	1,467,907	2,767,907
80	1,725,477	3,450,954	-549,046	700,954	1,400,954	2,700,954
100	1,692,001	3,384,001	-615,999	634,001	1,334,001	2,634,001
120	1,658,524	3,317,048	-682,952	567,048	1,267,048	2,567,048
140	1,625,048	3,250,096	-749,904	500,096	1,200,096	2,500,096
160	1,591,571	3,183,143	-816,857	433,143	1,133,143	2,433,143
180	1,558,095	3,116,190	-883,810	366,190	1,066,190	2,366,190
200	1,524,618	3,049,237	-950,763	299,237	999,237	2,299,237
220	1,491,142	2,982,284	-1,017,716	232,284	932,284	2,232,284
240	1,457,665	2,915,331	-1,084,669	165,331	865,331	2,165,331
260	1,424,189	2,848,378	-1,151,622	98,378	798,378	2,098,378
280	1,390,712	2,781,425	-1,218,575	31,425	731,425	2,031,425
300	1,357,236	2,714,472	-1,285,528	-35,528	664,472	1,964,472
400	1,189,853	2,379,707	-1,620,293	-370,293	329,707	1,629,707
500	1,022,471	2,044,942	-1,955,058	-705,058	5,058	1,294,942



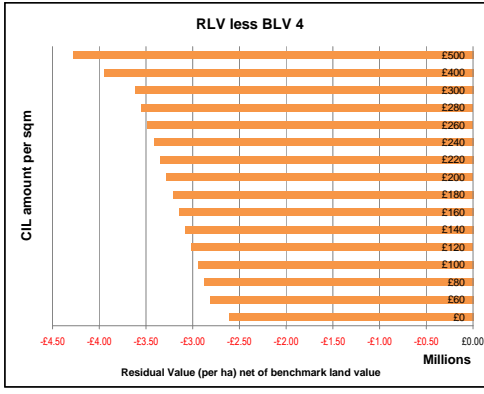
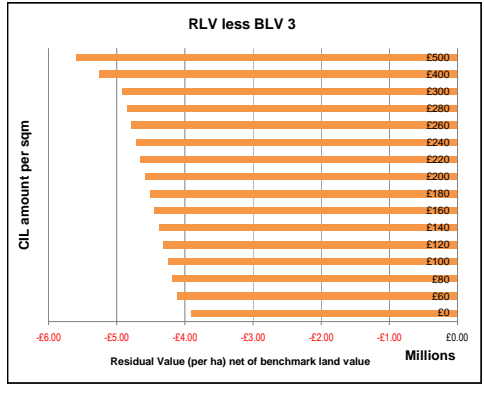
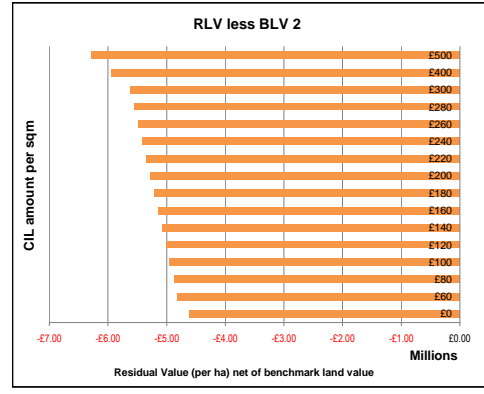
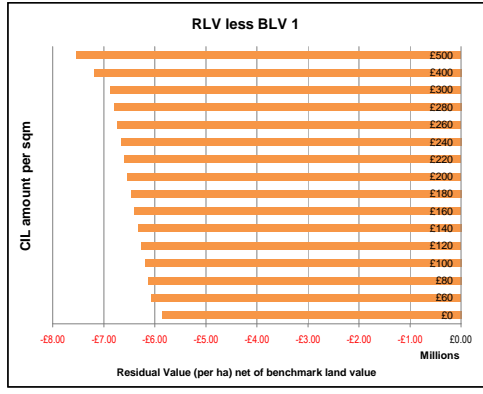
Site type 3 Description: **Area 5** E4833 psm Wood Green (N22) Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	768,498	1,536,996	-2,463,004	-1,213,004	-513,004	786,996
60	668,068	1,336,137	-2,663,863	-1,413,863	-713,863	586,137
80	634,592	1,269,184	-2,730,816	-1,480,816	-780,816	519,184
100	601,115	1,202,231	-2,797,769	-1,547,769	-847,769	452,231
120	567,639	1,135,278	-2,864,722	-1,614,722	-914,722	385,278
140	534,162	1,068,325	-2,931,675	-1,681,675	-981,675	318,325
160	500,686	1,001,372	-2,998,628	-1,748,628	-1,048,628	251,372
180	467,210	934,419	-3,065,581	-1,815,581	-1,115,581	184,419
200	433,733	867,466	-3,132,534	-1,882,534	-1,182,534	117,466
220	400,257	800,513	-3,199,487	-1,949,487	-1,249,487	50,513
240	366,780	733,560	-3,266,440	-2,016,440	-1,316,440	-16,440
260	333,304	666,607	-3,333,393	-2,083,393	-1,383,393	-83,393
280	299,827	599,654	-3,400,346	-2,150,346	-1,450,346	-150,346
300	266,351	532,701	-3,467,299	-2,217,299	-1,517,299	-217,299
400	98,968	197,936	-3,802,064	-2,552,064	-1,852,064	-552,064
500	-68,414	-136,829	-4,136,829	-2,886,829	-2,186,829	-886,829



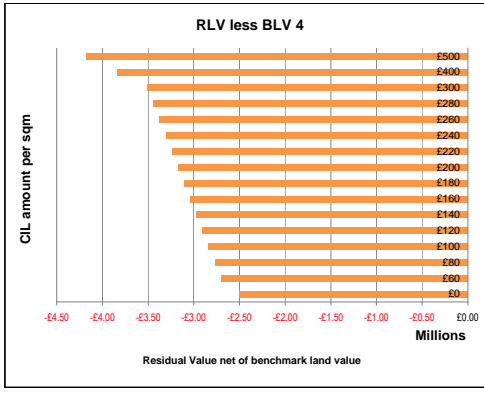
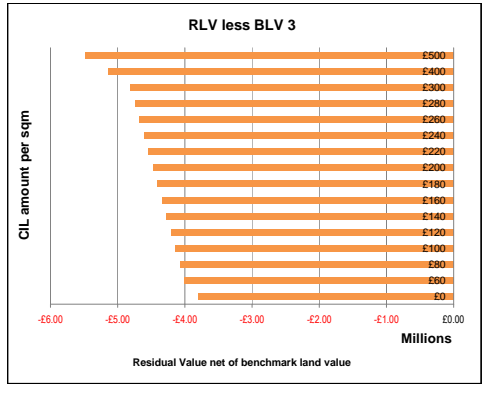
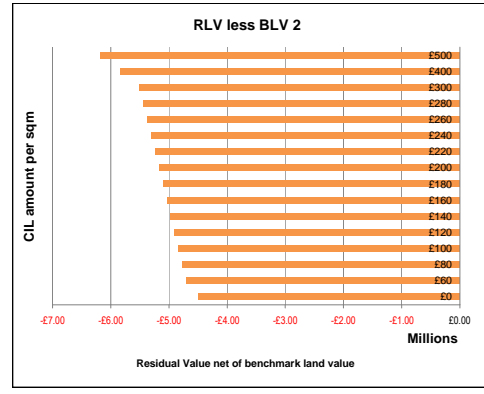
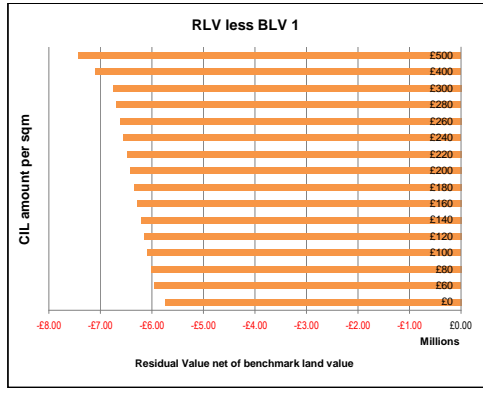
Site type 3 Description: **Area 6** E3509 psm Seven Sisters (N15) Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-930,716	-1,861,433	-5,861,433	-4,611,433	-3,911,433	-2,611,433
60	-1,031,146	-2,062,292	-6,062,292	-4,812,292	-4,112,292	-2,812,292
80	-1,064,622	-2,129,245	-6,129,245	-4,879,245	-4,179,245	-2,879,245
100	-1,098,099	-2,196,197	-6,196,197	-4,946,197	-4,246,197	-2,946,197
120	-1,131,575	-2,263,150	-6,263,150	-5,013,150	-4,313,150	-3,013,150
140	-1,165,052	-2,330,103	-6,330,103	-5,080,103	-4,380,103	-3,080,103
160	-1,198,528	-2,397,056	-6,397,056	-5,147,056	-4,447,056	-3,147,056
180	-1,232,005	-2,464,009	-6,464,009	-5,214,009	-4,514,009	-3,214,009
200	-1,265,481	-2,530,962	-6,530,962	-5,280,962	-4,580,962	-3,280,962
220	-1,298,958	-2,597,915	-6,597,915	-5,347,915	-4,647,915	-3,347,915
240	-1,332,434	-2,664,868	-6,664,868	-5,414,868	-4,714,868	-3,414,868
260	-1,365,911	-2,731,821	-6,731,821	-5,481,821	-4,781,821	-3,481,821
280	-1,399,387	-2,798,774	-6,798,774	-5,548,774	-4,848,774	-3,548,774
300	-1,432,864	-2,865,727	-6,865,727	-5,615,727	-4,915,727	-3,615,727
400	-1,600,246	-3,200,492	-7,200,492	-5,950,492	-5,250,492	-3,950,492
500	-1,767,629	-3,535,257	-7,535,257	-6,285,257	-5,585,257	-4,285,257



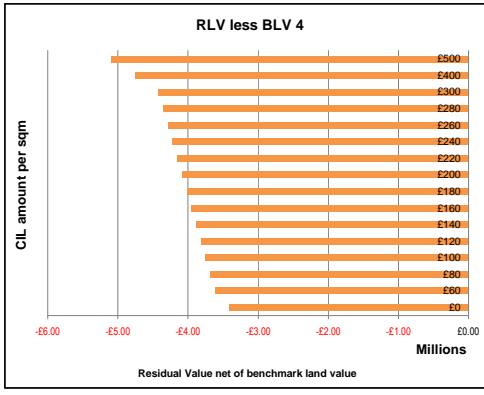
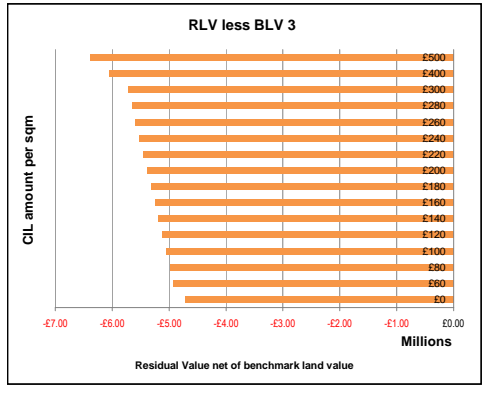
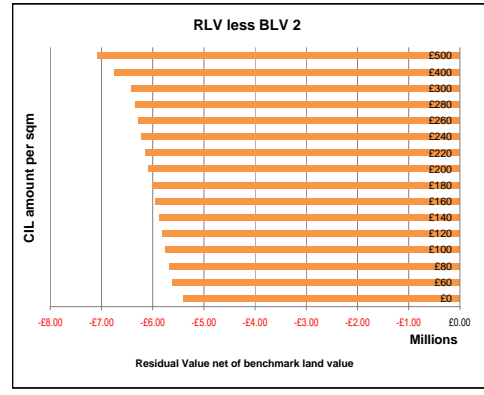
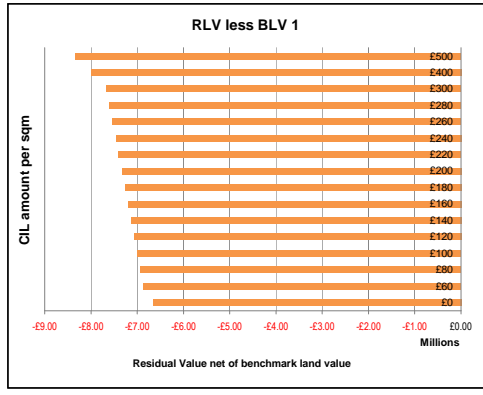
Site type 3 Description: **Area 7** E3552 psm Tottenham Hale (N) Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	875,530	1,751,061	-5,751,061	-4,501,061	-3,801,061	-2,501,061
60	975,960	1,951,920	-5,951,920	-4,701,920	-4,001,920	-2,701,920
80	1,009,436	2,018,873	-6,018,873	-4,768,873	-4,068,873	-2,768,873
100	1,042,913	2,085,826	-6,085,826	-4,835,826	-4,135,826	-2,835,826
120	1,076,389	2,152,779	-6,152,779	-4,902,779	-4,202,779	-2,902,779
140	1,109,866	2,219,732	-6,219,732	-4,969,732	-4,269,732	-2,969,732
160	1,143,342	2,286,684	-6,286,684	-5,036,684	-4,336,684	-3,036,684
180	1,176,819	2,353,637	-6,353,637	-5,103,637	-4,403,637	-3,103,637
200	1,210,295	2,420,590	-6,420,590	-5,170,590	-4,470,590	-3,170,590
220	1,243,772	2,487,543	-6,487,543	-5,237,543	-4,537,543	-3,237,543
240	1,277,248	2,554,496	-6,554,496	-5,304,496	-4,604,496	-3,304,496
260	1,310,725	2,621,449	-6,621,449	-5,371,449	-4,671,449	-3,371,449
280	1,344,201	2,688,402	-6,688,402	-5,438,402	-4,738,402	-3,438,402
300	1,377,678	2,755,355	-6,755,355	-5,505,355	-4,805,355	-3,505,355
400	1,545,060	3,090,120	-7,090,120	-5,840,120	-5,140,120	-3,840,120
500	1,712,443	3,424,885	-7,424,885	-6,174,885	-5,474,885	-4,174,885



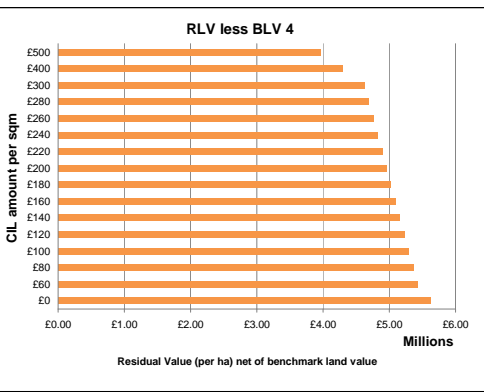
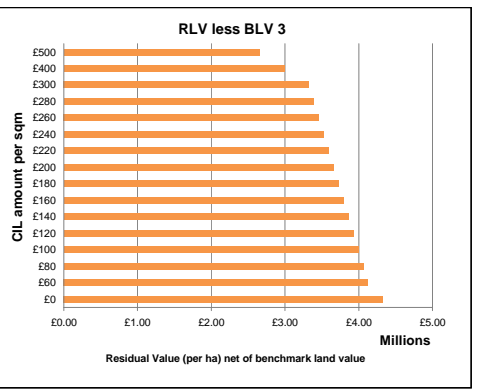
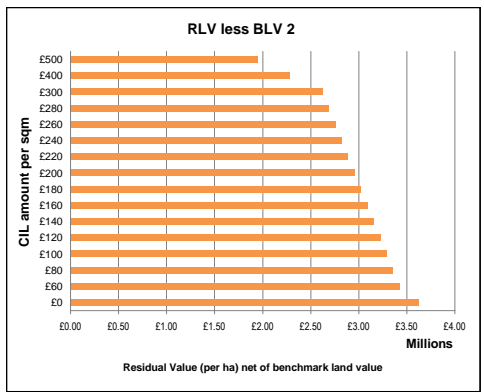
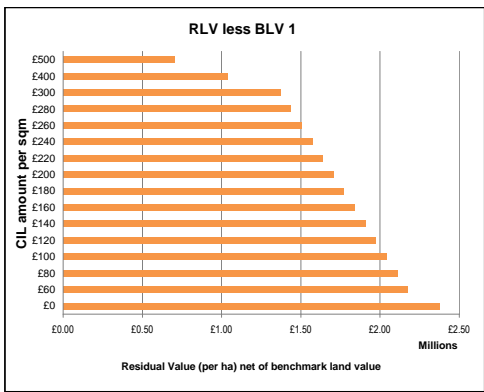
Site type 3 Description: **Area 8** E3197 psm Tottenham (N17) Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,331,135	2,662,271	-6,662,271	-5,412,271	-4,712,271	-3,412,271
60	1,431,565	2,863,130	-6,863,130	-5,613,130	-4,913,130	-3,613,130
80	1,465,041	2,930,083	-6,930,083	-5,680,083	-4,980,083	-3,680,083
100	1,498,518	2,997,036	-6,997,036	-5,747,036	-5,047,036	-3,747,036
120	1,531,994	3,063,989	-7,063,989	-5,813,989	-5,113,989	-3,813,989
140	1,565,471	3,130,942	-7,130,942	-5,880,942	-5,180,942	-3,880,942
160	1,598,947	3,197,895	-7,197,895	-5,947,895	-5,247,895	-3,947,895
180	1,632,424	3,264,848	-7,264,848	-6,014,848	-5,314,848	-4,014,848
200	1,665,900	3,331,801	-7,331,801	-6,081,801	-5,381,801	-4,081,801
220	1,699,377	3,398,753	-7,398,753	-6,148,753	-5,448,753	-4,148,753
240	1,732,853	3,465,706	-7,465,706	-6,215,706	-5,515,706	-4,215,706
260	1,766,330	3,532,659	-7,532,659	-6,282,659	-5,582,659	-4,282,659
280	1,799,806	3,599,612	-7,599,612	-6,349,612	-5,649,612	-4,349,612
300	1,833,283	3,666,565	-7,666,565	-6,416,565	-5,716,565	-4,416,565
400	2,000,665	4,001,330	-8,001,330	-6,751,330	-6,051,330	-4,751,330
500	2,168,048	4,336,095	-8,336,095	-7,086,095	-6,386,095	-5,086,095

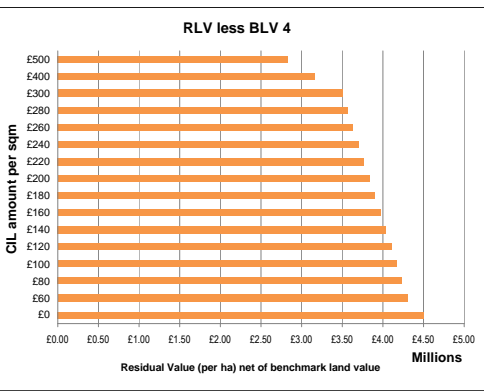
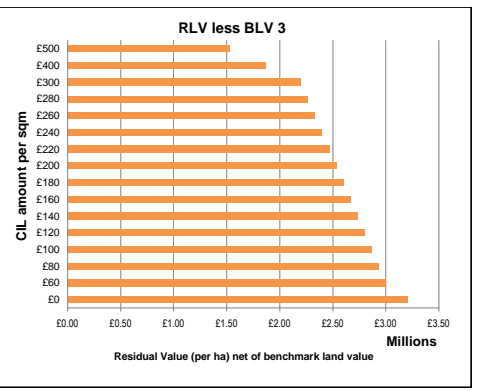
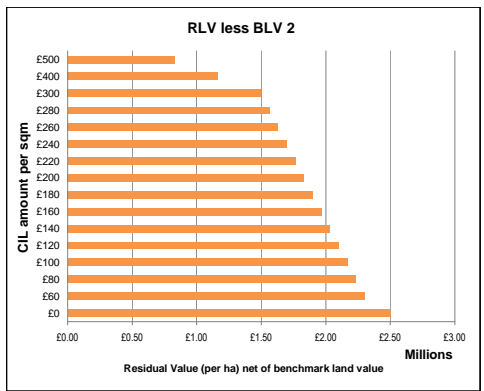
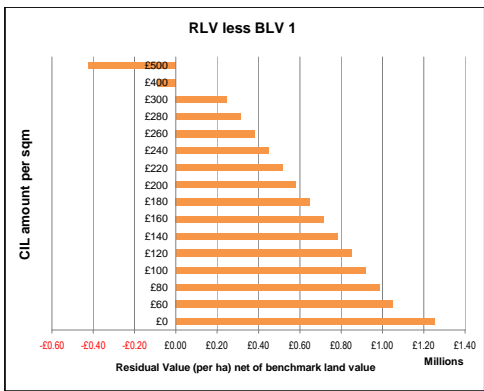


CIL Viability	Haringey	Benchmark Land Values (per net developable ha)			
SITE TYPE	3	BLV1 Resi land (high) £4,000,000	BLV2 Resi land (med) £2,750,000	BLV3 Resi land (low) £2,050,000	BLV4 Fmr Empytment £750,000
50 UNITS					
FLATS					
100 UPH	Net area as percentage of gross	100%			
CSH level:	4 on AH	+10% Sales value inflation			
	4 on private	+5% Build cost inflation			
Aff Hsg:	50%				

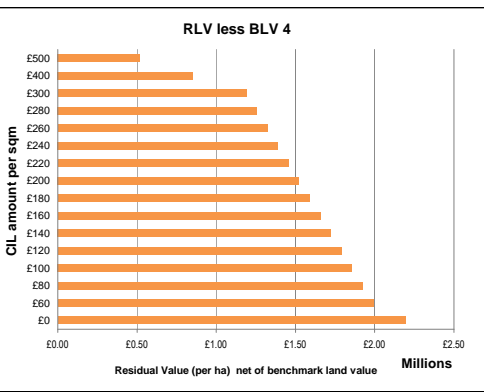
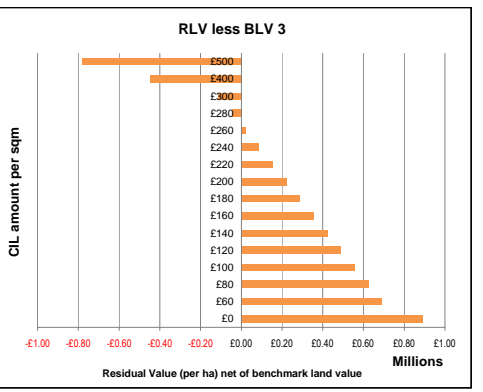
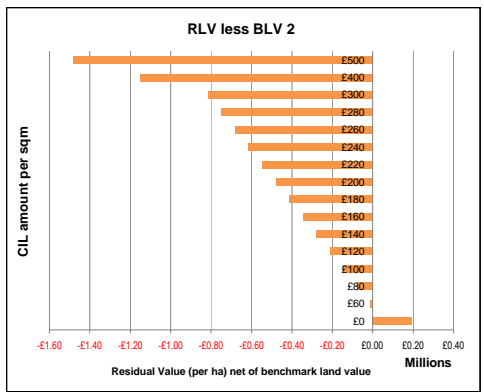
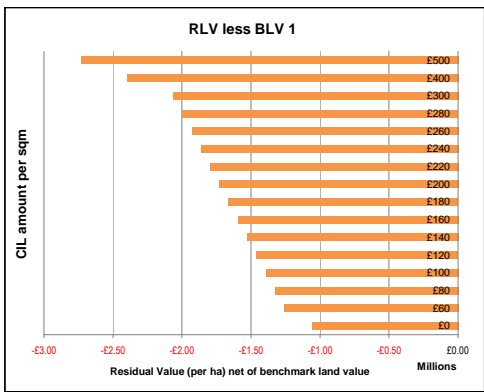
Site type 3	Description:	Area 1	£6340 psm Highgate (N6)	Site area:	0.50 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,187,026	6,374,053	2,374,053	3,624,053	4,324,053	5,624,053
60	3,086,597	6,173,194	2,173,194	3,423,194	4,123,194	5,423,194
80	3,053,120	6,106,241	2,106,241	3,356,241	4,056,241	5,356,241
100	3,019,644	6,039,288	2,039,288	3,289,288	3,989,288	5,289,288
120	2,986,168	5,972,335	1,972,335	3,222,335	3,922,335	5,222,335
140	2,952,691	5,905,382	1,905,382	3,155,382	3,855,382	5,155,382
160	2,919,215	5,838,429	1,838,429	3,088,429	3,788,429	5,088,429
180	2,885,738	5,771,476	1,771,476	3,021,476	3,721,476	5,021,476
200	2,852,262	5,704,523	1,704,523	2,954,523	3,654,523	4,954,523
220	2,818,785	5,637,570	1,637,570	2,887,570	3,587,570	4,887,570
240	2,785,309	5,570,617	1,570,617	2,820,617	3,520,617	4,820,617
260	2,751,832	5,503,664	1,503,664	2,753,664	3,453,664	4,753,664
280	2,718,356	5,436,711	1,436,711	2,686,711	3,386,711	4,686,711
300	2,684,879	5,369,758	1,369,758	2,619,758	3,319,758	4,619,758
400	2,517,497	5,034,993	1,034,993	2,284,993	2,984,993	4,284,993
500	2,350,114	4,700,228	700,228	1,950,228	2,650,228	3,950,228



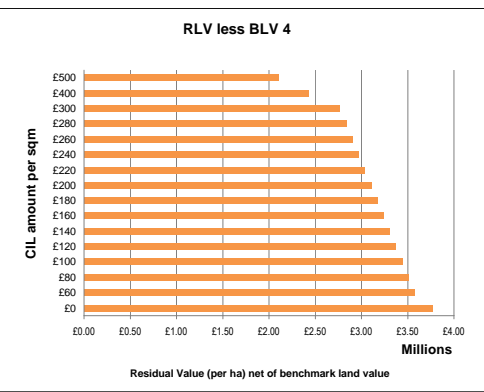
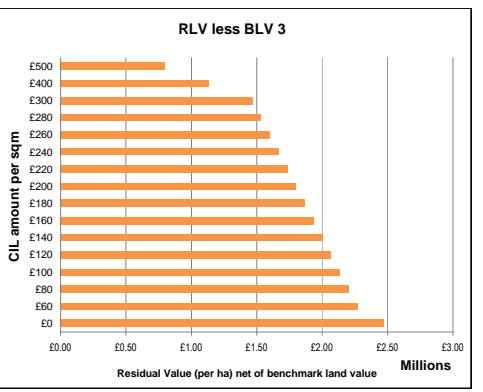
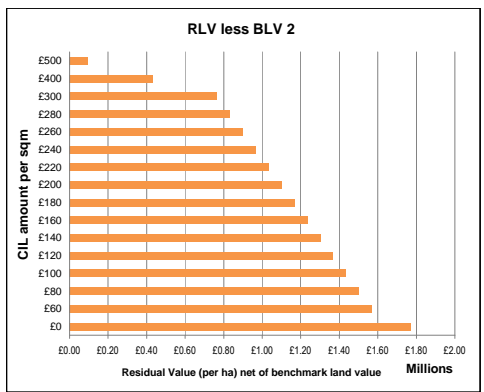
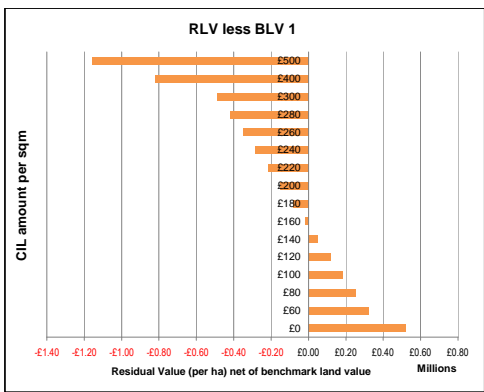
Site type 3	Description:	Area 2	£5942 psm Hornsey (N8)	Site area:	0.50 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,625,156	5,250,313	1,250,313	2,500,313	3,200,313	4,500,313
60	2,524,727	5,049,454	1,049,454	2,299,454	2,999,454	4,299,454
80	2,491,250	4,982,501	982,501	2,232,501	2,932,501	4,232,501
100	2,457,774	4,915,548	915,548	2,165,548	2,865,548	4,165,548
120	2,424,297	4,848,595	848,595	2,098,595	2,798,595	4,098,595
140	2,390,821	4,781,642	781,642	2,031,642	2,731,642	4,031,642
160	2,357,344	4,714,689	714,689	1,964,689	2,664,689	3,964,689
180	2,323,868	4,647,736	647,736	1,897,736	2,597,736	3,897,736
200	2,290,391	4,580,783	580,783	1,830,783	2,530,783	3,830,783
220	2,256,915	4,513,830	513,830	1,763,830	2,463,830	3,763,830
240	2,223,439	4,446,877	446,877	1,696,877	2,396,877	3,696,877
260	2,189,962	4,379,924	379,924	1,629,924	2,329,924	3,629,924
280	2,156,486	4,312,971	312,971	1,562,971	2,262,971	3,562,971
300	2,123,009	4,246,018	246,018	1,496,018	2,196,018	3,496,018
400	1,955,627	3,911,253	88,747	1,161,253	1,861,253	3,161,253
500	1,788,244	3,576,488	-423,512	826,488	1,526,488	2,826,488



Site type 3	Description:	Area 3	£5124 psm Muswell Hill (N10)	Site area:	0.50 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,470,358	2,940,716	-1,059,284	190,716	890,716	2,190,716
60	1,369,929	2,739,857	-1,260,143	10,143	689,857	1,989,857
80	1,336,452	2,672,904	-1,327,096	77,096	622,904	1,922,904
100	1,302,976	2,605,951	-1,394,049	144,049	555,951	1,855,951
120	1,269,499	2,538,998	-1,461,002	211,002	488,998	1,788,998
140	1,236,023	2,472,045	-1,527,955	277,955	422,045	1,722,045
160	1,202,546	2,405,092	-1,594,908	344,908	355,092	1,655,092
180	1,169,070	2,338,139	-1,661,861	411,861	288,139	1,588,139
200	1,135,593	2,271,186	-1,728,814	478,814	221,186	1,521,186
220	1,102,117	2,204,233	-1,795,767	545,767	154,233	1,454,233
240	1,068,640	2,137,280	-1,862,720	612,720	87,280	1,387,280
260	1,035,164	2,070,327	-1,929,673	679,673	20,327	1,320,327
280	1,001,687	2,003,374	-1,996,626	746,626	46,626	1,253,374
300	968,211	1,936,421	-2,063,579	813,579	113,579	1,186,421
400	800,828	1,601,657	-2,398,343	1,148,343	448,343	851,657
500	633,446	1,266,892	-2,733,108	1,483,108	783,108	516,892

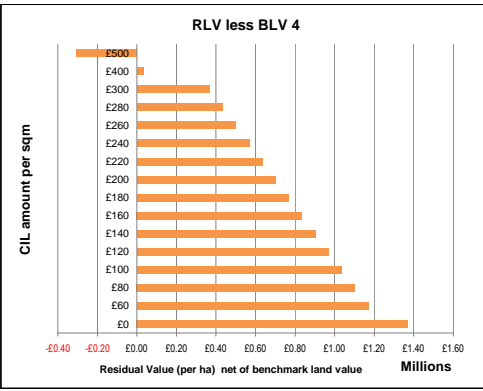
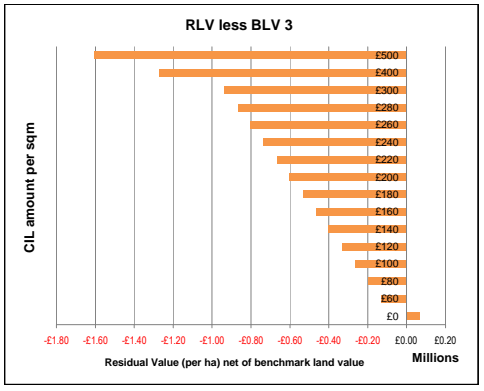
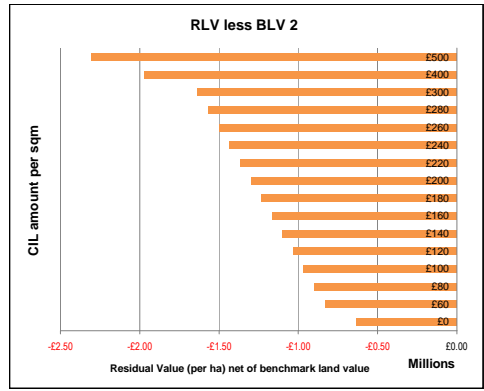
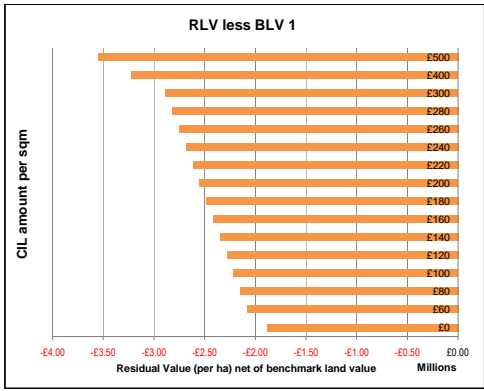


Site type 3	Description:	Area 4	£5683 psm Finsbury Pk (N4)	Site area:	0.50 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,259,517	4,519,035	519,035	1,769,035	2,469,035	3,769,035
60	2,159,088	4,318,176	318,176	1,568,176	2,268,176	3,568,176
80	2,125,611	4,251,223	251,223	1,501,223	2,201,223	3,501,223
100	2,092,135	4,184,270	184,270	1,434,270	2,134,270	3,434,270
120	2,058,658	4,117,317	117,317	1,367,317	2,067,317	3,367,317
140	2,025,182	4,050,364	50,364	1,300,364	2,000,364	3,300,364
160	1,991,705	3,983,411	-16,589	1,233,411	1,933,411	3,233,411
180	1,958,229	3,916,458	-83,542	1,166,458	1,866,458	3,166,458
200	1,924,752	3,849,505	-150,495	1,099,505	1,799,505	3,099,505
220	1,891,276	3,782,552	-217,448	1,032,552	1,732,552	3,032,552
240	1,857,799	3,715,599	-284,401	965,599	1,665,599	2,965,599
260	1,824,323	3,648,646	-351,354	898,646	1,598,646	2,898,646
280	1,790,846	3,581,693	-418,307	831,693	1,531,693	2,831,693
300	1,757,370	3,514,740	-485,260	764,740	1,464,740	2,764,740
400	1,589,988	3,179,975	-820,025	429,975	1,129,975	2,429,975
500	1,422,605	2,845,210	-1,154,790	95,210	795,210	2,095,210



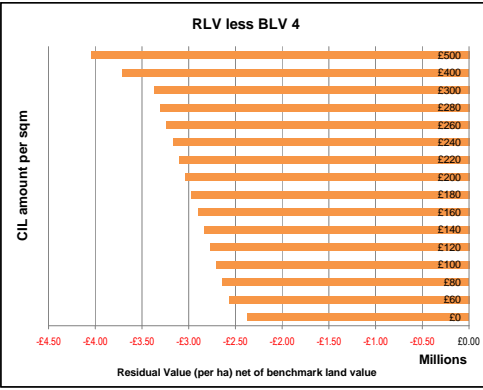
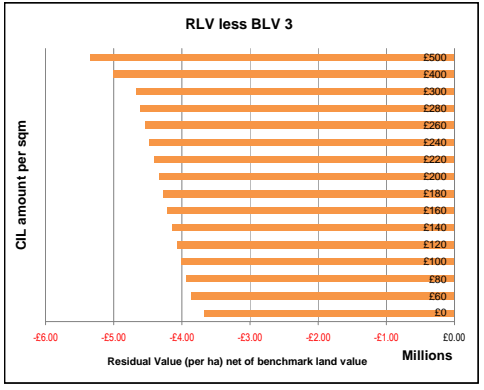
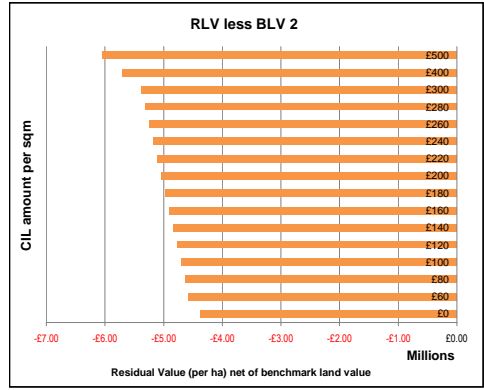
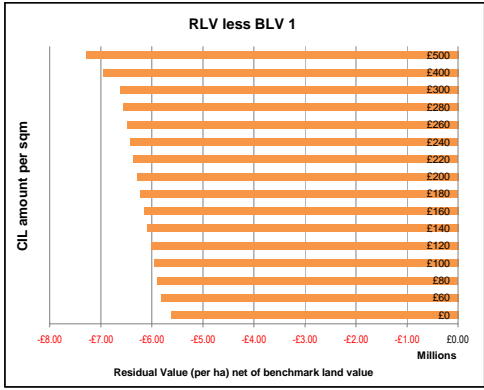
Site type 3 Description: **Area 5** £4833 psm Wood Green (N22) Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,059,544	2,119,087	-1,880,913	-	630,913	69,087
60	959,114	1,918,228	-2,081,772	-	831,772	131,772
80	925,638	1,851,275	-2,148,725	-	898,725	198,725
100	892,161	1,784,322	-2,215,678	-	965,678	265,678
120	858,685	1,717,369	-2,282,631	-	1,032,631	332,631
140	825,208	1,650,416	-2,349,584	-	1,099,584	399,584
160	791,732	1,583,463	-2,416,537	-	1,166,537	466,537
180	758,255	1,516,510	-2,483,490	-	1,233,490	533,490
200	724,779	1,449,557	-2,550,443	-	1,300,443	600,443
220	691,302	1,382,604	-2,617,396	-	1,367,396	667,396
240	657,826	1,315,651	-2,684,349	-	1,434,349	734,349
260	624,349	1,248,698	-2,751,302	-	1,501,302	801,302
280	590,873	1,181,745	-2,818,255	-	1,568,255	868,255
300	557,396	1,114,792	-2,885,208	-	1,635,208	935,208
400	390,014	780,027	-3,219,973	-	1,969,973	30,027
500	222,631	445,263	-3,554,737	-	2,304,737	-304,737



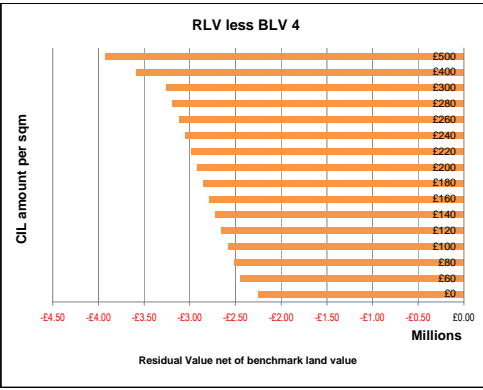
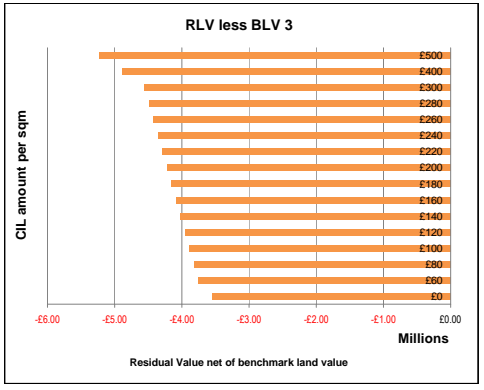
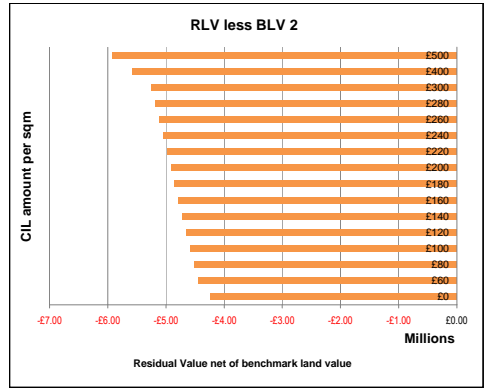
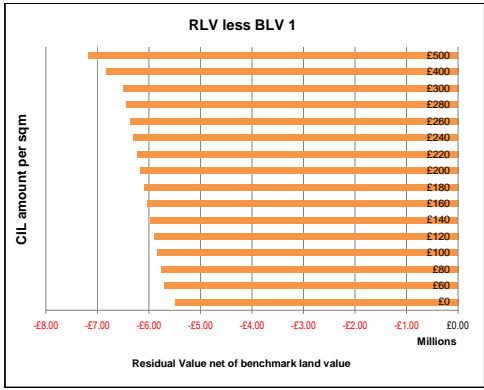
Site type 3 Description: **Area 6** £3509 psm Seven Sisters (N15) Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-809,592	-1,619,184	-5,619,184	-	4,369,184	-3,669,184
60	-910,022	-1,820,043	-5,820,043	-	4,570,043	-3,870,043
80	-943,498	-1,886,996	-5,886,996	-	4,636,996	-3,936,996
100	-976,975	-1,953,949	-5,953,949	-	4,703,949	-4,003,949
120	-1,010,451	-2,020,902	-6,020,902	-	4,770,902	-4,070,902
140	-1,043,928	-2,087,855	-6,087,855	-	4,837,855	-4,137,855
160	-1,077,404	-2,154,808	-6,154,808	-	4,904,808	-4,204,808
180	-1,110,881	-2,221,761	-6,221,761	-	4,971,761	-4,271,761
200	-1,144,357	-2,288,714	-6,288,714	-	5,038,714	-4,338,714
220	-1,177,834	-2,355,667	-6,355,667	-	5,105,667	-4,405,667
240	-1,211,310	-2,422,620	-6,422,620	-	5,172,620	-4,472,620
260	-1,244,786	-2,489,573	-6,489,573	-	5,239,573	-4,539,573
280	-1,278,263	-2,556,526	-6,556,526	-	5,306,526	-4,606,526
300	-1,311,739	-2,623,479	-6,623,479	-	5,373,479	-4,673,479
400	-1,479,122	-2,958,244	-6,958,244	-	5,708,244	-5,008,244
500	-1,646,504	-3,293,009	-7,293,009	-	6,043,009	-5,343,009



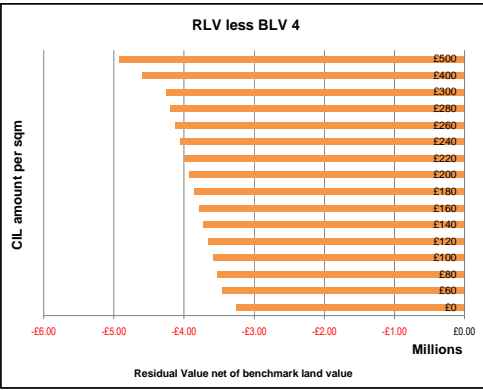
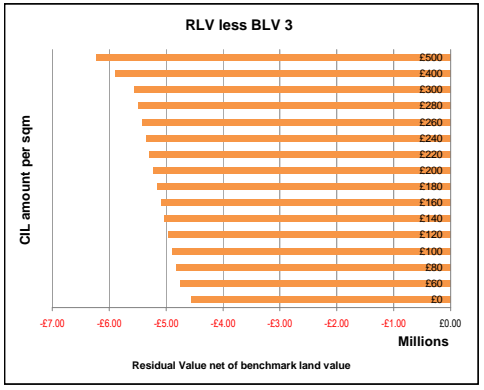
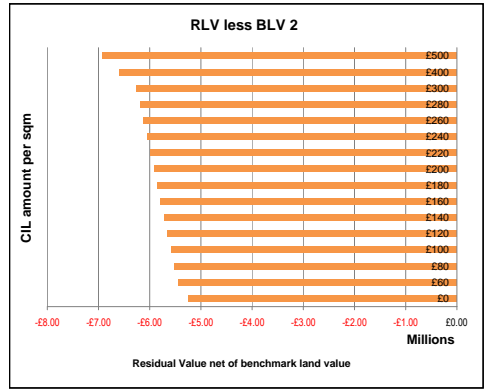
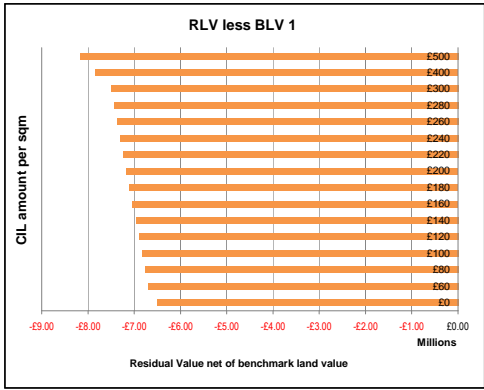
Site type 3 Description: **Area 7** £3552 psm Tottenham Hale (N) Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	748,888	1,497,775	-5,497,775	-	4,247,775	-3,547,775
60	849,317	1,698,634	-5,698,634	-	4,448,634	-3,748,634
80	882,794	1,765,587	-5,765,587	-	4,515,587	-3,815,587
100	916,270	1,832,540	-5,832,540	-	4,582,540	-3,882,540
120	949,747	1,899,493	-5,899,493	-	4,649,493	-3,949,493
140	983,223	1,966,446	-5,966,446	-	4,716,446	-4,016,446
160	1,016,699	2,033,399	-6,033,399	-	4,783,399	-4,083,399
180	1,050,176	2,100,352	-6,100,352	-	4,850,352	-4,150,352
200	1,083,652	2,167,305	-6,167,305	-	4,917,305	-4,217,305
220	1,117,129	2,234,258	-6,234,258	-	4,984,258	-4,284,258
240	1,150,605	2,301,211	-6,301,211	-	5,051,211	-4,351,211
260	1,184,082	2,368,164	-6,368,164	-	5,118,164	-4,418,164
280	1,217,558	2,435,117	-6,435,117	-	5,185,117	-4,485,117
300	1,251,035	2,502,070	-6,502,070	-	5,252,070	-4,552,070
400	1,418,417	2,836,835	-6,836,835	-	5,586,835	-4,886,835
500	1,585,800	3,171,600	-7,171,600	-	5,921,600	-5,221,600



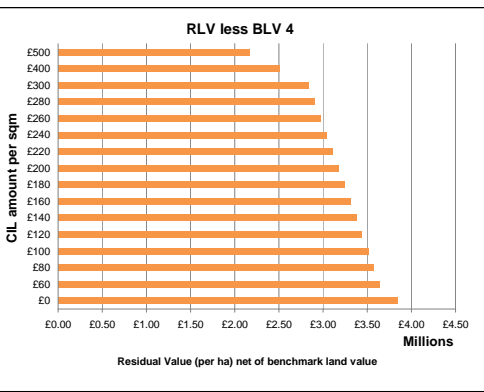
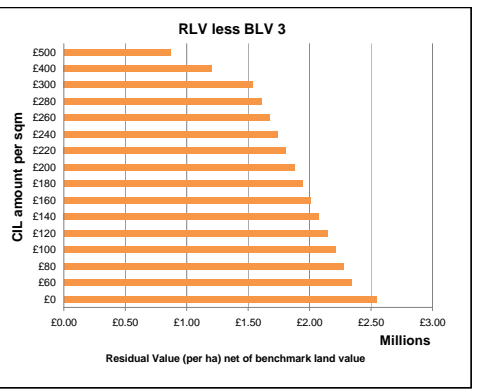
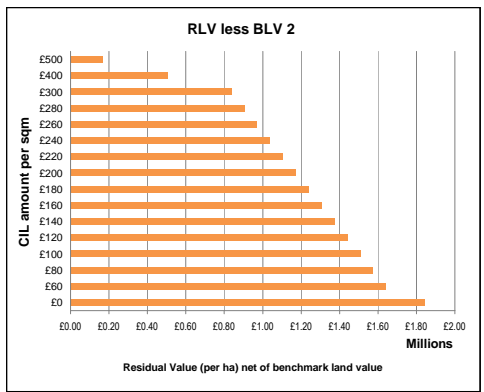
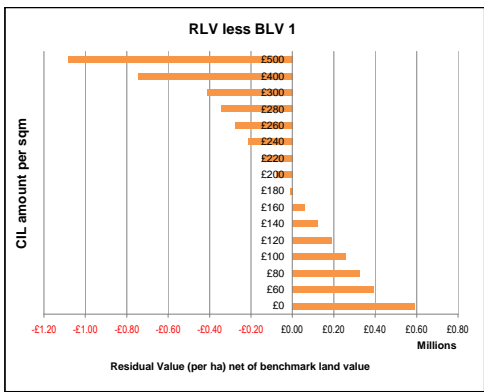
Site type 3 Description: **Area 8** £3197 psm Tottenham (N17) Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,250,053	2,500,106	-6,500,106	-	5,250,106	-4,550,106
60	1,350,483	2,700,965	-6,700,965	-	5,450,965	-4,750,965
80	1,383,959	2,767,918	-6,767,918	-	5,517,918	-4,817,918
100	1,417,436	2,834,871	-6,834,871	-	5,584,871	-4,884,871
120	1,450,912	2,901,824	-6,901,824	-	5,651,824	-4,951,824
140	1,484,389	2,968,777	-6,968,777	-	5,718,777	-5,018,777
160	1,517,865	3,035,730	-7,035,730	-	5,785,730	-5,085,730
180	1,551,341	3,102,683	-7,102,683	-	5,852,683	-5,152,683
200	1,584,818	3,169,636	-7,169,636	-	5,919,636	-5,219,636
220	1,618,294	3,236,589	-7,236,589	-	5,986,589	-5,286,589
240	1,651,771	3,303,542	-7,303,542	-	6,053,542	-5,353,542
260	1,685,247	3,370,495	-7,370,495	-	6,120,495	-5,420,495
280	1,718,724	3,437,448	-7,437,448	-	6,187,448	-5,487,448
300	1,752,200	3,504,401	-7,504,401	-	6,254,401	-5,554,401
400	1,919,583	3,839,166	-7,839,166	-	6,589,166	-5,889,166
500	2,086,965	4,173,931	-8,173,931	-	6,923,931	-6,223,931

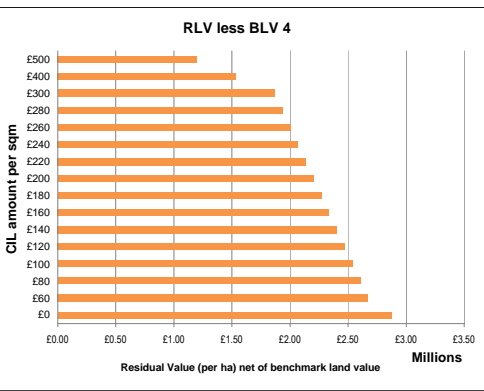
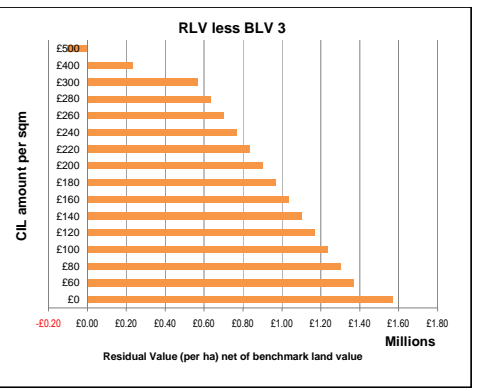
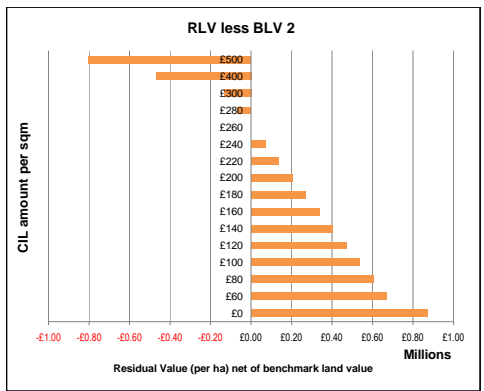
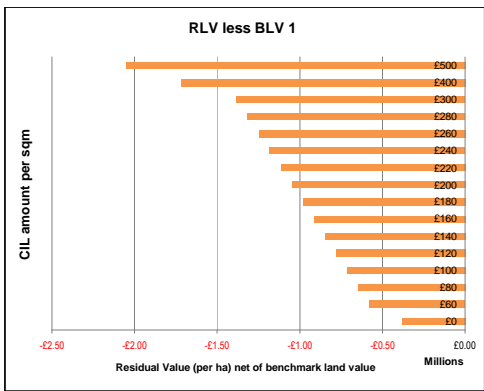


CIL Viability	Haringey	Benchmark Land Values (per net developable ha)			
SITE TYPE	3	BLV1 Resi land (high)	BLV2 Resi land (med)	BLV3 Resi land (low)	BLV4 Fmr Emplyment
50 UNITS		£4,000,000	£2,750,000	£2,050,000	£750,000
FLATS					
100 UPH	Net area as percentage of gross	100%			
CSH level:	4 on AH	-5% Sales value inflation			
	4 on private	Build cost inflation			
Aff Hsg:	50%				

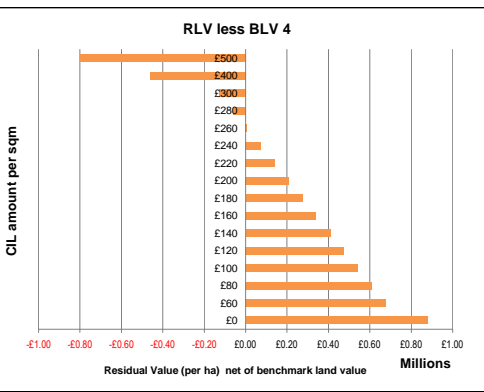
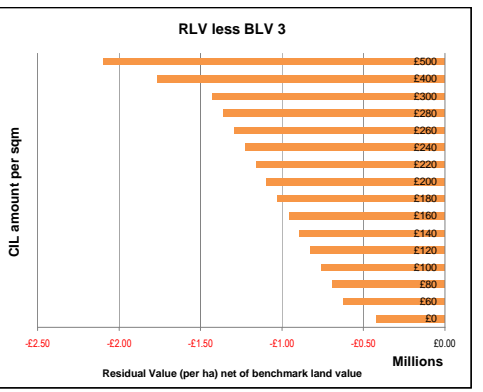
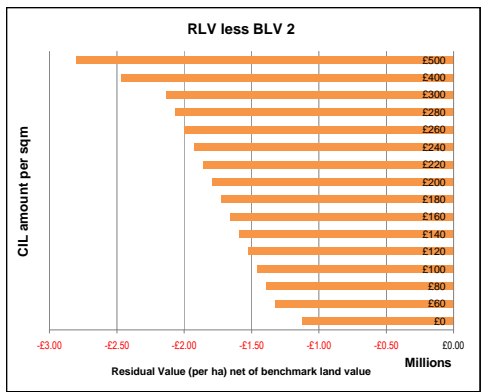
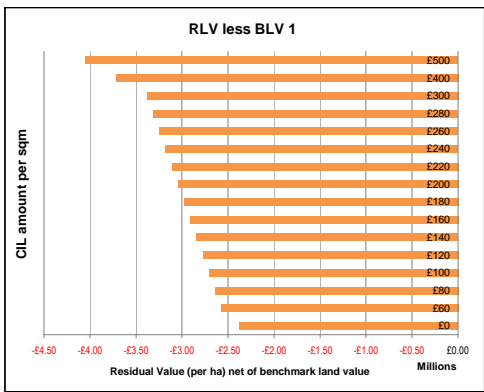
Site type 3	Description:	Area 1	£6340 psm Highgate (N6)	Site area:	0.50 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,295,737	4,591,475	591,475	1,841,475	2,541,475	3,841,475
60	2,195,308	4,390,616	390,616	1,640,616	2,340,616	3,640,616
80	2,161,831	4,323,663	323,663	1,573,663	2,273,663	3,573,663
100	2,128,355	4,256,710	256,710	1,506,710	2,206,710	3,506,710
120	2,094,878	4,189,757	189,757	1,439,757	2,139,757	3,439,757
140	2,061,402	4,122,804	122,804	1,372,804	2,072,804	3,372,804
160	2,027,925	4,055,851	55,851	1,305,851	2,005,851	3,305,851
180	1,994,449	3,988,898	-11,102	1,238,898	1,938,898	3,238,898
200	1,960,972	3,921,945	-78,055	1,171,945	1,871,945	3,171,945
220	1,927,496	3,854,992	-145,008	1,104,992	1,804,992	3,104,992
240	1,894,019	3,788,039	-211,961	1,038,039	1,738,039	3,038,039
260	1,860,543	3,721,086	-278,914	971,086	1,671,086	2,971,086
280	1,827,066	3,654,133	-345,867	904,133	1,604,133	2,904,133
300	1,793,590	3,587,180	-412,820	837,180	1,537,180	2,837,180
400	1,626,208	3,252,415	-747,585	502,415	1,202,415	2,502,415
500	1,458,825	2,917,650	-1,082,350	167,650	867,650	2,167,650



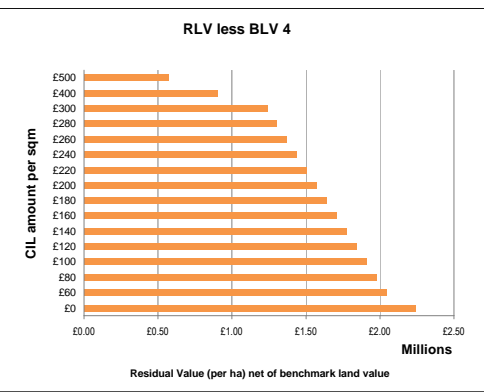
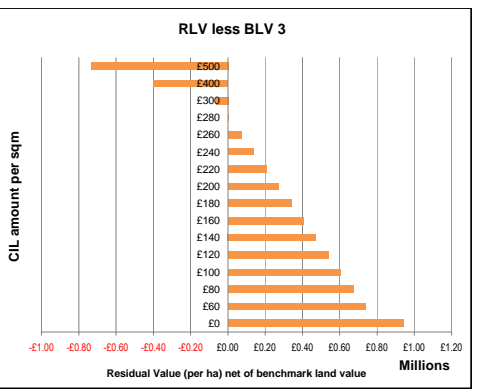
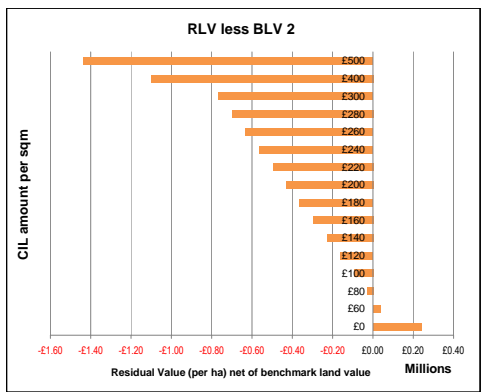
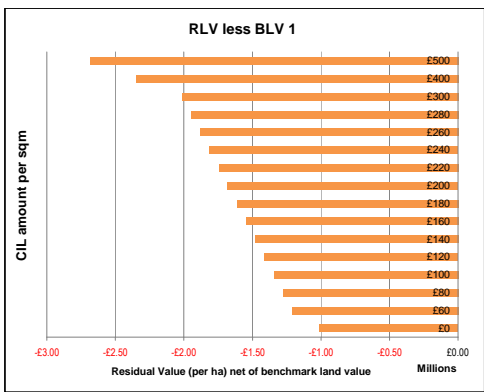
Site type 3	Description:	Area 2	£5942 psm Hornsey (N8)	Site area:	0.50 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,810,486	3,620,972	-379,028	870,972	1,570,972	2,870,972
60	1,710,056	3,420,113	-579,887	670,113	1,370,113	2,670,113
80	1,676,580	3,353,160	-646,840	603,160	1,303,160	2,603,160
100	1,643,103	3,286,207	-713,793	536,207	1,236,207	2,536,207
120	1,609,627	3,219,254	-780,746	469,254	1,169,254	2,469,254
140	1,576,150	3,152,301	-847,699	402,301	1,102,301	2,402,301
160	1,542,674	3,085,348	-914,652	335,348	1,035,348	2,335,348
180	1,509,197	3,018,395	-981,605	268,395	968,395	2,268,395
200	1,475,721	2,951,442	-1,048,558	201,442	901,442	2,201,442
220	1,442,244	2,884,489	-1,115,511	134,489	834,489	2,134,489
240	1,408,768	2,817,536	-1,182,464	67,536	767,536	2,067,536
260	1,375,292	2,750,583	-1,249,417	583	700,583	2,000,583
280	1,341,815	2,683,630	-1,316,370	66,370	633,630	1,933,630
300	1,308,339	2,616,677	-1,383,323	133,323	566,677	1,866,677
400	1,140,956	2,281,912	-1,718,088	468,088	231,912	1,531,912
500	973,574	1,947,147	-2,052,853	802,853	102,853	1,197,147



Site type 3	Description:	Area 3	£5124 psm Muswell Hill (N10)	Site area:	0.50 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	813,160	1,626,320	-2,373,680	-1,123,680	-423,680	876,320
60	712,731	1,425,461	-2,574,539	-1,324,539	-624,539	675,461
80	679,254	1,358,508	-2,641,492	-1,391,492	-691,492	608,508
100	645,778	1,291,555	-2,708,445	-1,458,445	-758,445	541,555
120	612,301	1,224,602	-2,775,398	-1,525,398	-825,398	474,602
140	578,825	1,157,649	-2,842,351	-1,592,351	-892,351	407,649
160	545,348	1,090,696	-2,909,304	-1,659,304	-959,304	340,696
180	511,872	1,023,743	-2,976,257	-1,726,257	-1,026,257	273,743
200	478,395	956,790	-3,043,210	-1,793,210	-1,093,210	206,790
220	444,919	889,837	-3,110,163	-1,860,163	-1,160,163	139,837
240	411,442	822,884	-3,177,116	-1,927,116	-1,227,116	72,884
260	377,966	755,931	-3,244,069	-1,994,069	-1,294,069	5,931
280	344,489	688,978	-3,311,022	-2,061,022	-1,361,022	61,022
300	311,013	622,025	-3,377,975	-2,127,975	-1,427,975	127,975
400	143,630	287,261	-3,712,739	-2,462,739	-1,762,739	-462,739
500	23,752	47,504	-4,047,504	-2,797,504	-2,097,504	-797,504

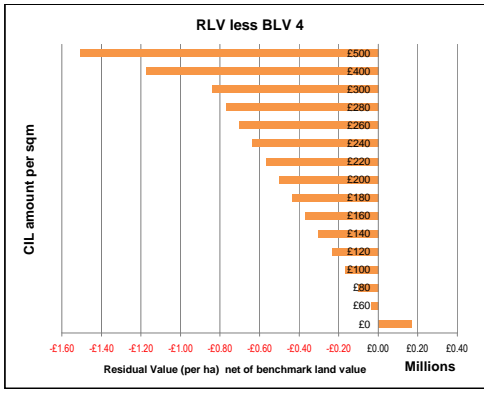
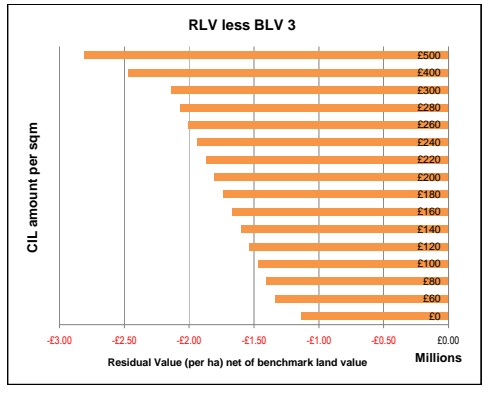
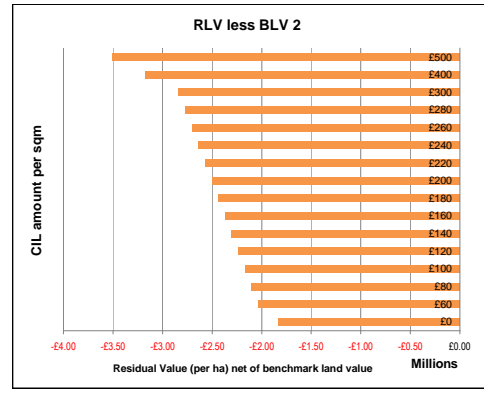
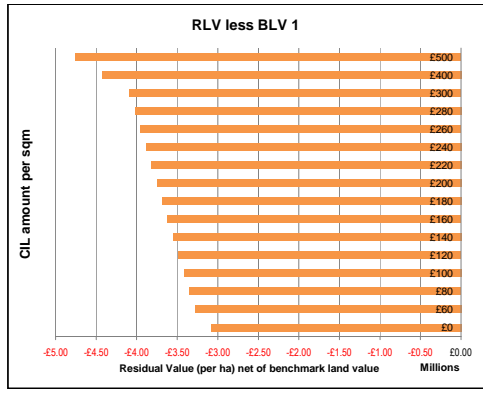


Site type 3	Description:	Area 4	£5683 psm Finsbury Pk (N4)	Site area:	0.50 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,494,707	2,989,413	-1,010,587	239,413	939,413	2,239,413
60	1,394,277	2,788,554	-1,211,446	38,554	738,554	2,038,554
80	1,360,801	2,721,601	-1,278,399	28,399	671,601	1,971,601
100	1,327,324	2,654,648	-1,345,352	95,352	604,648	1,904,648
120	1,293,848	2,587,695	-1,412,305	162,305	537,695	1,837,695
140	1,260,371	2,520,742	-1,479,258	229,258	470,742	1,770,742
160	1,226,895	2,453,789	-1,546,211	296,211	403,789	1,703,789
180	1,193,418	2,386,837	-1,613,163	363,163	336,837	1,636,837
200	1,159,942	2,319,884	-1,680,116	430,116	269,884	1,569,884
220	1,126,465	2,252,931	-1,747,069	497,069	202,931	1,502,931
240	1,092,989	2,185,978	-1,814,022	564,022	135,978	1,435,978
260	1,059,512	2,119,025	-1,880,975	630,975	69,025	1,369,025
280	1,026,036	2,052,072	-1,947,928	697,928	2,072	1,302,072
300	992,559	1,985,119	-2,014,881	764,881	64,881	1,235,119
400	825,177	1,650,354	-2,349,646	1,099,646	399,646	900,354
500	657,794	1,315,589	-2,684,411	1,434,411	734,411	565,589



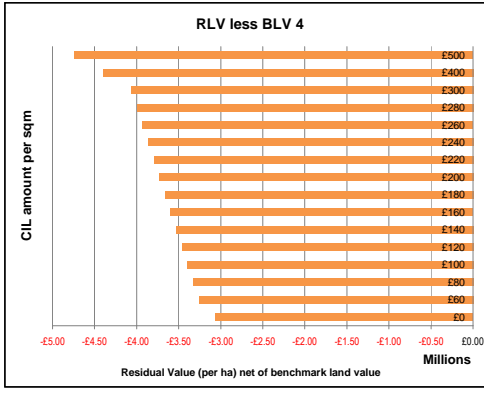
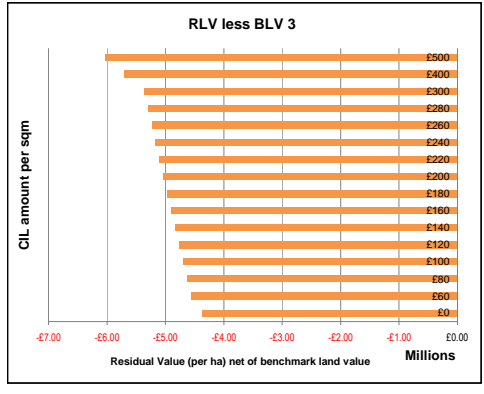
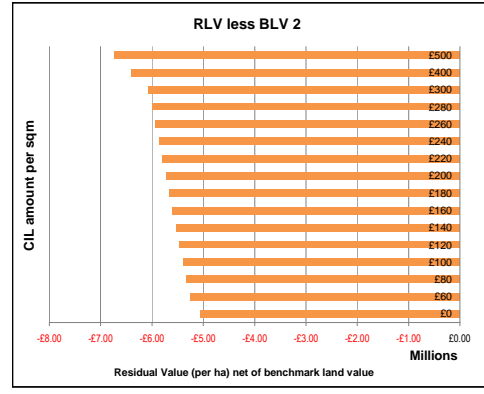
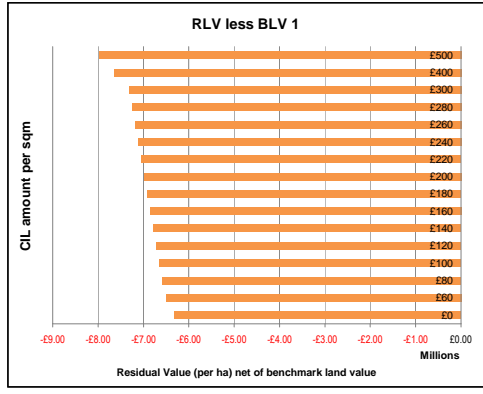
Site type 3 Description: **Area 5** E4833 psm Wood Green (N22) Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	458,366	916,731	-3,083,269	-1,833,269	-1,133,269	166,731
60	357,936	715,872	-3,284,128	-2,034,128	-1,334,128	34,128
80	324,460	648,919	-3,351,081	-2,101,081	-1,401,081	101,081
100	290,983	581,966	-3,418,034	-2,168,034	-1,468,034	168,034
120	257,507	515,013	-3,484,987	-2,234,987	-1,534,987	234,987
140	224,030	448,060	-3,551,940	-2,301,940	-1,601,940	301,940
160	190,554	381,107	-3,618,893	-2,368,893	-1,668,893	368,893
180	157,077	314,155	-3,685,845	-2,435,845	-1,735,845	435,845
200	123,601	247,202	-3,752,798	-2,502,798	-1,802,798	502,798
220	90,124	180,249	-3,819,751	-2,569,751	-1,869,751	569,751
240	56,648	113,296	-3,886,704	-2,636,704	-1,936,704	636,704
260	23,171	46,343	-3,953,657	-2,703,657	-2,003,657	703,657
280	-10,305	-20,610	-4,020,610	-2,770,610	-2,070,610	770,610
300	-43,782	-87,563	-4,087,563	-2,837,563	-2,137,563	837,563
400	-211,164	-422,328	-4,422,328	-3,172,328	-2,472,328	1,172,328
500	-378,547	-757,093	-4,757,093	-3,507,093	-2,807,093	1,507,093



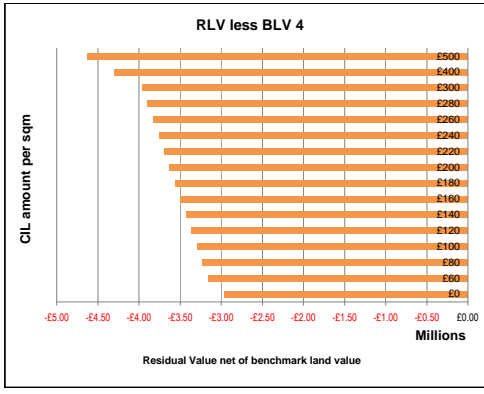
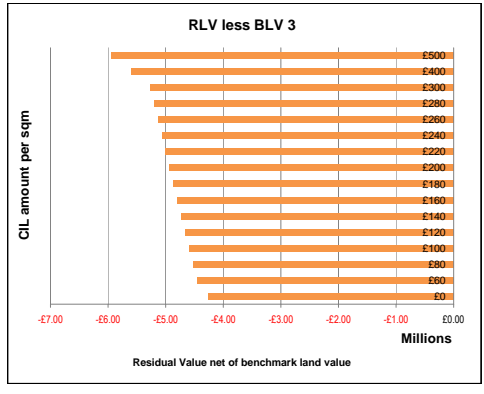
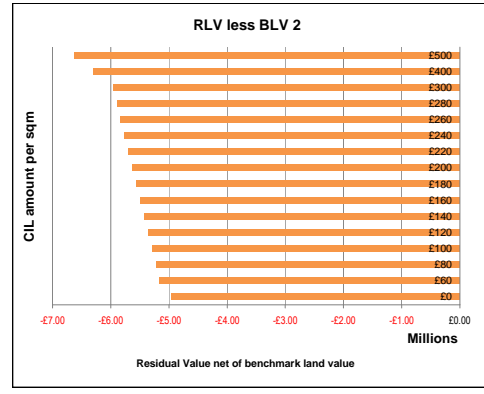
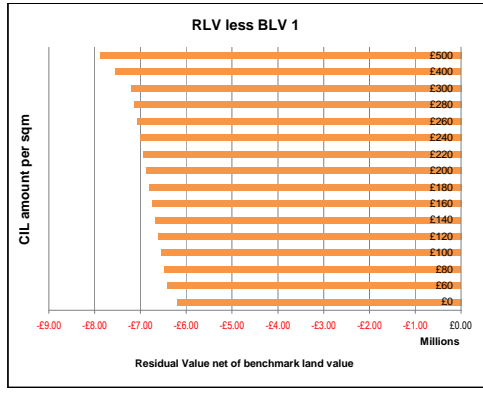
Site type 3 Description: **Area 6** E3509 psm Seven Sisters (N15) Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,155,888	-2,311,776	-6,311,776	-5,061,776	-4,361,776	-3,061,776
60	-1,256,317	-2,512,635	-6,512,635	-5,262,635	-4,562,635	-3,262,635
80	-1,289,794	-2,579,588	-6,579,588	-5,329,588	-4,629,588	-3,329,588
100	-1,323,270	-2,646,541	-6,646,541	-5,396,541	-4,696,541	-3,396,541
120	-1,356,747	-2,713,494	-6,713,494	-5,463,494	-4,763,494	-3,463,494
140	-1,390,223	-2,780,447	-6,780,447	-5,530,447	-4,830,447	-3,530,447
160	-1,423,700	-2,847,400	-6,847,400	-5,597,400	-4,897,400	-3,597,400
180	-1,457,176	-2,914,352	-6,914,352	-5,664,352	-4,964,352	-3,664,352
200	-1,490,653	-2,981,305	-6,981,305	-5,731,305	-5,031,305	-3,731,305
220	-1,524,129	-3,048,258	-7,048,258	-5,798,258	-5,098,258	-3,798,258
240	-1,557,606	-3,115,211	-7,115,211	-5,865,211	-5,165,211	-3,865,211
260	-1,591,082	-3,182,164	-7,182,164	-5,932,164	-5,232,164	-3,932,164
280	-1,624,559	-3,249,117	-7,249,117	-5,999,117	-5,299,117	-3,999,117
300	-1,658,035	-3,316,070	-7,316,070	-6,066,070	-5,366,070	-4,066,070
400	-1,825,418	-3,650,835	-7,650,835	-6,400,835	-5,700,835	-4,400,835
500	-1,992,800	-3,985,600	-7,985,600	-6,735,600	-6,035,600	-4,735,600



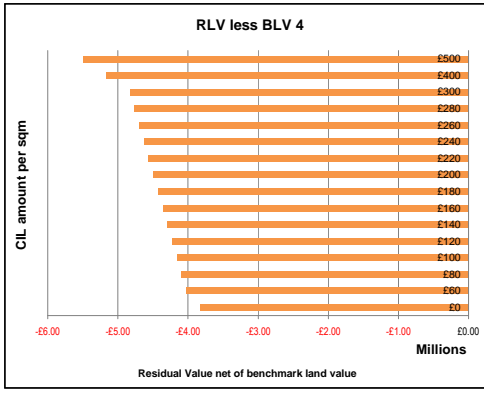
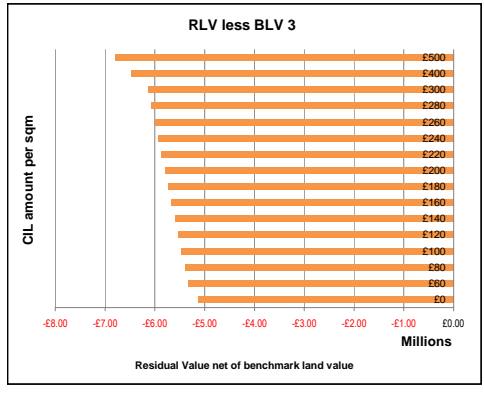
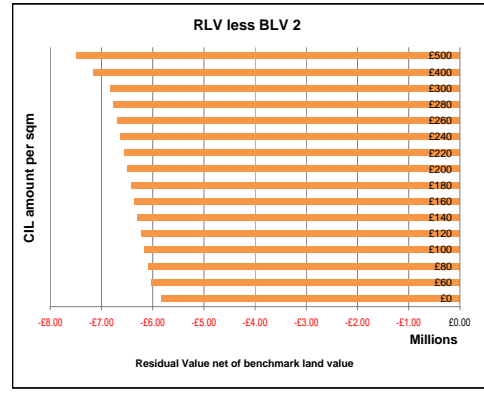
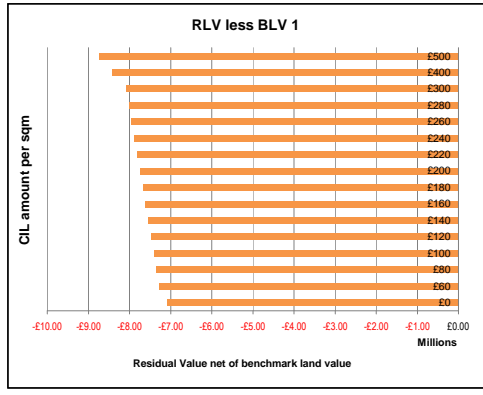
Site type 3 Description: **Area 7** E3552 psm Tottenham Hale (N) Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,103,461	2,206,922	-6,206,922	-4,956,922	-4,256,922	-2,956,922
60	1,203,891	2,407,781	-6,407,781	-5,157,781	-4,457,781	-3,157,781
80	1,237,367	2,474,734	-6,474,734	-5,224,734	-4,524,734	-3,224,734
100	1,270,844	2,541,687	-6,541,687	-5,291,687	-4,591,687	-3,291,687
120	1,304,320	2,608,640	-6,608,640	-5,358,640	-4,658,640	-3,358,640
140	1,337,797	2,675,593	-6,675,593	-5,425,593	-4,725,593	-3,425,593
160	1,371,273	2,742,546	-6,742,546	-5,492,546	-4,792,546	-3,492,546
180	1,404,750	2,809,499	-6,809,499	-5,559,499	-4,859,499	-3,559,499
200	1,438,226	2,876,452	-6,876,452	-5,626,452	-4,926,452	-3,626,452
220	1,471,703	2,943,405	-6,943,405	-5,693,405	-4,993,405	-3,693,405
240	1,505,179	3,010,358	-7,010,358	-5,760,358	-5,060,358	-3,760,358
260	1,538,656	3,077,311	-7,077,311	-5,827,311	-5,127,311	-3,827,311
280	1,572,132	3,144,264	-7,144,264	-5,894,264	-5,194,264	-3,894,264
300	1,605,609	3,211,217	-7,211,217	-5,961,217	-5,261,217	-3,961,217
400	1,772,991	3,545,982	-7,545,982	-6,295,982	-5,595,982	-4,295,982
500	1,940,373	3,880,747	-7,880,747	-6,630,747	-5,930,747	-4,630,747



Site type 3 Description: **Area 8** E3197 psm Tottenham (N17) Site area: 0.50 ha

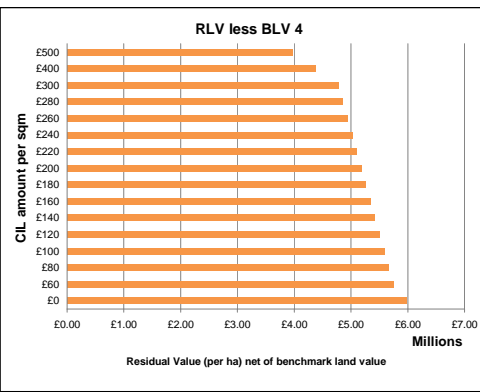
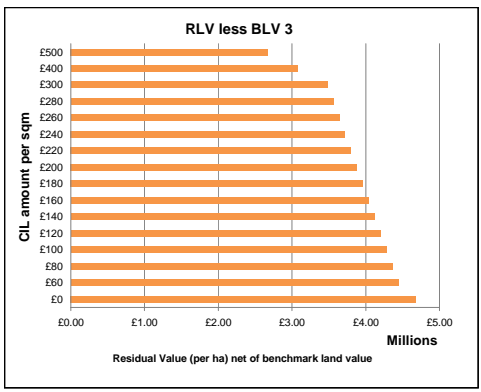
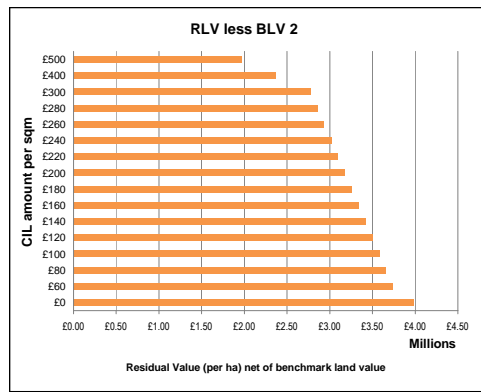
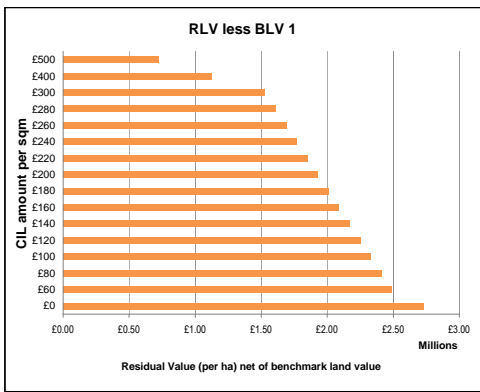
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,536,286	3,072,572	-7,072,572	-5,822,572	-5,122,572	-3,822,572
60	1,636,715	3,273,431	-7,273,431	-6,023,431	-5,323,431	-4,023,431
80	1,670,192	3,340,384	-7,340,384	-6,090,384	-5,390,384	-4,090,384
100	1,703,668	3,407,337	-7,407,337	-6,157,337	-5,457,337	-4,157,337
120	1,737,145	3,474,290	-7,474,290	-6,224,290	-5,524,290	-4,224,290
140	1,770,621	3,541,243	-7,541,243	-6,291,243	-5,591,243	-4,291,243
160	1,804,098	3,608,196	-7,608,196	-6,358,196	-5,658,196	-4,358,196
180	1,837,574	3,675,149	-7,675,149	-6,425,149	-5,725,149	-4,425,149
200	1,871,051	3,742,102	-7,742,102	-6,492,102	-5,792,102	-4,492,102
220	1,904,527	3,809,055	-7,809,055	-6,559,055	-5,859,055	-4,559,055
240	1,938,004	3,876,008	-7,876,008	-6,626,008	-5,926,008	-4,626,008
260	1,971,480	3,942,961	-7,942,961	-6,692,961	-5,992,961	-4,692,961
280	2,004,957	4,009,914	-8,009,914	-6,759,914	-6,059,914	-4,759,914
300	2,038,433	4,076,867	-8,076,867	-6,826,867	-6,126,867	-4,826,867
400	2,205,816	4,411,631	-8,411,631	-7,161,631	-6,461,631	-5,161,631
500	2,373,198	4,746,396	-8,746,396	-7,496,396	-6,796,396	-5,496,396



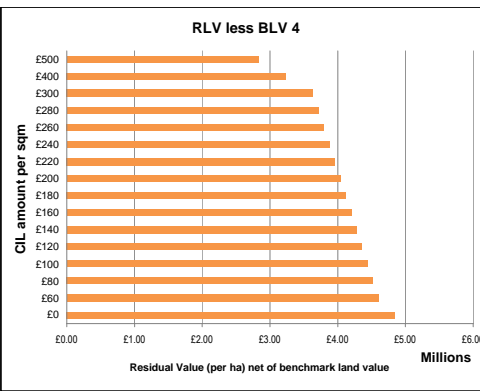
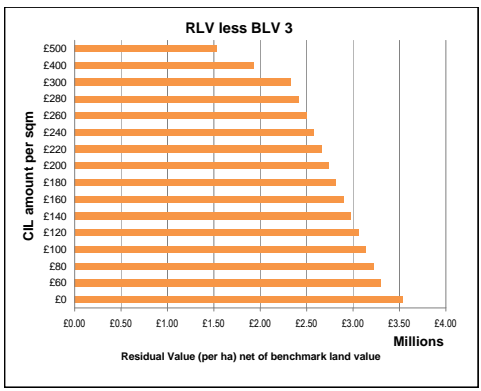
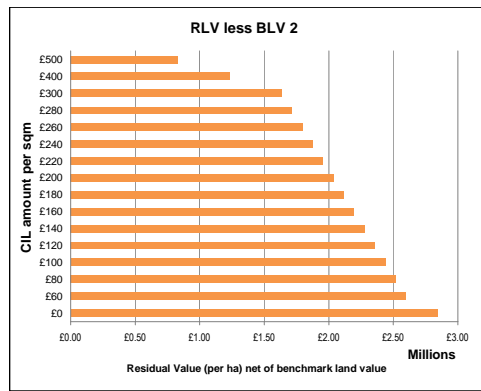
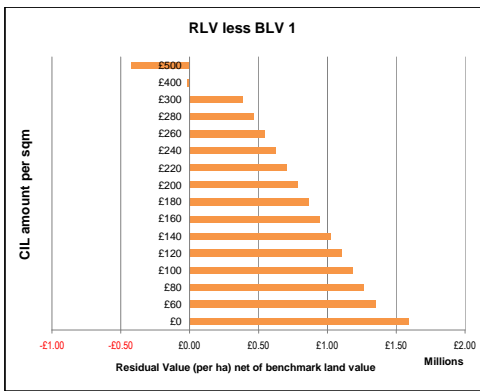


CIL Viability	Haringey	Benchmark Land Values (per net developable ha)			
SITE TYPE	3	BLV1 Resi land (high)	BLV2 Resi land (med)	BLV3 Resi land (low)	BLV4 Fmr Empymnt
50 UNITS		£4,000,000	£2,750,000	£2,050,000	£750,000
FLATS					
100 UPH	Net area as percentage of gross	100%			
CSH level:	4 on AH	Sales value inflation			
	4 on private	Build cost inflation			
Aff Hsg:	40%				

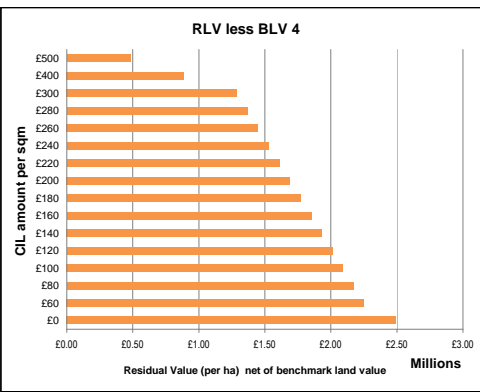
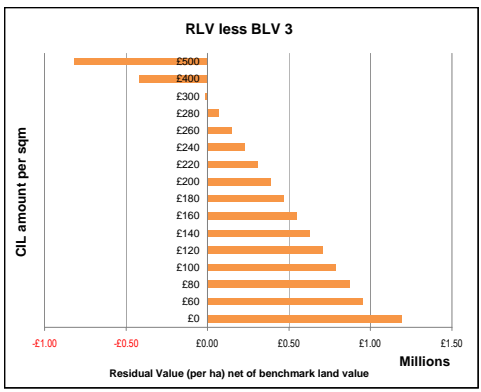
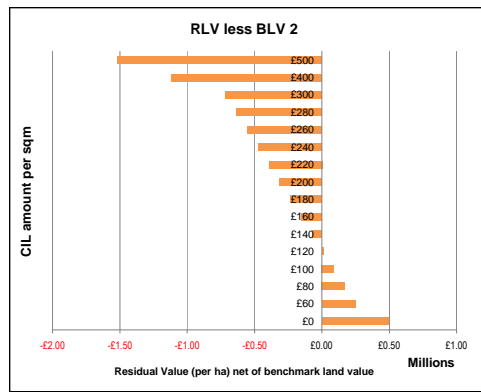
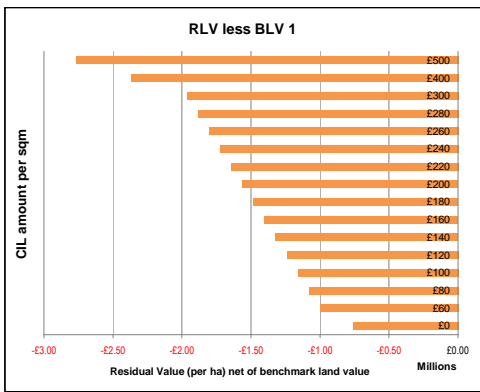
Site type 3	Description:	Area 1	£6340 psm Highgate (N6)	Site area:	0.50 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,364,923	6,729,846	2,729,846	3,979,846	4,679,846	5,979,846
60	3,244,408	6,488,815	2,488,815	3,738,815	4,438,815	5,738,815
80	3,204,236	6,408,472	2,408,472	3,658,472	4,358,472	5,658,472
100	3,164,064	6,328,128	2,328,128	3,578,128	4,278,128	5,578,128
120	3,123,892	6,247,785	2,247,785	3,497,785	4,197,785	5,497,785
140	3,083,721	6,167,441	2,167,441	3,417,441	4,117,441	5,417,441
160	3,043,549	6,087,098	2,087,098	3,337,098	4,037,098	5,337,098
180	3,003,377	6,006,754	2,006,754	3,256,754	3,956,754	5,256,754
200	2,963,205	5,926,410	1,926,410	3,176,410	3,876,410	5,176,410
220	2,923,033	5,846,067	1,846,067	3,096,067	3,796,067	5,096,067
240	2,882,862	5,765,723	1,765,723	3,015,723	3,715,723	5,015,723
260	2,842,690	5,685,380	1,685,380	2,935,380	3,635,380	4,935,380
280	2,802,518	5,605,036	1,605,036	2,855,036	3,555,036	4,855,036
300	2,762,346	5,524,693	1,524,693	2,774,693	3,474,693	4,774,693
400	2,561,487	5,122,975	1,122,975	2,372,975	3,072,975	4,372,975
500	2,360,628	4,721,257	721,257	1,971,257	2,671,257	3,971,257



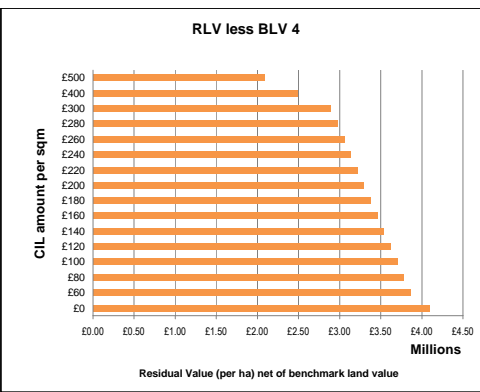
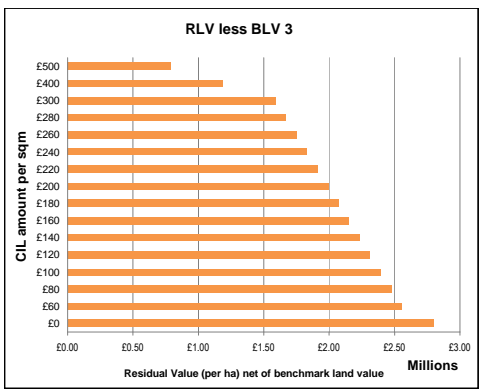
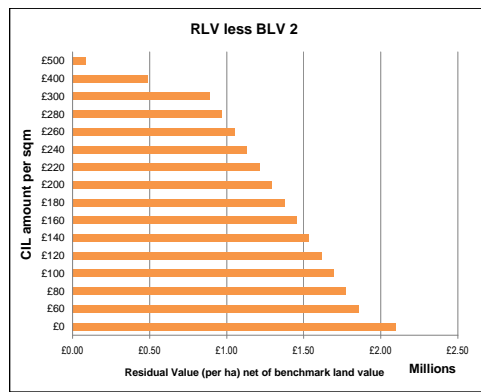
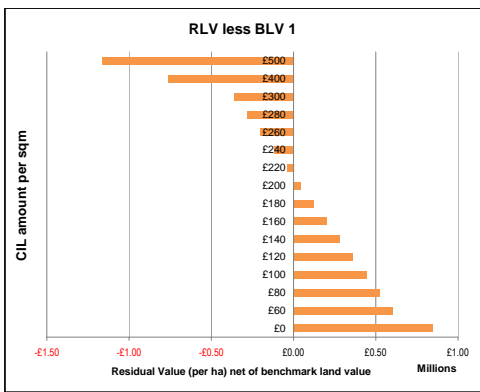
Site type 3	Description:	Area 2	£5942 psm Hornsey (N8)	Site area:	0.50 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,793,920	5,587,840	1,587,840	2,837,840	3,537,840	4,837,840
60	2,673,404	5,346,809	1,346,809	2,596,809	3,296,809	4,596,809
80	2,633,233	5,266,465	1,266,465	2,516,465	3,216,465	4,516,465
100	2,593,061	5,186,122	1,186,122	2,436,122	3,136,122	4,436,122
120	2,552,889	5,105,778	1,105,778	2,355,778	3,055,778	4,355,778
140	2,512,717	5,025,435	1,025,435	2,275,435	2,975,435	4,275,435
160	2,472,545	4,945,091	945,091	2,195,091	2,895,091	4,195,091
180	2,432,374	4,864,747	864,747	2,114,747	2,814,747	4,114,747
200	2,392,202	4,784,404	784,404	2,034,404	2,734,404	4,034,404
220	2,352,030	4,704,060	704,060	1,954,060	2,654,060	3,954,060
240	2,311,858	4,623,717	623,717	1,873,717	2,573,717	3,873,717
260	2,271,687	4,543,373	543,373	1,793,373	2,493,373	3,793,373
280	2,231,515	4,463,030	463,030	1,713,030	2,413,030	3,713,030
300	2,191,343	4,382,686	382,686	1,632,686	2,332,686	3,632,686
400	1,990,484	3,980,968	-19,032	1,230,968	1,930,968	3,230,968
500	1,789,625	3,579,250	-420,750	829,250	1,529,250	2,829,250



Site type 3	Description:	Area 3	£5124 psm Muswell Hill (N10)	Site area:	0.50 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,620,350	3,240,700	-759,300	490,700	1,190,700	2,490,700
60	1,499,835	2,999,670	-1,000,330	249,670	949,670	2,249,670
80	1,459,663	2,919,326	-1,080,674	169,326	869,326	2,169,326
100	1,419,491	2,838,982	-1,161,018	88,982	788,982	2,088,982
120	1,379,319	2,758,639	-1,241,361	8,639	708,639	2,008,639
140	1,339,148	2,678,295	-1,321,705	-71,705	628,295	1,928,295
160	1,298,976	2,597,952	-1,402,048	-152,048	547,952	1,847,952
180	1,258,804	2,517,608	-1,482,392	-232,392	467,608	1,767,608
200	1,218,632	2,437,265	-1,562,735	-312,735	387,265	1,687,265
220	1,178,461	2,356,921	-1,643,079	-393,079	306,921	1,606,921
240	1,138,289	2,276,577	-1,723,423	-473,423	226,577	1,526,577
260	1,098,117	2,196,234	-1,803,766	-553,766	146,234	1,446,234
280	1,057,945	2,115,890	-1,884,110	-634,110	65,890	1,365,890
300	1,017,773	2,035,547	-1,964,453	-714,453	-14,453	1,285,547
400	816,914	1,633,829	-2,366,171	-1,116,171	-416,171	883,829
500	616,056	1,232,111	-2,767,889	-1,517,889	-817,889	482,111

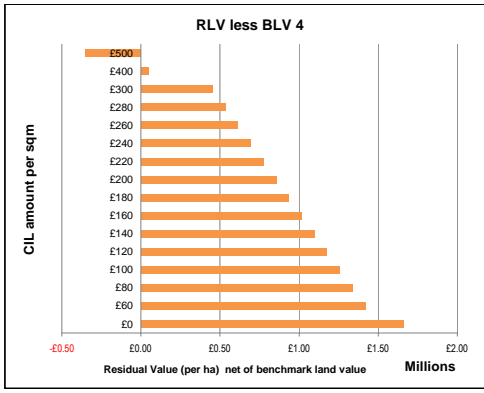
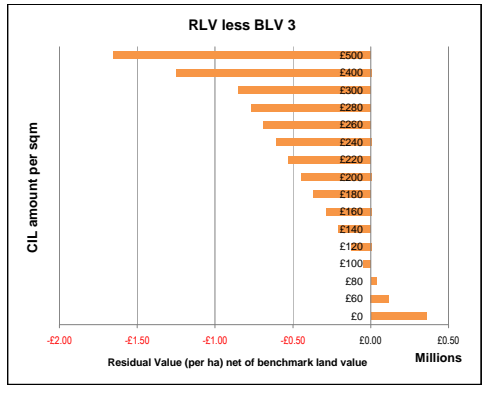
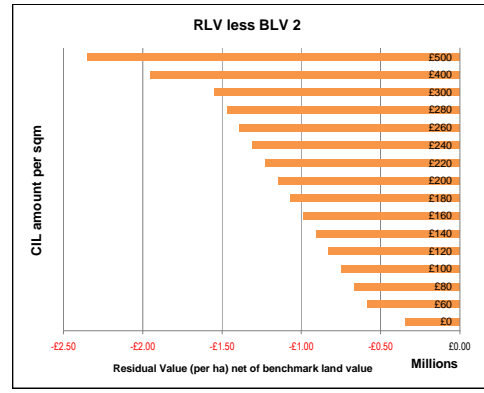
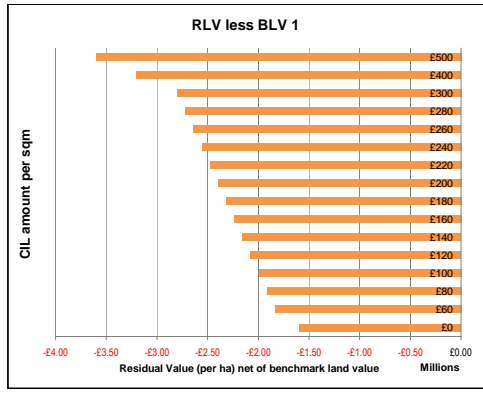


Site type 3	Description:	Area 4	£5683 psm Finsbury Pk (N4)	Site area:	0.50 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,422,337	4,844,674	844,674	2,094,674	2,794,674	4,094,674
60	2,301,822	4,603,644	603,644	1,853,644	2,553,644	3,853,644
80	2,261,650	4,523,300	523,300	1,773,300	2,473,300	3,773,300
100	2,221,478	4,442,957	442,957	1,692,957	2,392,957	3,692,957
120	2,181,307	4,362,613	362,613	1,612,613	2,312,613	3,612,613
140	2,141,135	4,282,269	282,269	1,532,269	2,232,269	3,532,269
160	2,100,963	4,201,926	201,926	1,451,926	2,151,926	3,451,926
180	2,060,791	4,121,582	121,582	1,371,582	2,071,582	3,371,582
200	2,020,619	4,041,239	41,239	1,291,239	1,991,239	3,291,239
220	1,980,448	3,960,895	-39,105	1,210,895	1,910,895	3,210,895
240	1,940,276	3,880,552	-119,448	1,130,552	1,830,552	3,130,552
260	1,900,104	3,800,208	-199,792	1,050,208	1,750,208	3,050,208
280	1,859,932	3,719,864	-280,136	969,864	1,669,864	2,969,864
300	1,819,760	3,639,521	-360,479	889,521	1,589,521	2,889,521
400	1,618,902	3,237,803	-762,197	487,803	1,187,803	2,487,803
500	1,418,043	2,836,085	-1,163,915	86,085	786,085	2,086,085



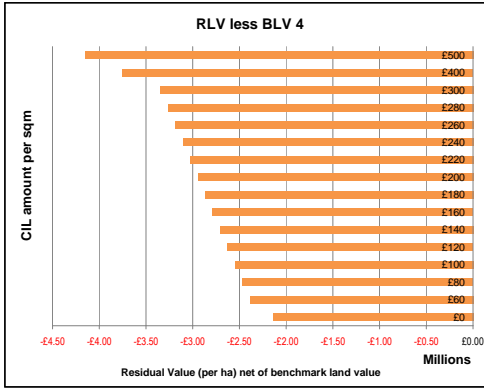
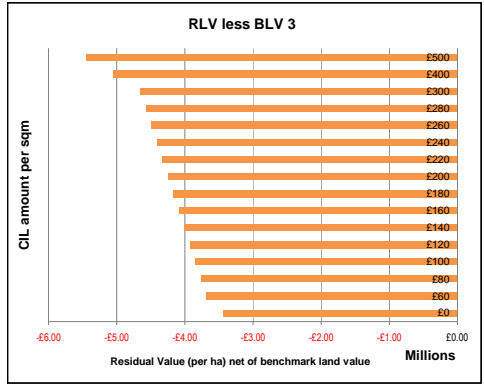
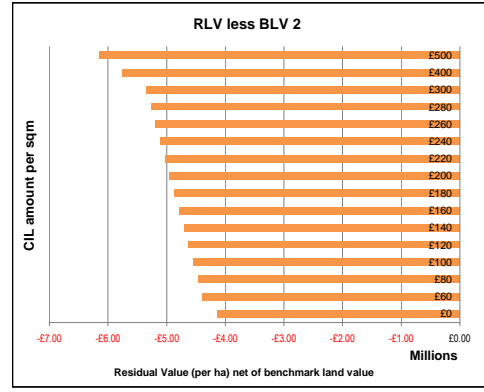
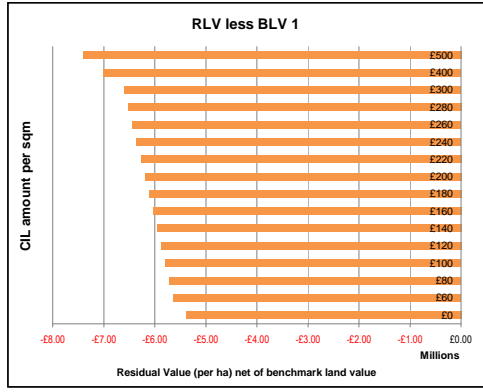
Site type 3 Description: **Area 5** £4833 psm Wood Green (N22) Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,202,858	2,405,716	-1,594,284	-344,284	355,716	1,655,716
60	1,082,342	2,164,685	-1,835,315	-585,315	114,685	1,414,685
80	1,042,171	2,084,341	-1,915,659	-665,659	34,341	1,334,341
100	1,001,999	2,003,998	-1,996,002	-746,002	-46,002	1,253,998
120	961,827	1,923,654	-2,076,346	-826,346	-126,346	1,173,654
140	921,655	1,843,311	-2,156,689	-906,689	-206,689	1,093,311
160	881,483	1,762,967	-2,237,033	-987,033	-287,033	1,012,967
180	841,312	1,682,623	-2,317,377	-1,067,377	-367,377	932,623
200	801,140	1,602,280	-2,397,720	-1,147,720	-447,720	852,280
220	760,968	1,521,936	-2,478,064	-1,228,064	-528,064	771,936
240	720,796	1,441,593	-2,558,407	-1,308,407	-608,407	691,593
260	680,625	1,361,249	-2,638,751	-1,388,751	-688,751	611,249
280	640,453	1,280,906	-2,719,094	-1,469,094	-769,094	530,906
300	600,281	1,200,562	-2,799,438	-1,549,438	-849,438	450,562
400	399,422	798,844	-3,201,156	-1,951,156	-1,251,156	48,844
500	198,563	397,126	-3,602,874	-2,352,874	-1,652,874	-352,874



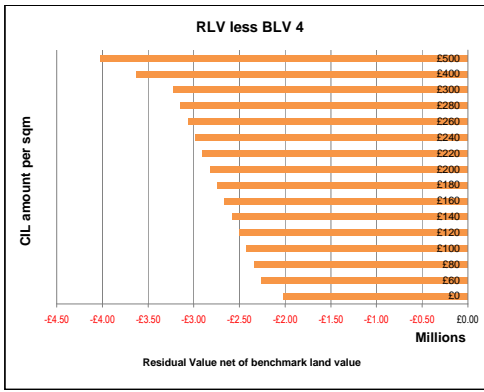
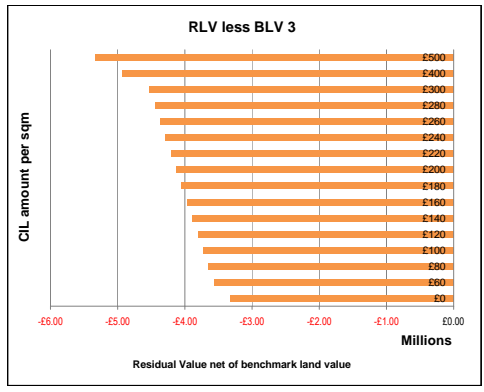
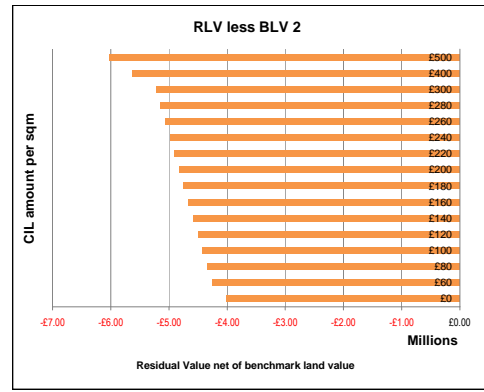
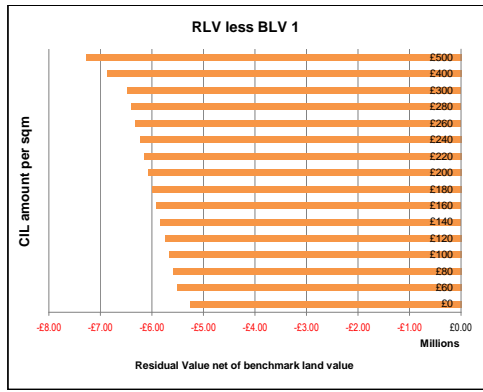
Site type 3 Description: **Area 6** £3509 psm Seven Sisters (N15) Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-696,661	-1,393,322	-5,393,322	-4,143,322	-3,443,322	-2,143,322
60	-817,176	-1,634,352	-5,634,352	-4,384,352	-3,684,352	-2,384,352
80	-857,348	-1,714,696	-5,714,696	-4,464,696	-3,764,696	-2,464,696
100	-897,520	-1,795,039	-5,795,039	-4,545,039	-3,845,039	-2,545,039
120	-937,691	-1,875,383	-5,875,383	-4,625,383	-3,925,383	-2,625,383
140	-977,863	-1,955,727	-5,955,727	-4,705,727	-4,005,727	-2,705,727
160	-1,018,035	-2,036,070	-6,036,070	-4,786,070	-4,086,070	-2,786,070
180	-1,058,207	-2,116,414	-6,116,414	-4,866,414	-4,166,414	-2,866,414
200	-1,098,379	-2,196,757	-6,196,757	-4,946,757	-4,246,757	-2,946,757
220	-1,138,550	-2,277,101	-6,277,101	-5,027,101	-4,327,101	-3,027,101
240	-1,178,722	-2,357,444	-6,357,444	-5,107,444	-4,407,444	-3,107,444
260	-1,218,894	-2,437,788	-6,437,788	-5,187,788	-4,487,788	-3,187,788
280	-1,259,066	-2,518,132	-6,518,132	-5,268,132	-4,568,132	-3,268,132
300	-1,299,238	-2,598,475	-6,598,475	-5,348,475	-4,648,475	-3,348,475
400	-1,500,097	-3,000,193	-7,000,193	-5,050,193	-5,050,193	-3,750,193
500	-1,700,955	-3,401,911	-7,401,911	-6,151,911	-5,451,911	-4,151,911



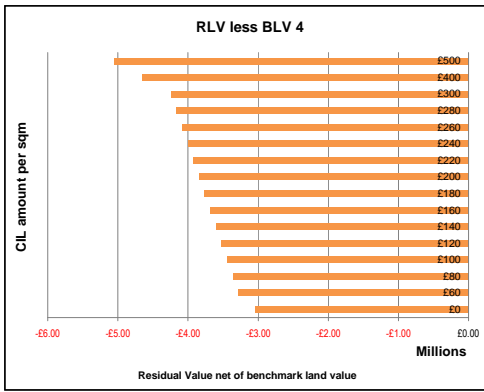
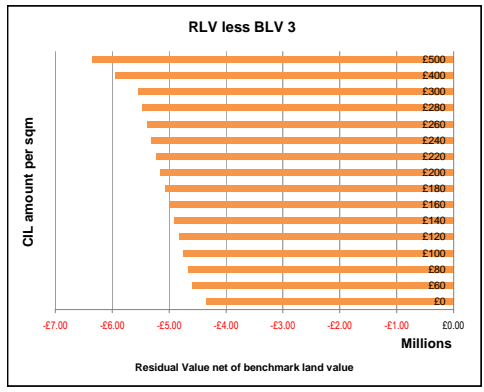
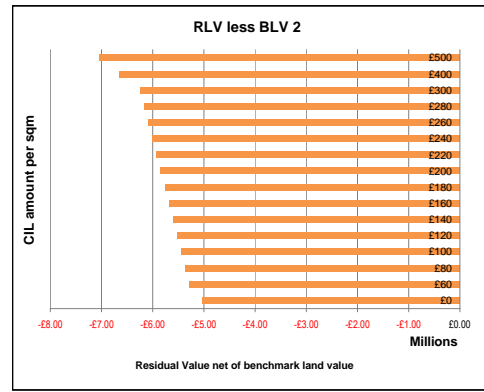
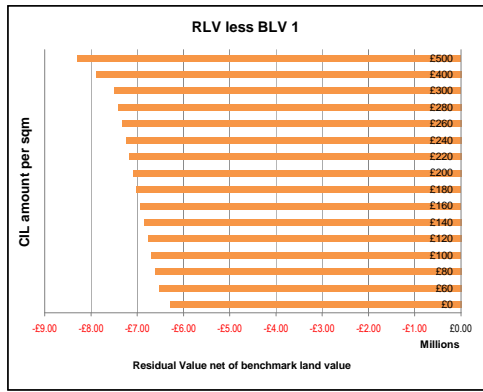
Site type 3 Description: **Area 7** £3552 psm Tottenham Hale (N) Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	634,969	1,269,939	-5,269,939	-4,019,939	-3,319,939	-2,019,939
60	755,485	1,510,970	-5,510,970	-4,260,970	-3,560,970	-2,260,970
80	795,657	1,591,313	-5,591,313	-4,341,313	-3,641,313	-2,341,313
100	835,828	1,671,657	-5,671,657	-4,421,657	-3,721,657	-2,421,657
120	876,000	1,752,000	-5,752,000	-4,502,000	-3,802,000	-2,502,000
140	916,172	1,832,344	-5,832,344	-4,582,344	-3,882,344	-2,582,344
160	956,344	1,912,688	-5,912,688	-4,662,688	-3,962,688	-2,662,688
180	996,516	1,993,031	-5,993,031	-4,743,031	-4,043,031	-2,743,031
200	1,036,687	2,073,375	-6,073,375	-4,823,375	-4,123,375	-2,823,375
220	1,076,859	2,153,718	-6,153,718	-4,903,718	-4,203,718	-2,903,718
240	1,117,031	2,234,062	-6,234,062	-4,984,062	-4,284,062	-2,984,062
260	1,157,203	2,314,405	-6,314,405	-5,064,405	-4,364,405	-3,064,405
280	1,197,374	2,394,749	-6,394,749	-5,144,749	-4,444,749	-3,144,749
300	1,237,546	2,475,093	-6,475,093	-5,225,093	-4,525,093	-3,225,093
400	1,438,405	2,876,810	-6,876,810	-5,626,810	-4,926,810	-3,626,810
500	1,639,264	3,278,528	-7,278,528	-6,028,528	-5,328,528	-4,028,528



Site type 3 Description: **Area 8** £3197 psm Tottenham (N17) Site area: 0.50 ha

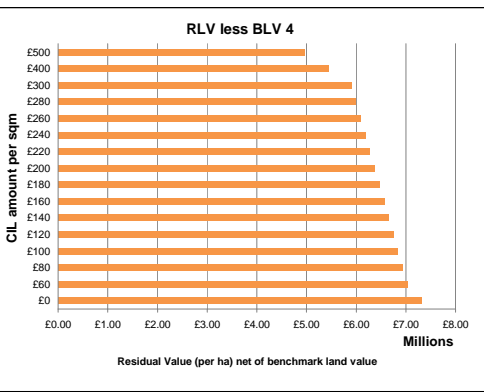
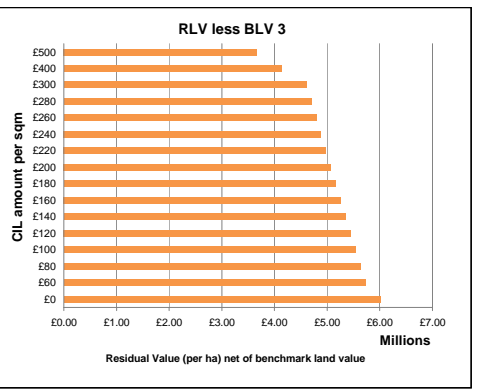
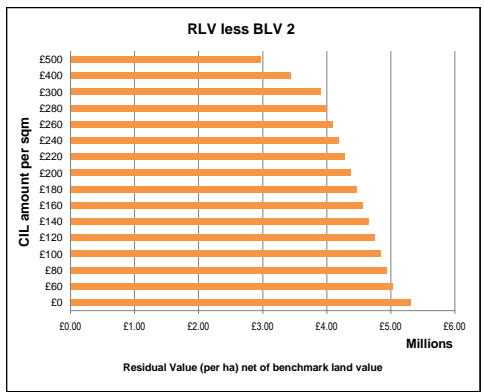
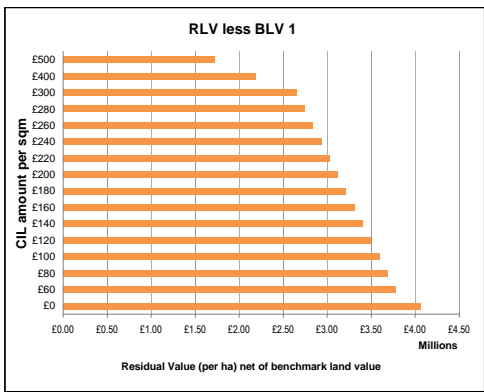
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,144,281	2,288,563	-6,288,563	-5,038,563	-4,338,563	-3,038,563
60	1,264,797	2,529,594	-6,529,594	-5,279,594	-4,579,594	-3,279,594
80	1,304,969	2,609,937	-6,609,937	-5,359,937	-4,659,937	-3,359,937
100	1,345,140	2,690,281	-6,690,281	-5,440,281	-4,740,281	-3,440,281
120	1,385,312	2,770,624	-6,770,624	-5,520,624	-4,820,624	-3,520,624
140	1,425,484	2,850,968	-6,850,968	-5,600,968	-4,900,968	-3,600,968
160	1,465,656	2,931,312	-6,931,312	-5,681,312	-4,981,312	-3,681,312
180	1,505,828	3,011,655	-7,011,655	-5,761,655	-5,061,655	-3,761,655
200	1,545,999	3,091,999	-7,091,999	-5,841,999	-5,141,999	-3,841,999
220	1,586,171	3,172,342	-7,172,342	-5,922,342	-5,222,342	-3,922,342
240	1,626,343	3,252,686	-7,252,686	-6,002,686	-5,302,686	-4,002,686
260	1,666,515	3,333,029	-7,333,029	-6,083,029	-5,383,029	-4,083,029
280	1,706,686	3,413,373	-7,413,373	-6,163,373	-5,463,373	-4,163,373
300	1,746,858	3,493,717	-7,493,717	-6,243,717	-5,543,717	-4,243,717
400	1,947,717	3,895,434	-7,895,434	-6,645,434	-5,945,434	-4,645,434
500	2,148,576	4,297,152	-8,297,152	-7,047,152	-6,347,152	-5,047,152



CIL Viability	Haringey	Benchmark Land Values (per net developable ha)			
SITE TYPE	3	BLV1 Resi land (high)	BLV2 Resi land (med)	BLV3 Resi land (low)	BLV4 Fmr Empymnt
50 UNITS		£4,000,000	£2,750,000	£2,050,000	£750,000
FLATS					
100 UPH	Net area as percentage of gross	100%			
CSH level:	4 on AH	Sales value inflation			
	4 on private	Build cost inflation			
Aff Hsg:	30%				

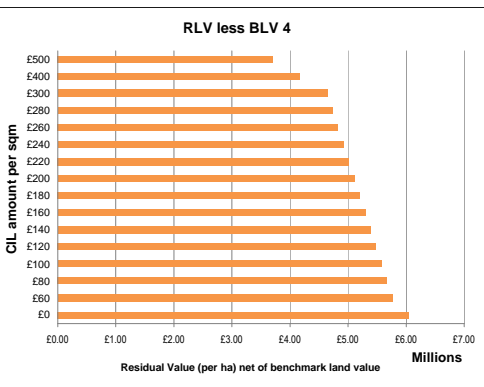
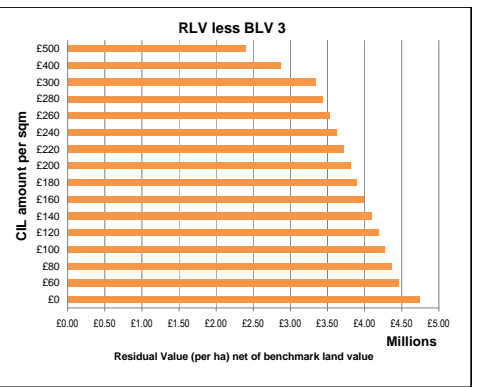
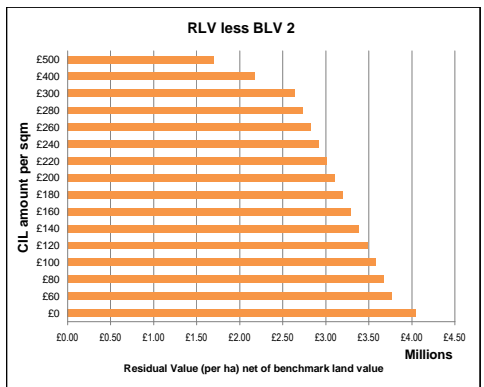
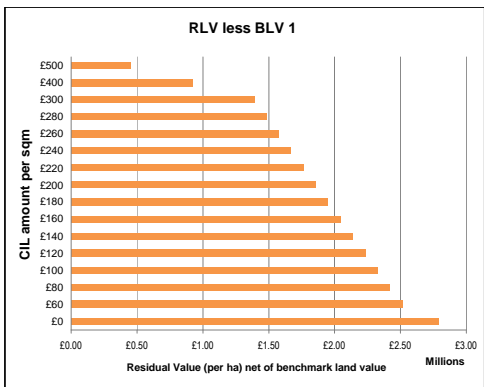
Site type 3 Description: **Area 1** £6340 psm Highgate (N6) Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,027,273	8,054,546	4,054,546	5,304,546	6,004,546	7,304,546
60	3,886,672	7,773,343	3,773,343	5,023,343	5,723,343	7,023,343
80	3,839,805	7,679,609	3,679,609	4,929,609	5,629,609	6,929,609
100	3,792,937	7,585,875	3,585,875	4,835,875	5,535,875	6,835,875
120	3,746,070	7,492,141	3,492,141	4,742,141	5,442,141	6,742,141
140	3,699,203	7,398,407	3,398,407	4,648,407	5,348,407	6,648,407
160	3,652,336	7,304,672	3,304,672	4,554,672	5,254,672	6,554,672
180	3,605,469	7,210,938	3,210,938	4,460,938	5,160,938	6,460,938
200	3,558,602	7,117,204	3,117,204	4,367,204	5,067,204	6,367,204
220	3,511,735	7,023,470	3,023,470	4,273,470	4,973,470	6,273,470
240	3,464,868	6,929,736	2,929,736	4,179,736	4,879,736	6,179,736
260	3,418,001	6,836,002	2,836,002	4,086,002	4,786,002	6,086,002
280	3,371,134	6,742,267	2,742,267	3,992,267	4,692,267	5,992,267
300	3,324,267	6,648,533	2,648,533	3,898,533	4,598,533	5,898,533
400	3,089,931	6,179,862	2,179,862	3,429,862	4,129,862	5,429,862
500	2,855,596	5,711,192	1,711,192	2,961,192	3,661,192	4,961,192



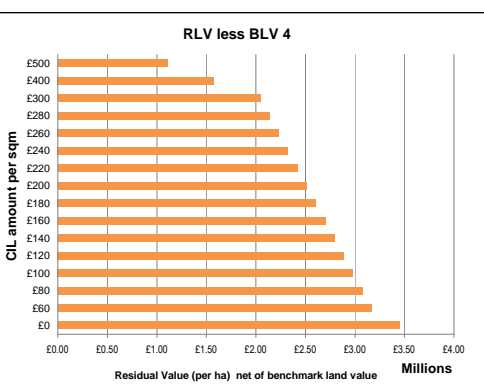
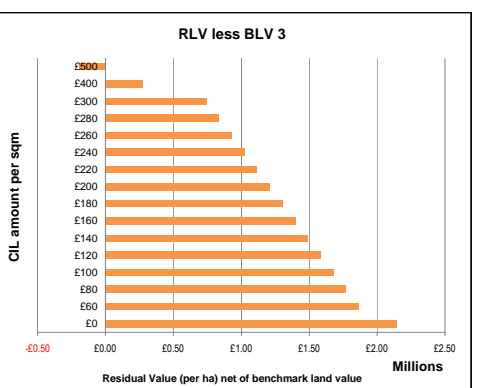
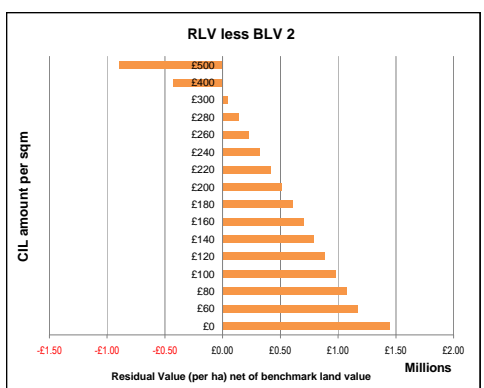
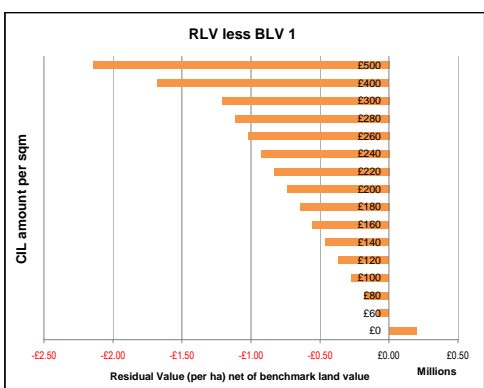
Site type 3 Description: **Area 2** £5942 psm Hornsey (N8) Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,396,057	6,792,114	2,792,114	4,042,114	4,742,114	6,042,114
60	3,255,456	6,510,912	2,510,912	3,760,912	4,460,912	5,760,912
80	3,208,589	6,417,178	2,417,178	3,667,178	4,367,178	5,667,178
100	3,161,722	6,323,444	2,323,444	3,573,444	4,273,444	5,573,444
120	3,114,855	6,229,709	2,229,709	3,479,709	4,179,709	5,479,709
140	3,067,988	6,135,975	2,135,975	3,385,975	4,085,975	5,385,975
160	3,021,121	6,042,241	2,042,241	3,292,241	3,992,241	5,292,241
180	2,974,253	5,948,507	1,948,507	3,198,507	3,898,507	5,198,507
200	2,927,386	5,854,773	1,854,773	3,104,773	3,804,773	5,104,773
220	2,880,519	5,761,039	1,761,039	3,011,039	3,711,039	5,011,039
240	2,833,652	5,667,304	1,667,304	2,917,304	3,617,304	4,917,304
260	2,786,785	5,573,570	1,573,570	2,823,570	3,523,570	4,823,570
280	2,739,918	5,479,836	1,479,836	2,729,836	3,429,836	4,729,836
300	2,693,051	5,386,102	1,386,102	2,636,102	3,336,102	4,636,102
400	2,458,716	4,917,431	917,431	2,167,431	2,867,431	4,167,431
500	2,224,380	4,448,760	448,760	1,698,760	2,398,760	3,698,760



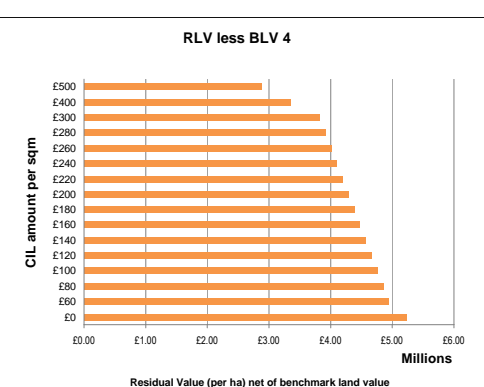
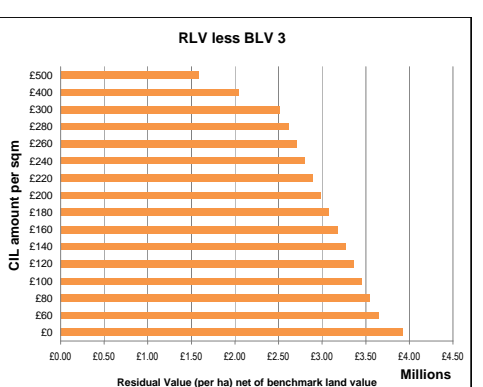
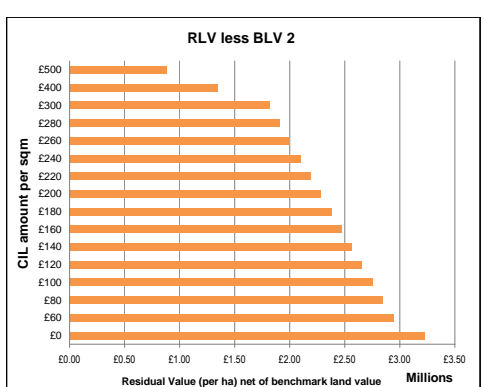
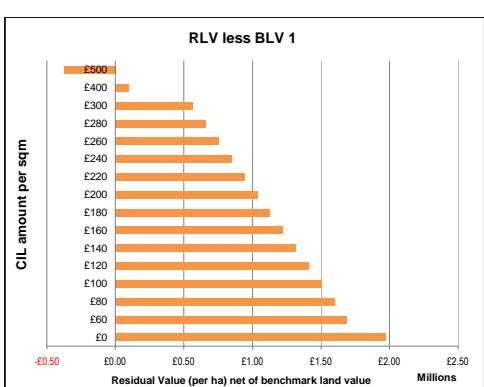
Site type 3 Description: **Area 3** £5124 psm Muswell Hill (N10) Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,098,735	4,197,469	197,469	1,447,469	2,147,469	3,447,469
60	1,958,133	3,916,267	83,733	1,166,267	1,866,267	3,166,267
80	1,911,266	3,822,533	177,467	1,072,533	1,772,533	3,072,533
100	1,864,399	3,728,798	271,202	978,798	1,678,798	2,978,798
120	1,817,532	3,635,064	364,936	885,064	1,585,064	2,885,064
140	1,770,665	3,541,330	458,670	791,330	1,491,330	2,791,330
160	1,723,798	3,447,596	552,404	697,596	1,397,596	2,697,596
180	1,676,931	3,353,862	646,138	603,862	1,303,862	2,603,862
200	1,630,064	3,260,128	739,872	510,128	1,210,128	2,510,128
220	1,583,197	3,166,393	833,607	416,393	1,116,393	2,416,393
240	1,536,330	3,072,659	927,341	322,659	1,022,659	2,322,659
260	1,489,463	2,978,925	1,021,075	228,925	928,925	2,228,925
280	1,442,596	2,885,191	1,114,809	135,191	835,191	2,135,191
300	1,395,728	2,791,457	1,208,543	41,457	741,457	2,041,457
400	1,161,393	2,322,786	1,677,214	427,214	272,786	1,672,786
500	927,058	1,854,115	2,145,885	895,885	195,885	1,104,115



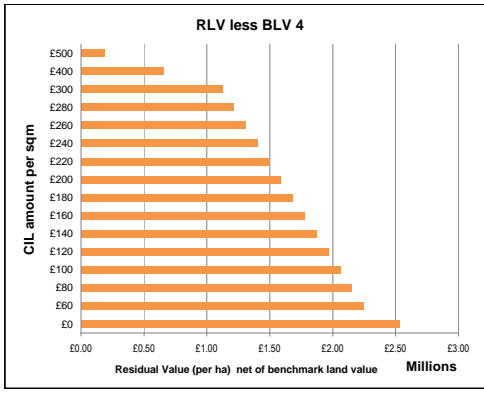
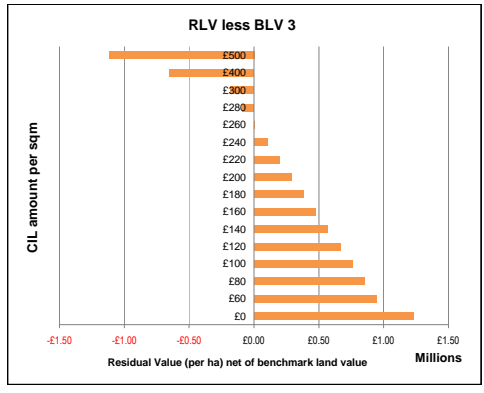
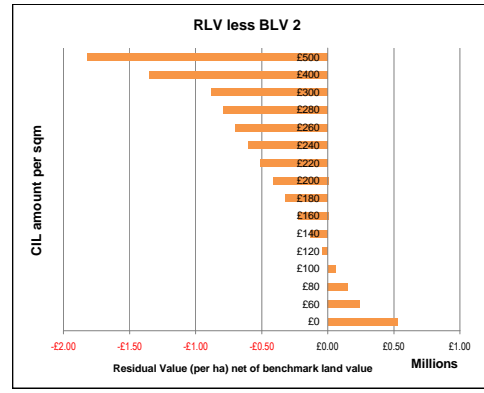
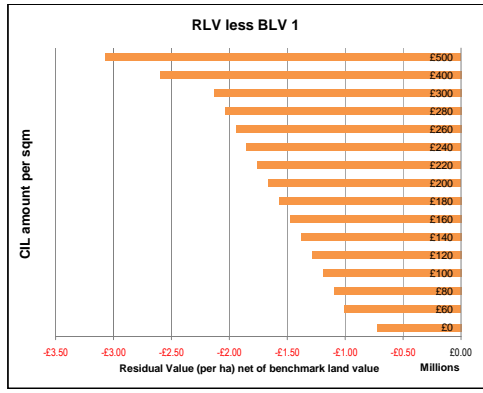
Site type 3 Description: **Area 4** £5683 psm Finsbury Pk (N4) Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,985,291	5,970,583	1,970,583	3,220,583	3,920,583	5,220,583
60	2,844,690	5,689,380	1,689,380	2,939,380	3,639,380	4,939,380
80	2,797,823	5,595,646	1,595,646	2,845,646	3,545,646	4,845,646
100	2,750,956	5,501,912	1,501,912	2,751,912	3,451,912	4,751,912
120	2,704,089	5,408,178	1,408,178	2,658,178	3,358,178	4,658,178
140	2,657,222	5,314,443	1,314,443	2,564,443	3,264,443	4,564,443
160	2,610,355	5,220,709	1,220,709	2,470,709	3,170,709	4,470,709
180	2,563,488	5,126,975	1,126,975	2,376,975	3,076,975	4,376,975
200	2,516,621	5,033,241	1,033,241	2,283,241	2,983,241	4,283,241
220	2,469,754	4,939,507	939,507	2,189,507	2,889,507	4,189,507
240	2,422,887	4,845,773	845,773	2,095,773	2,795,773	4,095,773
260	2,376,019	4,752,038	752,038	2,002,038	2,702,038	4,002,038
280	2,329,152	4,658,304	658,304	1,908,304	2,608,304	3,908,304
300	2,282,285	4,564,570	564,570	1,814,570	2,514,570	3,814,570
400	2,047,950	4,095,899	95,899	1,345,899	2,045,899	3,345,899
500	1,813,614	3,627,228	372,772	877,228	1,577,228	2,877,228



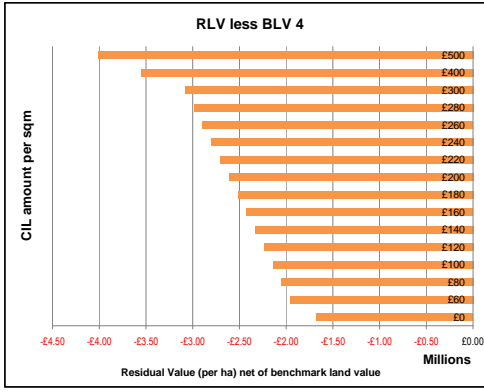
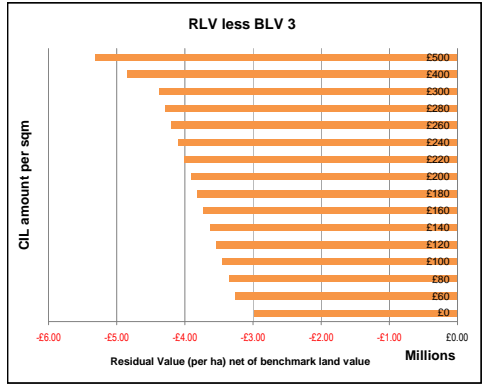
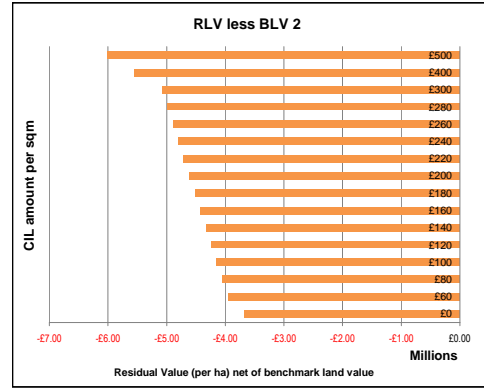
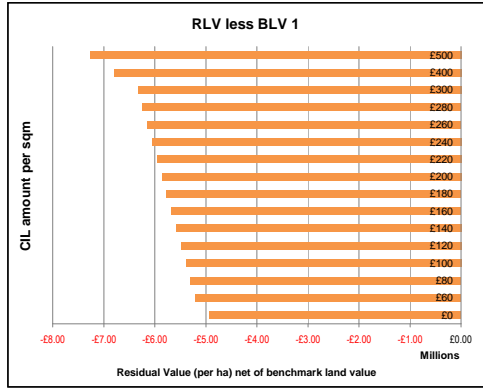
Site type 3 Description: **Area 5** E4633 psm Wood Green (N22) Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,637,218	3,274,435	-725,565	524,435	1,224,435	2,524,435
60	1,496,616	2,993,233	-1,006,767	243,233	943,233	2,243,233
80	1,449,749	2,899,499	-1,100,501	149,499	849,499	2,149,499
100	1,402,882	2,805,764	-1,194,236	55,764	755,764	2,055,764
120	1,356,015	2,712,030	-1,287,970	37,970	662,030	1,962,030
140	1,309,148	2,618,296	-1,381,704	131,704	568,296	1,868,296
160	1,262,281	2,524,562	-1,475,438	225,438	474,562	1,774,562
180	1,215,414	2,430,828	-1,569,172	319,172	380,828	1,680,828
200	1,168,547	2,337,094	-1,662,906	412,906	287,094	1,587,094
220	1,121,680	2,243,359	-1,756,641	506,641	193,359	1,493,359
240	1,074,813	2,149,625	-1,850,375	600,375	99,625	1,399,625
260	1,027,946	2,055,891	-1,944,109	694,109	5,891	1,305,891
280	981,078	1,962,157	-2,037,843	787,843	87,843	1,212,157
300	934,211	1,868,423	-2,131,577	881,577	181,577	1,118,423
400	699,876	1,399,752	-2,600,248	1,350,248	650,248	649,752
500	465,541	931,081	-3,068,919	1,818,919	1,118,919	181,081



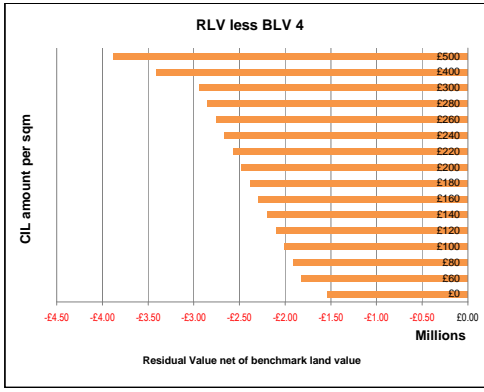
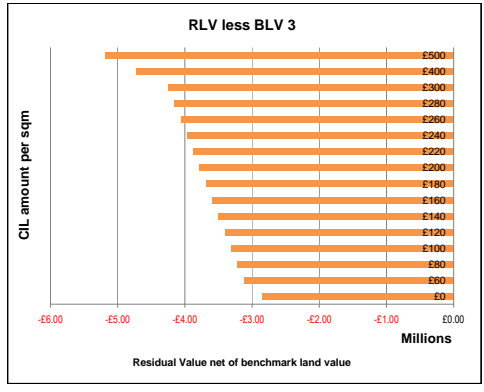
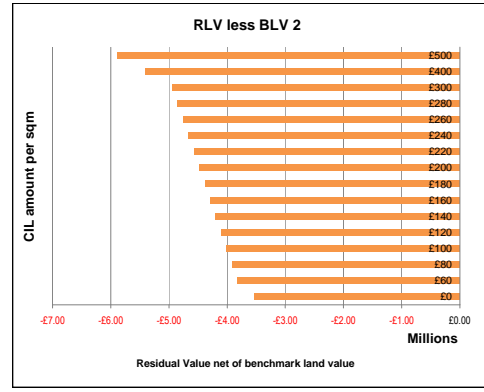
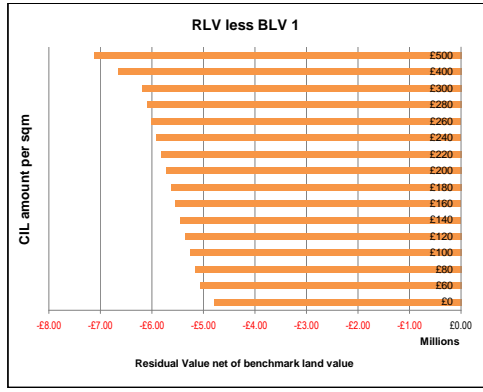
Site type 3 Description: **Area 6** E3509 psm Seven Sisters (N13) Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-462,605	-925,211	-4,925,211	-3,675,211	-2,975,211	-1,675,211
60	-603,207	-1,206,413	-5,206,413	-3,956,413	-3,256,413	-1,956,413
80	-650,074	-1,300,147	-5,300,147	-4,050,147	-3,350,147	-2,050,147
100	-696,941	-1,393,881	-5,393,881	-4,143,881	-3,443,881	-2,143,881
120	-743,808	-1,487,616	-5,487,616	-4,237,616	-3,537,616	-2,237,616
140	-790,675	-1,581,350	-5,581,350	-4,331,350	-3,631,350	-2,331,350
160	-837,542	-1,675,084	-5,675,084	-4,425,084	-3,725,084	-2,425,084
180	-884,409	-1,768,818	-5,768,818	-4,518,818	-3,818,818	-2,518,818
200	-931,276	-1,862,552	-5,862,552	-4,612,552	-3,912,552	-2,612,552
220	-978,143	-1,956,286	-5,956,286	-4,706,286	-4,006,286	-2,706,286
240	-1,025,010	-2,050,021	-6,050,021	-4,800,021	-4,100,021	-2,800,021
260	-1,071,877	-2,143,755	-6,143,755	-4,893,755	-4,193,755	-2,893,755
280	-1,118,744	-2,237,489	-6,237,489	-4,987,489	-4,287,489	-2,987,489
300	-1,165,612	-2,331,223	-6,331,223	-5,081,223	-4,381,223	-3,081,223
400	-1,399,947	-2,799,894	-6,799,894	-5,549,894	-4,849,894	-3,549,894
500	-1,634,282	-3,268,565	-7,268,565	-6,018,565	-5,318,565	-4,018,565



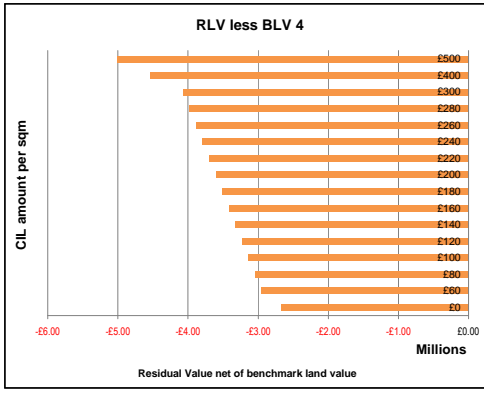
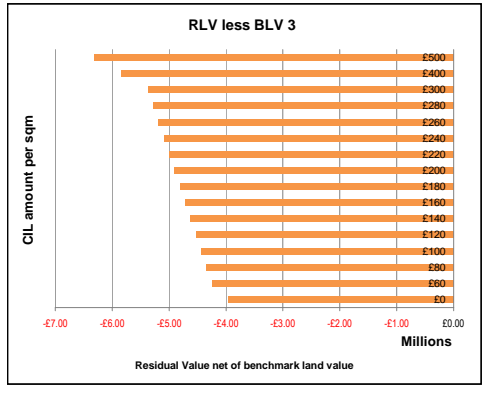
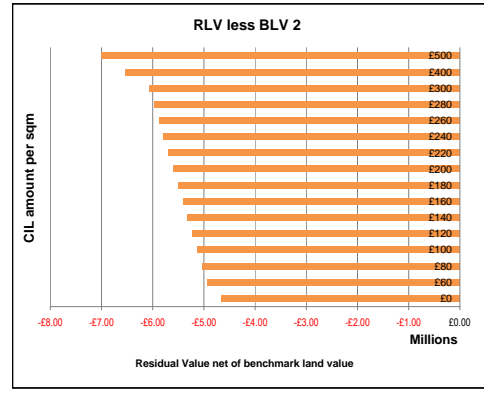
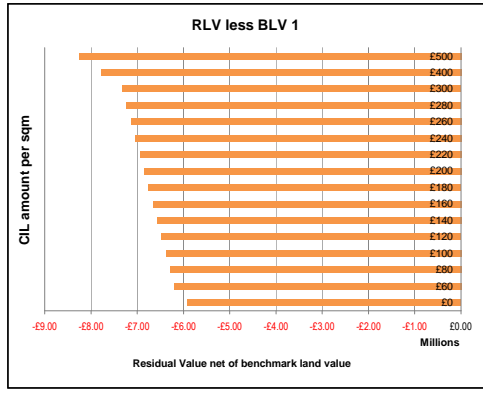
Site type 3 Description: **Area 7** E3552 psm Tottenham Hale (N) Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	394,409	788,817	-4,788,817	-3,538,817	-2,838,817	-1,538,817
60	535,010	1,070,020	-5,070,020	-3,820,020	-3,120,020	-1,820,020
80	581,877	1,163,754	-5,163,754	-3,913,754	-3,213,754	-1,913,754
100	628,744	1,257,488	-5,257,488	-4,007,488	-3,307,488	-2,007,488
120	675,611	1,351,222	-5,351,222	-4,101,222	-3,401,222	-2,101,222
140	722,478	1,444,956	-5,444,956	-4,194,956	-3,494,956	-2,194,956
160	769,345	1,538,691	-5,538,691	-4,288,691	-3,588,691	-2,288,691
180	816,212	1,632,425	-5,632,425	-4,382,425	-3,682,425	-2,382,425
200	863,079	1,726,159	-5,726,159	-4,476,159	-3,776,159	-2,476,159
220	909,947	1,819,893	-5,819,893	-4,569,893	-3,869,893	-2,569,893
240	956,814	1,913,627	-5,913,627	-4,663,627	-3,963,627	-2,663,627
260	1,003,681	2,007,361	-6,007,361	-4,757,361	-4,057,361	-2,757,361
280	1,050,548	2,101,096	-6,101,096	-4,851,096	-4,151,096	-2,851,096
300	1,097,415	2,194,830	-6,194,830	-4,944,830	-4,244,830	-2,944,830
400	1,331,750	2,663,501	-6,663,501	-5,413,501	-4,713,501	-3,413,501
500	1,566,086	3,132,171	-7,132,171	-6,082,171	-5,182,171	-3,882,171



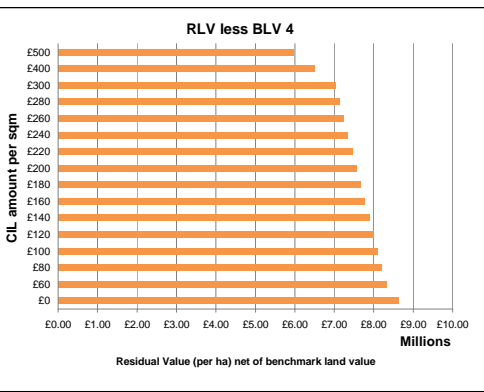
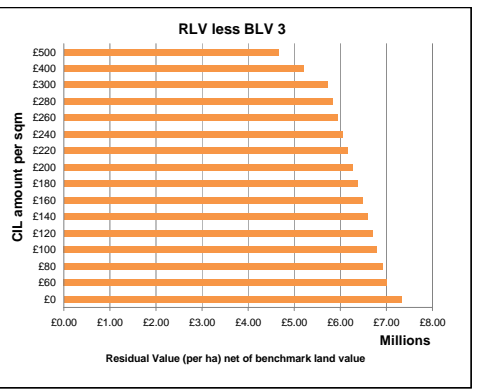
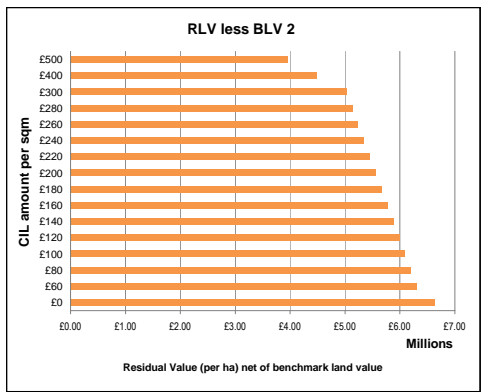
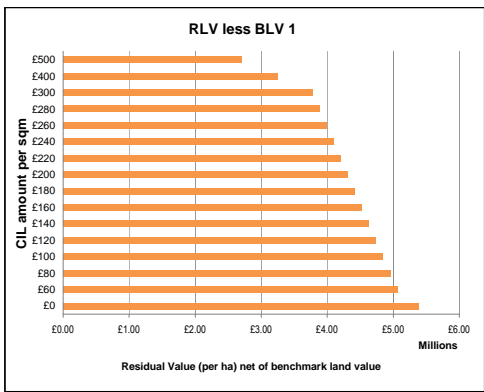
Site type 3 Description: **Area 8** E3197 psm Tottenham (N17) Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	957,428	1,914,855	-5,914,855	-4,664,855	-3,964,855	-2,664,855
60	1,098,029	2,196,058	-6,196,058	-4,946,058	-4,246,058	-2,946,058
80	1,144,896	2,289,792	-6,289,792	-5,039,792	-4,339,792	-3,039,792
100	1,191,763	2,383,526	-6,383,526	-5,133,526	-4,433,526	-3,133,526
120	1,238,630	2,477,260	-6,477,260	-5,227,260	-4,527,260	-3,227,260
140	1,285,497	2,570,994	-6,570,994	-5,320,994	-4,620,994	-3,320,994
160	1,332,364	2,664,728	-6,664,728	-5,414,728	-4,714,728	-3,414,728
180	1,379,231	2,758,463	-6,758,463	-5,508,463	-4,808,463	-3,508,463
200	1,426,098	2,852,197	-6,852,197	-5,602,197	-4,902,197	-3,602,197
220	1,472,965	2,945,931	-6,945,931	-5,695,931	-4,995,931	-3,695,931
240	1,519,832	3,039,665	-7,039,665	-5,789,665	-5,089,665	-3,789,665
260	1,566,700	3,133,399	-7,133,399	-5,883,399	-5,183,399	-3,883,399
280	1,613,567	3,227,134	-7,227,134	-5,977,134	-5,277,134	-3,977,134
300	1,660,434	3,320,868	-6,070,868	-6,070,868	-5,370,868	-4,070,868
400	1,894,769	3,789,539	-7,789,539	-6,539,539	-5,839,539	-4,539,539
500	2,129,105	4,258,209	-8,258,209	-7,008,209	-6,308,209	-5,008,209

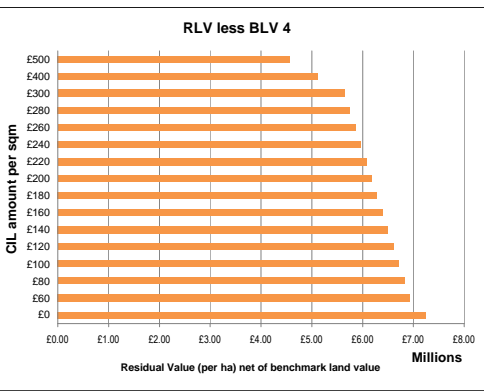
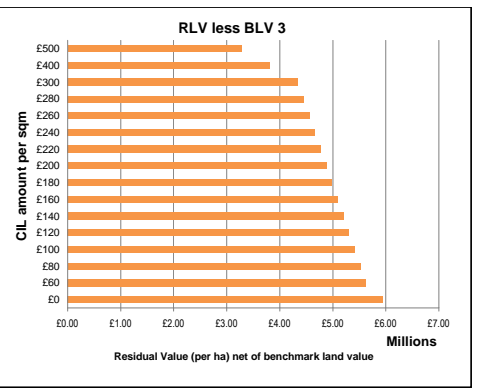
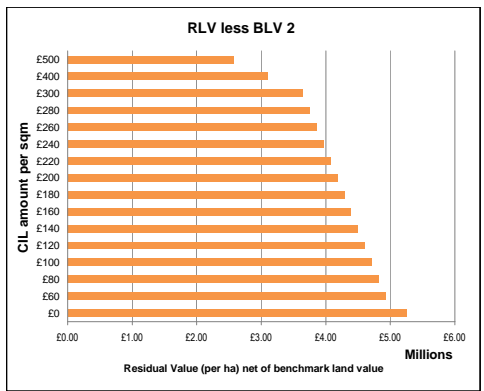
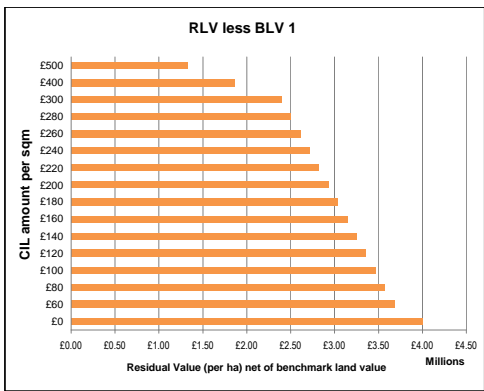


CIL Viability	Haringey	Benchmark Land Values (per net developable ha)			
SITE TYPE	3	BLV1 Resi land (high)	BLV2 Resi land (med)	BLV3 Resi land (low)	BLV4 Fmr Empytment
50 UNITS		£4,000,000	£2,750,000	£2,050,000	£750,000
FLATS					
100 UPH	Net area as percentage of gross	100%			
CSH level:	4 on AH	Sales value inflation			
	4 on private	Build cost inflation			
Aff Hsg:	20%				

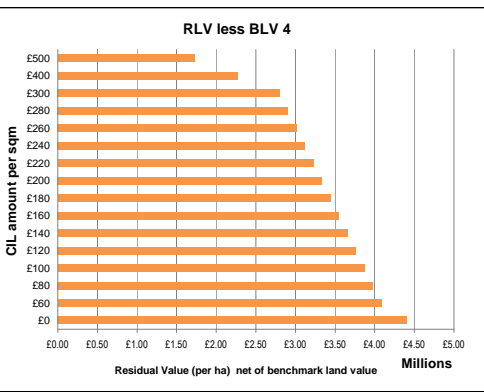
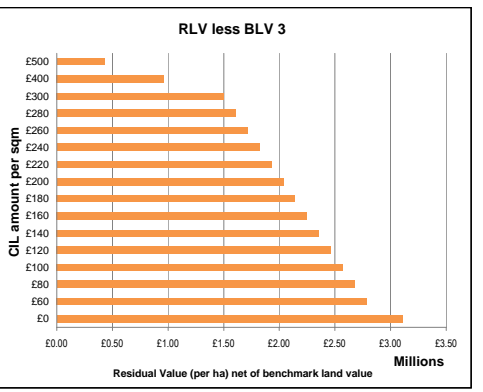
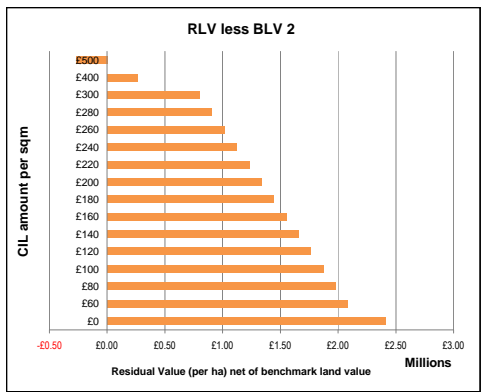
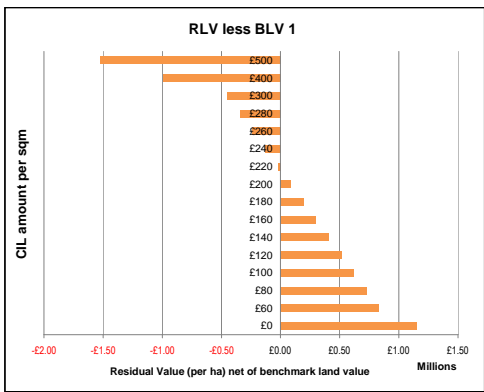
Site type 3	Description:	Area 1	£6340 psm Highgate (N6)	Site area:	0.50 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,689,623	9,379,245	5,379,245	6,629,245	7,329,245	8,629,245
60	4,528,936	9,057,871	5,057,871	6,307,871	7,007,871	8,307,871
80	4,475,373	8,950,746	4,950,746	6,200,746	6,900,746	8,200,746
100	4,421,811	8,843,622	4,843,622	6,093,622	6,793,622	8,093,622
120	4,368,248	8,736,497	4,736,497	5,986,497	6,686,497	7,986,497
140	4,314,686	8,629,372	4,629,372	5,879,372	6,579,372	7,879,372
160	4,261,124	8,522,247	4,522,247	5,772,247	6,472,247	7,772,247
180	4,207,561	8,415,122	4,415,122	5,665,122	6,365,122	7,665,122
200	4,153,999	8,307,998	4,307,998	5,557,998	6,257,998	7,557,998
220	4,100,436	8,200,873	4,200,873	5,450,873	6,150,873	7,450,873
240	4,046,874	8,093,748	4,093,748	5,343,748	6,043,748	7,343,748
260	3,993,312	7,986,623	3,986,623	5,236,623	5,936,623	7,236,623
280	3,939,749	7,879,499	3,879,499	5,129,499	5,829,499	7,129,499
300	3,886,187	7,772,374	3,772,374	5,022,374	5,722,374	7,022,374
400	3,618,375	7,236,750	3,236,750	4,486,750	5,186,750	6,486,750
500	3,350,563	6,701,126	2,701,126	3,951,126	4,651,126	5,951,126



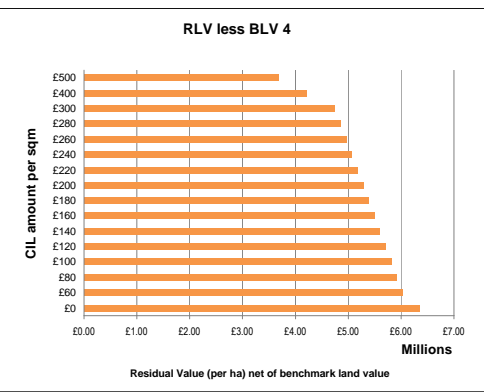
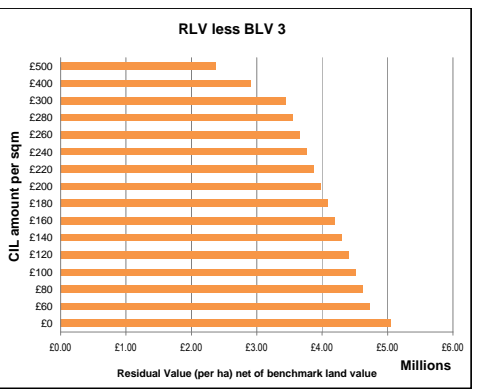
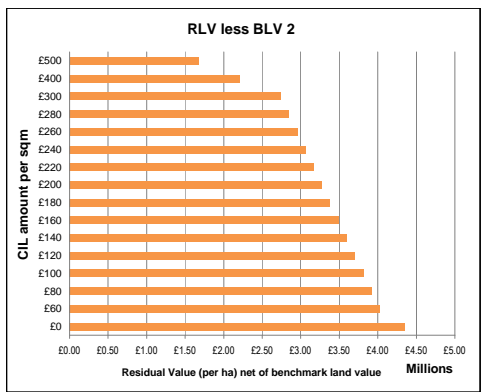
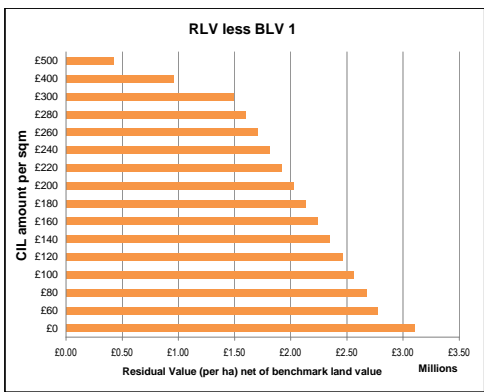
Site type 3	Description:	Area 2	£5942 psm Hornsey (N8)	Site area:	0.50 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,998,195	7,996,389	3,996,389	5,246,389	5,946,389	7,246,389
60	3,837,508	7,675,015	3,675,015	4,925,015	5,625,015	6,925,015
80	3,783,945	7,567,890	3,567,890	4,817,890	5,517,890	6,817,890
100	3,730,383	7,460,766	3,460,766	4,710,766	5,410,766	6,710,766
120	3,676,820	7,353,641	3,353,641	4,603,641	5,303,641	6,603,641
140	3,623,258	7,246,516	3,246,516	4,496,516	5,196,516	6,496,516
160	3,569,696	7,139,391	3,139,391	4,389,391	5,089,391	6,389,391
180	3,516,133	7,032,267	3,032,267	4,282,267	4,982,267	6,282,267
200	3,462,571	6,925,142	2,925,142	4,175,142	4,875,142	6,175,142
220	3,409,008	6,818,017	2,818,017	4,068,017	4,768,017	6,068,017
240	3,355,446	6,710,892	2,710,892	3,960,892	4,660,892	5,960,892
260	3,301,884	6,603,767	2,603,767	3,853,767	4,553,767	5,853,767
280	3,248,321	6,496,643	2,496,643	3,746,643	4,446,643	5,746,643
300	3,194,759	6,389,518	2,389,518	3,639,518	4,339,518	5,639,518
400	2,926,947	5,853,894	1,853,894	3,103,894	3,803,894	5,103,894
500	2,659,135	5,318,270	1,318,270	2,568,270	3,268,270	4,568,270



Site type 3	Description:	Area 3	£5124 psm Muswell Hill (N10)	Site area:	0.50 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,577,119	5,154,238	1,154,238	2,404,238	3,104,238	4,404,238
60	2,416,432	4,832,864	832,864	2,082,864	2,782,864	4,082,864
80	2,362,870	4,725,739	725,739	1,975,739	2,675,739	3,975,739
100	2,309,307	4,618,614	618,614	1,868,614	2,568,614	3,868,614
120	2,255,745	4,511,490	511,490	1,761,490	2,461,490	3,761,490
140	2,202,182	4,404,365	404,365	1,654,365	2,354,365	3,654,365
160	2,148,620	4,297,240	297,240	1,547,240	2,247,240	3,547,240
180	2,095,058	4,190,115	190,115	1,440,115	2,140,115	3,440,115
200	2,041,495	4,082,991	82,991	1,332,991	2,032,991	3,332,991
220	1,987,933	3,975,866	-24,134	1,225,866	1,925,866	3,225,866
240	1,934,371	3,868,741	-131,259	1,118,741	1,818,741	3,118,741
260	1,880,808	3,761,616	-238,384	1,011,616	1,711,616	3,011,616
280	1,827,246	3,654,491	-345,509	904,491	1,604,491	2,904,491
300	1,773,683	3,547,367	-452,633	797,367	1,497,367	2,797,367
400	1,505,871	3,011,743	-988,257	261,743	961,743	2,261,743
500	1,238,060	2,476,119	-1,523,881	273,881	426,119	1,726,119

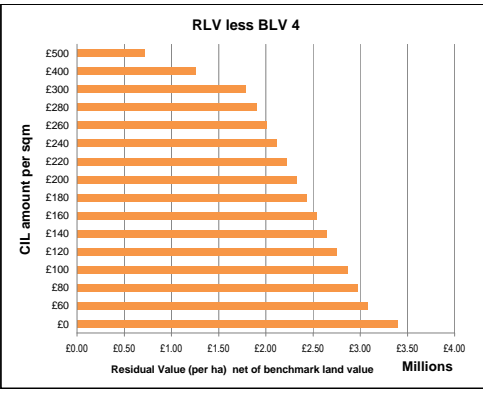
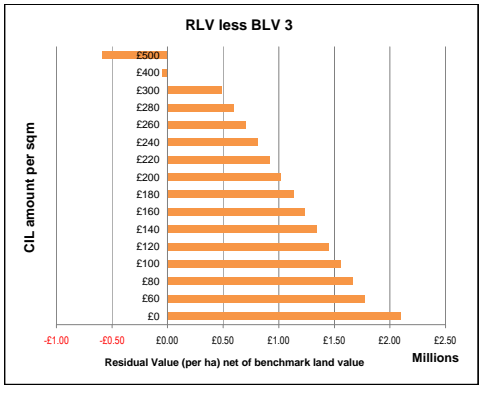
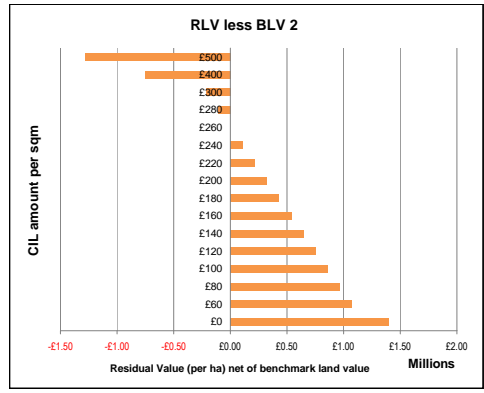
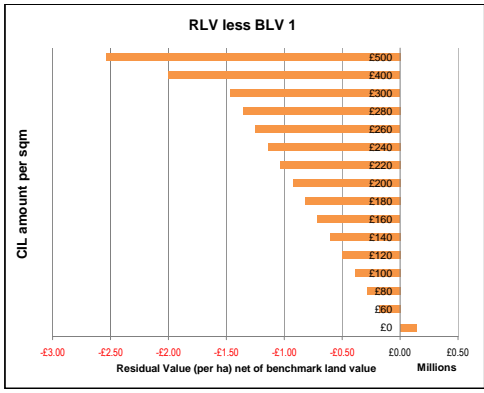


Site type 3	Description:	Area 4	£5683 psm Finsbury Pk (N4)	Site area:	0.50 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,548,245	7,096,491	3,096,491	4,346,491	5,046,491	6,346,491
60	3,387,558	6,775,116	2,775,116	4,025,116	4,725,116	6,025,116
80	3,333,996	6,667,992	2,667,992	3,917,992	4,617,992	5,917,992
100	3,280,433	6,560,867	2,560,867	3,810,867	4,510,867	5,810,867
120	3,226,871	6,453,742	2,453,742	3,703,742	4,403,742	5,703,742
140	3,173,309	6,346,617	2,346,617	3,596,617	4,296,617	5,596,617
160	3,119,746	6,239,493	2,239,493	3,489,493	4,189,493	5,489,493
180	3,066,184	6,132,368	2,132,368	3,382,368	4,082,368	5,382,368
200	3,012,622	6,025,243	2,025,243	3,275,243	3,975,243	5,275,243
220	2,959,059	5,918,118	1,918,118	3,168,118	3,868,118	5,168,118
240	2,905,497	5,810,993	1,810,993	3,060,993	3,760,993	5,060,993
260	2,851,934	5,703,869	1,703,869	2,953,869	3,653,869	4,953,869
280	2,798,372	5,596,744	1,596,744	2,846,744	3,546,744	4,846,744
300	2,744,810	5,489,619	1,489,619	2,739,619	3,439,619	4,739,619
400	2,476,998	4,953,995	953,995	2,203,995	2,903,995	4,203,995
500	2,209,186	4,418,372	418,372	1,668,372	2,368,372	3,668,372



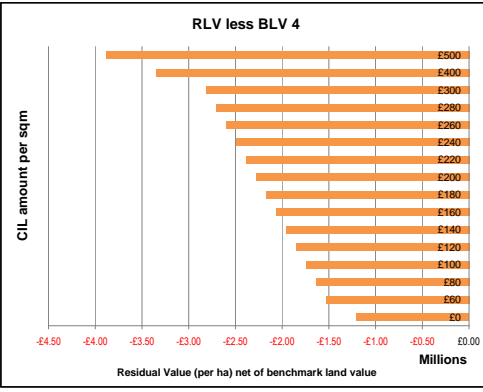
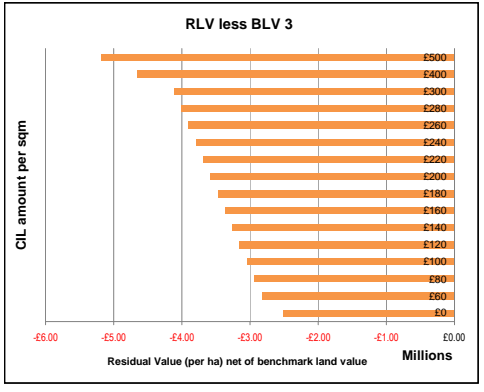
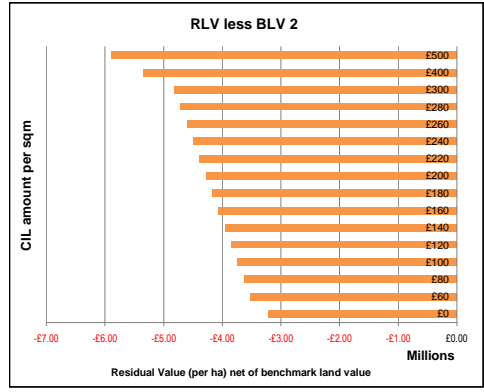
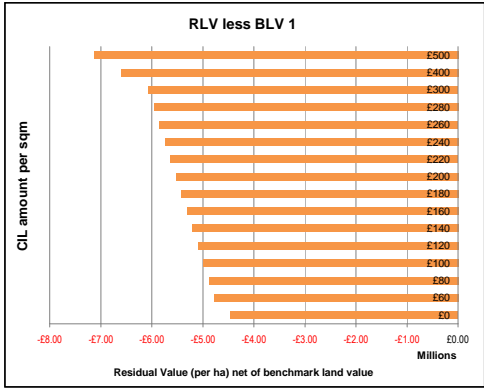
Site type 3 Description: **Area 5** E4833 psm Wood Green (N22) Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,071,578	4,143,155	143,155	1,393,155	2,093,155	3,393,155
60	1,910,890	3,821,781	178,219	1,071,781	1,771,781	3,071,781
80	1,857,328	3,714,656	285,344	964,656	1,664,656	2,964,656
100	1,803,766	3,607,531	392,469	857,531	1,557,531	2,857,531
120	1,750,203	3,500,406	499,594	750,406	1,450,406	2,750,406
140	1,696,641	3,393,282	606,718	643,282	1,343,282	2,643,282
160	1,643,078	3,286,157	713,843	536,157	1,236,157	2,536,157
180	1,589,516	3,179,032	820,968	429,032	1,129,032	2,429,032
200	1,535,954	3,071,907	928,093	321,907	1,021,907	2,321,907
220	1,482,391	2,964,783	1,035,217	214,783	914,783	2,214,783
240	1,428,829	2,857,658	1,142,342	107,658	807,658	2,107,658
260	1,375,267	2,750,533	1,249,467	533	700,533	2,000,533
280	1,321,704	2,643,408	1,356,592	106,592	593,408	1,893,408
300	1,268,142	2,536,284	1,463,716	213,716	486,284	1,786,284
400	1,000,330	2,000,660	1,999,340	749,340	49,340	1,250,660
500	732,518	1,465,036	2,534,964	1,284,964	584,964	715,036



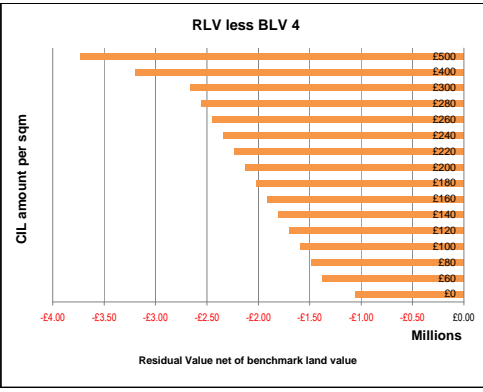
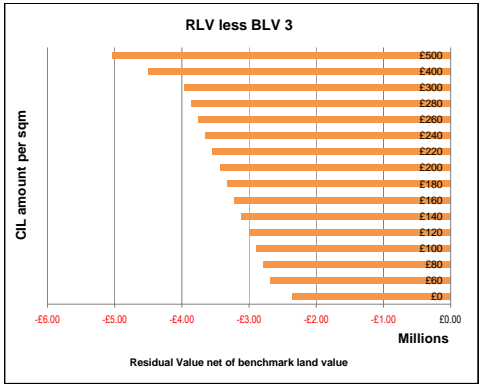
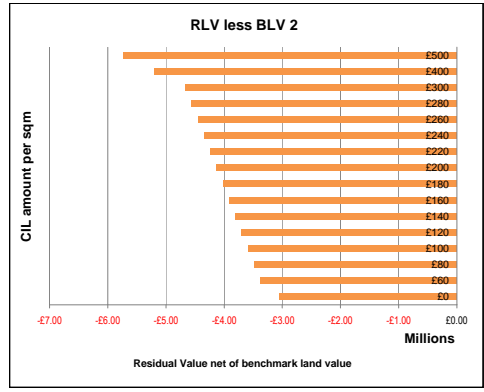
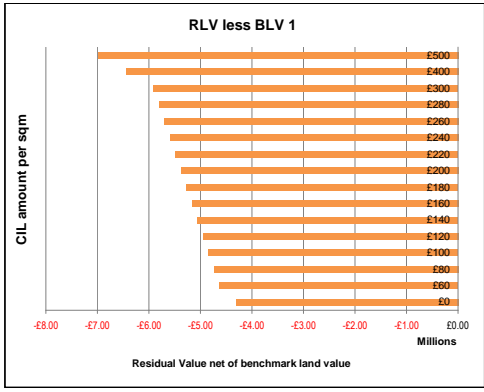
Site type 3 Description: **Area 6** E3509 psm Seven Sisters (N15) Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-228,550	-457,099	-4,457,099	-3,207,099	-2,507,099	-1,207,099
60	-389,237	-778,474	-4,778,474	-3,528,474	-2,828,474	-1,528,474
80	-442,799	-885,599	-4,885,599	-3,635,599	-2,935,599	-1,635,599
100	-496,362	-992,723	-4,992,723	-3,742,723	-3,042,723	-1,742,723
120	-549,924	-1,099,848	-5,099,848	-3,849,848	-3,149,848	-1,849,848
140	-603,486	-1,206,973	-5,206,973	-3,956,973	-3,256,973	-1,956,973
160	-657,049	-1,314,098	-5,314,098	-4,064,098	-3,364,098	-2,064,098
180	-710,611	-1,421,222	-5,421,222	-4,171,222	-3,471,222	-2,171,222
200	-764,174	-1,528,347	-5,528,347	-4,278,347	-3,578,347	-2,278,347
220	-817,736	-1,635,472	-5,635,472	-4,385,472	-3,685,472	-2,385,472
240	-871,298	-1,742,597	-5,742,597	-4,492,597	-3,792,597	-2,492,597
260	-924,861	-1,849,721	-5,849,721	-4,599,721	-3,899,721	-2,599,721
280	-978,423	-1,956,846	-5,956,846	-4,706,846	-4,006,846	-2,706,846
300	-1,031,985	-2,063,971	-6,063,971	-4,813,971	-4,113,971	-2,813,971
400	-1,299,797	-2,599,595	-6,599,595	-5,349,595	-4,649,595	-3,349,595
500	-1,567,609	-3,135,219	-7,135,219	-5,885,219	-5,185,219	-3,885,219



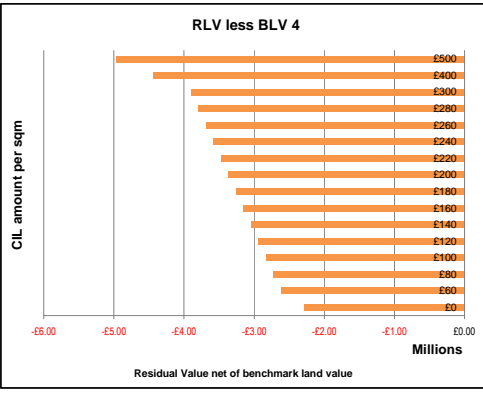
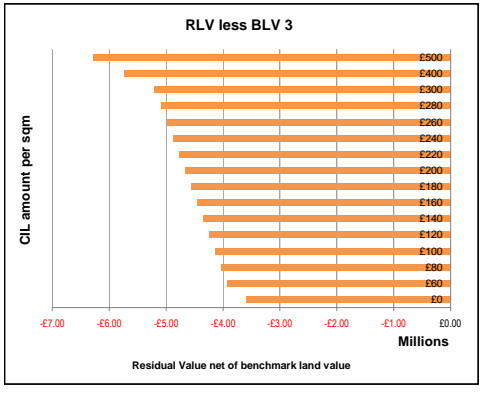
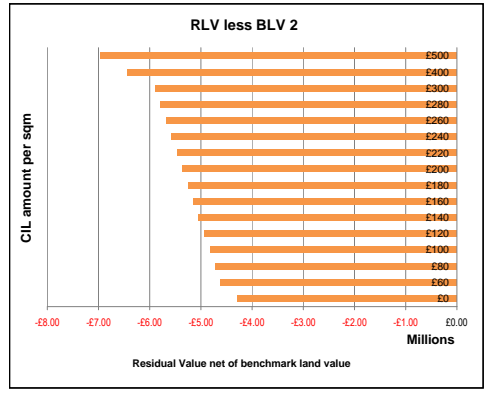
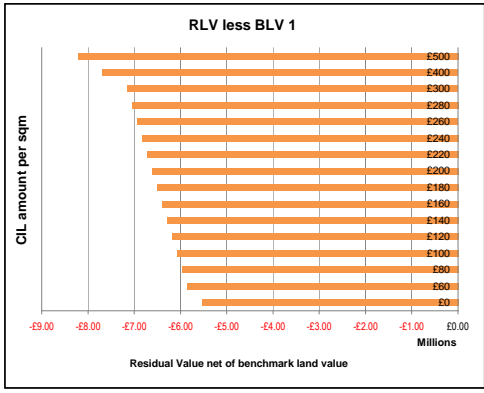
Site type 3 Description: **Area 7** E3552 psm Tottenham Hale (N) Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	153,848	307,695	4,307,695	3,057,695	2,357,695	1,057,695
60	314,535	629,070	4,629,070	3,379,070	2,679,070	1,379,070
80	368,097	736,195	4,736,195	3,486,195	2,786,195	1,486,195
100	421,660	843,319	4,843,319	3,593,319	2,893,319	1,593,319
120	475,222	950,444	4,950,444	3,700,444	3,000,444	1,700,444
140	528,784	1,057,569	5,057,569	3,807,569	3,107,569	1,807,569
160	582,347	1,164,694	5,164,694	3,914,694	3,214,694	1,914,694
180	635,909	1,271,818	5,271,818	4,021,818	3,321,818	2,021,818
200	689,472	1,378,943	5,378,943	4,128,943	3,428,943	2,128,943
220	743,034	1,486,068	5,486,068	4,236,068	3,536,068	2,236,068
240	796,596	1,593,193	5,593,193	4,343,193	3,643,193	2,343,193
260	850,159	1,700,317	5,700,317	4,450,317	3,750,317	2,450,317
280	903,721	1,807,442	5,807,442	4,557,442	3,857,442	2,557,442
300	957,283	1,914,567	5,914,567	4,664,567	3,964,567	2,664,567
400	1,225,095	2,450,191	6,450,191	5,200,191	4,500,191	3,200,191
500	1,492,907	2,985,815	6,985,815	5,735,815	5,035,815	3,735,815



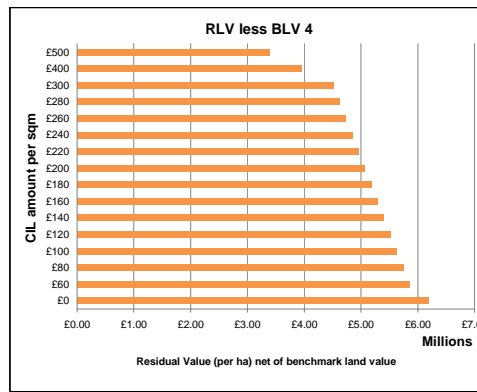
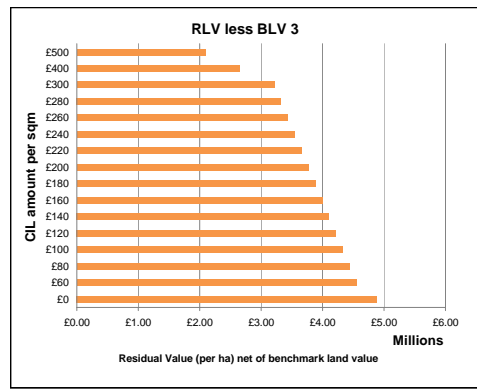
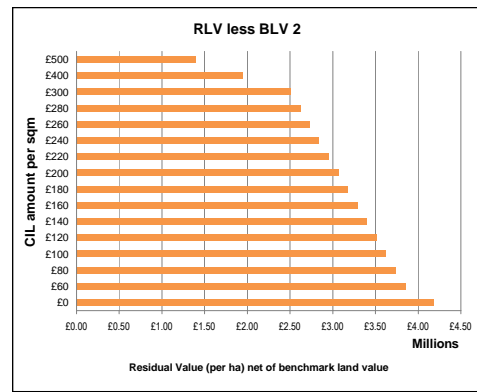
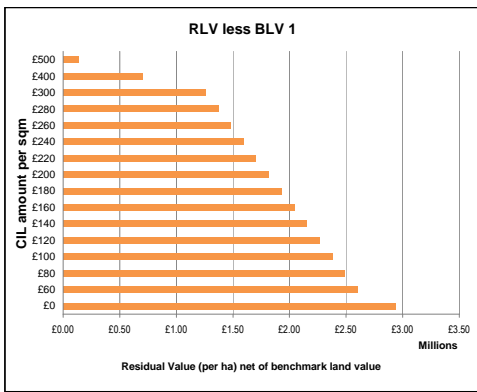
Site type 3 Description: **Area 8** E3197 psm Tottenham (N17) Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	770,574	1,541,147	5,541,147	4,291,147	3,591,147	2,291,147
60	931,261	1,862,522	5,862,522	4,612,522	3,912,522	2,612,522
80	984,823	1,969,646	5,969,646	4,719,646	4,019,646	2,719,646
100	1,038,386	2,076,771	6,076,771	4,826,771	4,126,771	2,826,771
120	1,091,948	2,183,896	6,183,896	4,933,896	4,233,896	2,933,896
140	1,145,510	2,291,021	6,291,021	5,041,021	4,341,021	3,041,021
160	1,199,073	2,398,145	6,398,145	5,148,145	4,448,145	3,148,145
180	1,252,635	2,505,270	6,505,270	5,255,270	4,555,270	3,255,270
200	1,306,198	2,612,395	6,612,395	5,362,395	4,662,395	3,362,395
220	1,359,760	2,719,520	6,719,520	5,469,520	4,769,520	3,469,520
240	1,413,322	2,826,645	6,826,645	5,576,645	4,876,645	3,576,645
260	1,466,885	2,933,769	6,933,769	5,683,769	4,983,769	3,683,769
280	1,520,447	3,040,894	7,040,894	5,790,894	5,090,894	3,790,894
300	1,574,009	3,148,019	7,148,019	5,898,019	5,198,019	3,898,019
400	1,841,821	3,683,643	7,683,643	6,433,643	5,733,643	4,433,643
500	2,109,633	4,219,267	8,219,267	6,969,267	6,269,267	4,969,267

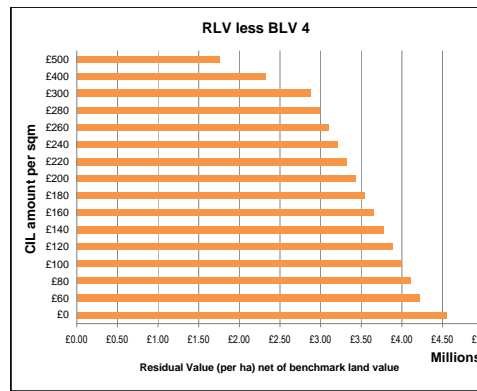
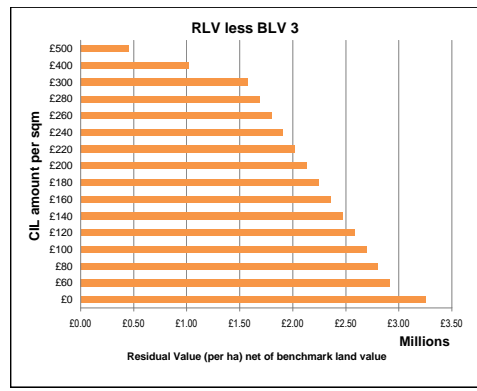
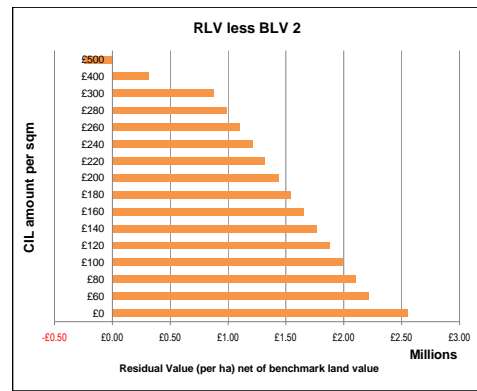
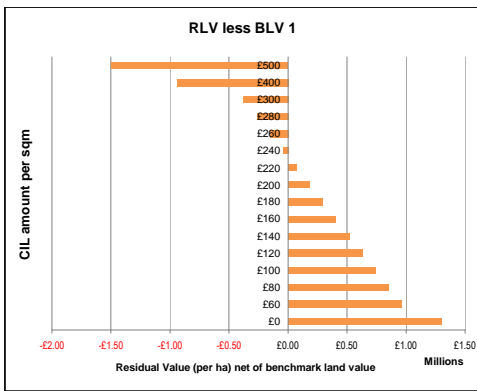


CIL Viability	Haringey	Benchmark Land Values (per net developable ha)			
SITE TYPE	4	BLV1 Resi land (high) £4,000,000	BLV2 Resi land (med) £2,750,000	BLV3 Resi land (low) £2,050,000	BLV4 Fmr Emptymnt £750,000
100 UNITS					
FLATS					
175 UPH	Net area as percentage of gross	100%			
CSH level:	4 on AH	Sales value inflation			
	4 on private	Build cost inflation			
Aff Hsg:	50%				

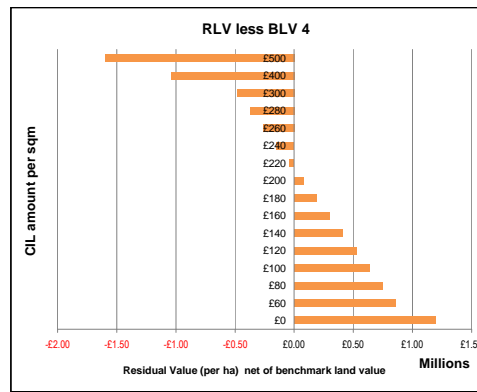
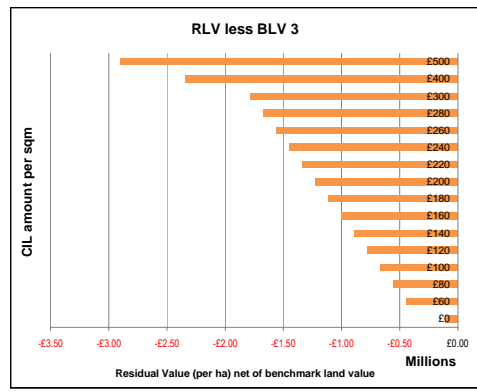
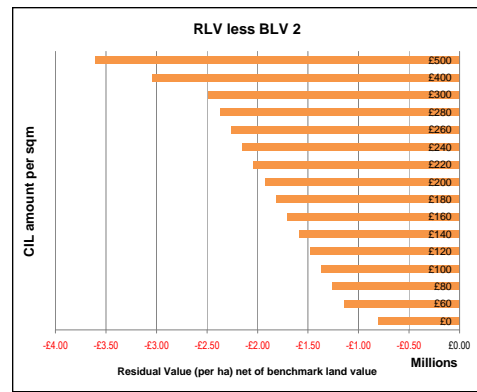
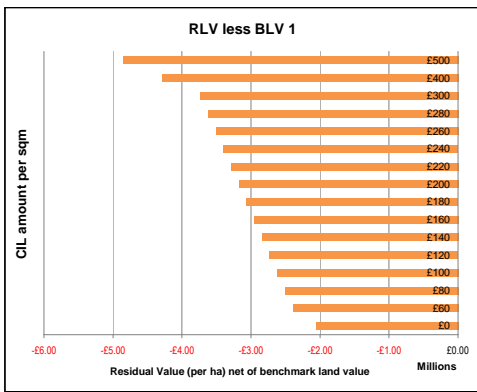
Site type 4	Description:	Area 1	£6340 psm Highgate (N6)	Site area:	0.57 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,961,345	6,932,354	2,932,354	4,182,354	4,882,354	6,182,354
60	3,769,779	6,597,113	2,597,113	3,847,113	4,547,113	5,847,113
80	3,705,923	6,485,366	2,485,366	3,735,366	4,435,366	5,735,366
100	3,642,068	6,373,618	2,373,618	3,623,618	4,323,618	5,623,618
120	3,578,212	6,261,871	2,261,871	3,511,871	4,211,871	5,511,871
140	3,514,357	6,150,124	2,150,124	3,400,124	4,100,124	5,400,124
160	3,450,501	6,038,377	2,038,377	3,288,377	3,988,377	5,288,377
180	3,386,645	5,926,630	1,926,630	3,176,630	3,876,630	5,176,630
200	3,322,790	5,814,882	1,814,882	3,064,882	3,764,882	5,064,882
220	3,258,934	5,703,135	1,703,135	2,953,135	3,653,135	4,953,135
240	3,195,079	5,591,388	1,591,388	2,841,388	3,541,388	4,841,388
260	3,131,223	5,479,641	1,479,641	2,729,641	3,429,641	4,729,641
280	3,067,368	5,367,894	1,367,894	2,617,894	3,317,894	4,617,894
300	3,003,512	5,256,146	1,256,146	2,506,146	3,206,146	4,506,146
400	2,684,235	4,697,410	697,410	1,947,410	2,647,410	3,947,410
500	2,364,957	4,138,674	138,674	1,388,674	2,088,674	3,388,674



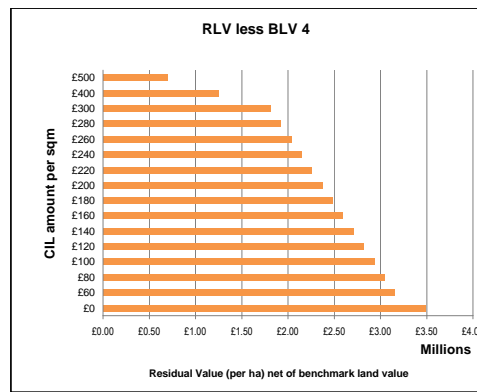
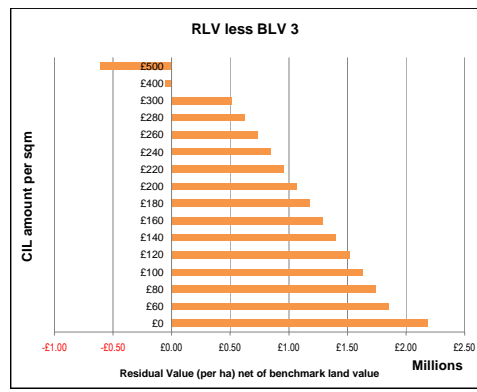
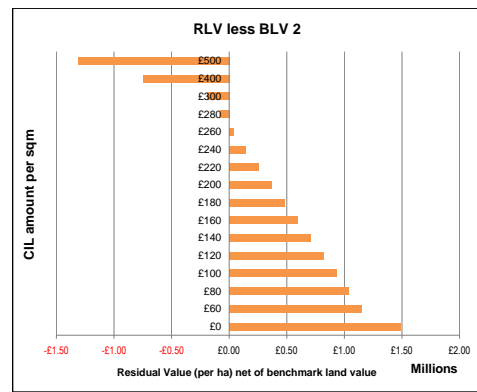
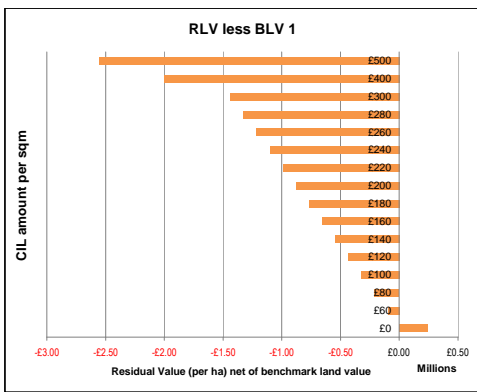
Site type 4	Description:	Area 2	£5942 psm Hornsey (N8)	Site area:	0.57 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,027,856	5,298,748	1,298,748	2,548,748	3,248,748	4,548,748
60	2,836,290	4,963,507	963,507	2,213,507	2,913,507	4,213,507
80	2,772,434	4,851,760	851,760	2,101,760	2,801,760	4,101,760
100	2,708,579	4,740,012	740,012	1,990,012	2,690,012	3,990,012
120	2,644,723	4,628,265	628,265	1,878,265	2,578,265	3,878,265
140	2,580,867	4,516,518	516,518	1,766,518	2,466,518	3,766,518
160	2,517,012	4,404,771	404,771	1,654,771	2,354,771	3,654,771
180	2,453,156	4,293,024	293,024	1,543,024	2,243,024	3,543,024
200	2,389,301	4,181,276	181,276	1,431,276	2,131,276	3,431,276
220	2,325,445	4,069,529	69,529	1,319,529	2,019,529	3,319,529
240	2,261,590	3,957,782	-42,218	1,207,782	1,907,782	3,207,782
260	2,197,734	3,846,035	-153,965	1,096,035	1,796,035	3,096,035
280	2,133,879	3,734,288	-265,712	984,288	1,684,288	2,984,288
300	2,070,023	3,622,540	-377,460	872,540	1,572,540	2,872,540
400	1,750,745	3,063,804	-936,196	313,804	1,013,804	2,313,804
500	1,431,468	2,505,068	-1,494,932	244,932	455,068	1,755,068



Site type 4	Description:	Area 3	£5124 psm Muswell Hill (N10)	Site area:	0.57 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,109,278	1,941,237	-2,068,763	-808,763	-108,763	1,191,237
60	917,711	1,605,995	-2,394,005	-1,144,005	-444,005	855,995
80	853,856	1,494,248	-2,505,752	-1,255,752	-555,752	744,248
100	790,000	1,382,501	-2,617,499	-1,367,499	-667,499	632,501
120	726,145	1,270,753	-2,729,247	-1,479,247	-779,247	520,753
140	662,289	1,159,006	-2,840,994	-1,590,994	-890,994	409,006
160	598,434	1,047,259	-2,952,741	-1,702,741	-1,002,741	297,259
180	534,578	935,512	-3,064,488	-1,814,488	-1,114,488	185,512
200	470,723	823,765	-3,176,235	-1,926,235	-1,226,235	73,765
220	406,867	712,017	-3,287,983	-2,037,983	-1,337,983	-37,983
240	343,012	600,270	-3,399,730	-2,149,730	-1,449,730	-149,730
260	279,156	488,523	-3,511,477	-2,261,477	-1,561,477	-261,477
280	215,300	376,776	-3,623,224	-2,373,224	-1,673,224	-373,224
300	151,445	265,029	-3,734,971	-2,484,971	-1,784,971	-484,971
400	-167,833	-293,707	-4,293,707	-3,043,707	-2,343,707	-1,043,707
500	-487,110	-852,443	-4,852,443	-3,602,443	-2,902,443	-1,602,443

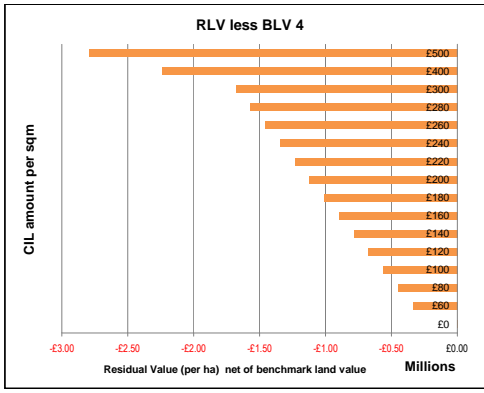
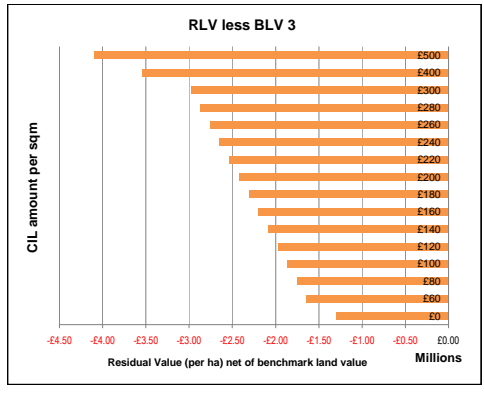
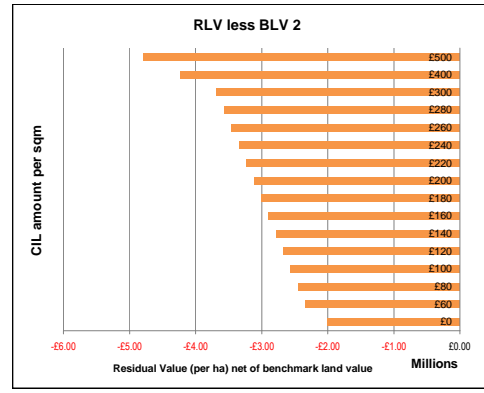
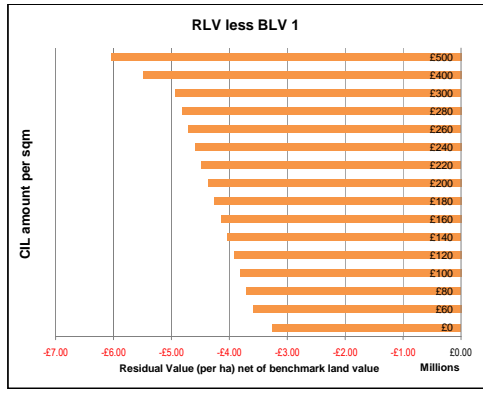


Site type 4	Description:	Area 4	£5683 psm Finsbury Pk (N4)	Site area:	0.57 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,420,385	4,235,673	235,673	1,485,673	2,185,673	3,485,673
60	2,228,818	3,900,432	-99,568	1,150,432	1,850,432	3,150,432
80	2,164,962	3,788,684	-211,316	1,038,684	1,738,684	3,038,684
100	2,101,107	3,676,937	-323,063	926,937	1,626,937	2,926,937
120	2,037,251	3,565,190	-434,810	815,190	1,515,190	2,815,190
140	1,973,396	3,453,443	-546,557	703,443	1,403,443	2,703,443
160	1,909,540	3,341,696	-658,304	591,696	1,291,696	2,591,696
180	1,845,685	3,229,948	-770,052	479,948	1,179,948	2,479,948
200	1,781,829	3,118,201	-881,799	368,201	1,068,201	2,368,201
220	1,717,974	3,006,454	-993,546	256,454	956,454	2,256,454
240	1,654,118	2,894,707	-1,105,293	144,707	844,707	2,144,707
260	1,590,263	2,782,960	-1,217,040	32,960	732,960	2,032,960
280	1,526,407	2,671,212	-1,328,788	-78,788	621,212	1,921,212
300	1,462,552	2,559,465	-1,440,535	-190,535	509,465	1,809,465
400	1,143,274	2,000,729	-1,999,271	-749,271	49,271	1,250,729
500	823,996	1,441,993	-2,558,007	-1,308,007	608,007	691,993



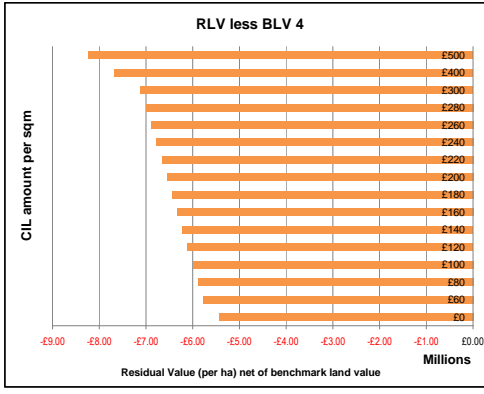
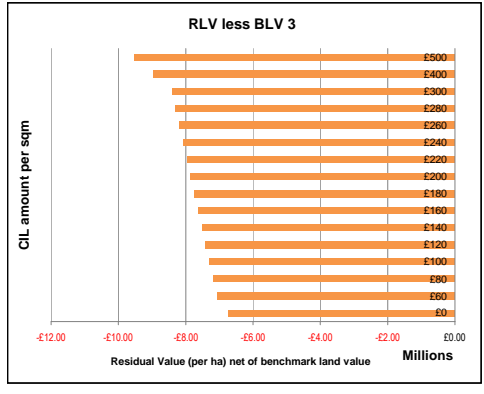
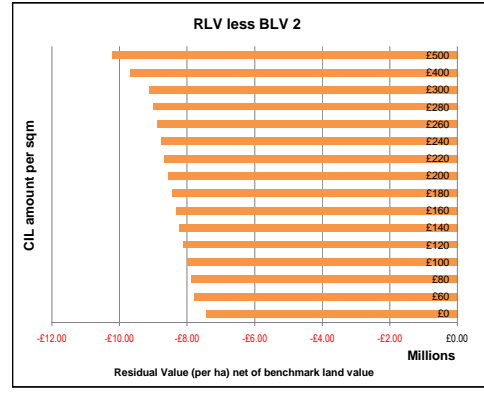
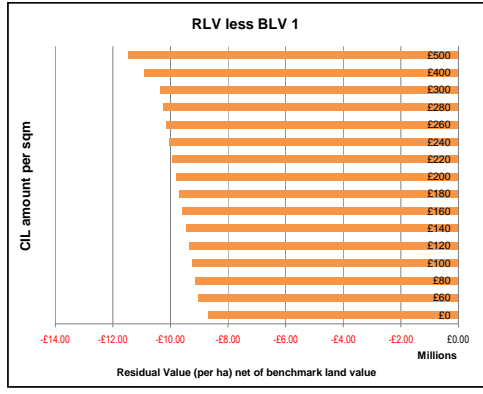
Site type 4 | Description: **Area 5** | **£4833 psm Wood Green (N22)** | Site area: 0.57 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	426,752	746,816	-3,253,184	-2,003,184	-1,303,184	-3,184
60	235,185	411,575	-3,588,425	-2,338,425	-1,638,425	-338,425
80	171,330	299,827	-3,700,173	-2,450,173	-1,750,173	-450,173
100	107,474	188,080	-3,811,920	-2,561,920	-1,861,920	-561,920
120	43,619	76,333	-3,923,667	-2,673,667	-1,973,667	-673,667
140	-20,237	35,414	-4,035,414	-2,785,414	-2,085,414	-785,414
160	-84,092	-147,161	-4,147,161	-2,897,161	-2,197,161	-897,161
180	-147,948	-258,909	-4,258,909	-3,008,909	-2,308,909	-1,008,909
200	-211,803	-370,656	-4,370,656	-3,120,656	-2,420,656	-1,120,656
220	-275,659	-482,403	-4,482,403	-3,232,403	-2,532,403	-1,232,403
240	-339,514	-594,150	-4,594,150	-3,344,150	-2,644,150	-1,344,150
260	-403,370	-705,897	-4,705,897	-3,455,897	-2,755,897	-1,455,897
280	-467,226	-817,645	-4,817,645	-3,567,645	-2,867,645	-1,567,645
300	-531,081	-929,392	-4,929,392	-3,679,392	-2,979,392	-1,679,392
400	-850,359	-1,488,128	-5,488,128	-4,238,128	-3,538,128	-2,238,128
500	-1,169,636	-2,046,864	-6,046,864	-4,796,864	-4,096,864	-2,796,864



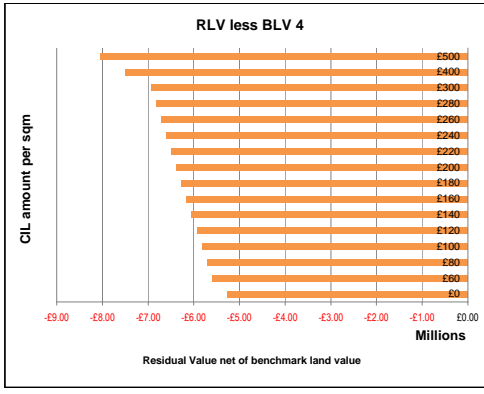
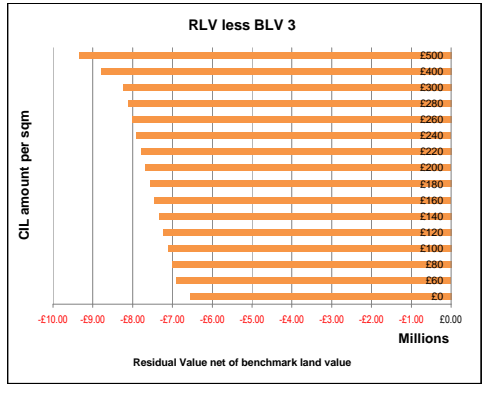
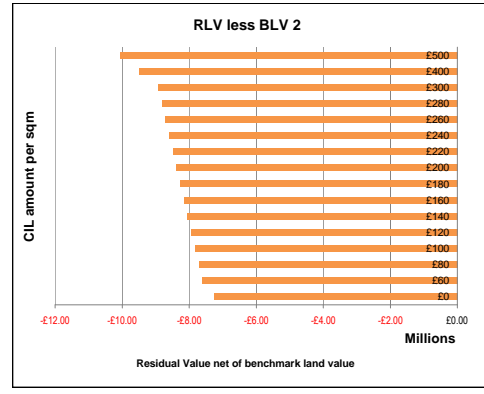
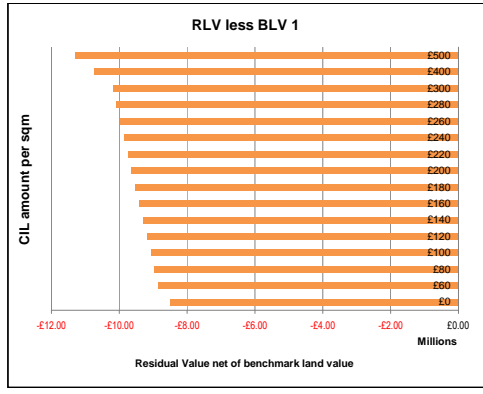
Site type 4 | Description: **Area 6** | **£3509 psm Seven Sisters (N15)** | Site area: 0.57 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,678,624	-4,687,592	-6,687,592	-7,437,592	-6,737,592	-5,437,592
60	-2,870,190	-5,022,833	-9,022,833	-7,772,833	-7,072,833	-5,772,833
80	-2,934,046	-5,134,581	-9,134,581	-7,884,581	-7,184,581	-5,884,581
100	-2,997,902	-5,246,328	-9,246,328	-7,996,328	-7,296,328	-5,996,328
120	-3,061,757	-5,358,075	-9,358,075	-8,108,075	-7,408,075	-6,108,075
140	-3,125,613	-5,469,822	-9,469,822	-8,219,822	-7,519,822	-6,219,822
160	-3,189,468	-5,581,569	-9,581,569	-8,331,569	-7,631,569	-6,331,569
180	-3,253,324	-5,693,317	-9,693,317	-8,443,317	-7,743,317	-6,443,317
200	-3,317,179	-5,805,064	-9,805,064	-8,555,064	-7,855,064	-6,555,064
220	-3,381,035	-5,916,811	-9,916,811	-8,666,811	-7,966,811	-6,666,811
240	-3,444,890	-6,028,558	-10,028,558	-8,778,558	-8,078,558	-6,778,558
260	-3,508,746	-6,140,305	-10,140,305	-8,890,305	-8,190,305	-6,890,305
280	-3,572,601	-6,252,053	-10,252,053	-9,002,053	-8,302,053	-7,002,053
300	-3,636,457	-6,363,800	-10,363,800	-9,113,800	-8,413,800	-7,113,800
400	-3,955,735	-6,922,536	-10,922,536	-9,672,536	-8,972,536	-7,672,536
500	-4,275,012	-7,481,272	-11,481,272	-10,231,272	-9,531,272	-8,231,272



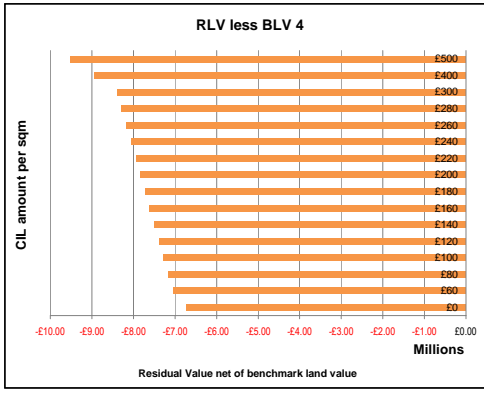
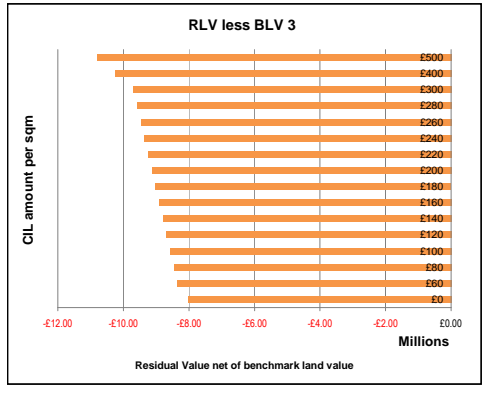
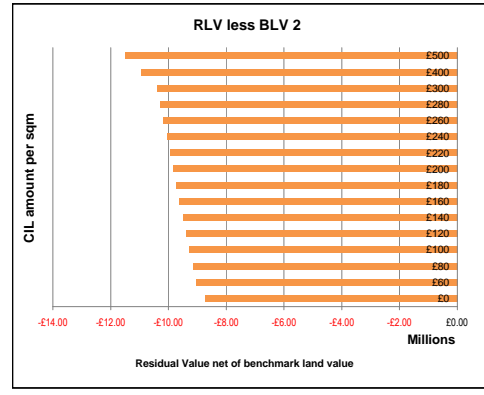
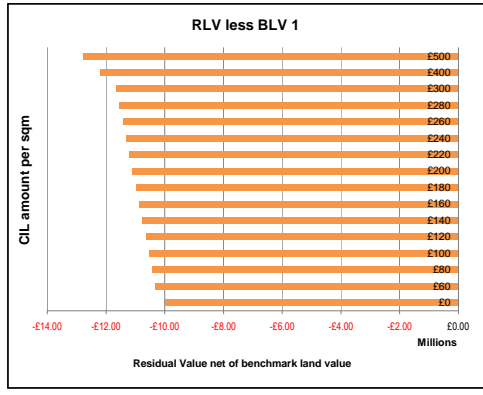
Site type 4 | Description: **Area 7** | **£3552 psm Tottenham Hale (N)** | Site area: 0.57 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,577,770	4,511,097	-8,511,097	-7,261,097	-6,561,097	-5,261,097
60	2,769,336	4,846,338	-8,846,338	-7,596,338	-6,896,338	-5,596,338
80	2,833,192	4,958,085	-8,958,085	-7,708,085	-7,008,085	-5,708,085
100	2,897,047	5,069,833	-9,069,833	-7,819,833	-7,119,833	-5,819,833
120	2,960,903	5,181,580	-9,181,580	-7,931,580	-7,231,580	-5,931,580
140	3,024,758	5,293,327	-9,293,327	-8,043,327	-7,343,327	-6,043,327
160	3,088,614	5,405,074	-9,405,074	-8,155,074	-7,455,074	-6,155,074
180	3,152,469	5,516,821	-9,516,821	-8,266,821	-7,566,821	-6,266,821
200	3,216,325	5,628,569	-9,628,569	-8,378,569	-7,678,569	-6,378,569
220	3,280,180	5,740,316	-9,740,316	-8,490,316	-7,790,316	-6,490,316
240	3,344,036	5,852,063	-9,852,063	-8,602,063	-7,902,063	-6,602,063
260	3,407,892	5,963,810	-9,963,810	-8,713,810	-8,013,810	-6,713,810
280	3,471,747	6,075,557	-10,075,557	-8,825,557	-8,125,557	-6,825,557
300	3,535,603	6,187,305	-10,187,305	-8,937,305	-8,237,305	-6,937,305
400	3,854,880	6,746,041	-10,746,041	-9,496,041	-8,796,041	-7,496,041
500	4,174,158	7,304,777	-11,304,777	-10,054,777	-9,354,777	-8,054,777



Site type 4 | Description: **Area 8** | **£3197 psm Tottenham (N17)** | Site area: 0.57 ha

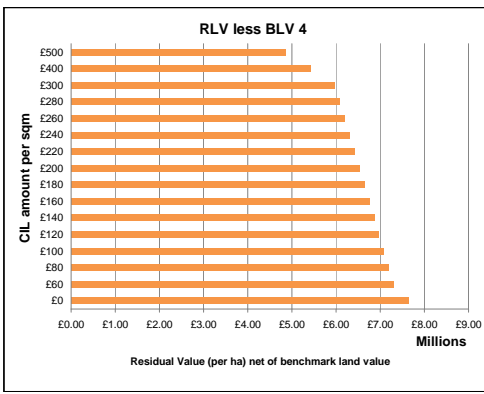
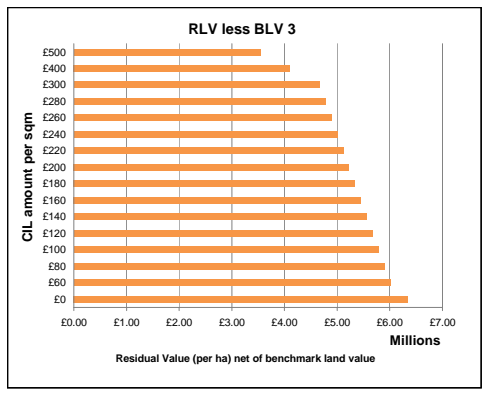
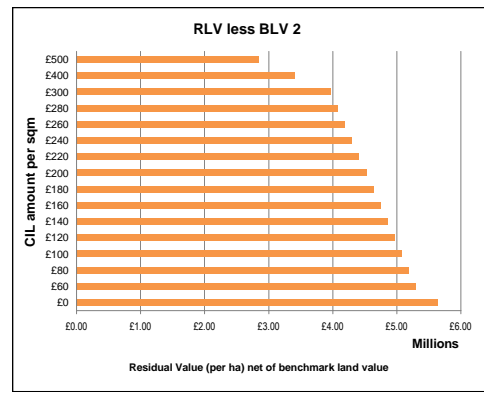
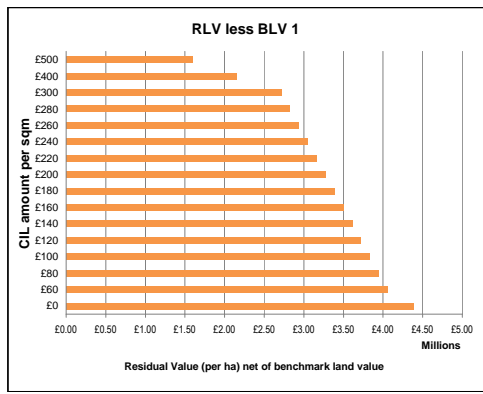
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,410,404	5,968,208	-9,968,208	-8,718,208	-8,018,208	-6,718,208
60	3,601,971	6,303,449	-10,303,449	-9,053,449	-8,353,449	-7,053,449
80	3,665,826	6,415,196	-10,415,196	-9,165,196	-8,465,196	-7,165,196
100	3,729,682	6,526,943	-10,526,943	-9,276,943	-8,576,943	-7,276,943
120	3,793,538	6,638,691	-10,638,691	-9,388,691	-8,688,691	-7,388,691
140	3,857,393	6,750,438	-10,750,438	-9,500,438	-8,800,438	-7,500,438
160	3,921,249	6,862,185	-10,862,185	-9,612,185	-8,912,185	-7,612,185
180	3,985,104	6,973,932	-10,973,932	-9,723,932	-9,023,932	-7,723,932
200	4,048,960	7,085,679	-11,085,679	-9,835,679	-9,135,679	-7,835,679
220	4,112,815	7,197,427	-11,197,427	-9,947,427	-9,247,427	-7,947,427
240	4,176,671	7,309,174	-11,309,174	-10,059,174	-9,359,174	-8,059,174
260	4,240,526	7,420,921	-11,420,921	-10,170,921	-9,470,921	-8,170,921
280	4,304,382	7,532,668	-11,532,668	-10,282,668	-9,582,668	-8,282,668
300	4,368,237	7,644,415	-11,644,415	-10,394,415	-9,694,415	-8,394,415
400	4,687,515	8,203,151	-12,203,151	-10,953,151	-10,253,151	-8,953,151
500	5,006,793	8,761,887	-12,761,887	-11,511,887	-10,811,887	-9,511,887



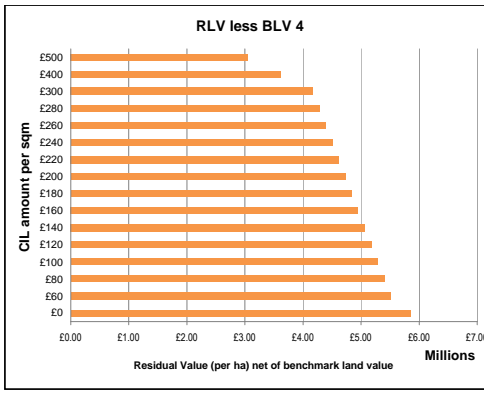
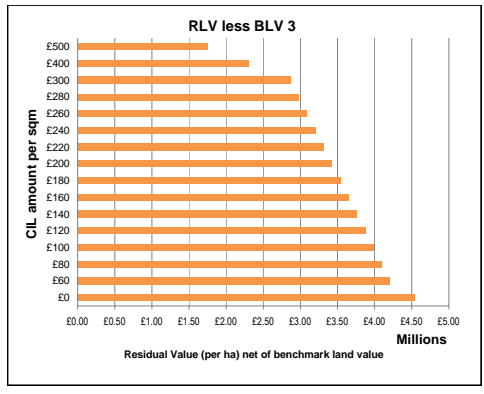
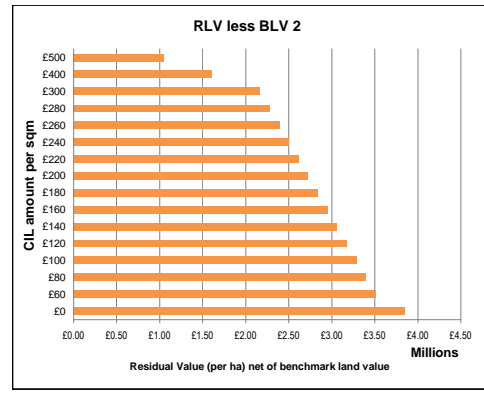
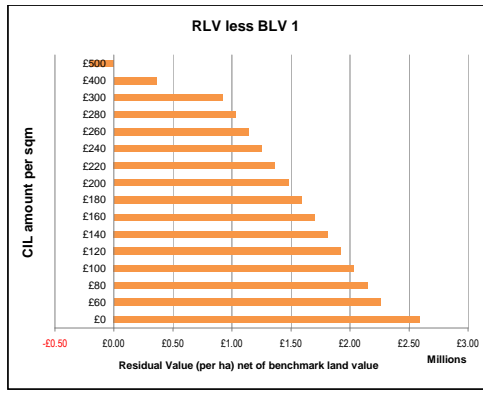


CIL Viability	Haringey	Benchmark Land Values (per net developable ha)			
SITE TYPE	4	BLV1 Resi land (high)	BLV2 Resi land (med)	BLV3 Resi land (low)	BLV4 Fmr Empymnt
100 UNITS		£4,000,000	£2,750,000	£2,050,000	£750,000
FLATS					
175 UPH	Net area as percentage of gross	100%			
CSH level:	4 on AH	+10% Sales value inflation			
	4 on private	+5% Build cost inflation			
Aff Hsg:	50%				

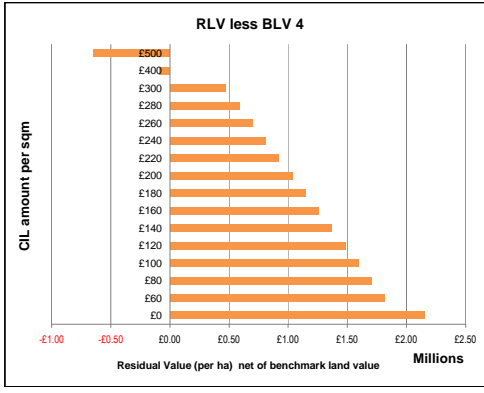
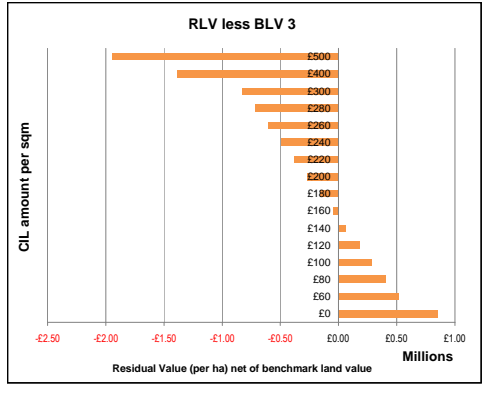
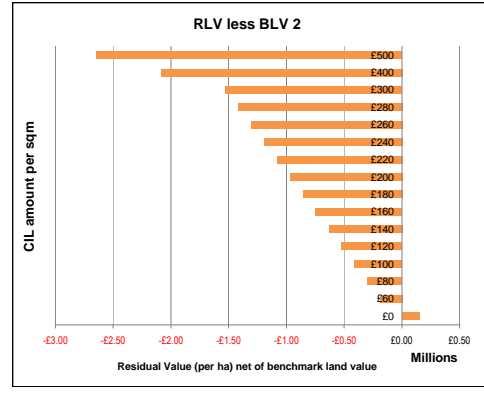
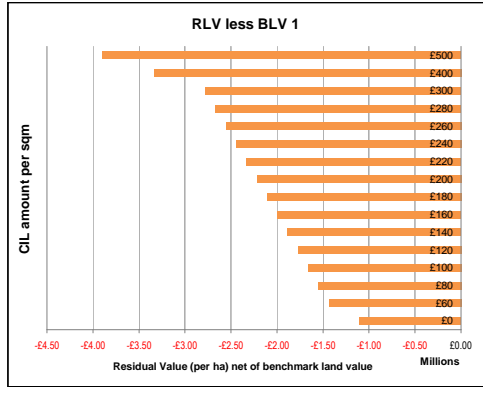
Site type 4	Description:	Area 1	£6340 psm Highgate (N6)	Site area:	0.57 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,793,004	8,387,757	4,387,757	5,637,757	6,337,757	7,637,757
60	4,601,437	8,052,515	4,052,515	5,302,515	6,002,515	7,302,515
80	4,537,582	7,940,768	3,940,768	5,190,768	5,890,768	7,190,768
100	4,473,726	7,829,021	3,829,021	5,079,021	5,779,021	7,079,021
120	4,409,871	7,717,273	3,717,273	4,967,273	5,667,273	6,967,273
140	4,346,015	7,605,526	3,605,526	4,855,526	5,555,526	6,855,526
160	4,282,159	7,493,779	3,493,779	4,743,779	5,443,779	6,743,779
180	4,218,304	7,382,032	3,382,032	4,632,032	5,332,032	6,632,032
200	4,154,448	7,270,285	3,270,285	4,520,285	5,220,285	6,520,285
220	4,090,593	7,158,537	3,158,537	4,408,537	5,108,537	6,408,537
240	4,026,737	7,046,790	3,046,790	4,296,790	4,996,790	6,296,790
260	3,962,882	6,935,043	2,935,043	4,185,043	4,885,043	6,185,043
280	3,899,026	6,823,296	2,823,296	4,073,296	4,773,296	6,073,296
300	3,835,171	6,711,549	2,711,549	3,961,549	4,661,549	5,961,549
400	3,515,893	6,152,813	2,152,813	3,402,813	4,102,813	5,402,813
500	3,196,615	5,594,077	1,594,077	2,844,077	3,544,077	4,844,077



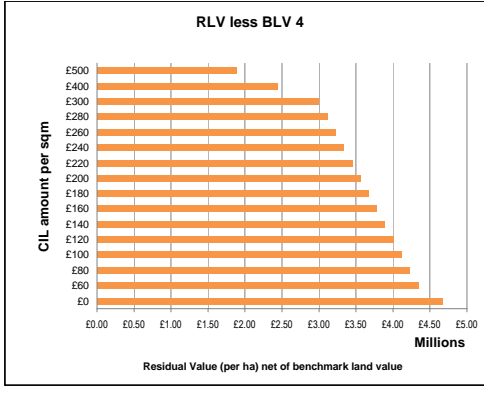
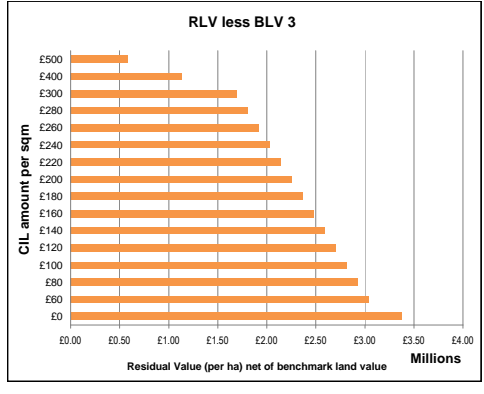
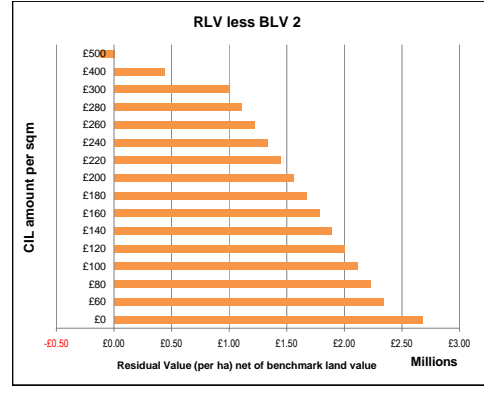
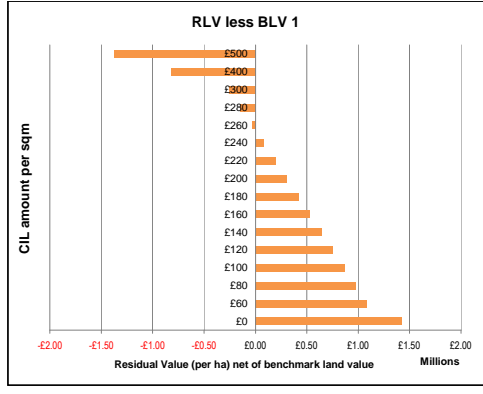
Site type 4	Description:	Area 2	£5942 psm Hornsey (N8)	Site area:	0.57 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,786,166	6,590,790	2,590,790	3,840,790	4,540,790	5,840,790
60	3,574,599	6,255,548	2,255,548	3,505,548	4,205,548	5,505,548
80	3,510,744	6,143,801	2,143,801	3,393,801	4,093,801	5,393,801
100	3,446,888	6,032,054	2,032,054	3,282,054	3,982,054	5,282,054
120	3,383,032	5,920,307	1,920,307	3,170,307	3,870,307	5,170,307
140	3,319,177	5,808,560	1,808,560	3,058,560	3,758,560	5,058,560
160	3,255,321	5,696,812	1,696,812	2,946,812	3,646,812	4,946,812
180	3,191,466	5,585,065	1,585,065	2,835,065	3,535,065	4,835,065
200	3,127,610	5,473,318	1,473,318	2,723,318	3,423,318	4,723,318
220	3,063,755	5,361,571	1,361,571	2,611,571	3,311,571	4,611,571
240	2,999,899	5,249,824	1,249,824	2,499,824	3,199,824	4,499,824
260	2,936,044	5,138,076	1,138,076	2,388,076	3,088,076	4,388,076
280	2,872,188	5,026,329	1,026,329	2,276,329	2,976,329	4,276,329
300	2,808,333	4,914,582	914,582	2,164,582	2,864,582	4,164,582
400	2,488,055	4,355,846	355,846	1,605,846	2,305,846	3,605,846
500	2,169,777	3,797,110	-202,890	1,047,110	1,747,110	3,047,110



Site type 4	Description:	Area 3	£5124 psm Muswell Hill (N10)	Site area:	0.57 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,655,730	2,897,527	-1,102,473	147,527	847,527	2,147,527
60	1,464,163	2,562,285	-1,437,715	187,715	512,285	1,812,285
80	1,400,308	2,450,538	-1,549,462	299,462	400,538	1,700,538
100	1,336,452	2,338,791	-1,661,209	411,209	288,791	1,588,791
120	1,272,596	2,227,044	-1,772,956	522,956	177,044	1,477,044
140	1,208,741	2,115,297	-1,884,703	634,703	65,297	1,365,297
160	1,144,885	2,003,549	-1,996,451	746,451	46,451	1,253,549
180	1,081,030	1,891,802	-2,108,198	858,198	158,198	1,141,802
200	1,017,174	1,780,055	-2,219,945	969,945	269,945	1,030,055
220	953,319	1,668,308	-2,331,692	1,081,692	381,692	918,308
240	889,463	1,556,561	-2,443,439	1,193,439	493,439	806,561
260	825,608	1,444,813	-2,555,187	1,305,187	605,187	694,813
280	761,752	1,333,066	-2,666,934	1,416,934	716,934	583,066
300	697,897	1,221,319	-2,778,681	1,528,681	828,681	471,319
400	378,619	662,583	-3,337,417	2,087,417	1,387,417	87,417
500	59,341	103,847	-3,896,153	2,646,153	1,946,153	646,153

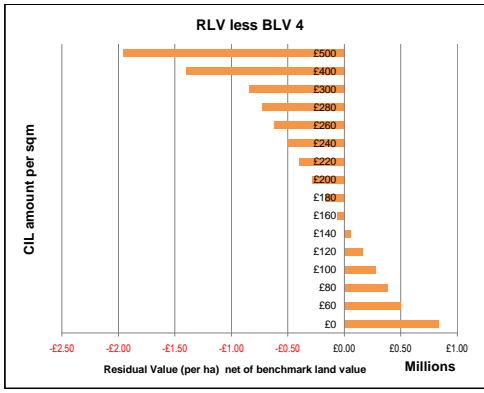
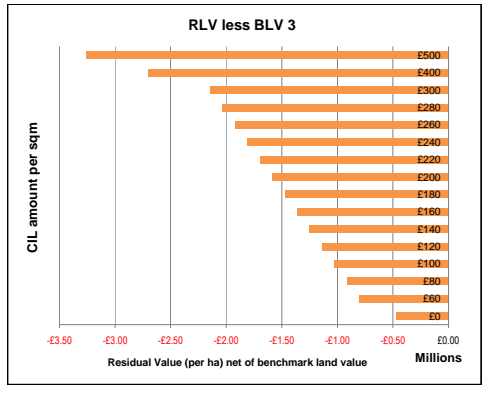
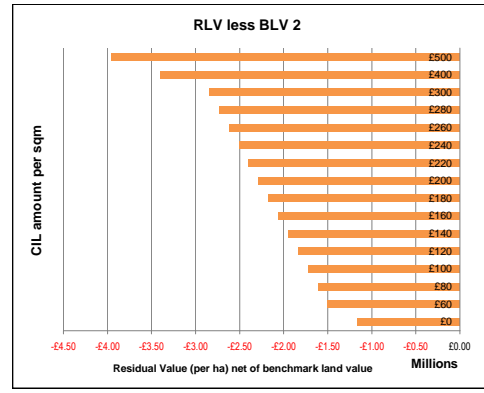
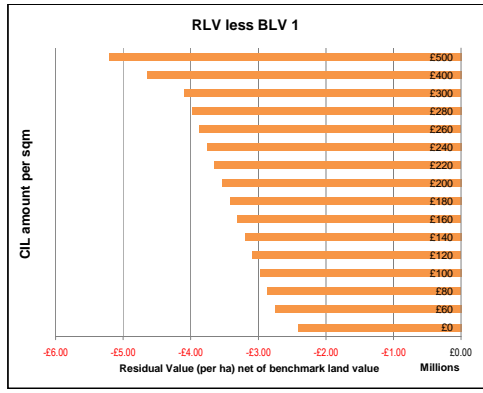


Site type 4	Description:	Area 4	£5683 psm Finsbury Pk (N4)	Site area:	0.57 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,097,947	5,421,407	1,421,407	2,671,407	3,371,407	4,671,407
60	2,906,380	5,086,166	1,086,166	2,336,166	3,036,166	4,336,166
80	2,842,525	4,974,418	974,418	2,224,418	2,924,418	4,224,418
100	2,778,669	4,862,671	862,671	2,112,671	2,812,671	4,112,671
120	2,714,814	4,750,924	750,924	2,000,924	2,700,924	4,000,924
140	2,650,958	4,639,177	639,177	1,889,177	2,589,177	3,889,177
160	2,587,103	4,527,430	527,430	1,777,430	2,477,430	3,777,430
180	2,523,247	4,415,682	415,682	1,665,682	2,365,682	3,665,682
200	2,459,392	4,303,935	303,935	1,553,935	2,253,935	3,553,935
220	2,395,536	4,192,188	192,188	1,442,188	2,142,188	3,442,188
240	2,331,681	4,080,441	80,441	1,330,441	2,030,441	3,330,441
260	2,267,825	3,968,694	31,694	1,218,694	1,918,694	3,218,694
280	2,203,969	3,856,946	-143,054	1,106,946	1,806,946	3,106,946
300	2,140,114	3,745,199	-254,801	995,199	1,695,199	2,995,199
400	1,820,836	3,186,463	-813,537	436,463	1,136,463	2,436,463
500	1,501,558	2,627,727	-1,372,273	122,273	577,727	1,877,727



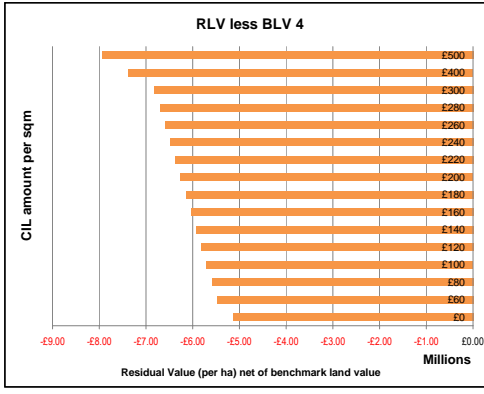
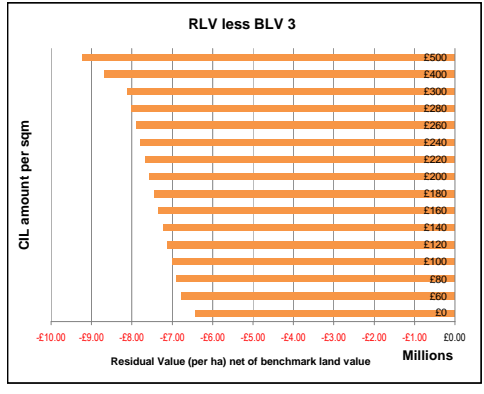
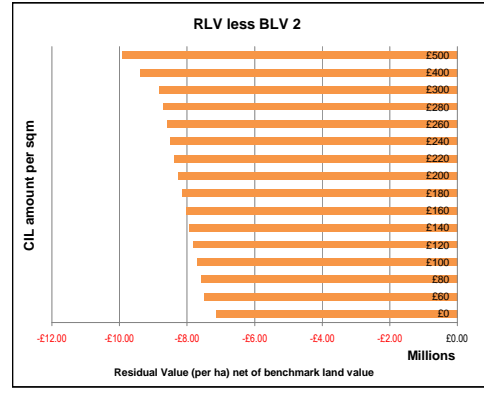
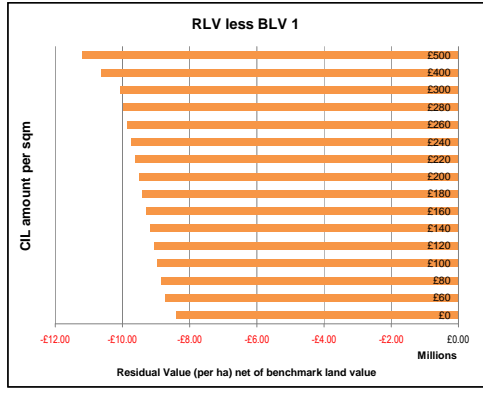
Site type 4 | Description: **Area 5** | **£4833 psm Wood Green (N22)** | Site area: 0.57 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	904,951	1,583,665	-2,416,335	-1,166,335	-466,335	833,665
60	713,385	1,248,423	-2,751,577	-1,501,577	-801,577	498,423
80	649,529	1,136,676	-2,863,324	-1,613,324	-913,324	386,676
100	585,673	1,024,929	-2,975,071	-1,725,071	-1,025,071	274,929
120	521,818	913,181	-3,086,819	-1,836,819	-1,136,819	163,181
140	457,962	801,434	-3,198,566	-1,948,566	-1,248,566	51,434
160	394,107	689,687	-3,310,313	-2,060,313	-1,360,313	-60,313
180	330,251	577,940	-3,422,060	-2,172,060	-1,472,060	-172,060
200	266,396	466,193	-3,533,807	-2,283,807	-1,583,807	-283,807
220	202,540	354,445	-3,645,555	-2,395,555	-1,695,555	-395,555
240	138,685	242,698	-3,757,302	-2,507,302	-1,807,302	-507,302
260	74,829	130,951	-3,869,049	-2,619,049	-1,919,049	-619,049
280	10,974	19,204	-3,980,796	-2,730,796	-2,030,796	-730,796
300	-52,882	92,543	-4,092,543	-2,842,543	-2,142,543	-842,543
400	-372,160	651,279	-4,651,279	-3,401,279	-2,701,279	-1,401,279
500	-691,437	1,210,015	-5,210,015	-3,960,015	-3,260,015	-1,960,015



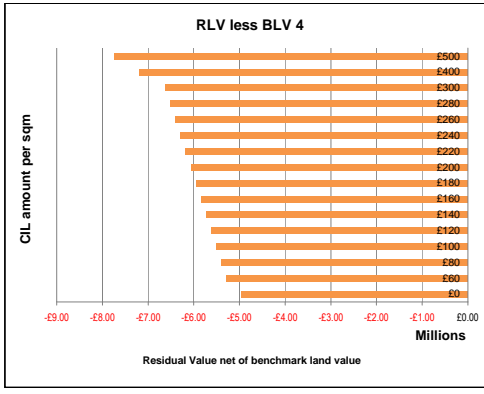
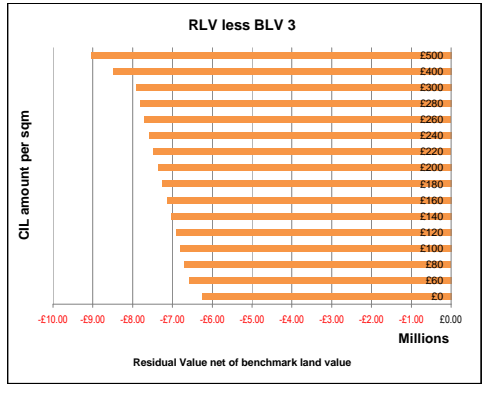
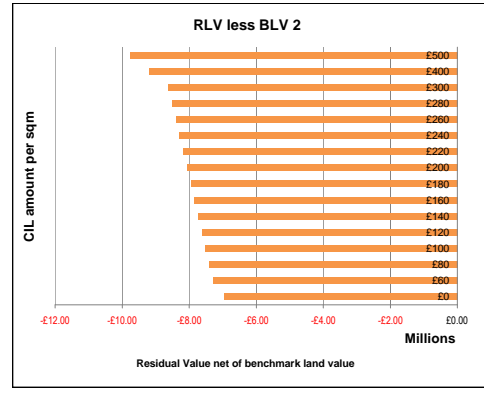
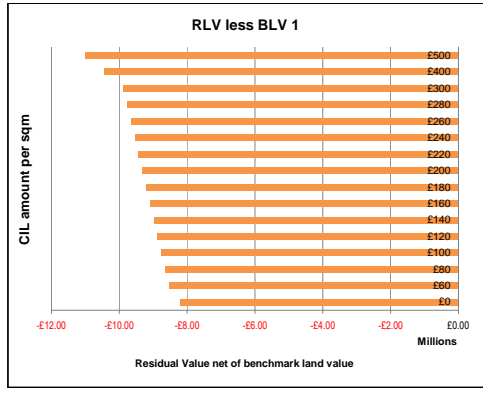
Site type 4 | Description: **Area 6** | **£3509 psm Seven Sisters (N15)** | Site area: 0.57 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,510,962	-4,394,184	-8,394,184	-7,144,184	-6,444,184	-5,144,184
60	-2,702,529	-4,729,426	-8,729,426	-7,479,426	-6,779,426	-5,479,426
80	-2,766,385	-4,841,173	-8,841,173	-7,591,173	-6,891,173	-5,591,173
100	-2,830,240	-4,952,920	-8,952,920	-7,702,920	-7,002,920	-5,702,920
120	-2,894,096	-5,064,667	-9,064,667	-7,814,667	-7,114,667	-5,814,667
140	-2,957,951	-5,176,414	-9,176,414	-7,926,414	-7,226,414	-5,926,414
160	-3,021,807	-5,288,162	-9,288,162	-8,038,162	-7,338,162	-6,038,162
180	-3,085,662	-5,399,909	-9,399,909	-8,149,909	-7,449,909	-6,149,909
200	-3,149,518	-5,511,656	-9,511,656	-8,261,656	-7,561,656	-6,261,656
220	-3,213,373	-5,623,403	-9,623,403	-8,373,403	-7,673,403	-6,373,403
240	-3,277,229	-5,735,150	-9,735,150	-8,485,150	-7,785,150	-6,485,150
260	-3,341,084	-5,846,898	-9,846,898	-8,596,898	-7,896,898	-6,596,898
280	-3,404,940	-5,958,645	-9,958,645	-8,708,645	-8,008,645	-6,708,645
300	-3,468,795	-6,070,392	-10,070,392	-8,820,392	-8,120,392	-6,820,392
400	-3,788,073	-6,629,128	-10,629,128	-9,379,128	-8,679,128	-7,379,128
500	-4,107,351	-7,187,864	-11,187,864	-9,937,864	-9,237,864	-7,937,864



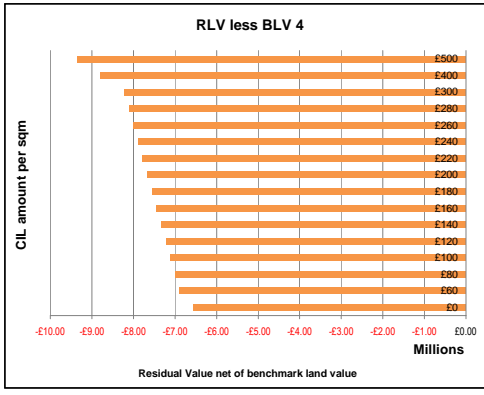
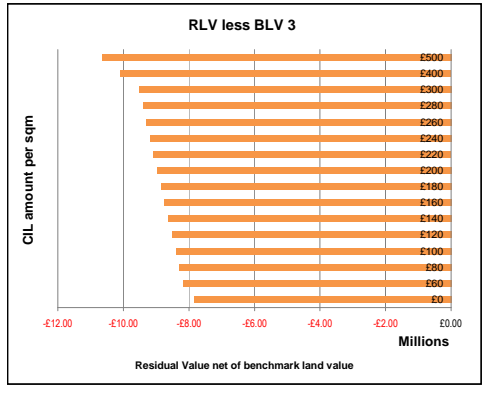
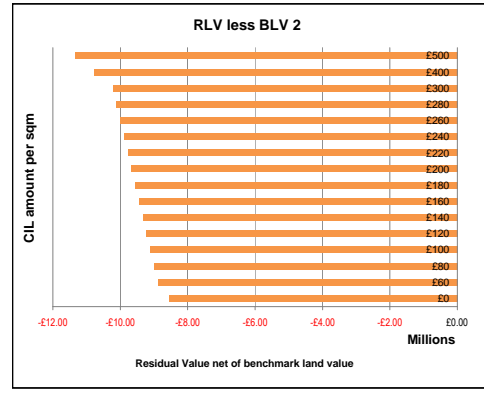
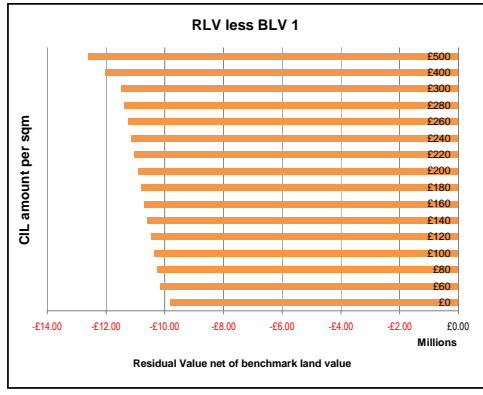
Site type 4 | Description: **Area 7** | **£3552 psm Tottenham Hale (N)** | Site area: 0.57 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,400,023	4,200,039	-8,200,039	-6,950,039	-6,250,039	-4,950,039
60	2,591,589	4,535,281	-8,535,281	-7,285,281	-6,585,281	-5,285,281
80	2,655,445	4,647,028	-8,647,028	-7,397,028	-6,697,028	-5,397,028
100	2,719,300	4,758,775	-8,758,775	-7,508,775	-6,808,775	-5,508,775
120	2,783,156	4,870,523	-8,870,523	-7,620,523	-6,920,523	-5,620,523
140	2,847,011	4,982,270	-8,982,270	-7,732,270	-7,032,270	-5,732,270
160	2,910,867	5,094,017	-9,094,017	-7,844,017	-7,144,017	-5,844,017
180	2,974,722	5,205,764	-9,205,764	-7,955,764	-7,255,764	-5,955,764
200	3,038,578	5,317,511	-9,317,511	-8,067,511	-7,367,511	-6,067,511
220	3,102,434	5,429,259	-9,429,259	-8,179,259	-7,479,259	-6,179,259
240	3,166,289	5,541,006	-9,541,006	-8,291,006	-7,591,006	-6,291,006
260	3,230,145	5,652,753	-9,652,753	-8,402,753	-7,702,753	-6,402,753
280	3,294,000	5,764,500	-9,764,500	-8,514,500	-7,814,500	-6,514,500
300	3,357,856	5,876,247	-9,876,247	-8,626,247	-7,926,247	-6,626,247
400	3,677,133	6,434,983	-10,434,983	-9,184,983	-8,484,983	-7,184,983
500	3,996,411	6,993,719	-10,993,719	-9,743,719	-9,043,719	-7,743,719



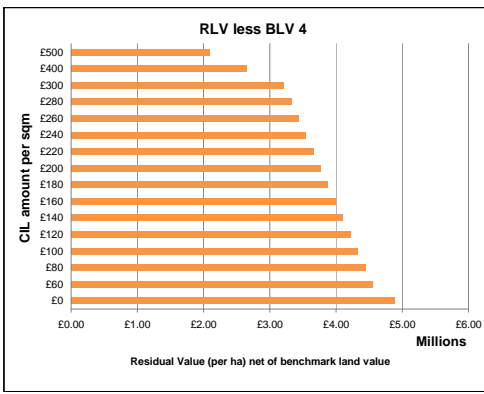
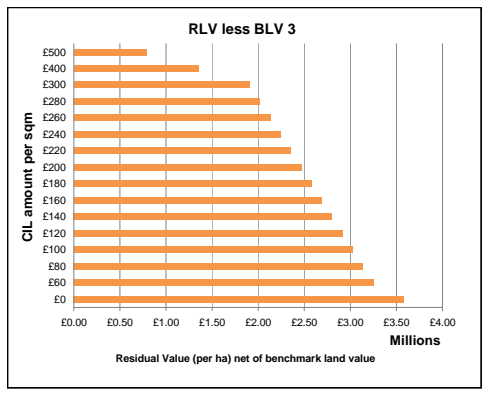
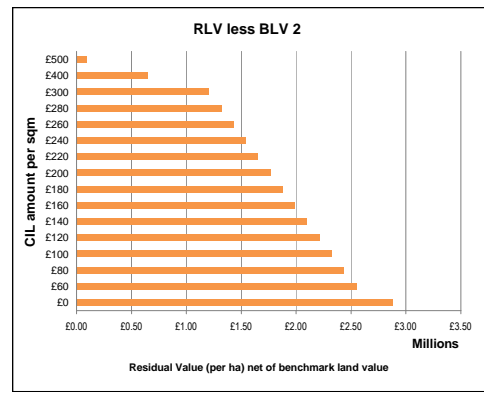
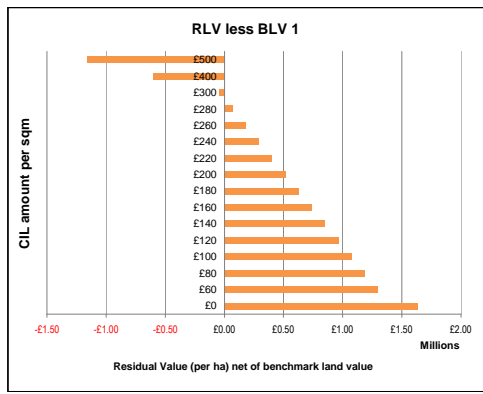
Site type 4 | Description: **Area 8** | **£3197 psm Tottenham (N17)** | Site area: 0.57 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,315,921	5,802,861	-9,802,861	-8,552,861	-7,852,861	-6,552,861
60	3,507,487	6,138,103	-10,138,103	-8,888,103	-8,188,103	-6,888,103
80	3,571,343	6,249,850	-10,249,850	-8,999,850	-8,299,850	-6,999,850
100	3,635,199	6,361,597	-10,361,597	-9,111,597	-8,411,597	-7,111,597
120	3,699,054	6,473,345	-10,473,345	-9,223,345	-8,523,345	-7,223,345
140	3,762,910	6,585,092	-10,585,092	-9,335,092	-8,635,092	-7,335,092
160	3,826,765	6,696,839	-10,696,839	-9,446,839	-8,746,839	-7,446,839
180	3,890,621	6,808,586	-10,808,586	-9,558,586	-8,858,586	-7,558,586
200	3,954,476	6,920,333	-10,920,333	-9,670,333	-8,970,333	-7,670,333
220	4,018,332	7,032,081	-11,032,081	-9,782,081	-9,082,081	-7,782,081
240	4,082,187	7,143,828	-11,143,828	-9,893,828	-9,193,828	-7,893,828
260	4,146,043	7,255,575	-11,255,575	-10,005,575	-9,305,575	-8,005,575
280	4,209,898	7,367,322	-11,367,322	-10,117,322	-9,417,322	-8,117,322
300	4,273,754	7,479,069	-11,479,069	-10,229,069	-9,529,069	-8,229,069
400	4,593,032	8,037,805	-12,037,805	-10,787,805	-10,087,805	-8,787,805
500	4,912,309	8,596,541	-12,596,541	-11,346,541	-10,646,541	-9,346,541

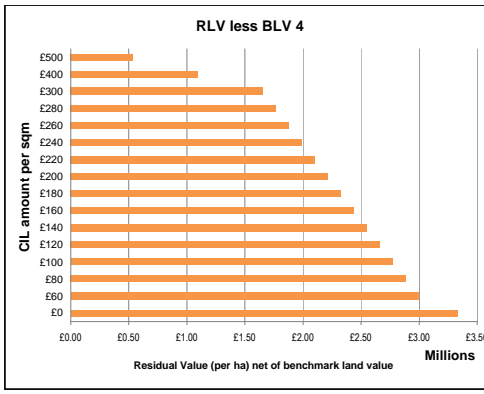
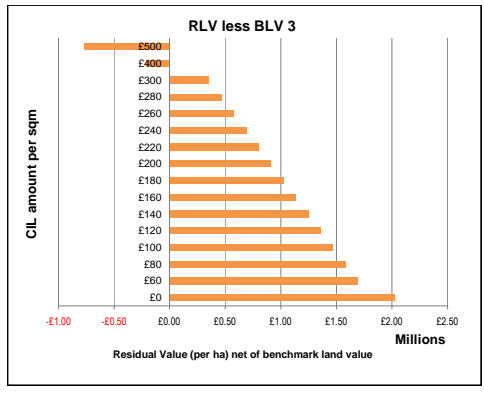
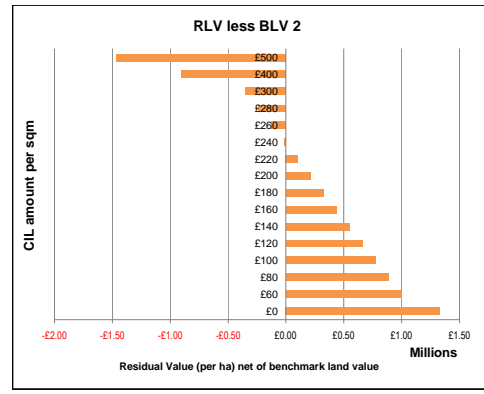
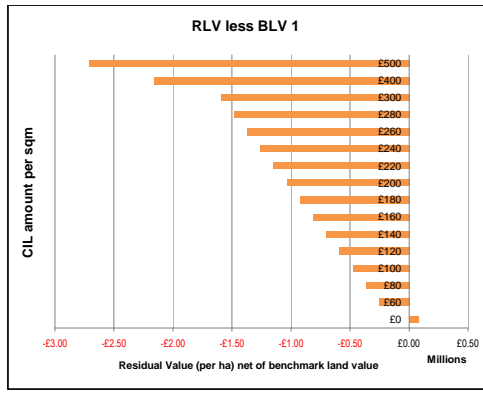


CIL Viability	Haringey	Benchmark Land Values (per net developable ha)			
SITE TYPE	4	BLV1 Resi land (high)	BLV2 Resi land (med)	BLV3 Resi land (low)	BLV4 Fmr Emptymt
100 UNITS		£4,000,000	£2,750,000	£2,050,000	£750,000
FLATS					
175 UPH	Net area as percentage of gross	100%			
CSH level:	4 on AH	-5% Sales value inflation			
	4 on private	Build cost inflation			
Aff Hsg:	50%				

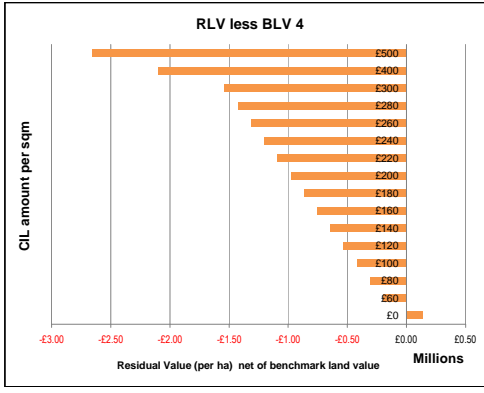
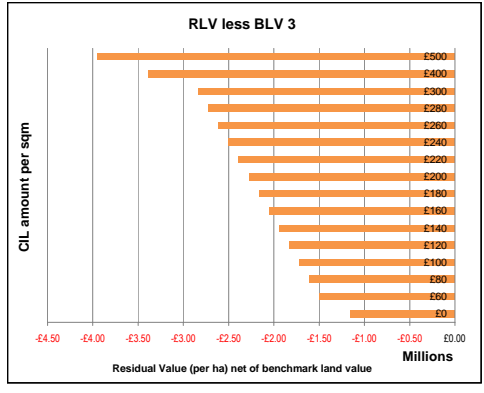
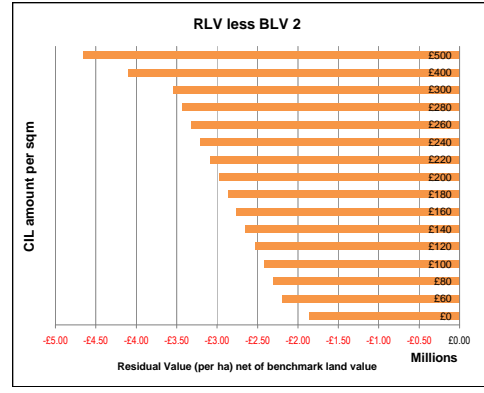
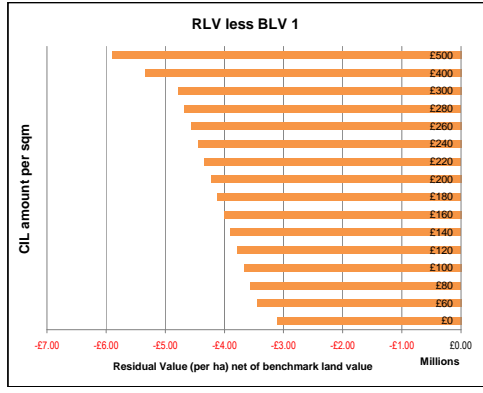
Site type 4	Description:	Area 1	£6340 psm Highgate (N6)	Site area:	0.57 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,217,838	5,631,216	1,631,216	2,881,216	3,581,216	4,881,216
60	3,026,271	5,295,974	1,295,974	2,545,974	3,245,974	4,545,974
80	2,962,416	5,184,227	1,184,227	2,434,227	3,134,227	4,434,227
100	2,898,560	5,072,480	1,072,480	2,322,480	3,022,480	4,322,480
120	2,834,704	4,960,733	960,733	2,210,733	2,910,733	4,210,733
140	2,770,849	4,848,986	848,986	2,098,986	2,798,986	4,098,986
160	2,706,993	4,737,238	737,238	1,987,238	2,687,238	3,987,238
180	2,643,138	4,625,491	625,491	1,875,491	2,575,491	3,875,491
200	2,579,282	4,513,744	513,744	1,763,744	2,463,744	3,763,744
220	2,515,427	4,401,997	401,997	1,651,997	2,351,997	3,651,997
240	2,451,571	4,290,250	290,250	1,540,250	2,240,250	3,540,250
260	2,387,716	4,178,502	178,502	1,428,502	2,128,502	3,428,502
280	2,323,860	4,066,755	66,755	1,316,755	2,016,755	3,316,755
300	2,260,005	3,955,008	-44,992	1,205,008	1,905,008	3,205,008
400	1,940,727	3,396,272	-603,728	646,272	1,346,272	2,646,272
500	1,621,449	2,837,536	-1,162,464	87,536	787,536	2,087,536



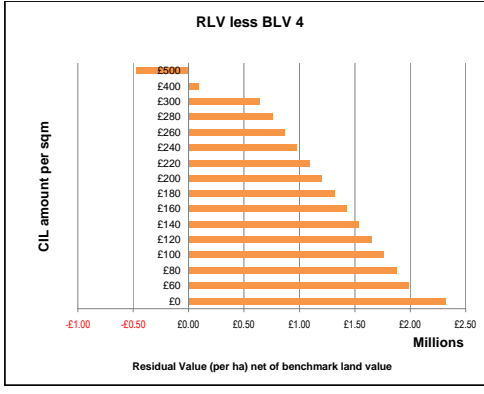
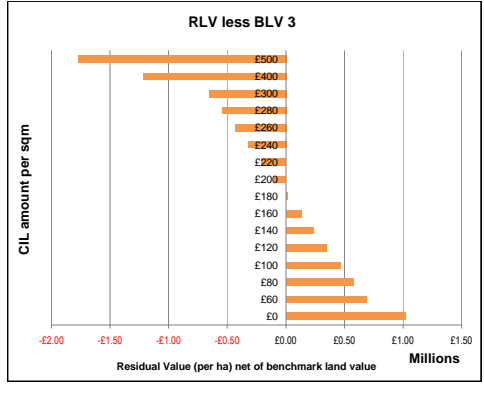
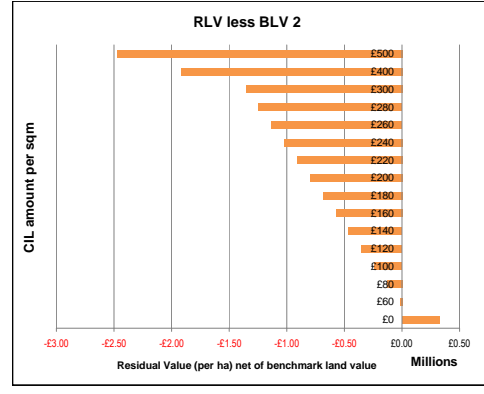
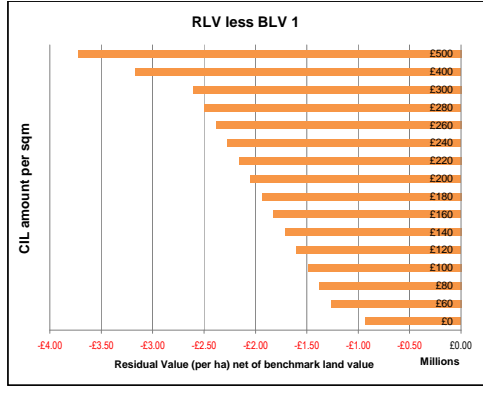
Site type 4	Description:	Area 2	£5942 psm Hornsey (N8)	Site area:	0.57 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,331,023	4,079,290	79,290	1,329,290	2,029,290	3,329,290
60	2,139,456	3,744,049	-255,951	994,049	1,694,049	2,994,049
80	2,075,601	3,632,301	-367,699	882,301	1,582,301	2,882,301
100	2,011,745	3,520,554	-479,446	770,554	1,470,554	2,770,554
120	1,947,890	3,408,807	-591,193	658,807	1,358,807	2,658,807
140	1,884,034	3,297,060	-702,940	547,060	1,247,060	2,547,060
160	1,820,179	3,185,313	-814,687	435,313	1,135,313	2,435,313
180	1,756,323	3,073,565	-926,435	323,565	1,023,565	2,323,565
200	1,692,468	2,961,818	-1,038,182	211,818	911,818	2,211,818
220	1,628,612	2,850,071	-1,149,929	100,071	800,071	2,100,071
240	1,564,757	2,738,324	-1,261,676	-11,676	688,324	1,988,324
260	1,500,901	2,626,577	-1,373,423	-123,423	576,577	1,876,577
280	1,437,045	2,514,829	-1,485,171	-235,171	464,829	1,764,829
300	1,373,190	2,403,082	-1,596,918	-346,918	353,082	1,653,082
400	1,053,912	1,844,346	-2,155,654	-905,654	-205,654	1,094,346
500	734,634	1,285,610	-2,714,390	-1,464,390	-764,390	535,610



Site type 4	Description:	Area 3	£5124 psm Muswell Hill (N10)	Site area:	0.57 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	508,374	889,654	-3,110,346	-1,860,346	-1,160,346	139,654
60	316,807	554,412	-3,445,588	-2,195,588	-1,495,588	195,588
80	252,952	442,665	-3,557,335	-2,307,335	-1,607,335	307,335
100	189,096	330,918	-3,669,082	-2,419,082	-1,719,082	419,082
120	125,240	219,171	-3,780,829	-2,530,829	-1,830,829	530,829
140	61,385	107,424	-3,892,576	-2,642,576	-1,942,576	642,576
160	-2,471	-4,324	-4,004,324	-2,754,324	-2,054,324	754,324
180	-66,326	-116,071	-4,116,071	-2,866,071	-2,166,071	866,071
200	-130,182	-227,818	-4,227,818	-2,977,818	-2,277,818	977,818
220	-194,037	-339,565	-4,339,565	-3,089,565	-2,389,565	1,089,565
240	-257,893	-451,312	-4,451,312	-3,201,312	-2,501,312	1,201,312
260	-321,748	-563,060	-4,563,060	-3,313,060	-2,613,060	1,313,060
280	-385,604	-674,807	-4,674,807	-3,424,807	-2,724,807	1,424,807
300	-449,459	-786,554	-4,786,554	-3,536,554	-2,836,554	1,536,554
400	-768,737	-1,345,290	-5,345,290	-4,095,290	-3,395,290	2,095,290
500	-1,088,015	-1,904,026	-5,904,026	-4,654,026	-3,954,026	2,654,026

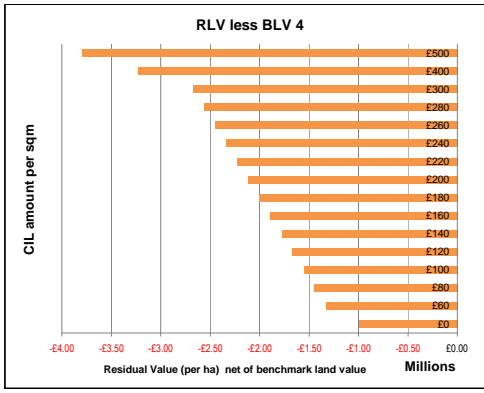
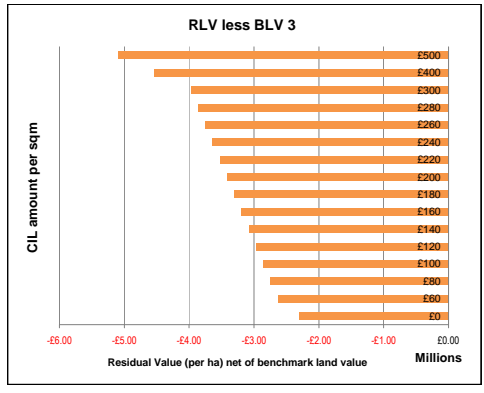
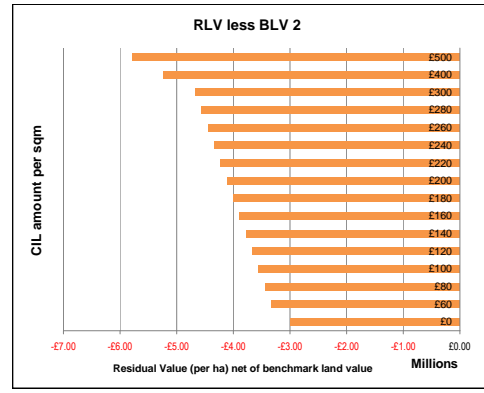
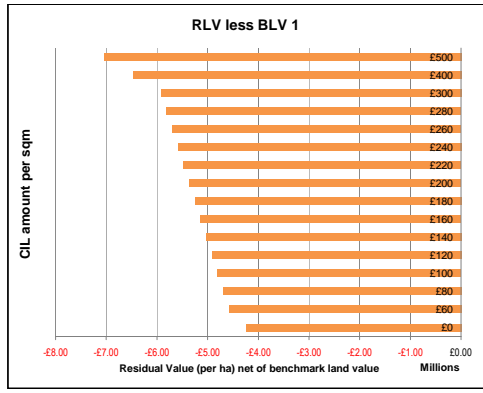


Site type 4	Description:	Area 4	£5683 psm Finsbury Pk (N4)	Site area:	0.57 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,753,925	3,069,369	-930,631	-319,369	-1,019,369	2,319,369
60	1,562,358	2,734,127	-1,265,873	-15,873	-684,127	1,984,127
80	1,498,503	2,622,380	-1,377,620	-127,620	-572,380	1,872,380
100	1,434,647	2,510,633	-1,489,367	-239,367	-460,633	1,760,633
120	1,370,792	2,398,886	-1,601,114	-351,114	-348,886	1,648,886
140	1,306,936	2,287,138	-1,712,862	-462,862	-237,138	1,537,138
160	1,243,081	2,175,391	-1,824,609	-574,609	-125,391	1,425,391
180	1,179,225	2,063,644	-1,936,356	-686,356	-13,644	1,313,644
200	1,115,370	1,951,897	-2,048,103	-798,103	98,103	1,201,897
220	1,051,514	1,840,150	-2,159,850	-909,850	209,850	1,090,150
240	987,659	1,728,402	-2,271,598	-1,021,598	321,598	978,402
260	923,803	1,616,655	-2,383,345	-1,133,345	433,345	866,655
280	859,947	1,504,908	-2,495,092	-1,245,092	545,092	754,908
300	796,092	1,393,161	-2,606,839	-1,356,839	656,839	643,161
400	476,814	834,425	-3,165,575	-1,915,575	1,215,575	84,425
500	157,536	275,689	-3,724,311	-2,474,311	1,774,311	474,311



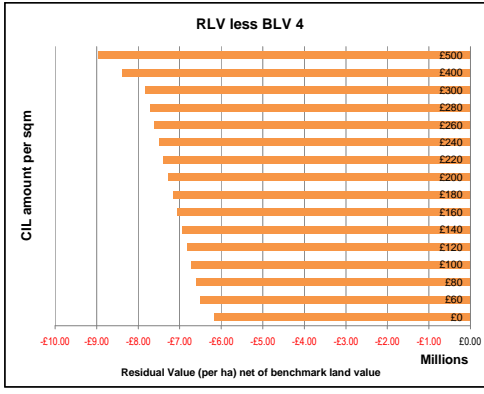
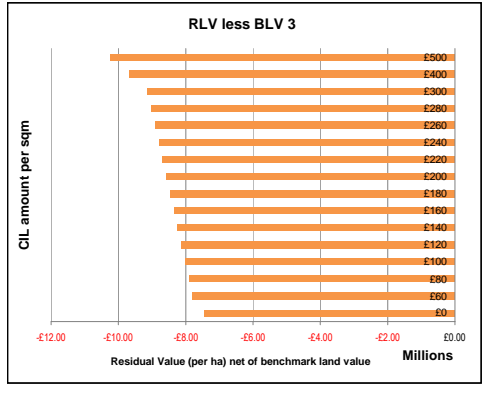
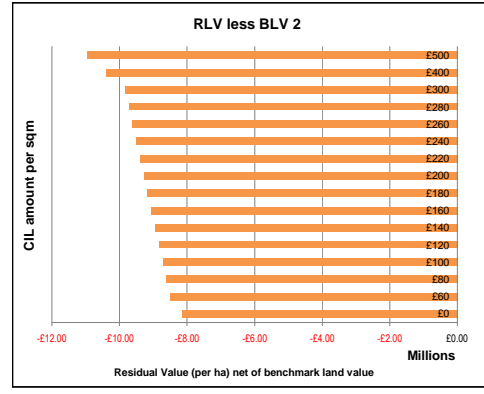
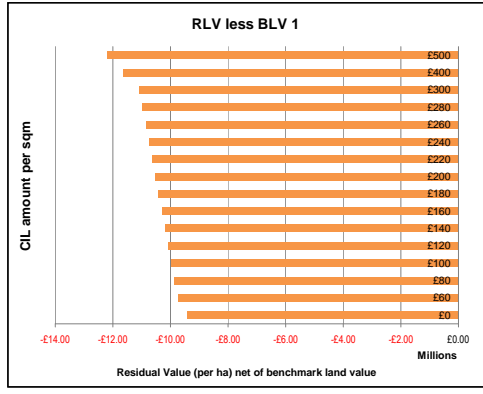
Site type 4 | Description: **Area 5** **E4833 psm Wood Green (N22)** | Site area: 0.57 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-140,026	245,045	4,245,045	2,995,045	2,295,045	995,045
60	-331,593	580,287	4,580,287	3,330,287	2,630,287	1,330,287
80	-395,448	692,034	4,692,034	3,442,034	2,742,034	1,442,034
100	-459,304	803,781	4,803,781	3,553,781	2,853,781	1,553,781
120	-523,159	915,529	4,915,529	3,665,529	2,965,529	1,665,529
140	-587,015	1,027,276	5,027,276	3,777,276	3,077,276	1,777,276
160	-650,870	1,139,023	5,139,023	3,889,023	3,189,023	1,889,023
180	-714,726	1,250,770	5,250,770	4,000,770	3,300,770	2,000,770
200	-778,581	1,362,517	5,362,517	4,112,517	3,412,517	2,112,517
220	-842,437	1,474,265	5,474,265	4,224,265	3,524,265	2,224,265
240	-906,292	1,586,012	5,586,012	4,336,012	3,636,012	2,336,012
260	-970,148	1,697,759	5,697,759	4,447,759	3,747,759	2,447,759
280	-1,034,004	1,809,506	5,809,506	4,559,506	3,859,506	2,559,506
300	-1,097,859	1,921,253	5,921,253	4,671,253	3,971,253	2,671,253
400	-1,417,137	2,479,989	6,479,989	5,229,989	4,529,989	3,229,989
500	-1,736,414	3,038,725	7,038,725	5,788,725	5,088,725	3,788,725



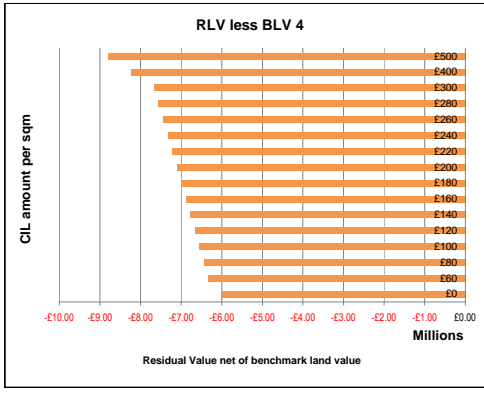
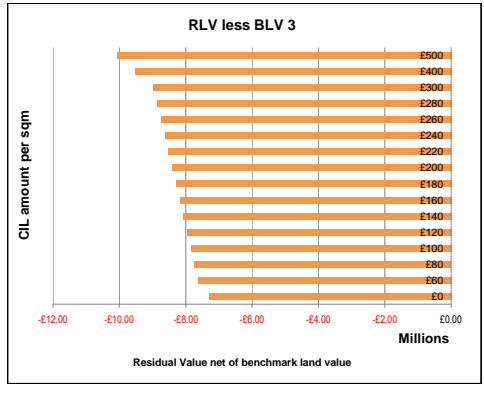
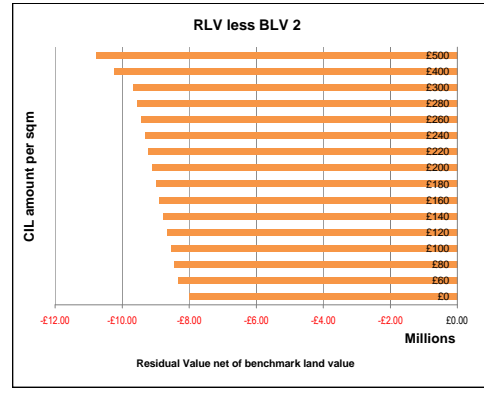
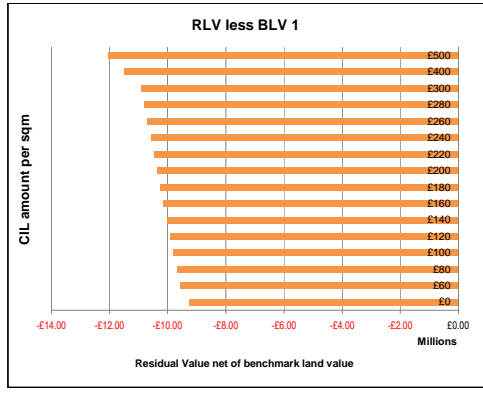
Site type 4 | Description: **Area 6** **E3509 psm Seven Sisters (N13)** | Site area: 0.57 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,090,133	5,407,733	9,407,733	8,157,733	7,457,733	6,157,733
60	-3,281,700	5,742,974	9,742,974	8,492,974	7,792,974	6,492,974
80	-3,345,555	5,854,722	9,854,722	8,604,722	7,904,722	6,604,722
100	-3,409,411	5,966,469	9,966,469	8,716,469	8,016,469	6,716,469
120	-3,473,266	6,078,216	10,078,216	8,828,216	8,128,216	6,828,216
140	-3,537,122	6,189,963	10,189,963	8,939,963	8,239,963	6,939,963
160	-3,600,977	6,301,710	10,301,710	9,051,710	8,351,710	7,051,710
180	-3,664,833	6,413,458	10,413,458	9,163,458	8,463,458	7,163,458
200	-3,728,688	6,525,205	10,525,205	9,275,205	8,575,205	7,275,205
220	-3,792,544	6,636,952	10,636,952	9,386,952	8,686,952	7,386,952
240	-3,856,400	6,748,699	10,748,699	9,498,699	8,798,699	7,498,699
260	-3,920,255	6,860,446	10,860,446	9,610,446	8,910,446	7,610,446
280	-3,984,111	6,972,194	10,972,194	9,722,194	9,022,194	7,722,194
300	-4,047,966	7,083,941	11,083,941	9,833,941	9,133,941	7,833,941
400	-4,367,244	7,642,677	11,642,677	10,392,677	9,692,677	8,392,677
500	-4,686,522	8,201,413	12,201,413	10,951,413	10,251,413	8,951,413



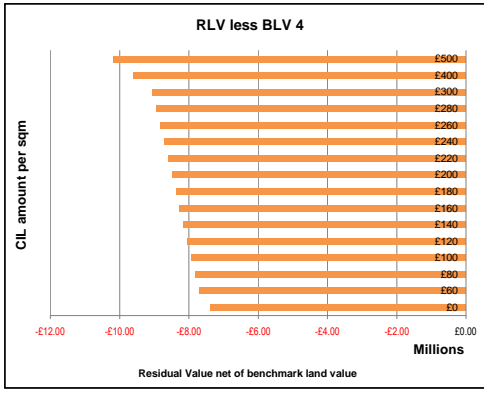
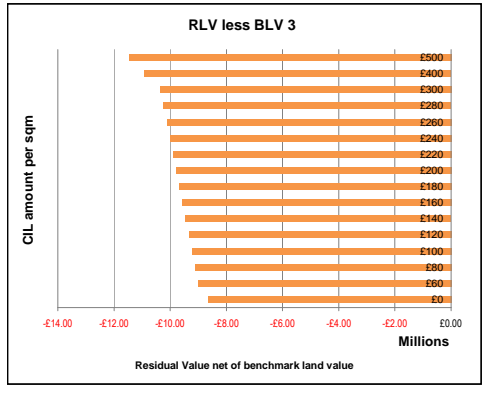
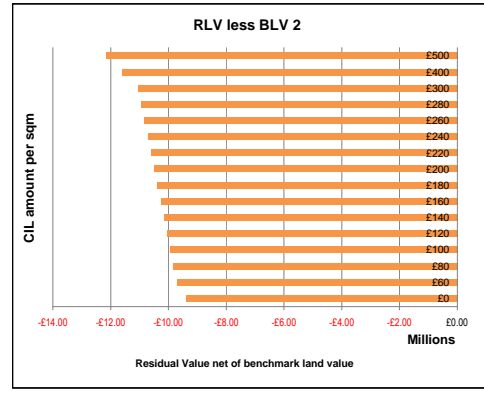
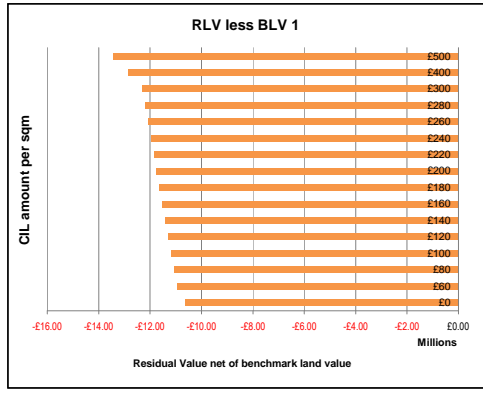
Site type 4 | Description: **Area 7** **E3552 psm Tottenham Hale (N)** | Site area: 0.57 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,994,321	5,240,063	9,240,063	7,990,063	7,290,063	5,990,063
60	3,185,888	5,575,304	9,575,304	8,325,304	7,625,304	6,325,304
80	3,249,744	5,687,051	9,687,051	8,437,051	7,737,051	6,437,051
100	3,313,599	5,798,799	9,798,799	8,548,799	7,848,799	6,548,799
120	3,377,455	5,910,546	9,910,546	8,660,546	7,960,546	6,660,546
140	3,441,310	6,022,293	10,022,293	8,772,293	8,072,293	6,772,293
160	3,505,166	6,134,040	10,134,040	8,884,040	8,184,040	6,884,040
180	3,569,021	6,245,787	10,245,787	8,995,787	8,295,787	6,995,787
200	3,632,877	6,357,534	10,357,534	9,107,534	8,407,534	7,107,534
220	3,696,732	6,469,282	10,469,282	9,219,282	8,519,282	7,219,282
240	3,760,588	6,581,029	10,581,029	9,331,029	8,631,029	7,331,029
260	3,824,443	6,692,776	10,692,776	9,442,776	8,742,776	7,442,776
280	3,888,299	6,804,523	10,804,523	9,554,523	8,854,523	7,554,523
300	3,952,155	6,916,270	10,916,270	9,666,270	8,966,270	7,666,270
400	4,271,432	7,475,006	11,475,006	10,225,006	9,525,006	8,225,006
500	4,590,710	8,033,742	12,033,742	10,783,742	10,083,742	8,783,742



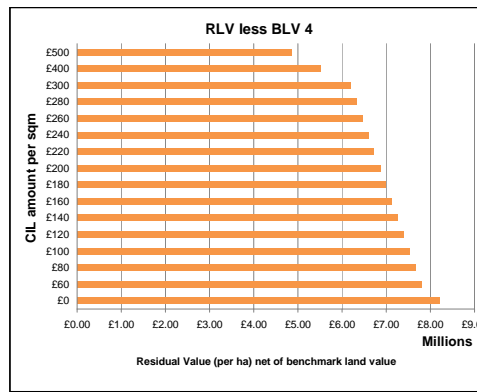
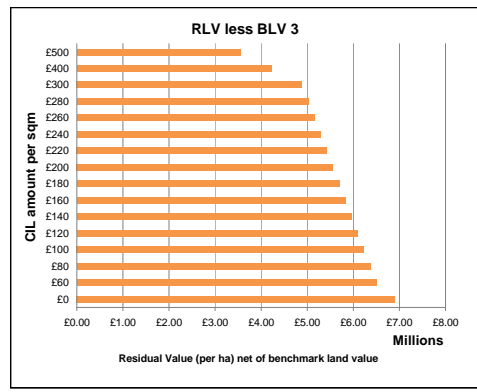
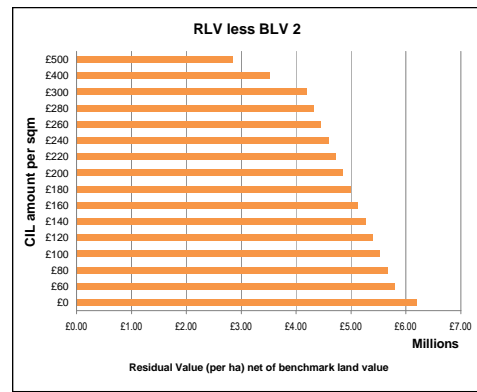
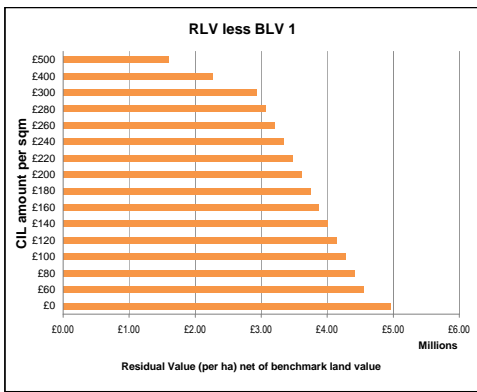
Site type 4 | Description: **Area 8** **E3197 psm Tottenham (N17)** | Site area: 0.57 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,785,324	6,624,318	10,624,318	9,374,318	8,674,318	7,374,318
60	3,976,891	6,959,559	10,959,559	9,709,559	9,009,559	7,709,559
80	4,040,747	7,071,307	11,071,307	9,821,307	9,121,307	7,821,307
100	4,104,602	7,183,054	11,183,054	9,933,054	9,233,054	7,933,054
120	4,168,458	7,294,801	11,294,801	10,044,801	9,344,801	8,044,801
140	4,232,313	7,406,548	11,406,548	10,156,548	9,456,548	8,156,548
160	4,296,169	7,518,295	11,518,295	10,268,295	9,568,295	8,268,295
180	4,360,024	7,630,043	11,630,043	10,380,043	9,680,043	8,380,043
200	4,423,880	7,741,790	11,741,790	10,491,790	9,791,790	8,491,790
220	4,487,735	7,853,537	11,853,537	10,603,537	9,903,537	8,603,537
240	4,551,591	7,965,284	11,965,284	10,715,284	10,015,284	8,715,284
260	4,615,447	8,077,031	12,077,031	10,827,031	10,127,031	8,827,031
280	4,679,302	8,188,779	12,188,779	10,938,779	10,238,779	8,938,779
300	4,743,158	8,300,526	12,300,526	11,050,526	10,350,526	9,050,526
400	5,062,435	8,859,262	12,859,262	11,609,262	10,909,262	9,609,262
500	5,381,713	9,417,998	13,417,998	12,167,998	11,467,998	10,167,998

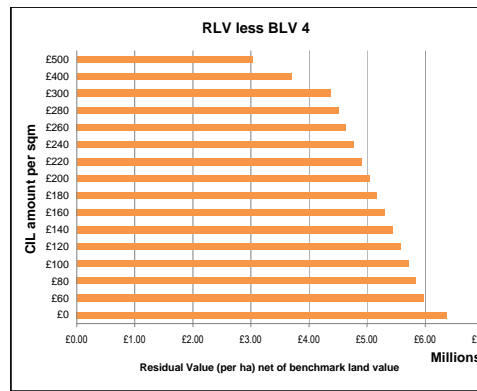
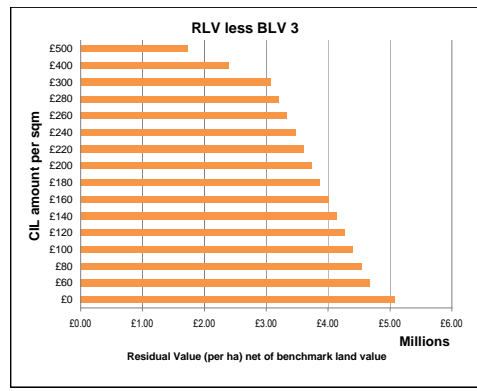
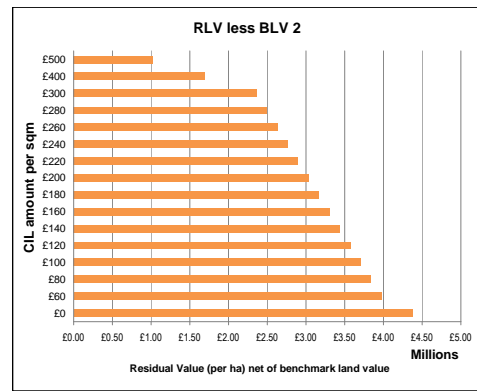
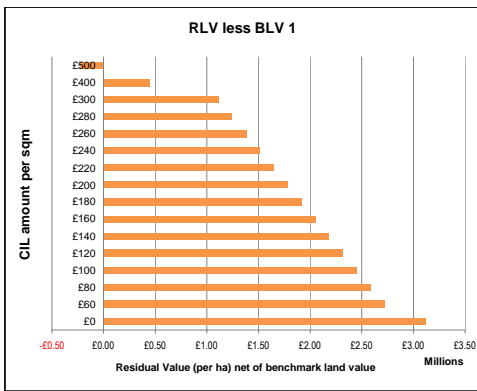


CIL Viability	Haringey	Benchmark Land Values (per net developable ha)			
SITE TYPE	4	BLV1 Resi land (high)	BLV2 Resi land (med)	BLV3 Resi land (low)	BLV4 Fmr Empymnt
100 UNITS		£4,000,000	£2,750,000	£2,050,000	£750,000
FLATS					
175 UPH	Net area as percentage of gross	100%			
CSH level:	4 on AH	Sales value inflation			
	4 on private	Build cost inflation			
Aff Hsg:	40%				

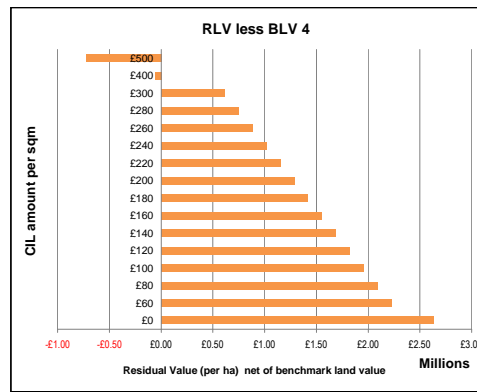
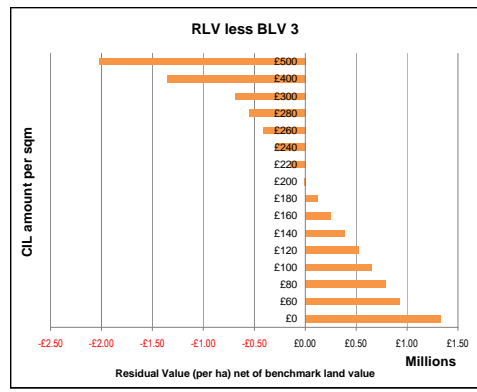
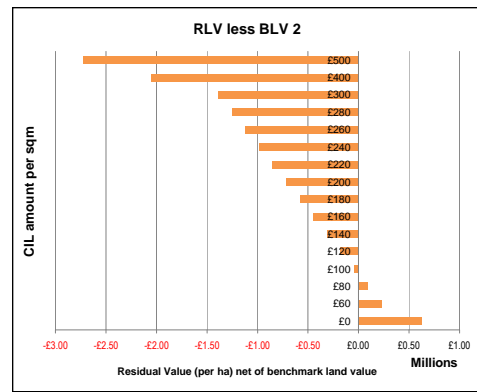
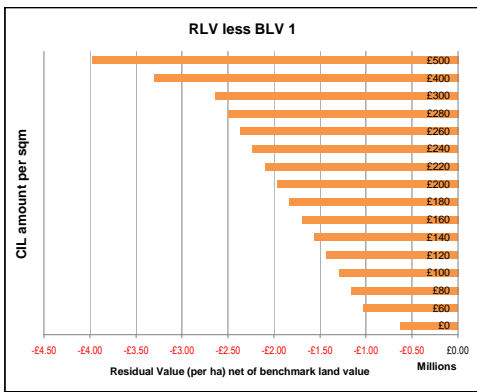
Site type 4	Description:	Area 1	£6340 psm Highgate (N6)	Site area:	0.57 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,111,964	8,945,937	4,945,937	6,195,937	6,895,937	8,195,937
60	4,882,084	8,543,647	4,543,647	5,793,647	6,493,647	7,793,647
80	4,805,457	8,409,550	4,409,550	5,659,550	6,359,550	7,659,550
100	4,728,831	8,275,454	4,275,454	5,525,454	6,225,454	7,525,454
120	4,652,204	8,141,357	4,141,357	5,391,357	6,091,357	7,391,357
140	4,575,577	8,007,260	4,007,260	5,257,260	5,957,260	7,257,260
160	4,498,951	7,873,164	3,873,164	5,123,164	5,823,164	7,123,164
180	4,422,324	7,739,067	3,739,067	4,989,067	5,689,067	6,989,067
200	4,345,697	7,604,970	3,604,970	4,854,970	5,554,970	6,854,970
220	4,269,071	7,470,874	3,470,874	4,720,874	5,420,874	6,720,874
240	4,192,444	7,336,777	3,336,777	4,586,777	5,286,777	6,586,777
260	4,115,817	7,202,681	3,202,681	4,452,681	5,152,681	6,452,681
280	4,039,191	7,068,584	3,068,584	4,318,584	5,018,584	6,318,584
300	3,962,564	6,934,487	2,934,487	4,184,487	4,884,487	6,184,487
400	3,579,431	6,264,004	2,264,004	3,514,004	4,214,004	5,514,004
500	3,196,298	5,593,521	1,593,521	2,843,521	3,543,521	4,843,521



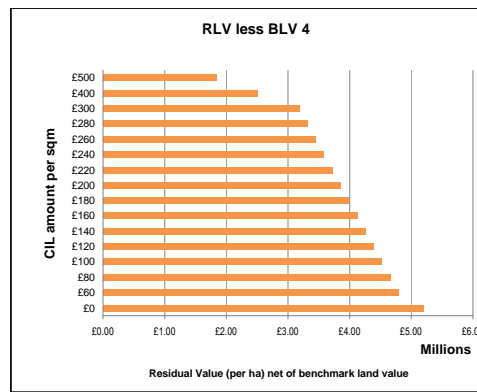
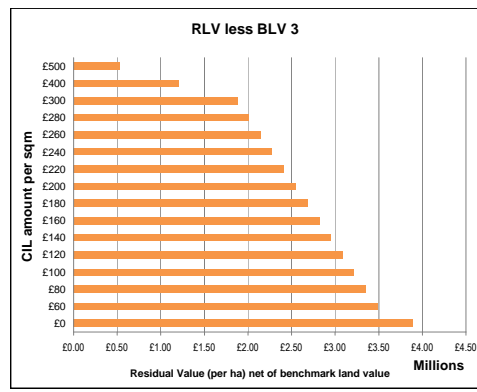
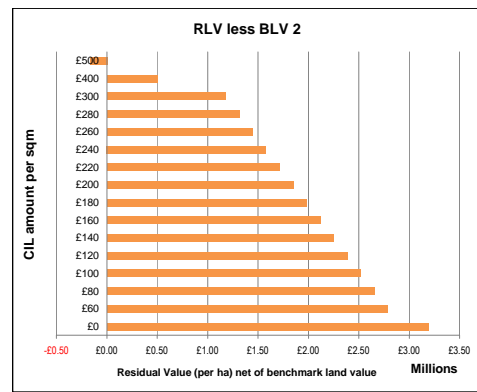
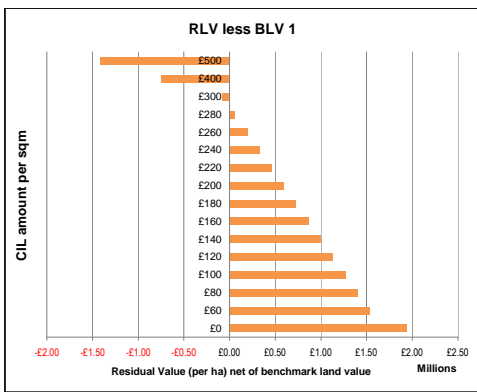
Site type 4	Description:	Area 2	£5942 psm Hornsey (N8)	Site area:	0.57 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,070,152	7,122,766	3,122,766	4,372,766	5,072,766	6,372,766
60	3,840,272	6,720,477	2,720,477	3,970,477	4,670,477	5,970,477
80	3,763,646	6,586,380	2,586,380	3,836,380	4,536,380	5,836,380
100	3,687,019	6,452,283	2,452,283	3,702,283	4,402,283	5,702,283
120	3,610,392	6,318,187	2,318,187	3,568,187	4,268,187	5,568,187
140	3,533,766	6,184,090	2,184,090	3,434,090	4,134,090	5,434,090
160	3,457,139	6,049,993	2,049,993	3,299,993	3,999,993	5,299,993
180	3,380,512	5,915,897	1,915,897	3,165,897	3,865,897	5,165,897
200	3,303,886	5,781,800	1,781,800	3,031,800	3,731,800	5,031,800
220	3,227,259	5,647,703	1,647,703	2,897,703	3,597,703	4,897,703
240	3,150,632	5,513,607	1,513,607	2,763,607	3,463,607	4,763,607
260	3,074,006	5,379,510	1,379,510	2,629,510	3,329,510	4,629,510
280	2,997,379	5,245,414	1,245,414	2,495,414	3,195,414	4,495,414
300	2,920,752	5,111,317	1,111,317	2,361,317	3,061,317	4,361,317
400	2,537,619	4,440,834	440,834	1,690,834	2,390,834	3,690,834
500	2,154,486	3,770,350	-229,650	1,020,350	1,720,350	3,020,350



Site type 4	Description:	Area 3	£5124 psm Muswell Hill (N10)	Site area:	0.57 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,928,941	3,375,647	-624,353	625,647	1,325,647	2,625,647
60	1,699,061	2,973,357	-1,026,643	223,357	923,357	2,223,357
80	1,622,435	2,839,261	-1,160,739	89,261	789,261	2,089,261
100	1,545,808	2,705,164	-1,294,836	44,836	655,164	1,955,164
120	1,469,181	2,571,067	-1,428,933	178,933	521,067	1,821,067
140	1,392,555	2,436,971	-1,563,029	313,029	386,971	1,686,971
160	1,315,928	2,302,874	-1,697,126	447,126	252,874	1,552,874
180	1,239,301	2,168,778	-1,831,222	581,222	118,778	1,418,778
200	1,162,675	2,034,681	-1,965,319	715,319	15,319	1,284,681
220	1,086,048	1,900,584	-2,099,416	849,416	149,416	1,150,584
240	1,009,421	1,766,488	-2,233,512	983,512	283,512	1,016,488
260	932,795	1,632,391	-2,367,609	1,117,609	417,609	882,391
280	856,168	1,498,294	-2,501,706	1,251,706	551,706	748,294
300	779,542	1,364,198	-2,635,802	1,385,802	685,802	614,198
400	396,408	693,715	-3,306,285	2,056,285	1,356,285	56,285
500	13,275	23,231	-3,976,769	2,726,769	2,026,769	-726,769

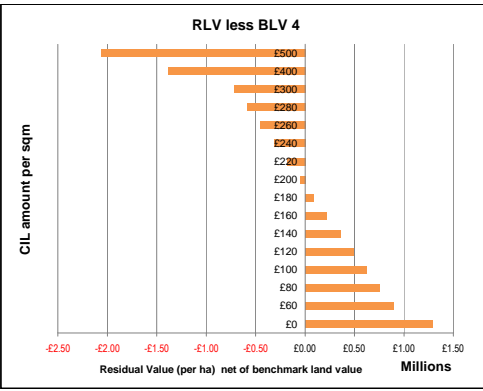
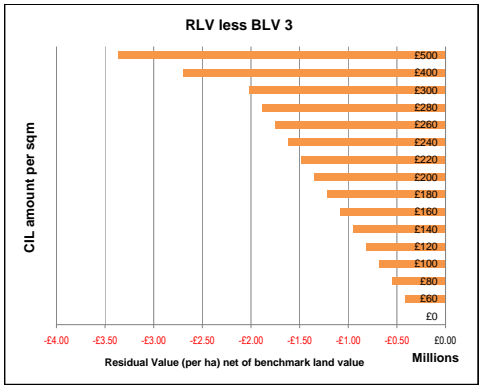
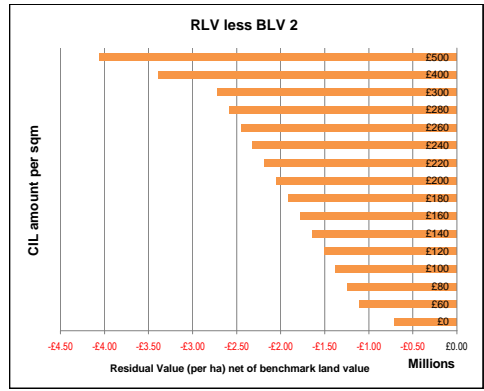
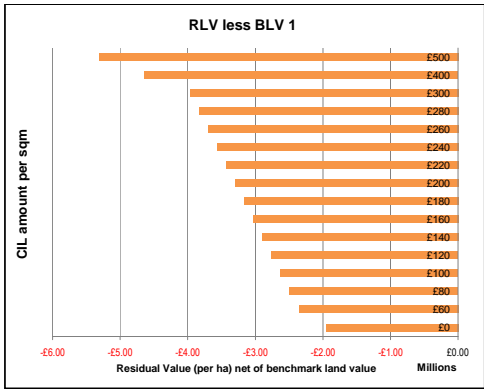


Site type 4	Description:	Area 4	£5683 psm Finsbury Pk (N4)	Site area:	0.57 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,392,189	5,936,331	1,936,331	3,186,331	3,886,331	5,186,331
60	3,162,309	5,534,041	1,534,041	2,784,041	3,484,041	4,784,041
80	3,085,683	5,399,945	1,399,945	2,649,945	3,349,945	4,649,945
100	3,009,056	5,265,848	1,265,848	2,515,848	3,215,848	4,515,848
120	2,932,429	5,131,752	1,131,752	2,381,752	3,081,752	4,381,752
140	2,855,803	4,997,655	997,655	2,247,655	2,947,655	4,247,655
160	2,779,176	4,863,558	863,558	2,113,558	2,813,558	4,113,558
180	2,702,550	4,729,462	729,462	1,979,462	2,679,462	3,979,462
200	2,625,923	4,595,365	595,365	1,845,365	2,545,365	3,845,365
220	2,549,296	4,461,268	461,268	1,711,268	2,411,268	3,711,268
240	2,472,670	4,327,172	327,172	1,577,172	2,277,172	3,577,172
260	2,396,043	4,193,075	193,075	1,443,075	2,143,075	3,443,075
280	2,319,416	4,058,978	58,978	1,308,978	2,008,978	3,308,978
300	2,242,790	3,924,882	-75,118	1,174,882	1,874,882	3,174,882
400	1,859,656	3,254,399	-745,601	504,399	1,204,399	2,504,399
500	1,476,523	2,583,915	-1,416,085	166,085	533,915	1,833,915



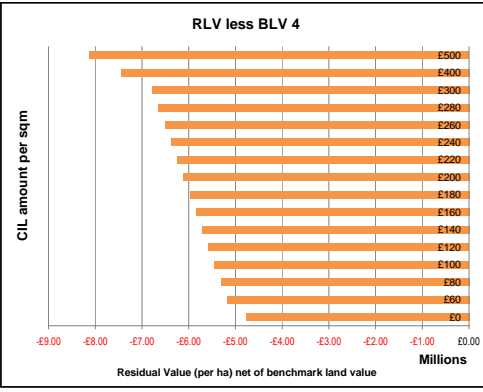
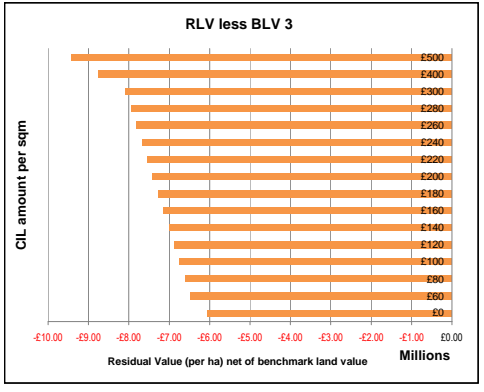
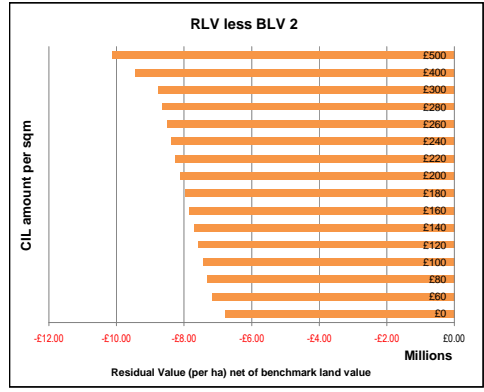
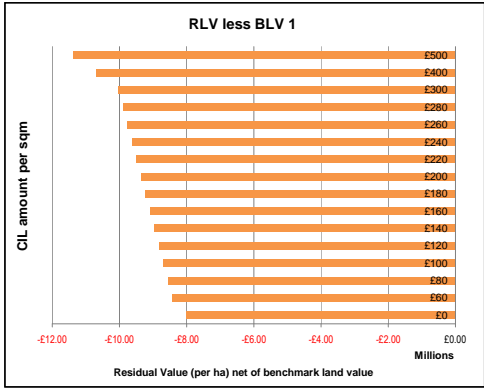
Site type 4 | Description: **Area 5** | **£4833 psm Wood Green (N22)** | Site area: 0.57 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,167,215	2,042,626	-1,957,374	-707,374	-7,374	1,292,626
60	937,335	1,640,336	-2,359,664	-1,109,664	409,664	890,336
80	860,708	1,506,239	-2,483,761	-1,243,761	543,761	756,239
100	784,081	1,372,142	-2,627,858	-1,377,858	677,858	622,142
120	707,455	1,238,046	-2,761,954	-1,511,954	811,954	488,046
140	630,828	1,103,949	-2,896,051	-1,646,051	946,051	353,949
160	554,201	969,853	-3,030,147	-1,780,147	1,080,147	219,853
180	477,575	835,756	-3,164,244	-1,914,244	1,214,244	85,756
200	400,948	701,659	-3,298,341	-2,048,341	1,348,341	-48,341
220	324,322	567,563	-3,432,437	-2,182,437	1,482,437	-182,437
240	247,695	433,466	-3,566,534	-2,316,534	1,616,534	-316,534
260	171,068	299,369	-3,700,631	-2,450,631	1,750,631	-450,631
280	94,442	165,273	-3,834,727	-2,584,727	1,884,727	-584,727
300	17,815	31,176	-3,968,824	-2,718,824	2,018,824	-718,824
400	-365,318	-639,307	-4,639,307	-3,389,307	2,689,307	-1,389,307
500	-748,452	-1,309,790	-5,309,790	-4,059,790	3,359,790	-2,059,790



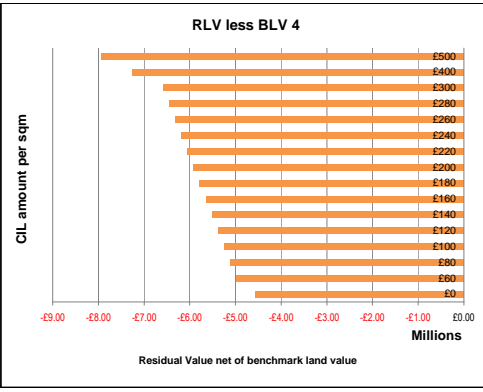
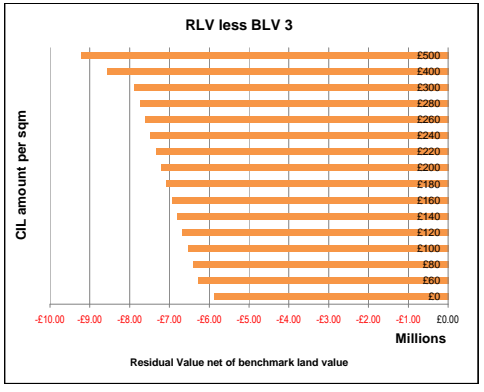
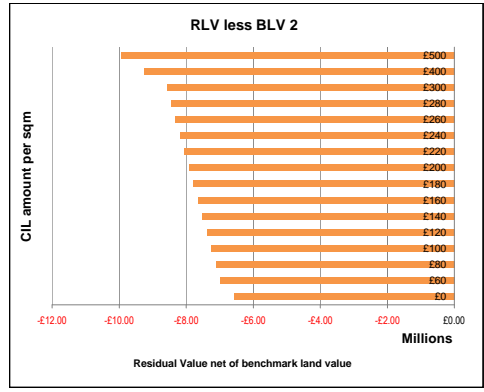
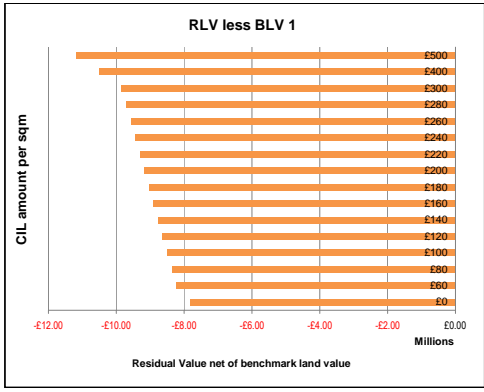
Site type 4 | Description: **Area 6** | **£3509 psm Seven Sisters (N15)** | Site area: 0.57 ha

CIL 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	-4,022,394	-8,022,394	-6,772,394	-6,072,394	-4,772,394
60	-2,528,391	-4,424,684	-8,424,684	-7,174,684	-6,474,684	-5,174,684
80	-2,605,017	-4,558,780	-8,558,780	-7,308,780	-6,608,780	-5,308,780
100	-2,681,644	-4,692,877	-8,692,877	-7,442,877	-6,742,877	-5,442,877
120	-2,758,271	-4,826,973	-8,826,973	-7,576,973	-6,876,973	-5,576,973
140	-2,834,897	-4,961,070	-8,961,070	-7,711,070	-7,011,070	-5,711,070
160	-2,911,524	-5,095,167	-9,095,167	-7,845,167	-7,145,167	-5,845,167
180	-2,988,150	-5,229,263	-9,229,263	-7,979,263	-7,279,263	-5,979,263
200	-3,064,777	-5,363,360	-9,363,360	-8,113,360	-7,413,360	-6,113,360
220	-3,141,404	-5,497,457	-9,497,457	-8,247,457	-7,547,457	-6,247,457
240	-3,218,030	-5,631,553	-9,631,553	-8,381,553	-7,681,553	-6,381,553
260	-3,294,657	-5,765,650	-9,765,650	-8,515,650	-7,815,650	-6,515,650
280	-3,371,284	-5,899,747	-9,899,747	-8,649,747	-7,949,747	-6,649,747
300	-3,447,910	-6,033,843	-10,033,843	-8,783,843	-8,083,843	-6,783,843
400	-3,831,044	-6,704,326	-10,704,326	-9,454,326	-8,754,326	-7,454,326
500	-4,214,177	-7,374,810	-11,374,810	-10,124,810	-9,424,810	-8,124,810



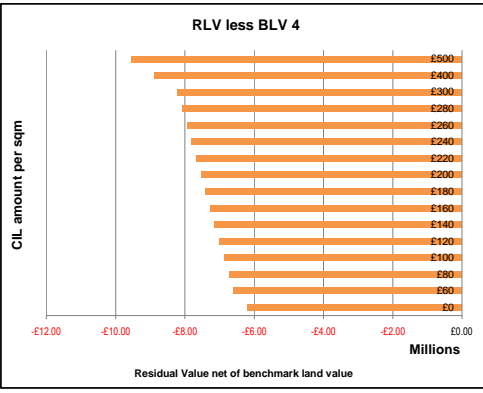
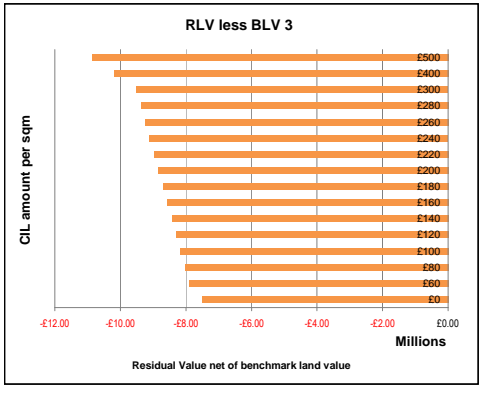
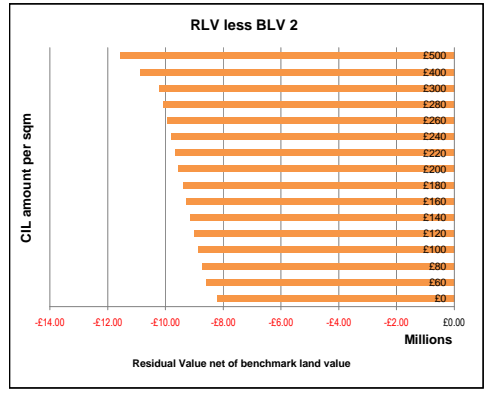
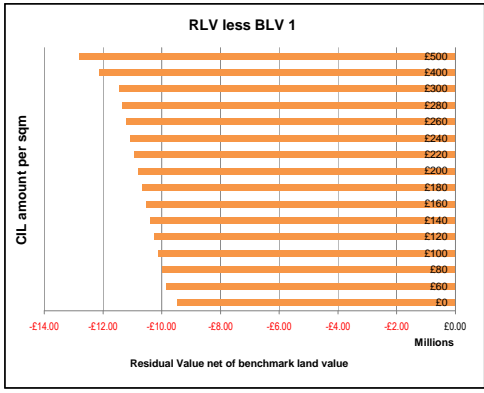
Site type 4 | Description: **Area 7** | **£3552 psm Tottenham Hale (N)** | Site area: 0.57 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,185,953	3,825,418	-7,825,418	-6,575,418	-5,875,418	-4,575,418
60	2,415,833	4,227,708	-8,227,708	-6,977,708	-6,277,708	-4,977,708
80	2,492,460	4,361,804	-8,361,804	-7,111,804	-6,411,804	-5,111,804
100	2,569,086	4,495,901	-8,495,901	-7,245,901	-6,545,901	-5,245,901
120	2,645,713	4,629,998	-8,629,998	-7,379,998	-6,679,998	-5,379,998
140	2,722,340	4,764,094	-8,764,094	-7,514,094	-6,814,094	-5,514,094
160	2,798,966	4,898,191	-8,898,191	-7,648,191	-6,948,191	-5,648,191
180	2,875,593	5,032,288	-9,032,288	-7,782,288	-7,082,288	-5,782,288
200	2,952,220	5,166,384	-9,166,384	-7,916,384	-7,216,384	-5,916,384
220	3,028,846	5,300,481	-9,300,481	-8,050,481	-7,350,481	-6,050,481
240	3,105,473	5,434,578	-9,434,578	-8,184,578	-7,484,578	-6,184,578
260	3,182,100	5,568,674	-9,568,674	-8,318,674	-7,618,674	-6,318,674
280	3,258,726	5,702,771	-9,702,771	-8,452,771	-7,752,771	-6,452,771
300	3,335,353	5,836,867	-9,836,867	-8,586,867	-7,886,867	-6,586,867
400	3,718,486	6,507,351	-10,507,351	-9,257,351	-8,557,351	-7,257,351
500	4,101,619	7,177,834	-11,177,834	-9,927,834	-9,227,834	-7,927,834



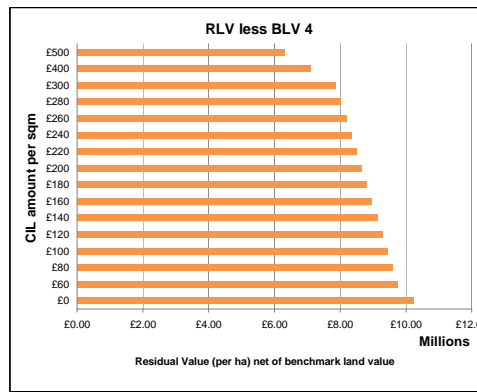
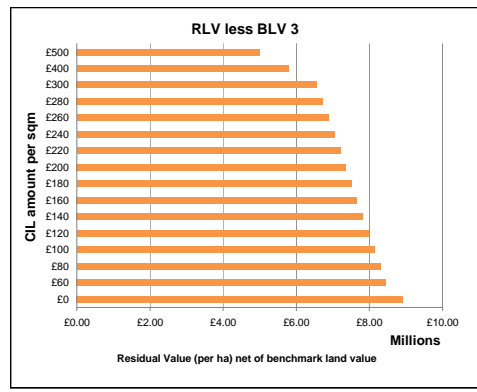
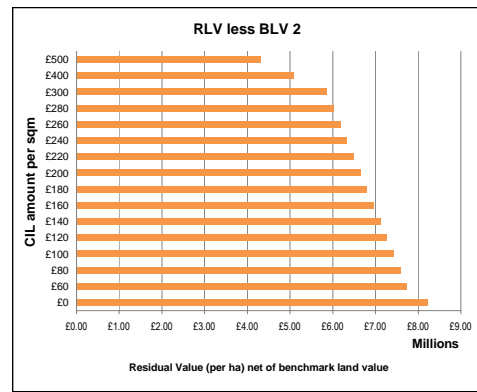
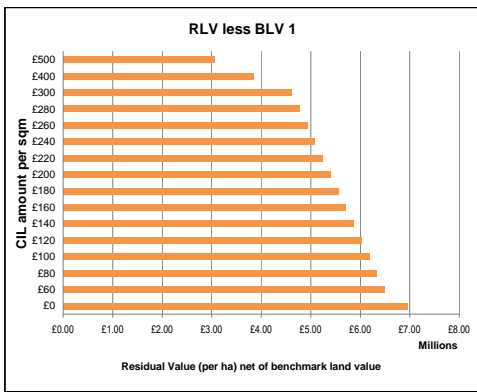
Site type 4 | Description: **Area 8** | **£3197 psm Tottenham (N17)** | Site area: 0.57 ha

CIL 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	-7,501,613	-6,201,613
60	3,345,087	5,853,903	-9,853,903	-8,603,903	-7,903,903	-6,603,903
80	3,421,714	5,987,999	-9,987,999	-8,737,999	-8,037,999	-6,737,999
100	3,498,340	6,122,096	-10,122,096	-8,872,096	-8,172,096	-6,872,096
120	3,574,967	6,256,192	-10,256,192	-9,006,192	-8,306,192	-7,006,192
140	3,651,594	6,390,289	-10,390,289	-9,140,289	-8,440,289	-7,140,289
160	3,728,220	6,524,386	-10,524,386	-9,274,386	-8,574,386	-7,274,386
180	3,804,847	6,658,482	-10,658,482	-9,408,482	-8,708,482	-7,408,482
200	3,881,474	6,792,579	-10,792,579	-9,542,579	-8,842,579	-7,542,579
220	3,958,100	6,926,676	-10,926,676	-9,676,676	-8,976,676	-7,676,676
240	4,034,727	7,060,772	-11,060,772	-9,810,772	-9,110,772	-7,810,772
260	4,111,354	7,194,869	-11,194,869	-9,944,869	-9,244,869	-7,944,869
280	4,187,980	7,328,966	-11,328,966	-10,078,966	-9,378,966	-8,078,966
300	4,264,607	7,463,062	-11,463,062	-10,213,062	-9,513,062	-8,213,062
400	4,647,740	8,133,545	-12,133,545	-10,883,545	-10,183,545	-8,883,545
500	5,030,873	8,804,029	-12,804,029	-11,554,029	-10,854,029	-9,554,029

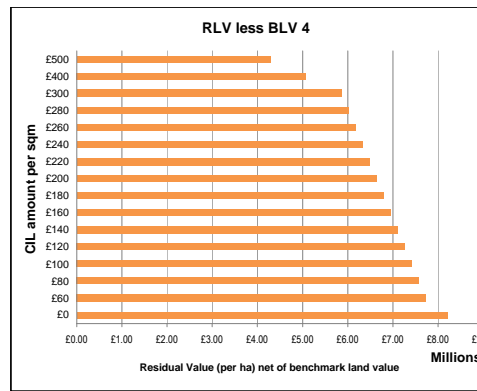
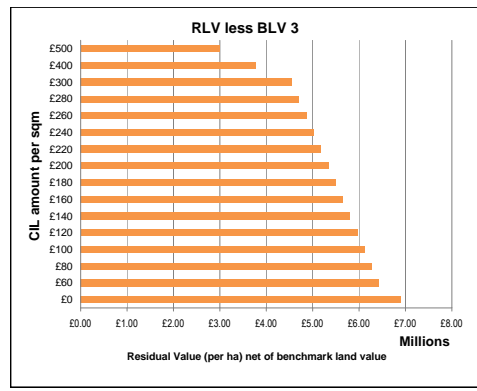
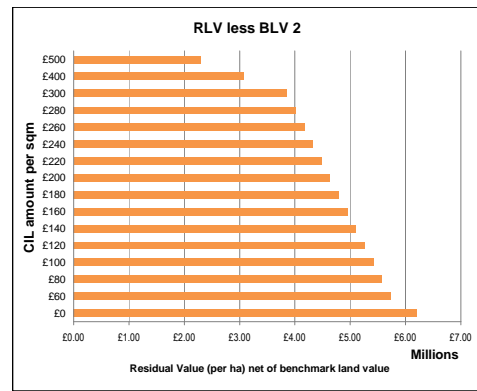
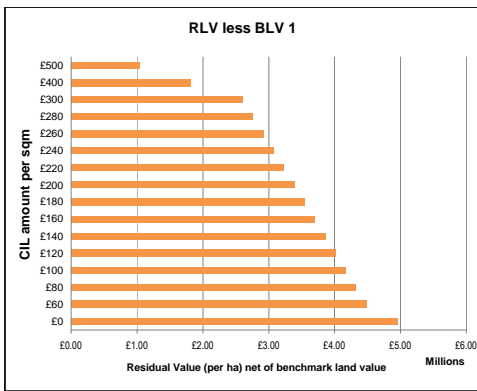


CIL Viability	Haringey	Benchmark Land Values (per net developable ha)			
SITE TYPE	4	BLV1 Resi land (high)	BLV2 Resi land (med)	BLV3 Resi land (low)	BLV4 Fmr Empytment
100 UNITS		£4,000,000	£2,750,000	£2,050,000	£750,000
FLATS					
175 UPH	Net area as percentage of gross	100%			
CSH level:	4 on AH	Sales value inflation			
	4 on private	Build cost inflation			
Aff Hsg:	30%				

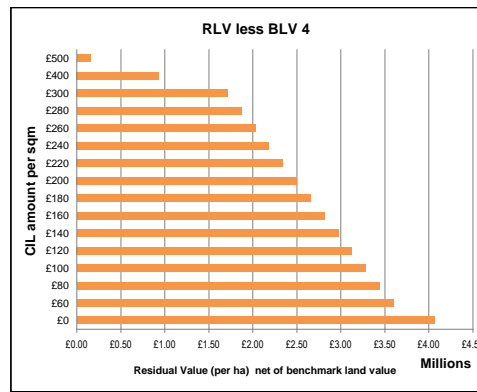
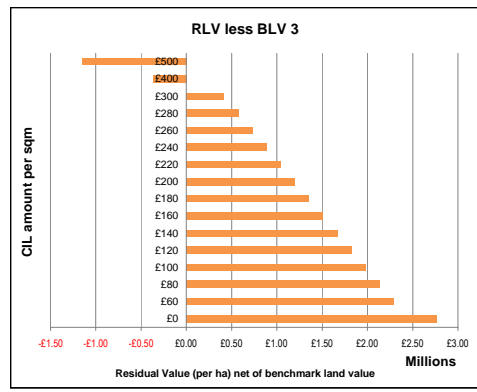
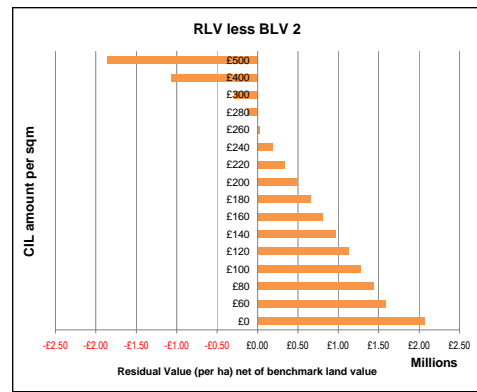
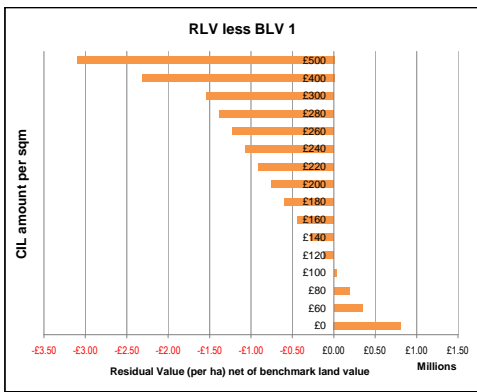
Site type 4	Description:	Area 1	£6340 psm Highgate (N6)	Site area:	0.57 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,262,582	10,959,519	6,959,519	8,209,519	8,909,519	10,209,519
60	5,994,389	10,490,181	6,490,181	7,740,181	8,440,181	9,740,181
80	5,904,991	10,333,735	6,333,735	7,583,735	8,283,735	9,583,735
100	5,815,594	10,177,289	6,177,289	7,427,289	8,127,289	9,427,289
120	5,726,196	10,020,843	6,020,843	7,270,843	7,970,843	9,270,843
140	5,636,798	9,864,397	5,864,397	7,114,397	7,814,397	9,114,397
160	5,547,400	9,707,951	5,707,951	6,957,951	7,657,951	8,957,951
180	5,458,003	9,551,505	5,551,505	6,801,505	7,501,505	8,801,505
200	5,368,605	9,395,059	5,395,059	6,645,059	7,345,059	8,645,059
220	5,279,207	9,238,613	5,238,613	6,488,613	7,188,613	8,488,613
240	5,189,809	9,082,166	5,082,166	6,332,166	7,032,166	8,332,166
260	5,100,412	8,925,720	4,925,720	6,175,720	6,875,720	8,175,720
280	5,011,014	8,769,274	4,769,274	6,019,274	6,719,274	8,019,274
300	4,921,616	8,612,828	4,612,828	5,862,828	6,562,828	7,862,828
400	4,474,627	7,830,598	3,830,598	5,080,598	5,780,598	7,080,598
500	4,027,639	7,048,367	3,048,367	4,298,367	4,998,367	6,298,367



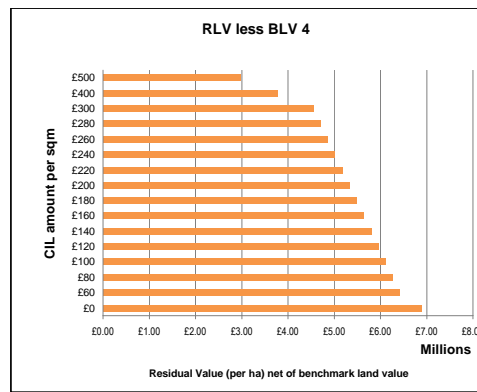
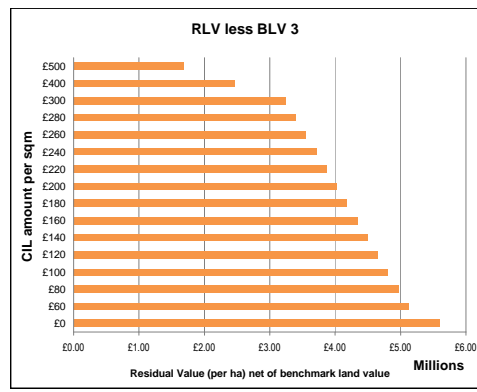
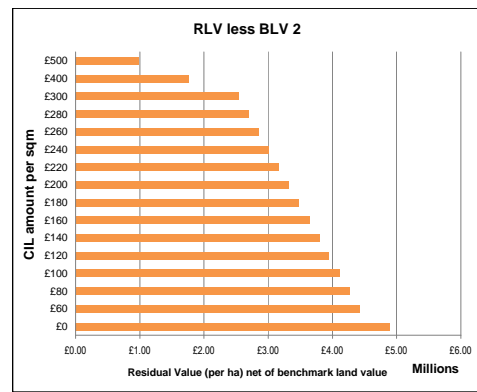
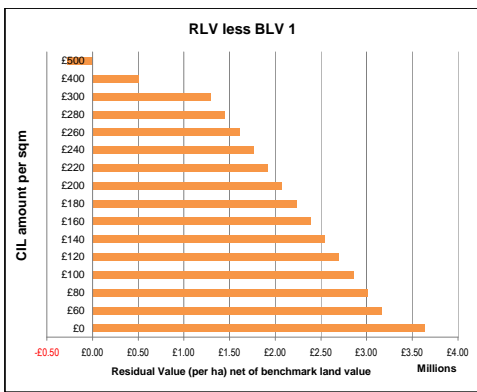
Site type 4	Description:	Area 2	£5942 psm Hornsey (N8)	Site area:	0.57 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,112,448	8,946,784	4,946,784	6,196,784	6,896,784	8,196,784
60	4,844,255	8,477,446	4,477,446	5,727,446	6,427,446	7,727,446
80	4,754,857	8,321,000	4,321,000	5,571,000	6,271,000	7,571,000
100	4,665,459	8,164,554	4,164,554	5,414,554	6,114,554	7,414,554
120	4,576,062	8,008,108	4,008,108	5,258,108	5,958,108	7,258,108
140	4,486,664	7,851,662	3,851,662	5,101,662	5,801,662	7,101,662
160	4,397,266	7,695,216	3,695,216	4,945,216	5,645,216	6,945,216
180	4,307,868	7,538,770	3,538,770	4,788,770	5,488,770	6,788,770
200	4,218,471	7,382,324	3,382,324	4,632,324	5,332,324	6,632,324
220	4,129,073	7,225,878	3,225,878	4,475,878	5,175,878	6,475,878
240	4,039,675	7,069,432	3,069,432	4,319,432	5,019,432	6,319,432
260	3,950,277	6,912,985	2,912,985	4,162,985	4,862,985	6,162,985
280	3,860,880	6,756,539	2,756,539	4,006,539	4,706,539	6,006,539
300	3,771,482	6,600,093	2,600,093	3,850,093	4,550,093	5,850,093
400	3,324,493	5,817,863	1,817,863	3,067,863	3,767,863	5,067,863
500	2,877,504	5,035,633	1,035,633	2,285,633	2,985,633	4,285,633



Site type 4	Description:	Area 3	£5124 psm Muswell Hill (N10)	Site area:	0.57 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,748,605	4,810,058	810,058	2,060,058	2,760,058	4,060,058
60	2,480,411	4,340,720	340,720	1,590,720	2,290,720	3,590,720
80	2,391,014	4,184,274	184,274	1,434,274	2,134,274	3,434,274
100	2,301,616	4,027,828	27,828	1,277,828	1,977,828	3,277,828
120	2,212,218	3,871,381	-128,619	1,121,381	1,821,381	3,121,381
140	2,122,820	3,714,935	-285,065	964,935	1,664,935	2,964,935
160	2,033,422	3,558,489	-441,511	808,489	1,508,489	2,808,489
180	1,944,025	3,402,043	-597,957	652,043	1,352,043	2,652,043
200	1,854,627	3,245,597	-754,403	495,597	1,195,597	2,495,597
220	1,765,229	3,089,151	-910,849	339,151	1,039,151	2,339,151
240	1,675,831	2,932,705	-1,067,295	182,705	882,705	2,182,705
260	1,586,434	2,776,259	-1,223,741	26,259	726,259	2,026,259
280	1,497,036	2,619,813	-1,380,187	130,187	569,813	1,869,813
300	1,407,638	2,463,367	-1,536,633	286,633	413,367	1,713,367
400	960,649	1,681,136	-2,318,864	-1,068,864	368,864	931,136
500	513,661	898,906	-3,101,094	-1,851,094	1,151,094	148,906

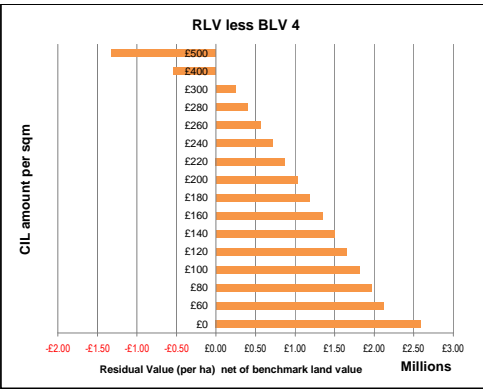
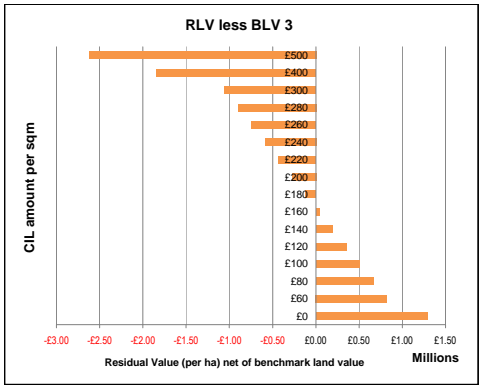
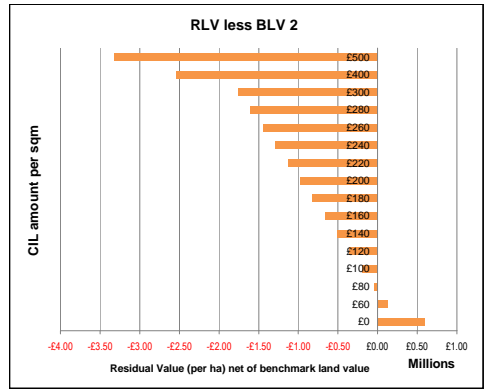
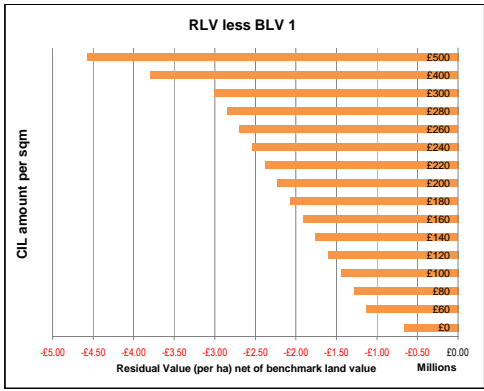


Site type 4	Description:	Area 4	£5683 psm Finsbury Pk (N4)	Site area:	0.57 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,363,994	7,636,990	3,636,990	4,886,990	5,586,990	6,886,990
60	4,095,801	7,167,651	3,167,651	4,417,651	5,117,651	6,417,651
80	4,006,403	7,011,205	3,011,205	4,261,205	4,961,205	6,261,205
100	3,917,005	6,854,759	2,854,759	4,104,759	4,804,759	6,104,759
120	3,827,608	6,698,313	2,698,313	3,948,313	4,648,313	5,948,313
140	3,738,210	6,541,867	2,541,867	3,791,867	4,491,867	5,791,867
160	3,648,812	6,385,421	2,385,421	3,635,421	4,335,421	5,635,421
180	3,559,414	6,228,975	2,228,975	3,478,975	4,178,975	5,478,975
200	3,470,016	6,072,529	2,072,529	3,322,529	4,022,529	5,322,529
220	3,380,618	5,916,083	1,916,083	3,166,083	3,866,083	5,166,083
240	3,291,220	5,759,637	1,759,637	3,009,637	3,709,637	5,009,637
260	3,201,822	5,603,191	1,603,191	2,853,191	3,553,191	4,853,191
280	3,112,424	5,446,745	1,446,745	2,696,745	3,396,745	4,696,745
300	3,023,026	5,290,299	1,290,299	2,540,299	3,240,299	4,540,299
400	2,576,039	4,508,068	508,068	1,758,068	2,458,068	3,758,068
500	2,129,050	3,725,838	274,162	975,838	1,675,838	2,975,838



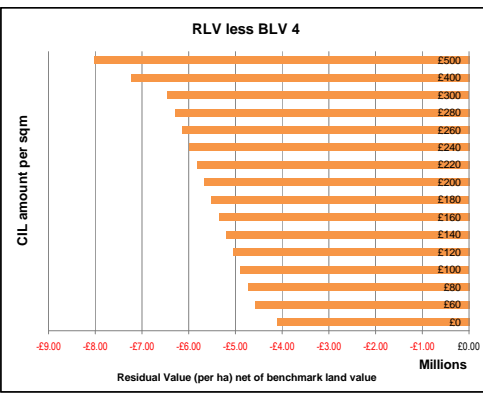
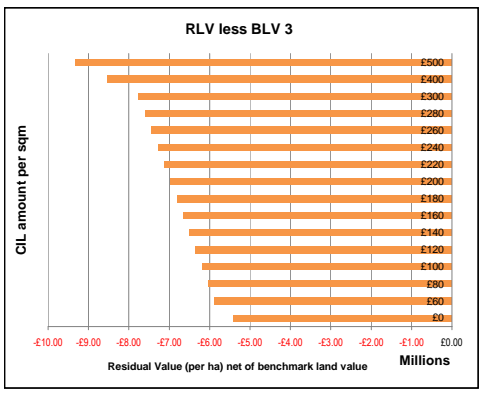
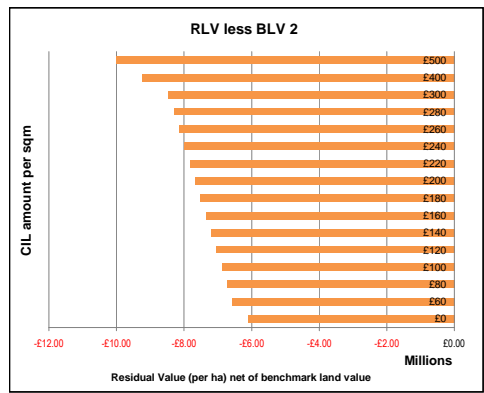
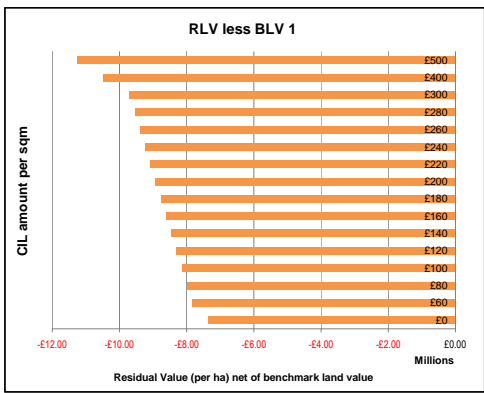
Site type 4 | Description: **Area 5** | **£4633 psm Wood Green (N22)** | Site area: 0.57 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,907,677	3,338,435	-661,565	588,435	1,288,435	2,588,435
60	1,639,484	2,869,097	-1,130,903	119,097	819,097	2,119,097
80	1,550,086	2,712,551	-1,287,349	37,349	662,651	1,962,651
100	1,460,688	2,556,205	-1,443,795	193,795	506,205	1,806,205
120	1,371,291	2,399,759	-1,600,241	350,241	349,759	1,649,759
140	1,281,893	2,243,313	-1,756,687	506,687	193,313	1,493,313
160	1,192,495	2,086,867	-1,913,133	663,133	36,867	1,336,867
180	1,103,097	1,930,420	-2,069,580	819,580	119,580	1,180,420
200	1,013,700	1,773,974	-2,226,026	976,026	276,974	1,023,974
220	924,302	1,617,528	-2,382,472	1,132,472	432,472	867,528
240	834,904	1,461,082	-2,538,918	1,288,918	588,918	711,082
260	745,506	1,304,636	-2,695,364	1,445,364	745,364	554,636
280	656,109	1,148,190	-2,851,810	1,601,810	901,810	398,190
300	566,711	991,744	-3,008,256	1,758,256	1,058,256	241,744
400	119,722	209,514	-3,790,486	2,540,486	1,840,486	540,486
500	-327,267	572,717	-4,572,717	3,322,717	2,622,717	1,322,717



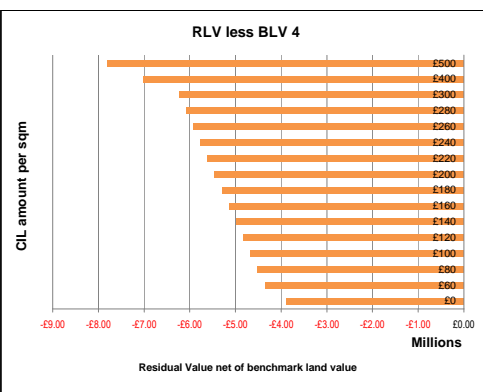
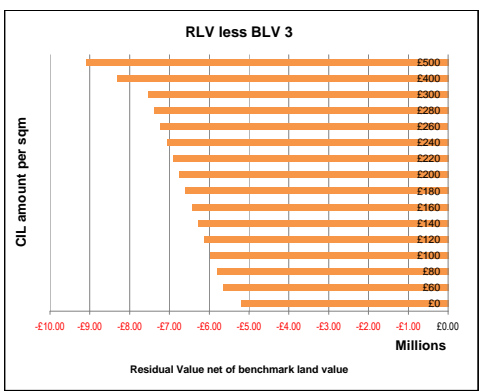
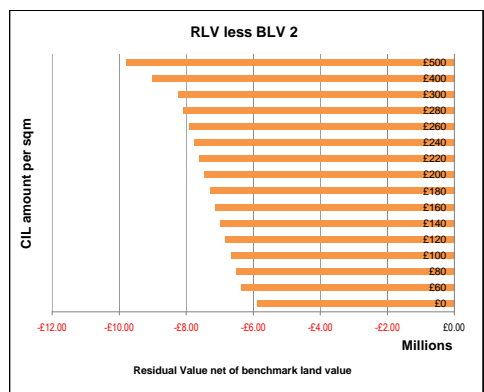
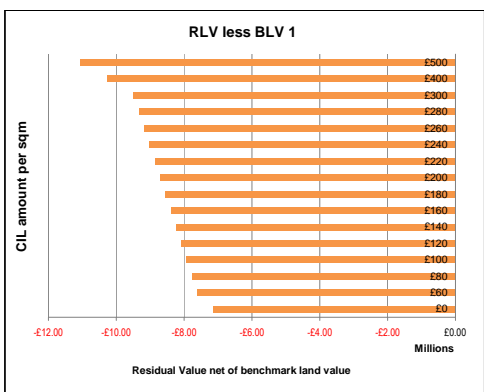
Site type 4 | Description: **Area 6** | **£3509 psm Seven Sisters (N13)** | Site area: 0.57 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,918,397	-3,357,196	-7,357,196	-6,107,196	-5,407,196	-4,107,196
60	-2,186,591	-3,826,534	-7,826,534	-6,576,534	-5,876,534	-4,576,534
80	-2,275,988	-3,982,980	-7,982,980	-6,732,980	-6,032,980	-4,732,980
100	-2,365,386	-4,139,426	-8,139,426	-6,889,426	-6,189,426	-4,889,426
120	-2,454,784	-4,295,872	-8,295,872	-7,045,872	-6,345,872	-5,045,872
140	-2,544,182	-4,452,318	-8,452,318	-7,202,318	-6,502,318	-5,202,318
160	-2,633,579	-4,608,764	-8,608,764	-7,358,764	-6,658,764	-5,358,764
180	-2,722,977	-4,765,210	-8,765,210	-7,515,210	-6,815,210	-5,515,210
200	-2,812,375	-4,921,656	-8,921,656	-7,671,656	-6,971,656	-5,671,656
220	-2,901,773	-5,078,102	-9,078,102	-7,828,102	-7,128,102	-5,828,102
240	-2,991,171	-5,234,548	-9,234,548	-7,984,548	-7,284,548	-5,984,548
260	-3,080,568	-5,390,994	-9,390,994	-8,140,994	-7,440,994	-6,140,994
280	-3,169,966	-5,547,441	-9,547,441	-8,297,441	-7,597,441	-6,297,441
300	-3,259,364	-5,703,887	-9,703,887	-8,453,887	-7,753,887	-6,453,887
400	-3,706,353	-6,486,117	-10,486,117	-9,236,117	-8,536,117	-7,236,117
500	-4,153,341	-7,268,347	-11,268,347	-10,018,347	-9,318,347	-8,018,347



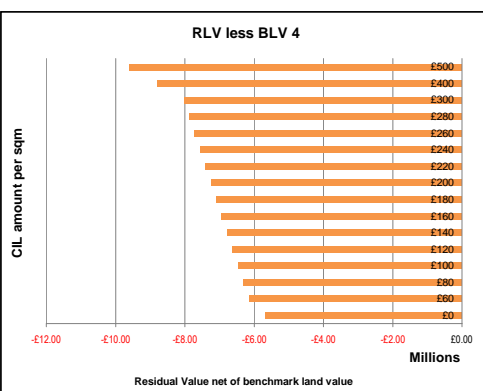
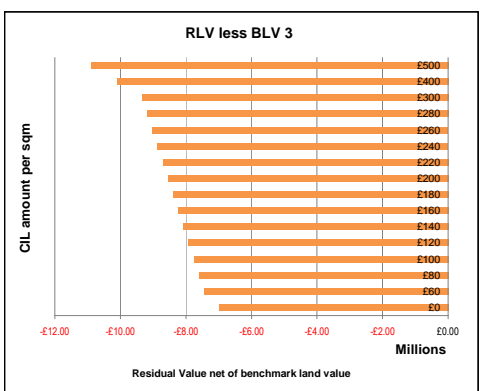
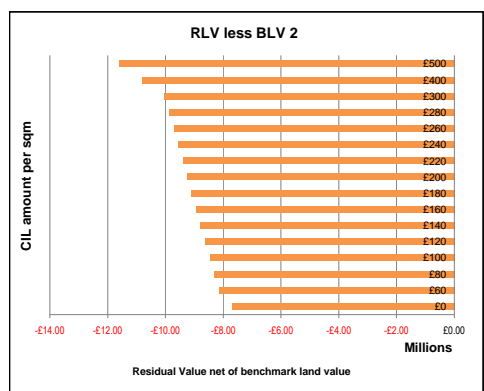
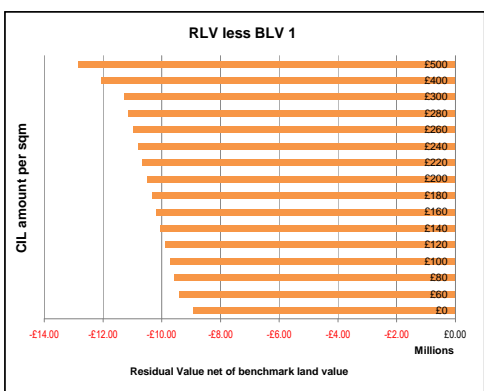
Site type 4 | Description: **Area 7** | **£3552 psm Tottenham Hale (N)** | Site area: 0.57 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,794,137	3,139,739	-7,139,739	-5,889,739	-5,189,739	-3,889,739
60	2,062,330	3,609,077	-7,609,077	-6,359,077	-5,659,077	-4,359,077
80	2,151,728	3,765,524	-7,765,524	-6,515,524	-5,815,524	-4,515,524
100	2,241,125	3,921,970	-7,921,970	-6,671,970	-5,971,970	-4,671,970
120	2,330,523	4,078,416	-8,078,416	-6,828,416	-6,128,416	-4,828,416
140	2,419,921	4,234,862	-8,234,862	-6,984,862	-6,284,862	-4,984,862
160	2,509,319	4,391,308	-8,391,308	-7,141,308	-6,441,308	-5,141,308
180	2,598,717	4,547,754	-8,547,754	-7,297,754	-6,597,754	-5,297,754
200	2,688,114	4,704,200	-8,704,200	-7,454,200	-6,754,200	-5,454,200
220	2,777,512	4,860,646	-8,860,646	-7,610,646	-6,910,646	-5,610,646
240	2,866,910	5,017,092	-9,017,092	-7,767,092	-7,067,092	-5,767,092
260	2,956,308	5,173,538	-9,173,538	-7,923,538	-7,223,538	-5,923,538
280	3,045,705	5,329,984	-9,329,984	-8,079,984	-7,379,984	-6,079,984
300	3,135,103	5,486,430	-9,486,430	-8,236,430	-7,536,430	-6,236,430
400	3,582,092	6,268,661	-10,268,661	-9,018,661	-8,318,661	-7,018,661
500	4,029,081	7,050,891	-11,050,891	-9,800,891	-9,100,891	-7,800,891



Site type 4 | Description: **Area 8** | **£3197 psm Tottenham (N17)** | Site area: 0.57 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,820,010	4,935,018	-8,935,018	-7,685,018	-6,985,018	-5,685,018
60	3,088,203	5,404,356	-9,404,356	-8,154,356	-7,454,356	-6,154,356
80	3,177,601	5,560,802	-9,560,802	-8,310,802	-7,610,802	-6,310,802
100	3,266,999	5,717,248	-9,717,248	-8,467,248	-7,767,248	-6,467,248
120	3,356,397	5,873,694	-9,873,694	-8,623,694	-7,923,694	-6,623,694
140	3,445,795	6,030,140	-10,030,140	-8,780,140	-8,080,140	-6,780,140
160	3,535,192	6,186,586	-10,186,586	-8,936,586	-8,236,586	-6,936,586
180	3,624,590	6,343,033	-10,343,033	-9,093,033	-8,393,033	-7,093,033
200	3,713,988	6,499,479	-10,499,479	-9,249,479	-8,549,479	-7,249,479
220	3,803,386	6,655,925	-10,655,925	-9,405,925	-8,705,925	-7,405,925
240	3,892,783	6,812,371	-10,812,371	-9,562,371	-8,862,371	-7,562,371
260	3,982,181	6,968,817	-10,968,817	-9,718,817	-9,018,817	-7,718,817
280	4,071,579	7,125,263	-11,125,263	-9,875,263	-9,175,263	-7,875,263
300	4,160,977	7,281,709	-11,281,709	-10,031,709	-9,331,709	-8,031,709
400	4,607,965	8,063,939	-12,063,939	-10,813,939	-10,113,939	-8,813,939
500	5,054,954	8,846,170	-12,846,170	-11,596,170	-10,896,170	-9,596,170

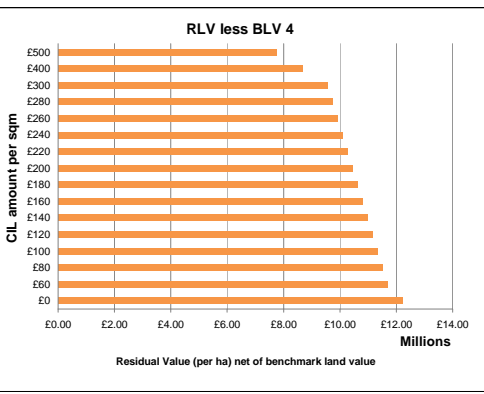
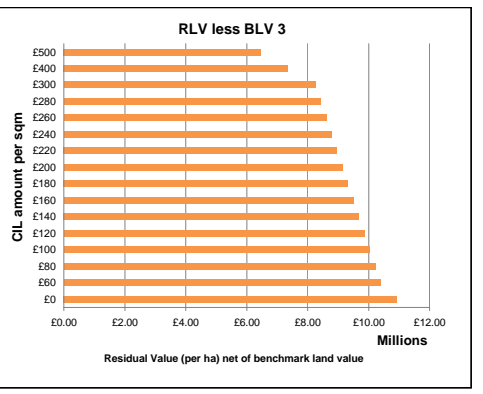
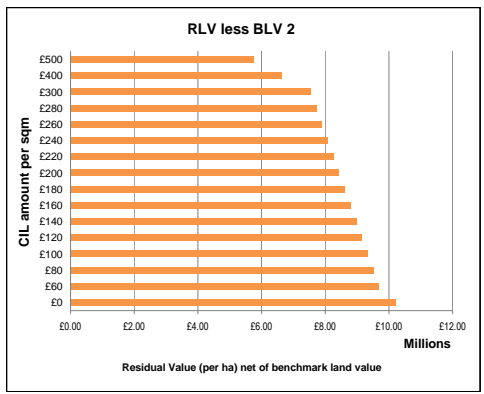
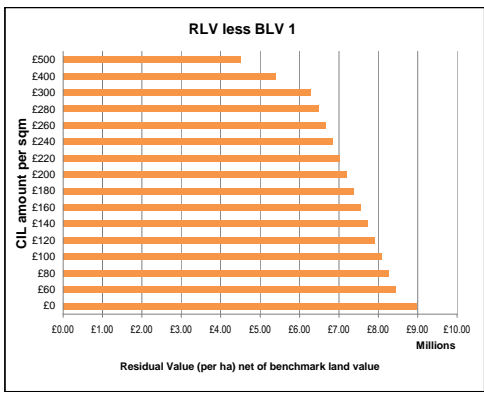




CIL Viability	Haringey	Benchmark Land Values (per net developable ha)			
SITE TYPE	4	BLV1 Resi land (high)	BLV2 Resi land (med)	BLV3 Resi land (low)	BLV4 Fmr Empytment
100 UNITS		£4,000,000	£2,750,000	£2,050,000	£750,000
FLATS					
175 UPH	Net area as percentage of gross	100%			
CSH level:	4 on AH	Sales value inflation			
	4 on private	Build cost inflation			
Aff Hsg:	20%				

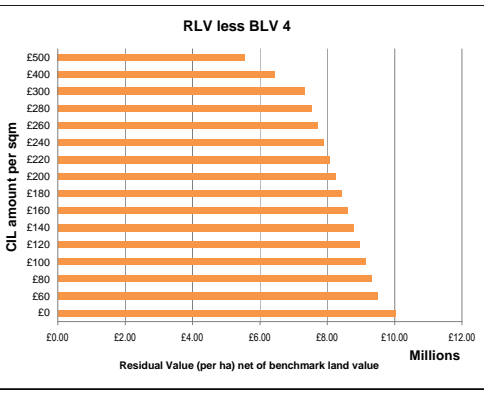
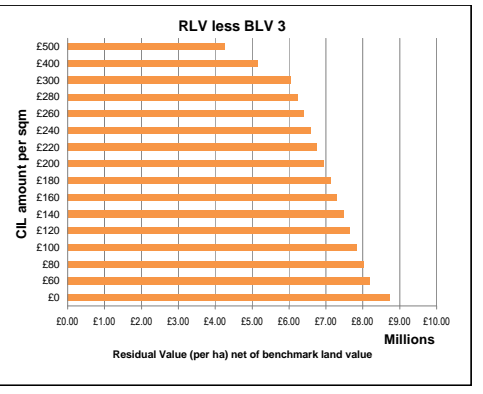
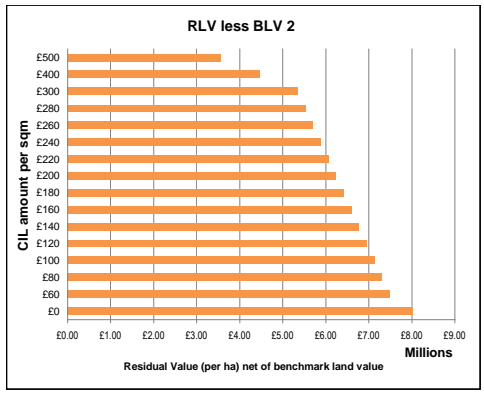
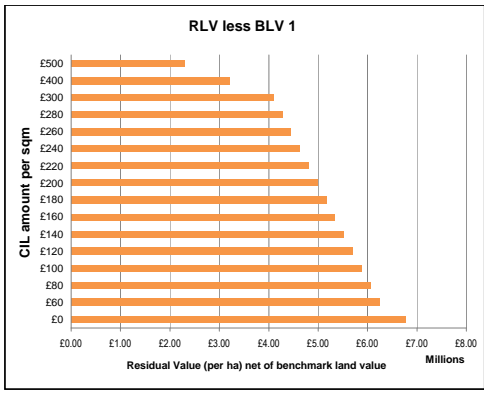
Site type 4 Description: **Area 1** £6340 psm Highgate (N6) Site area: 0.57 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,413,201	12,973,102	8,973,102	10,223,102	10,923,102	12,223,102
60	7,106,694	12,436,715	8,436,715	9,686,715	10,386,715	11,686,715
80	7,004,526	12,257,920	8,257,920	9,507,920	10,207,920	11,507,920
100	6,902,357	12,079,124	8,079,124	9,329,124	10,029,124	11,329,124
120	6,800,188	11,900,329	7,900,329	9,150,329	9,850,329	11,150,329
140	6,698,019	11,721,533	7,721,533	8,971,533	9,671,533	10,971,533
160	6,595,850	11,542,738	7,542,738	8,792,738	9,492,738	10,792,738
180	6,493,681	11,363,942	7,363,942	8,613,942	9,313,942	10,613,942
200	6,391,512	11,185,147	7,185,147	8,435,147	9,135,147	10,435,147
220	6,289,344	11,006,351	7,006,351	8,256,351	8,956,351	10,256,351
240	6,187,175	10,827,556	6,827,556	8,077,556	8,777,556	10,077,556
260	6,085,006	10,648,760	6,648,760	7,898,760	8,598,760	9,898,760
280	5,982,837	10,469,965	6,469,965	7,719,965	8,419,965	9,719,965
300	5,880,668	10,291,169	6,291,169	7,541,169	8,241,169	9,541,169
400	5,369,824	9,397,192	5,397,192	6,647,192	7,347,192	8,647,192
500	4,858,979	8,503,214	4,503,214	5,753,214	6,453,214	7,753,214



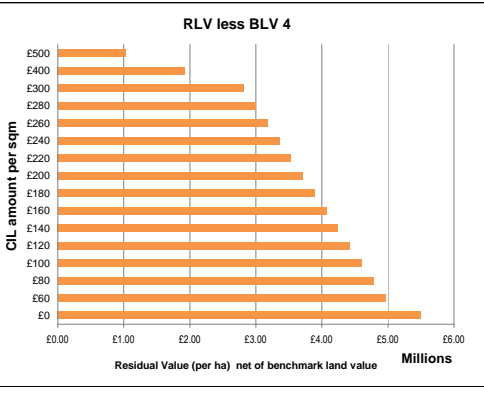
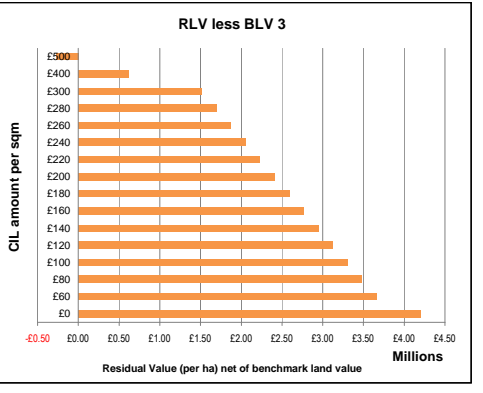
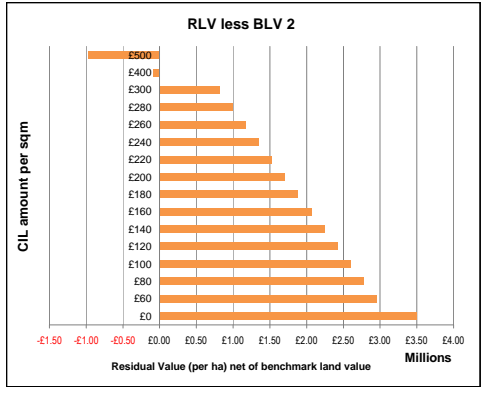
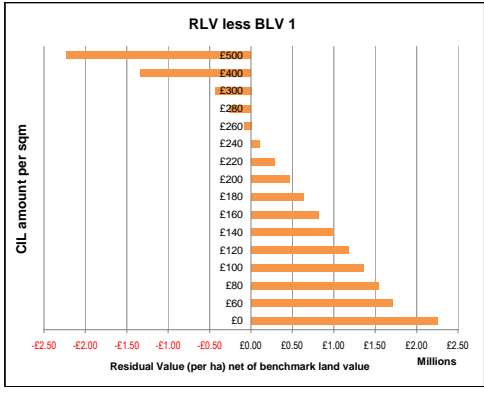
Site type 4 Description: **Area 2** £5942 psm Hornsey (N8) Site area: 0.57 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,154,744	10,770,802	6,770,802	8,020,802	8,720,802	10,020,802
60	5,849,238	10,234,416	6,234,416	7,484,416	8,184,416	9,484,416
80	5,746,069	10,055,620	6,055,620	7,305,620	8,005,620	9,305,620
100	5,643,900	9,876,825	5,876,825	7,126,825	7,826,825	9,126,825
120	5,541,731	9,698,029	5,698,029	6,948,029	7,648,029	8,948,029
140	5,439,562	9,519,234	5,519,234	6,769,234	7,469,234	8,769,234
160	5,337,393	9,340,438	5,340,438	6,590,438	7,290,438	8,590,438
180	5,235,224	9,161,643	5,161,643	6,411,643	7,111,643	8,411,643
200	5,133,056	8,982,847	4,982,847	6,232,847	6,932,847	8,232,847
220	5,030,887	8,804,052	4,804,052	6,054,052	6,754,052	8,054,052
240	4,928,718	8,625,256	4,625,256	5,875,256	6,575,256	7,875,256
260	4,826,549	8,446,461	4,446,461	5,696,461	6,396,461	7,696,461
280	4,724,380	8,267,665	4,267,665	5,517,665	6,217,665	7,517,665
300	4,622,211	8,088,870	4,088,870	5,338,870	6,038,870	7,338,870
400	4,111,367	7,194,892	3,194,892	4,444,892	5,144,892	6,444,892
500	3,600,523	6,300,915	2,300,915	3,550,915	4,250,915	5,550,915



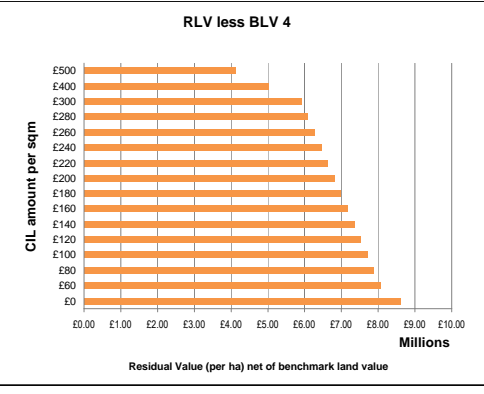
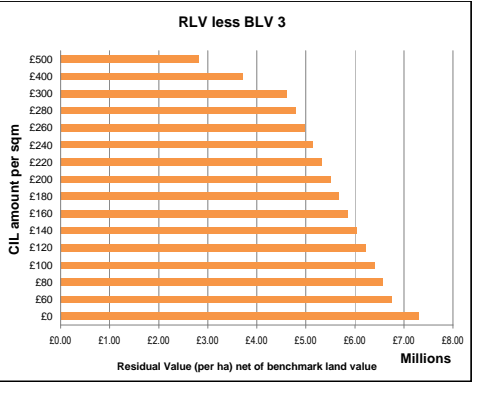
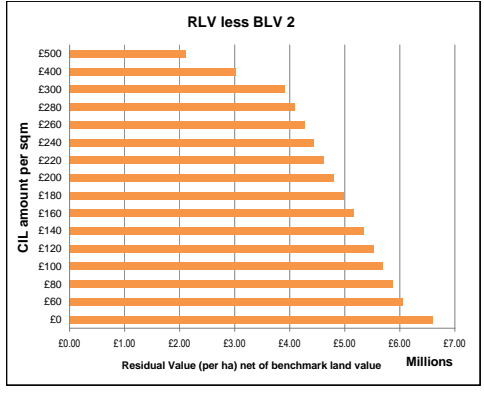
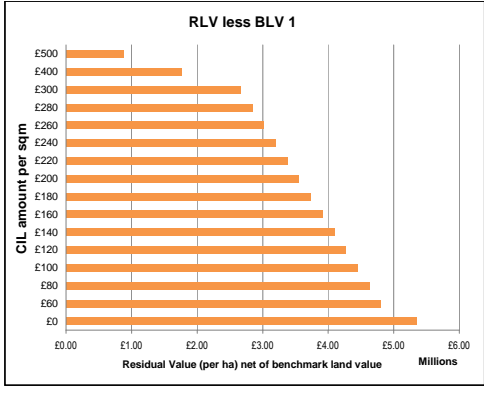
Site type 4 Description: **Area 3** £5124 psm Muswell Hill (N10) Site area: 0.57 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,568,268	6,244,469	2,244,469	3,494,469	4,194,469	5,494,469
60	3,261,761	5,708,082	1,708,082	2,958,082	3,658,082	4,958,082
80	3,159,592	5,529,287	1,529,287	2,779,287	3,479,287	4,779,287
100	3,057,423	5,350,491	1,350,491	2,600,491	3,300,491	4,600,491
120	2,955,255	5,171,696	1,171,696	2,421,696	3,121,696	4,421,696
140	2,853,086	4,992,900	992,900	2,242,900	2,942,900	4,242,900
160	2,750,917	4,814,104	814,104	2,064,104	2,764,104	4,064,104
180	2,648,748	4,635,309	635,309	1,885,309	2,585,309	3,885,309
200	2,546,579	4,456,513	456,513	1,706,513	2,406,513	3,706,513
220	2,444,410	4,277,718	277,718	1,527,718	2,227,718	3,527,718
240	2,342,241	4,098,922	98,922	1,348,922	2,048,922	3,348,922
260	2,240,073	3,920,127	-79,873	1,170,127	1,870,127	3,170,127
280	2,137,904	3,741,331	-258,669	991,331	1,691,331	2,991,331
300	2,035,735	3,562,536	-437,464	812,536	1,512,536	2,812,536
400	1,524,890	2,668,558	-1,331,442	81,442	618,558	1,918,558
500	1,014,046	1,774,581	-2,225,419	-975,419	275,419	1,024,581



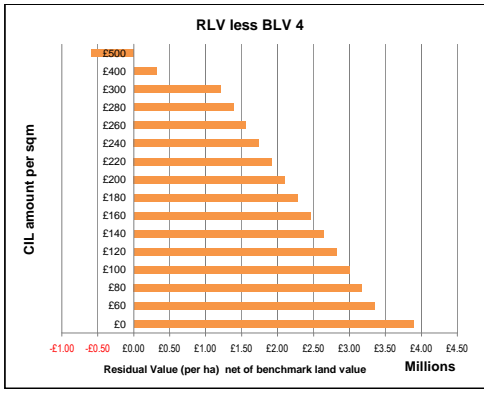
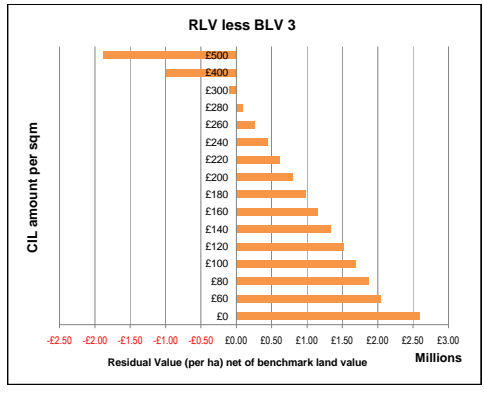
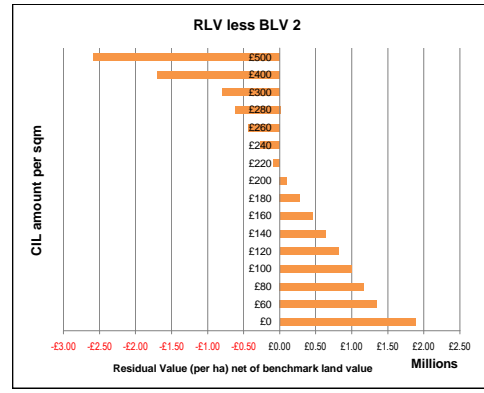
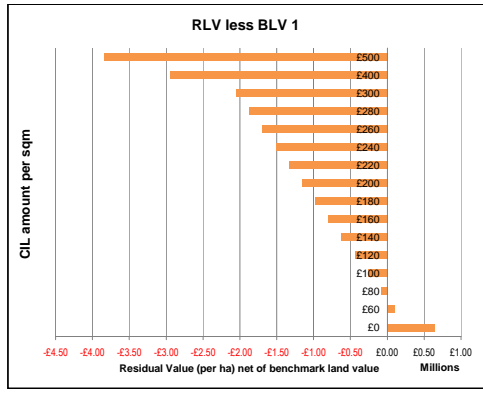
Site type 4 Description: **Area 4** £5683 psm Finsbury Pk (N4) Site area: 0.57 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,335,799	9,337,648	5,337,648	6,587,648	7,287,648	8,587,648
60	5,029,292	8,801,261	4,801,261	6,051,261	6,751,261	8,051,261
80	4,927,123	8,622,466	4,622,466	5,872,466	6,572,466	7,872,466
100	4,824,954	8,443,670	4,443,670	5,693,670	6,393,670	7,693,670
120	4,722,786	8,264,875	4,264,875	5,514,875	6,214,875	7,514,875
140	4,620,617	8,086,079	4,086,079	5,336,079	6,036,079	7,336,079
160	4,518,448	7,907,284	3,907,284	5,157,284	5,857,284	7,157,284
180	4,416,279	7,728,488	3,728,488	4,978,488	5,678,488	6,978,488
200	4,314,110	7,549,693	3,549,693	4,799,693	5,499,693	6,799,693
220	4,211,941	7,370,897	3,370,897	4,620,897	5,320,897	6,620,897
240	4,109,772	7,192,102	3,192,102	4,442,102	5,142,102	6,442,102
260	4,007,604	7,013,306	3,013,306	4,263,306	4,963,306	6,263,306
280	3,905,435	6,834,511	2,834,511	4,084,511	4,784,511	6,084,511
300	3,803,266	6,655,715	2,655,715	3,905,715	4,605,715	5,905,715
400	3,292,421	5,761,738	1,761,738	3,011,738	3,711,738	5,011,738
500	2,781,577	4,867,760	867,760	2,117,760	2,817,760	4,117,760



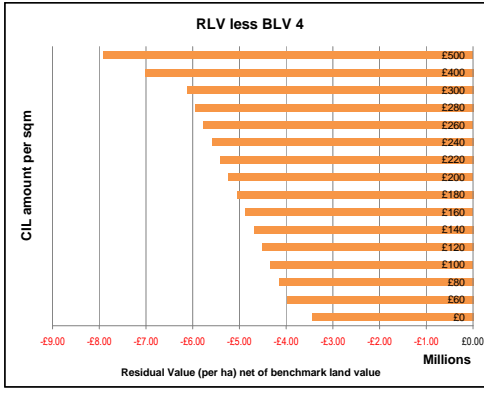
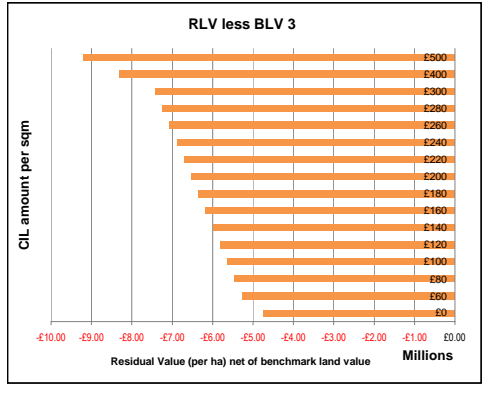
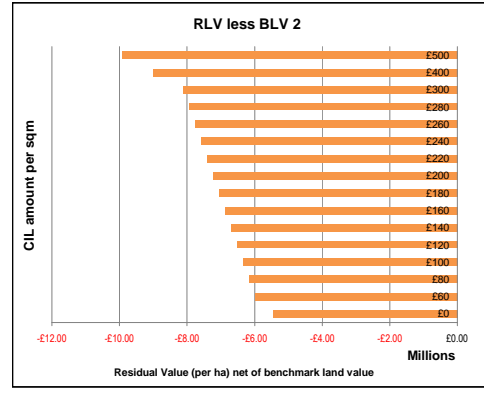
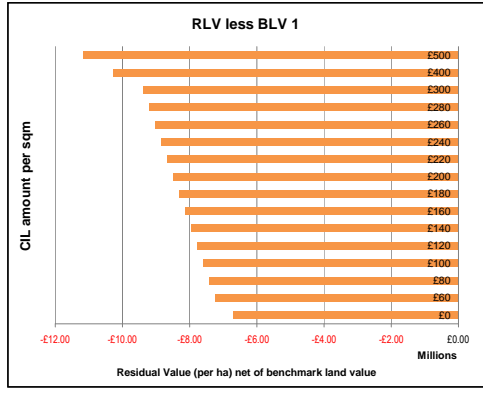
Site type 4 | Description: **Area 5** | **£4833 psm Wood Green (N22)** | Site area: 0.57 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,648,140	4,634,245	634,245	1,884,245	2,584,245	3,884,245
60	2,341,633	4,097,858	97,858	1,347,858	2,047,858	3,347,858
80	2,239,464	3,919,063	80,337	1,169,063	1,869,063	3,169,063
100	2,137,296	3,740,267	259,733	990,267	1,690,267	2,990,267
120	2,035,127	3,561,472	438,528	811,472	1,511,472	2,811,472
140	1,932,958	3,382,676	617,324	632,676	1,332,676	2,632,676
160	1,830,789	3,203,881	796,119	453,881	1,153,881	2,453,881
180	1,728,620	3,025,085	974,915	275,085	975,085	2,275,085
200	1,626,451	2,846,290	1,153,710	96,290	796,290	2,096,290
220	1,524,282	2,667,494	1,332,506	82,506	617,494	1,917,494
240	1,422,113	2,488,699	1,511,301	261,301	438,699	1,738,699
260	1,319,945	2,309,903	1,690,097	440,097	259,903	1,559,903
280	1,217,776	2,131,107	1,868,893	618,893	81,107	1,381,107
300	1,115,607	1,952,312	2,047,688	797,688	97,688	1,202,312
400	604,763	1,058,334	2,941,666	1,691,666	991,666	308,334
500	93,918	164,357	3,835,643	2,585,643	1,885,643	585,643



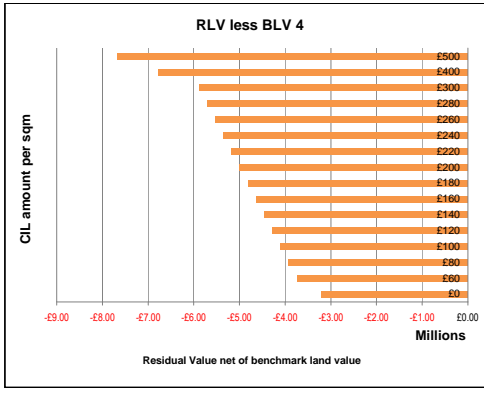
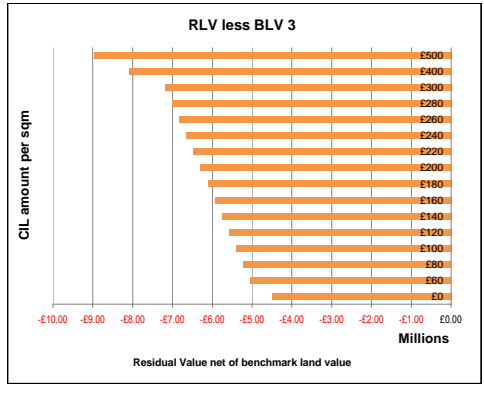
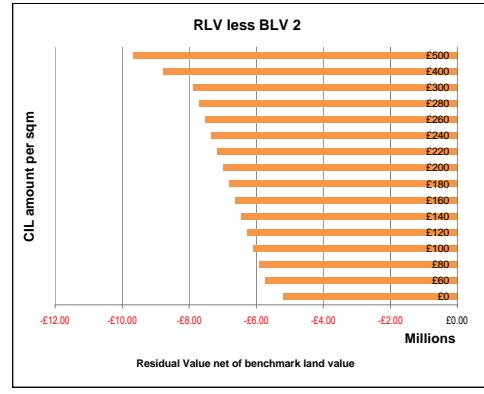
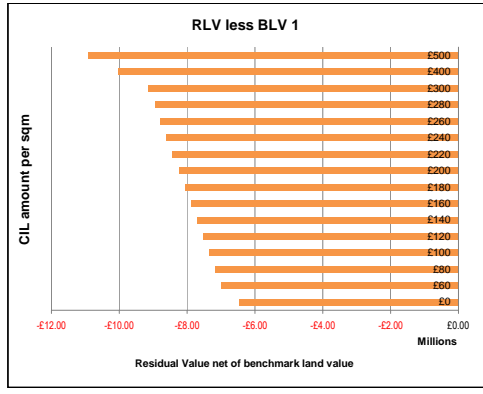
Site type 4 | Description: **Area 6** | **£3509 psm Seven Sisters (N13)** | Site area: 0.57 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,538,284	-2,691,997	-6,691,997	-5,441,997	-4,741,997	-3,441,997
60	-1,844,791	-3,228,384	-7,228,384	-5,978,384	-5,278,384	-3,978,384
80	-1,946,960	-3,407,179	-7,407,179	-6,157,179	-5,457,179	-4,157,179
100	-2,048,129	-3,585,975	-7,585,975	-6,335,975	-5,635,975	-4,335,975
120	-2,151,297	-3,764,770	-7,764,770	-6,514,770	-5,814,770	-4,514,770
140	-2,253,466	-3,943,566	-7,943,566	-6,693,566	-5,993,566	-4,693,566
160	-2,355,635	-4,122,362	-8,122,362	-6,872,362	-6,172,362	-4,872,362
180	-2,457,804	-4,301,157	-8,301,157	-7,051,157	-6,351,157	-5,051,157
200	-2,559,973	-4,479,953	-8,479,953	-7,229,953	-6,529,953	-5,229,953
220	-2,662,142	-4,658,748	-8,658,748	-7,408,748	-6,708,748	-5,408,748
240	-2,764,311	-4,837,544	-8,837,544	-7,587,544	-6,887,544	-5,587,544
260	-2,866,479	-5,016,339	-9,016,339	-7,766,339	-7,066,339	-5,766,339
280	-2,968,648	-5,195,135	-9,195,135	-7,945,135	-7,245,135	-5,945,135
300	-3,070,817	-5,373,930	-9,373,930	-8,123,930	-7,423,930	-6,123,930
400	-3,581,662	-6,267,908	-10,267,908	-9,017,908	-8,317,908	-7,017,908
500	-4,092,506	-7,161,885	-11,161,885	-9,911,885	-9,211,885	-7,911,885



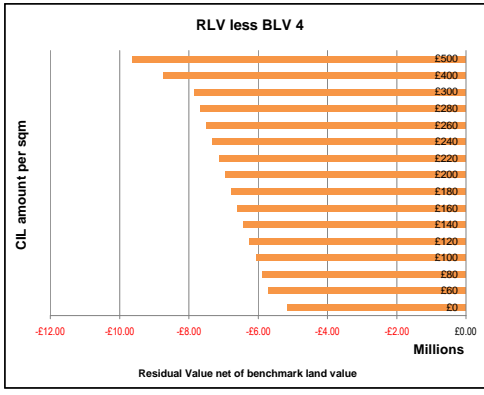
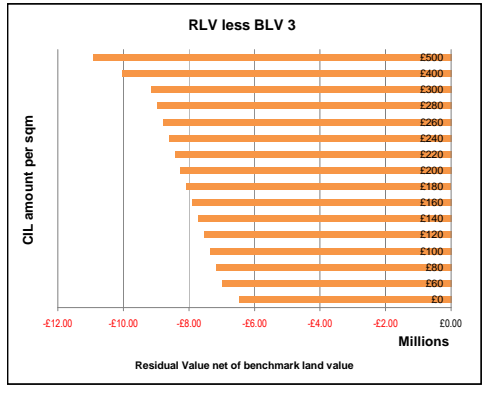
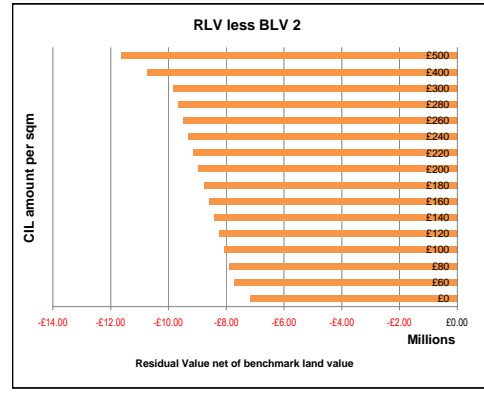
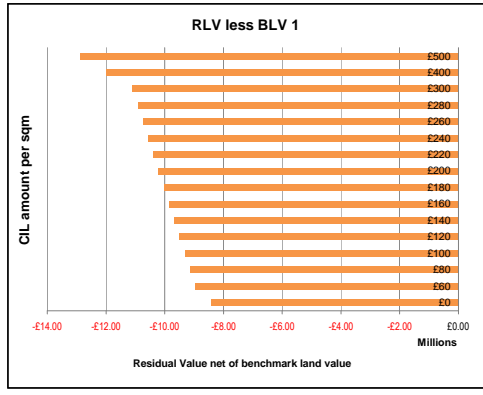
Site type 4 | Description: **Area 7** | **£3552 psm Tottenham Hale (N)** | Site area: 0.57 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,402,320	2,454,061	6,454,061	5,204,061	4,504,061	3,204,061
60	1,708,827	2,990,447	6,990,447	5,740,447	5,040,447	3,740,447
80	1,810,996	3,169,243	7,169,243	5,919,243	5,219,243	3,919,243
100	1,913,165	3,348,038	7,348,038	6,098,038	5,398,038	4,098,038
120	2,015,333	3,526,834	7,526,834	6,276,834	5,576,834	4,276,834
140	2,117,502	3,705,629	7,705,629	6,455,629	5,755,629	4,455,629
160	2,219,671	3,884,425	7,884,425	6,634,425	5,934,425	4,634,425
180	2,321,840	4,063,220	8,063,220	6,813,220	6,113,220	4,813,220
200	2,424,009	4,242,016	8,242,016	6,992,016	6,292,016	4,992,016
220	2,526,178	4,420,811	8,420,811	7,170,811	6,470,811	5,170,811
240	2,628,347	4,599,607	8,599,607	7,349,607	6,649,607	5,349,607
260	2,730,516	4,778,402	8,778,402	7,528,402	6,828,402	5,528,402
280	2,832,684	4,957,198	8,957,198	7,707,198	7,007,198	5,707,198
300	2,934,853	5,135,993	9,135,993	7,885,993	7,185,993	5,885,993
400	3,445,698	6,029,971	10,029,971	8,779,971	8,079,971	6,779,971
500	3,956,542	6,923,948	10,923,948	9,673,948	8,973,948	7,673,948



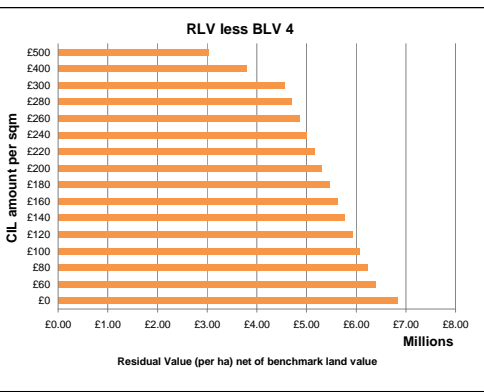
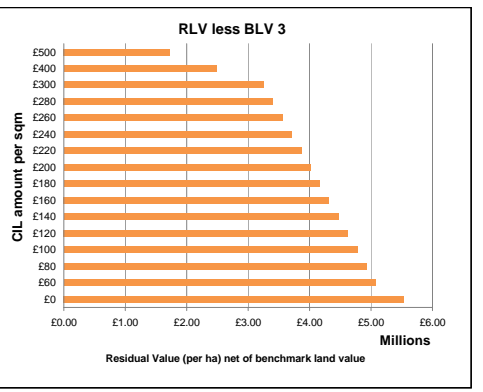
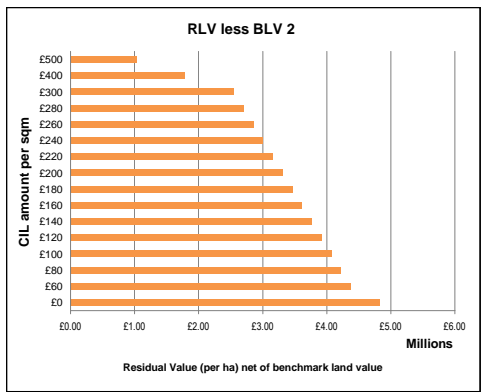
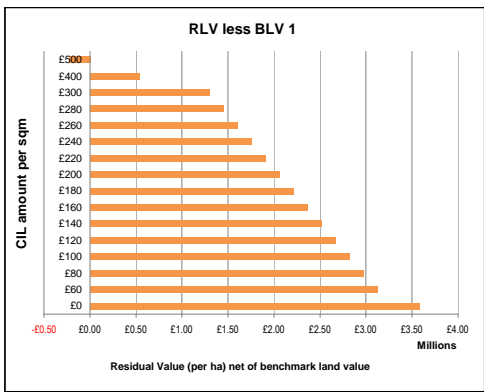
Site type 4 | Description: **Area 8** | **£3197 psm Tottenham (N17)** | Site area: 0.57 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,524,813	4,418,423	8,418,423	7,168,423	6,468,423	5,168,423
60	2,831,320	4,954,810	8,954,810	7,704,810	7,004,810	5,704,810
80	2,933,489	5,133,605	9,133,605	7,883,605	7,183,605	5,883,605
100	3,035,657	5,312,401	9,312,401	8,062,401	7,362,401	6,062,401
120	3,137,826	5,491,196	9,491,196	8,241,196	7,541,196	6,241,196
140	3,239,995	5,669,992	9,669,992	8,419,992	7,719,992	6,419,992
160	3,342,164	5,848,787	9,848,787	8,598,787	7,898,787	6,598,787
180	3,444,333	6,027,583	10,027,583	8,777,583	8,077,583	6,777,583
200	3,546,502	6,206,378	10,206,378	8,956,378	8,256,378	6,956,378
220	3,648,671	6,385,174	10,385,174	9,135,174	8,435,174	7,135,174
240	3,750,840	6,563,969	10,563,969	9,313,969	8,613,969	7,313,969
260	3,853,008	6,742,765	10,742,765	9,492,765	8,792,765	7,492,765
280	3,955,177	6,921,560	10,921,560	9,671,560	8,971,560	7,671,560
300	4,057,346	7,100,356	11,100,356	9,850,356	9,150,356	7,850,356
400	4,568,190	7,994,333	11,994,333	10,744,333	10,044,333	8,744,333
500	5,079,035	8,888,311	12,888,311	11,638,311	10,938,311	9,638,311

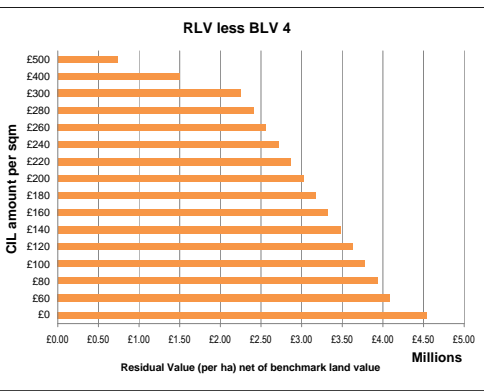
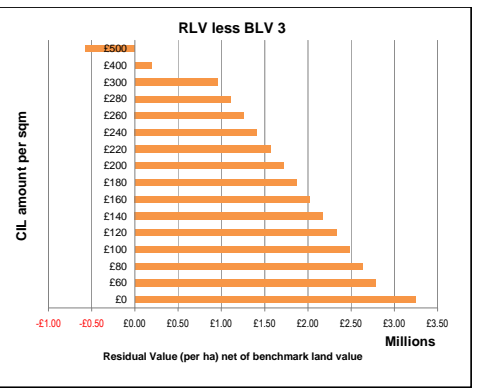
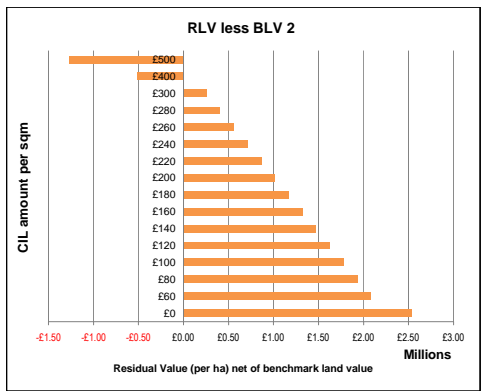
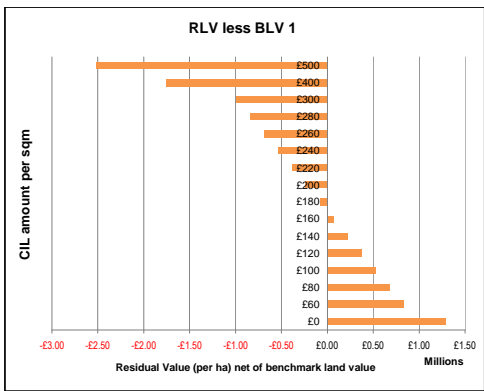


CIL Viability	Haringey	Benchmark Land Values (per net developable ha)			
SITE TYPE	5	BLV1 Resi land (high)	BLV2 Resi land (med)	BLV3 Resi land (low)	BLV4 Fmr Emptment
250 UNITS		£4,000,000	£2,750,000	£2,050,000	£750,000
FLATS					
250 UPH	Net area as percentage of gross	100%			
CSH level:	4 on AH	Sales value inflation			
	4 on private	Build cost inflation			
Aff Hsg:	50%				

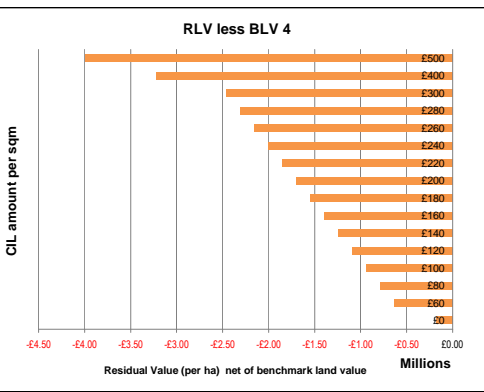
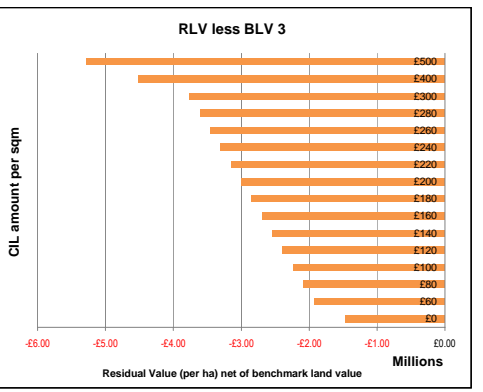
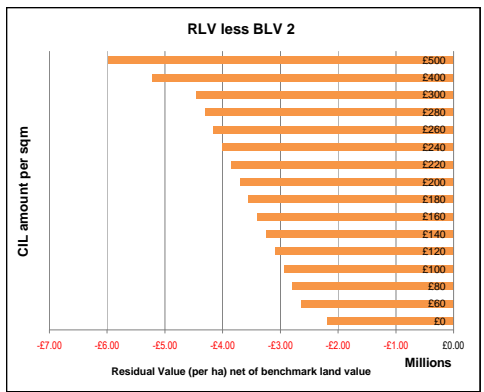
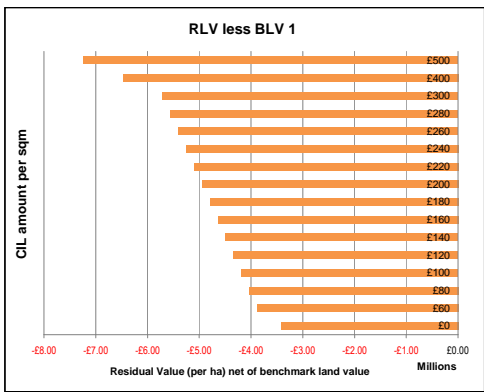
Site type 5	Description:	Area 1	£6340 psm Highgate (N6)	Site area:	1.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,582,129	7,582,129	3,582,129	4,832,129	5,532,129	6,832,129
60	7,125,216	7,125,216	3,125,216	4,375,216	5,075,216	6,375,216
80	6,972,911	6,972,911	2,972,911	4,222,911	4,922,911	6,222,911
100	6,820,607	6,820,607	2,820,607	4,070,607	4,770,607	6,070,607
120	6,668,302	6,668,302	2,668,302	3,918,302	4,618,302	5,918,302
140	6,515,998	6,515,998	2,515,998	3,765,998	4,465,998	5,765,998
160	6,363,693	6,363,693	2,363,693	3,613,693	4,313,693	5,613,693
180	6,211,389	6,211,389	2,211,389	3,461,389	4,161,389	5,461,389
200	6,059,084	6,059,084	2,059,084	3,309,084	4,009,084	5,309,084
220	5,906,780	5,906,780	1,906,780	3,156,780	3,856,780	5,156,780
240	5,754,475	5,754,475	1,754,475	3,004,475	3,704,475	5,004,475
260	5,602,171	5,602,171	1,602,171	2,852,171	3,552,171	4,852,171
280	5,449,866	5,449,866	1,449,866	2,699,866	3,399,866	4,699,866
300	5,297,562	5,297,562	1,297,562	2,547,562	3,247,562	4,547,562
400	4,536,039	4,536,039	536,039	1,786,039	2,486,039	3,786,039
500	3,774,517	3,774,517	-225,483	1,024,517	1,724,517	3,024,517



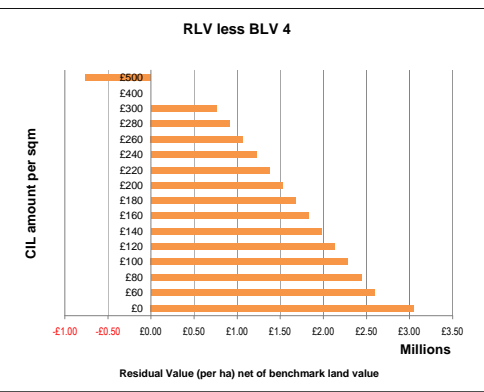
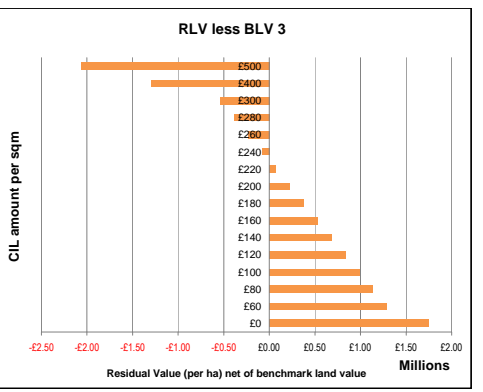
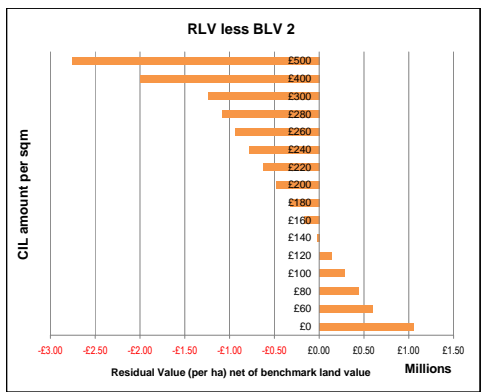
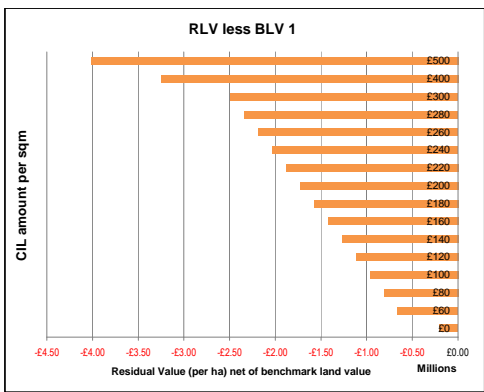
Site type 5	Description:	Area 2	£5942 psm Hornsey (N8)	Site area:	1.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,288,209	5,288,209	1,288,209	2,538,209	3,238,209	4,538,209
60	4,831,295	4,831,295	831,295	2,081,295	2,781,295	4,081,295
80	4,678,991	4,678,991	678,991	1,928,991	2,628,991	3,928,991
100	4,526,686	4,526,686	526,686	1,776,686	2,476,686	3,776,686
120	4,374,382	4,374,382	374,382	1,624,382	2,324,382	3,624,382
140	4,222,078	4,222,078	222,078	1,472,078	2,172,078	3,472,078
160	4,069,773	4,069,773	69,773	1,319,773	2,019,773	3,319,773
180	3,917,469	3,917,469	-82,531	1,167,469	1,867,469	3,167,469
200	3,765,164	3,765,164	-234,836	1,015,164	1,715,164	3,015,164
220	3,612,860	3,612,860	-387,140	862,860	1,562,860	2,862,860
240	3,460,555	3,460,555	-539,445	710,555	1,410,555	2,710,555
260	3,308,251	3,308,251	-691,749	558,251	1,258,251	2,558,251
280	3,155,946	3,155,946	-844,054	405,946	1,105,946	2,405,946
300	3,003,642	3,003,642	-996,358	253,642	953,642	2,253,642
400	2,242,119	2,242,119	-1,757,881	-507,881	192,119	1,492,119
500	1,480,597	1,480,597	-2,519,403	-1,269,403	-569,403	730,597



Site type 5	Description:	Area 3	£5124 psm Muswell Hill (N10)	Site area:	1.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	573,569	573,569	-3,426,431	-2,176,431	-1,476,431	-176,431
60	116,655	116,655	-3,883,345	-2,633,345	-1,933,345	-633,345
80	35,649	35,649	-4,035,649	-2,785,649	-2,085,649	-785,649
100	187,954	187,954	-4,187,954	-2,937,954	-2,237,954	-937,954
120	340,258	340,258	-4,340,258	-3,090,258	-2,390,258	-1,090,258
140	492,563	492,563	-4,492,563	-3,242,563	-2,542,563	-1,242,563
160	644,867	644,867	-4,644,867	-3,394,867	-2,694,867	-1,394,867
180	797,171	797,171	-4,797,171	-3,547,171	-2,847,171	-1,547,171
200	949,476	949,476	-4,949,476	-3,699,476	-2,999,476	-1,699,476
220	1,101,780	1,101,780	-5,101,780	-3,851,780	-3,151,780	-1,851,780
240	1,254,085	1,254,085	-5,254,085	-4,004,085	-3,304,085	-2,004,085
260	1,406,389	1,406,389	-5,406,389	-4,156,389	-3,456,389	-2,156,389
280	1,558,694	1,558,694	-5,558,694	-4,308,694	-3,608,694	-2,308,694
300	1,710,998	1,710,998	-5,710,998	-4,460,998	-3,760,998	-2,460,998
400	2,472,521	2,472,521	-6,472,521	-5,222,521	-4,522,521	-3,222,521
500	3,234,043	3,234,043	-7,234,043	-5,984,043	-5,284,043	-3,984,043

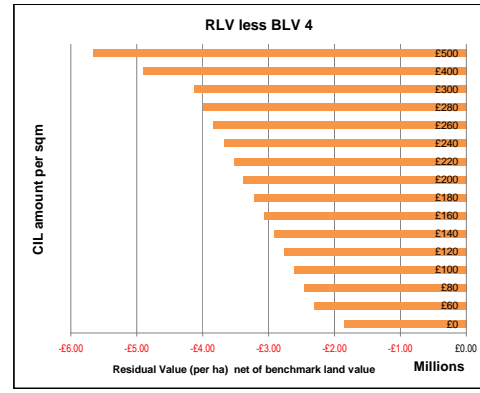
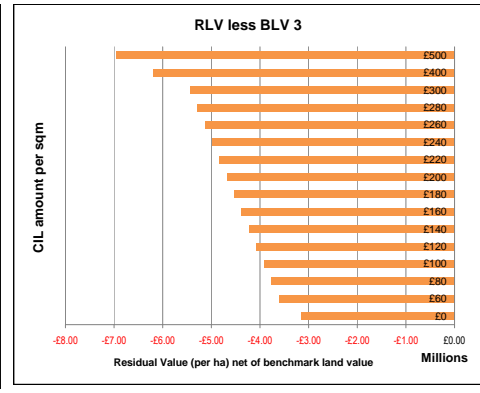
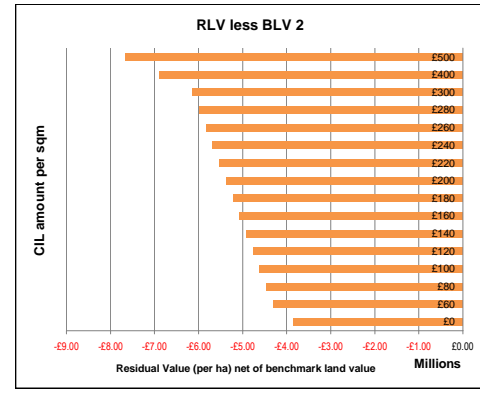
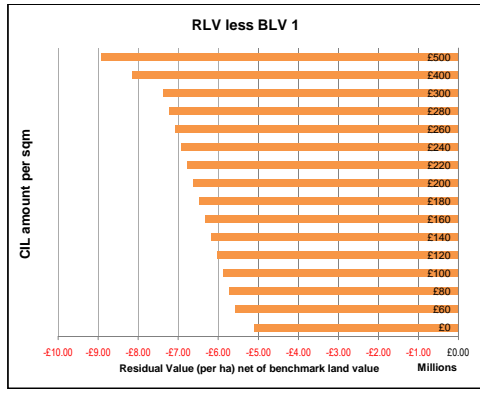


Site type 5	Description:	Area 4	£5683 psm Finsbury Pk (N4)	Site area:	1.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,795,432	3,795,432	-204,568	1,045,432	1,745,432	3,045,432
60	3,338,518	3,338,518	-661,482	588,518	1,288,518	2,588,518
80	3,186,214	3,186,214	-813,786	436,214	1,136,214	2,436,214
100	3,033,909	3,033,909	-966,091	283,909	983,909	2,283,909
120	2,881,605	2,881,605	-1,118,395	131,605	831,605	2,131,605
140	2,729,300	2,729,300	-1,270,700	20,700	679,300	1,979,300
160	2,576,996	2,576,996	-1,423,004	-173,004	526,996	1,826,996
180	2,424,691	2,424,691	-1,575,309	-325,309	374,691	1,674,691
200	2,272,387	2,272,387	-1,727,613	-477,613	222,387	1,522,387
220	2,120,082	2,120,082	-1,879,918	-629,918	70,082	1,370,082
240	1,967,778	1,967,778	-2,032,222	-782,222	-82,222	1,217,778
260	1,815,473	1,815,473	-2,184,527	-934,527	-234,527	1,065,473
280	1,663,169	1,663,169	-2,336,831	-1,086,831	-386,831	913,169
300	1,510,864	1,510,864	-2,489,136	-1,239,136	-539,136	760,864
400	749,342	749,342	-3,250,658	-2,000,658	-2,000,658	68
500	12,181	12,181	-4,012,181	-2,762,181	-2,062,181	-762,181



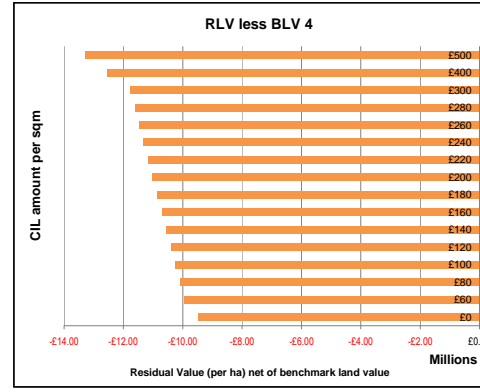
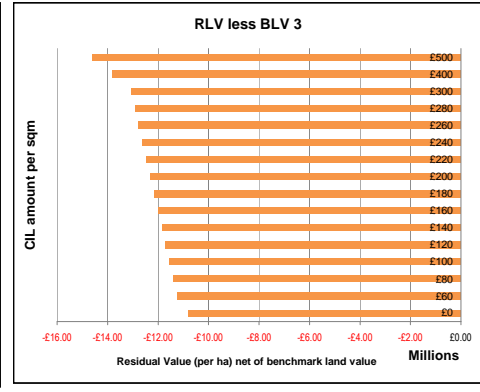
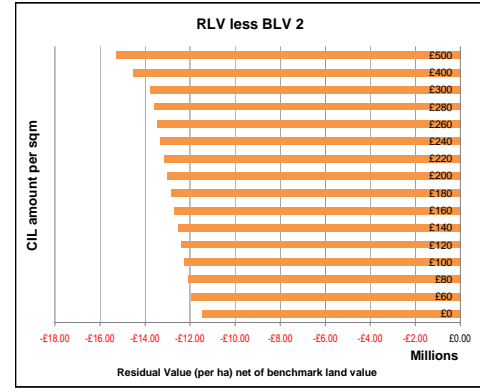
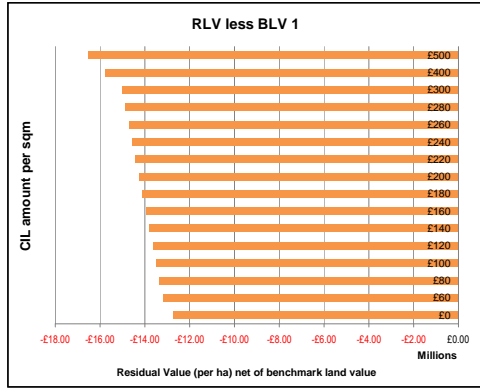
Site type 5 Description: **Area 5** £4833 psm Wood Green (N22) Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,103,644	-1,103,644	-5,103,644	-3,853,644	-3,153,644	-1,853,644
60	-1,560,558	-1,560,558	-5,560,558	-4,310,558	-3,610,558	-2,310,558
80	-1,712,862	-1,712,862	-5,712,862	-4,462,862	-3,762,862	-2,462,862
100	-1,865,167	-1,865,167	-5,865,167	-4,615,167	-3,915,167	-2,615,167
120	-2,017,471	-2,017,471	-6,017,471	-4,767,471	-4,067,471	-2,767,471
140	-2,169,776	-2,169,776	-6,169,776	-4,919,776	-4,219,776	-2,919,776
160	-2,322,080	-2,322,080	-6,322,080	-5,072,080	-4,372,080	-3,072,080
180	-2,474,385	-2,474,385	-6,474,385	-5,224,385	-4,524,385	-3,224,385
200	-2,626,689	-2,626,689	-6,626,689	-5,376,689	-4,676,689	-3,376,689
220	-2,778,993	-2,778,993	-6,778,993	-5,528,993	-4,828,993	-3,528,993
240	-2,931,298	-2,931,298	-6,931,298	-5,681,298	-4,981,298	-3,681,298
260	-3,083,602	-3,083,602	-7,083,602	-5,833,602	-5,133,602	-3,833,602
280	-3,235,907	-3,235,907	-7,235,907	-5,985,907	-5,285,907	-3,985,907
300	-3,388,211	-3,388,211	-7,388,211	-6,138,211	-5,438,211	-4,138,211
400	-4,149,734	-4,149,734	-8,149,734	-6,899,734	-6,199,734	-4,899,734
500	-4,911,256	-4,911,256	-8,911,256	-7,661,256	-6,961,256	-5,661,256



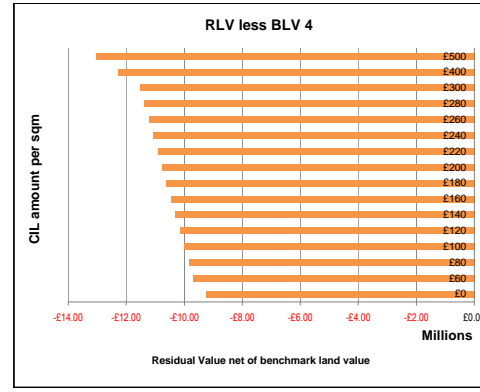
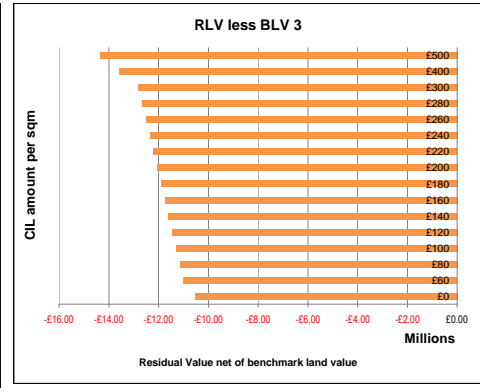
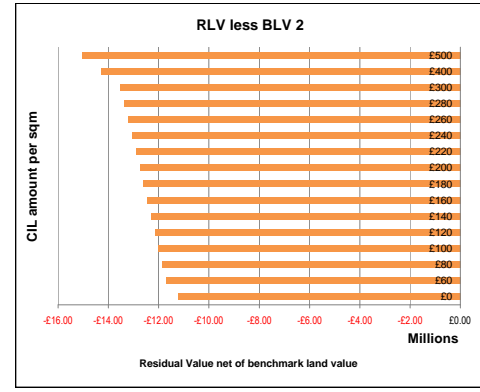
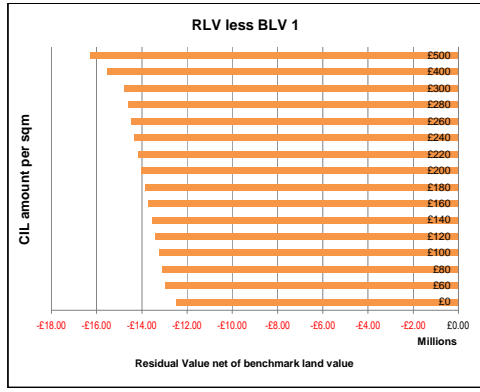
Site type 5 Description: **Area 6** £3509 psm Seven Sisters (N15) Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-8,734,675	-8,734,675	-12,734,675	-11,484,675	-10,784,675	-9,484,675
60	-9,191,589	-9,191,589	-13,191,589	-11,941,589	-11,241,589	-9,941,589
80	-9,343,893	-9,343,893	-13,343,893	-12,093,893	-11,393,893	-10,093,893
100	-9,496,198	-9,496,198	-13,496,198	-12,246,198	-11,546,198	-10,246,198
120	-9,648,502	-9,648,502	-13,648,502	-12,398,502	-11,698,502	-10,398,502
140	-9,800,807	-9,800,807	-13,800,807	-12,550,807	-11,850,807	-10,550,807
160	-9,953,111	-9,953,111	-13,953,111	-12,703,111	-12,003,111	-10,703,111
180	-10,105,416	-10,105,416	-14,105,416	-12,855,416	-12,155,416	-10,855,416
200	-10,257,720	-10,257,720	-14,257,720	-13,007,720	-12,307,720	-11,007,720
220	-10,410,025	-10,410,025	-14,410,025	-13,160,025	-12,460,025	-11,160,025
240	-10,562,329	-10,562,329	-14,562,329	-13,312,329	-12,612,329	-11,312,329
260	-10,714,634	-10,714,634	-14,714,634	-13,464,634	-12,764,634	-11,464,634
280	-10,866,938	-10,866,938	-14,866,938	-13,616,938	-12,916,938	-11,616,938
300	-11,019,242	-11,019,242	-15,019,242	-13,769,242	-13,069,242	-11,769,242
400	-11,780,765	-11,780,765	-15,780,765	-14,530,765	-13,830,765	-12,530,765
500	-12,542,287	-12,542,287	-16,542,287	-15,292,287	-14,592,287	-13,292,287



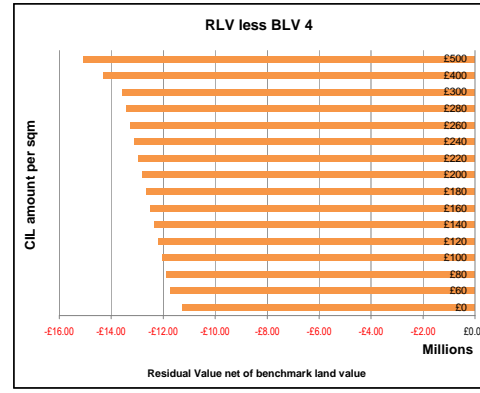
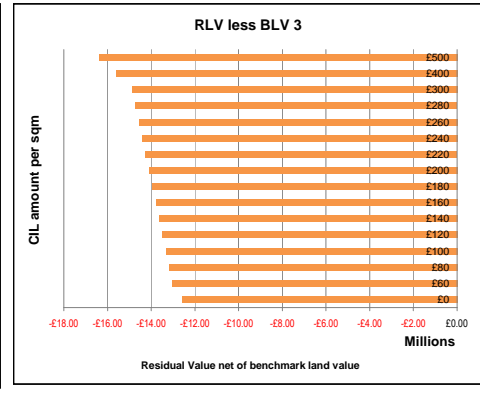
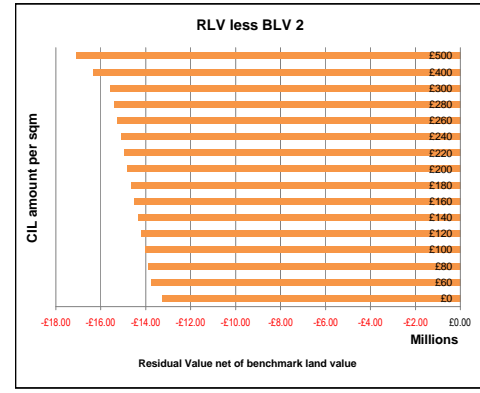
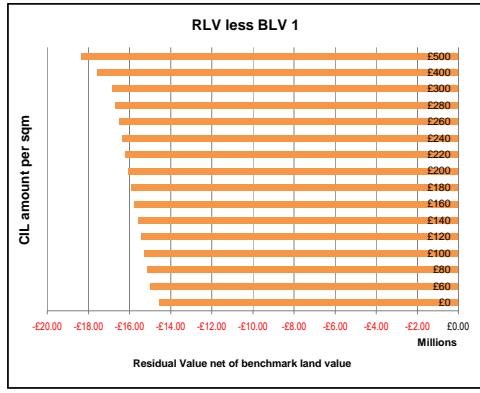
Site type 5 Description: **Area 7** £3552 psm Tottenham Hale (N) Site area: 1.00 ha

CIL 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	11,236,839	10,536,839	9,236,839
60	8,943,753	8,943,753	12,943,753	11,693,753	10,993,753	9,693,753
80	9,096,057	9,096,057	13,096,057	11,846,057	11,146,057	9,846,057
100	9,248,362	9,248,362	13,248,362	11,998,362	11,298,362	9,998,362
120	9,400,666	9,400,666	13,400,666	12,150,666	11,450,666	10,150,666
140	9,552,971	9,552,971	13,552,971	12,302,971	11,602,971	10,302,971
160	9,705,275	9,705,275	13,705,275	12,455,275	11,755,275	10,455,275
180	9,857,580	9,857,580	13,857,580	12,607,580	11,907,580	10,607,580
200	10,009,884	10,009,884	14,009,884	12,759,884	12,059,884	10,759,884
220	10,162,189	10,162,189	14,162,189	12,912,189	12,212,189	10,912,189
240	10,314,493	10,314,493	14,314,493	13,064,493	12,364,493	11,064,493
260	10,466,798	10,466,798	14,466,798	13,216,798	12,516,798	11,216,798
280	10,619,102	10,619,102	14,619,102	13,369,102	12,669,102	11,369,102
300	10,771,407	10,771,407	14,771,407	13,521,407	12,821,407	11,521,407
400	11,532,929	11,532,929	15,532,929	14,282,929	13,582,929	12,282,929
500	12,294,452	12,294,452	16,294,452	15,044,452	14,344,452	13,044,452



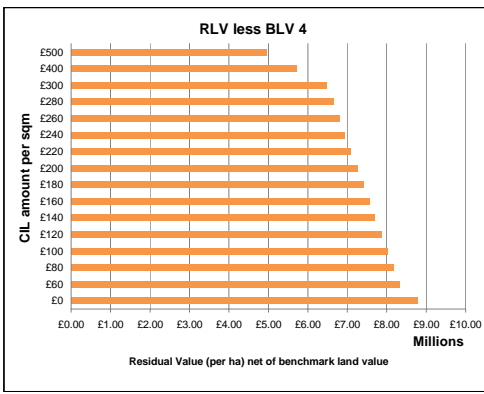
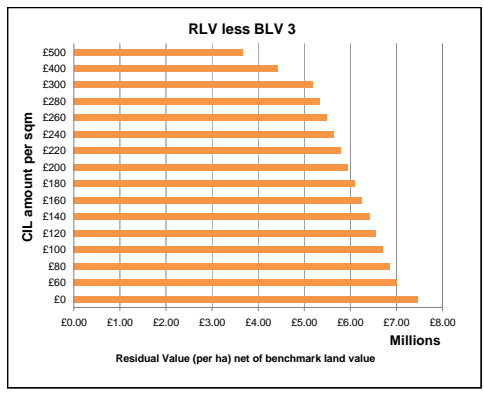
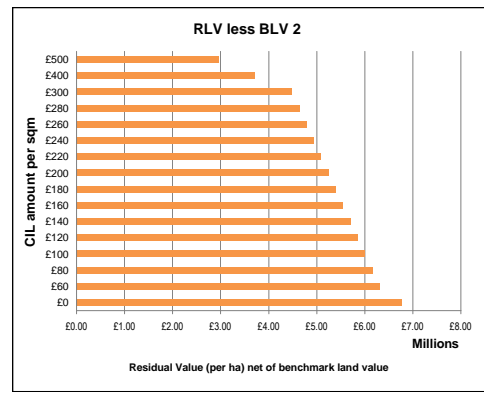
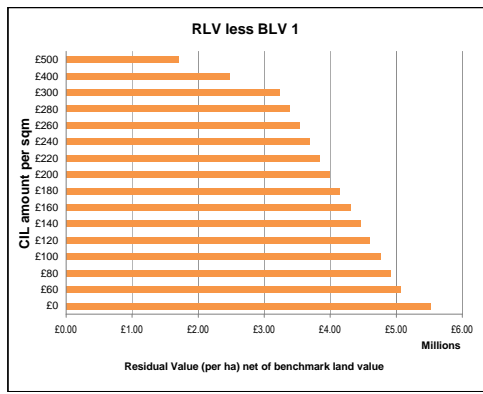
Site type 5 Description: **Area 8** £3197 psm Tottenham (N17) Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,532,924	10,532,924	14,532,924	13,282,924	12,582,924	11,282,924
60	10,989,838	10,989,838	14,989,838	13,739,838	13,039,838	11,739,838
80	11,142,142	11,142,142	15,142,142	13,892,142	13,192,142	11,892,142
100	11,294,447	11,294,447	15,294,447	14,044,447	13,344,447	12,044,447
120	11,446,751	11,446,751	15,446,751	14,196,751	13,496,751	12,196,751
140	11,599,056	11,599,056	15,599,056	14,349,056	13,649,056	12,349,056
160	11,751,360	11,751,360	15,751,360	14,501,360	13,801,360	12,501,360
180	11,903,665	11,903,665	15,903,665	14,653,665	13,953,665	12,653,665
200	12,055,969	12,055,969	16,055,969	14,805,969	14,105,969	12,805,969
220	12,208,274	12,208,274	16,208,274	14,958,274	14,258,274	12,958,274
240	12,360,578	12,360,578	16,360,578	15,110,578	14,410,578	13,110,578
260	12,512,883	12,512,883	16,512,883	15,262,883	14,562,883	13,262,883
280	12,665,187	12,665,187	16,665,187	15,415,187	14,715,187	13,415,187
300	12,817,491	12,817,491	16,817,491	15,567,491	14,867,491	13,567,491
400	13,579,014	13,579,014	17,579,014	16,329,014	15,629,014	14,329,014
500	14,340,536	14,340,536	18,340,536	17,090,536	16,390,536	15,090,536

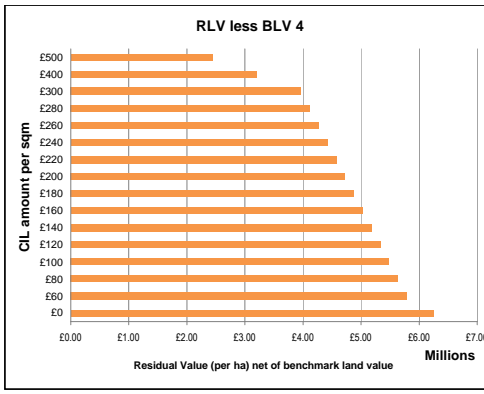
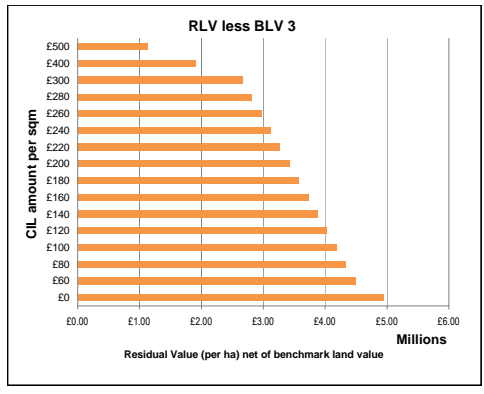
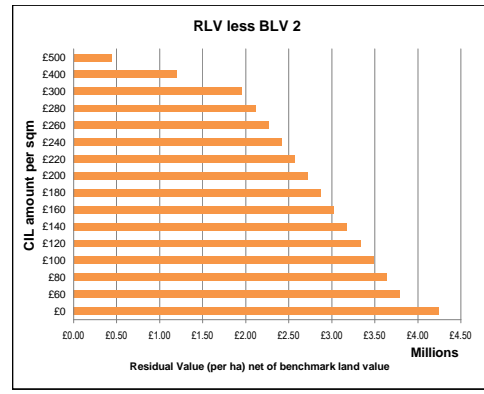
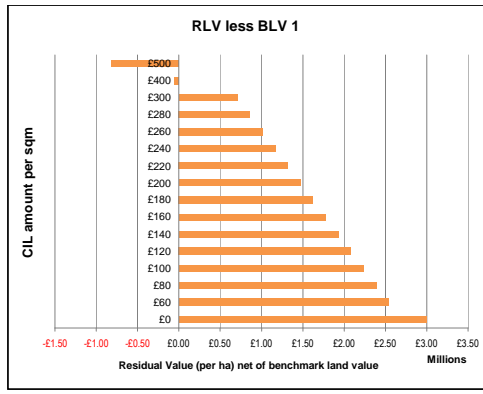


CIL Viability	Haringey	Benchmark Land Values (per net developable ha)			
SITE TYPE	5	BLV1 Resi land (high)	BLV2 Resi land (med)	BLV3 Resi land (low)	BLV4 Fmr Emptymt
250 UNITS		£4,000,000	£2,750,000	£2,050,000	£750,000
FLATS					
250 UPH	Net area as percentage of gross	100%			
CSH level:	4 on AH	+10% Sales value inflation			
	4 on private	+5% Build cost inflation			
Aff Hsg:	50%				

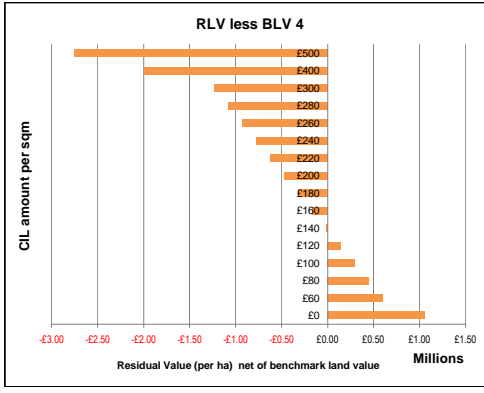
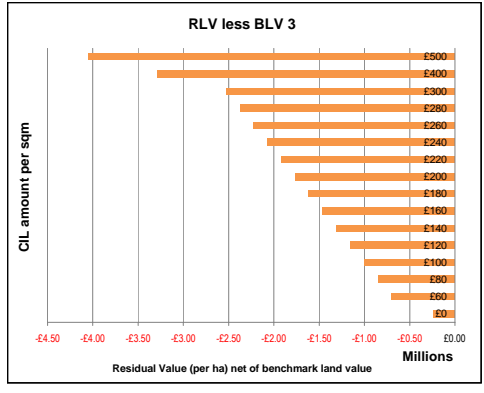
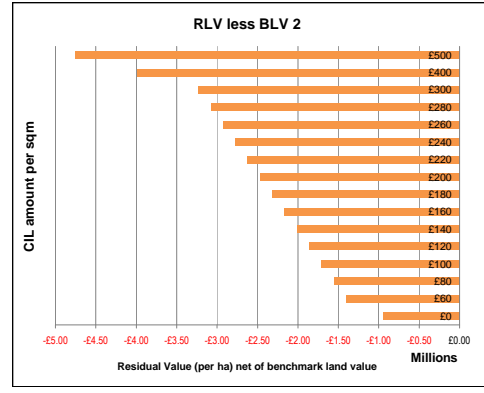
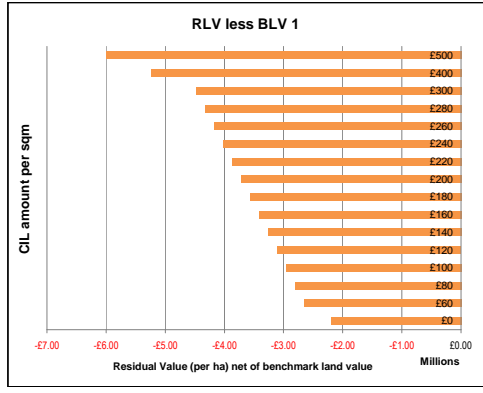
Site type 5	Description:	Area 1	£6340 psm Highgate (N6)	Site area:	1.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,515,482	9,515,482	5,515,482	6,765,482	7,465,482	8,765,482
60	9,058,569	9,058,569	5,058,569	6,308,569	7,008,569	8,308,569
80	8,906,264	8,906,264	4,906,264	6,156,264	6,856,264	8,156,264
100	8,753,960	8,753,960	4,753,960	6,003,960	6,703,960	8,003,960
120	8,601,655	8,601,655	4,601,655	5,851,655	6,551,655	7,851,655
140	8,449,351	8,449,351	4,449,351	5,699,351	6,399,351	7,699,351
160	8,297,046	8,297,046	4,297,046	5,547,046	6,247,046	7,547,046
180	8,144,742	8,144,742	4,144,742	5,394,742	6,094,742	7,394,742
200	7,992,437	7,992,437	3,992,437	5,242,437	5,942,437	7,242,437
220	7,840,133	7,840,133	3,840,133	5,090,133	5,790,133	7,090,133
240	7,687,828	7,687,828	3,687,828	4,937,828	5,637,828	6,937,828
260	7,535,524	7,535,524	3,535,524	4,785,524	5,485,524	6,785,524
280	7,383,219	7,383,219	3,383,219	4,633,219	5,333,219	6,633,219
300	7,230,915	7,230,915	3,230,915	4,480,915	5,180,915	6,480,915
400	6,469,392	6,469,392	2,469,392	3,719,392	4,419,392	5,719,392
500	5,707,870	5,707,870	1,707,870	2,957,870	3,657,870	4,957,870



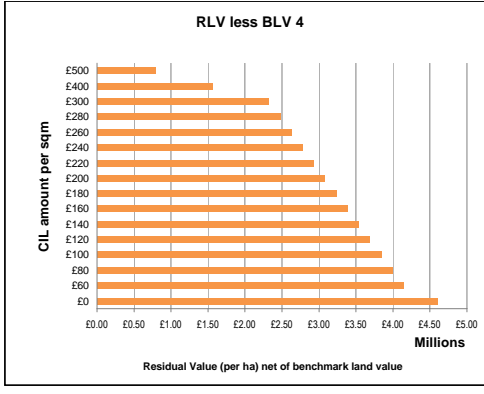
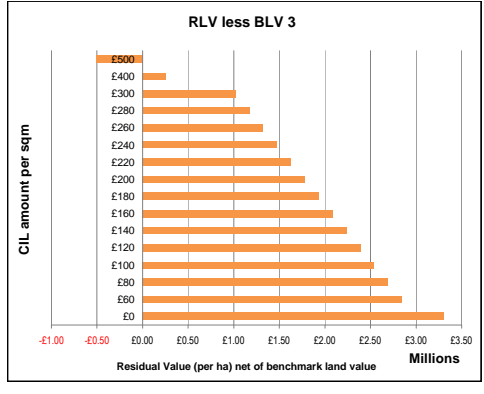
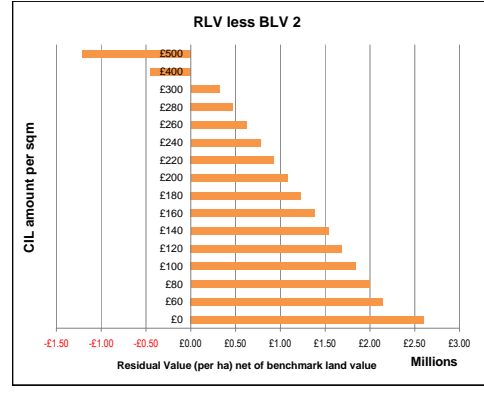
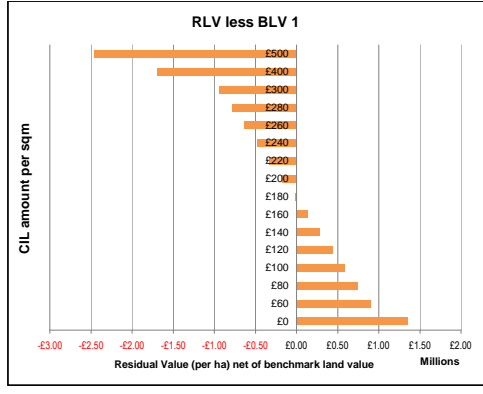
Site type 5	Description:	Area 2	£5942 psm Hornsey (N8)	Site area:	1.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,992,170	6,992,170	2,992,170	4,242,170	4,942,170	6,242,170
60	6,535,256	6,535,256	2,535,256	3,785,256	4,485,256	5,785,256
80	6,382,952	6,382,952	2,382,952	3,632,952	4,332,952	5,632,952
100	6,230,647	6,230,647	2,230,647	3,480,647	4,180,647	5,480,647
120	6,078,343	6,078,343	2,078,343	3,328,343	4,028,343	5,328,343
140	5,926,038	5,926,038	1,926,038	3,176,038	3,876,038	5,176,038
160	5,773,734	5,773,734	1,773,734	3,023,734	3,723,734	5,023,734
180	5,621,429	5,621,429	1,621,429	2,871,429	3,571,429	4,871,429
200	5,469,125	5,469,125	1,469,125	2,719,125	3,419,125	4,719,125
220	5,316,820	5,316,820	1,316,820	2,566,820	3,266,820	4,566,820
240	5,164,516	5,164,516	1,164,516	2,414,516	3,114,516	4,414,516
260	5,012,211	5,012,211	1,012,211	2,262,211	2,962,211	4,262,211
280	4,859,907	4,859,907	859,907	2,109,907	2,809,907	4,109,907
300	4,707,602	4,707,602	707,602	1,957,602	2,657,602	3,957,602
400	3,946,080	3,946,080	53,920	1,196,080	1,896,080	3,196,080
500	3,184,558	3,184,558	-815,442	434,558	1,134,558	2,434,558



Site type 5	Description:	Area 3	£5124 psm Muswell Hill (N10)	Site area:	1.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,806,066	1,806,066	-2,193,934	-943,934	-243,934	1,056,066
60	1,349,152	1,349,152	-2,650,848	-1,400,848	-599,152	599,152
80	1,196,848	1,196,848	-2,803,152	-1,553,152	-853,152	446,848
100	1,044,543	1,044,543	-2,955,457	-1,705,457	-1,005,457	294,543
120	892,239	892,239	-3,107,761	-1,857,761	-1,157,761	142,239
140	739,934	739,934	-3,260,066	-2,010,066	-1,310,066	10,066
160	587,630	587,630	-3,412,370	-2,162,370	-1,462,370	162,370
180	435,325	435,325	-3,564,675	-2,314,675	-1,614,675	314,675
200	283,021	283,021	-3,716,979	-2,466,979	-1,766,979	466,979
220	130,716	130,716	-3,869,284	-2,619,284	-1,919,284	619,284
240	-21,588	-21,588	-4,021,588	-2,771,588	-2,071,588	771,588
260	-173,893	-173,893	-4,173,893	-2,923,893	-2,223,893	923,893
280	-326,197	-326,197	-4,326,197	-3,076,197	-2,376,197	1,076,197
300	-478,502	-478,502	-4,478,502	-3,228,502	-2,528,502	1,228,502
400	-1,240,024	-1,240,024	-5,240,024	-3,990,024	-3,290,024	1,990,024
500	-2,001,546	-2,001,546	-6,001,546	-4,751,546	-4,051,546	2,751,546

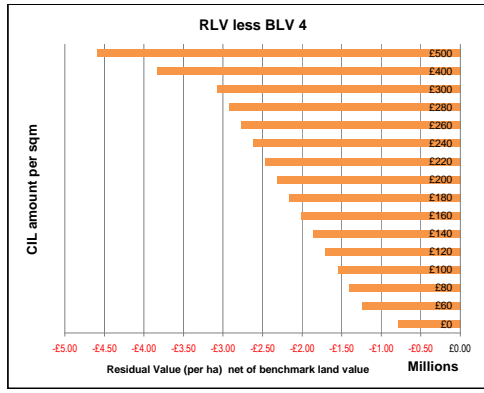
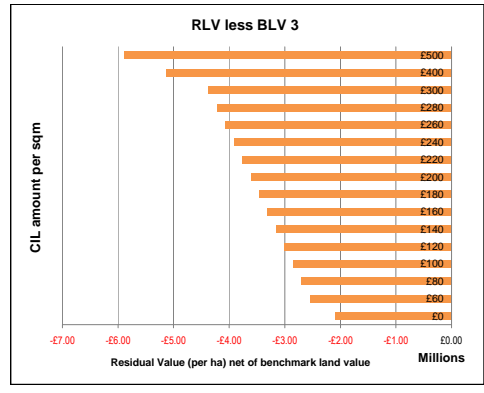
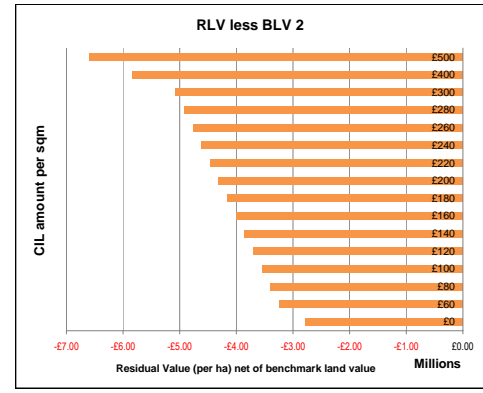
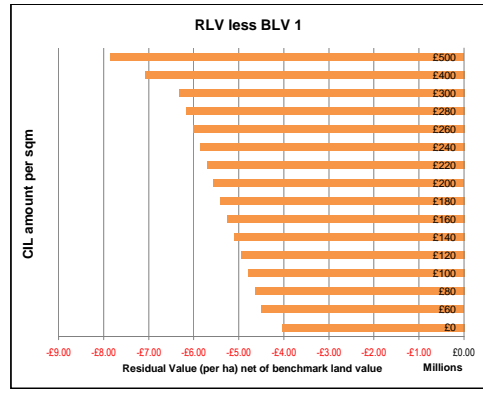


Site type 5	Description:	Area 4	£5683 psm Finsbury Pk (N4)	Site area:	1.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,350,115	5,350,115	1,350,115	2,600,115	3,300,115	4,600,115
60	4,893,201	4,893,201	893,201	2,143,201	2,843,201	4,143,201
80	4,740,897	4,740,897	740,897	1,990,897	2,690,897	3,990,897
100	4,588,592	4,588,592	588,592	1,838,592	2,538,592	3,838,592
120	4,436,288	4,436,288	436,288	1,686,288	2,386,288	3,686,288
140	4,283,983	4,283,983	283,983	1,533,983	2,233,983	3,533,983
160	4,131,679	4,131,679	131,679	1,381,679	2,081,679	3,381,679
180	3,979,374	3,979,374	-20,626	1,229,374	1,929,374	3,229,374
200	3,827,070	3,827,070	-172,930	1,077,070	1,777,070	3,077,070
220	3,674,766	3,674,766	-325,234	924,766	1,624,766	2,924,766
240	3,522,461	3,522,461	-477,539	772,461	1,472,461	2,772,461
260	3,370,157	3,370,157	-629,843	620,157	1,320,157	2,620,157
280	3,217,852	3,217,852	-782,148	467,852	1,167,852	2,467,852
300	3,065,548	3,065,548	-934,452	315,548	1,015,548	2,315,548
400	2,304,025	2,304,025	-1,695,975	-445,975	254,025	1,554,025
500	1,542,503	1,542,503	-2,457,497	-1,207,497	-507,497	792,503



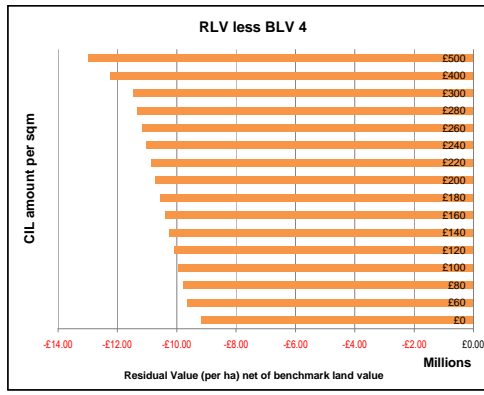
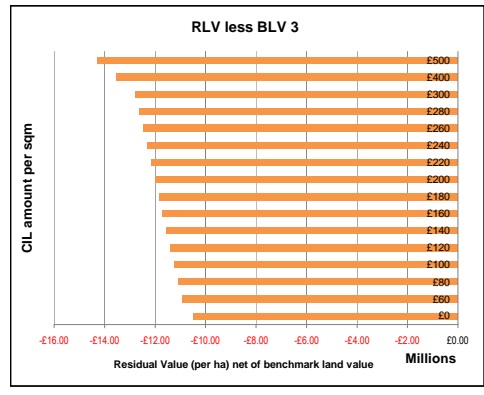
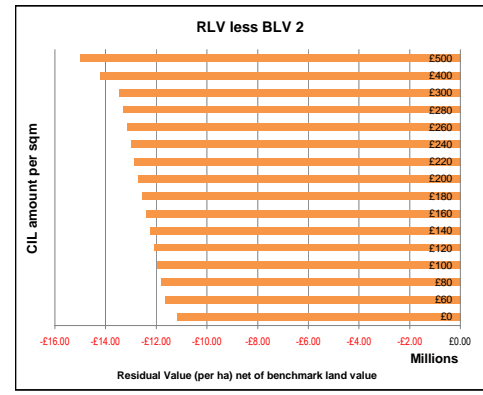
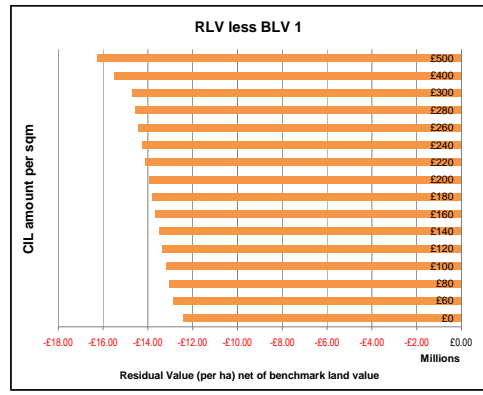
Site type 5 Description: **Area 5** E4633 psm Wood Green (N22) Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-38,868	38,868	4,038,868	2,788,868	2,088,868	788,868
60	-495,782	495,782	4,495,782	3,245,782	2,545,782	1,245,782
80	-648,096	648,096	4,648,096	3,398,096	2,698,096	1,398,096
100	-800,391	800,391	4,800,391	3,550,391	2,850,391	1,550,391
120	-952,695	952,695	4,952,695	3,702,695	3,002,695	1,702,695
140	-1,105,000	1,105,000	5,105,000	3,855,000	3,155,000	1,855,000
160	-1,257,304	1,257,304	5,257,304	4,007,304	3,307,304	2,007,304
180	-1,409,609	1,409,609	5,409,609	4,159,609	3,459,609	2,159,609
200	-1,561,913	1,561,913	5,561,913	4,311,913	3,611,913	2,311,913
220	-1,714,218	1,714,218	5,714,218	4,464,218	3,764,218	2,464,218
240	-1,866,522	1,866,522	5,866,522	4,616,522	3,916,522	2,616,522
260	-2,018,827	2,018,827	6,018,827	4,768,827	4,068,827	2,768,827
280	-2,171,131	2,171,131	6,171,131	4,921,131	4,221,131	2,921,131
300	-2,323,436	2,323,436	6,323,436	5,073,436	4,373,436	3,073,436
400	-3,084,958	3,084,958	7,084,958	5,834,958	5,134,958	3,834,958
500	-3,846,481	3,846,481	7,846,481	6,596,481	5,896,481	4,596,481



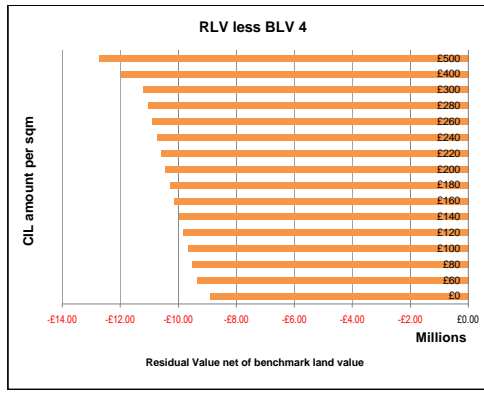
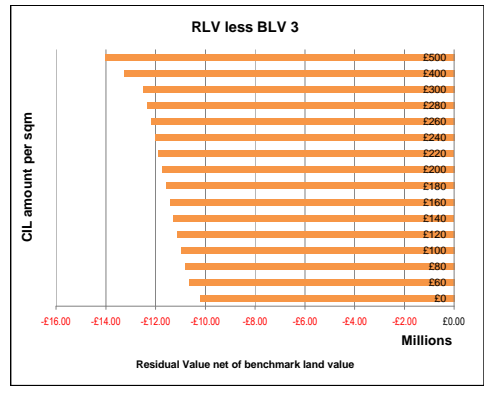
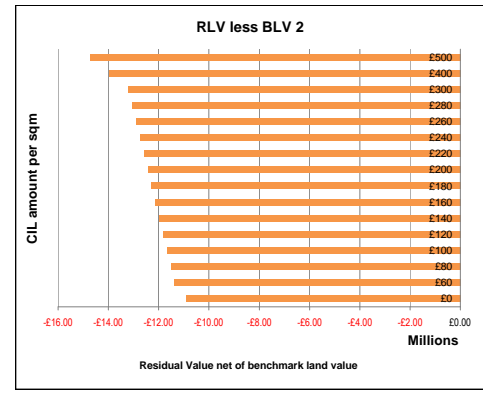
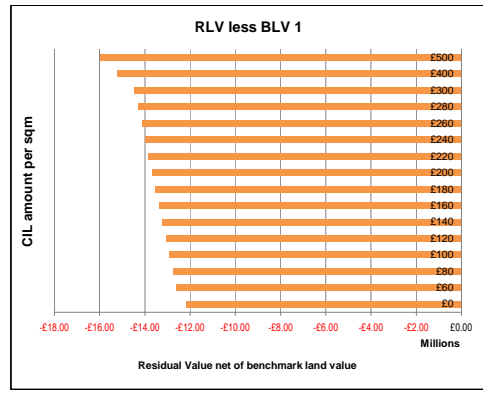
Site type 5 Description: **Area 6** E3509 psm Seven Sisters (N15) Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-8,433,003	8,433,003	12,433,003	11,183,003	10,483,003	9,183,003
60	-8,889,916	8,889,916	12,889,916	11,639,916	10,939,916	9,639,916
80	-9,042,221	9,042,221	13,042,221	11,792,221	11,092,221	9,792,221
100	-9,194,525	9,194,525	13,194,525	11,944,525	11,244,525	9,944,525
120	-9,346,830	9,346,830	13,346,830	12,096,830	11,396,830	10,096,830
140	-9,499,134	9,499,134	13,499,134	12,249,134	11,549,134	10,249,134
160	-9,651,439	9,651,439	13,651,439	12,401,439	11,701,439	10,401,439
180	-9,803,743	9,803,743	13,803,743	12,553,743	11,853,743	10,553,743
200	-9,956,048	9,956,048	13,956,048	12,706,048	12,006,048	10,706,048
220	-10,108,352	10,108,352	14,108,352	12,858,352	12,158,352	10,858,352
240	-10,260,657	10,260,657	14,260,657	13,010,657	12,310,657	11,010,657
260	-10,412,961	10,412,961	14,412,961	13,162,961	12,462,961	11,162,961
280	-10,565,265	10,565,265	14,565,265	13,315,265	12,615,265	11,315,265
300	-10,717,570	10,717,570	14,717,570	13,467,570	12,767,570	11,467,570
400	-11,479,092	11,479,092	15,479,092	14,229,092	13,529,092	12,229,092
500	-12,240,615	12,240,615	16,240,615	14,990,615	14,290,615	12,990,615



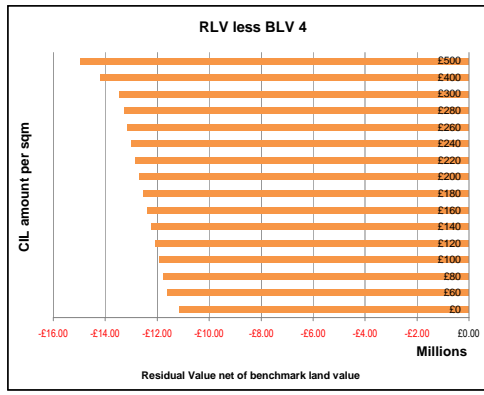
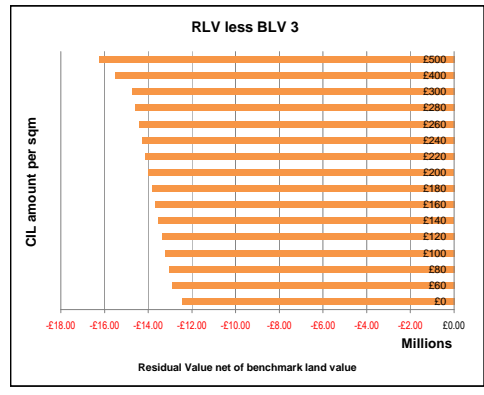
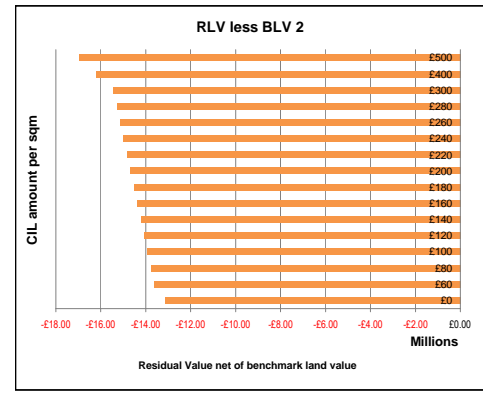
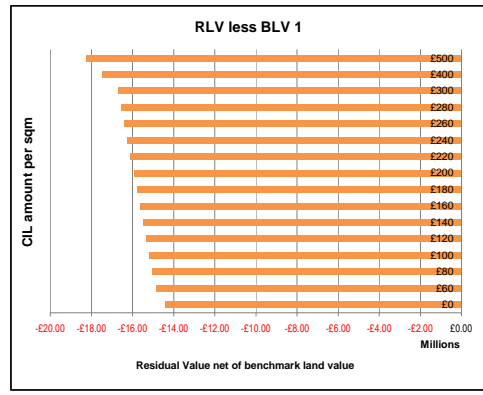
Site type 5 Description: **Area 7** E3552 psm Tottenham Hale (N) Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,160,383	8,160,383	12,160,383	10,910,383	10,210,383	8,910,383
60	8,617,297	8,617,297	12,617,297	11,367,297	10,667,297	9,367,297
80	8,769,601	8,769,601	12,769,601	11,519,601	10,819,601	9,519,601
100	8,921,906	8,921,906	12,921,906	11,671,906	10,971,906	9,671,906
120	9,074,210	9,074,210	13,074,210	11,824,210	11,124,210	9,824,210
140	9,226,515	9,226,515	13,226,515	11,976,515	11,276,515	9,976,515
160	9,378,819	9,378,819	13,378,819	12,128,819	11,428,819	10,128,819
180	9,531,124	9,531,124	13,531,124	12,281,124	11,581,124	10,281,124
200	9,683,428	9,683,428	13,683,428	12,433,428	11,733,428	10,433,428
220	9,835,733	9,835,733	13,835,733	12,585,733	11,885,733	10,585,733
240	9,988,037	9,988,037	13,988,037	12,738,037	12,038,037	10,738,037
260	10,140,342	10,140,342	14,140,342	12,890,342	12,190,342	10,890,342
280	10,292,646	10,292,646	14,292,646	13,042,646	12,342,646	11,042,646
300	10,444,951	10,444,951	14,444,951	13,194,951	12,494,951	11,194,951
400	11,206,473	11,206,473	15,206,473	13,956,473	13,256,473	11,956,473
500	11,967,996	11,967,996	15,967,996	14,717,996	14,017,996	12,717,996



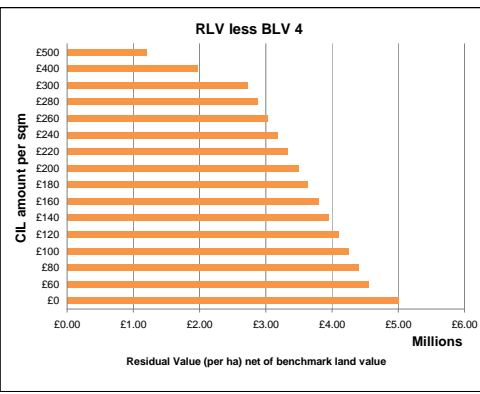
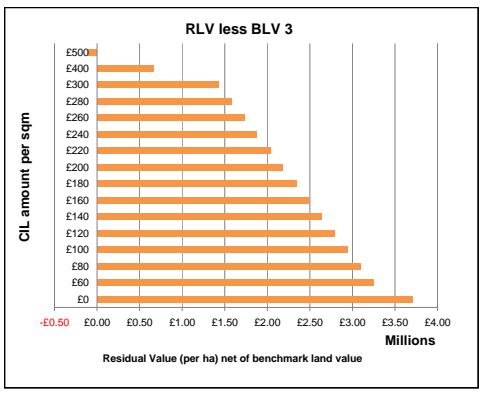
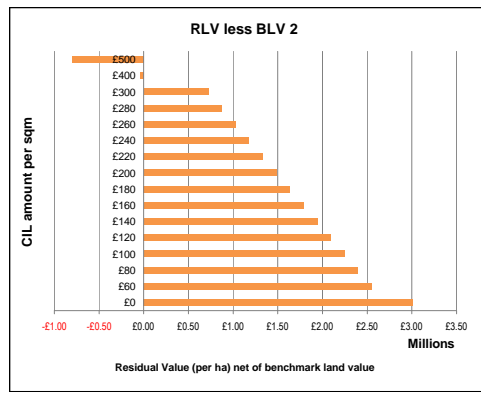
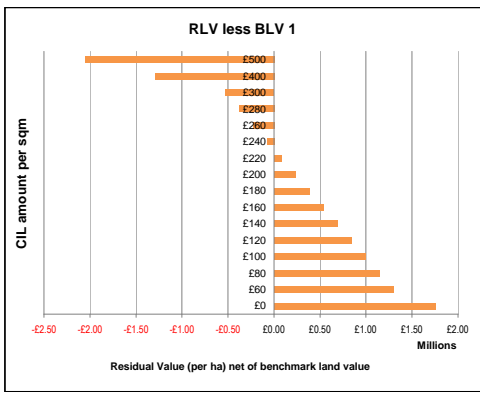
Site type 5 Description: **Area 8** E3197 psm Tottenham (N17) Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,411,076	10,411,076	14,411,076	13,161,076	12,461,076	11,161,076
60	10,867,990	10,867,990	14,867,990	13,617,990	12,917,990	11,617,990
80	11,020,294	11,020,294	15,020,294	13,770,294	13,070,294	11,770,294
100	11,172,599	11,172,599	15,172,599	13,922,599	13,222,599	11,922,599
120	11,324,903	11,324,903	15,324,903	14,074,903	13,374,903	12,074,903
140	11,477,208	11,477,208	15,477,208	14,227,208	13,527,208	12,227,208
160	11,629,512	11,629,512	15,629,512	14,379,512	13,679,512	12,379,512
180	11,781,817	11,781,817	15,781,817	14,531,817	13,831,817	12,531,817
200	11,934,121	11,934,121	15,934,121	14,684,121	13,984,121	12,684,121
220	12,086,426	12,086,426	16,086,426	14,836,426	14,136,426	12,836,426
240	12,238,730	12,238,730	16,238,730	14,988,730	14,288,730	12,988,730
260	12,391,035	12,391,035	16,391,035	15,141,035	14,441,035	13,141,035
280	12,543,339	12,543,339	16,543,339	15,293,339	14,593,339	13,293,339
300	12,695,644	12,695,644	16,695,644	15,445,644	14,745,644	13,445,644
400	13,457,166	13,457,166	17,457,166	16,207,166	15,507,166	14,207,166
500	14,218,689	14,218,689	18,218,689	16,968,689	16,268,689	14,968,689

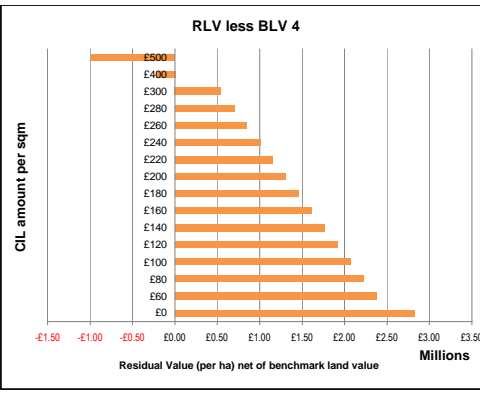
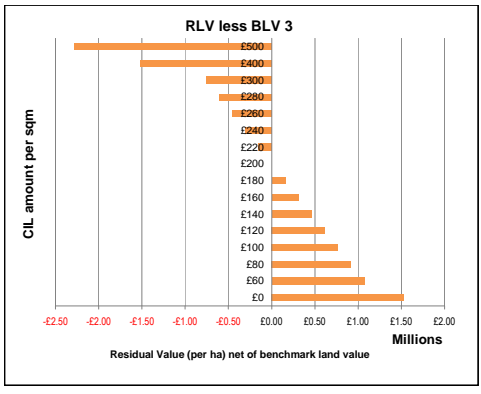
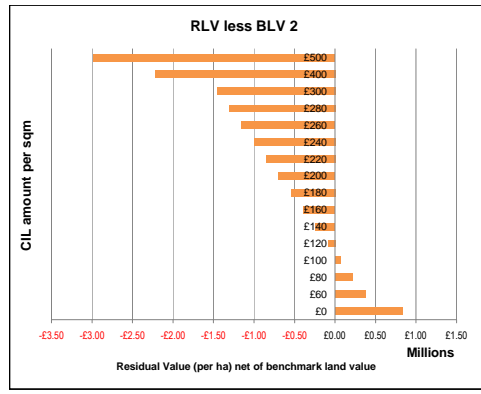
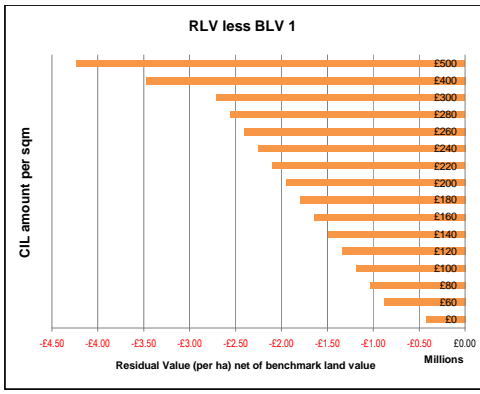


CIL Viability	Haringey	Benchmark Land Values (per net developable ha)			
SITE TYPE	5	BLV1 Resi land (high)	BLV2 Resi land (med)	BLV3 Resi land (low)	BLV4 Fmr Empytment
250 UNITS		£4,000,000	£2,750,000	£2,050,000	£750,000
FLATS					
250 UPH	Net area as percentage of gross	100%			
CSH level:	4 on AH	-5% Sales value inflation			
	4 on private	Build cost inflation			
Aff Hsg:	50%				

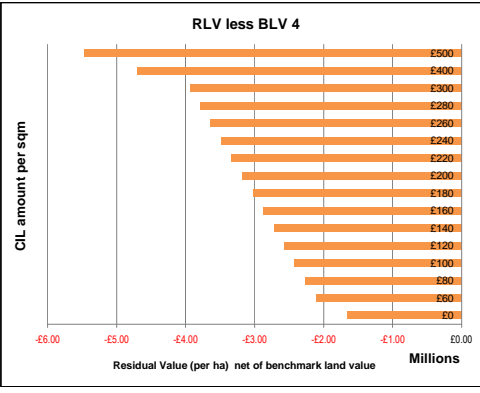
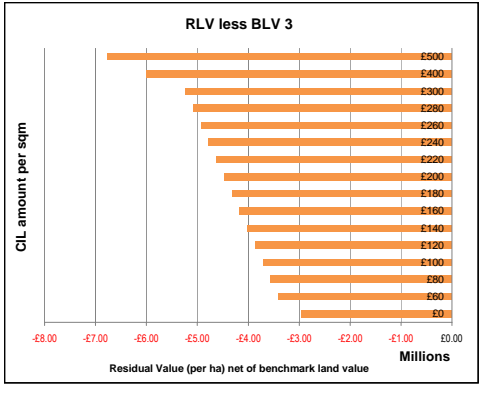
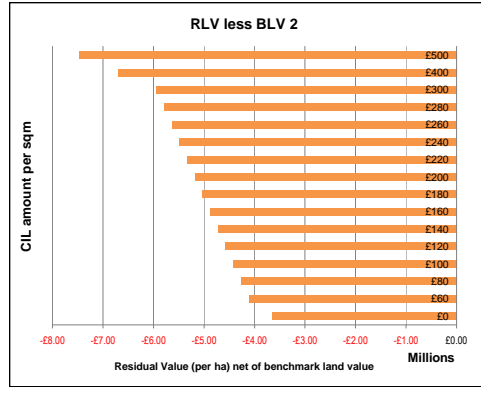
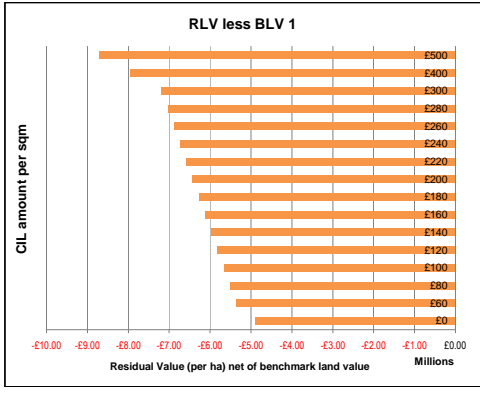
Site type 5	Description:	Area 1	£6340 psm Highgate (N6)	Site area:	1.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,755,062	5,755,062	1,755,062	3,005,062	3,705,062	5,005,062
60	5,298,149	5,298,149	1,298,149	2,548,149	3,248,149	4,548,149
80	5,145,844	5,145,844	1,145,844	2,395,844	3,095,844	4,395,844
100	4,993,540	4,993,540	993,540	2,243,540	2,943,540	4,243,540
120	4,841,235	4,841,235	841,235	2,091,235	2,791,235	4,091,235
140	4,688,931	4,688,931	688,931	1,938,931	2,638,931	3,938,931
160	4,536,626	4,536,626	536,626	1,786,626	2,486,626	3,786,626
180	4,384,322	4,384,322	384,322	1,634,322	2,334,322	3,634,322
200	4,232,017	4,232,017	232,017	1,482,017	2,182,017	3,482,017
220	4,079,713	4,079,713	79,713	1,329,713	2,029,713	3,329,713
240	3,927,408	3,927,408	-72,592	1,177,408	1,877,408	3,177,408
260	3,775,104	3,775,104	-224,896	1,025,104	1,725,104	3,025,104
280	3,622,799	3,622,799	-377,201	872,799	1,572,799	2,872,799
300	3,470,495	3,470,495	-529,505	720,495	1,420,495	2,720,495
400	2,708,972	2,708,972	-1,291,028	41,208	658,972	1,958,972
500	1,947,450	1,947,450	-2,052,550	-802,550	-102,550	1,197,450



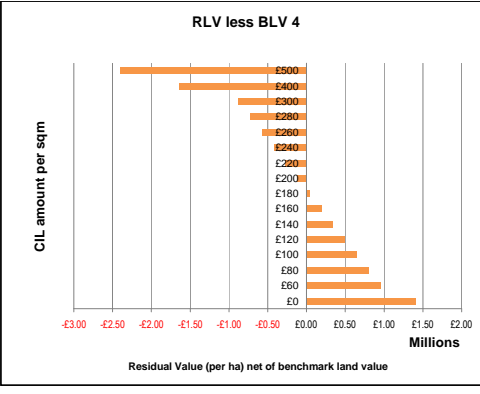
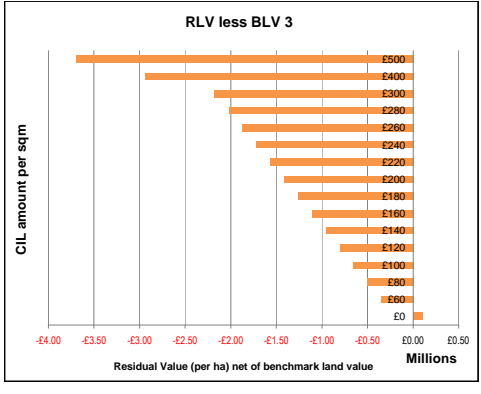
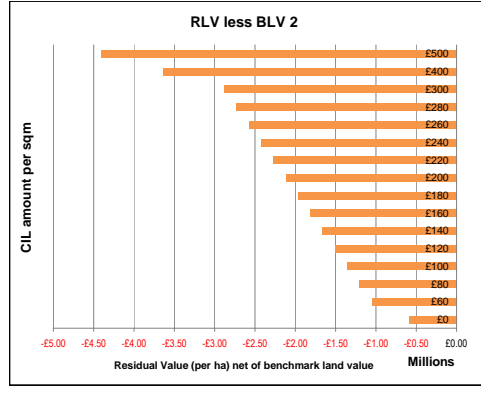
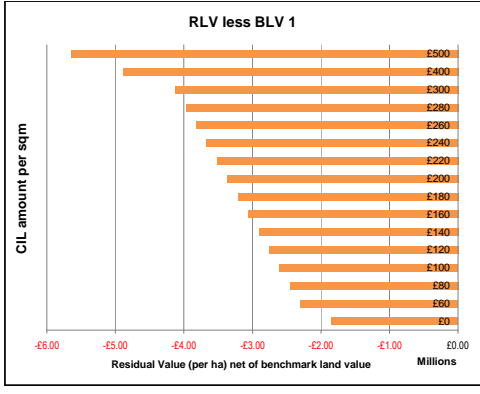
Site type 5	Description:	Area 2	£5942 psm Hornsey (N8)	Site area:	1.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,575,838	3,575,838	424,162	825,838	1,525,838	2,825,838
60	3,118,924	3,118,924	881,076	368,924	1,068,924	2,368,924
80	2,966,620	2,966,620	1,033,380	216,620	916,620	2,216,620
100	2,814,315	2,814,315	1,185,685	64,315	764,315	2,064,315
120	2,662,011	2,662,011	1,337,989	-87,989	612,011	1,912,011
140	2,509,706	2,509,706	1,490,294	-240,294	459,706	1,759,706
160	2,357,402	2,357,402	1,642,598	-392,598	307,402	1,607,402
180	2,205,097	2,205,097	1,794,903	-544,903	155,097	1,455,097
200	2,052,793	2,052,793	1,947,207	-697,207	7,293	1,302,793
220	1,900,488	1,900,488	2,099,512	-849,512	-149,512	1,150,488
240	1,748,184	1,748,184	2,251,816	-1,001,816	-301,816	998,184
260	1,595,879	1,595,879	2,404,121	-1,154,121	-454,121	845,879
280	1,443,575	1,443,575	2,556,425	-1,306,425	-606,425	693,575
300	1,291,270	1,291,270	2,708,730	-1,458,730	-758,730	541,270
400	529,748	529,748	3,470,252	-2,220,252	-1,520,252	220,252
500	-231,774	-231,774	4,231,774	-2,981,774	-2,281,774	-981,774



Site type 5	Description:	Area 3	£5124 psm Muswell Hill (N10)	Site area:	1.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	903,070	903,070	4,903,070	3,653,070	2,953,070	1,653,070
60	1,359,984	1,359,984	4,109,984	3,409,984	2,709,984	1,109,984
80	1,512,288	1,512,288	5,512,288	4,262,288	3,562,288	2,262,288
100	1,664,593	1,664,593	5,664,593	4,414,593	3,714,593	2,414,593
120	1,816,897	1,816,897	5,816,897	4,566,897	3,866,897	2,566,897
140	1,969,202	1,969,202	5,969,202	4,719,202	4,019,202	2,719,202
160	2,121,506	2,121,506	6,121,506	4,871,506	4,171,506	2,871,506
180	2,273,811	2,273,811	6,273,811	5,023,811	4,323,811	3,023,811
200	2,426,115	2,426,115	6,426,115	5,176,115	4,476,115	3,176,115
220	2,578,420	2,578,420	6,578,420	5,328,420	4,628,420	3,328,420
240	2,730,724	2,730,724	6,730,724	5,480,724	4,780,724	3,480,724
260	2,883,029	2,883,029	6,883,029	5,633,029	4,933,029	3,633,029
280	3,035,333	3,035,333	7,035,333	5,785,333	5,085,333	3,785,333
300	3,187,638	3,187,638	7,187,638	5,937,638	5,237,638	3,937,638
400	3,949,160	3,949,160	7,949,160	6,999,160	5,999,160	4,699,160
500	4,710,682	4,710,682	8,710,682	7,460,682	6,760,682	5,460,682

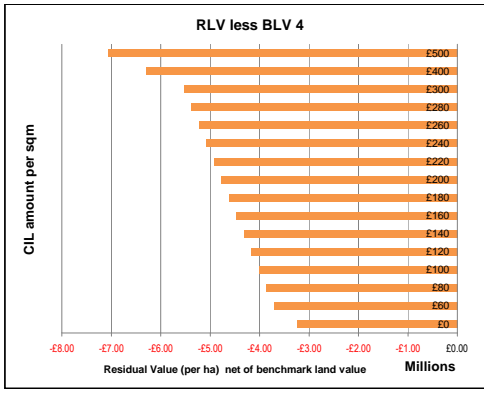
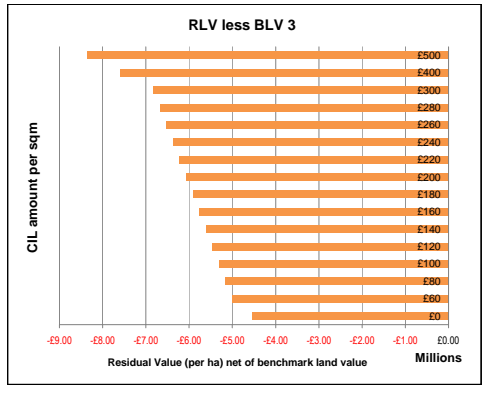
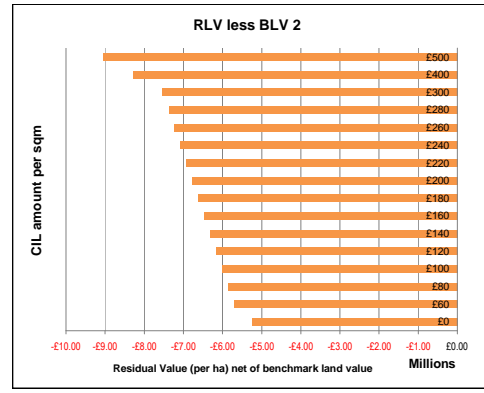
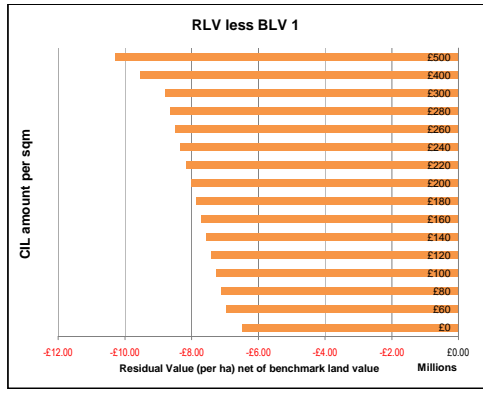


Site type 5	Description:	Area 4	£5683 psm Finsbury Pk (N4)	Site area:	1.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,157,700	2,157,700	1,842,300	592,300	107,700	1,407,700
60	1,700,786	1,700,786	2,299,214	1,049,214	349,214	950,786
80	1,548,482	1,548,482	2,451,518	1,201,518	501,518	798,482
100	1,396,177	1,396,177	2,603,823	1,353,823	653,823	646,177
120	1,243,873	1,243,873	2,756,127	1,506,127	806,127	493,873
140	1,091,568	1,091,568	2,908,432	1,658,432	958,432	341,568
160	939,264	939,264	3,060,736	1,810,736	1,110,736	189,264
180	786,959	786,959	3,213,041	1,963,041	1,263,041	36,959
200	634,655	634,655	3,365,345	2,115,345	1,415,345	-115,345
220	482,350	482,350	3,517,650	2,267,650	1,567,650	-267,650
240	330,046	330,046	3,669,954	2,419,954	1,719,954	-419,954
260	177,741	177,741	3,822,259	2,572,259	1,872,259	-572,259
280	25,437	25,437	3,974,563	2,724,563	2,024,563	-724,563
300	-126,868	-126,868	4,126,868	2,876,868	2,176,868	-876,868
400	-888,390	-888,390	4,888,390	3,638,390	2,938,390	-1,638,390
500	-1,649,913	-1,649,913	5,649,913	4,399,913	3,699,913	-2,399,913



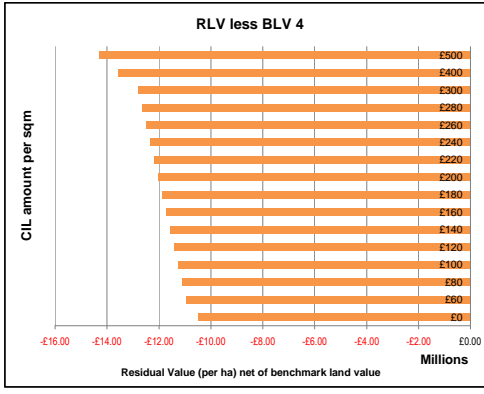
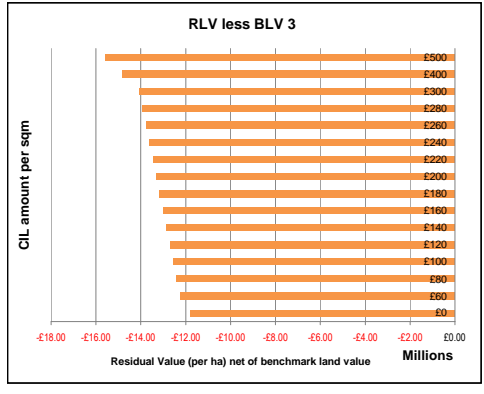
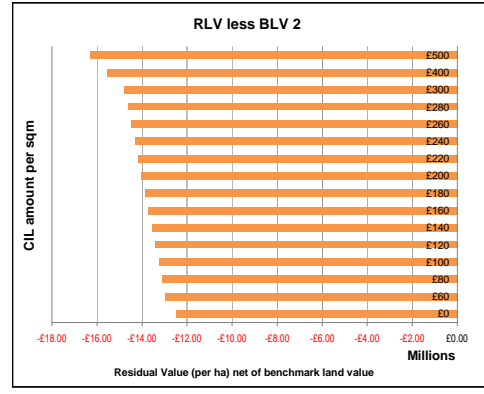
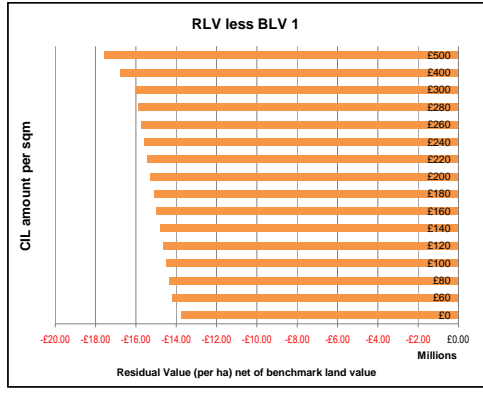
Site type 5 Description: **Area 5** £4633 psm Wood Green (N22) Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,496,423	2,496,423	6,496,423	5,246,423	4,546,423	3,246,423
60	-2,953,336	2,953,336	6,953,336	5,703,336	5,003,336	3,703,336
80	-3,105,640	3,105,640	7,105,640	5,855,640	5,155,640	3,855,640
100	-3,257,945	3,257,945	7,257,945	6,007,945	5,307,945	4,007,945
120	-3,410,249	3,410,249	7,410,249	6,160,249	5,460,249	4,160,249
140	-3,562,554	3,562,554	7,562,554	6,312,554	5,612,554	4,312,554
160	-3,714,858	3,714,858	7,714,858	6,464,858	5,764,858	4,464,858
180	-3,867,163	3,867,163	7,867,163	6,617,163	5,917,163	4,617,163
200	-4,019,467	4,019,467	8,019,467	6,769,467	6,069,467	4,769,467
220	-4,171,772	4,171,772	8,171,772	6,921,772	6,221,772	4,921,772
240	-4,324,076	4,324,076	8,324,076	7,074,076	6,374,076	5,074,076
260	-4,476,381	4,476,381	8,476,381	7,226,381	6,526,381	5,226,381
280	-4,628,685	4,628,685	8,628,685	7,378,685	6,678,685	5,378,685
300	-4,780,990	4,780,990	8,780,990	7,530,990	6,830,990	5,530,990
400	-5,542,512	5,542,512	9,542,512	8,292,512	7,592,512	6,292,512
500	-6,304,035	6,304,035	10,304,035	9,054,035	8,354,035	7,054,035



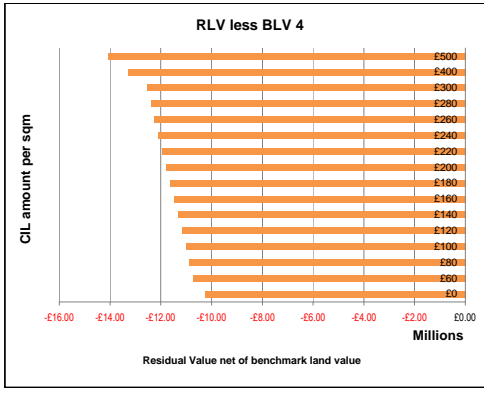
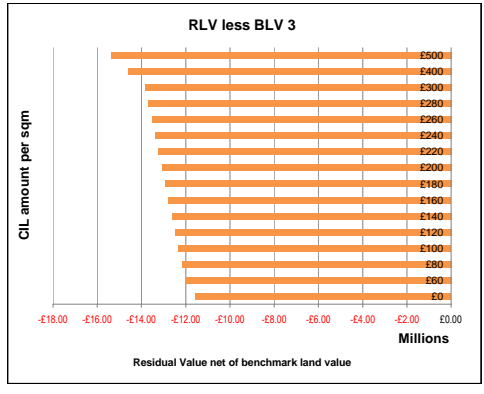
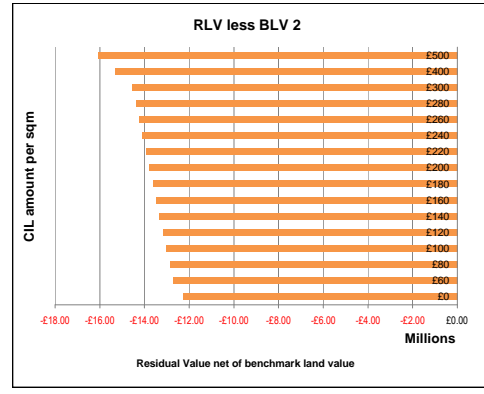
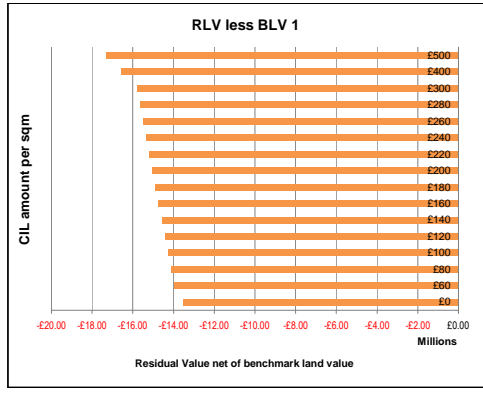
Site type 5 Description: **Area 6** £3509 psm Seven Sisters (N15) Site area: 1.00 ha

CIL 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	10,495,902
60	-10,202,815	10,202,815	14,202,815	12,952,815	12,252,815	10,952,815
80	-10,355,120	10,355,120	14,355,120	13,105,120	12,405,120	11,105,120
100	-10,507,424	10,507,424	14,507,424	13,257,424	12,557,424	11,257,424
120	-10,659,729	10,659,729	14,659,729	13,409,729	12,709,729	11,409,729
140	-10,812,033	10,812,033	14,812,033	13,562,033	12,862,033	11,562,033
160	-10,964,338	10,964,338	14,964,338	13,714,338	13,014,338	11,714,338
180	-11,116,642	11,116,642	15,116,642	13,866,642	13,166,642	11,866,642
200	-11,268,947	11,268,947	15,268,947	14,018,947	13,318,947	12,018,947
220	-11,421,251	11,421,251	15,421,251	14,171,251	13,471,251	12,171,251
240	-11,573,556	11,573,556	15,573,556	14,323,556	13,623,556	12,323,556
260	-11,725,860	11,725,860	15,725,860	14,475,860	13,775,860	12,475,860
280	-11,878,165	11,878,165	15,878,165	14,628,165	13,928,165	12,628,165
300	-12,030,469	12,030,469	16,030,469	14,780,469	14,080,469	12,780,469
400	-12,791,992	12,791,992	16,791,992	15,541,992	14,841,992	13,541,992
500	-13,553,514	13,553,514	17,553,514	16,303,514	15,603,514	14,303,514



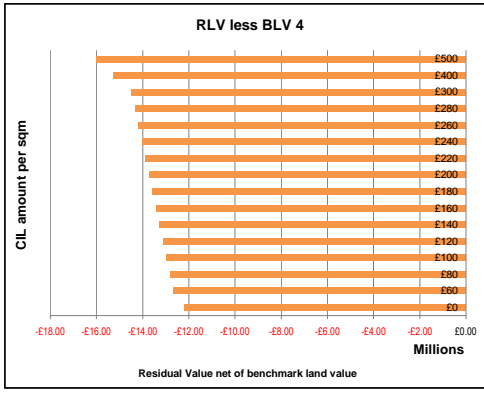
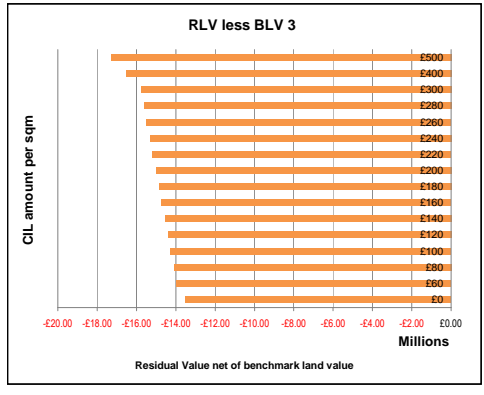
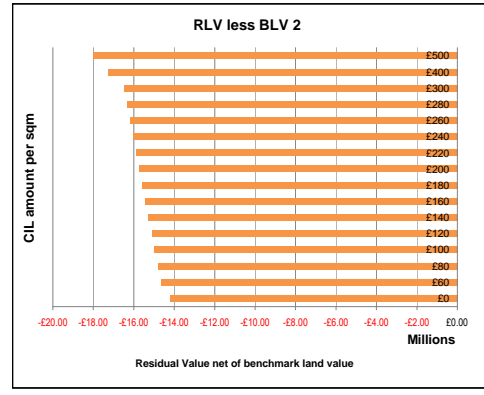
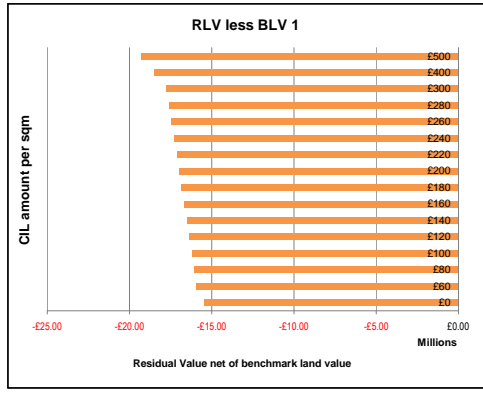
Site type 5 Description: **Area 7** £3552 psm Tottenham Hale (N) Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,510,458	9,510,458	13,510,458	12,260,458	11,560,458	10,260,458
60	9,967,372	9,967,372	13,967,372	12,717,372	12,017,372	10,717,372
80	10,119,676	10,119,676	14,119,676	12,869,676	12,169,676	10,869,676
100	10,271,981	10,271,981	14,271,981	13,021,981	12,321,981	11,021,981
120	10,424,285	10,424,285	14,424,285	13,174,285	12,474,285	11,174,285
140	10,576,590	10,576,590	14,576,590	13,326,590	12,626,590	11,326,590
160	10,728,894	10,728,894	14,728,894	13,478,894	12,778,894	11,478,894
180	10,881,199	10,881,199	14,881,199	13,631,199	12,931,199	11,631,199
200	11,033,503	11,033,503	15,033,503	13,783,503	13,083,503	11,783,503
220	11,185,808	11,185,808	15,185,808	13,935,808	13,235,808	11,935,808
240	11,338,112	11,338,112	15,338,112	14,088,112	13,388,112	12,088,112
260	11,490,417	11,490,417	15,490,417	14,240,417	13,540,417	12,240,417
280	11,642,721	11,642,721	15,642,721	14,392,721	13,692,721	12,392,721
300	11,795,026	11,795,026	15,795,026	14,545,026	13,845,026	12,545,026
400	12,556,548	12,556,548	16,556,548	15,306,548	14,606,548	13,306,548
500	13,318,070	13,318,070	17,318,070	16,068,070	15,368,070	14,068,070



Site type 5 Description: **Area 8** £3197 psm Tottenham (N17) Site area: 1.00 ha

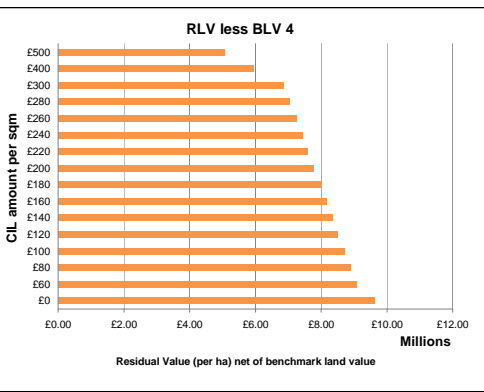
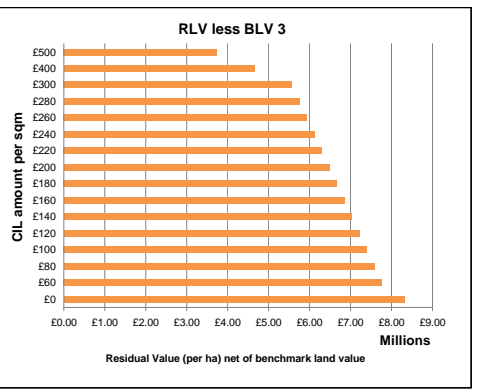
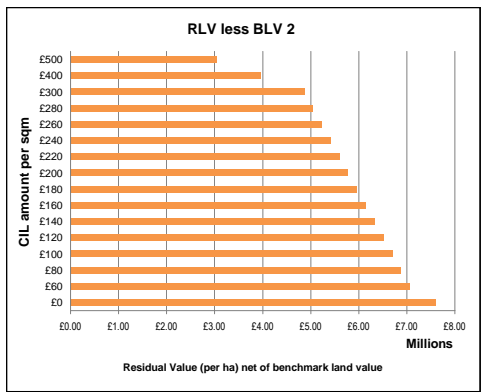
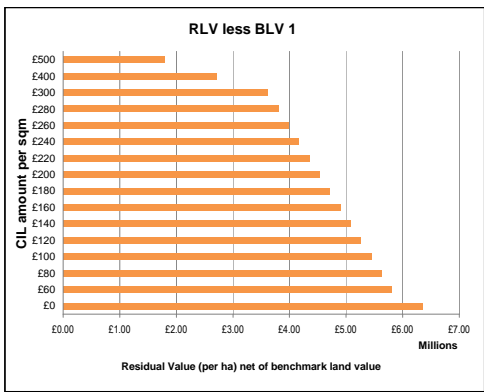
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,454,239	11,454,239	15,454,239	14,204,239	13,504,239	12,204,239
60	11,911,152	11,911,152	15,911,152	14,661,152	13,961,152	12,661,152
80	12,063,457	12,063,457	16,063,457	14,813,457	14,113,457	12,813,457
100	12,215,761	12,215,761	16,215,761	14,965,761	14,265,761	12,965,761
120	12,368,065	12,368,065	16,368,065	15,118,065	14,418,065	13,118,065
140	12,520,370	12,520,370	16,520,370	15,270,370	14,570,370	13,270,370
160	12,672,674	12,672,674	16,672,674	15,422,674	14,722,674	13,422,674
180	12,824,979	12,824,979	16,824,979	15,574,979	14,874,979	13,574,979
200	12,977,283	12,977,283	16,977,283	15,727,283	15,027,283	13,727,283
220	13,129,588	13,129,588	17,129,588	15,879,588	15,179,588	13,879,588
240	13,281,892	13,281,892	17,281,892	16,031,892	15,331,892	14,031,892
260	13,434,197	13,434,197	17,434,197	16,184,197	15,484,197	14,184,197
280	13,586,501	13,586,501	17,586,501	16,336,501	15,636,501	14,336,501
300	13,738,806	13,738,806	17,738,806	16,488,806	15,788,806	14,488,806
400	14,500,328	14,500,328	18,500,328	17,250,328	16,550,328	15,250,328
500	15,261,851	15,261,851	19,261,851	18,011,851	17,311,851	16,011,851



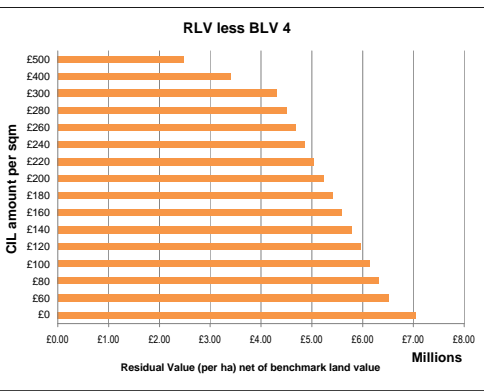
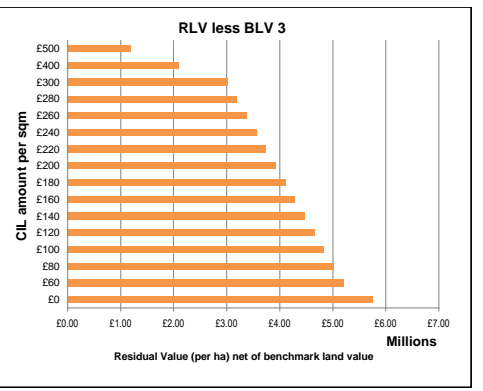
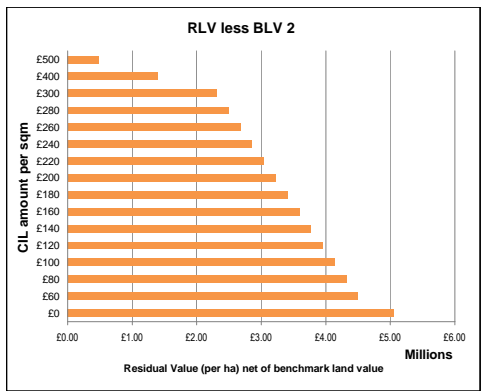
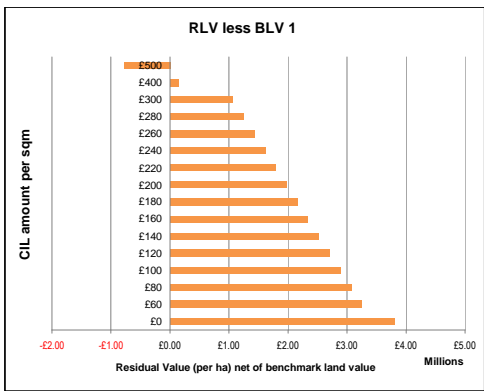


CIL Viability	Haringey	Benchmark Land Values (per net developable ha)			
SITE TYPE	5	BLV1 Resi land (high)	BLV2 Resi land (med)	BLV3 Resi land (low)	BLV4 Fmr Empytment
250 UNITS		£4,000,000	£2,750,000	£2,050,000	£750,000
FLATS					
250 UPH	Net area as percentage of gross	100%			
CSH level:	4 on AH	Sales value inflation			
	4 on private	Build cost inflation			
Aff Hsg:	40%				

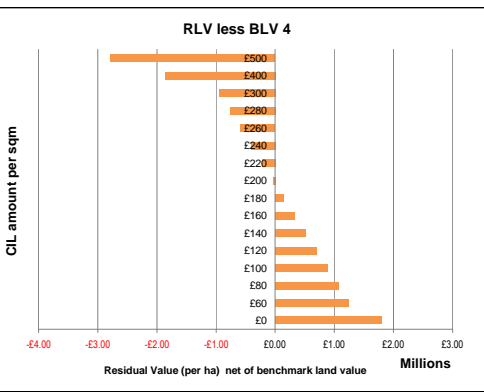
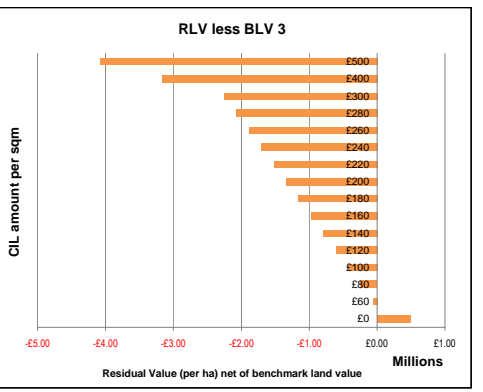
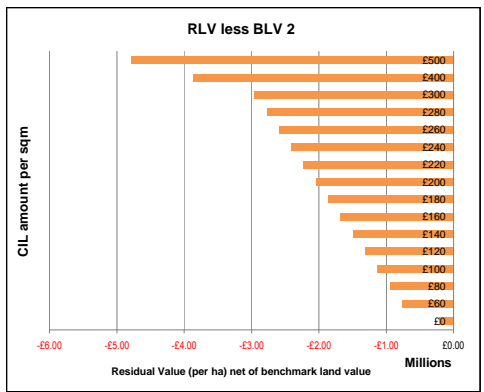
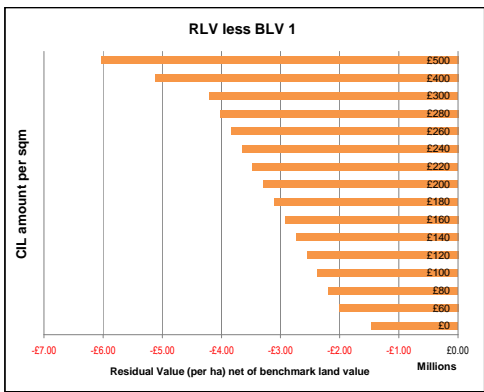
Site type 5	Description:	Area 1	£6340 psm Highgate (N6)	Site area:	1.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,356,022	10,356,022	6,356,022	7,606,022	8,306,022	9,606,022
60	9,807,726	9,807,726	5,807,726	7,057,726	7,757,726	9,057,726
80	9,624,960	9,624,960	5,624,960	6,874,960	7,574,960	8,874,960
100	9,442,195	9,442,195	5,442,195	6,692,195	7,392,195	8,692,195
120	9,259,429	9,259,429	5,259,429	6,509,429	7,209,429	8,509,429
140	9,076,664	9,076,664	5,076,664	6,326,664	7,026,664	8,326,664
160	8,893,899	8,893,899	4,893,899	6,143,899	6,843,899	8,143,899
180	8,711,133	8,711,133	4,711,133	5,961,133	6,661,133	7,961,133
200	8,528,368	8,528,368	4,528,368	5,778,368	6,478,368	7,778,368
220	8,345,602	8,345,602	4,345,602	5,595,602	6,295,602	7,595,602
240	8,162,837	8,162,837	4,162,837	5,412,837	6,112,837	7,412,837
260	7,980,072	7,980,072	3,980,072	5,230,072	5,930,072	7,230,072
280	7,797,306	7,797,306	3,797,306	5,047,306	5,747,306	7,047,306
300	7,614,541	7,614,541	3,614,541	4,864,541	5,564,541	6,864,541
400	6,700,714	6,700,714	2,700,714	3,950,714	4,650,714	5,950,714
500	5,786,887	5,786,887	1,786,887	3,036,887	3,736,887	5,036,887



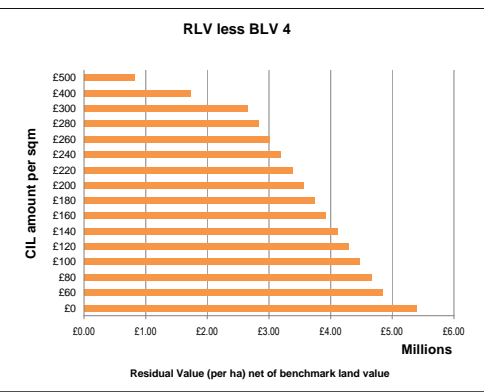
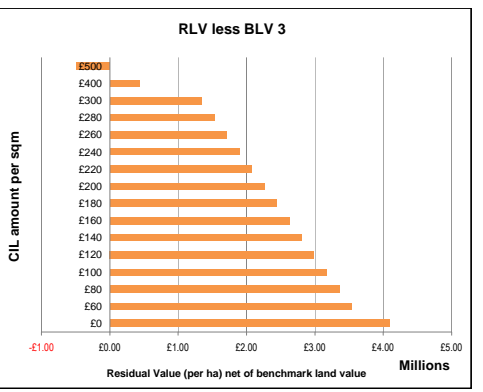
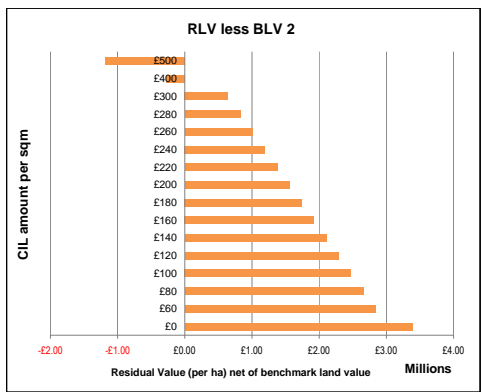
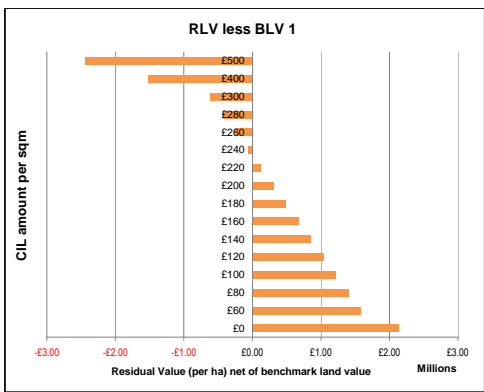
Site type 5	Description:	Area 2	£5942 psm Hornsey (N8)	Site area:	1.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,797,001	7,797,001	3,797,001	5,047,001	5,747,001	7,047,001
60	7,248,705	7,248,705	3,248,705	4,498,705	5,198,705	6,498,705
80	7,065,939	7,065,939	3,065,939	4,315,939	5,015,939	6,315,939
100	6,883,174	6,883,174	2,883,174	4,133,174	4,833,174	6,133,174
120	6,700,409	6,700,409	2,700,409	3,950,409	4,650,409	5,950,409
140	6,517,643	6,517,643	2,517,643	3,767,643	4,467,643	5,767,643
160	6,334,878	6,334,878	2,334,878	3,584,878	4,284,878	5,584,878
180	6,152,112	6,152,112	2,152,112	3,402,112	4,102,112	5,402,112
200	5,969,347	5,969,347	1,969,347	3,219,347	3,919,347	5,219,347
220	5,786,582	5,786,582	1,786,582	3,036,582	3,736,582	5,036,582
240	5,603,816	5,603,816	1,603,816	2,853,816	3,553,816	4,853,816
260	5,421,051	5,421,051	1,421,051	2,671,051	3,371,051	4,671,051
280	5,238,285	5,238,285	1,238,285	2,488,285	3,188,285	4,488,285
300	5,055,520	5,055,520	1,055,520	2,305,520	3,005,520	4,305,520
400	4,141,693	4,141,693	141,693	1,391,693	2,091,693	3,391,693
500	3,227,866	3,227,866	-772,134	-477,866	1,177,866	2,477,866



Site type 5	Description:	Area 3	£5124 psm Muswell Hill (N10)	Site area:	1.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,537,506	2,537,506	-1,462,494	-212,494	487,506	1,787,506
60	1,989,210	1,989,210	-2,010,790	-760,790	60,790	1,239,210
80	1,806,444	1,806,444	-2,193,556	-943,556	243,556	1,056,444
100	1,623,679	1,623,679	-2,376,321	-1,126,321	426,321	873,679
120	1,440,913	1,440,913	-2,559,087	-1,309,087	609,087	690,913
140	1,258,148	1,258,148	-2,741,852	-1,491,852	791,852	508,148
160	1,075,383	1,075,383	-2,924,617	-1,674,617	974,617	325,383
180	892,617	892,617	-3,107,383	-1,857,383	1,157,383	142,617
200	709,852	709,852	-3,290,148	-2,040,148	1,340,148	-40,148
220	527,086	527,086	-3,472,914	-2,222,914	1,522,914	-222,914
240	344,321	344,321	-3,655,679	-2,405,679	1,705,679	-405,679
260	161,556	161,556	-3,838,444	-2,588,444	1,888,444	-588,444
280	-21,210	-21,210	-4,021,210	-2,771,210	2,071,210	-771,210
300	-203,975	-203,975	-4,203,975	-2,953,975	2,253,975	-953,975
400	-1,117,802	-1,117,802	-5,117,802	-3,867,802	3,167,802	-1,867,802
500	-2,031,629	-2,031,629	-6,031,629	-4,781,629	4,081,629	-2,781,629

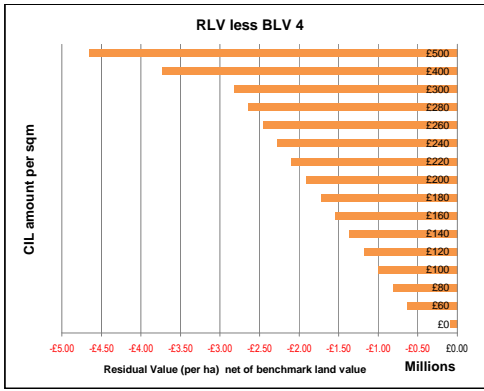
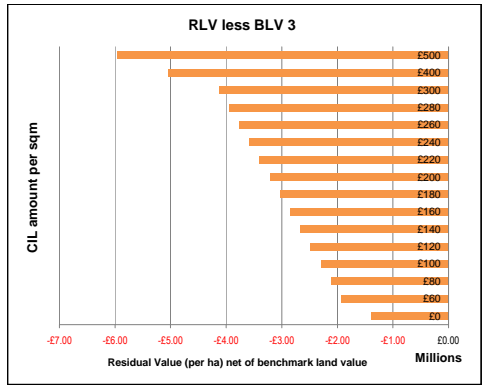
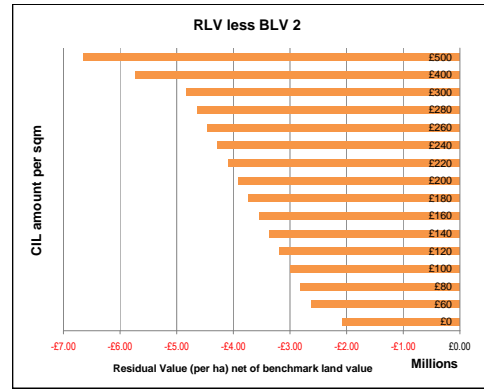
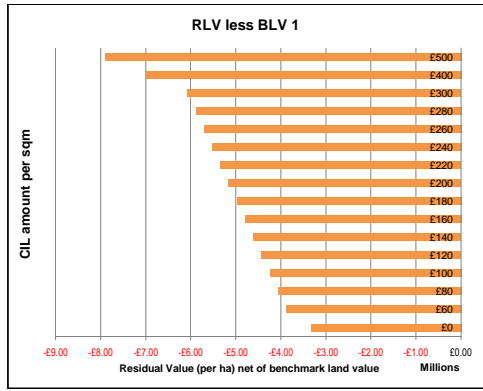


Site type 5	Description:	Area 4	£5683 psm Finsbury Pk (N4)	Site area:	1.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,131,708	6,131,708	2,131,708	3,381,708	4,081,708	5,381,708
60	5,583,412	5,583,412	1,583,412	2,833,412	3,533,412	4,833,412
80	5,400,647	5,400,647	1,400,647	2,650,647	3,350,647	4,650,647
100	5,217,881	5,217,881	1,217,881	2,467,881	3,167,881	4,467,881
120	5,035,116	5,035,116	1,035,116	2,285,116	2,985,116	4,285,116
140	4,852,351	4,852,351	852,351	2,102,351	2,802,351	4,102,351
160	4,669,585	4,669,585	669,585	1,919,585	2,619,585	3,919,585
180	4,486,820	4,486,820	486,820	1,736,820	2,436,820	3,736,820
200	4,304,054	4,304,054	304,054	1,554,054	2,254,054	3,554,054
220	4,121,289	4,121,289	121,289	1,371,289	2,071,289	3,371,289
240	3,938,524	3,938,524	-61,476	1,188,524	1,888,524	3,188,524
260	3,755,758	3,755,758	-244,242	1,005,758	1,705,758	3,005,758
280	3,572,993	3,572,993	-427,007	822,993	1,522,993	2,822,993
300	3,390,228	3,390,228	-609,772	640,228	1,340,228	2,640,228
400	2,476,401	2,476,401	-1,523,599	273,599	426,401	1,726,401
500	1,562,574	1,562,574	-2,437,426	-1,187,426	487,426	812,574



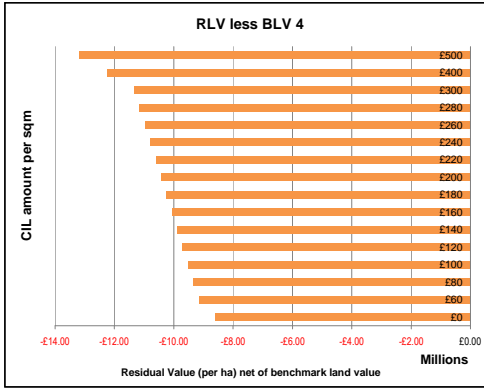
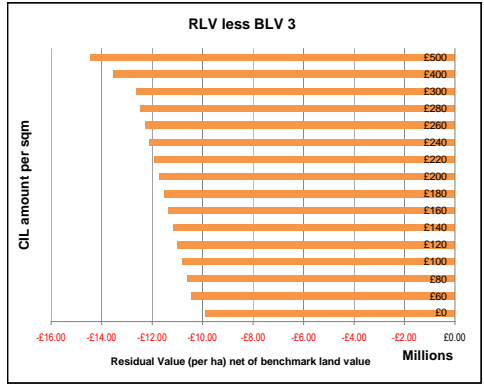
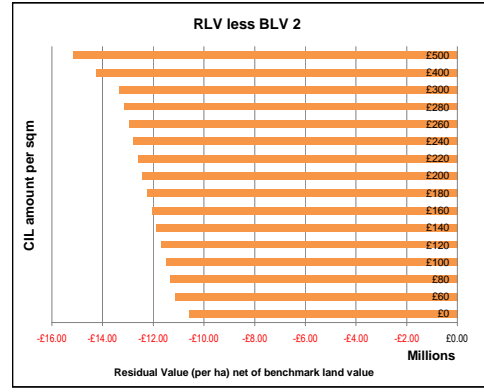
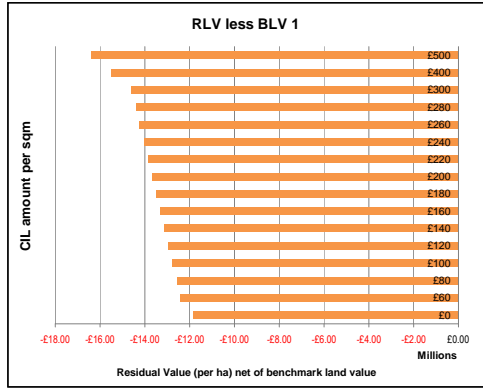
Site type 5 Description: **Area 5** £4633 psm Wood Green (N22) Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	666,463	666,463	3,333,537	2,083,537	1,383,537	83,537
60	118,167	118,167	3,881,833	2,631,833	1,931,833	631,833
80	-64,599	64,599	4,064,599	2,814,599	2,114,599	814,599
100	-247,364	247,364	4,247,364	2,997,364	2,297,364	997,364
120	-430,130	430,130	4,430,130	3,180,130	2,480,130	1,180,130
140	-612,895	612,895	4,612,895	3,362,895	2,662,895	1,362,895
160	-795,660	795,660	4,795,660	3,545,660	2,845,660	1,545,660
180	-978,426	978,426	4,978,426	3,728,426	3,028,426	1,728,426
200	-1,161,191	1,161,191	5,161,191	3,911,191	3,211,191	1,911,191
220	-1,343,956	1,343,956	5,343,956	4,093,956	3,393,956	2,093,956
240	-1,526,722	1,526,722	5,526,722	4,276,722	3,576,722	2,276,722
260	-1,709,487	1,709,487	5,709,487	4,459,487	3,759,487	2,459,487
280	-1,892,253	1,892,253	5,892,253	4,642,253	3,942,253	2,642,253
300	-2,075,018	2,075,018	6,075,018	4,825,018	4,125,018	2,825,018
400	-2,988,845	2,988,845	6,988,845	5,738,845	5,038,845	3,738,845
500	-3,902,672	3,902,672	7,902,672	6,652,672	5,952,672	4,652,672



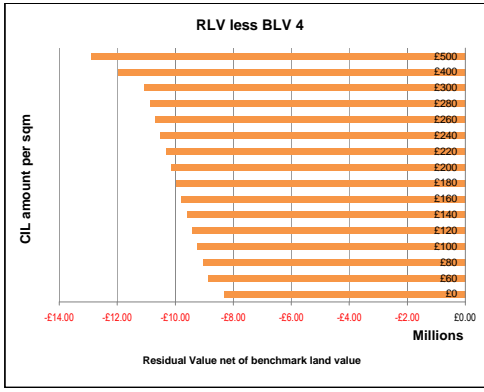
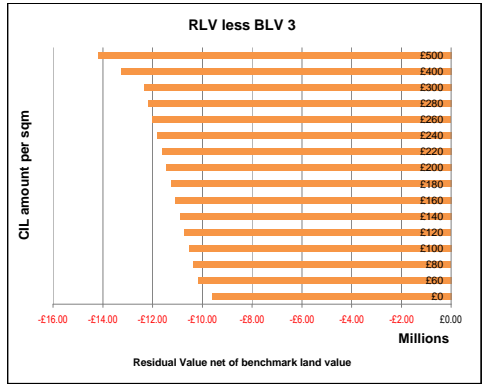
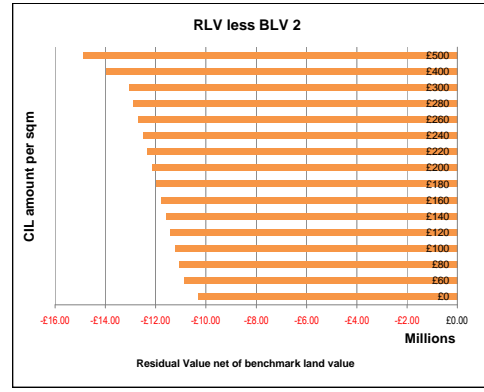
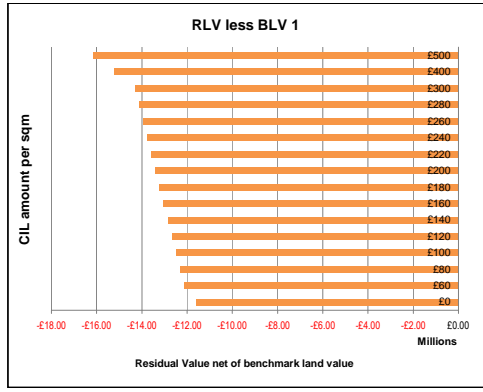
Site type 5 Description: **Area 6** £3509 psm Seven Sisters (N15) Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-7,846,461	7,846,461	11,846,461	10,596,461	9,896,461	8,596,461
60	-8,394,757	8,394,757	12,394,757	11,144,757	10,444,757	9,144,757
80	-8,577,522	8,577,522	12,577,522	11,327,522	10,627,522	9,327,522
100	-8,760,288	8,760,288	12,760,288	11,510,288	10,810,288	9,510,288
120	-8,943,053	8,943,053	12,943,053	11,693,053	10,993,053	9,693,053
140	-9,125,819	9,125,819	13,125,819	11,875,819	11,175,819	9,875,819
160	-9,308,584	9,308,584	13,308,584	12,058,584	11,358,584	10,058,584
180	-9,491,349	9,491,349	13,491,349	12,241,349	11,541,349	10,241,349
200	-9,674,115	9,674,115	13,674,115	12,424,115	11,724,115	10,424,115
220	-9,856,880	9,856,880	13,856,880	12,606,880	11,906,880	10,606,880
240	-10,039,646	10,039,646	14,039,646	12,789,646	12,089,646	10,789,646
260	-10,222,411	10,222,411	14,222,411	12,972,411	12,272,411	10,972,411
280	-10,405,176	10,405,176	14,405,176	13,155,176	12,455,176	11,155,176
300	-10,587,942	10,587,942	14,587,942	13,337,942	12,637,942	11,337,942
400	-11,501,769	11,501,769	15,501,769	14,251,769	13,551,769	12,251,769
500	-12,415,596	12,415,596	16,415,596	15,165,596	14,465,596	13,165,596



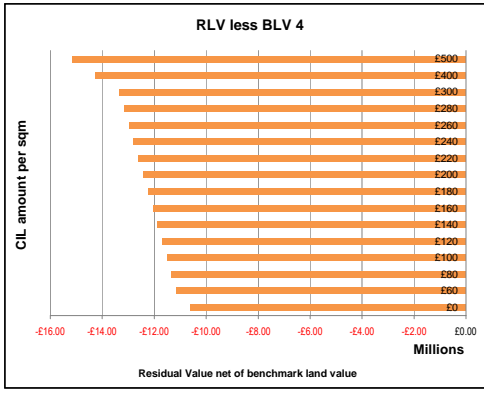
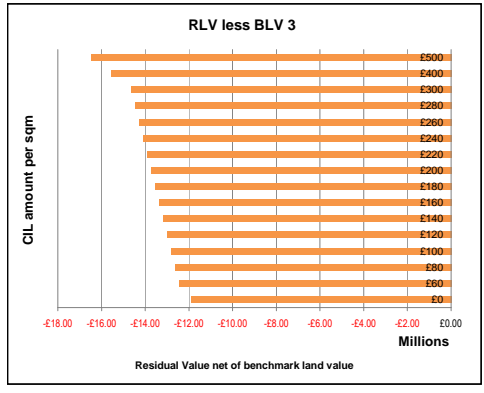
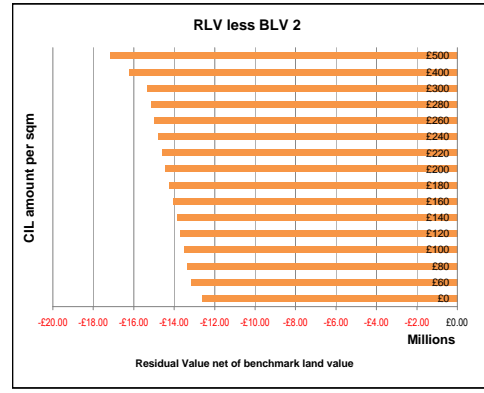
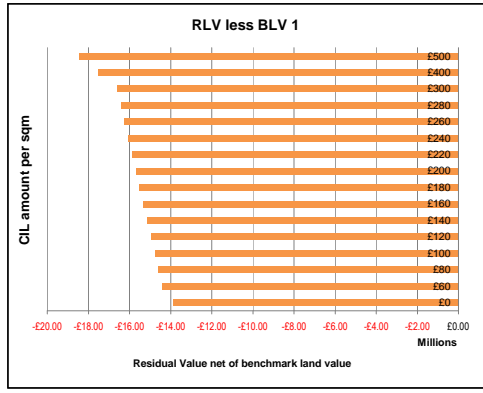
Site type 5 Description: **Area 7** £3552 psm Tottenham Hale (N) Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,569,984	7,569,984	11,569,984	10,319,984	9,619,984	8,319,984
60	8,118,280	8,118,280	12,118,280	10,868,280	10,168,280	8,868,280
80	8,301,045	8,301,045	12,301,045	11,051,045	10,351,045	9,051,045
100	8,483,811	8,483,811	12,483,811	11,233,811	10,533,811	9,233,811
120	8,666,576	8,666,576	12,666,576	11,416,576	10,716,576	9,416,576
140	8,849,341	8,849,341	12,849,341	11,599,341	10,899,341	9,599,341
160	9,032,107	9,032,107	13,032,107	11,782,107	11,082,107	9,782,107
180	9,214,872	9,214,872	13,214,872	11,964,872	11,264,872	9,964,872
200	9,397,638	9,397,638	13,397,638	12,147,638	11,447,638	10,147,638
220	9,580,403	9,580,403	13,580,403	12,330,403	11,630,403	10,330,403
240	9,763,168	9,763,168	13,763,168	12,513,168	11,813,168	10,513,168
260	9,945,934	9,945,934	13,945,934	12,695,934	11,995,934	10,695,934
280	10,128,699	10,128,699	14,128,699	12,878,699	12,178,699	10,878,699
300	10,311,465	10,311,465	14,311,465	13,061,465	12,361,465	11,061,465
400	11,225,292	11,225,292	15,225,292	13,975,292	13,275,292	11,975,292
500	12,139,118	12,139,118	16,139,118	14,889,118	14,189,118	12,889,118



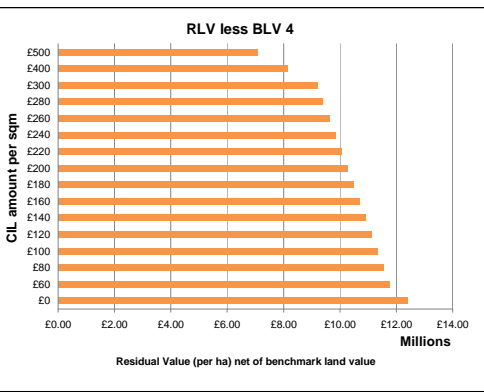
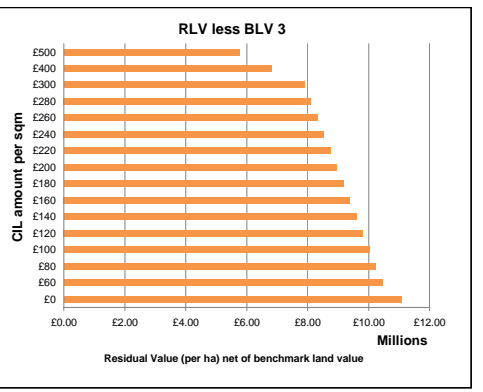
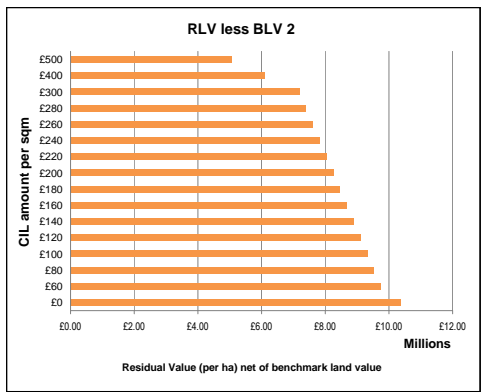
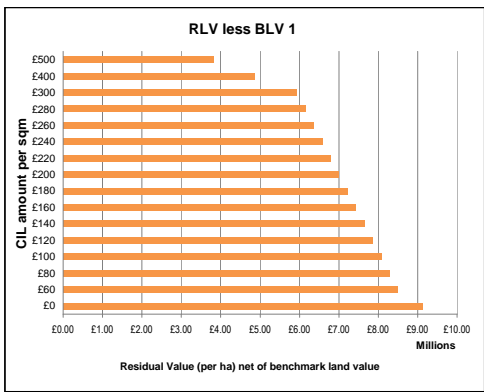
Site type 5 Description: **Area 8** £3197 psm Tottenham (N17) Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,852,527	9,852,527	13,852,527	12,602,527	11,902,527	10,602,527
60	10,400,824	10,400,824	14,400,824	13,150,824	12,450,824	11,150,824
80	10,583,589	10,583,589	14,583,589	13,333,589	12,633,589	11,333,589
100	10,766,354	10,766,354	14,766,354	13,516,354	12,816,354	11,516,354
120	10,949,120	10,949,120	14,949,120	13,699,120	12,999,120	11,699,120
140	11,131,885	11,131,885	15,131,885	13,881,885	13,181,885	11,881,885
160	11,314,651	11,314,651	15,314,651	14,064,651	13,364,651	12,064,651
180	11,497,416	11,497,416	15,497,416	14,247,416	13,547,416	12,247,416
200	11,680,181	11,680,181	15,680,181	14,430,181	13,730,181	12,430,181
220	11,862,947	11,862,947	15,862,947	14,612,947	13,912,947	12,612,947
240	12,045,712	12,045,712	16,045,712	14,795,712	14,095,712	12,795,712
260	12,228,478	12,228,478	16,228,478	14,978,478	14,278,478	12,978,478
280	12,411,243	12,411,243	16,411,243	15,161,243	14,461,243	13,161,243
300	12,594,008	12,594,008	16,594,008	15,344,008	14,644,008	13,344,008
400	13,507,835	13,507,835	17,507,835	16,257,835	15,557,835	14,257,835
500	14,421,662	14,421,662	18,421,662	17,171,662	16,471,662	15,171,662

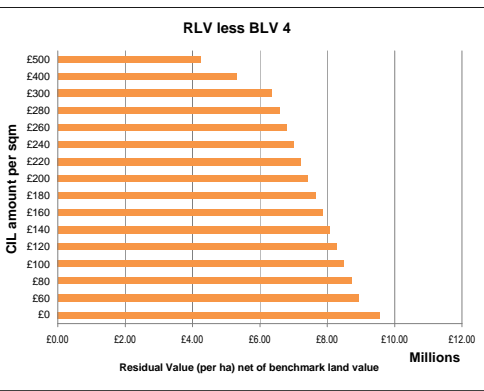
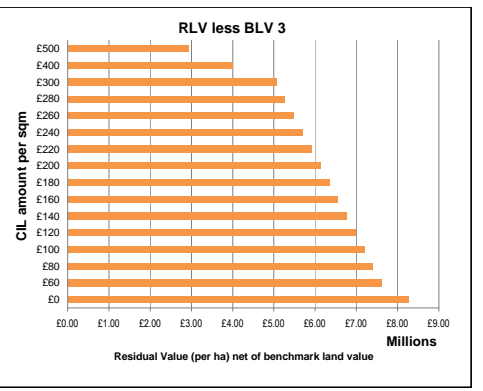
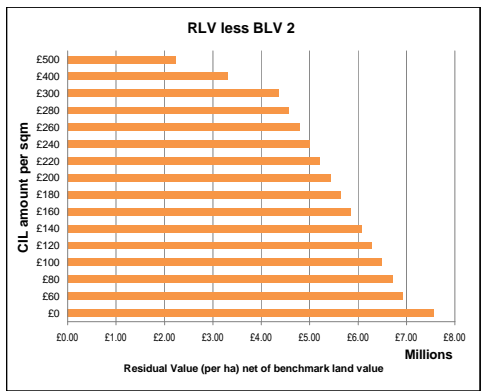
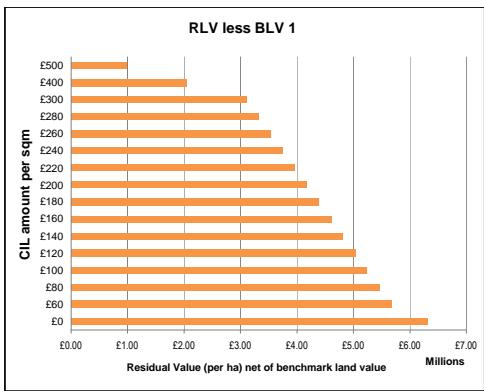


CIL Viability	Haringey	Benchmark Land Values (per net developable ha)			
SITE TYPE	5	BLV1 Resi land (high)	BLV2 Resi land (med)	BLV3 Resi land (low)	BLV4 Fmr Empytment
250 UNITS		£4,000,000	£2,750,000	£2,050,000	£750,000
FLATS					
250 UPH	Net area as percentage of gross	100%			
CSH level:	4 on AH	Sales value inflation			
	4 on private	Build cost inflation			
Aff Hsg:	30%				

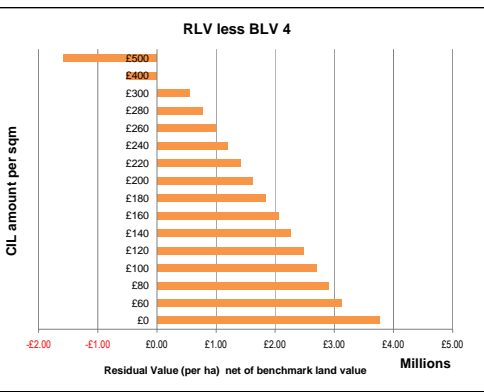
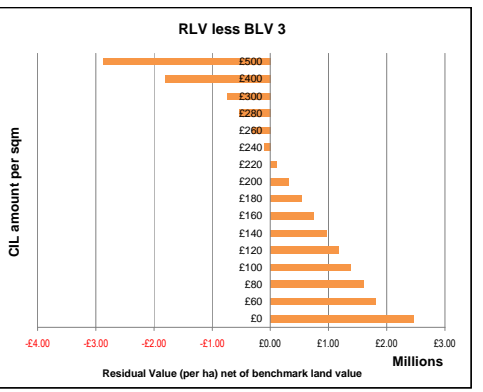
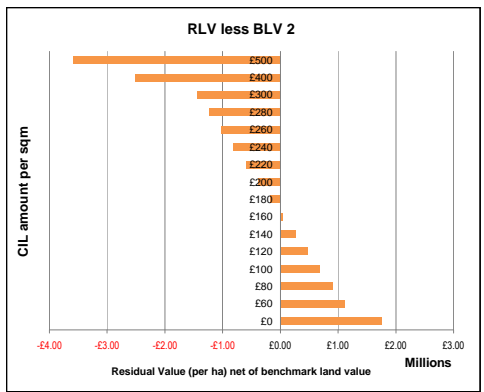
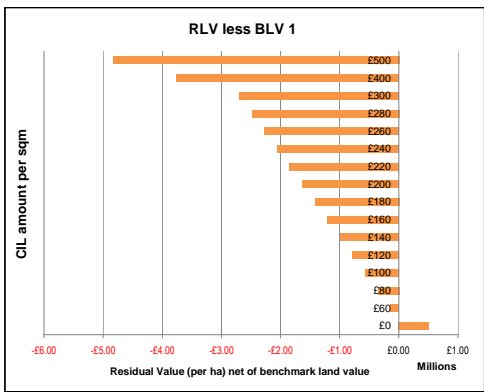
Site type 5	Description:	Area 1	£6340 psm Highgate (N6)	Site area:	1.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	13,129,914	13,129,914	9,129,914	10,379,914	11,079,914	12,379,914
60	12,490,235	12,490,235	8,490,235	9,740,235	10,440,235	11,740,235
80	12,277,009	12,277,009	8,277,009	9,527,009	10,227,009	11,527,009
100	12,063,783	12,063,783	8,063,783	9,313,783	10,013,783	11,313,783
120	11,850,557	11,850,557	7,850,557	9,100,557	9,800,557	11,100,557
140	11,637,330	11,637,330	7,637,330	8,887,330	9,587,330	10,887,330
160	11,424,104	11,424,104	7,424,104	8,674,104	9,374,104	10,674,104
180	11,210,878	11,210,878	7,210,878	8,460,878	9,160,878	10,460,878
200	10,997,651	10,997,651	6,997,651	8,247,651	8,947,651	10,247,651
220	10,784,425	10,784,425	6,784,425	8,034,425	8,734,425	10,034,425
240	10,571,199	10,571,199	6,571,199	7,821,199	8,521,199	9,821,199
260	10,357,972	10,357,972	6,357,972	7,607,972	8,307,972	9,607,972
280	10,144,746	10,144,746	6,144,746	7,394,746	8,094,746	9,394,746
300	9,931,520	9,931,520	5,931,520	7,181,520	7,881,520	9,181,520
400	8,865,388	8,865,388	4,865,388	6,115,388	6,815,388	8,115,388
500	7,799,257	7,799,257	3,799,257	5,049,257	5,749,257	7,049,257



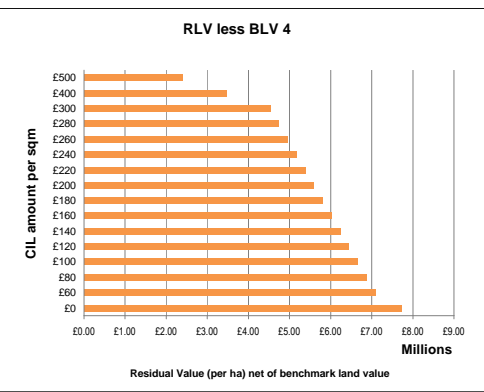
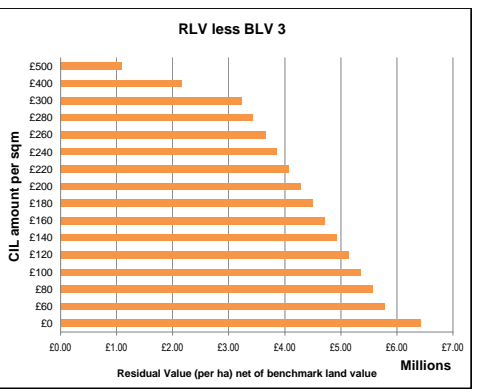
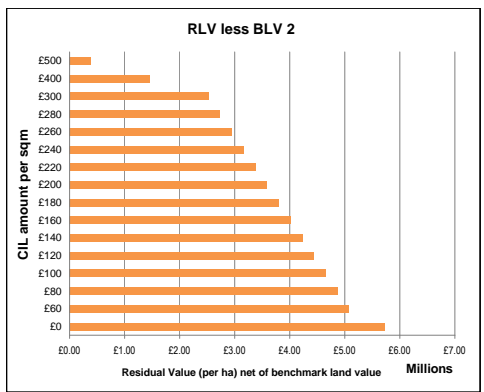
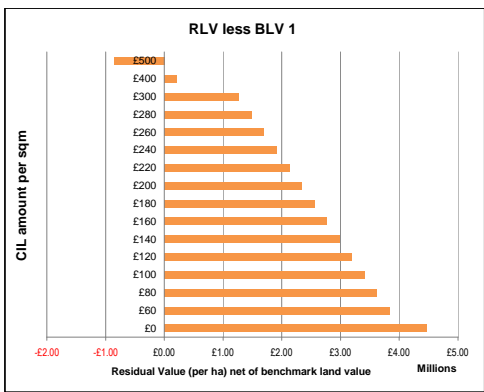
Site type 5	Description:	Area 2	£5942 psm Hornsey (N8)	Site area:	1.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,305,793	10,305,793	6,305,793	7,555,793	8,255,793	9,555,793
60	9,666,114	9,666,114	5,666,114	6,916,114	7,616,114	8,916,114
80	9,452,888	9,452,888	5,452,888	6,702,888	7,402,888	8,702,888
100	9,239,661	9,239,661	5,239,661	6,489,661	7,189,661	8,489,661
120	9,026,435	9,026,435	5,026,435	6,276,435	6,976,435	8,276,435
140	8,813,209	8,813,209	4,813,209	6,063,209	6,763,209	8,063,209
160	8,599,982	8,599,982	4,599,982	5,849,982	6,549,982	7,849,982
180	8,386,756	8,386,756	4,386,756	5,636,756	6,336,756	7,636,756
200	8,173,530	8,173,530	4,173,530	5,423,530	6,123,530	7,423,530
220	7,960,304	7,960,304	3,960,304	5,210,304	5,910,304	7,210,304
240	7,747,077	7,747,077	3,747,077	4,997,077	5,697,077	6,997,077
260	7,533,851	7,533,851	3,533,851	4,783,851	5,483,851	6,783,851
280	7,320,625	7,320,625	3,320,625	4,570,625	5,270,625	6,570,625
300	7,107,398	7,107,398	3,107,398	4,357,398	5,057,398	6,357,398
400	6,041,267	6,041,267	2,041,267	3,291,267	3,991,267	5,291,267
500	4,975,135	4,975,135	975,135	2,225,135	2,925,135	4,225,135



Site type 5	Description:	Area 3	£5124 psm Muswell Hill (N10)	Site area:	1.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,501,443	4,501,443	501,443	1,751,443	2,451,443	3,751,443
60	3,861,764	3,861,764	138,236	1,111,764	1,811,764	3,111,764
80	3,648,537	3,648,537	351,463	898,537	1,598,537	2,898,537
100	3,435,311	3,435,311	564,689	685,311	1,385,311	2,685,311
120	3,222,085	3,222,085	777,915	472,085	1,172,085	2,472,085
140	3,008,858	3,008,858	991,142	258,858	958,858	2,258,858
160	2,795,632	2,795,632	1,204,368	45,632	745,632	2,045,632
180	2,582,406	2,582,406	1,417,594	167,594	532,406	1,832,406
200	2,369,180	2,369,180	1,630,820	380,820	319,180	1,619,180
220	2,155,953	2,155,953	1,844,047	594,047	105,953	1,405,953
240	1,942,727	1,942,727	2,057,273	807,273	107,273	1,192,727
260	1,729,501	1,729,501	2,270,499	1,020,499	320,499	979,501
280	1,516,274	1,516,274	2,483,726	1,233,726	533,726	766,274
300	1,303,048	1,303,048	2,696,952	1,446,952	746,952	553,048
400	236,917	236,917	3,763,083	2,513,083	1,813,083	513,083
500	829,215	829,215	4,829,215	3,579,215	2,879,215	1,579,215

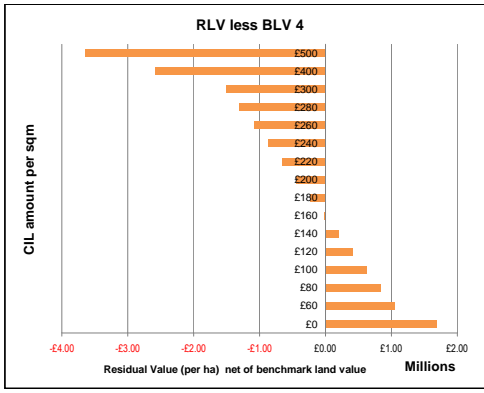
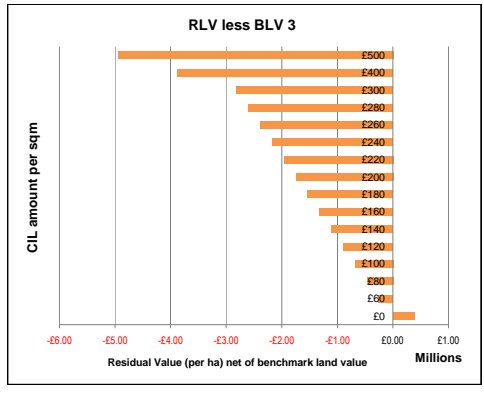
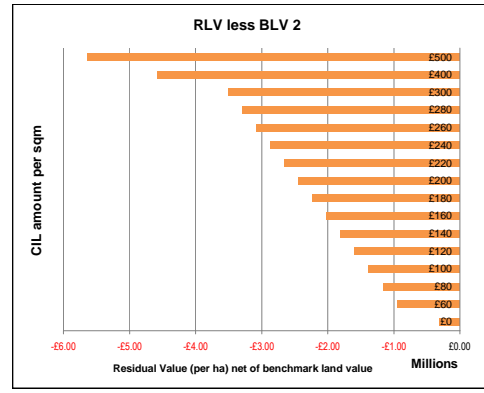
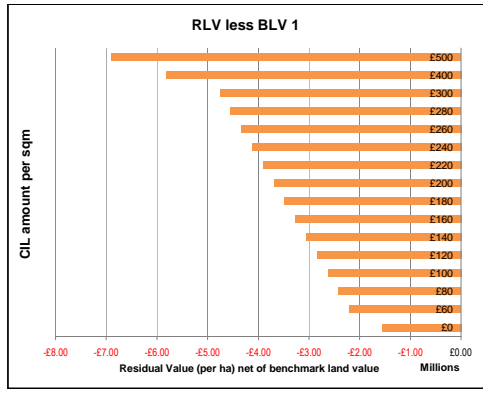


Site type 5	Description:	Area 4	£5683 psm Finsbury Pk (N4)	Site area:	1.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,467,985	8,467,985	4,467,985	5,717,985	6,417,985	7,717,985
60	7,828,306	7,828,306	3,828,306	5,078,306	5,778,306	7,078,306
80	7,615,080	7,615,080	3,615,080	4,865,080	5,565,080	6,865,080
100	7,401,854	7,401,854	3,401,854	4,651,854	5,351,854	6,651,854
120	7,188,627	7,188,627	3,188,627	4,438,627	5,138,627	6,438,627
140	6,975,401	6,975,401	2,975,401	4,225,401	4,925,401	6,225,401
160	6,762,175	6,762,175	2,762,175	4,012,175	4,712,175	6,012,175
180	6,548,948	6,548,948	2,548,948	3,798,948	4,498,948	5,798,948
200	6,335,722	6,335,722	2,335,722	3,585,722	4,285,722	5,585,722
220	6,122,496	6,122,496	2,122,496	3,372,496	4,072,496	5,372,496
240	5,909,270	5,909,270	1,909,270	3,159,270	3,859,270	5,159,270
260	5,696,043	5,696,043	1,696,043	2,946,043	3,646,043	4,946,043
280	5,482,817	5,482,817	1,482,817	2,732,817	3,432,817	4,732,817
300	5,269,591	5,269,591	1,269,591	2,519,591	3,219,591	4,519,591
400	4,203,459	4,203,459	203,459	1,453,459	2,153,459	3,453,459
500	3,137,328	3,137,328	862,672	387,328	1,087,328	2,387,328



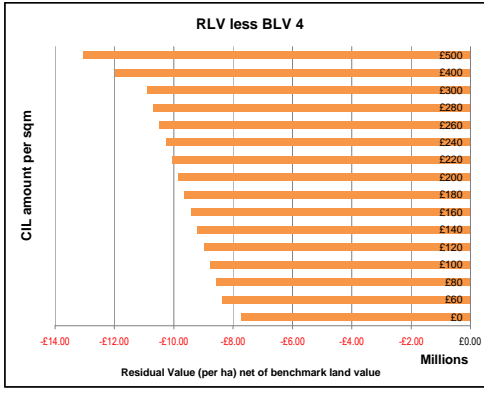
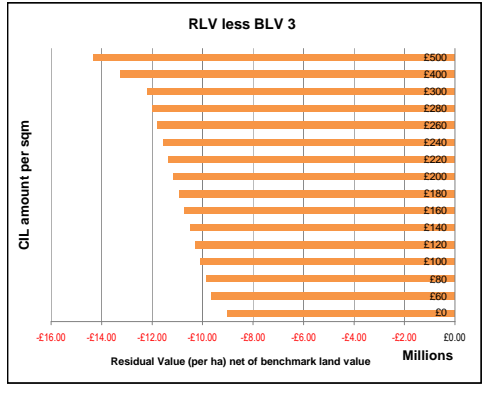
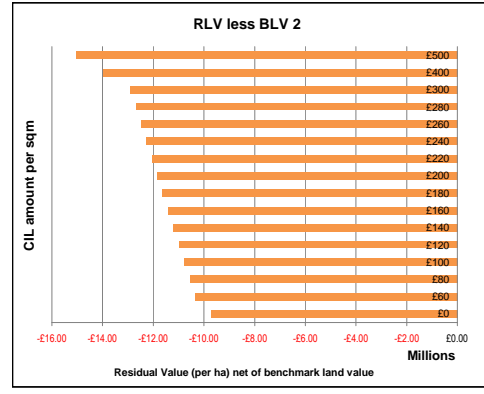
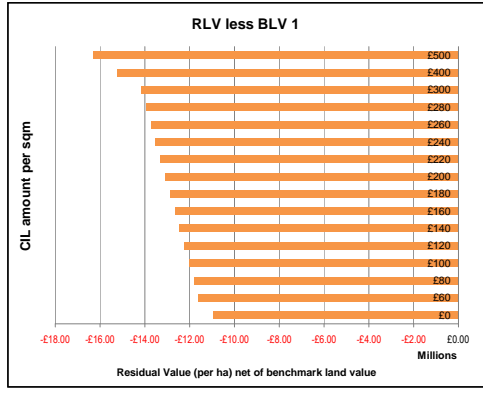
Site type 5 Description: **Area 5** £4633 psm Wood Green (N22) Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,436,570	2,436,570	-1,563,430	-313,430	386,570	1,686,570
60	1,796,891	1,796,891	-2,203,109	-963,109	253,109	1,046,891
80	1,583,665	1,583,665	-2,416,335	-1,166,335	466,335	833,665
100	1,370,438	1,370,438	-2,629,562	-1,379,562	679,562	620,438
120	1,157,212	1,157,212	-2,842,788	-1,592,788	892,788	407,212
140	943,986	943,986	-3,056,014	-1,806,014	1,106,014	193,986
160	730,759	730,759	-3,269,241	-2,019,241	1,319,241	19,241
180	517,533	517,533	-3,482,467	-2,232,467	1,532,467	232,467
200	304,307	304,307	-3,695,693	-2,445,693	1,745,693	445,693
220	91,081	91,081	-3,908,919	-2,658,919	1,958,919	658,919
240	-122,146	-122,146	-4,122,146	-2,872,146	2,172,146	872,146
260	-335,372	-335,372	-4,335,372	-3,085,372	2,385,372	1,085,372
280	-548,598	-548,598	-4,548,598	-3,298,598	2,598,598	1,298,598
300	-761,825	-761,825	-4,761,825	-3,511,825	2,811,825	1,511,825
400	-1,827,956	-1,827,956	-5,827,956	-4,577,956	3,877,956	2,577,956
500	-2,894,088	-2,894,088	-6,894,088	-5,644,088	4,944,088	3,644,088



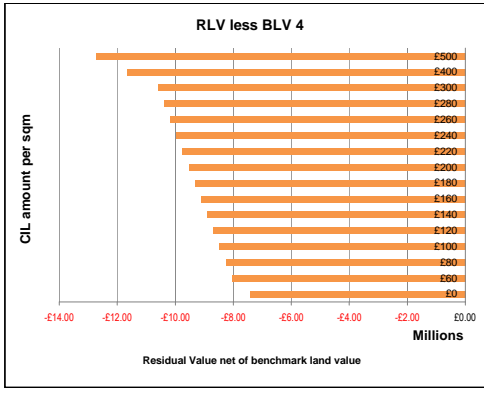
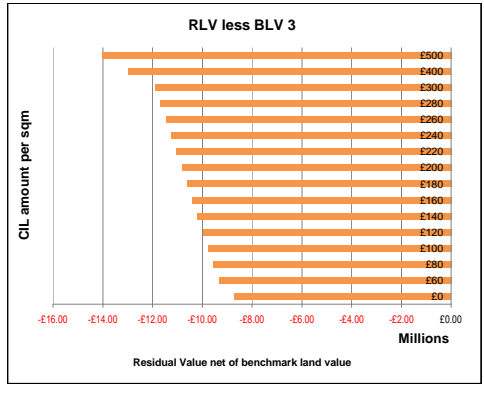
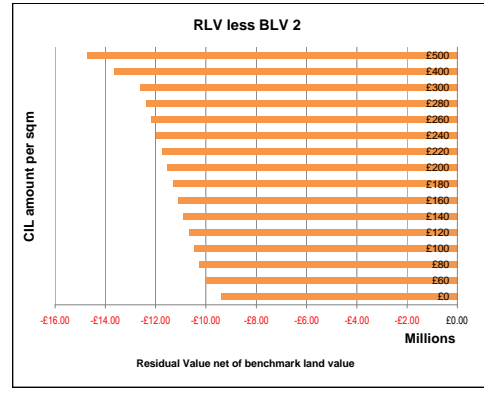
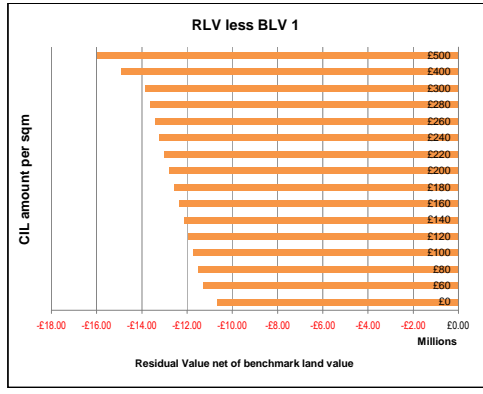
Site type 5 Description: **Area 6** £3509 psm Seven Sisters (N15) Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,958,247	-6,958,247	-10,958,247	-9,708,247	-9,008,247	-7,708,247
60	-7,597,925	-7,597,925	-11,597,925	-10,347,925	-9,647,925	-8,347,925
80	-7,811,152	-7,811,152	-11,811,152	-10,561,152	-9,861,152	-8,561,152
100	-8,024,378	-8,024,378	-12,024,378	-10,774,378	-10,074,378	-8,774,378
120	-8,237,604	-8,237,604	-12,237,604	-10,987,604	-10,287,604	-8,987,604
140	-8,450,831	-8,450,831	-12,450,831	-11,200,831	-10,500,831	-9,200,831
160	-8,664,057	-8,664,057	-12,664,057	-11,414,057	-10,714,057	-9,414,057
180	-8,877,283	-8,877,283	-12,877,283	-11,627,283	-10,927,283	-9,627,283
200	-9,090,509	-9,090,509	-13,090,509	-11,840,509	-11,140,509	-9,840,509
220	-9,303,736	-9,303,736	-13,303,736	-12,053,736	-11,353,736	-10,053,736
240	-9,516,962	-9,516,962	-13,516,962	-12,266,962	-11,566,962	-10,266,962
260	-9,730,188	-9,730,188	-13,730,188	-12,480,188	-11,780,188	-10,480,188
280	-9,943,415	-9,943,415	-13,943,415	-12,693,415	-11,993,415	-10,693,415
300	-10,156,641	-10,156,641	-14,156,641	-12,906,641	-12,206,641	-10,906,641
400	-11,222,772	-11,222,772	-15,222,772	-13,972,772	-13,272,772	-11,972,772
500	-12,288,904	-12,288,904	-16,288,904	-15,038,904	-14,338,904	-13,038,904



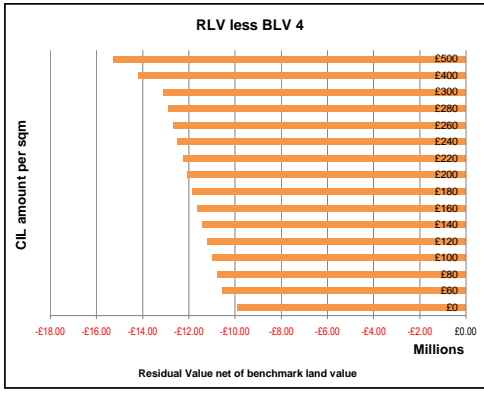
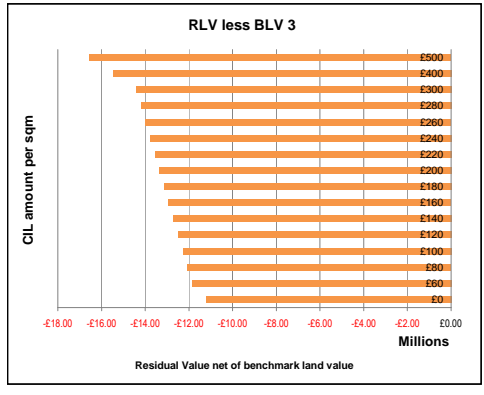
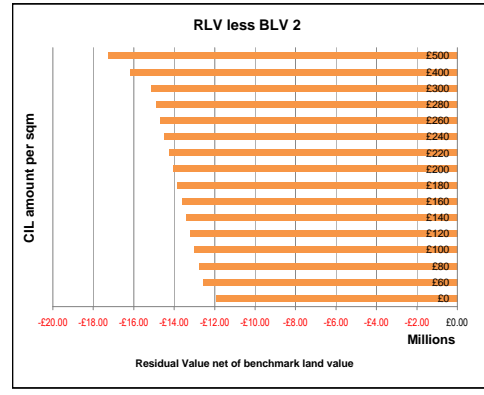
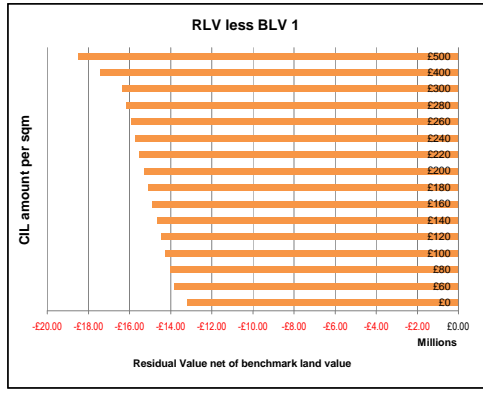
Site type 5 Description: **Area 7** £3552 psm Tottenham Hale (N) Site area: 1.00 ha

CIL 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	-10,653,128	-9,403,128	-8,703,128	-7,403,128
60	7,292,807	7,292,807	-11,292,807	-10,042,807	-9,342,807	-8,042,807
80	7,506,033	7,506,033	-11,506,033	-10,256,033	-9,556,033	-8,256,033
100	7,719,259	7,719,259	-11,719,259	-10,469,259	-9,769,259	-8,469,259
120	7,932,486	7,932,486	-11,932,486	-10,682,486	-9,982,486	-8,682,486
140	8,145,712	8,145,712	-12,145,712	-10,895,712	-10,195,712	-8,895,712
160	8,358,938	8,358,938	-12,358,938	-11,108,938	-10,408,938	-9,108,938
180	8,572,165	8,572,165	-12,572,165	-11,322,165	-10,622,165	-9,322,165
200	8,785,391	8,785,391	-12,785,391	-11,535,391	-10,835,391	-9,535,391
220	8,998,617	8,998,617	-12,998,617	-11,748,617	-11,048,617	-9,748,617
240	9,211,843	9,211,843	-13,211,843	-11,961,843	-11,261,843	-9,961,843
260	9,425,070	9,425,070	-13,425,070	-12,175,070	-11,475,070	-10,175,070
280	9,638,296	9,638,296	-13,638,296	-12,388,296	-11,688,296	-10,388,296
300	9,851,522	9,851,522	-13,851,522	-12,601,522	-11,901,522	-10,601,522
400	10,917,654	10,917,654	-14,917,654	-13,667,654	-12,967,654	-11,667,654
500	11,983,785	11,983,785	-15,983,785	-14,733,785	-14,033,785	-12,733,785



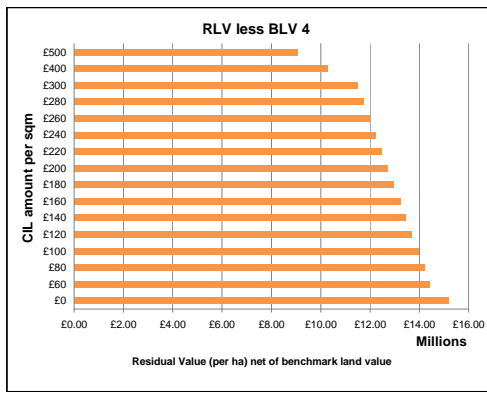
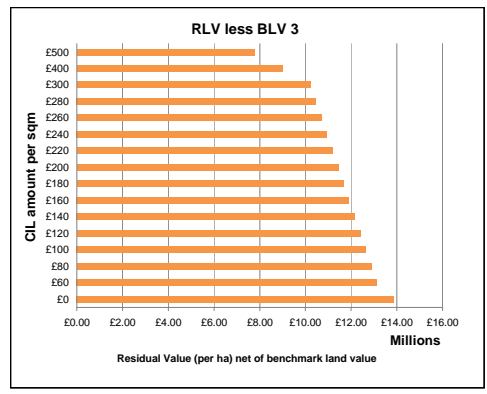
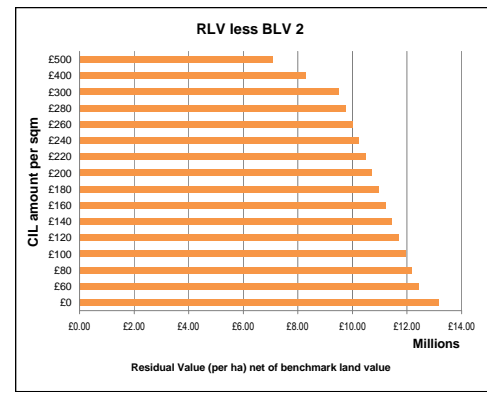
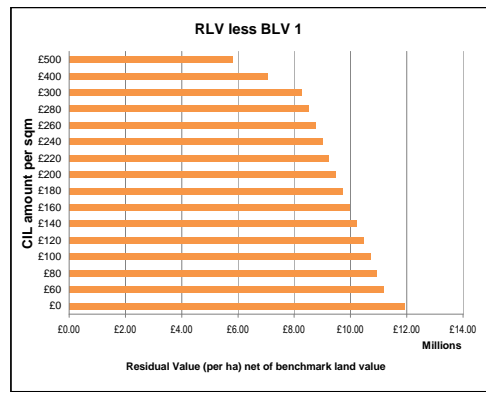
Site type 5 Description: **Area 8** £3197 psm Tottenham (N17) Site area: 1.00 ha

CIL 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	-13,172,131	-11,922,131	-11,222,131	-9,922,131
60	9,811,810	9,811,810	-13,811,810	-12,561,810	-11,861,810	-10,561,810
80	10,025,036	10,025,036	-14,025,036	-12,775,036	-12,075,036	-10,775,036
100	10,238,262	10,238,262	-14,238,262	-12,988,262	-12,288,262	-10,988,262
120	10,451,489	10,451,489	-14,451,489	-13,201,489	-12,501,489	-11,201,489
140	10,664,715	10,664,715	-14,664,715	-13,414,715	-12,714,715	-11,414,715
160	10,877,941	10,877,941	-14,877,941	-13,627,941	-12,927,941	-11,627,941
180	11,091,167	11,091,167	-15,091,167	-13,841,167	-13,141,167	-11,841,167
200	11,304,394	11,304,394	-15,304,394	-14,054,394	-13,354,394	-12,054,394
220	11,517,620	11,517,620	-15,517,620	-14,267,620	-13,567,620	-12,267,620
240	11,730,846	11,730,846	-15,730,846	-14,480,846	-13,780,846	-12,480,846
260	11,944,073	11,944,073	-15,944,073	-14,694,073	-13,994,073	-12,694,073
280	12,157,299	12,157,299	-16,157,299	-14,907,299	-14,207,299	-12,907,299
300	12,370,525	12,370,525	-16,370,525	-15,120,525	-14,420,525	-13,120,525
400	13,436,657	13,436,657	-17,436,657	-16,186,657	-15,486,657	-14,186,657
500	14,502,788	14,502,788	-18,502,788	-17,252,788	-16,552,788	-15,252,788

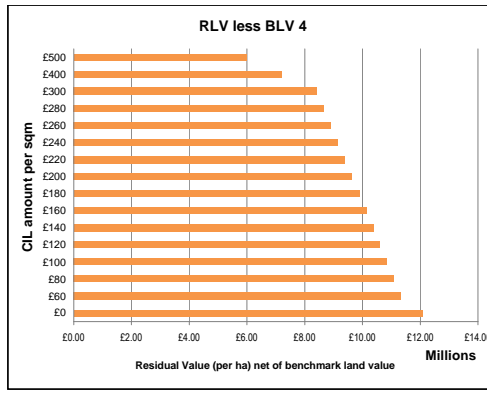
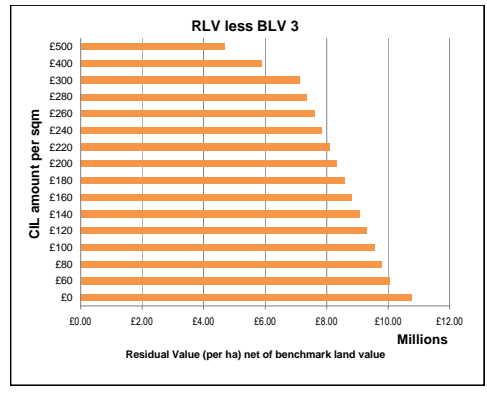
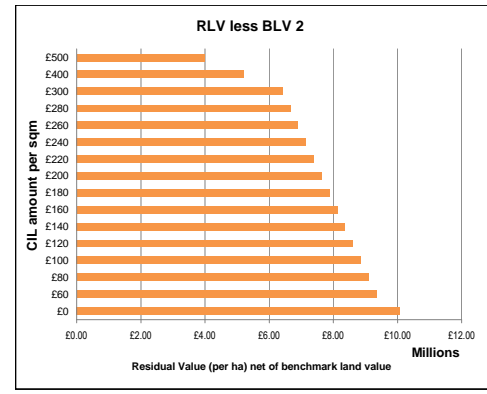
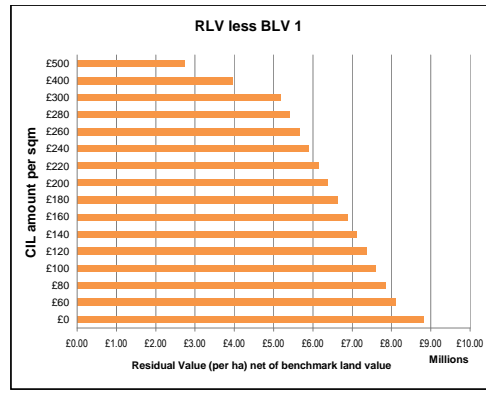


CIL Viability	Haringey	Benchmark Land Values (per net developable ha)			
SITE TYPE	5	BLV1 Resi land (high)	BLV2 Resi land (med)	BLV3 Resi land (low)	BLV4 Fmr Emptment
250 UNITS		£4,000,000	£2,750,000	£2,050,000	£750,000
FLATS					
250 UPH	Net area as percentage of gross	100%			
CSH level:	4 on AH	Sales value inflation			
	4 on private	Build cost inflation			
Aff Hsg:	20%				

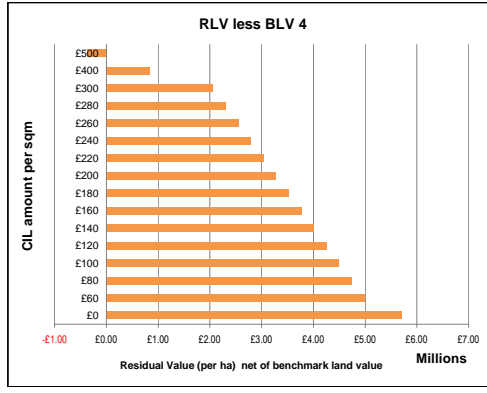
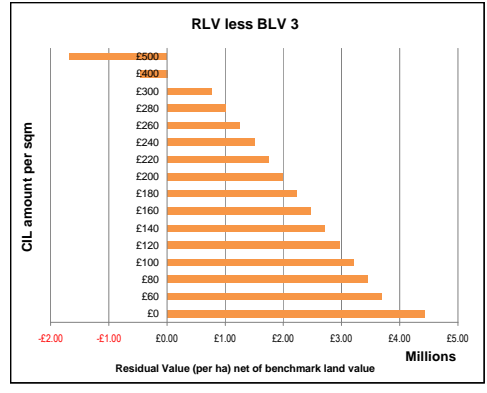
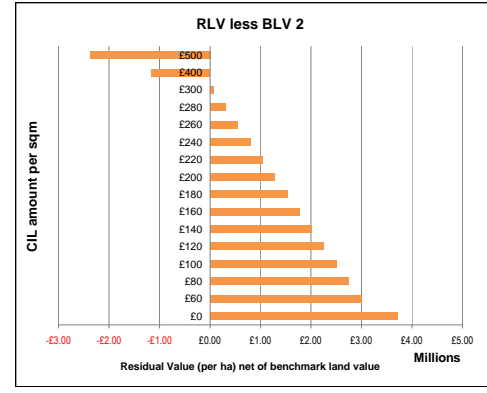
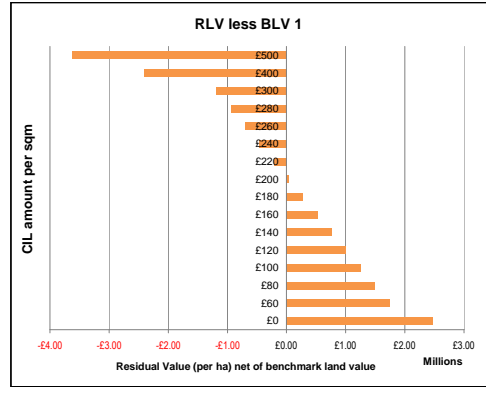
Site type 5	Description:	Area 1	£6340 psm Highgate (N6)	Site area:	1.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	15,903,807	15,903,807	11,903,807	13,153,807	13,853,807	15,153,807
60	15,172,745	15,172,745	11,172,745	12,422,745	13,122,745	14,422,745
80	14,929,058	14,929,058	10,929,058	12,179,058	12,879,058	14,179,058
100	14,685,371	14,685,371	10,685,371	11,935,371	12,635,371	13,935,371
120	14,441,684	14,441,684	10,441,684	11,691,684	12,391,684	13,691,684
140	14,197,996	14,197,996	10,197,996	11,447,996	12,147,996	13,447,996
160	13,954,309	13,954,309	9,954,309	11,204,309	11,904,309	13,204,309
180	13,710,622	13,710,622	9,710,622	10,960,622	11,660,622	12,960,622
200	13,466,935	13,466,935	9,466,935	10,716,935	11,416,935	12,716,935
220	13,223,248	13,223,248	9,223,248	10,473,248	11,173,248	12,473,248
240	12,979,561	12,979,561	8,979,561	10,229,561	10,929,561	12,229,561
260	12,735,873	12,735,873	8,735,873	9,985,873	10,685,873	11,985,873
280	12,492,186	12,492,186	8,492,186	9,742,186	10,442,186	11,742,186
300	12,248,499	12,248,499	8,248,499	9,498,499	10,198,499	11,498,499
400	11,030,063	11,030,063	7,030,063	8,280,063	8,980,063	10,280,063
500	9,811,627	9,811,627	5,811,627	7,061,627	7,761,627	9,061,627



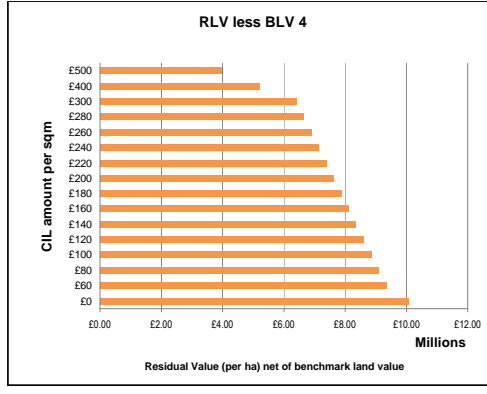
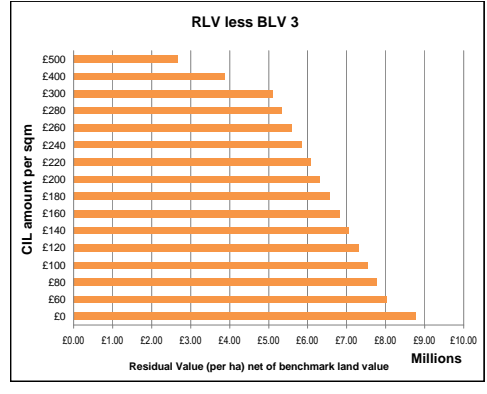
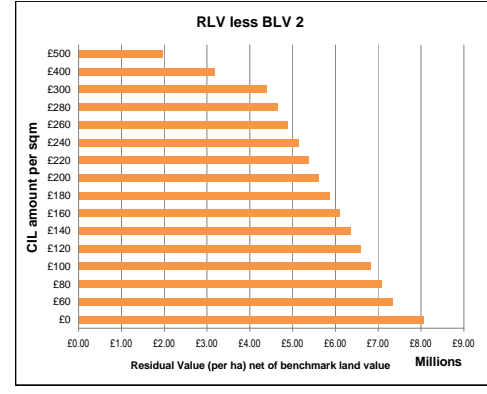
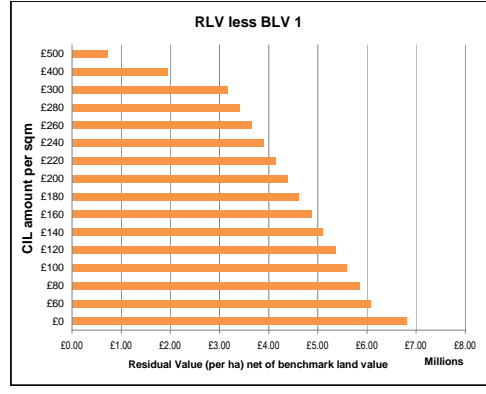
Site type 5	Description:	Area 2	£5942 psm Hornsey (N8)	Site area:	1.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,814,585	12,814,585	8,814,585	10,064,585	10,764,585	12,064,585
60	12,083,523	12,083,523	8,083,523	9,333,523	10,033,523	11,333,523
80	11,839,836	11,839,836	7,839,836	9,089,836	9,789,836	11,089,836
100	11,596,149	11,596,149	7,596,149	8,846,149	9,546,149	10,846,149
120	11,352,462	11,352,462	7,352,462	8,602,462	9,302,462	10,602,462
140	11,108,774	11,108,774	7,108,774	8,358,774	9,058,774	10,358,774
160	10,865,087	10,865,087	6,865,087	8,115,087	8,815,087	10,115,087
180	10,621,400	10,621,400	6,621,400	7,871,400	8,571,400	9,871,400
200	10,377,713	10,377,713	6,377,713	7,627,713	8,327,713	9,627,713
220	10,134,026	10,134,026	6,134,026	7,384,026	8,084,026	9,384,026
240	9,890,338	9,890,338	5,890,338	7,140,338	7,840,338	9,140,338
260	9,646,651	9,646,651	5,646,651	6,896,651	7,596,651	8,896,651
280	9,402,964	9,402,964	5,402,964	6,652,964	7,352,964	8,652,964
300	9,159,277	9,159,277	5,159,277	6,409,277	7,109,277	8,409,277
400	7,940,841	7,940,841	3,940,841	5,190,841	5,890,841	7,190,841
500	6,722,405	6,722,405	2,722,405	3,972,405	4,672,405	5,972,405



Site type 5	Description:	Area 3	£5124 psm Muswell Hill (N10)	Site area:	1.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,465,379	6,465,379	2,465,379	3,715,379	4,415,379	5,715,379
60	5,734,318	5,734,318	1,734,318	2,984,318	3,684,318	4,984,318
80	5,490,631	5,490,631	1,490,631	2,740,631	3,440,631	4,740,631
100	5,246,943	5,246,943	1,246,943	2,496,943	3,196,943	4,496,943
120	5,003,256	5,003,256	1,003,256	2,253,256	2,953,256	4,253,256
140	4,759,569	4,759,569	759,569	2,009,569	2,709,569	4,009,569
160	4,515,882	4,515,882	515,882	1,765,882	2,465,882	3,765,882
180	4,272,195	4,272,195	272,195	1,522,195	2,222,195	3,522,195
200	4,028,507	4,028,507	28,507	1,278,507	1,978,507	3,278,507
220	3,784,820	3,784,820	-215,180	1,034,820	1,734,820	3,034,820
240	3,541,133	3,541,133	-458,867	791,133	1,491,133	2,791,133
260	3,297,446	3,297,446	-702,554	547,446	1,247,446	2,547,446
280	3,053,759	3,053,759	-946,241	303,759	1,003,759	2,303,759
300	2,810,071	2,810,071	-1,189,929	60,071	760,071	2,060,071
400	1,591,636	1,591,636	-2,408,364	-1,158,364	-458,364	841,636
500	373,200	373,200	-3,626,800	-2,376,800	-1,676,800	-376,800

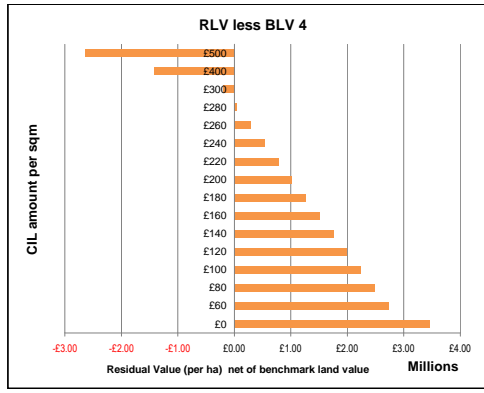
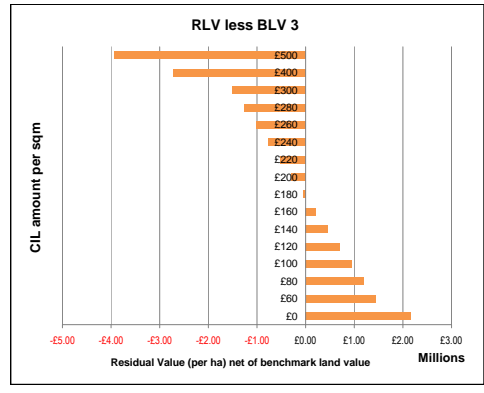
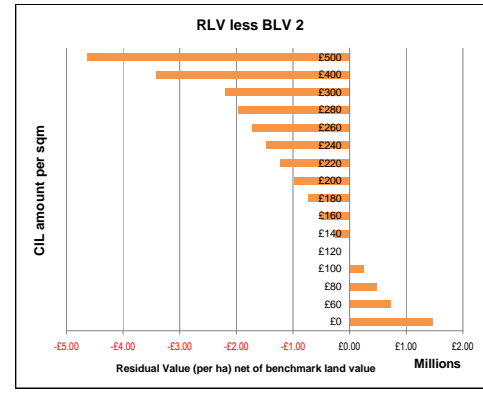
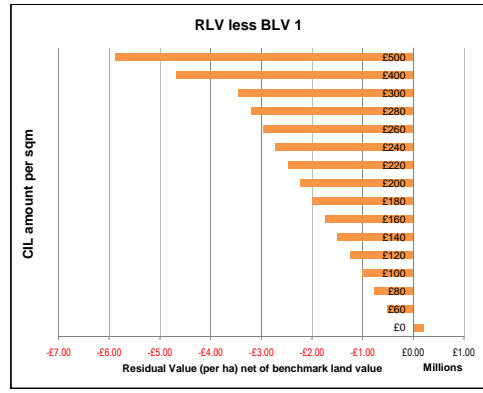


Site type 5	Description:	Area 4	£5683 psm Finsbury Pk (N4)	Site area:	1.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,804,262	10,804,262	6,804,262	8,054,262	8,754,262	10,054,262
60	10,073,200	10,073,200	6,073,200	7,323,200	8,023,200	9,323,200
80	9,829,513	9,829,513	5,829,513	7,079,513	7,779,513	9,079,513
100	9,585,826	9,585,826	5,585,826	6,835,826	7,535,826	8,835,826
120	9,342,139	9,342,139	5,342,139	6,592,139	7,292,139	8,592,139
140	9,098,451	9,098,451	5,098,451	6,348,451	7,048,451	8,348,451
160	8,854,764	8,854,764	4,854,764	6,104,764	6,804,764	8,104,764
180	8,611,077	8,611,077	4,611,077	5,861,077	6,561,077	7,861,077
200	8,367,390	8,367,390	4,367,390	5,617,390	6,317,390	7,617,390
220	8,123,703	8,123,703	4,123,703	5,373,703	6,073,703	7,373,703
240	7,880,015	7,880,015	3,880,015	5,130,015	5,830,015	7,130,015
260	7,636,328	7,636,328	3,636,328	4,886,328	5,586,328	6,886,328
280	7,392,641	7,392,641	3,392,641	4,642,641	5,342,641	6,642,641
300	7,148,954	7,148,954	3,148,954	4,398,954	5,098,954	6,398,954
400	5,930,518	5,930,518	1,930,518	3,180,518	3,880,518	5,180,518
500	4,712,082	4,712,082	712,082	1,962,082	2,662,082	3,962,082



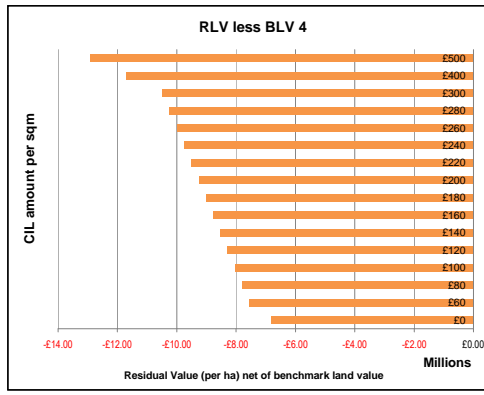
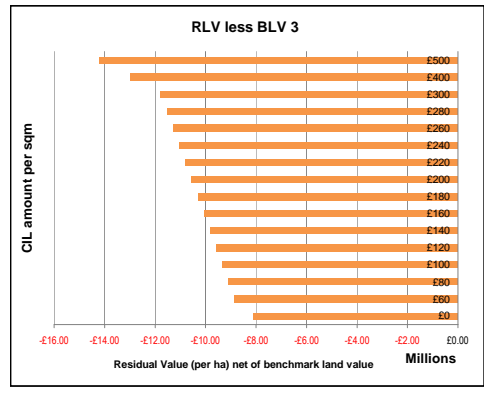
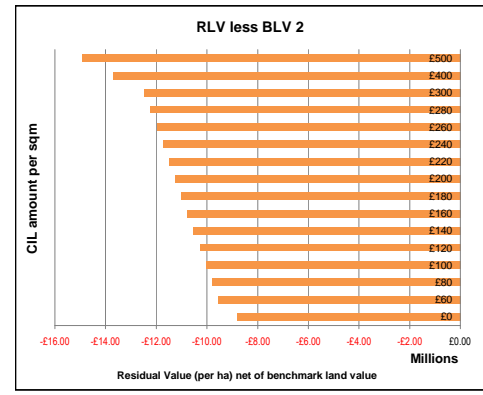
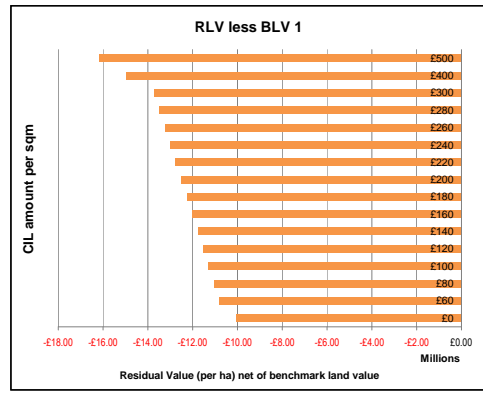
Site type 5 Description: **Area 5** E4633 psm Wood Green (N22) Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,206,677	4,206,677	206,677	1,456,677	2,156,677	3,456,677
60	3,475,615	3,475,615	524,385	725,615	1,425,615	2,725,615
80	3,231,928	3,231,928	768,072	481,928	1,181,928	2,481,928
100	2,988,241	2,988,241	1,011,759	238,241	938,241	2,238,241
120	2,744,554	2,744,554	1,255,446	5,446	694,554	1,994,554
140	2,500,866	2,500,866	1,499,134	249,134	450,866	1,750,866
160	2,257,179	2,257,179	1,742,821	492,821	207,179	1,507,179
180	2,013,492	2,013,492	1,986,508	736,508	36,508	1,263,492
200	1,769,805	1,769,805	2,230,195	980,195	280,195	1,019,805
220	1,526,118	1,526,118	2,473,882	1,223,882	523,882	776,118
240	1,282,430	1,282,430	2,717,570	1,467,570	767,570	532,430
260	1,038,743	1,038,743	2,961,257	1,711,257	1,011,257	288,743
280	795,056	795,056	3,204,944	1,954,944	1,254,944	45,056
300	551,369	551,369	3,448,631	2,198,631	1,498,631	198,631
400	-667,067	-667,067	4,667,067	3,417,067	2,717,067	-1,417,067
500	-1,885,503	-1,885,503	5,885,503	4,635,503	3,935,503	2,635,503



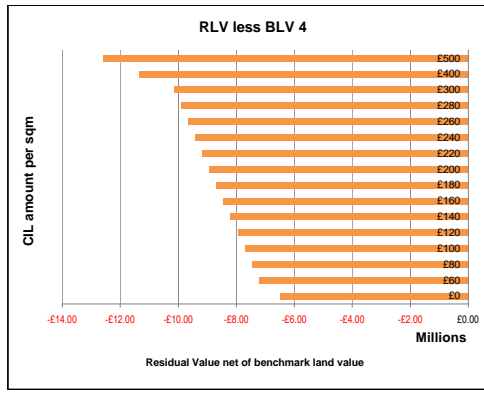
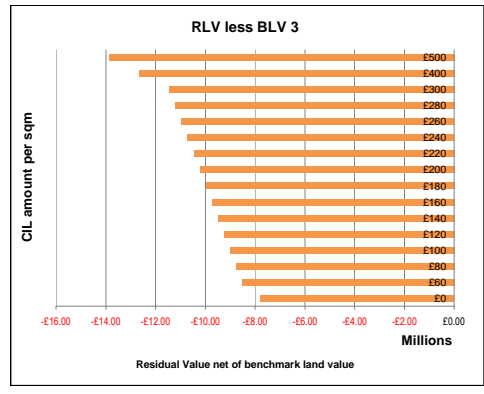
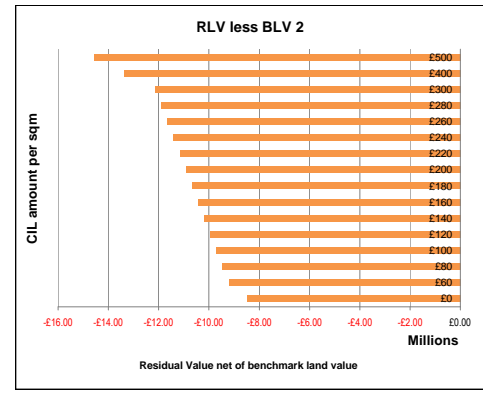
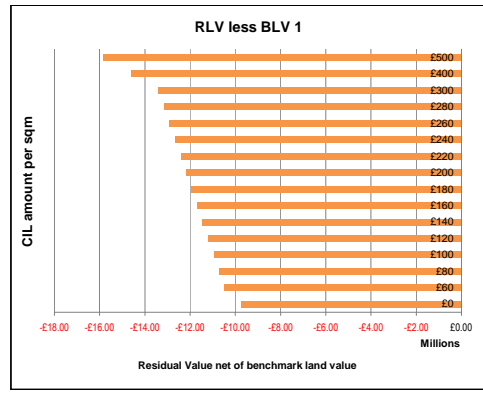
Site type 5 Description: **Area 6** E3509 psm Seven Sisters (N15) Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,070,032	-6,070,032	-10,070,032	-8,820,032	-8,120,032	-6,820,032
60	-6,801,094	-6,801,094	-10,801,094	-9,551,094	-8,851,094	-7,551,094
80	-7,044,781	-7,044,781	-11,044,781	-9,794,781	-9,094,781	-7,794,781
100	-7,288,468	-7,288,468	-11,288,468	-10,038,468	-9,338,468	-8,038,468
120	-7,532,155	-7,532,155	-11,532,155	-10,282,155	-9,582,155	-8,282,155
140	-7,775,843	-7,775,843	-11,775,843	-10,525,843	-9,825,843	-8,525,843
160	-8,019,530	-8,019,530	-12,019,530	-10,769,530	-10,069,530	-8,769,530
180	-8,263,217	-8,263,217	-12,263,217	-11,013,217	-10,313,217	-9,013,217
200	-8,506,904	-8,506,904	-12,506,904	-11,256,904	-10,556,904	-9,256,904
220	-8,750,591	-8,750,591	-12,750,591	-11,500,591	-10,800,591	-9,500,591
240	-8,994,279	-8,994,279	-12,994,279	-11,744,279	-11,044,279	-9,744,279
260	-9,237,966	-9,237,966	-13,237,966	-11,987,966	-11,287,966	-9,987,966
280	-9,481,653	-9,481,653	-13,481,653	-12,231,653	-11,531,653	-10,231,653
300	-9,725,340	-9,725,340	-13,725,340	-12,475,340	-11,775,340	-10,475,340
400	-10,943,776	-10,943,776	-14,943,776	-13,693,776	-12,993,776	-11,693,776
500	-12,162,212	-12,162,212	-16,162,212	-14,912,212	-14,212,212	-12,912,212



Site type 5 Description: **Area 7** E3552 psm Tottenham Hale (N) Site area: 1.00 ha

CIL 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	8,486,272	7,786,272	6,486,272
60	6,467,334	6,467,334	10,467,334	9,217,334	8,517,334	7,217,334
80	6,711,021	6,711,021	10,711,021	9,461,021	8,761,021	7,461,021
100	6,954,708	6,954,708	10,954,708	9,704,708	9,004,708	7,704,708
120	7,198,395	7,198,395	11,198,395	9,948,395	9,248,395	7,948,395
140	7,442,082	7,442,082	11,442,082	10,192,082	9,492,082	8,192,082
160	7,685,770	7,685,770	11,685,770	10,435,770	9,735,770	8,435,770
180	7,929,457	7,929,457	11,929,457	10,679,457	9,979,457	8,679,457
200	8,173,144	8,173,144	12,173,144	10,923,144	10,223,144	8,923,144
220	8,416,831	8,416,831	12,416,831	11,166,831	10,466,831	9,166,831
240	8,660,518	8,660,518	12,660,518	11,410,518	10,710,518	9,410,518
260	8,904,206	8,904,206	12,904,206	11,654,206	10,954,206	9,654,206
280	9,147,893	9,147,893	13,147,893	11,897,893	11,197,893	9,897,893
300	9,391,580	9,391,580	13,391,580	12,141,580	11,441,580	10,141,580
400	10,610,016	10,610,016	14,610,016	13,360,016	12,660,016	11,360,016
500	11,828,452	11,828,452	15,828,452	14,578,452	13,878,452	12,578,452



Site type 5 Description: **Area 8** E3197 psm Tottenham (N17) Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,491,734	8,491,734	12,491,734	11,241,734	10,541,734	9,241,734
60	9,222,796	9,222,796	13,222,796	11,972,796	11,272,796	9,972,796
80	9,466,483	9,466,483	13,466,483	12,216,483	11,516,483	10,216,483
100	9,710,170	9,710,170	13,710,170	12,460,170	11,760,170	10,460,170
120	9,953,857	9,953,857	13,953,857	12,703,857	12,003,857	10,703,857
140	10,197,544	10,197,544	14,197,544	12,947,544	12,247,544	10,947,544
160	10,441,232	10,441,232	14,441,232	13,191,232	12,491,232	11,191,232
180	10,684,919	10,684,919	14,684,919	13,434,919	12,734,919	11,434,919
200	10,928,606	10,928,606	14,928,606	13,678,606	12,978,606	11,678,606
220	11,172,293	11,172,293	15,172,293	13,922,293	13,222,293	11,922,293
240	11,415,980	11,415,980	15,415,980	14,165,980	13,465,980	12,165,980
260	11,659,668	11,659,668	15,659,668	14,409,668	13,709,668	12,409,668
280	11,903,355	11,903,355	15,903,355	14,653,355	13,953,355	12,653,355
300	12,147,042	12,147,042	16,147,042	14,897,042	14,197,042	12,897,042
400	13,365,478	13,365,478	17,365,478	16,115,478	15,415,478	14,115,478
500	14,583,914	14,583,914	18,583,914	17,333,914	16,633,914	15,333,914

