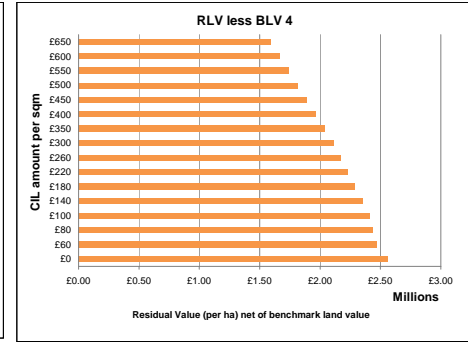
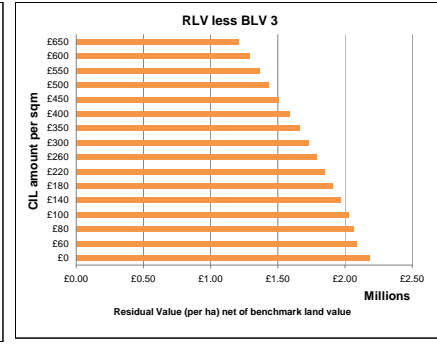
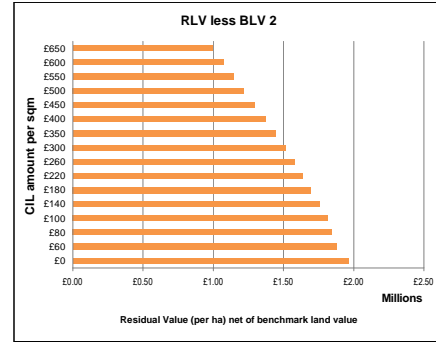
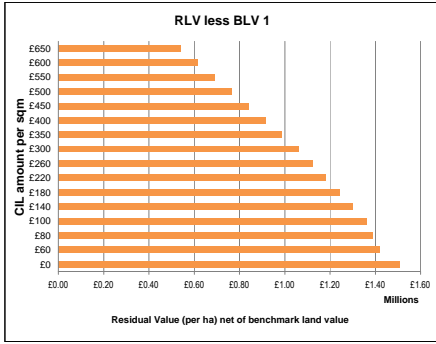


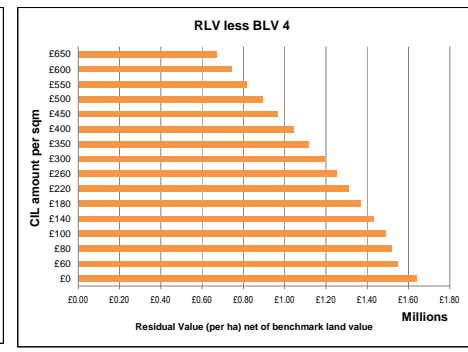
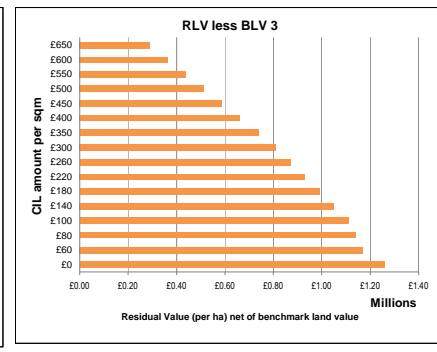
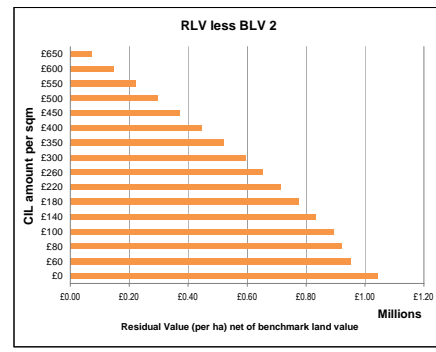
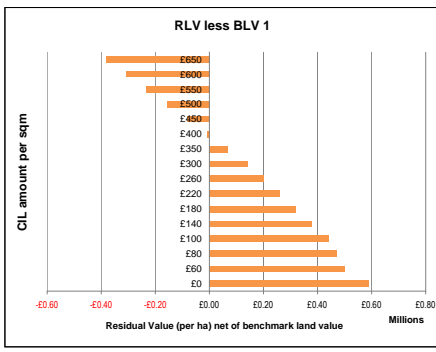
Appendix 2 Residential appraisal results

CIL Viability	Decorum BC	Benchmark Land Values (per net developable ha)			
SITE TYPE	1	BLV1 Resi Land (DVS) £1,355,000	BLV2 Offices (lower) £901,449	BLV3 Ind./Warehousing £885,319	BLV4 Community uses £305,893
2 UNITS HOUSES					
20 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%				

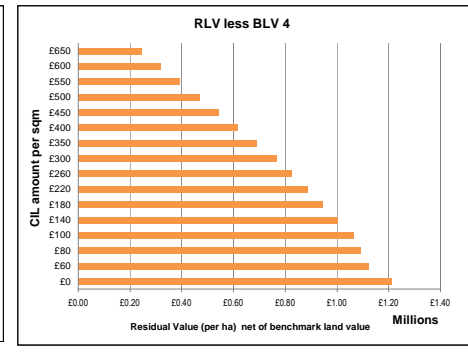
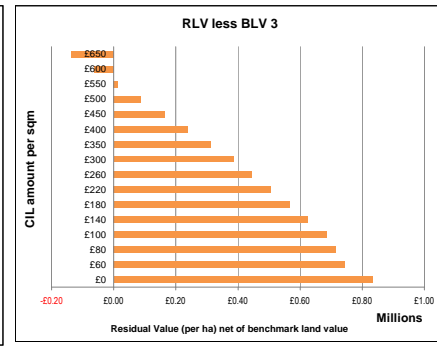
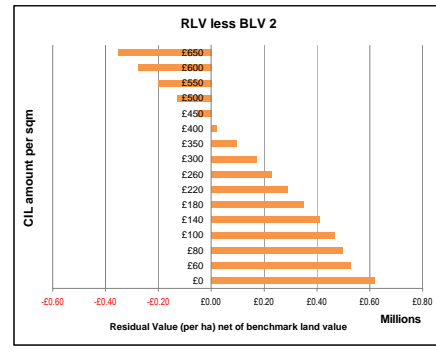
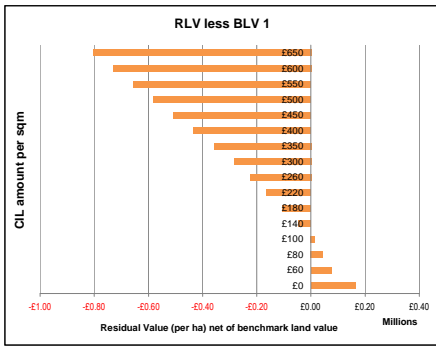
Site type 1	Description:	Area 1	£3229 psqm	0	Site area:	0.10 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	286,376	2,863,757	1,508,757	1,962,308	2,178,438	2,557,864
60	277,438	2,774,380	1,419,380	1,872,931	2,089,061	2,468,487
80	274,459	2,744,588	1,389,588	1,843,139	2,059,269	2,438,695
100	271,480	2,714,796	1,359,796	1,813,347	2,029,477	2,408,902
140	265,521	2,655,211	1,300,211	1,753,762	1,969,892	2,349,318
180	259,563	2,595,627	1,240,627	1,694,178	1,910,308	2,289,733
220	253,604	2,536,042	1,181,042	1,634,593	1,850,723	2,230,149
260	247,646	2,476,458	1,121,458	1,575,008	1,791,139	2,170,564
300	241,687	2,416,873	1,061,873	1,515,424	1,731,554	2,110,980
350	234,239	2,342,392	987,392	1,440,943	1,657,073	2,036,499
400	226,791	2,267,912	912,912	1,366,463	1,582,593	1,962,018
450	219,343	2,193,431	838,431	1,291,982	1,508,112	1,887,538
500	211,895	2,118,950	763,950	1,217,501	1,433,631	1,813,057
550	204,447	2,044,470	689,470	1,143,021	1,359,151	1,738,576
600	196,999	1,969,989	614,989	1,068,540	1,284,670	1,664,096
650	189,551	1,895,508	540,508	994,059	1,210,189	1,589,615



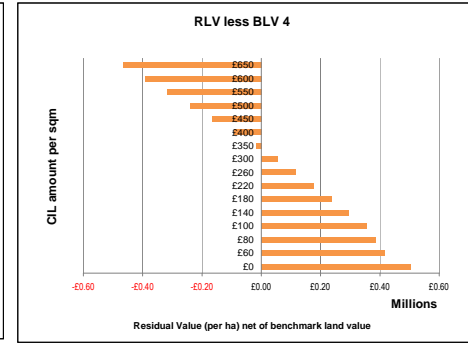
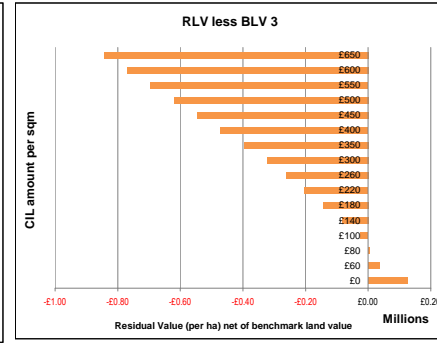
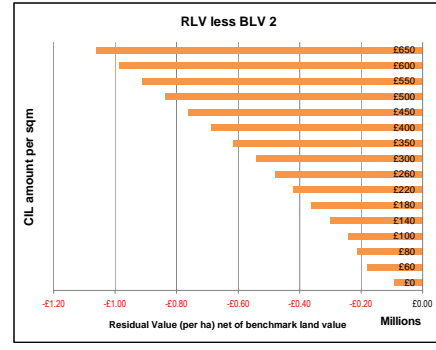
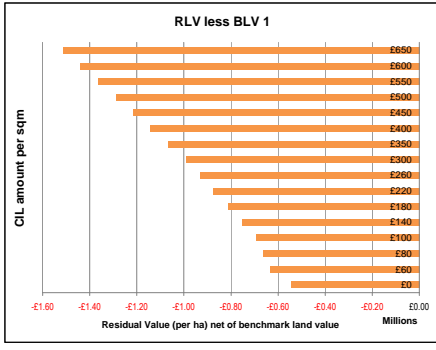
Site type 1	Description:	Area 2	£3229 psqm	0	Site area:	0.10 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	194,278	1,942,783	587,783	1,041,334	1,257,464	1,636,890
60	185,341	1,853,406	498,406	951,957	1,168,087	1,547,513
80	182,361	1,823,614	468,614	922,165	1,138,295	1,517,720
100	179,382	1,793,822	438,822	892,373	1,108,503	1,487,928
140	173,424	1,734,237	379,237	832,788	1,048,918	1,428,344
180	167,465	1,674,652	319,652	773,203	989,333	1,368,759
220	161,507	1,615,068	260,068	713,619	929,749	1,309,175
260	155,548	1,555,483	200,483	654,034	870,164	1,249,590
300	149,590	1,495,899	140,899	594,450	810,580	1,190,006
350	142,142	1,421,418	86,418	519,969	736,099	1,115,525
400	134,694	1,346,938	8,062	445,489	661,619	1,041,044
450	127,246	1,272,457	-82,543	371,008	587,138	966,564
500	119,798	1,197,976	-157,024	296,527	512,657	892,083
550	112,350	1,123,496	-231,504	222,047	438,177	817,602
600	104,901	1,049,015	-305,985	147,566	363,696	743,122
650	97,453	974,534	-380,466	73,085	289,215	668,641



Site type 1	Description:	Area 3	£2906 psqm	0	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	151,772	1,517,718	162,718	616,269	832,399	1,211,825
60	142,834	1,428,341	73,341	526,892	743,022	1,122,448
80	139,855	1,398,549	43,549	497,100	713,230	1,092,656
100	136,876	1,368,757	13,757	467,308	683,438	1,062,863
140	130,917	1,309,172	-45,828	407,723	623,853	1,003,279
180	124,959	1,249,587	-105,413	348,138	564,269	943,694
220	119,001	1,190,003	-164,997	288,554	504,684	884,110
260	113,042	1,130,418	-224,582	228,969	445,099	824,525
300	107,083	1,070,834	-284,166	169,385	385,515	764,941
350	99,635	996,353	-343,751	109,800	311,034	690,460
400	92,187	921,873	-403,335	50,215	236,554	615,979
450	84,739	847,392	-462,920	-9,370	162,073	541,499
500	77,291	772,911	-522,505	-169,885	87,592	467,018
550	69,843	698,431	-582,090	-229,470	13,112	392,537
600	62,395	623,950	-641,675	-289,055	-57,303	318,057
650	54,947	549,469	-701,260	-348,640	-116,818	243,576

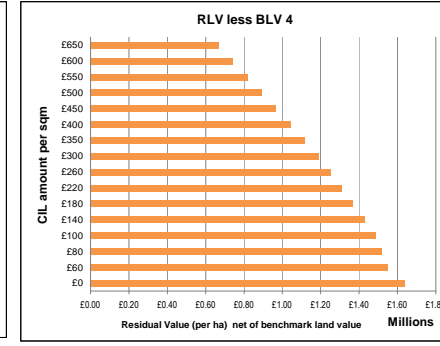
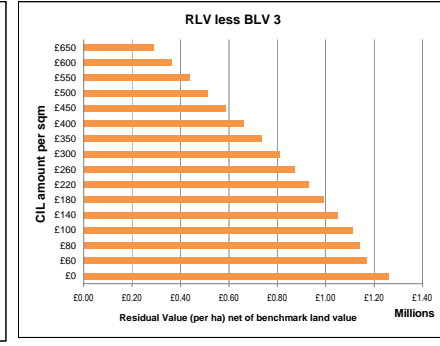
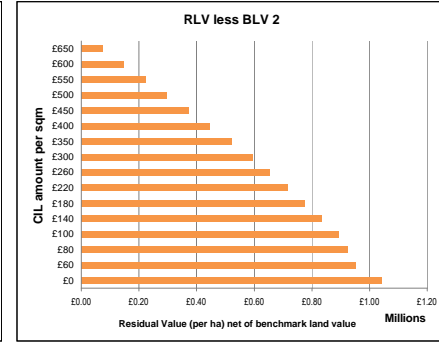
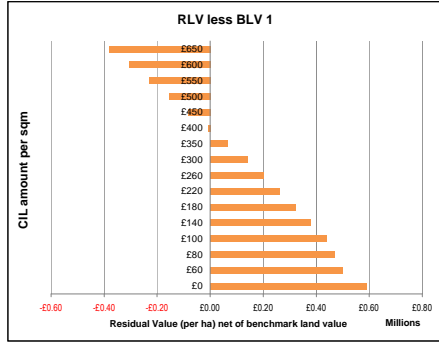


Site type 1	Description:	Area 4	£2368 psqm	0	Site area:	0.10 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	80,928	809,276	-545,724	-92,173	123,957	503,383
60	71,990	719,899	-635,101	-181,550	34,580	414,006
80	69,011	690,107	-664,893	-211,342	4,788	384,214
100	66,031	660,315	-694,685	-241,134	25,004	354,422
140	60,073	600,730	-754,270	-300,719	84,589	294,837
180	54,115	541,146	-813,854	-360,303	144,173	235,253
220	48,156	481,561	-873,439	-419,888	203,758	175,668
260	42,198	421,977	-933,023	-479,472	263,342	116,084
300	36,239	362,392	-992,608	-539,057	322,927	56,499
350	28,791	287,912	-1,067,088	-613,537	397,407	-17,982
400	21,343	213,431	-1,141,569	-688,018	471,888	-92,462
450	13,895	138,950	-1,216,050	-762,499	546,369	-166,943
500	6,447	64,470	-1,290,530	-836,979	620,849	-241,424
550	-1,001	-10,011	-1,365,011	-911,460	695,330	-315,904
600	-8,449	-84,492	-1,439,492	-985,941	769,811	-390,385
650	-15,897	-158,972	-1,513,972	-1,060,421	844,291	-464,866



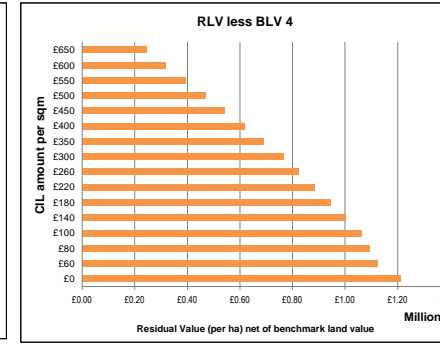
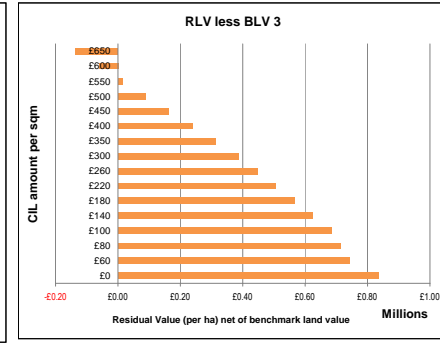
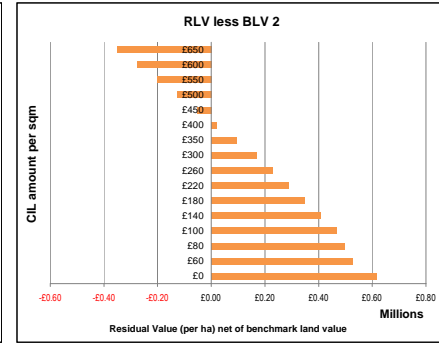
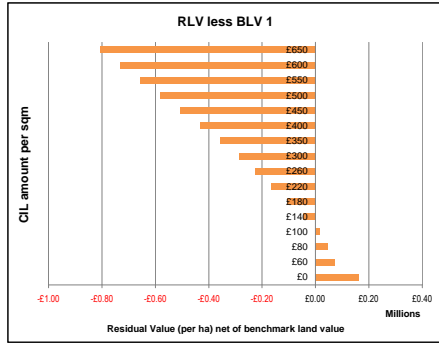
Site type 1 Description: **Area 5 £3229 ps/m** Site area: 0.10 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	194,278	1,942,783	587,783	1,041,334	1,257,464	1,636,890
60	185,341	1,853,406	498,406	951,957	1,168,087	1,547,513
80	182,361	1,823,614	466,614	922,165	1,138,295	1,517,720
100	179,382	1,793,822	438,822	892,373	1,108,503	1,487,928
140	173,424	1,734,237	379,237	832,786	1,048,918	1,428,344
180	167,465	1,674,652	319,652	773,203	989,333	1,368,759
220	161,507	1,615,068	260,068	713,619	929,749	1,309,175
260	155,548	1,555,483	200,483	654,034	870,164	1,249,590
300	149,590	1,495,899	140,899	594,450	810,580	1,190,006
350	142,142	1,421,418	86,418	519,969	736,099	1,115,525
400	134,694	1,346,938	8,062	445,489	661,619	1,041,044
450	127,246	1,272,457	-82,543	371,008	587,138	966,564
500	119,798	1,197,976	-157,024	296,527	512,657	892,083
550	112,350	1,123,496	-231,504	222,047	438,177	817,602
600	104,901	1,049,015	-305,985	147,566	363,696	743,122
650	97,453	974,534	-380,466	73,085	289,215	668,641



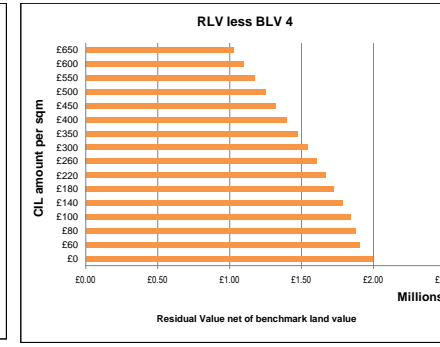
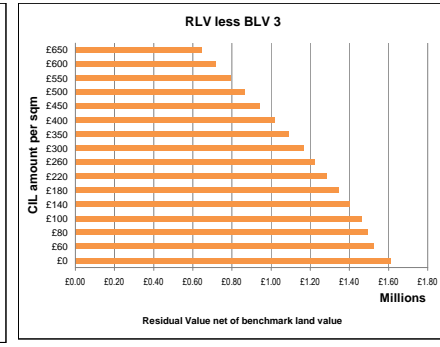
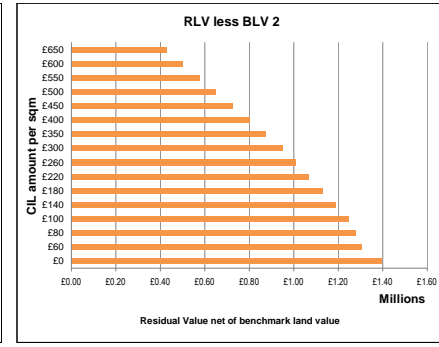
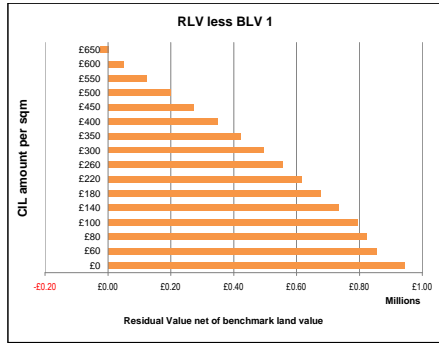
Site type 1 Description: **Area 6 £2906 ps/m** Site area: 0.10 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	151,772	1,517,718	162,718	616,269	832,399	1,211,825
60	142,834	1,428,341	73,341	526,892	743,022	1,122,448
80	139,855	1,398,549	43,549	497,100	713,230	1,092,656
100	136,876	1,368,757	13,757	467,308	683,438	1,062,863
140	130,917	1,309,172	-45,828	407,723	623,853	1,003,279
180	124,959	1,249,587	-105,413	348,138	564,269	943,694
220	119,000	1,190,003	-164,997	288,554	504,684	884,110
260	113,042	1,130,418	-224,582	228,969	445,099	824,525
300	107,083	1,070,834	-284,166	169,385	385,515	764,941
350	99,635	996,353	-358,647	94,904	311,034	690,460
400	92,187	921,873	-433,127	20,424	236,554	615,979
450	84,739	847,392	-507,608	-54,057	162,073	541,499
500	77,291	772,911	-582,089	-128,538	87,592	467,018
550	69,843	698,431	-656,569	-203,018	13,112	392,537
600	62,395	623,950	-731,050	-277,499	61,369	318,057
650	54,947	549,469	-805,531	-351,980	135,850	243,576



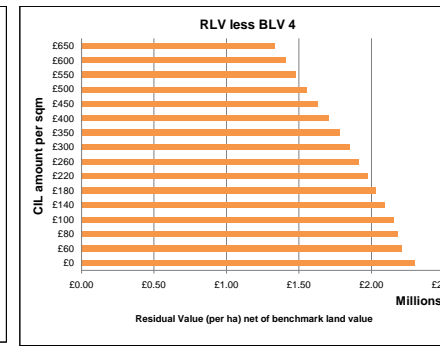
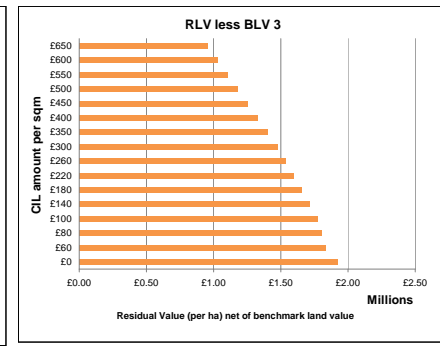
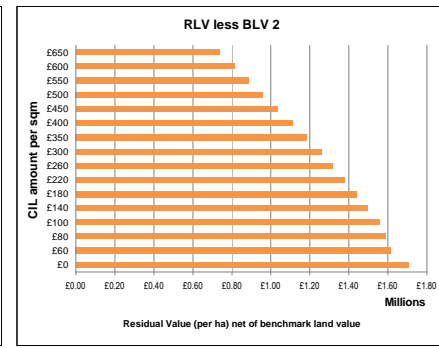
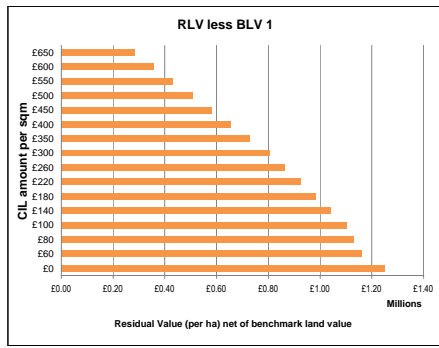
Site type 1 Description: **Area 7 £3498 ps/m** Site area: 0.10 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	229,700	2,297,004	942,004	1,395,555	1,611,685	1,991,110
60	220,763	2,207,627	852,627	1,306,178	1,522,308	1,901,734
80	217,783	2,177,835	822,835	1,276,386	1,492,516	1,871,941
100	214,804	2,148,042	793,042	1,246,593	1,462,723	1,842,149
140	208,846	2,088,458	733,458	1,187,009	1,403,139	1,782,564
180	202,887	2,028,873	673,873	1,127,424	1,343,554	1,722,980
220	196,929	1,969,289	614,289	1,067,840	1,283,970	1,663,395
260	190,970	1,909,704	554,704	1,008,255	1,224,385	1,603,811
300	185,012	1,850,120	495,120	948,671	1,164,801	1,544,226
350	177,564	1,775,639	420,639	874,190	1,090,320	1,469,746
400	170,116	1,701,158	346,158	799,709	1,015,839	1,395,265
450	162,668	1,626,678	271,678	725,229	941,359	1,320,784
500	155,220	1,552,197	197,197	650,748	866,878	1,246,304
550	147,772	1,477,716	122,716	576,267	792,397	1,171,823
600	140,324	1,403,236	48,236	501,787	717,917	1,097,342
650	132,876	1,328,755	-26,245	427,306	643,436	1,022,862

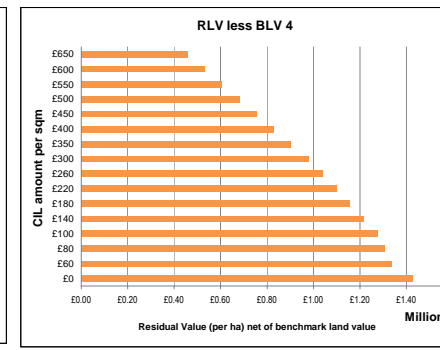
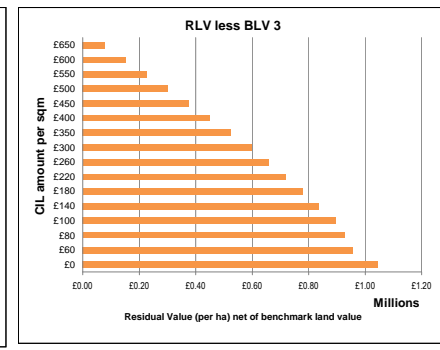
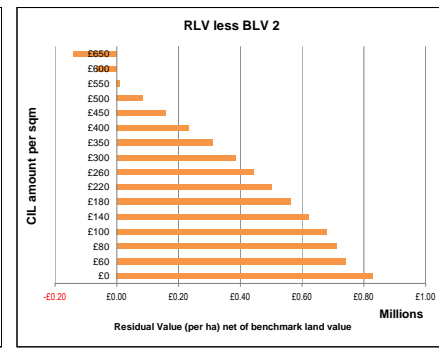
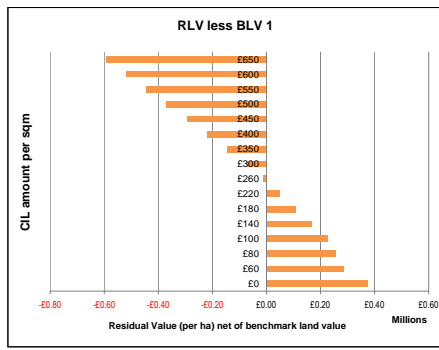


CIL Viability	Decorum BC	Benchmark Land Values (per net developable ha)			
SITE TYPE	1	BLV1 Resi Land (DVS) £1,355,000	BLV2 Offices (lower) £901,449	BLV3 Ind./Warehousing £885,319	BLV4 Community uses £305,893
2 UNITS					
HOUSES					
20 UPH	Net area as percentage of gross	100%			
CSH level:	4 on AH	-5% Sales value inflation			
	4 on private	Build cost inflation			
All Hqs:	0%				

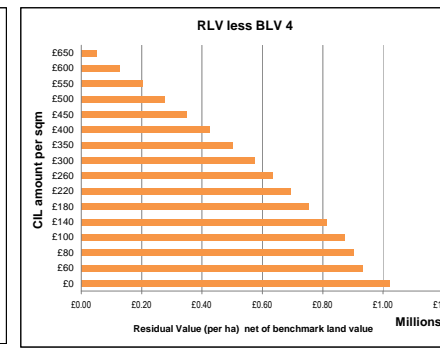
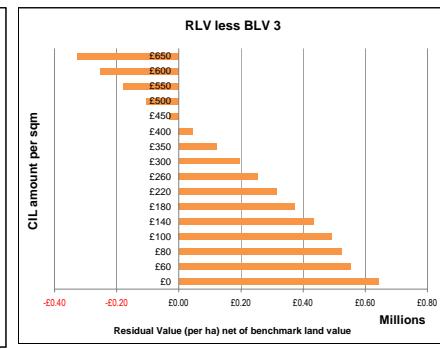
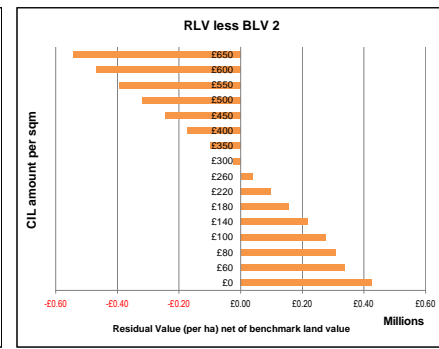
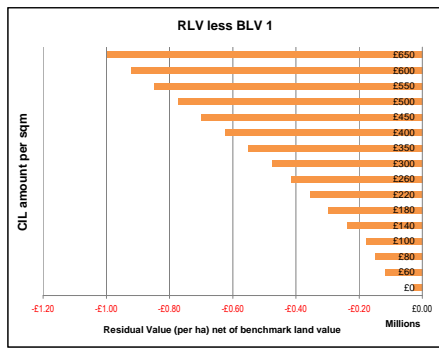
Site type 1	Description:	Area 1	£3229 ps/m	0	Site area:	0.10 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	260,518	2,605,176	1,250,176	1,703,727	1,919,857	2,299,282
60	251,580	2,515,799	1,160,799	1,614,350	1,830,480	2,209,906
80	248,601	2,486,007	1,131,007	1,584,558	1,800,688	2,180,113
100	245,621	2,456,214	1,101,214	1,554,765	1,770,895	2,150,321
140	239,663	2,396,630	1,041,630	1,495,181	1,711,311	2,090,737
180	233,705	2,337,045	982,045	1,435,596	1,651,726	2,031,152
220	227,746	2,277,461	922,461	1,376,012	1,592,142	1,971,568
260	221,788	2,217,876	862,876	1,316,427	1,532,557	1,911,983
300	215,829	2,158,292	803,292	1,256,843	1,472,973	1,852,398
350	208,381	2,083,811	728,811	1,182,362	1,398,492	1,777,918
400	200,933	2,009,330	654,330	1,107,881	1,324,012	1,703,437
450	193,485	1,934,850	579,850	1,033,401	1,249,531	1,628,956
500	186,037	1,860,369	505,369	958,920	1,175,050	1,554,476
550	178,589	1,785,888	430,888	884,439	1,100,570	1,479,995
600	171,141	1,711,408	356,408	809,959	1,026,089	1,405,515
650	163,693	1,636,927	281,927	735,478	951,608	1,331,034



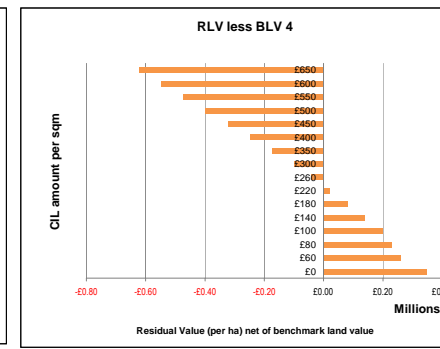
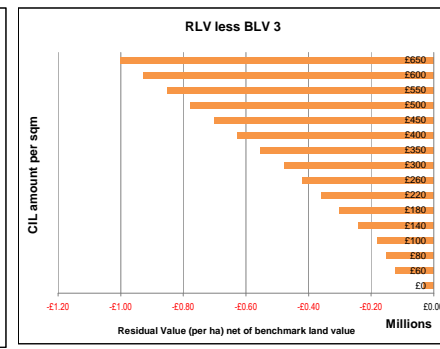
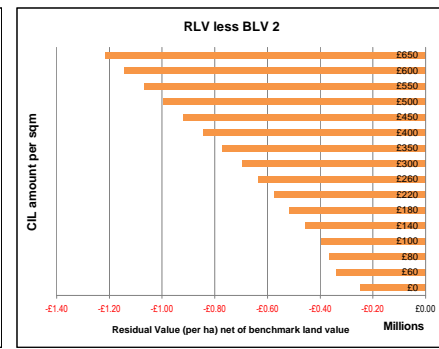
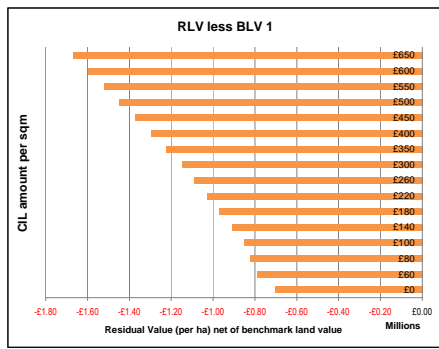
Site type 1	Description:	Area 2	£3229 ps/m	0	Site area:	0.10 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	173,025	1,730,250	375,250	828,801	1,044,931	1,424,357
60	164,087	1,640,874	285,874	739,425	955,555	1,334,980
80	161,108	1,611,081	256,081	709,632	925,762	1,305,188
100	158,129	1,581,289	226,289	679,840	895,970	1,275,396
140	152,170	1,521,705	166,705	620,255	836,386	1,215,811
180	146,212	1,462,120	107,120	560,671	776,801	1,156,227
220	140,254	1,402,535	47,535	501,086	717,216	1,096,642
260	134,295	1,342,951	-12,049	441,502	657,632	1,037,058
300	128,337	1,283,366	-71,634	381,917	598,047	977,473
350	120,889	1,208,886	-146,114	307,437	523,567	902,992
400	113,441	1,134,405	-220,595	232,956	449,086	828,512
450	105,992	1,059,924	-295,076	158,475	374,605	754,031
500	98,544	985,444	-369,556	83,995	300,125	679,550
550	91,096	910,963	-444,037	9,514	225,644	605,070
600	83,648	836,482	-518,518	-64,967	151,163	530,589
650	76,200	762,002	-592,998	-139,447	76,683	456,108



Site type 1	Description:	Area 3	£2906 ps/m	0	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	132,644	1,326,439	-28,561	424,990	641,120	1,020,545
60	123,706	1,237,062	-117,938	335,613	551,743	931,169
80	120,727	1,207,270	-147,730	305,821	521,951	901,376
100	117,748	1,177,477	-177,523	276,028	492,158	871,584
140	111,789	1,117,893	-237,107	216,444	432,574	811,999
180	105,831	1,058,308	-296,692	156,859	372,989	752,415
220	99,872	998,724	-356,276	97,275	313,405	692,830
260	93,914	939,139	-415,861	37,690	253,820	633,246
300	87,955	879,555	-475,445	-21,894	194,236	573,661
350	80,507	805,074	-549,926	-96,375	119,755	499,181
400	73,059	730,593	-624,407	-170,856	45,274	424,700
450	65,611	656,113	-698,887	-245,336	-29,206	350,219
500	58,163	581,632	-773,368	-319,817	-103,687	275,739
550	50,715	507,151	-847,849	-394,298	-178,168	201,258
600	43,267	432,671	-922,329	-468,778	-252,648	126,777
650	35,819	358,190	-996,810	-543,259	-327,129	52,297

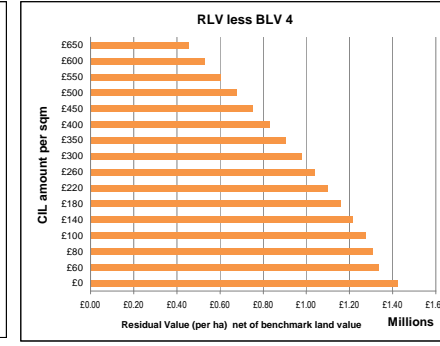
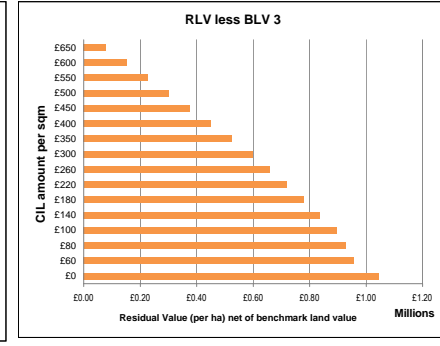
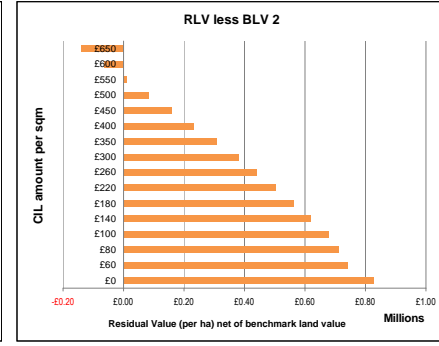
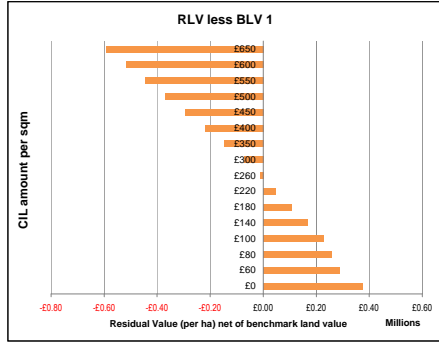


Site type 1	Description:	Area 4	£2368 ps/m	0	Site area:	0.10 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	65,342	653,419	-701,581	-248,030	31,900	347,526
60	56,404	564,042	-790,958	-337,407	121,277	258,149
80	53,425	534,250	-820,750	-367,199	151,069	228,357
100	50,446	504,458	-850,542	-396,991	180,861	198,564
140	44,487	444,873	-910,127	-456,576	240,446	138,980
180	38,529	385,289	-969,711	-516,160	300,030	79,395
220	32,570	325,704	-1,029,296	-575,745	359,615	19,811
260	26,612	266,120	-1,088,880	-635,329	419,199	-39,774
300	20,654	206,535	-1,148,465	-694,914	478,784	-99,358
350	13,205	132,054	-1,222,946	-769,395	553,264	-173,839
400	5,757	57,574	-1,297,426	-843,875	627,745	-248,320
450	-1,691	-16,907	-1,371,907	-918,356	702,226	-322,800
500	-9,139	-91,388	-1,446,388	-992,837	776,706	-397,281
550	-16,587	-165,868	-1,520,868	-1,067,317	851,187	-471,761
600	-24,035	-240,349	-1,595,349	-1,141,798	925,668	-546,242
650	-31,483	-314,829	-1,669,829	-1,216,279	1,000,148	-620,723



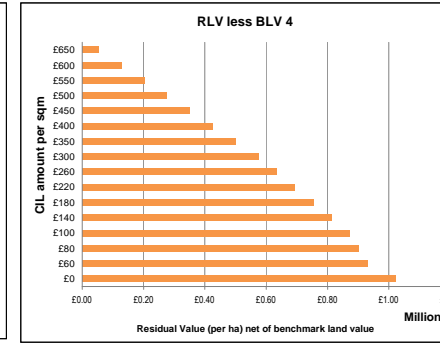
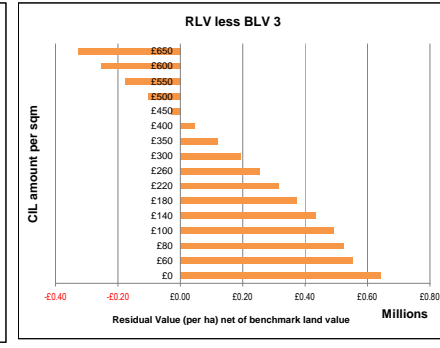
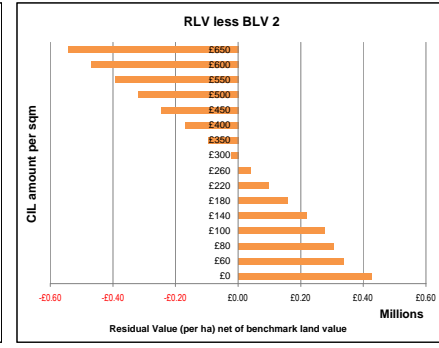
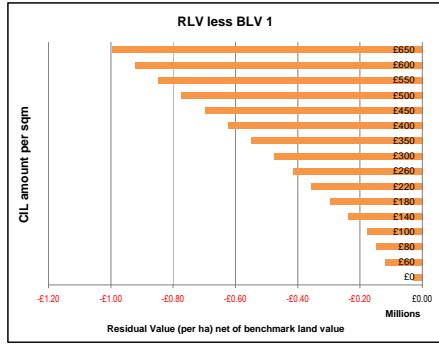
Site type 1 Description: **Area 5 £3229 pcm** Site area: 0.10 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	173,025	1,730,250	375,250	828,801	1,044,931	1,424,357
60	164,067	1,640,674	285,874	739,425	955,555	1,334,980
80	161,108	1,611,081	256,081	709,632	925,762	1,305,188
100	158,129	1,581,289	226,289	679,840	895,970	1,275,396
140	152,170	1,521,705	166,705	620,255	836,386	1,215,811
180	146,212	1,462,120	107,120	560,671	776,801	1,156,227
220	140,254	1,402,535	47,535	501,086	717,216	1,096,642
260	134,295	1,342,951	-12,049	441,502	657,632	1,037,058
300	128,337	1,283,366	-71,634	381,917	598,047	977,473
350	120,889	1,208,886	-146,114	307,437	523,567	902,982
400	113,441	1,134,405	-220,595	232,956	449,086	828,512
450	105,992	1,059,924	-295,076	158,475	374,605	754,031
500	98,544	985,444	-369,556	83,995	300,125	679,550
550	91,096	910,963	-444,037	9,514	225,644	605,070
600	83,648	836,482	-518,518	64,967	151,163	530,589
650	76,200	762,002	-592,998	-139,447	76,683	456,108



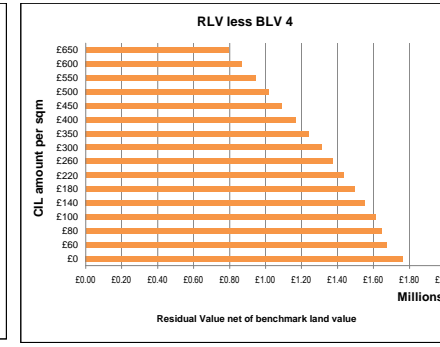
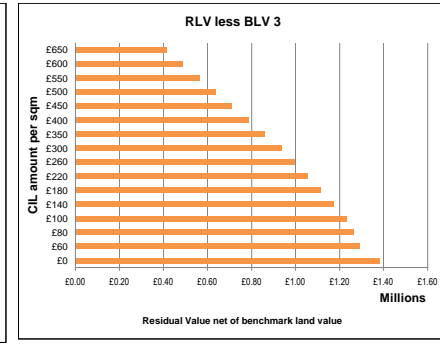
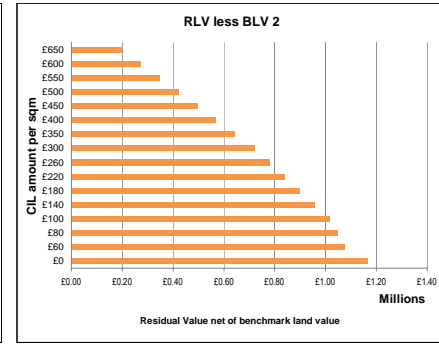
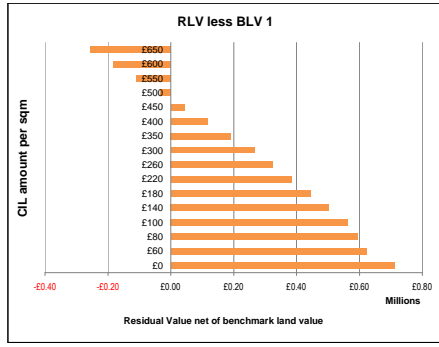
Site type 1 Description: **Area 6 £2906 pcm** Site area: 0.10 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	132,644	1,326,439	28,561	424,990	641,120	1,020,545
60	123,706	1,237,062	117,938	335,613	551,743	931,169
80	120,727	1,207,270	147,730	305,821	521,951	901,376
100	117,748	1,177,477	177,523	276,028	492,158	871,584
140	111,789	1,117,893	237,107	216,444	432,574	811,999
180	105,831	1,058,308	296,692	156,859	372,989	752,415
220	99,872	998,724	356,276	97,275	313,405	692,830
260	93,914	939,139	415,861	37,690	253,820	633,246
300	87,955	879,555	475,445	-21,894	194,236	573,661
350	80,507	805,074	549,926	-96,375	119,755	499,181
400	73,059	730,593	624,407	-170,856	45,274	424,700
450	65,611	656,113	698,887	-245,336	-29,206	350,219
500	58,163	581,632	773,368	-319,817	-103,687	275,739
550	50,715	507,151	847,849	-394,298	-178,168	201,258
600	43,267	432,671	922,329	-468,778	-252,648	126,777
650	35,819	358,190	996,810	-543,259	-327,129	52,297



Site type 1 Description: **Area 7 £3498 pcm** 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	206,676	2,066,760	711,760	1,165,311	1,381,441	1,760,867
60	197,738	1,977,383	622,383	1,075,934	1,292,064	1,671,490
80	194,759	1,947,591	592,591	1,046,142	1,262,272	1,641,698
100	191,780	1,917,789	562,799	1,016,350	1,232,480	1,611,906
140	185,821	1,858,214	503,214	956,765	1,172,895	1,552,321
180	179,863	1,798,630	443,630	897,181	1,113,311	1,492,736
220	173,905	1,739,045	384,045	837,596	1,053,726	1,433,152
260	167,946	1,679,461	324,461	778,012	994,142	1,373,567
300	161,988	1,619,876	264,876	718,427	934,557	1,313,983
350	154,540	1,545,395	190,395	643,946	860,077	1,239,502
400	147,091	1,470,915	115,915	569,466	785,596	1,165,022
450	139,643	1,396,434	41,434	494,985	711,115	1,090,541
500	132,195	1,321,954	-33,046	420,505	636,635	1,016,060
550	124,747	1,247,473	-107,527	346,024	562,154	941,580
600	117,299	1,172,992	-182,008	271,543	487,673	867,099
650	109,851	1,098,512	-256,488	197,063	413,193	792,618



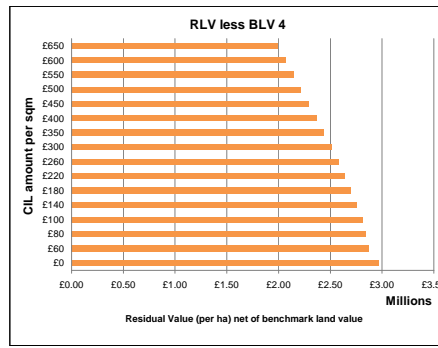
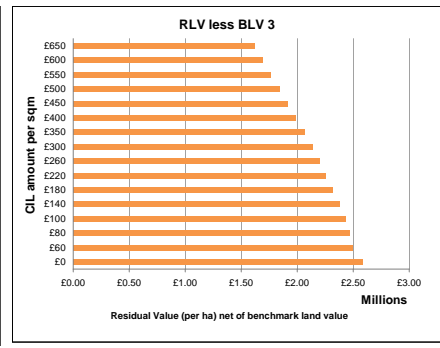
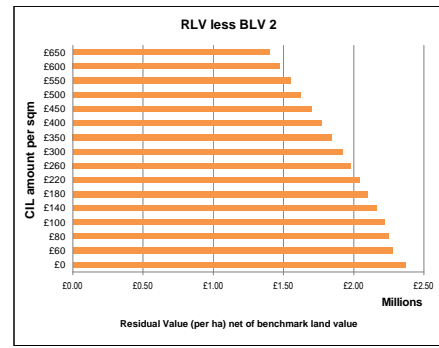
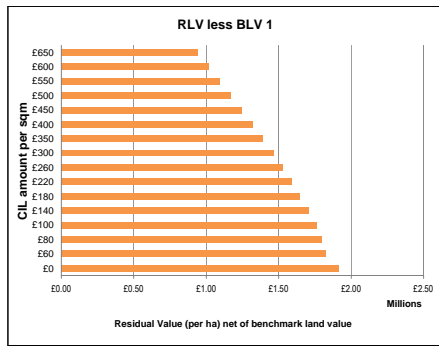
CIL Viability Decorum BC

Benchmark Land Values (per net developable ha)

SITE TYPE	1	BLV1 Resi Land (DVS) £1,355,000	BLV2 Offices (lower) £901,449	BLV3 Ind./Warehousing £685,319	BLV4 Community uses £305,893
2 UNITS					
HOUSES					
20 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%				

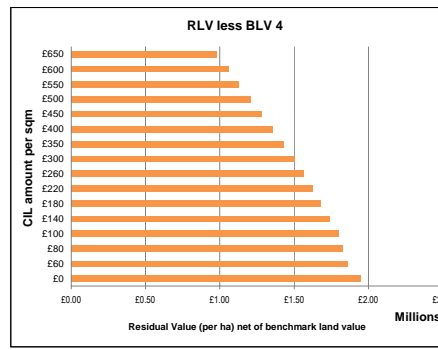
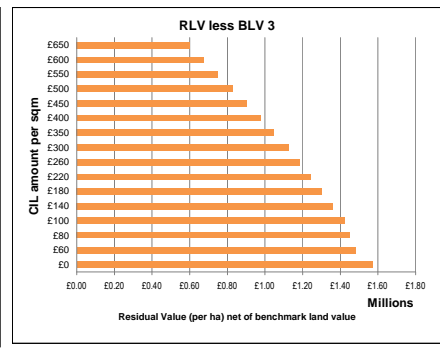
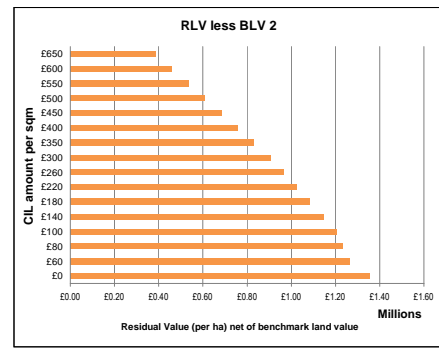
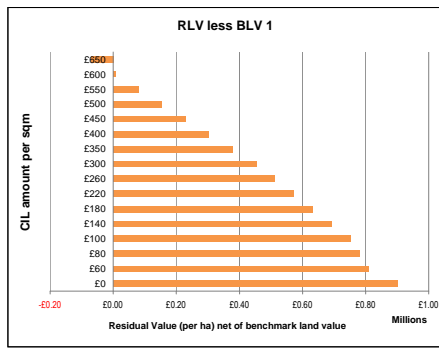
Site type 1 Description: **Area 1 £3229 psqm** Site area: 0.10 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	326,734	3,267,344	1,912,344	2,365,895	2,582,025	2,961,451
60	317,797	3,177,967	1,822,967	2,276,518	2,492,649	2,872,074
80	314,818	3,148,175	1,793,175	2,246,726	2,462,856	2,842,282
100	311,838	3,118,383	1,763,383	2,216,934	2,433,064	2,812,490
140	305,880	3,058,798	1,703,798	2,157,349	2,373,479	2,752,905
180	299,921	2,999,214	1,644,214	2,097,765	2,313,895	2,693,321
220	293,963	2,939,629	1,584,629	2,038,180	2,254,310	2,633,736
260	288,004	2,880,045	1,525,045	1,978,596	2,194,726	2,574,152
300	282,046	2,820,460	1,465,460	1,919,011	2,135,141	2,514,567
350	274,598	2,745,980	1,390,980	1,844,531	2,060,661	2,440,086
400	267,150	2,671,499	1,316,499	1,770,050	1,986,180	2,365,606
450	259,702	2,597,018	1,242,018	1,695,569	1,911,699	2,291,125
500	252,254	2,522,538	1,167,538	1,621,089	1,837,219	2,216,644
550	244,806	2,448,057	1,093,057	1,546,608	1,762,738	2,142,164
600	237,358	2,373,576	1,018,576	1,472,127	1,688,257	2,067,683
650	229,910	2,299,096	944,096	1,397,647	1,613,777	1,993,202



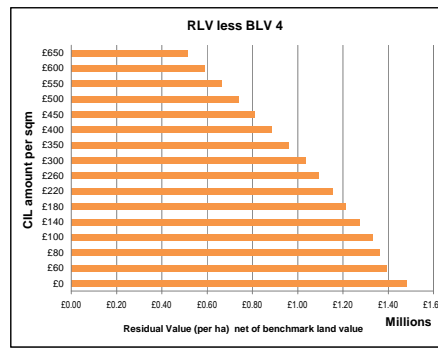
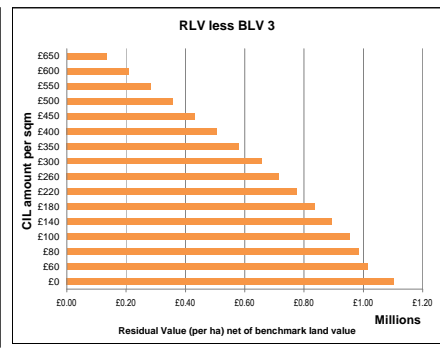
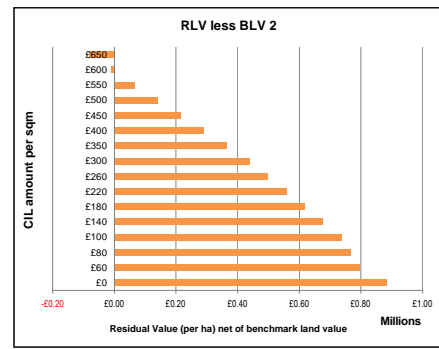
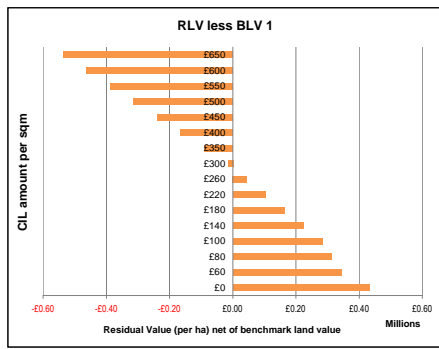
Site type 1 Description: **Area 2 £3229 psqm** Site area: 0.10 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	225,427	2,254,273	899,273	1,352,824	1,568,954	1,948,379
60	216,490	2,164,896	809,896	1,263,447	1,479,577	1,859,003
80	213,510	2,135,104	780,104	1,233,655	1,449,785	1,829,210
100	210,531	2,105,311	750,311	1,203,862	1,419,992	1,799,418
140	204,573	2,045,727	690,727	1,144,278	1,360,408	1,739,834
180	198,614	1,986,142	631,142	1,084,693	1,300,823	1,680,249
220	192,656	1,926,558	571,558	1,025,109	1,241,239	1,620,665
260	186,697	1,866,973	511,973	965,524	1,181,654	1,561,080
300	180,739	1,807,389	452,389	905,940	1,122,070	1,501,495
350	173,291	1,732,908	377,908	831,459	1,047,589	1,427,015
400	165,843	1,658,427	303,427	756,978	973,109	1,352,534
450	158,395	1,583,947	228,947	682,498	898,628	1,278,054
500	150,947	1,509,466	154,466	608,017	824,147	1,203,573
550	143,499	1,434,985	79,985	533,536	749,667	1,129,092
600	136,050	1,360,505	5,505	459,056	675,186	1,054,612
650	128,602	1,286,024	-68,976	384,575	600,705	980,131



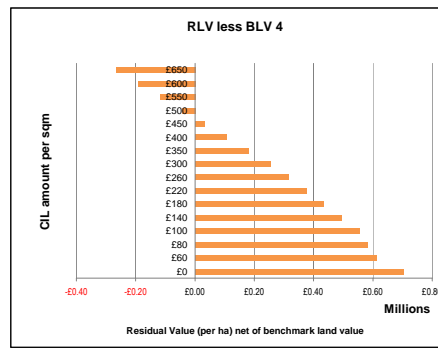
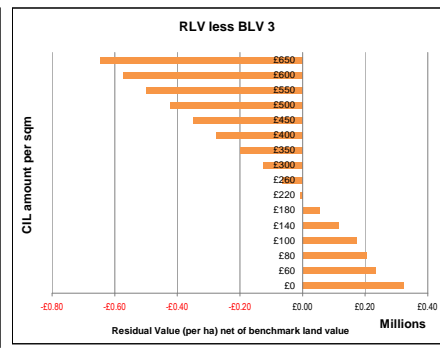
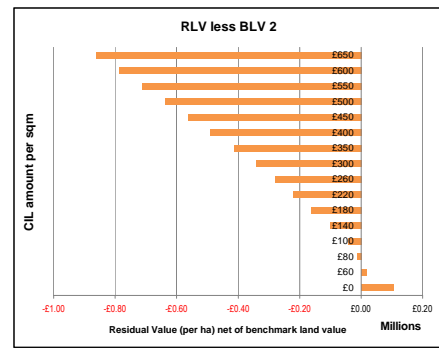
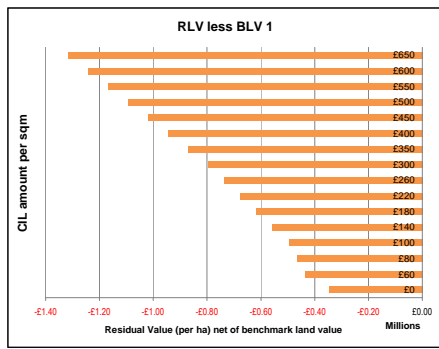
Site type 1 Description: **Area 3 £2906 psqm** Site area: 0.10 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	178,670	1,786,701	431,701	885,252	1,101,382	1,480,808
60	169,732	1,697,324	342,324	795,875	1,012,006	1,391,431
80	166,753	1,667,532	312,532	766,083	982,213	1,361,639
100	163,774	1,637,740	282,740	736,291	952,421	1,331,847
140	157,816	1,578,155	223,155	676,706	892,836	1,272,262
180	151,857	1,518,571	163,571	617,122	833,252	1,212,678
220	145,899	1,458,986	103,986	557,537	773,667	1,153,093
260	139,940	1,399,402	44,402	497,953	714,083	1,093,509
300	133,982	1,339,817	-15,183	438,368	654,498	1,033,924
350	126,534	1,265,337	-89,663	363,888	580,018	959,443
400	119,086	1,190,856	-164,144	289,407	505,537	884,963
450	111,638	1,116,375	-238,625	214,926	431,056	810,482
500	104,189	1,041,895	-313,105	140,446	356,576	736,001
550	96,741	967,414	-387,586	65,965	282,095	661,521
600	89,293	892,933	-462,067	-8,516	207,614	587,040
650	81,845	818,453	-536,547	-82,996	133,134	512,559



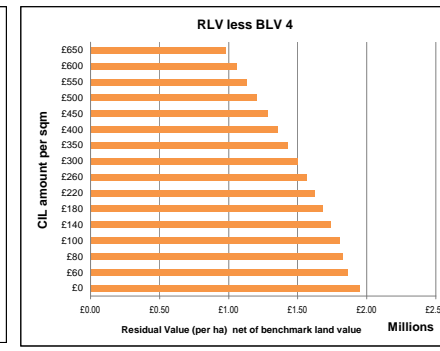
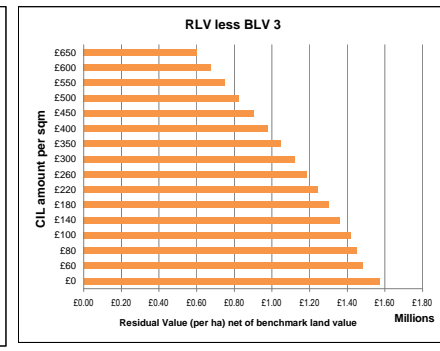
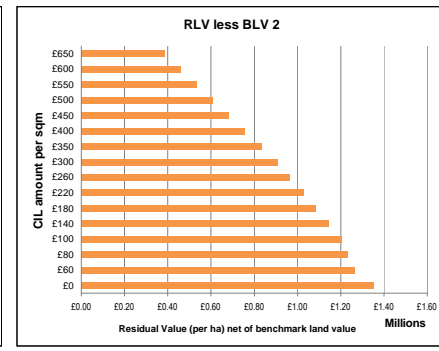
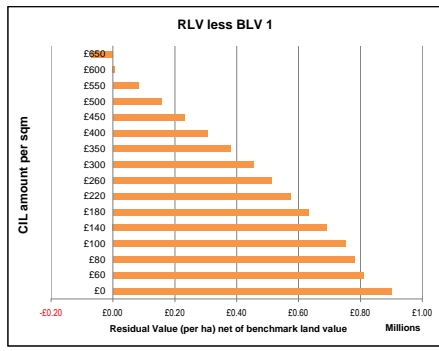
Site type 1 Description: **Area 4 £2368 psqm** Site area: 0.10 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	100,742	1,007,416	-347,584	105,966	322,097	701,522
60	91,804	918,039	-436,961	16,590	232,720	612,145
80	88,825	888,246	-466,754	-13,203	202,927	582,353
100	85,845	858,454	-496,546	-42,995	173,135	552,561
140	79,887	798,870	-556,130	-102,579	113,551	492,976
180	73,929	739,285	-615,715	-162,164	53,966	433,392
220	67,970	679,701	-675,299	-221,748	5,618	373,807
260	62,012	620,116	-734,884	-281,333	65,203	314,223
300	56,053	560,532	-794,468	-340,917	124,787	254,638
350	48,605	486,051	-868,949	-415,398	199,268	180,158
400	41,157	411,570	-943,430	-489,879	273,749	105,677
450	33,709	337,090	-1,017,910	-564,359	348,229	31,196
500	26,261	262,609	-1,092,391	-638,840	422,710	-43,284
550	18,813	188,128	-1,166,872	-713,321	497,191	-117,765
600	11,365	113,648	-1,241,352	-787,801	571,671	-192,246
650	3,917	39,167	-1,315,833	-862,282	646,152	-266,726



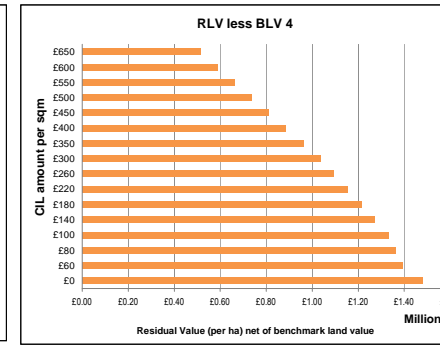
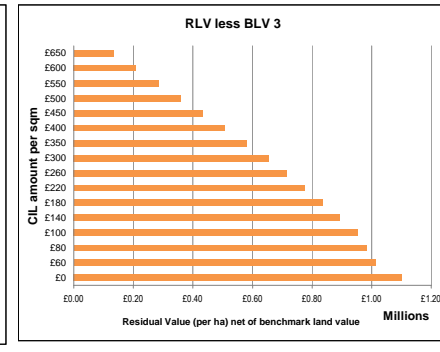
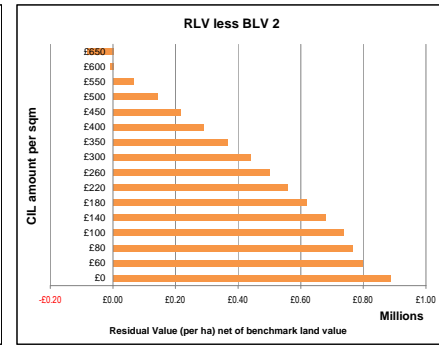
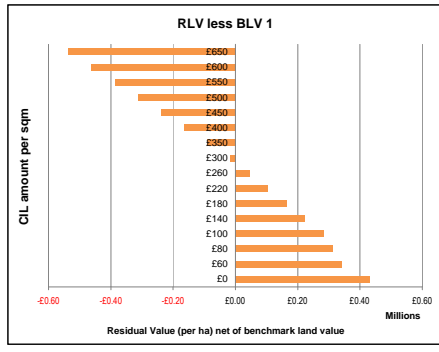
Site type 1 Description: **Area 5** £3229 psm Site area: 0.10 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	225,427	2,254,273	899,273	1,352,824	1,568,954	1,948,379
60	216,490	2,164,896	809,896	1,263,447	1,479,577	1,859,003
80	213,510	2,135,104	780,104	1,233,655	1,449,785	1,829,210
100	210,531	2,105,311	750,311	1,203,862	1,419,992	1,799,418
140	204,573	2,045,727	690,727	1,144,276	1,360,408	1,739,834
180	198,614	1,986,142	631,142	1,084,693	1,300,823	1,680,249
220	192,656	1,926,558	571,558	1,025,109	1,241,239	1,620,665
260	186,697	1,866,973	511,973	965,524	1,181,654	1,561,080
300	180,739	1,807,389	452,389	905,940	1,122,070	1,501,495
350	173,291	1,732,908	377,908	831,459	1,047,589	1,427,015
400	165,843	1,658,427	303,427	756,978	973,109	1,352,534
450	158,395	1,583,947	228,947	682,498	898,628	1,278,054
500	150,947	1,509,466	154,466	608,017	824,147	1,203,573
550	143,499	1,434,985	79,985	533,536	749,667	1,129,092
600	136,050	1,360,505	5,505	459,056	675,186	1,054,612
650	128,602	1,286,024	-68,976	384,575	600,705	980,131



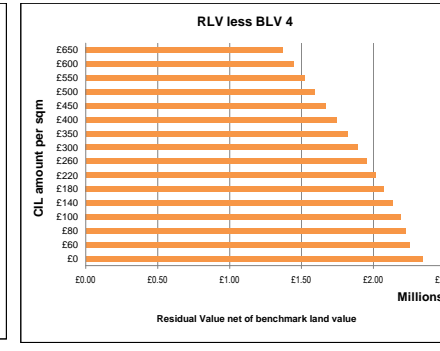
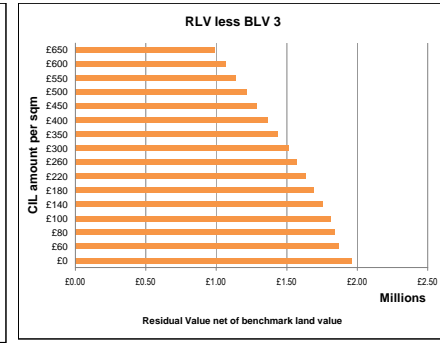
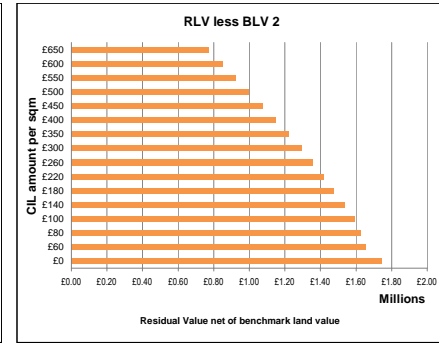
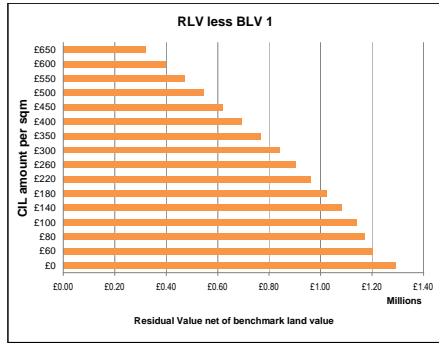
Site type 1 Description: **Area 6** £2906 psm Site area: 0.10 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	178,670	1,786,701	431,701	885,252	1,101,382	1,480,808
60	169,732	1,697,324	342,324	795,875	1,012,006	1,391,431
80	166,753	1,667,532	312,532	766,083	982,213	1,361,639
100	163,774	1,637,740	282,740	736,291	952,421	1,331,847
140	157,816	1,578,155	223,155	676,706	892,836	1,272,262
180	151,857	1,518,571	163,571	617,122	833,252	1,212,678
220	145,899	1,458,986	103,986	557,537	773,667	1,153,093
260	139,940	1,399,402	44,402	497,953	714,083	1,093,509
300	133,982	1,339,817	-15,183	438,368	654,498	1,033,924
350	126,534	1,265,337	-89,663	363,888	580,018	969,443
400	119,086	1,190,856	-164,144	289,407	505,537	884,963
450	111,638	1,116,375	-238,625	214,926	431,056	810,482
500	104,189	1,041,895	-313,105	140,446	356,576	736,001
550	96,741	967,414	-387,586	65,965	282,095	661,521
600	89,293	892,933	-462,067	-8,516	207,614	587,040
650	81,845	818,453	-536,547	-82,996	133,134	512,559



Site type 1 Description: **Area 7** £3498 psm Site area: 0.10 ha

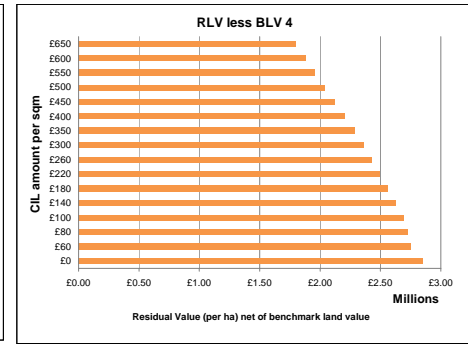
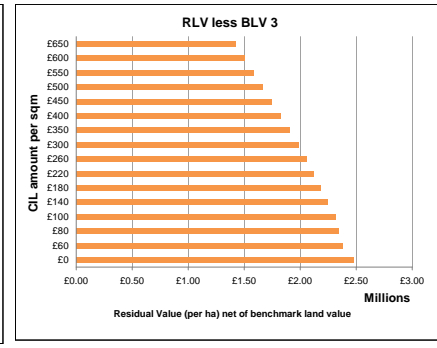
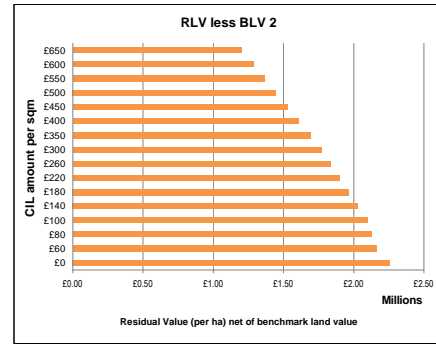
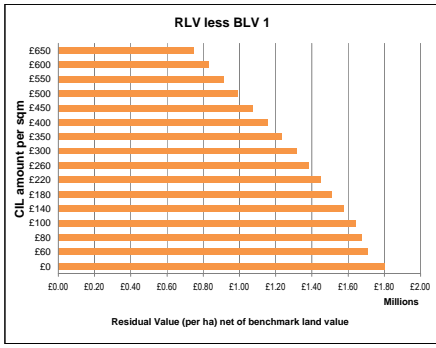
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	264,392	2,643,916	1,288,916	1,742,467	1,958,597	2,338,022
60	255,454	2,554,539	1,199,539	1,653,090	1,869,220	2,248,646
80	252,475	2,524,747	1,169,747	1,623,298	1,839,428	2,218,853
100	249,496	2,494,954	1,139,954	1,593,505	1,809,635	2,189,061
140	243,537	2,435,370	1,080,370	1,533,921	1,750,051	2,129,476
180	237,579	2,375,785	1,020,785	1,474,336	1,690,466	2,069,892
220	231,620	2,316,201	961,201	1,414,752	1,630,882	2,010,307
260	225,662	2,256,616	901,616	1,355,167	1,571,297	1,950,723
300	219,703	2,197,032	842,032	1,295,583	1,511,713	1,891,138
350	212,255	2,122,551	767,551	1,221,102	1,437,232	1,816,658
400	204,807	2,048,070	693,070	1,146,621	1,362,751	1,742,177
450	197,359	1,973,590	618,590	1,072,141	1,288,271	1,667,696
500	189,911	1,899,109	544,109	997,660	1,213,790	1,593,216
550	182,463	1,824,628	469,628	923,179	1,139,309	1,518,735
600	175,015	1,750,148	395,148	848,699	1,064,829	1,444,254
650	167,567	1,675,667	320,667	774,218	990,348	1,369,774



CIL Viability	Dacorum BC	Benchmark Land Values (per net developable ha)			
SITE TYPE	2 Elsewhere	BLV1 Resi Land (DVS) £1,355,000	BLV2 Offices (lower) £901,449	BLV3 Ind./Warehousing £685,319	BLV4 Community uses £305,893
9 UNITS HOUSES					
35 UPH	Net area as percentage of gross	100%			
CSH level:	4 on AH	Sales value inflation			
Aff Hsg:	4 on private	Build cost inflation			
		35%			

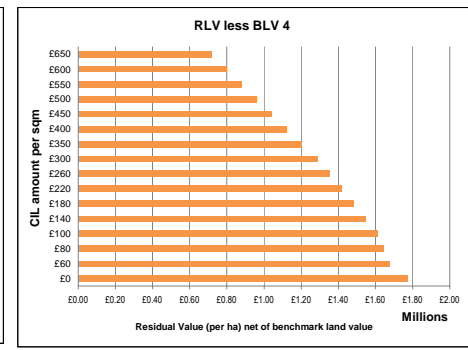
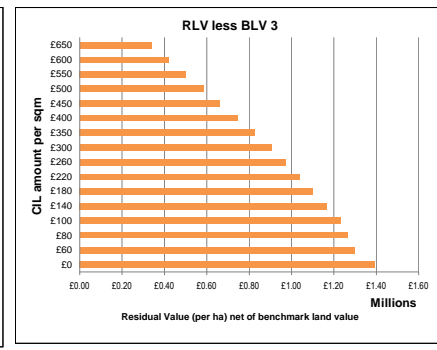
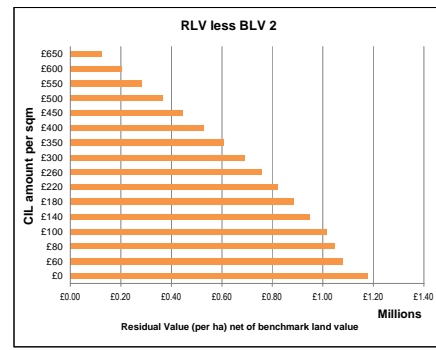
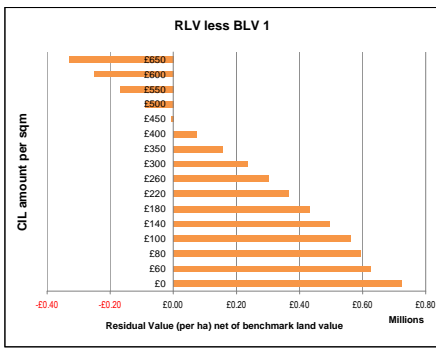
2 Elsewhere Description: **Area 1** £3929 psqm Site area: 0.26 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	812,024	3,157,870	1,802,870	2,256,421	2,472,551	2,851,976
60	796,982	3,060,484	1,705,484	2,159,035	2,375,165	2,754,591
80	778,634	3,028,023	1,673,023	2,126,574	2,342,704	2,722,129
100	770,287	2,995,561	1,640,561	2,094,112	2,310,242	2,689,667
140	753,592	2,930,637	1,575,637	2,029,188	2,245,318	2,624,744
180	736,898	2,865,713	1,510,713	1,964,264	2,180,395	2,559,820
220	720,203	2,800,790	1,445,790	1,899,341	2,115,471	2,494,897
260	703,508	2,735,866	1,380,866	1,834,417	2,050,547	2,429,973
300	686,814	2,670,943	1,315,943	1,769,494	1,985,624	2,365,049
350	665,946	2,589,788	1,234,788	1,688,339	1,904,469	2,283,895
400	645,077	2,508,634	1,153,634	1,607,185	1,823,315	2,202,740
450	624,209	2,427,479	1,072,479	1,526,030	1,742,160	2,121,586
500	603,341	2,346,325	991,325	1,444,876	1,661,006	2,040,431
550	582,472	2,265,170	910,170	1,363,721	1,579,851	1,959,277
600	561,604	2,184,016	829,016	1,282,567	1,498,697	1,878,122
650	540,736	2,102,861	747,861	1,201,412	1,417,542	1,796,968



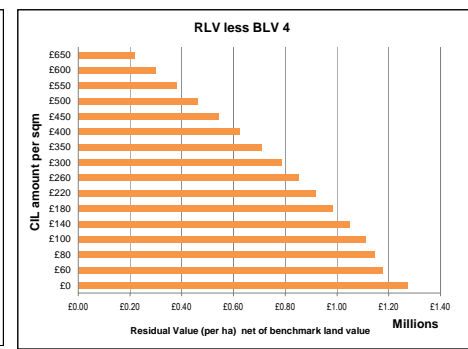
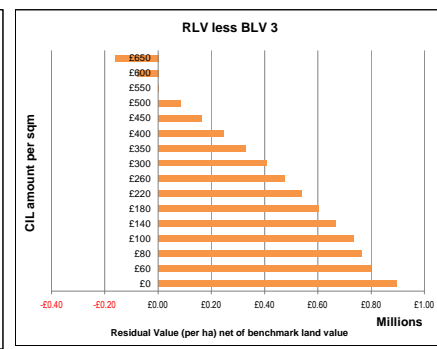
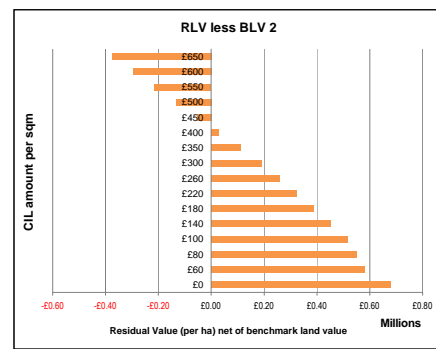
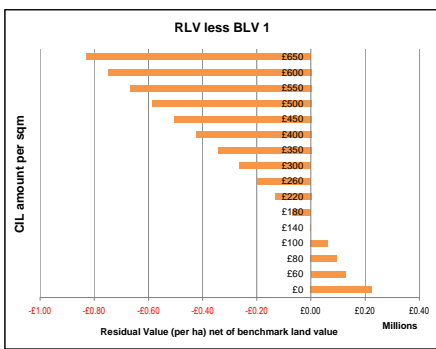
2 Elsewhere Description: **Area 2** £3229 psqm Site area: 0.26 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	534,335	2,077,968	722,968	1,176,519	1,392,649	1,772,074
60	509,293	1,980,582	625,582	1,079,133	1,295,263	1,674,689
80	500,945	1,948,120	593,120	1,046,671	1,262,801	1,642,227
100	492,598	1,915,659	560,659	1,014,210	1,230,340	1,609,765
140	475,903	1,850,735	495,735	949,286	1,165,416	1,544,842
180	459,209	1,785,811	430,811	884,362	1,100,492	1,479,918
220	442,514	1,720,888	365,888	819,439	1,035,569	1,414,994
260	425,819	1,655,964	300,964	754,515	970,645	1,350,071
300	409,125	1,591,040	236,040	689,591	905,722	1,285,147
350	388,256	1,509,886	154,886	608,437	824,567	1,203,993
400	367,388	1,428,731	73,731	527,282	743,412	1,122,838
450	346,520	1,347,577	-7,423	446,128	662,258	1,041,684
500	325,651	1,266,422	-88,578	364,973	581,103	960,529
550	304,783	1,185,268	-169,732	283,819	499,949	879,375
600	283,915	1,104,113	-250,887	202,664	418,794	798,220
650	263,047	1,022,959	-332,041	121,510	337,640	717,066



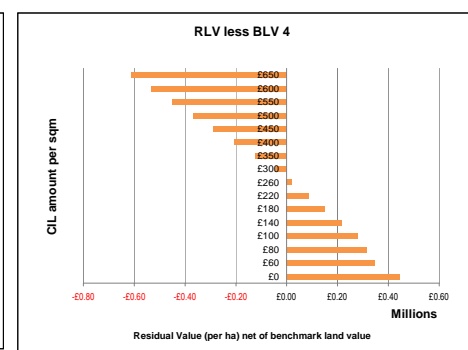
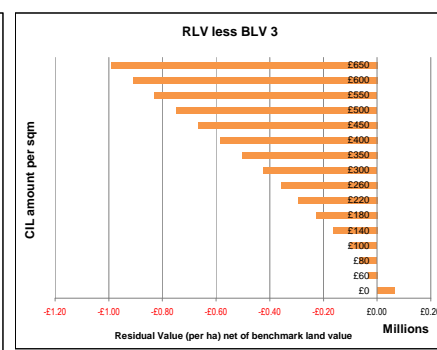
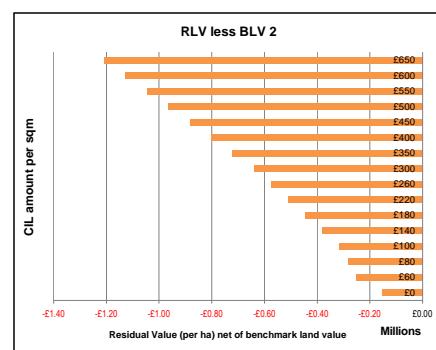
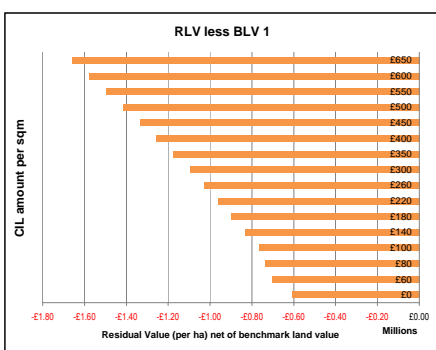
2 Elsewhere Description: **Area 3** £2906 psqm Site area: 0.26 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	406,170	1,579,551	224,551	678,102	894,232	1,273,658
60	381,128	1,482,166	127,166	580,717	796,847	1,176,272
80	372,781	1,449,704	94,704	548,255	764,385	1,143,811
100	364,434	1,417,242	62,242	515,793	731,923	1,111,349
140	347,739	1,352,319	-2,681	450,870	667,000	1,046,425
180	331,044	1,287,395	-67,605	385,946	602,076	981,502
220	314,350	1,222,471	-132,529	321,022	537,152	916,578
260	297,655	1,157,548	-197,452	256,099	472,229	851,654
300	280,960	1,092,624	-262,376	191,175	407,305	786,731
350	260,092	1,011,470	-343,530	110,021	326,151	705,576
400	239,224	930,315	-424,685	28,866	244,996	624,422
450	218,356	849,161	-505,839	-52,288	163,842	543,267
500	197,487	768,006	-586,994	-133,443	82,687	462,113
550	176,619	686,851	-668,149	-214,598	1,533	380,958
600	155,751	605,697	-749,303	-295,752	79,622	299,804
650	134,882	524,542	-830,458	-376,907	160,777	218,649



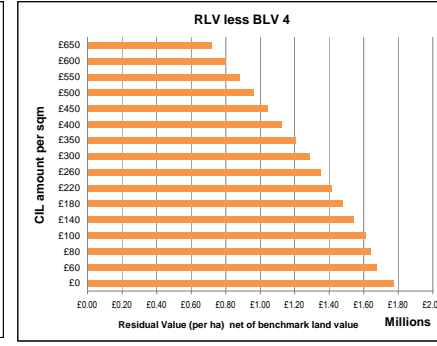
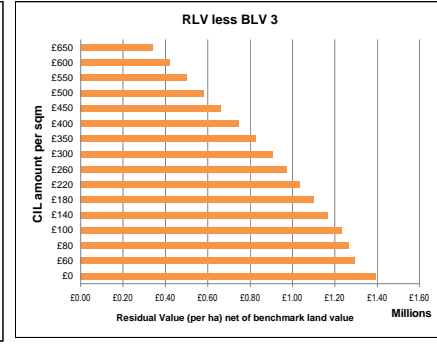
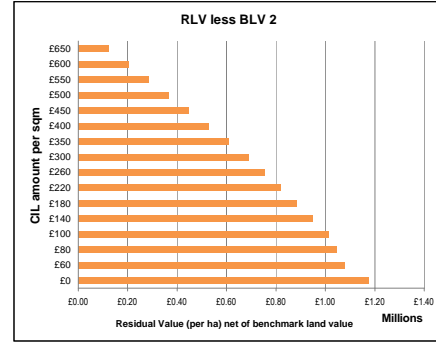
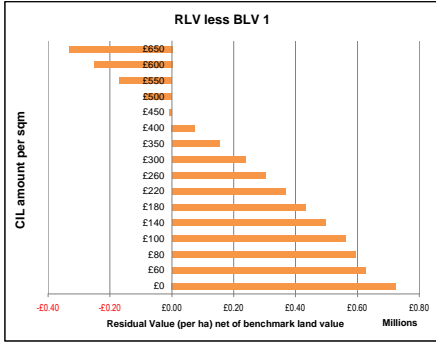
2 Elsewhere Description: **Area 4** £2368 psqm Site area: 0.26 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	192,563	748,857	-606,143	-152,592	63,538	442,964
60	167,521	651,472	-703,528	-249,977	33,847	345,578
80	159,174	619,010	-735,990	-282,439	66,309	313,117
100	150,827	586,548	-768,452	-314,901	98,771	280,655
140	134,132	521,625	-833,375	-379,824	163,694	215,731
180	117,437	456,701	-898,299	-444,748	228,618	150,808
220	100,743	391,777	-963,223	-509,672	293,542	85,884
260	84,048	326,854	-1,028,146	-574,595	358,465	20,960
300	67,353	261,930	-1,093,070	-639,519	423,389	-43,963
350	46,485	180,776	-1,174,224	-720,673	504,543	-125,118
400	25,617	99,621	-1,255,379	-801,828	585,698	-206,272
450	4,749	18,467	-1,336,533	-882,982	666,852	-287,427
500	-16,120	-62,688	-1,417,688	-964,137	748,007	-368,581
550	-36,988	-143,842	-1,498,842	-1,045,292	829,161	-449,736
600	-57,856	-224,997	-1,579,997	-1,126,446	910,316	-530,890
650	-78,725	-306,152	-1,661,152	-1,207,601	991,470	-612,045



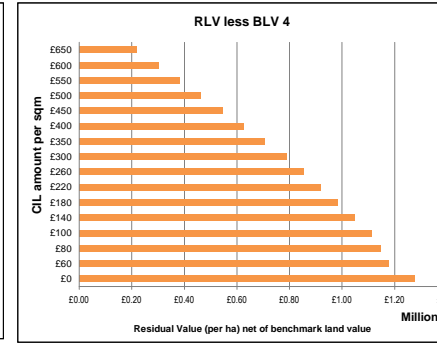
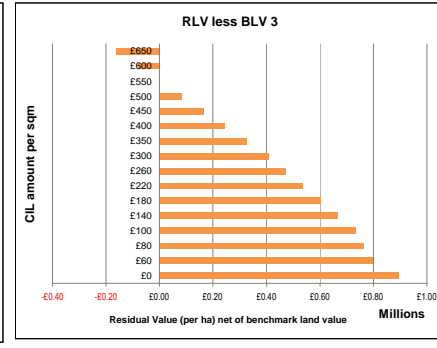
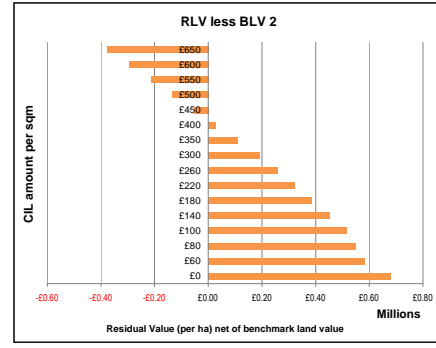
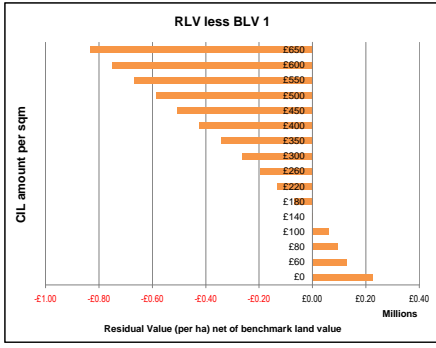
2 Elsewhere Description: **Area 5** £3229 ps/m Site area: 0.26 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	534,335	2,077,968	722,968	1,176,519	1,392,649	1,772,074
60	509,293	1,980,582	625,582	1,079,133	1,295,263	1,674,689
80	500,945	1,948,120	593,120	1,046,671	1,262,801	1,642,227
100	492,598	1,915,659	560,659	1,014,210	1,230,340	1,609,765
140	475,903	1,850,735	495,735	949,286	1,165,416	1,544,842
180	459,209	1,785,811	430,811	884,362	1,100,492	1,479,918
220	442,514	1,720,888	365,888	819,439	1,035,569	1,414,994
260	425,819	1,655,964	300,964	754,515	970,645	1,350,071
300	409,125	1,591,040	236,040	689,591	905,722	1,285,147
350	388,256	1,509,886	154,886	608,437	824,567	1,203,993
400	367,388	1,428,731	73,731	527,282	743,412	1,122,838
450	346,520	1,347,577	-7,423	446,128	662,258	1,041,684
500	325,651	1,266,422	-88,578	364,973	581,103	960,529
550	304,783	1,185,268	-169,732	283,819	499,949	879,375
600	283,915	1,104,113	-250,887	202,664	418,794	798,220
650	263,047	1,022,959	-332,041	121,510	337,640	717,066



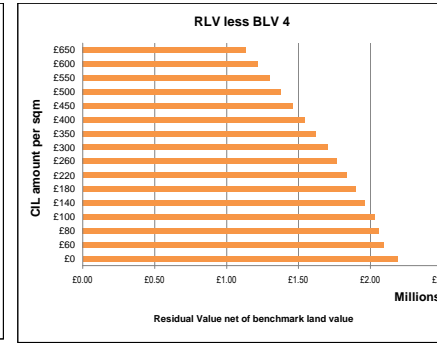
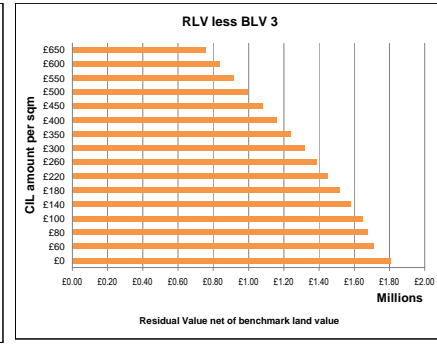
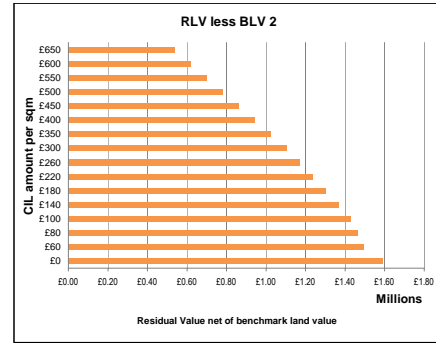
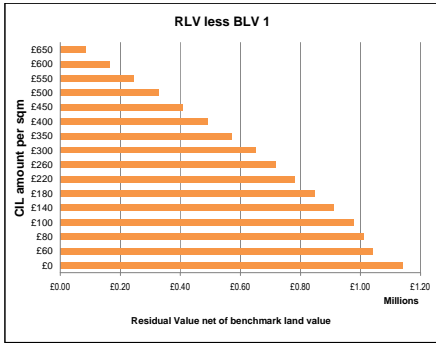
2 Elsewhere Description: **Area 6** £2906 ps/m Site area: 0.26 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	406,170	1,579,551	224,551	678,102	894,232	1,273,658
60	381,128	1,482,166	127,166	580,717	796,847	1,176,272
80	372,781	1,449,704	94,704	548,255	764,385	1,143,811
100	364,434	1,417,242	62,242	515,793	731,923	1,111,349
140	347,739	1,352,319	-2,681	450,870	667,000	1,046,425
180	331,044	1,287,395	-67,605	385,946	602,076	981,502
220	314,350	1,222,471	-132,529	321,022	537,152	916,578
260	297,655	1,157,548	-197,452	256,099	472,229	851,654
300	280,960	1,092,624	-262,376	191,175	407,305	786,731
350	260,092	1,011,470	-343,530	110,021	326,151	705,576
400	239,224	930,315	-424,685	28,866	244,996	624,422
450	218,356	849,161	-505,839	-52,288	163,842	543,267
500	197,487	768,006	-586,994	-133,443	82,687	462,113
550	176,619	686,851	-668,149	-214,598	1,533	380,958
600	155,751	605,697	-749,303	-295,752	79,622	299,804
650	134,882	524,542	-830,458	-376,907	160,777	218,649



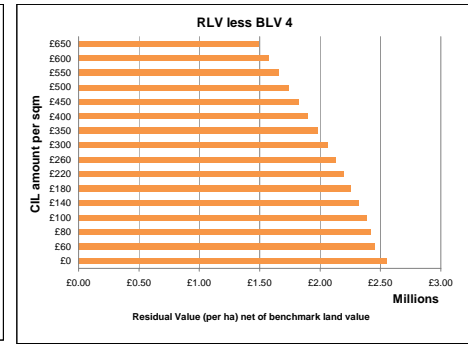
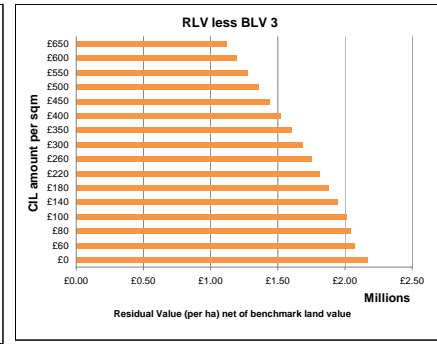
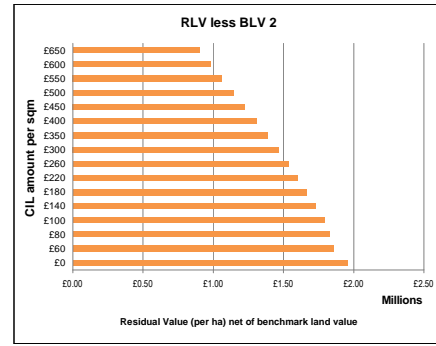
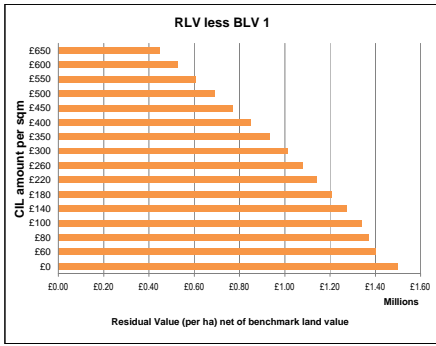
2 Elsewhere Description: **Area 7** £3498 ps/m Site area: 0.26 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	641,138	2,493,315	1,138,315	1,591,866	1,807,996	2,187,421
60	616,096	2,395,929	1,040,929	1,494,480	1,710,610	2,090,036
80	607,749	2,363,467	1,008,467	1,462,018	1,678,148	2,057,574
100	599,401	2,331,006	976,006	1,429,557	1,645,687	2,025,112
140	582,707	2,266,082	911,082	1,364,633	1,580,763	1,960,189
180	566,012	2,201,158	846,158	1,299,709	1,515,839	1,895,265
220	549,317	2,136,235	781,235	1,234,786	1,450,916	1,830,341
260	532,623	2,071,311	716,311	1,169,862	1,385,992	1,765,418
300	515,928	2,006,387	651,387	1,104,938	1,321,068	1,700,494
350	495,060	1,925,233	570,233	1,023,784	1,239,914	1,619,340
400	474,192	1,844,078	489,078	942,629	1,158,759	1,538,185
450	453,323	1,762,924	407,924	861,475	1,077,605	1,457,031
500	432,455	1,681,769	326,769	780,320	996,450	1,375,876
550	411,587	1,600,615	245,615	699,166	915,296	1,294,722
600	390,718	1,519,460	164,460	618,011	834,141	1,213,567
650	369,850	1,438,306	83,306	536,857	752,987	1,132,413

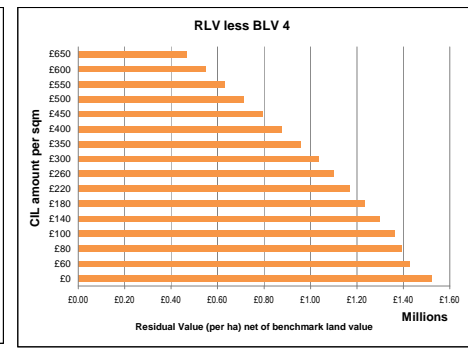
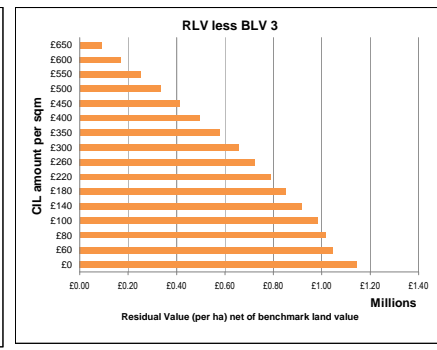
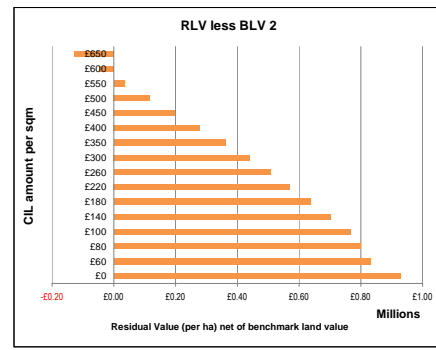
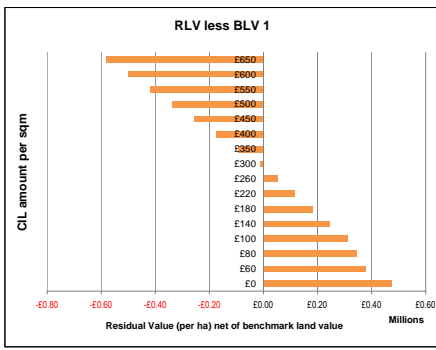


CIL Viability	Dacorum BC	Benchmark Land Values (per net developable ha)			
SITE TYPE	2 Elsewhere	BLV1 Resi Land (DVS) £1,355,000	BLV2 Offices (lower) £901,449	BLV3 Ind./Warehousing £885,319	BLV4 Community uses £305,893
9 UNITS					
HOUSES					
35 UPH	Net area as percentage of gross	100%			
CSH level:	4 on AH	-5% Sales value inflation			
	4 on private	Build cost inflation			
Aff Hqs:	35%				

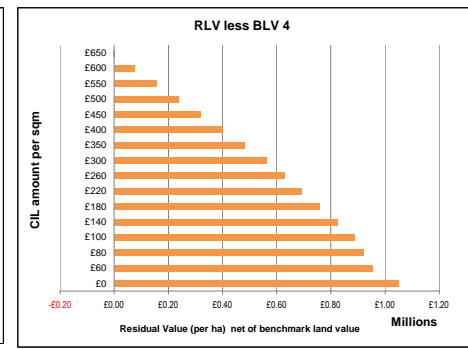
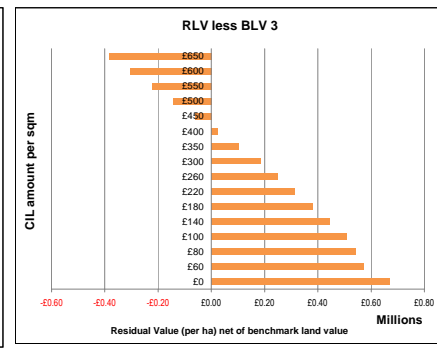
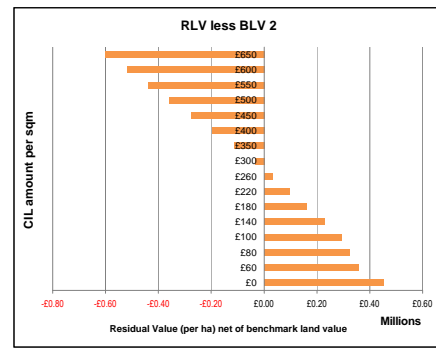
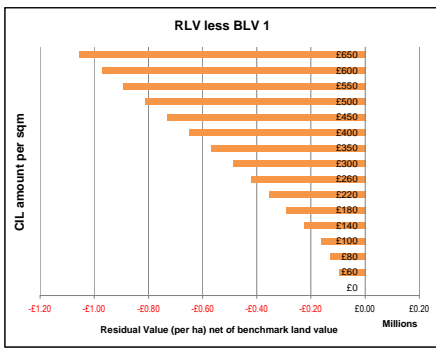
2 Elsewhere	Description:	Area 1	£3229 ps/m	0	Site area:	0.26 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	734,057	2,854,666	1,499,666	1,953,217	2,169,347	2,548,773
60	709,015	2,757,281	1,402,281	1,855,832	2,071,962	2,451,388
80	700,668	2,724,819	1,369,819	1,823,370	2,039,500	2,418,926
100	692,320	2,692,357	1,337,357	1,790,908	2,007,038	2,386,464
140	675,626	2,627,434	1,272,434	1,725,985	1,942,115	2,321,540
180	658,931	2,562,510	1,207,510	1,661,061	1,877,191	2,256,616
220	642,237	2,497,587	1,142,587	1,596,138	1,812,268	2,191,693
260	625,542	2,432,663	1,077,663	1,531,214	1,747,344	2,126,770
300	608,847	2,367,739	1,012,739	1,466,290	1,682,420	2,061,846
350	587,979	2,286,585	931,585	1,385,136	1,601,266	1,980,692
400	567,111	2,205,430	850,430	1,303,981	1,520,111	1,899,537
450	546,242	2,124,276	769,276	1,222,827	1,438,957	1,818,382
500	525,374	2,043,121	688,121	1,141,672	1,357,802	1,737,228
550	504,506	1,961,967	606,967	1,060,518	1,276,648	1,656,073
600	483,637	1,880,812	525,812	979,363	1,195,493	1,574,919
650	462,769	1,799,658	444,658	898,209	1,114,339	1,493,764



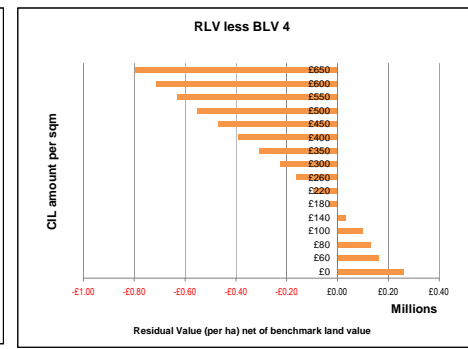
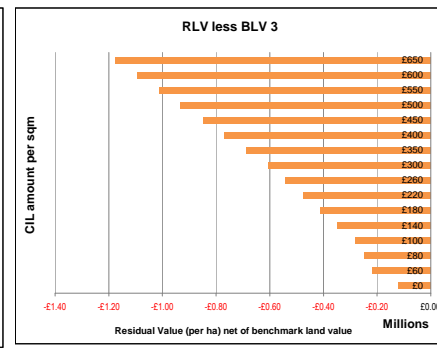
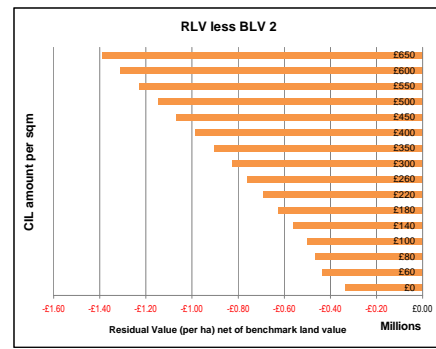
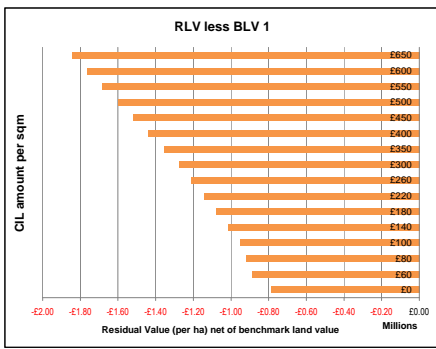
2 Elsewhere	Description:	Area 2	£3229 ps/m	0	Site area:	0.26 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	470,252	1,828,759	473,759	927,310	1,143,440	1,522,866
60	445,210	1,731,374	376,374	829,925	1,046,055	1,425,481
80	436,863	1,698,912	343,912	797,463	1,013,593	1,393,019
100	428,516	1,666,450	311,450	765,001	981,131	1,360,557
140	411,821	1,601,527	246,527	700,078	916,208	1,295,633
180	395,127	1,536,603	181,603	635,154	851,284	1,230,710
220	378,432	1,471,680	116,680	570,230	786,361	1,165,786
260	361,737	1,406,756	51,756	505,307	721,437	1,100,863
300	345,043	1,341,832	-13,168	440,383	656,513	1,035,939
350	324,174	1,260,678	-94,322	359,229	575,359	954,784
400	303,306	1,179,523	-175,477	278,074	494,204	873,630
450	282,438	1,098,369	-256,631	196,920	413,050	792,475
500	261,569	1,017,214	-337,786	115,765	331,895	711,321
550	240,701	936,060	-418,940	34,611	250,741	630,166
600	219,833	854,905	-500,095	-46,544	169,586	549,012
650	198,964	773,751	-581,249	-127,698	88,432	467,857



2 Elsewhere	Description:	Area 3	£2906 ps/m	0	Site area:	0.26 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	348,496	1,355,264	264	453,815	669,945	1,049,371
60	323,454	1,257,878	97,122	356,429	572,559	951,985
80	315,107	1,225,417	-129,583	323,968	540,098	919,523
100	306,760	1,192,955	-162,045	291,506	507,636	887,061
140	290,065	1,128,031	-226,969	226,582	442,712	822,138
180	273,371	1,063,108	-291,892	161,659	377,789	757,214
220	256,676	998,184	-356,816	96,735	312,865	692,291
260	239,981	933,260	-421,740	31,811	247,941	627,367
300	223,287	868,337	-486,663	-33,112	183,018	562,443
350	202,418	787,182	-567,818	-114,267	101,863	481,289
400	181,550	706,028	-648,972	-195,421	20,709	400,134
450	160,682	624,873	-730,127	-276,576	60,446	318,980
500	139,813	543,719	-811,281	-357,730	141,600	237,825
550	118,945	462,564	-892,436	-438,885	222,755	156,671
600	98,077	381,410	-973,590	-520,039	303,909	75,516
650	77,208	300,255	-1,054,745	-601,194	385,064	-5,638

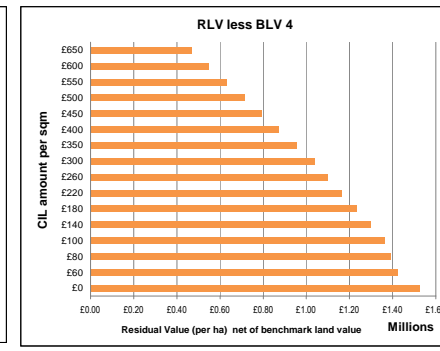
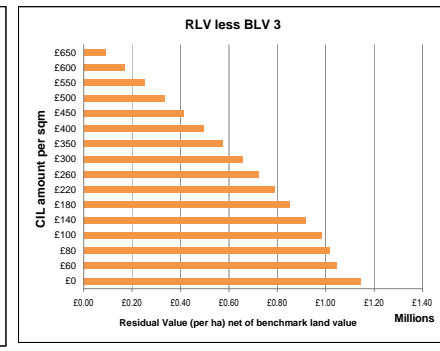
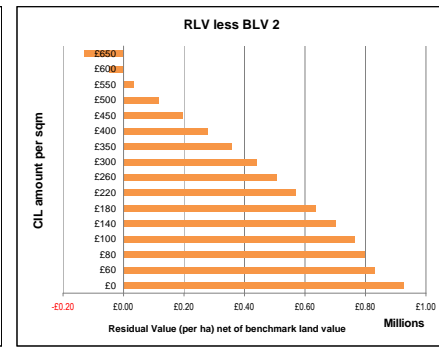
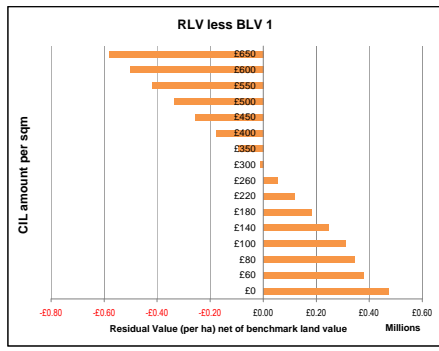


2 Elsewhere	Description:	Area 4	£2368 ps/m	0	Site area:	0.26 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	145,570	566,105	-788,895	-335,344	-119,214	260,211
60	120,528	468,719	-886,281	-432,730	-216,600	162,826
80	112,180	436,257	-918,743	-465,192	-249,062	130,364
100	103,833	403,796	-951,204	-497,654	-281,523	97,902
140	87,138	338,872	-1,016,128	-562,577	-346,447	32,979
180	70,444	273,948	-1,081,052	-627,501	-411,371	-31,945
220	53,749	209,025	-1,145,975	-692,424	-476,294	-96,869
260	37,055	144,101	-1,210,899	-757,348	-541,218	-161,792
300	20,360	79,177	-1,275,823	-822,272	-606,142	-226,716
350	-508	1,977	-1,356,977	-903,426	-687,296	-307,870
400	-21,377	83,132	-1,438,132	-984,581	-768,451	-389,025
450	-42,245	164,286	-1,519,286	-1,065,735	-849,605	-470,179
500	-63,113	245,441	-1,600,441	-1,146,890	-930,760	-551,334
550	-83,982	326,595	-1,681,595	-1,228,044	-1,011,914	-632,488
600	-104,850	407,750	-1,762,750	-1,309,199	-1,093,069	-713,643
650	-125,718	488,904	-1,843,904	-1,390,353	-1,174,223	-794,798



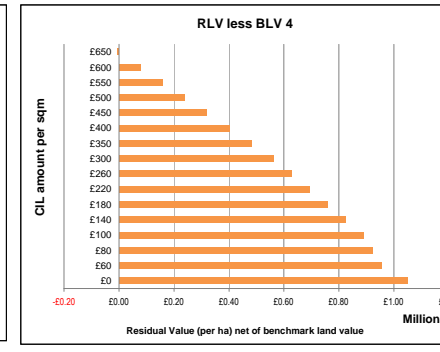
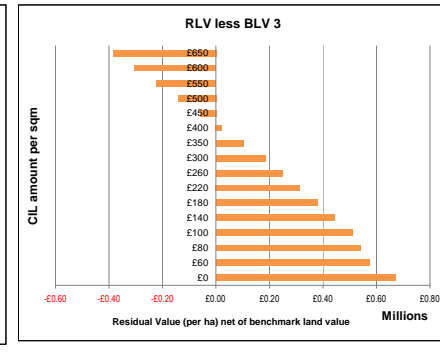
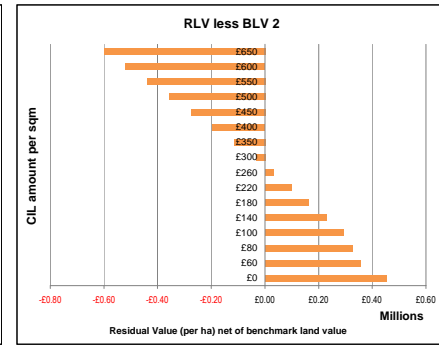
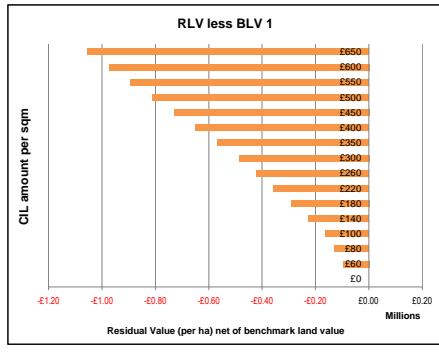
2 Elsewhere Description: **Area 5** £3229 ps/m Site area: 0.26 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	470,252	1,828,759	473,759	927,310	1,143,440	1,522,866
60	445,210	1,731,374	376,374	829,925	1,046,055	1,425,481
80	436,863	1,698,912	343,912	797,463	1,013,593	1,393,019
100	428,516	1,666,450	311,450	765,001	981,131	1,360,557
140	411,821	1,601,527	246,527	700,078	916,208	1,295,633
180	395,127	1,536,603	181,603	635,154	851,284	1,230,710
220	378,432	1,471,680	116,680	570,230	786,361	1,165,786
260	361,737	1,406,756	51,756	505,307	721,437	1,100,863
300	345,043	1,341,832	-13,168	440,383	656,513	1,035,939
350	324,174	1,280,678	-94,322	359,229	575,359	954,784
400	303,306	1,179,523	-175,477	278,074	494,204	873,630
450	282,438	1,098,369	-256,631	196,920	413,050	792,475
500	261,569	1,017,214	-337,786	115,765	331,895	711,321
550	240,701	936,060	-418,940	34,611	250,741	630,166
600	219,833	854,905	-500,095	-46,544	169,586	549,012
650	198,964	773,751	-581,249	-127,698	88,432	467,857



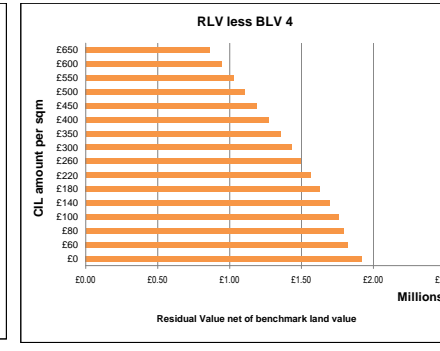
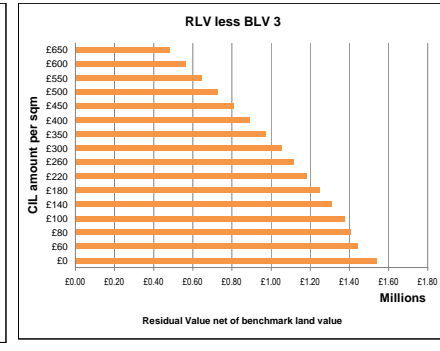
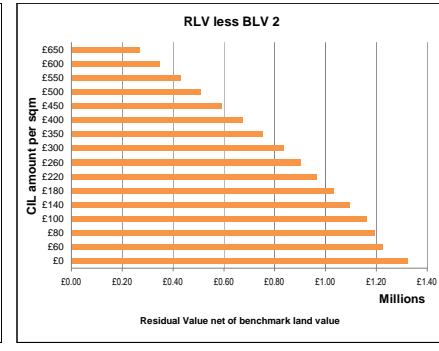
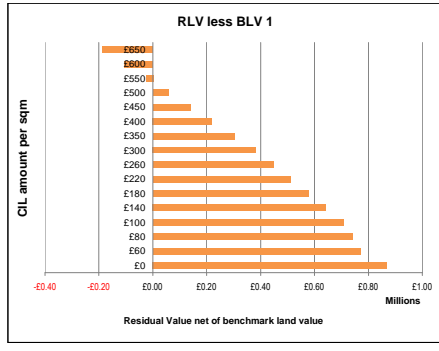
2 Elsewhere Description: **Area 6** £2906 ps/m Site area: 0.26 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	348,496	1,355,264	264	453,815	669,945	1,049,371
60	323,454	1,257,878	97,122	356,429	572,559	951,985
80	315,107	1,225,417	-129,583	323,968	540,098	919,523
100	306,760	1,192,955	-162,045	291,506	507,636	887,061
140	290,065	1,128,031	-226,969	226,582	442,712	822,138
180	273,371	1,063,108	-291,892	161,659	377,789	757,214
220	256,676	998,184	-356,816	96,735	312,865	692,291
260	239,981	933,260	-421,740	31,811	247,941	627,367
300	223,287	868,337	-486,663	-33,112	183,018	562,443
350	202,418	787,182	-567,818	-114,267	101,863	481,289
400	181,550	706,028	-648,972	-195,421	20,709	400,134
450	160,682	624,873	-730,127	-276,576	60,446	318,980
500	139,813	543,719	-811,281	-357,730	141,600	237,825
550	118,945	462,564	-892,436	-438,885	222,755	156,671
600	98,077	381,410	-973,590	-520,039	303,909	75,516
650	77,208	300,255	-1,054,745	-601,194	385,064	-6,638



2 Elsewhere Description: **Area 7** £3498 ps/m Site area: 0.26 ha

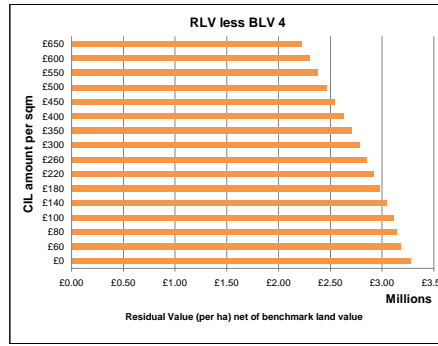
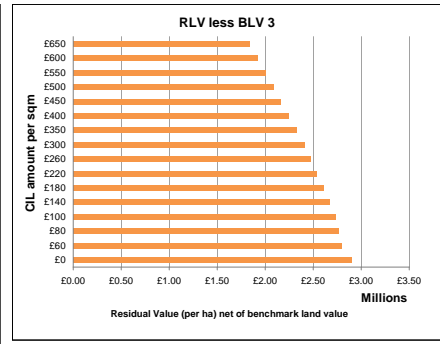
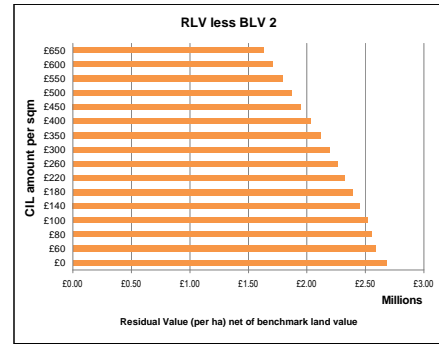
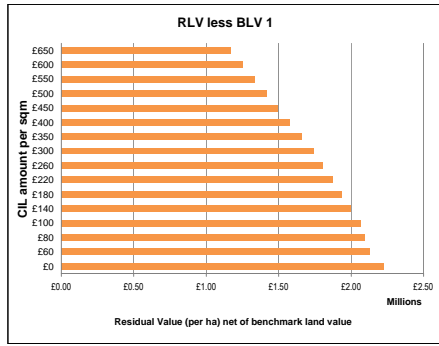
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	571,716	2,223,339	868,339	1,321,890	1,538,020	1,917,446
60	546,674	2,125,954	770,954	1,224,505	1,440,635	1,820,060
80	538,326	2,093,492	738,492	1,192,043	1,408,173	1,787,598
100	529,979	2,061,030	706,030	1,159,581	1,375,711	1,755,137
140	513,284	1,996,106	641,106	1,094,657	1,310,787	1,690,213
180	496,590	1,931,183	576,183	1,029,734	1,245,864	1,625,289
220	479,895	1,866,259	511,259	964,810	1,180,940	1,560,366
260	463,201	1,801,336	446,336	899,887	1,116,017	1,495,442
300	446,506	1,736,412	381,412	834,963	1,051,093	1,430,519
350	425,638	1,655,257	300,257	753,808	969,938	1,349,364
400	404,769	1,574,103	219,103	672,654	888,784	1,268,210
450	383,901	1,492,948	137,948	591,499	807,629	1,187,055
500	363,033	1,411,794	56,794	510,345	726,475	1,105,901
550	342,164	1,330,639	-24,361	429,190	645,320	1,024,746
600	321,296	1,249,485	-105,515	348,036	564,166	943,591
650	300,428	1,168,330	-186,670	266,881	483,011	862,437



CIL Viability	Decorum BC	Benchmark Land Values (per net developable ha)			
SITE TYPE	2 Elsewhere	BLV1 Resi Land (DVS) £1,355,000	BLV2 Offices (lower) £901,449	BLV3 Ind./Warehousing £885,319	BLV4 Community uses £305,893
9 UNITS HOUSES					
35 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:	35%				

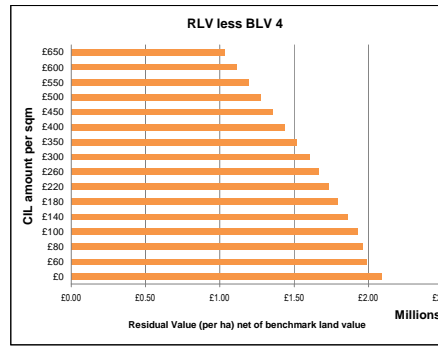
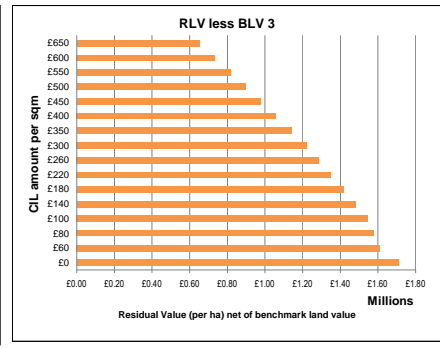
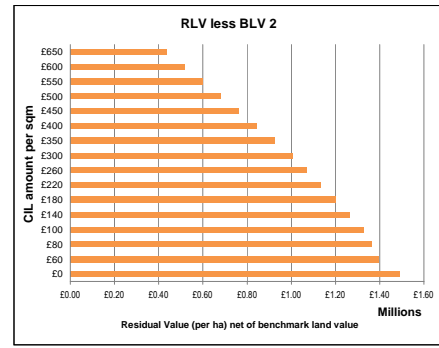
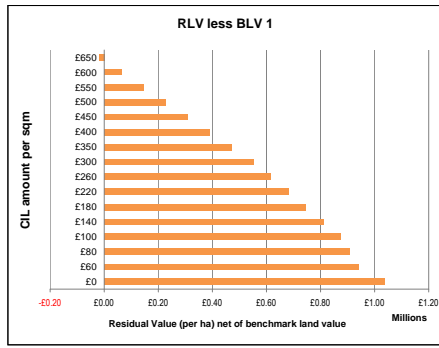
2 Elsewhere Description: **Area 1** £3229 psqm Site area: 0.26 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	920,560	3,579,955	2,224,955	2,678,506	2,894,636	3,274,061
60	895,518	3,482,569	2,127,569	2,581,120	2,797,250	3,176,676
80	887,170	3,450,107	2,095,107	2,548,658	2,764,788	3,144,214
100	878,823	3,417,646	2,062,646	2,516,197	2,732,327	3,111,752
140	862,128	3,352,722	1,997,722	2,451,273	2,667,403	3,046,829
180	845,434	3,287,798	1,932,798	2,386,349	2,602,479	2,981,905
220	828,739	3,222,875	1,867,875	2,321,426	2,537,556	2,916,981
260	812,045	3,157,951	1,802,951	2,256,502	2,472,632	2,852,058
300	795,350	3,093,027	1,738,027	2,191,578	2,407,708	2,787,134
350	774,482	3,011,873	1,656,873	2,110,424	2,326,554	2,705,980
400	753,613	2,930,718	1,575,718	2,029,269	2,245,399	2,624,825
450	732,745	2,849,564	1,494,564	1,948,115	2,164,245	2,543,671
500	711,877	2,768,409	1,413,409	1,866,960	2,083,090	2,462,516
550	691,008	2,687,255	1,332,255	1,785,806	2,001,936	2,381,362
600	670,140	2,606,100	1,251,100	1,704,651	1,920,781	2,300,207
650	649,272	2,524,946	1,169,946	1,623,497	1,839,627	2,219,053



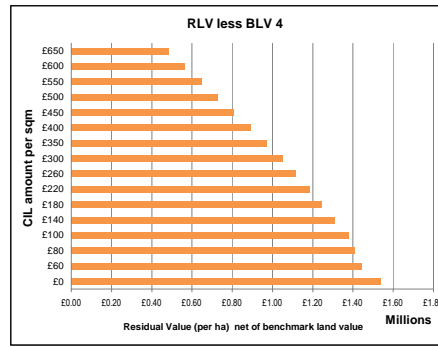
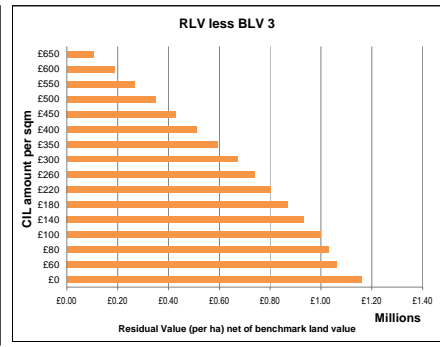
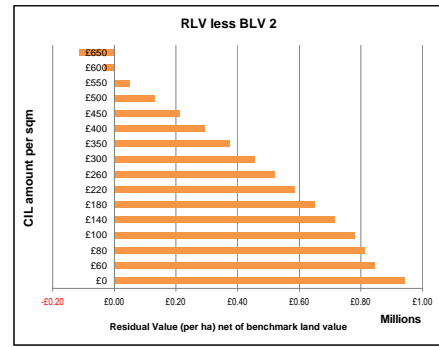
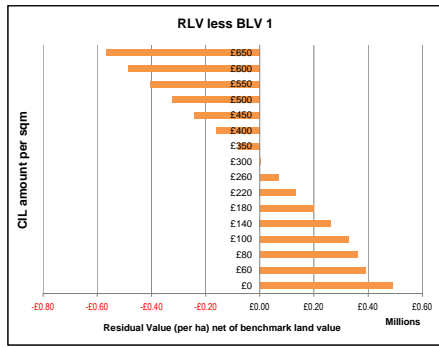
2 Elsewhere Description: **Area 2** £3229 psqm Site area: 0.26 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	615,102	2,392,062	1,037,062	1,490,613	1,706,743	2,086,169
60	590,060	2,294,677	939,677	1,393,228	1,609,358	1,988,783
80	581,712	2,262,215	907,215	1,360,766	1,576,896	1,956,322
100	573,365	2,229,753	874,753	1,328,304	1,544,434	1,923,860
140	556,670	2,164,830	809,830	1,263,381	1,479,511	1,858,936
180	539,976	2,099,906	744,906	1,198,457	1,414,587	1,794,013
220	523,281	2,034,982	679,982	1,133,533	1,349,663	1,729,089
260	506,587	1,970,059	615,059	1,068,610	1,284,740	1,664,165
300	489,892	1,905,135	550,135	1,003,686	1,219,816	1,599,242
350	469,024	1,823,981	468,981	922,532	1,138,662	1,518,087
400	448,156	1,742,826	387,826	841,377	1,057,507	1,436,933
450	427,287	1,661,672	306,672	760,223	976,353	1,355,778
500	406,419	1,580,517	225,517	679,068	895,198	1,274,624
550	385,550	1,499,362	144,362	597,913	814,044	1,193,469
600	364,682	1,418,208	63,208	516,759	732,889	1,112,315
650	343,814	1,337,053	-17,947	435,604	651,734	1,031,160



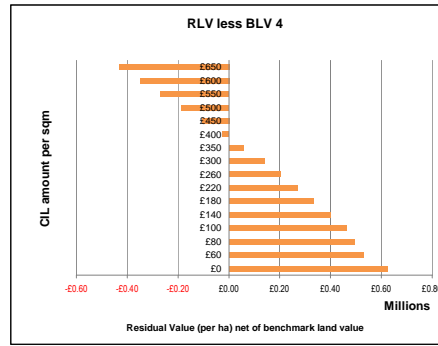
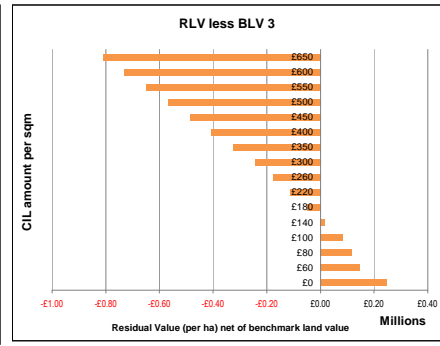
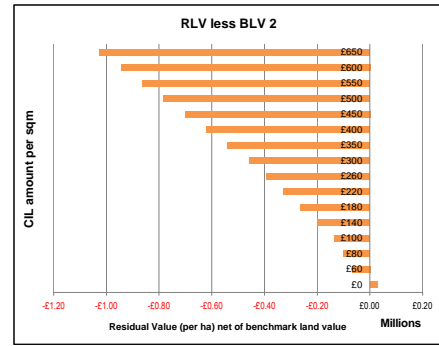
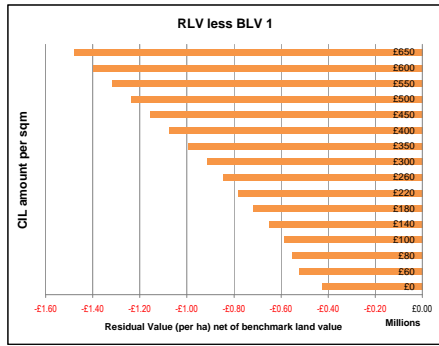
2 Elsewhere Description: **Area 3** £2906 psqm Site area: 0.26 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	474,121	1,843,804	488,804	942,355	1,158,485	1,537,911
60	449,079	1,746,419	391,419	844,970	1,061,100	1,440,525
80	440,732	1,713,957	358,957	812,508	1,028,638	1,408,064
100	432,384	1,681,495	326,495	780,046	996,176	1,375,602
140	415,690	1,616,572	261,572	715,123	931,253	1,310,678
180	398,995	1,551,648	196,648	650,199	866,329	1,245,755
220	382,301	1,486,724	131,724	585,275	801,405	1,180,831
260	365,606	1,421,801	66,801	520,352	736,482	1,115,907
300	348,911	1,356,877	-1,877	455,428	671,558	1,050,984
350	328,043	1,275,723	-79,277	374,274	590,404	969,829
400	307,175	1,194,568	-160,432	293,119	509,249	888,675
450	286,306	1,113,413	-241,587	211,964	428,095	807,520
500	265,438	1,032,259	-322,741	130,810	346,940	726,366
550	244,570	951,104	-403,896	49,655	265,785	645,211
600	223,702	869,950	-485,050	-31,499	184,631	564,057
650	202,834	788,795	-566,205	-112,654	103,476	482,902



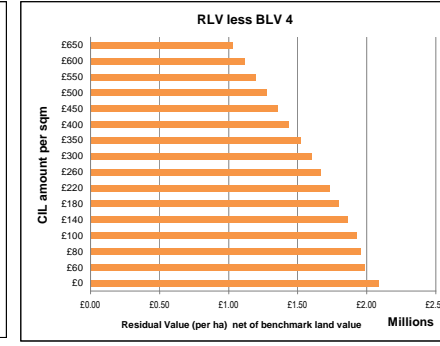
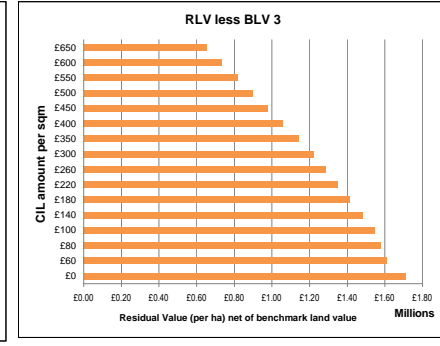
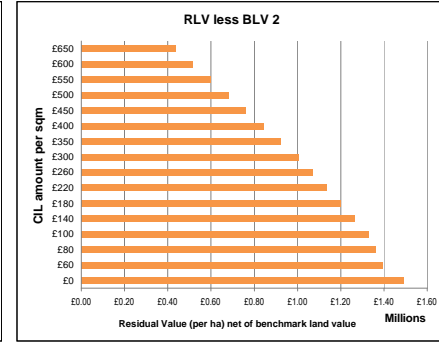
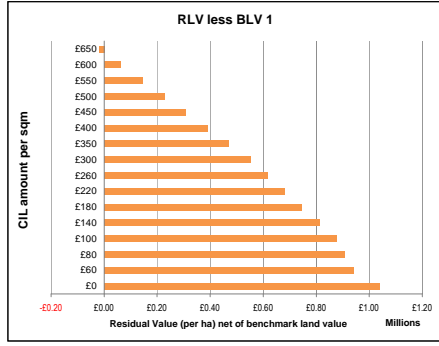
2 Elsewhere Description: **Area 4** £2368 psqm Site area: 0.26 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	239,153	930,041	-424,959	-28,592	244,722	624,147
60	214,111	832,655	-522,345	-68,794	147,336	526,762
80	206,764	800,194	-554,806	-101,255	114,875	494,300
100	197,417	767,732	-587,268	-133,717	82,413	461,838
140	180,722	702,808	-652,192	-198,641	17,489	396,915
180	164,027	637,885	-717,115	-263,564	47,434	331,991
220	147,333	572,961	-782,039	-328,488	112,358	267,068
260	130,638	508,037	-846,963	-393,412	177,282	202,144
300	113,944	443,114	-911,886	-458,335	242,205	137,220
350	93,075	361,959	-993,041	-539,490	323,360	56,066
400	72,207	280,805	-1,074,195	-620,644	404,514	-25,089
450	51,339	199,650	-1,155,350	-701,799	485,669	-106,243
500	30,470	118,496	-1,236,504	-782,953	566,823	-187,398
550	9,602	37,341	-1,317,659	-864,108	647,978	-268,552
600	-11,266	-43,813	-1,398,813	-945,262	729,132	-349,707
650	-32,135	-124,968	-1,479,968	-1,026,417	810,287	-430,861



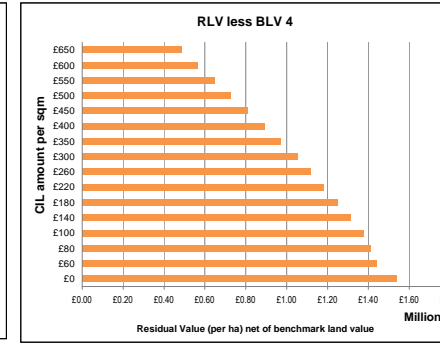
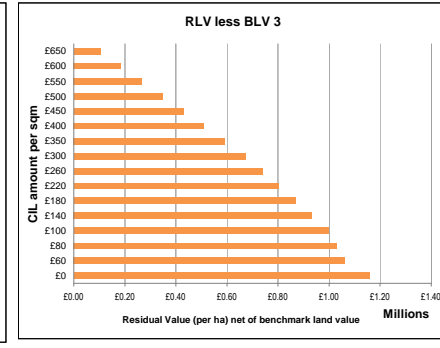
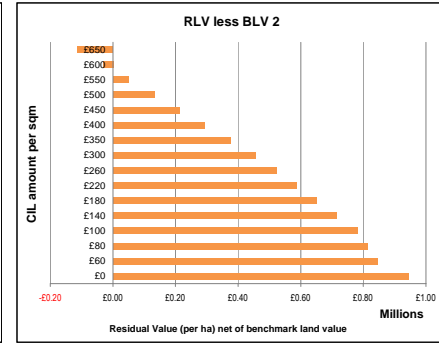
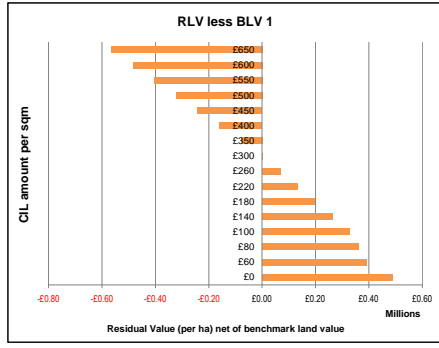
2 Elsewhere Description: **Area 5** £3229 psm Site area: 0.26 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	615,102	2,392,062	1,037,062	1,490,613	1,706,743	2,086,169
60	590,060	2,294,677	939,677	1,393,228	1,609,358	1,988,783
80	581,712	2,262,215	907,215	1,360,766	1,576,896	1,956,322
100	573,365	2,229,753	874,753	1,328,304	1,544,434	1,923,860
140	556,670	2,164,830	809,830	1,263,381	1,479,511	1,858,936
180	539,976	2,099,906	744,906	1,198,457	1,414,587	1,794,013
220	523,281	2,034,982	679,982	1,133,533	1,349,663	1,729,089
260	506,587	1,970,059	615,059	1,068,610	1,284,740	1,664,165
300	489,892	1,905,135	550,135	1,003,686	1,219,816	1,599,242
350	469,024	1,823,961	468,961	922,532	1,138,662	1,518,087
400	448,155	1,742,826	387,826	841,377	1,057,507	1,436,933
450	427,287	1,661,672	306,672	760,223	976,353	1,355,778
500	406,419	1,580,517	225,517	679,068	895,198	1,274,624
550	385,550	1,499,362	144,362	597,913	814,044	1,193,469
600	364,682	1,418,208	63,208	516,759	732,889	1,112,315
650	343,814	1,337,053	-17,947	435,604	651,734	1,031,160



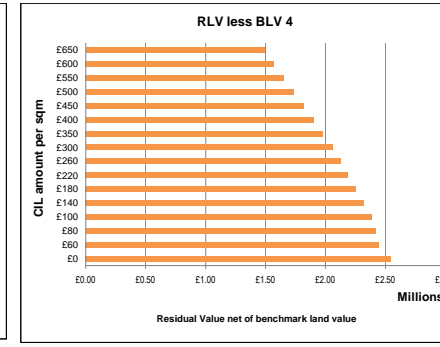
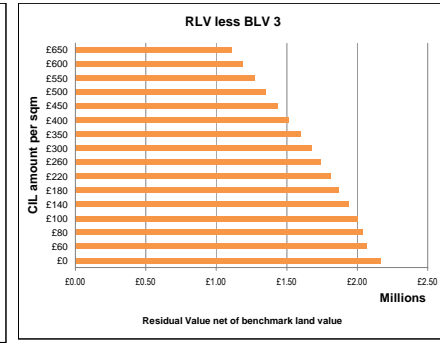
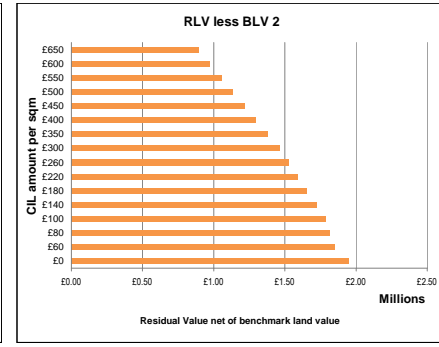
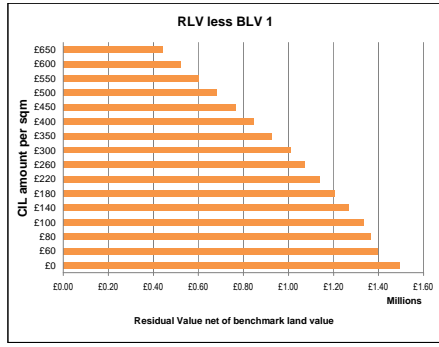
2 Elsewhere Description: **Area 6** £2906 psm Site area: 0.26 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	474,121	1,843,804	488,804	942,355	1,158,485	1,537,911
60	449,079	1,746,419	391,419	844,970	1,061,100	1,440,525
80	440,732	1,713,957	358,957	812,508	1,028,638	1,408,064
100	432,384	1,681,495	326,495	780,046	996,176	1,375,602
140	415,690	1,616,572	261,572	715,123	931,253	1,310,678
180	398,995	1,551,648	196,648	650,199	866,329	1,245,755
220	382,301	1,486,724	131,724	585,275	801,405	1,180,831
260	365,606	1,421,801	66,801	520,352	736,482	1,115,907
300	348,911	1,356,877	-1,877	455,428	671,558	1,050,984
350	328,043	1,275,723	-79,277	374,274	590,404	969,829
400	307,175	1,194,568	-160,432	293,119	509,249	888,675
450	286,306	1,113,413	-241,587	211,964	428,095	807,520
500	265,438	1,032,259	-322,741	130,810	346,940	726,366
550	244,570	951,104	-403,896	49,655	265,785	645,211
600	223,701	869,950	-485,050	-31,499	184,631	564,057
650	202,833	788,795	-566,205	-112,654	103,476	482,902



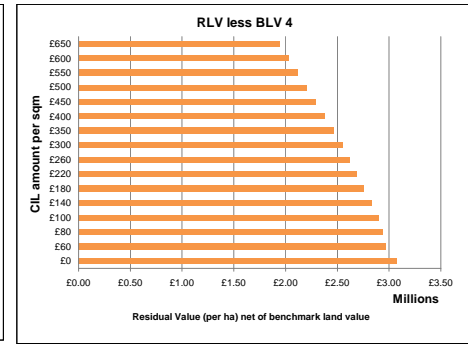
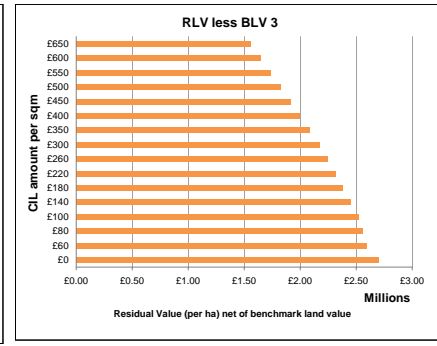
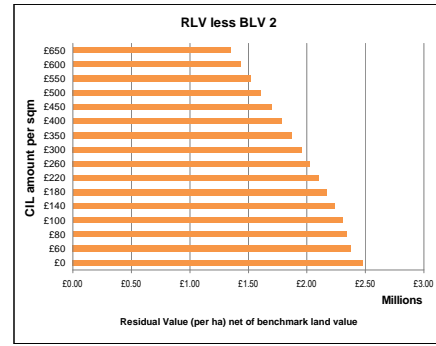
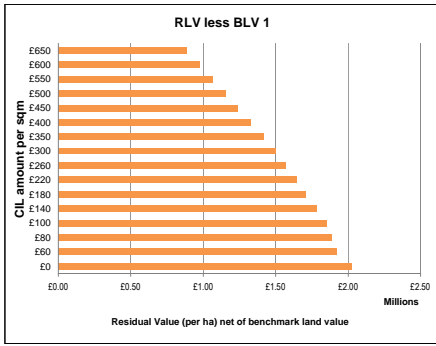
2 Elsewhere Description: **Area 7** £3498 psm Site area: 0.26 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	732,586	2,848,944	1,493,944	1,947,495	2,163,625	2,543,051
60	707,544	2,751,558	1,396,558	1,850,109	2,066,239	2,445,665
80	699,196	2,719,097	1,364,097	1,817,648	2,033,778	2,413,203
100	690,849	2,686,635	1,331,635	1,785,186	2,001,316	2,380,742
140	674,154	2,621,711	1,266,711	1,720,262	1,936,392	2,315,818
180	657,459	2,556,788	1,201,788	1,655,339	1,871,469	2,250,894
220	640,765	2,491,864	1,136,864	1,590,415	1,806,545	2,185,971
260	624,070	2,426,940	1,071,940	1,525,491	1,741,621	2,121,047
300	607,376	2,362,017	1,007,017	1,460,568	1,676,698	2,056,123
350	586,507	2,280,862	925,862	1,379,413	1,595,543	1,974,969
400	565,639	2,199,708	844,708	1,298,259	1,514,389	1,893,814
450	544,771	2,118,553	763,553	1,217,104	1,433,234	1,812,660
500	523,903	2,037,399	682,399	1,135,950	1,352,080	1,731,505
550	503,034	1,956,244	601,244	1,054,795	1,270,925	1,650,351
600	482,166	1,875,090	520,090	973,641	1,189,771	1,569,196
650	461,298	1,793,935	438,935	892,486	1,108,616	1,488,042

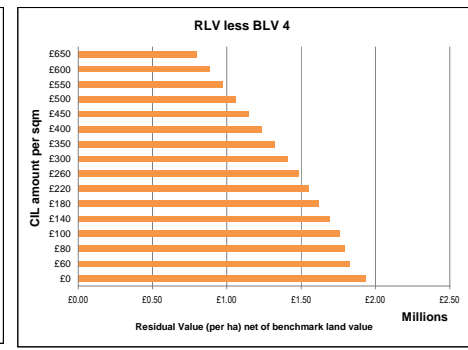
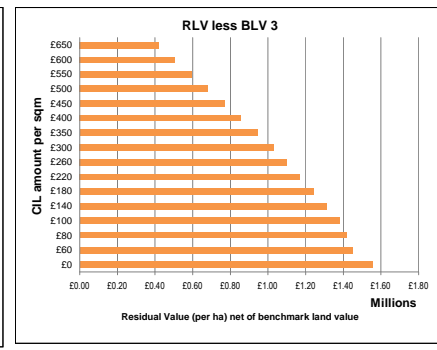
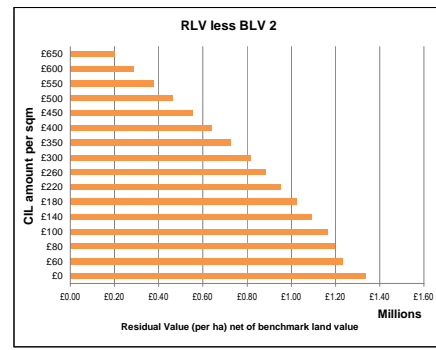
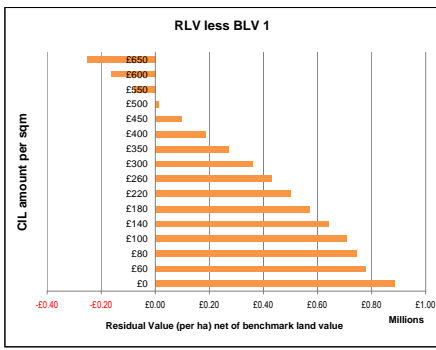


CIL Viability	Dacorum BC	Benchmark Land Values (per net developable ha)			
SITE TYPE	2 Elsewhere	BLV1 Resi Land (DVS) £1,355,000	BLV2 Offices (lower) £901,449	BLV3 Ind./Warehousing £885,319	BLV4 Community uses £305,893
9 UNITS HOUSES					
35 UPH	Net area as percentage of gross	100%			
CSH level:	4 on AH	Sales value inflation			
	4 on private	Build cost inflation			
Aff Hsg:	30%				

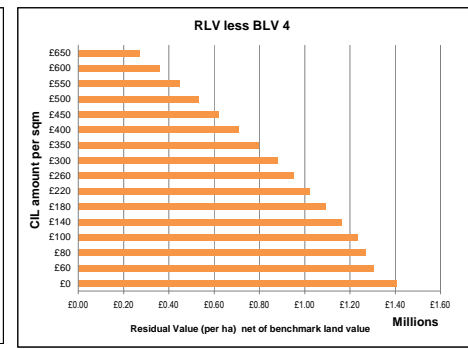
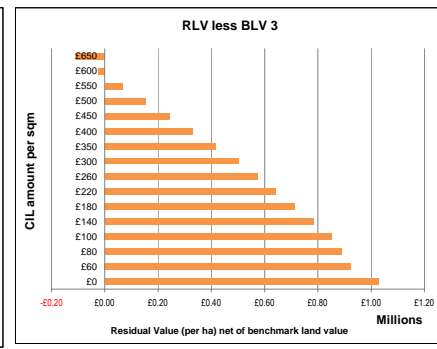
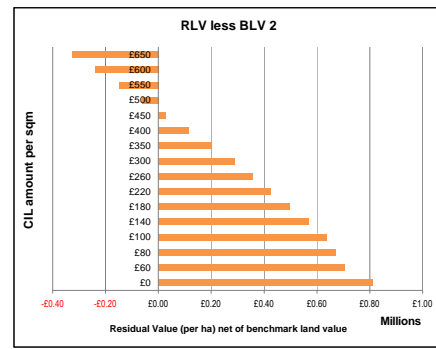
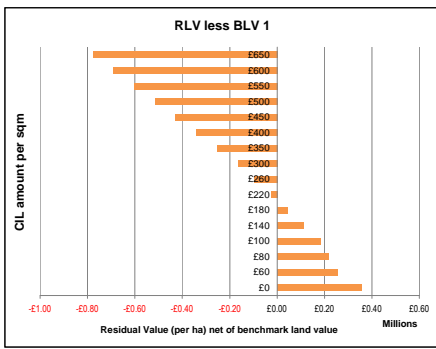
2 Elsewhere	Description:	Area 1	£3229 psqm	0	Site area:	0.26 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	869,111	3,379,876	2,024,876	2,478,427	2,694,557	3,073,983
60	842,143	3,275,000	1,920,000	2,373,551	2,589,681	2,969,106
80	833,153	3,240,041	1,885,041	2,338,592	2,554,722	2,934,147
100	824,164	3,205,082	1,850,082	2,303,633	2,519,763	2,899,189
140	806,185	3,135,164	1,780,164	2,233,715	2,449,845	2,829,271
180	788,206	3,065,246	1,710,246	2,163,797	2,379,927	2,759,353
220	770,227	2,995,329	1,640,329	2,093,880	2,310,010	2,689,435
260	752,249	2,925,411	1,570,411	2,023,962	2,240,092	2,619,518
300	734,270	2,855,493	1,500,493	1,954,044	2,170,174	2,549,600
350	711,796	2,768,096	1,413,096	1,866,647	2,082,777	2,462,203
400	689,323	2,680,699	1,325,699	1,779,250	1,995,380	2,374,805
450	666,849	2,593,302	1,238,302	1,691,853	1,907,983	2,287,408
500	644,375	2,505,904	1,150,904	1,604,455	1,820,585	2,200,011
550	621,902	2,418,507	1,063,507	1,517,058	1,733,188	2,112,614
600	599,428	2,331,110	976,110	1,429,661	1,645,791	2,025,217
650	576,955	2,243,713	888,713	1,342,264	1,558,394	1,937,820



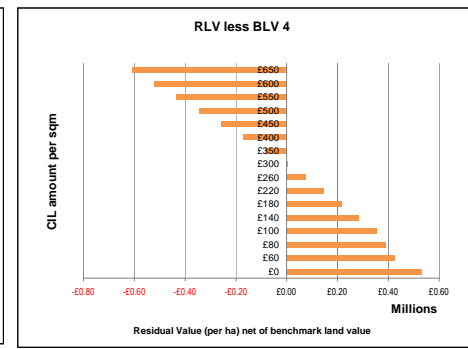
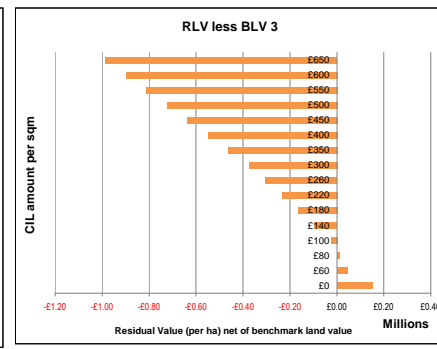
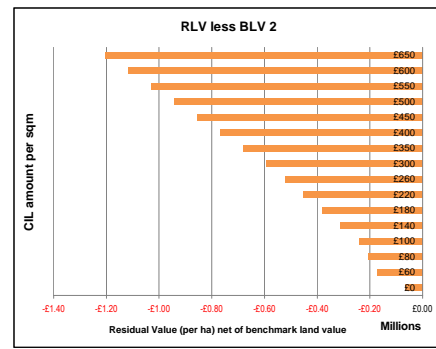
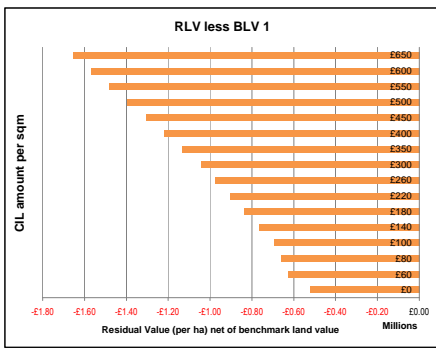
2 Elsewhere	Description:	Area 2	£3229 psqm	0	Site area:	0.26 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	575,759	2,239,063	884,063	1,337,614	1,553,744	1,933,170
60	548,791	2,134,187	779,187	1,232,738	1,448,868	1,828,294
80	539,801	2,099,228	744,228	1,197,779	1,413,909	1,793,335
100	530,812	2,064,269	709,269	1,162,820	1,378,950	1,758,376
140	512,833	1,994,351	639,351	1,092,902	1,309,032	1,688,458
180	494,854	1,924,434	569,434	1,022,985	1,239,115	1,618,540
220	476,876	1,854,516	499,516	953,067	1,169,197	1,548,623
260	458,897	1,784,598	429,598	883,149	1,099,279	1,478,705
300	440,918	1,714,680	359,680	813,231	1,029,361	1,408,787
350	418,444	1,627,283	272,283	725,834	941,964	1,321,390
400	395,971	1,539,886	184,886	638,437	854,567	1,233,993
450	373,497	1,452,489	97,489	551,040	767,170	1,146,596
500	351,024	1,365,092	10,092	463,643	679,773	1,059,198
550	328,550	1,277,695	-77,305	376,246	592,376	971,801
600	306,076	1,190,297	-164,703	288,848	504,978	884,404
650	283,603	1,102,900	-252,100	201,451	417,581	797,007



2 Elsewhere	Description:	Area 3	£2906 psqm	0	Site area:	0.26 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	440,366	1,712,534	357,534	811,085	1,027,216	1,406,641
60	413,398	1,607,658	252,658	706,209	922,339	1,301,765
80	404,408	1,572,699	217,699	671,250	887,380	1,266,806
100	395,419	1,537,740	182,740	636,291	852,421	1,231,847
140	377,440	1,467,822	112,822	566,373	782,503	1,161,929
180	359,461	1,397,905	42,905	496,456	712,586	1,092,011
220	341,482	1,327,987	-27,013	426,538	642,668	1,022,094
260	323,504	1,258,069	-96,931	356,620	572,750	952,176
300	305,525	1,188,151	-166,849	286,702	502,832	882,258
350	283,051	1,100,754	-254,246	199,305	415,435	794,861
400	260,578	1,013,357	-341,643	111,908	328,038	707,464
450	238,104	925,960	-429,040	24,511	240,641	620,067
500	215,630	838,563	-516,437	-62,886	153,244	532,669
550	193,157	751,166	-603,834	-150,283	65,847	445,272
600	170,683	663,768	-691,232	-237,681	-21,551	357,875
650	148,210	576,371	-778,629	-325,078	-108,948	270,478

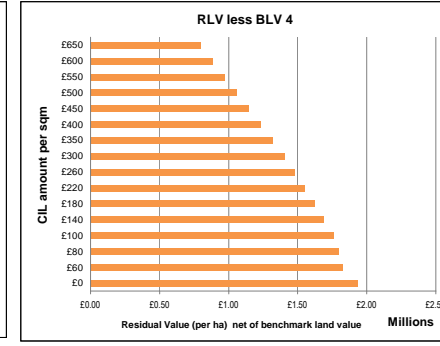
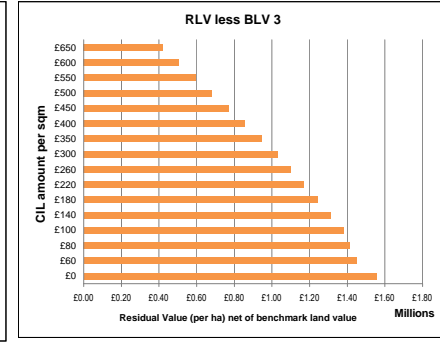
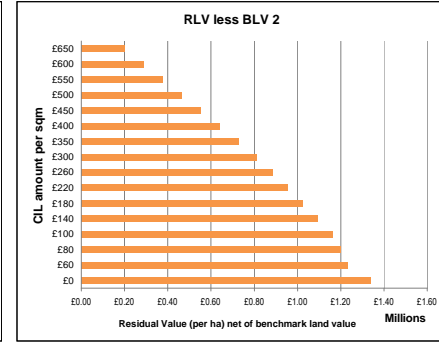
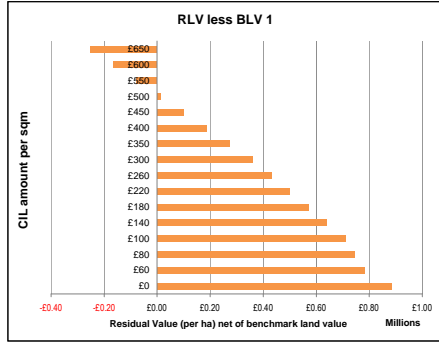


2 Elsewhere	Description:	Area 4	£2368 psqm	0	Site area:	0.26 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	214,711	834,986	-520,014	-66,463	149,667	529,093
60	187,742	730,110	-624,890	-171,339	44,791	424,216
80	178,753	695,151	-659,849	-206,298	9,832	389,257
100	169,764	660,192	-694,808	-241,257	25,127	354,299
140	151,785	590,274	-764,726	-311,175	95,045	284,381
180	133,806	520,356	-834,644	-381,093	164,963	214,463
220	115,827	450,439	-904,561	-451,010	234,880	144,545
260	97,848	380,521	-974,479	-520,928	304,798	74,628
300	79,869	310,603	-1,044,397	-590,846	374,716	4,710
350	57,396	223,206	-1,131,794	-678,243	462,113	-82,687
400	34,922	135,809	-1,219,191	-765,640	549,510	-170,084
450	12,449	48,412	-1,306,588	-853,037	636,907	-257,482
500	-10,025	-38,986	-1,393,986	-940,435	724,304	-344,879
550	-32,498	-126,383	-1,481,383	-1,027,832	811,702	-432,276
600	-54,972	-213,780	-1,568,780	-1,115,229	899,099	-519,673
650	-77,446	-301,177	-1,656,177	-1,202,626	986,496	-607,070



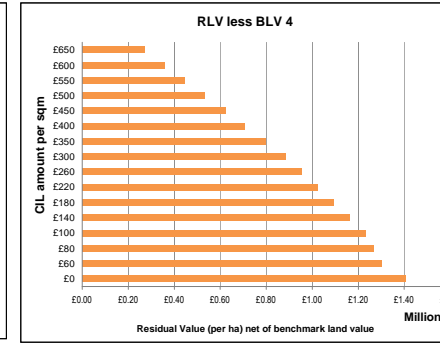
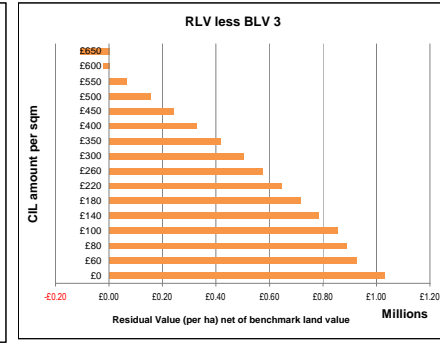
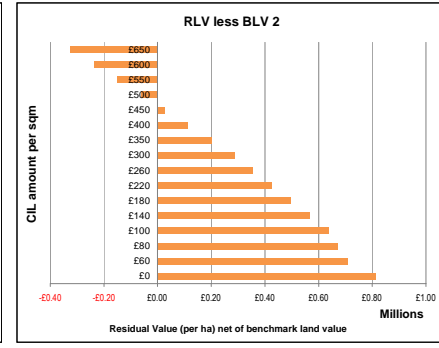
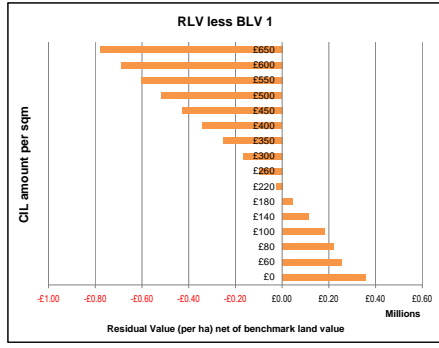
2 Elsewhere Description: **Area 5** £3229 pcm Site area: 0.26 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	675,759	2,239,063	884,063	1,337,614	1,553,744	1,933,170
60	548,791	2,134,187	779,187	1,232,738	1,448,868	1,828,294
80	539,801	2,099,228	744,228	1,197,779	1,413,909	1,793,335
100	530,812	2,064,269	709,269	1,162,820	1,378,950	1,758,376
140	512,833	1,994,351	639,351	1,092,902	1,309,032	1,688,458
180	494,854	1,924,434	569,434	1,022,985	1,239,115	1,618,540
220	476,876	1,854,516	499,516	953,067	1,169,197	1,548,623
260	458,897	1,784,598	429,598	883,149	1,099,279	1,478,705
300	440,918	1,714,680	359,680	813,231	1,029,361	1,408,787
350	418,444	1,627,283	272,283	725,834	941,964	1,321,390
400	395,971	1,539,886	184,886	638,437	854,567	1,233,993
450	373,497	1,452,489	97,489	551,040	767,170	1,146,596
500	351,024	1,365,092	10,092	463,643	679,773	1,059,198
550	328,550	1,277,695	-77,305	376,246	592,376	971,801
600	306,076	1,190,297	-164,703	288,848	504,978	884,404
650	283,603	1,102,900	-252,100	201,451	417,581	797,007



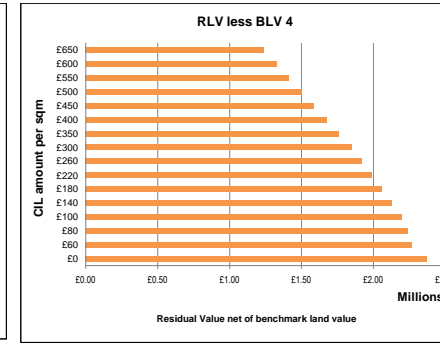
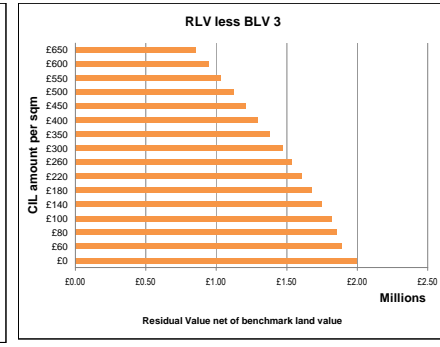
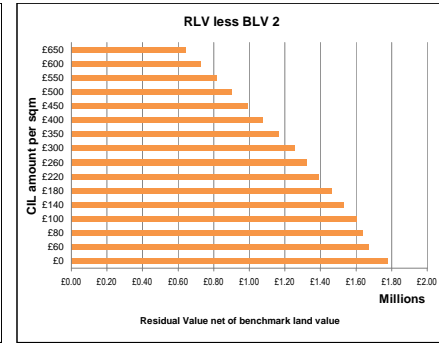
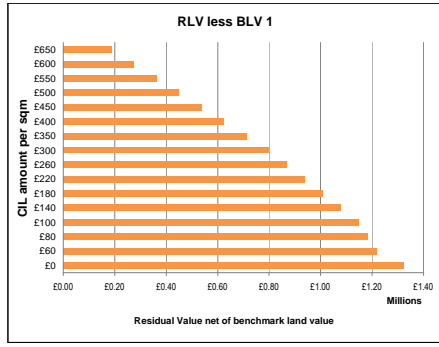
2 Elsewhere Description: **Area 6** £2906 pcm Site area: 0.26 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	440,366	1,712,534	357,534	811,085	1,027,216	1,406,641
60	413,398	1,607,658	252,658	706,209	922,339	1,301,765
80	404,408	1,572,699	217,699	671,250	887,380	1,266,806
100	395,419	1,537,740	182,740	636,291	852,421	1,231,847
140	377,440	1,467,822	112,822	566,373	782,503	1,161,929
180	359,461	1,397,905	42,905	496,456	712,586	1,092,011
220	341,482	1,327,987	-27,013	426,538	642,668	1,022,094
260	323,504	1,258,069	-96,931	356,620	572,750	952,176
300	305,525	1,188,151	-166,849	286,702	502,832	882,258
350	283,051	1,100,754	-254,246	199,305	415,435	794,861
400	260,578	1,013,357	-341,643	111,908	328,038	707,464
450	238,104	925,960	-429,040	24,511	240,641	620,067
500	215,630	838,563	-516,437	-62,886	153,244	532,669
550	193,157	751,166	-603,834	-150,283	65,847	445,272
600	170,683	663,768	-691,232	-237,681	21,551	357,875
650	148,210	576,371	-778,629	-325,078	-108,948	270,478



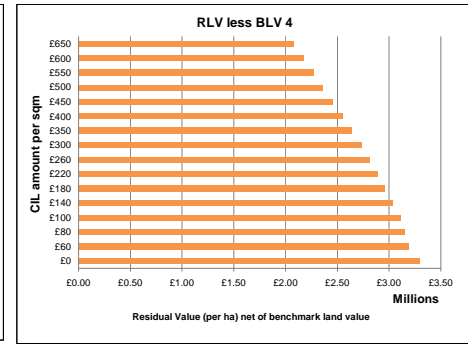
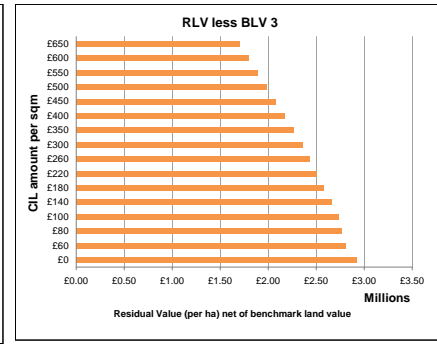
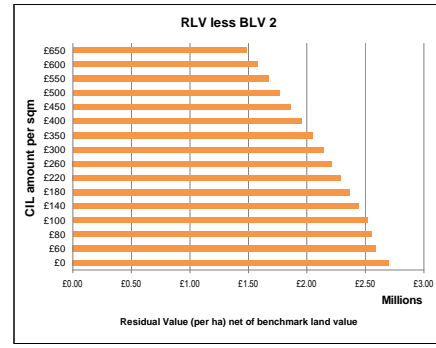
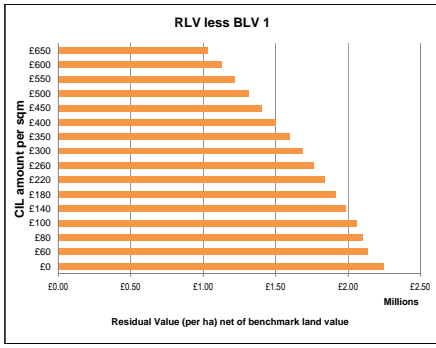
2 Elsewhere Description: **Area 7** £3498 pcm Site area: 0.26 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	688,587	2,677,838	1,322,838	1,776,389	1,992,519	2,371,944
60	661,619	2,572,961	1,217,961	1,671,512	1,887,642	2,267,068
80	652,629	2,538,002	1,183,002	1,636,553	1,852,683	2,232,109
100	643,640	2,503,043	1,148,043	1,601,594	1,817,724	2,197,150
140	625,661	2,433,125	1,078,125	1,531,676	1,747,807	2,127,232
180	607,682	2,363,208	1,008,208	1,461,759	1,677,889	2,057,314
220	589,703	2,293,290	938,290	1,391,841	1,607,971	1,987,397
260	571,724	2,223,372	868,372	1,321,923	1,538,053	1,917,479
300	553,745	2,153,455	798,455	1,252,006	1,468,136	1,847,561
350	531,272	2,066,057	711,057	1,164,608	1,380,738	1,760,164
400	508,798	1,978,660	623,660	1,077,211	1,293,341	1,672,767
450	486,325	1,891,263	536,263	989,814	1,205,944	1,585,370
500	463,851	1,803,866	448,866	902,417	1,118,547	1,497,973
550	441,378	1,716,469	361,469	815,020	1,031,150	1,410,575
600	418,904	1,629,071	274,071	727,622	943,753	1,323,178
650	396,431	1,541,674	186,674	640,225	856,355	1,235,781

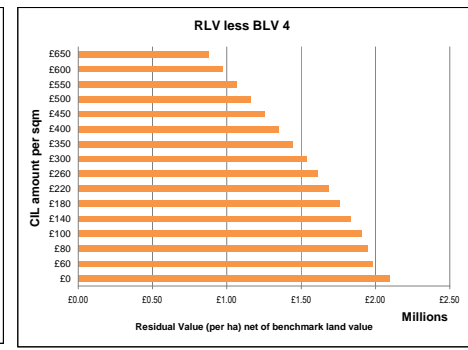
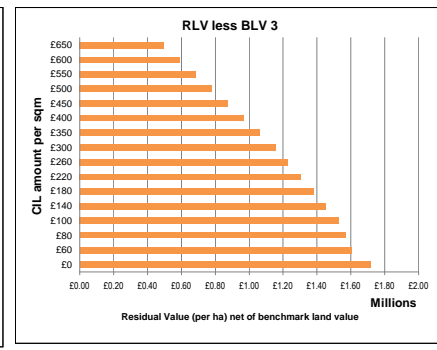
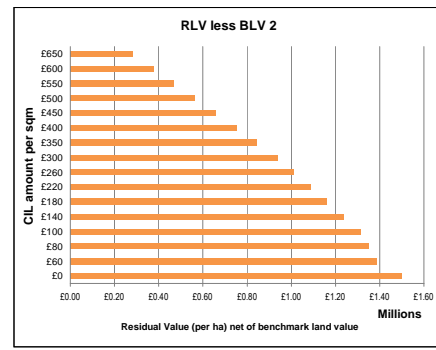
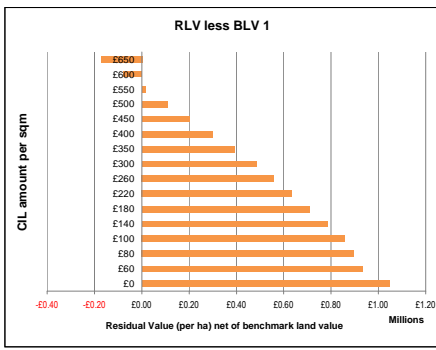


CIL Viability	Decorum BC	Benchmark Land Values (per net developable ha)			
SITE TYPE	2 Elsewhere	BLV1 Resi Land (DVS) £1,355,000	BLV2 Offices (lower) £901,449	BLV3 Ind./Warehousing £885,319	BLV4 Community uses £305,893
9 UNITS HOUSES					
35 UPH	Net area as percentage of gross	100%			
CSH level:	4 on AH	Sales value inflation			
Aff Hqs:	4 on private	Build cost inflation			
	25%				

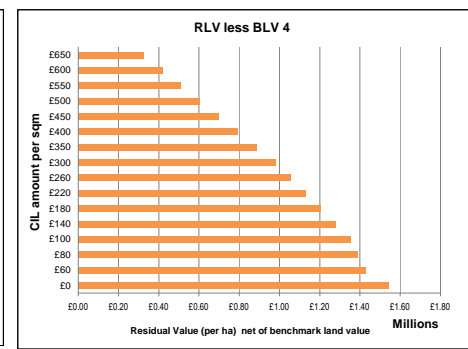
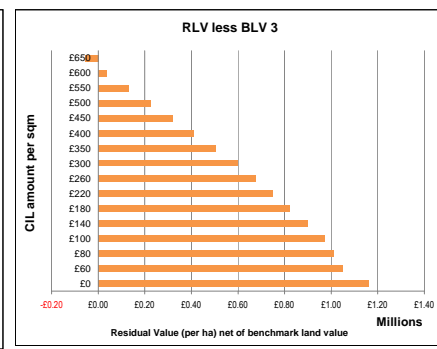
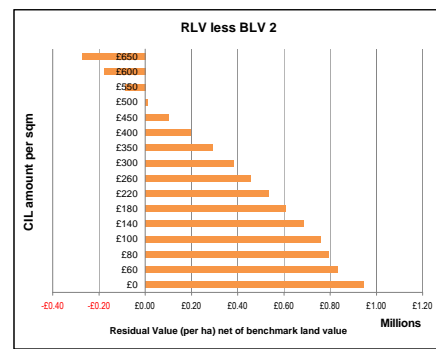
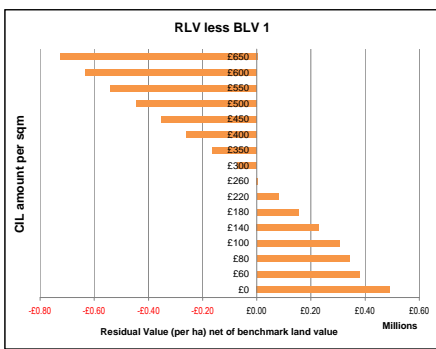
2 Elsewhere	Description:	Area 1	£3229 ps/m	0	Site area:	0.26 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	926,198	3,601,883	2,246,883	2,700,434	2,916,564	3,295,989
60	897,304	3,489,515	2,134,515	2,588,066	2,804,196	3,183,621
80	887,672	3,452,059	2,097,059	2,550,610	2,766,740	3,146,166
100	878,041	3,414,603	2,059,603	2,513,154	2,729,284	3,108,710
140	858,778	3,339,691	1,984,691	2,438,242	2,654,372	3,033,798
180	839,515	3,264,779	1,909,779	2,363,330	2,579,460	2,958,886
220	820,252	3,189,867	1,834,867	2,288,418	2,504,548	2,883,974
260	800,989	3,114,955	1,759,955	2,213,506	2,429,637	2,809,062
300	781,726	3,040,044	1,685,044	2,138,595	2,354,725	2,734,150
350	757,647	2,946,404	1,591,404	2,044,955	2,261,085	2,640,510
400	733,568	2,852,764	1,497,764	1,951,315	2,167,445	2,546,871
450	709,489	2,759,124	1,404,124	1,857,675	2,073,805	2,453,231
500	685,410	2,665,484	1,310,484	1,764,035	1,980,165	2,359,591
550	661,331	2,571,844	1,216,844	1,670,395	1,886,526	2,265,951
600	637,252	2,478,205	1,123,205	1,576,756	1,792,886	2,172,311
650	613,174	2,384,565	1,029,565	1,483,116	1,699,246	2,078,671



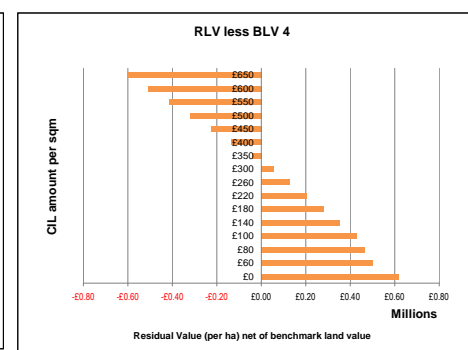
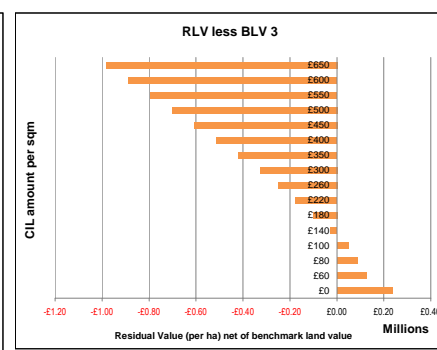
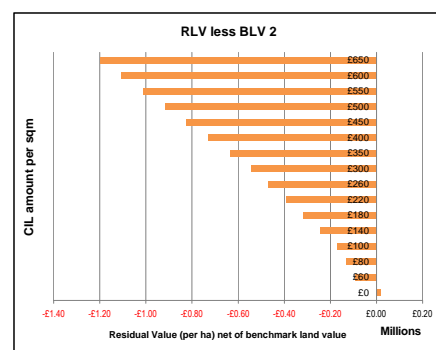
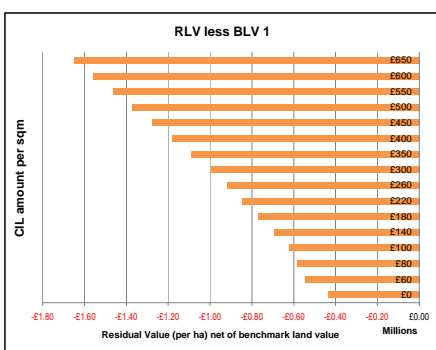
2 Elsewhere	Description:	Area 2	£3229 ps/m	0	Site area:	0.26 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	617,184	2,400,159	1,045,159	1,498,710	1,714,840	2,094,266
60	588,289	2,287,792	932,792	1,386,342	1,602,473	1,981,898
80	578,658	2,250,336	895,336	1,348,887	1,565,017	1,944,442
100	569,026	2,212,880	857,880	1,311,431	1,527,561	1,906,986
140	549,763	2,137,968	782,968	1,236,519	1,452,649	1,832,074
180	530,500	2,063,056	708,056	1,161,607	1,377,737	1,757,163
220	511,237	1,988,144	633,144	1,086,695	1,302,825	1,682,251
260	491,974	1,913,232	558,232	1,011,783	1,227,913	1,607,339
300	472,711	1,838,320	483,320	936,871	1,153,001	1,532,427
350	448,632	1,744,680	389,680	843,231	1,059,362	1,438,787
400	424,553	1,651,041	296,041	749,592	965,722	1,345,147
450	400,474	1,557,401	202,401	655,952	872,082	1,251,507
500	376,395	1,463,761	108,761	562,312	778,442	1,157,868
550	352,316	1,370,121	15,121	468,672	684,802	1,064,228
600	328,238	1,276,481	-78,519	375,032	591,162	970,588
650	304,159	1,182,841	-172,159	281,392	497,522	876,948



2 Elsewhere	Description:	Area 3	£2906 ps/m	0	Site area:	0.26 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	474,562	1,845,518	490,518	944,069	1,160,199	1,539,624
60	445,667	1,733,150	378,150	831,701	1,047,831	1,427,257
80	436,036	1,695,694	340,694	794,245	1,010,375	1,389,801
100	426,404	1,658,238	303,238	756,789	972,919	1,352,345
140	407,141	1,583,326	228,326	681,877	898,007	1,277,433
180	387,878	1,508,414	153,414	606,965	823,095	1,202,521
220	368,615	1,433,503	78,503	532,054	748,184	1,127,609
260	349,352	1,358,591	3,591	457,142	673,272	1,052,697
300	330,089	1,283,679	-71,321	382,230	598,360	977,785
350	306,010	1,190,039	-164,961	288,590	504,720	884,146
400	281,931	1,096,399	-258,601	194,950	411,080	790,506
450	257,852	1,002,759	-352,241	101,310	317,440	696,866
500	233,774	909,119	-445,881	7,670	223,801	603,226
550	209,695	815,480	-539,520	-85,969	130,161	509,586
600	185,616	721,840	-633,160	-179,609	36,521	415,946
650	161,537	628,200	-726,800	-273,249	-57,119	322,307

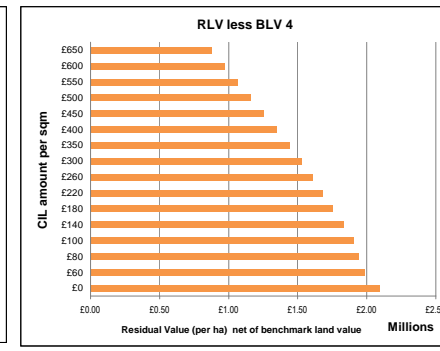
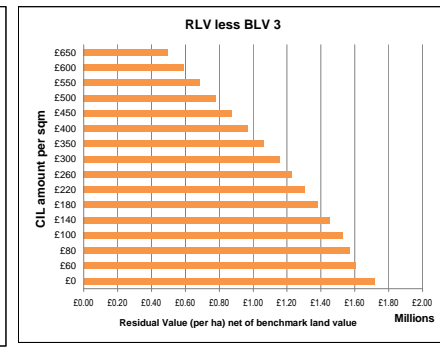
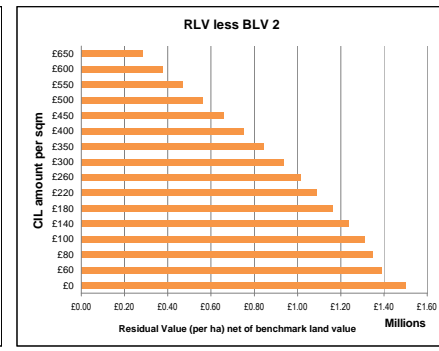
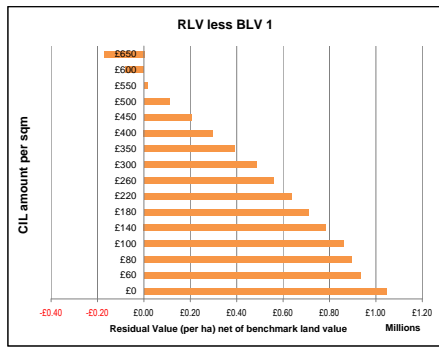


2 Elsewhere	Description:	Area 4	£2368 ps/m	0	Site area:	0.26 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	236,858	921,115	-433,885	19,666	235,796	615,222
60	207,964	808,747	-546,253	-92,702	123,428	502,854
80	198,332	771,292	-583,708	-130,158	85,973	465,398
100	188,701	733,836	-621,164	-167,613	48,517	427,942
140	169,438	658,924	-696,076	-242,525	-26,395	353,030
180	150,174	584,012	-770,988	-317,437	-101,307	278,119
220	130,911	509,100	-845,900	-392,349	-176,219	203,207
260	111,648	434,188	-920,812	-467,261	-251,131	128,295
300	92,385	359,276	-995,724	-542,173	-326,043	53,383
350	68,307	265,636	-1,089,364	-635,813	-419,683	-40,257
400	44,228	171,997	-1,183,003	-729,452	-513,322	-133,897
450	20,149	78,357	-1,276,643	-823,092	-606,962	-227,537
500	-3,930	-15,283	-1,370,283	-916,732	-700,602	-321,176
550	-28,009	-108,923	-1,463,923	-1,010,372	-794,242	-414,816
600	-52,088	-202,563	-1,557,563	-1,104,012	-887,882	-508,456
650	-76,166	-296,203	-1,651,203	-1,197,652	-981,522	-602,096



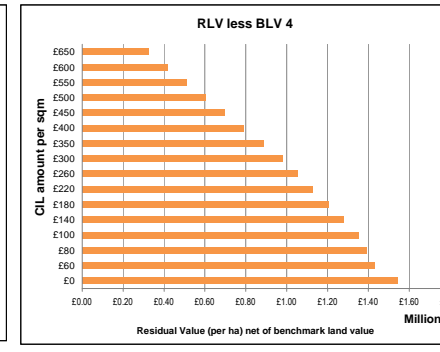
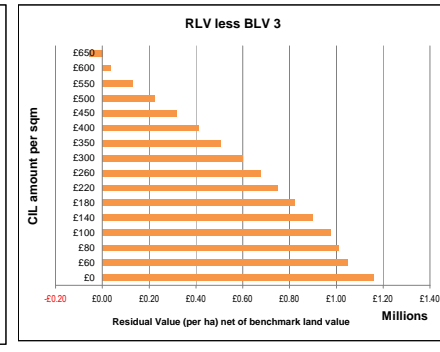
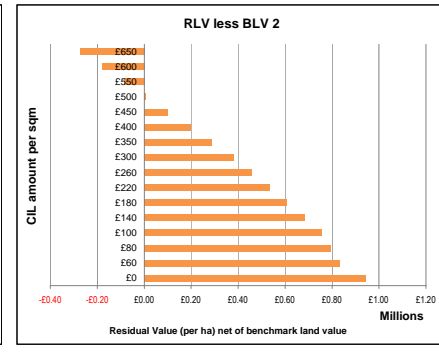
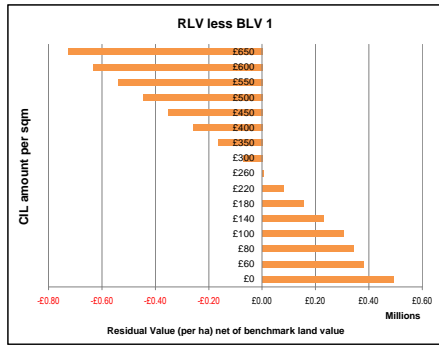
2 Elsewhere Description: **Area 5** £3229 ps/m Site area: 0.26 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	617,184	2,400,159	1,045,159	1,498,710	1,714,840	2,094,266
60	586,289	2,287,792	932,792	1,386,342	1,602,473	1,981,898
80	576,658	2,250,336	895,336	1,348,887	1,565,017	1,944,442
100	569,026	2,212,880	857,880	1,311,431	1,527,561	1,906,986
140	549,763	2,137,968	782,968	1,236,519	1,452,649	1,832,074
180	530,500	2,063,056	708,056	1,161,607	1,377,737	1,757,163
220	511,237	1,988,144	633,144	1,086,695	1,302,825	1,682,251
260	491,974	1,913,232	558,232	1,011,783	1,227,913	1,607,339
300	472,711	1,838,320	483,320	936,871	1,153,001	1,532,427
350	448,632	1,744,680	389,680	843,231	1,059,362	1,438,787
400	424,553	1,651,041	296,041	749,592	965,722	1,345,147
450	400,474	1,557,401	202,401	655,952	872,082	1,251,508
500	376,396	1,463,761	108,761	562,312	778,442	1,157,868
550	352,317	1,370,121	15,121	468,672	684,802	1,064,228
600	328,238	1,276,481	-78,519	375,032	591,162	970,588
650	304,159	1,182,841	-172,159	281,392	497,522	876,948



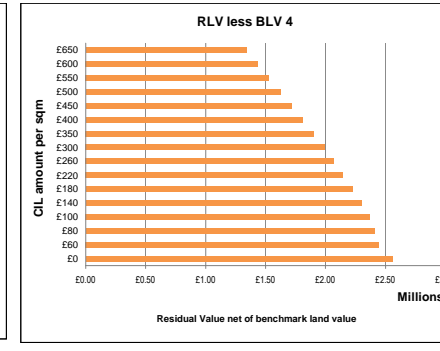
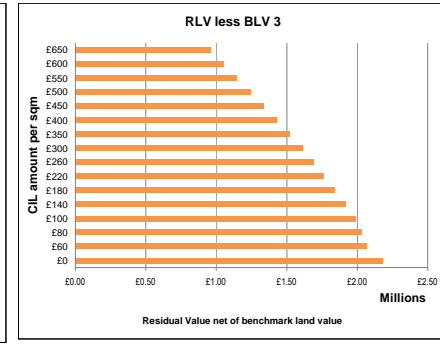
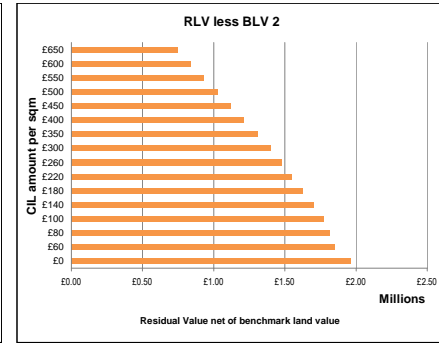
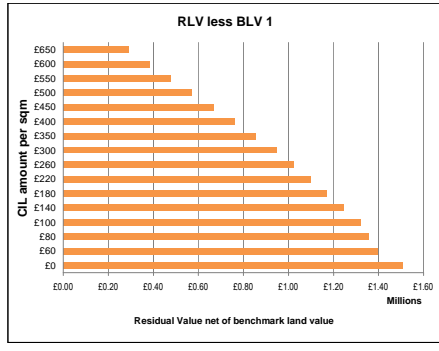
2 Elsewhere Description: **Area 6** £2906 ps/m Site area: 0.26 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	474,562	1,845,518	490,518	944,069	1,160,199	1,539,624
60	445,667	1,733,150	378,150	831,701	1,047,831	1,427,257
80	436,036	1,695,694	340,694	794,245	1,010,375	1,389,801
100	426,404	1,658,238	303,238	756,789	972,919	1,352,345
140	407,141	1,583,326	228,326	681,877	898,007	1,277,433
180	387,878	1,508,414	153,414	606,965	823,095	1,202,521
220	368,615	1,433,503	78,503	532,054	748,184	1,127,609
260	349,352	1,358,591	3,591	457,142	673,272	1,052,697
300	330,089	1,283,679	-71,321	382,230	598,360	977,785
350	306,010	1,190,039	-164,961	288,590	504,720	884,146
400	281,931	1,096,399	-258,601	194,950	411,080	790,506
450	257,852	1,002,759	-352,241	101,310	317,440	696,866
500	233,774	909,119	-445,881	7,670	223,801	603,226
550	209,695	815,480	-539,520	-85,969	130,161	509,586
600	185,616	721,840	-633,160	-179,609	36,521	415,946
650	161,537	628,200	-726,800	-273,249	-57,119	322,307



2 Elsewhere Description: **Area 7** £3498 ps/m Site area: 0.26 ha

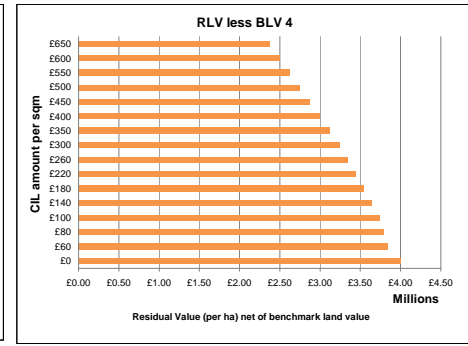
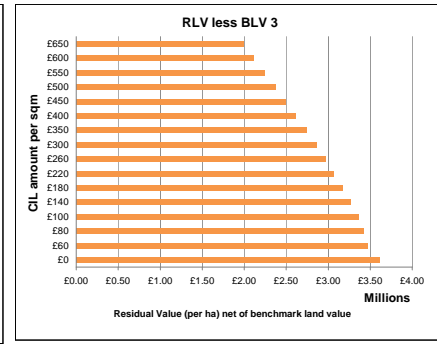
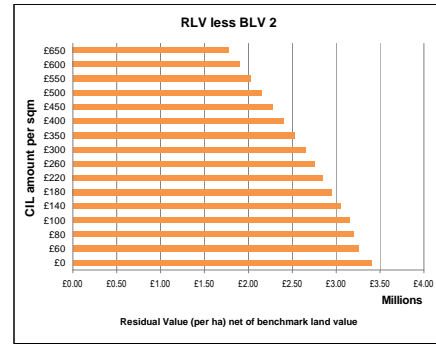
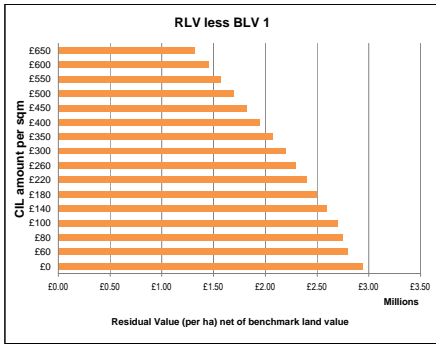
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	736,036	2,862,361	1,507,361	1,960,912	2,177,042	2,556,467
60	707,141	2,749,993	1,394,993	1,848,544	2,064,674	2,444,099
80	697,509	2,712,537	1,357,537	1,811,088	2,027,218	2,406,644
100	687,878	2,675,081	1,320,081	1,773,632	1,989,762	2,369,188
140	668,615	2,600,169	1,245,169	1,698,720	1,914,850	2,294,276
180	649,352	2,525,257	1,170,257	1,623,808	1,839,938	2,219,364
220	630,089	2,450,345	1,095,345	1,548,896	1,765,026	2,144,452
260	610,826	2,375,433	1,020,433	1,473,984	1,690,114	2,069,540
300	591,563	2,300,521	945,521	1,399,072	1,615,202	1,994,628
350	567,484	2,206,882	851,882	1,305,433	1,521,563	1,900,988
400	543,405	2,113,242	758,242	1,211,793	1,427,923	1,807,349
450	519,326	2,019,602	664,602	1,118,153	1,334,283	1,713,709
500	495,247	1,925,962	570,962	1,024,513	1,240,643	1,620,069
550	471,169	1,832,322	477,322	930,873	1,147,003	1,526,429
600	447,090	1,738,683	383,683	837,234	1,053,364	1,432,789
650	423,011	1,645,043	290,043	743,594	959,724	1,339,149



CIL Viability		Decorum BC		Benchmark Land Values (per net developable ha)			
SITE TYPE	2 Hemel Hempstead	BLV1 Resi Land (DVS) £1,355,000	BLV2 Offices (lower) £901,449	BLV3 Ind./Warehousing £685,319	BLV4 Community uses £305,893		
9 UNITS HOUSES		Net area as percentage of gross		100%			
35 UPH							
CSH level	4 on AH			Sales value inflation			
	4 on private			Build cost inflation			
Aff Hqs:	0%	NB with payment in lieu of 35% AH					

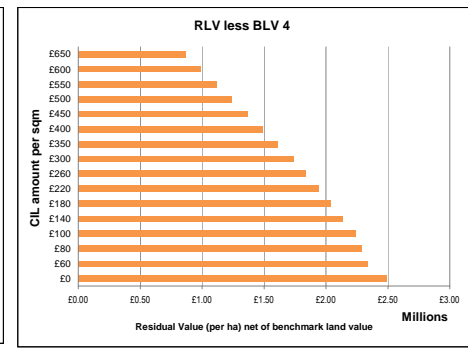
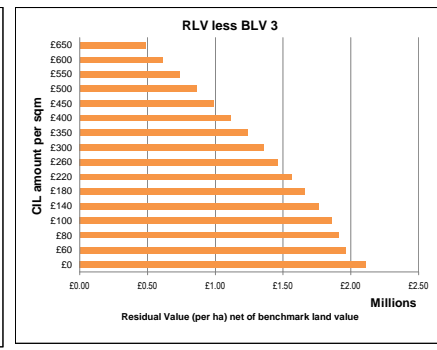
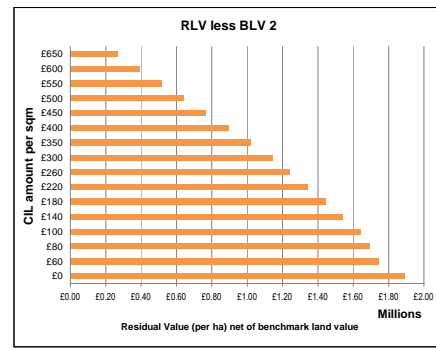
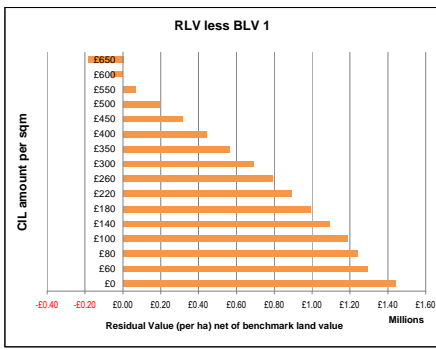
2 Hemel Hempstead Description: **Area 1** £3229 ps/m Site area: 0.26 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,105,512	4,299,212	2,944,212	3,397,763	3,613,893	3,993,319
60	1,066,986	4,149,388	2,794,388	3,247,939	3,464,069	3,843,495
80	1,054,144	4,099,447	2,744,447	3,197,998	3,414,128	3,793,554
100	1,041,301	4,049,506	2,694,506	3,148,057	3,364,187	3,743,613
140	1,015,617	3,949,623	2,594,623	3,048,174	3,264,304	3,643,730
180	989,933	3,849,741	2,494,741	2,948,292	3,164,422	3,543,848
220	964,249	3,749,858	2,394,858	2,848,409	3,064,539	3,443,965
260	938,565	3,649,976	2,294,976	2,748,527	2,964,657	3,344,083
300	912,881	3,550,093	2,195,093	2,648,644	2,864,774	3,244,200
350	880,776	3,425,240	2,070,240	2,523,791	2,739,921	3,119,347
400	848,671	3,300,387	1,945,387	2,398,938	2,615,068	2,994,494
450	816,566	3,175,534	1,820,534	2,274,085	2,490,215	2,869,641
500	784,461	3,050,681	1,695,681	2,149,232	2,365,362	2,744,788
550	752,356	2,925,828	1,570,828	2,024,379	2,240,509	2,619,935
600	720,251	2,800,975	1,445,975	1,899,526	2,115,656	2,495,081
650	688,146	2,676,122	1,321,122	1,774,673	1,990,803	2,370,228



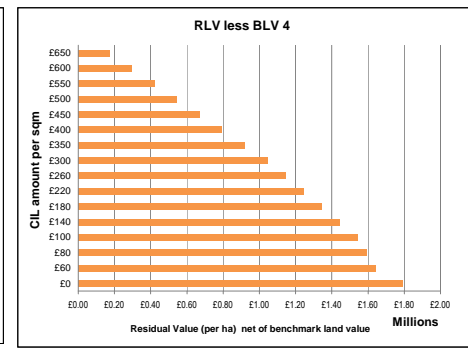
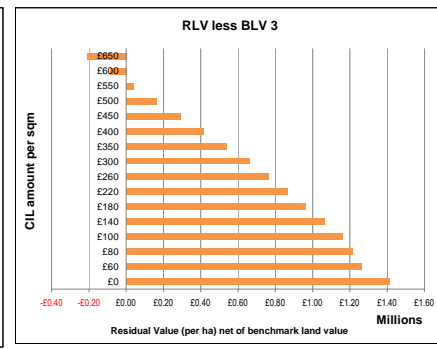
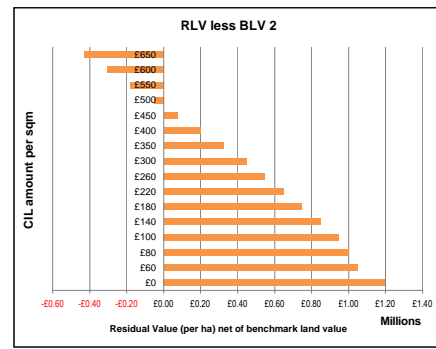
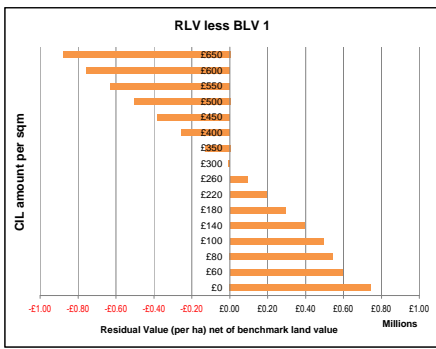
2 Hemel Hempstead Description: **Area 2** £3229 ps/m Site area: 0.26 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	718,184	2,792,936	1,437,936	1,891,487	2,107,617	2,487,043
60	679,657	2,643,112	1,288,112	1,741,663	1,957,793	2,337,219
80	666,815	2,593,171	1,238,171	1,691,722	1,907,852	2,287,278
100	653,973	2,543,230	1,188,230	1,641,781	1,857,911	2,237,336
140	628,289	2,443,347	1,088,347	1,541,898	1,758,028	2,137,454
180	602,605	2,343,465	988,465	1,442,016	1,658,146	2,037,571
220	576,921	2,243,582	888,582	1,342,133	1,558,263	1,937,689
260	551,237	2,143,700	788,700	1,242,251	1,458,381	1,837,806
300	525,553	2,043,817	688,817	1,142,368	1,358,498	1,737,924
350	493,448	1,918,964	563,964	1,017,515	1,233,645	1,613,071
400	461,343	1,794,111	439,111	892,662	1,108,792	1,488,218
450	429,238	1,669,258	314,258	767,809	983,939	1,363,365
500	397,133	1,544,405	189,405	642,956	859,086	1,238,512
550	365,028	1,419,552	64,552	518,103	734,233	1,113,658
600	332,923	1,294,699	-60,301	393,250	609,380	988,805
650	300,817	1,169,846	-185,154	268,397	484,527	863,952



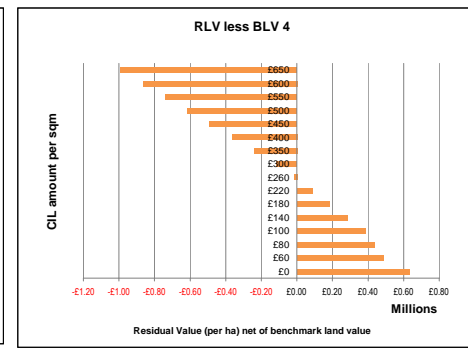
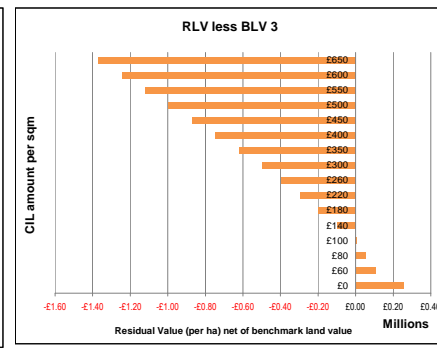
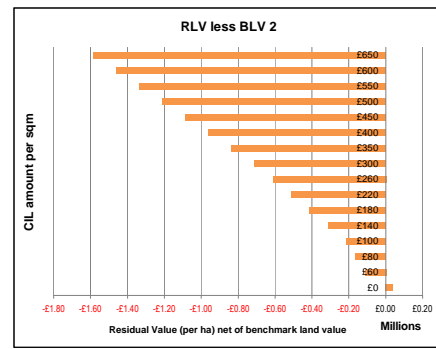
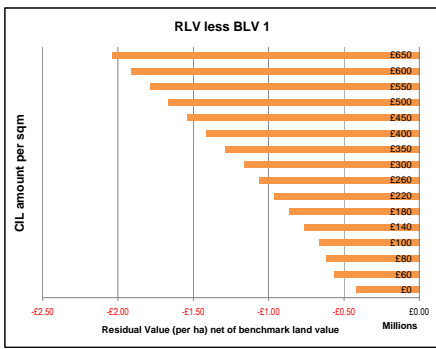
2 Hemel Hempstead Description: **Area 3** £2906 ps/m Site area: 0.26 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	539,417	2,097,732	742,732	1,196,283	1,412,413	1,791,838
60	500,891	1,947,908	592,908	1,046,459	1,262,589	1,642,015
80	488,049	1,897,967	542,967	996,518	1,212,648	1,592,073
100	475,207	1,848,025	493,025	946,576	1,162,706	1,542,132
140	449,522	1,748,143	393,143	846,694	1,062,824	1,442,250
180	423,838	1,648,260	293,260	746,811	962,941	1,342,367
220	398,154	1,548,378	193,378	646,929	863,059	1,242,485
260	372,470	1,448,495	93,495	547,046	763,176	1,142,602
300	346,786	1,348,613	-6,387	447,164	663,294	1,042,720
350	314,681	1,223,760	-131,240	322,311	538,441	917,866
400	282,576	1,098,907	-256,093	197,458	413,588	793,013
450	250,471	974,054	-380,946	72,605	288,735	668,160
500	218,366	849,200	-505,800	-52,249	163,882	543,307
550	186,261	724,347	-630,653	-177,102	39,028	418,454
600	154,156	599,494	-755,506	-301,955	-85,825	293,601
650	122,051	474,641	-880,359	-426,808	-210,678	168,748



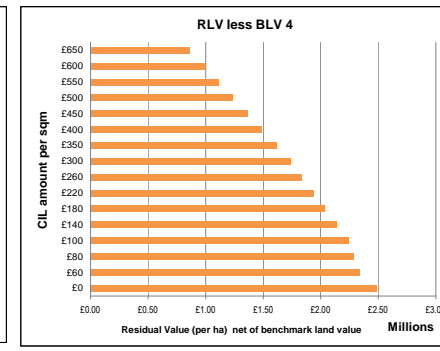
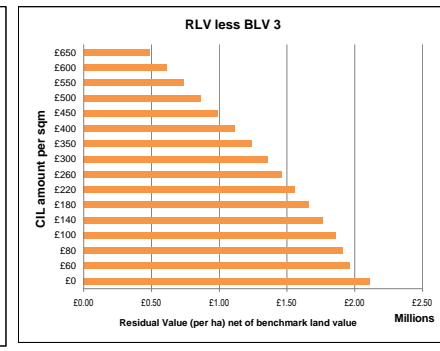
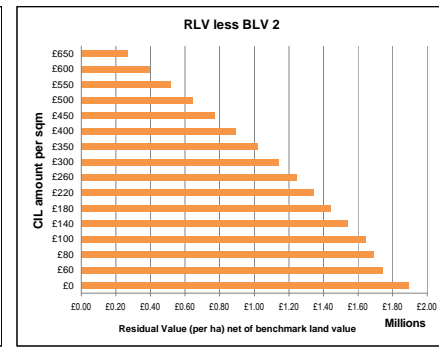
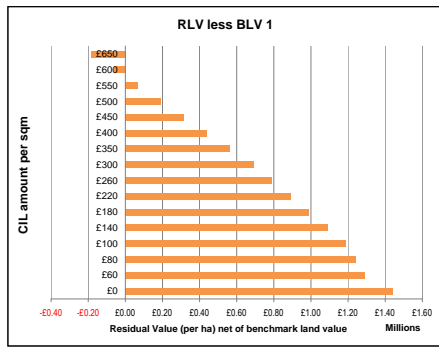
2 Hemel Hempstead Description: **Area 4** £2368 ps/m Site area: 0.26 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	241,472	939,058	-415,942	37,609	253,739	633,164
60	202,946	789,234	-565,766	-112,215	103,915	483,341
80	190,104	739,393	-615,707	-162,156	53,974	433,399
100	177,262	689,551	-665,649	-212,098	4,032	383,458
140	151,578	589,669	-765,531	-311,980	-95,850	283,576
180	125,894	489,786	-865,414	-411,863	-195,733	183,693
220	100,210	389,904	-965,296	-511,745	-295,615	83,811
260	74,526	289,981	-1,065,179	-611,628	-395,498	-16,072
300	48,841	189,939	-1,165,061	-711,510	-495,380	-115,954
350	16,736	65,086	-1,289,914	-836,363	-620,233	-240,807
400	-15,369	-59,767	-1,414,767	-961,216	-745,086	-365,661
450	-47,474	-184,620	-1,539,620	-1,086,069	-869,939	-490,514
500	-79,579	-309,473	-1,664,473	-1,210,922	-994,792	-615,367
550	-111,684	-434,327	-1,789,327	-1,335,776	-1,119,646	-740,220
600	-143,789	-559,180	-1,914,180	-1,460,629	-1,244,499	-865,073
650	-175,894	-684,033	-2,039,033	-1,585,482	-1,369,352	-989,926



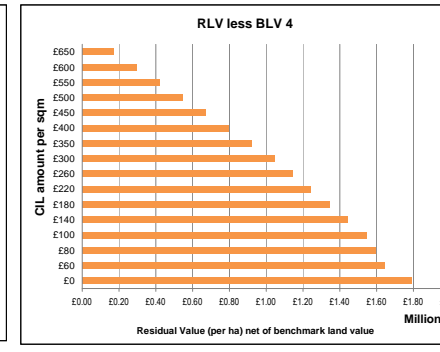
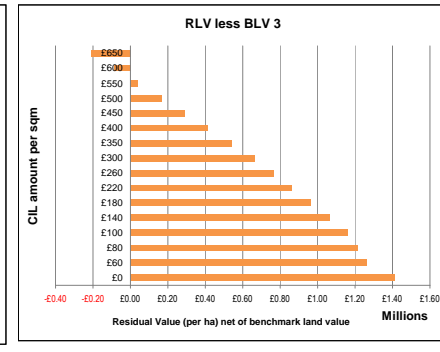
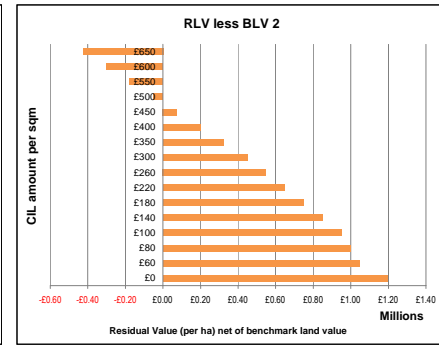
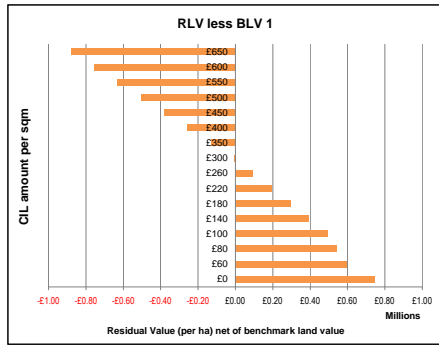
2 Hemel Hempstead Description: **Area 5** £3229 ps/m Site area: 0.26 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	718,184	2,792,936	1,437,936	1,891,487	2,107,617	2,487,043
60	679,657	2,643,112	1,288,112	1,741,663	1,957,793	2,337,219
80	666,815	2,593,171	1,238,171	1,691,722	1,907,852	2,287,278
100	653,973	2,543,230	1,188,230	1,641,781	1,857,911	2,237,336
140	628,289	2,443,347	1,088,347	1,541,898	1,758,028	2,137,454
180	602,605	2,343,465	988,465	1,442,016	1,658,146	2,037,571
220	576,921	2,243,582	888,582	1,342,133	1,558,263	1,937,689
260	551,237	2,143,700	788,700	1,242,251	1,458,381	1,837,806
300	525,553	2,043,817	688,817	1,142,368	1,358,498	1,737,924
350	499,869	1,943,934	588,934	1,042,485	1,258,615	1,638,041
400	474,185	1,844,051	489,051	942,599	1,158,732	1,538,158
450	448,501	1,744,168	389,168	842,713	1,058,849	1,438,271
500	422,817	1,644,285	289,285	742,827	958,966	1,338,384
550	397,133	1,544,402	189,402	642,941	859,083	1,238,497
600	371,449	1,444,519	89,519	543,055	759,200	1,138,610
650	345,765	1,344,636	-110,364	443,169	659,314	1,038,723



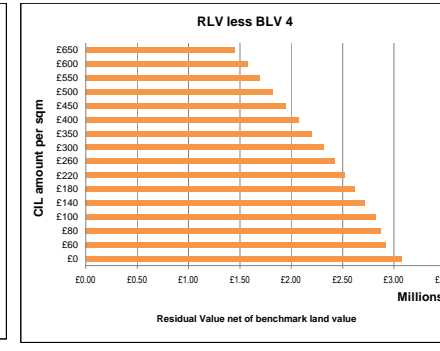
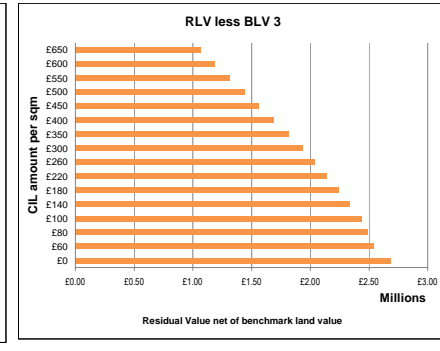
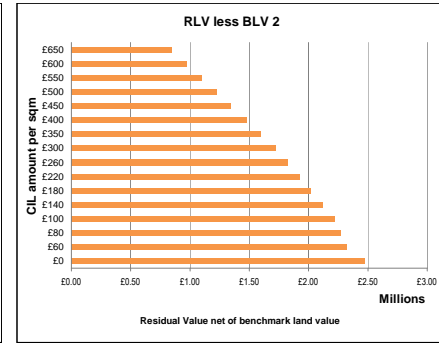
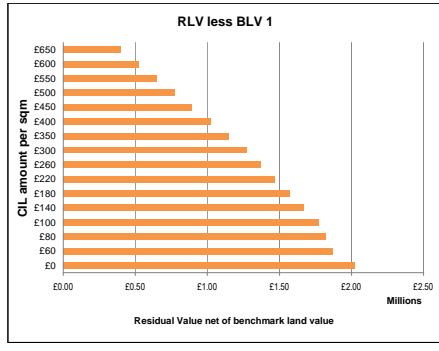
2 Hemel Hempstead Description: **Area 6** £2906 ps/m Site area: 0.26 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	539,417	2,097,732	742,732	1,196,283	1,412,413	1,791,838
60	500,891	1,947,908	592,908	1,046,459	1,262,589	1,642,015
80	488,049	1,897,967	542,967	996,518	1,212,648	1,592,073
100	475,207	1,848,025	493,025	946,576	1,162,706	1,542,132
140	449,522	1,748,143	393,143	846,694	1,062,824	1,442,250
180	423,838	1,648,260	293,260	746,811	962,941	1,342,367
220	398,154	1,548,378	193,378	646,929	863,059	1,242,485
260	372,470	1,448,495	93,495	547,046	763,176	1,142,602
300	346,786	1,348,613	-6,387	447,164	663,294	1,042,720
350	321,102	1,248,730	-106,503	347,281	563,411	942,837
400	295,418	1,148,848	-206,621	247,398	463,528	842,954
450	269,734	1,048,965	-306,739	147,515	363,645	743,071
500	244,050	949,083	-406,856	47,632	263,762	643,188
550	218,366	849,200	-506,973	-52,249	163,879	543,305
600	192,682	749,317	-607,090	-152,366	63,996	443,422
650	167,000	649,434	-707,207	-252,483	-36,921	343,539



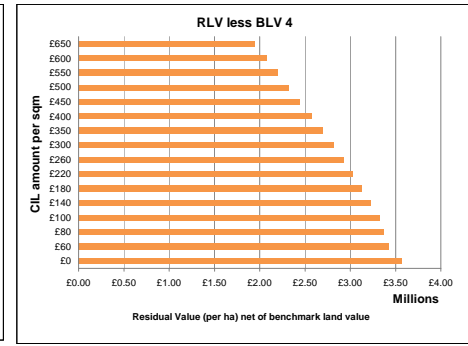
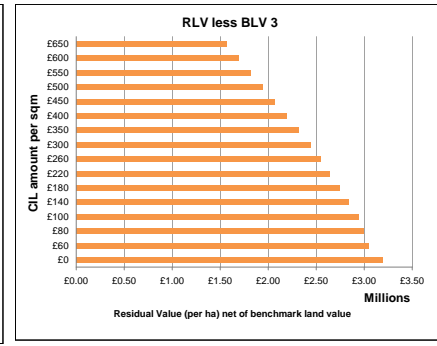
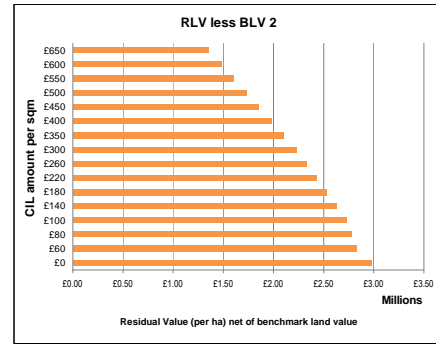
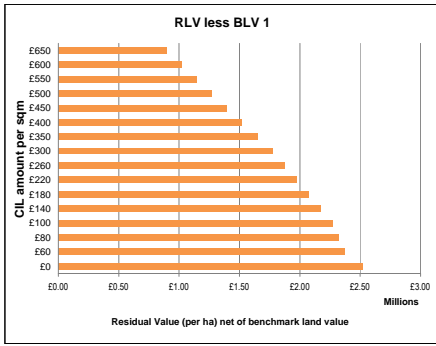
2 Hemel Hempstead Description: **Area 7** £3498 ps/m Site area: 0.26 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	867,156	3,372,273	2,017,273	2,470,824	2,686,954	3,066,380
60	828,630	3,222,449	1,867,449	2,321,000	2,537,130	2,916,556
80	815,788	3,172,508	1,817,508	2,271,059	2,487,189	2,866,615
100	802,946	3,122,567	1,767,567	2,221,118	2,437,248	2,816,673
140	777,262	3,022,684	1,667,684	2,121,235	2,337,365	2,716,791
180	751,578	2,922,802	1,567,802	2,021,353	2,237,483	2,616,908
220	725,894	2,822,919	1,467,919	1,921,470	2,137,600	2,517,026
260	700,210	2,723,037	1,368,037	1,821,588	2,037,718	2,417,143
300	674,526	2,623,154	1,268,154	1,721,705	1,937,835	2,317,261
350	648,842	2,523,271	1,168,271	1,621,822	1,837,952	2,217,378
400	623,158	2,423,388	1,068,388	1,521,939	1,738,069	2,117,495
450	597,474	2,323,505	968,505	1,422,056	1,638,186	2,017,612
500	571,790	2,223,622	868,622	1,322,173	1,538,303	1,917,729
550	546,106	2,123,739	768,739	1,222,290	1,438,420	1,817,846
600	520,422	2,023,856	668,856	1,122,407	1,338,537	1,717,963
650	494,738	1,923,973	568,973	1,022,524	1,238,654	1,618,080

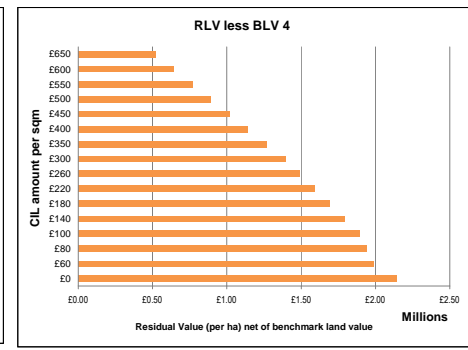
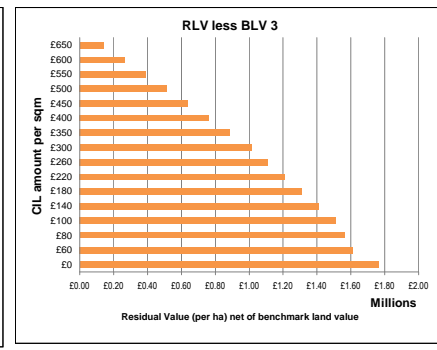
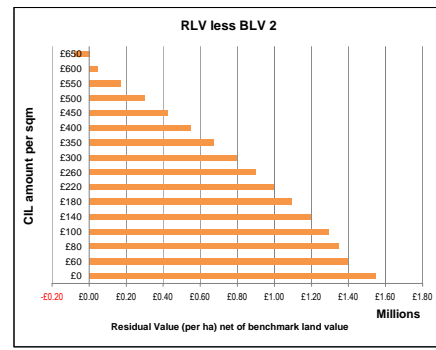
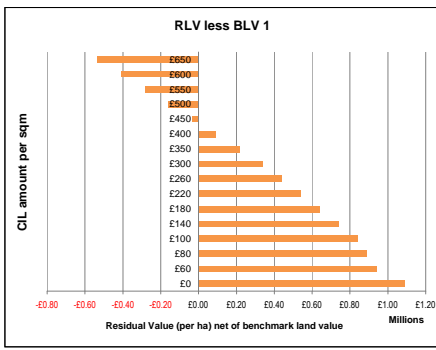


CIL Viability Dacorum BC		Benchmark Land Values (per net developable ha)			
SITE TYPE	2 Hemel Hempstead	BLV1 Resi Land (DVS) £1,355,000	BLV2 Offices (lower) £901,449	BLV3 Ind./Warehousing £885,319	BLV4 Community uses £305,893
9 UNITS HOUSES					
35 UPH	Net area as percentage of gross	100%			
CSH level:	4 on AH	-5% Sales value inflation			
	4 on private	Build cost inflation			
Aff Hsg:	0%	NB with payment in lieu of 35% AH			

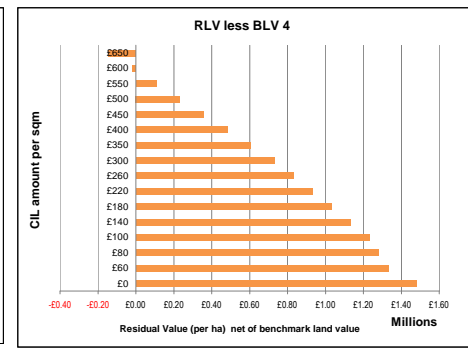
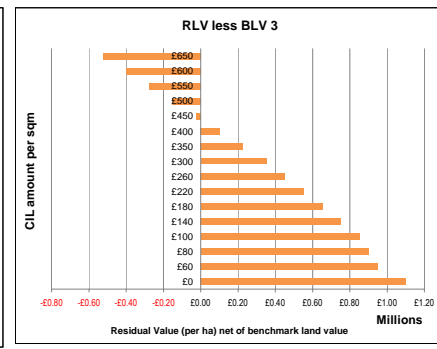
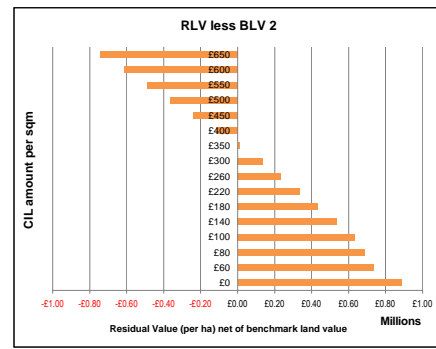
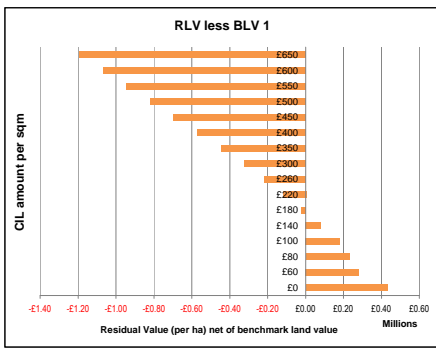
2 Hemel Hempstead Description: Area 1 £3229 psqm		Site area: 0.26 ha				
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	996,762	3,876,296	2,521,296	2,974,847	3,190,977	3,570,403
60	958,236	3,726,472	2,371,472	2,825,023	3,041,153	3,420,579
80	945,394	3,676,531	2,321,531	2,775,082	2,991,212	3,370,638
100	932,552	3,626,590	2,271,590	2,725,141	2,941,271	3,320,697
140	906,868	3,526,707	2,171,707	2,625,258	2,841,388	3,220,814
180	881,184	3,426,825	2,071,825	2,525,376	2,741,506	3,120,932
220	855,499	3,326,942	1,971,942	2,425,493	2,641,623	3,021,049
260	829,815	3,227,060	1,872,060	2,325,611	2,541,741	2,921,167
300	804,131	3,127,177	1,772,177	2,225,728	2,441,858	2,821,284
350	772,026	3,002,324	1,647,324	2,100,875	2,317,005	2,696,431
400	739,921	2,877,471	1,522,471	1,976,022	2,192,152	2,571,578
450	707,816	2,752,618	1,397,618	1,851,169	2,067,299	2,446,725
500	675,711	2,627,765	1,272,765	1,726,316	1,942,446	2,321,872
550	643,606	2,502,912	1,147,912	1,601,463	1,817,593	2,197,019
600	611,501	2,378,059	1,023,059	1,476,610	1,692,740	2,072,165
650	579,396	2,253,206	898,206	1,351,757	1,567,887	1,947,312



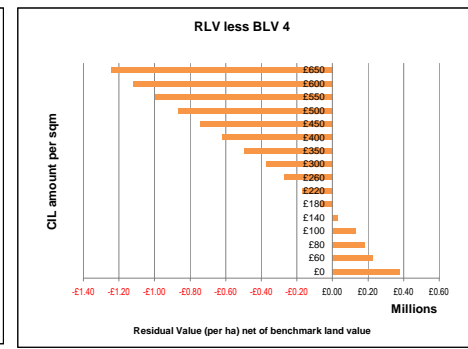
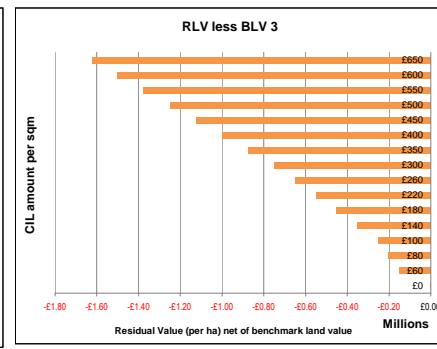
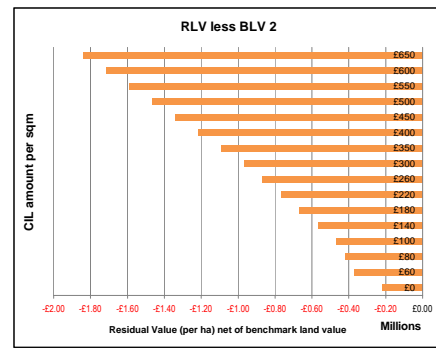
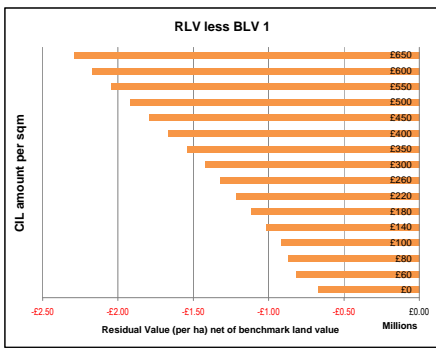
2 Hemel Hempstead Description: Area 2 £3229 psqm		Site area: 0.26 ha				
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	628,800	2,445,334	1,090,334	1,543,885	1,760,015	2,139,440
60	590,274	2,295,510	940,510	1,394,061	1,610,191	1,989,617
80	577,432	2,245,569	890,569	1,344,120	1,560,250	1,939,676
100	564,590	2,195,628	840,628	1,294,179	1,510,309	1,889,734
140	538,906	2,095,745	740,745	1,194,296	1,410,426	1,789,852
180	513,222	1,995,863	640,863	1,094,414	1,310,544	1,689,969
220	487,538	1,895,980	540,980	994,531	1,210,661	1,590,087
260	461,854	1,796,098	441,098	894,649	1,110,779	1,490,204
300	436,170	1,696,215	341,215	794,766	1,010,896	1,390,322
350	404,065	1,571,362	216,362	669,913	886,043	1,265,469
400	371,959	1,446,509	91,509	545,060	761,190	1,140,616
450	339,854	1,321,656	-33,344	420,207	636,337	1,015,762
500	307,749	1,196,803	-168,197	295,354	511,484	890,909
550	275,644	1,071,950	-283,050	170,501	386,631	766,056
600	243,539	947,096	-407,904	45,647	261,777	641,203
650	211,434	822,243	-532,757	-79,206	136,924	516,350



2 Hemel Hempstead Description: Area 3 £2906 psqm		Site area: 0.26 ha				
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	458,972	1,784,890	429,890	883,441	1,099,571	1,478,996
60	420,446	1,635,066	280,066	733,617	949,747	1,329,173
80	407,603	1,585,125	230,125	683,676	899,806	1,279,231
100	394,761	1,535,183	180,183	633,734	849,864	1,229,290
140	369,077	1,435,301	80,301	533,852	749,982	1,129,408
180	343,393	1,335,418	-19,582	433,969	650,099	1,029,525
220	317,709	1,235,536	-119,464	334,087	550,217	929,643
260	292,025	1,135,653	-219,347	234,204	450,334	829,760
300	266,341	1,035,771	-319,229	134,322	350,452	729,878
350	234,236	910,918	-444,082	9,469	225,599	605,025
400	202,131	786,065	-568,935	-115,384	100,746	480,171
450	170,026	661,212	-693,788	-240,237	24,107	355,318
500	137,921	536,359	-818,641	-365,091	-148,960	230,465
550	105,816	411,505	-943,495	-489,944	-273,814	105,612
600	73,711	286,652	-1,068,348	-614,797	-398,667	-19,241
650	41,606	161,799	-1,193,201	-739,650	-523,520	-144,094

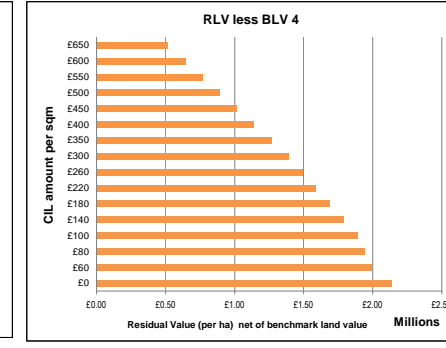
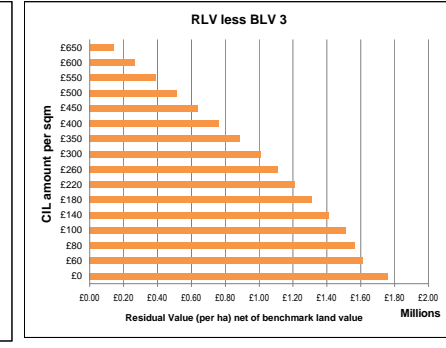
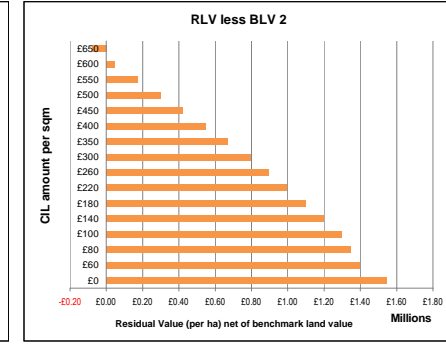
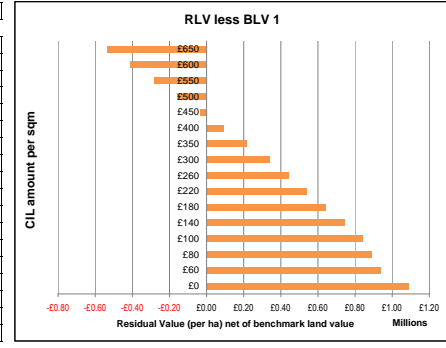


2 Hemel Hempstead Description: Area 4 £2368 psqm		Site area: 0.26 ha				
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	175,924	684,149	-670,851	-217,300	-1,170	378,256
60	137,398	534,326	-820,674	-367,123	-150,993	228,432
80	124,556	484,384	-870,616	-417,065	-200,935	178,491
100	111,714	434,443	-920,557	-467,006	-250,876	128,550
140	86,030	334,561	-1,020,439	-566,888	-350,758	28,667
180	60,346	234,678	-1,120,322	-666,771	-450,641	-71,215
220	34,662	134,796	-1,220,204	-766,653	-550,523	-171,098
260	8,978	34,913	-1,320,087	-866,536	-650,406	-270,980
300	-16,706	-64,969	-1,419,969	-966,418	-750,288	-370,863
350	-48,811	-189,822	-1,544,822	-1,091,271	-875,141	-495,716
400	-80,917	-314,676	-1,669,676	-1,216,125	-999,994	-620,569
450	-113,022	-439,529	-1,794,529	-1,340,978	-1,124,848	-745,422
500	-145,127	-564,382	-1,919,382	-1,465,831	-1,249,701	-870,275
550	-177,232	-689,235	-2,044,235	-1,590,684	-1,374,554	-995,128
600	-209,337	-814,088	-2,169,088	-1,715,537	-1,499,407	-1,119,981
650	-241,442	-938,941	-2,293,941	-1,840,390	-1,624,260	-1,244,834



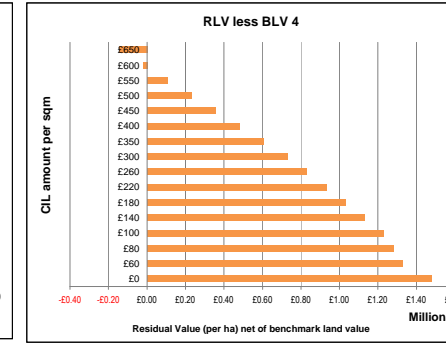
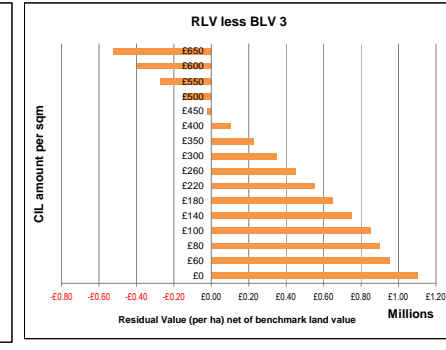
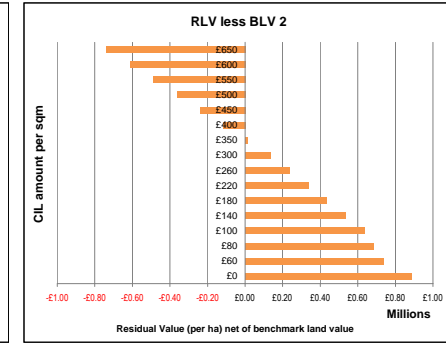
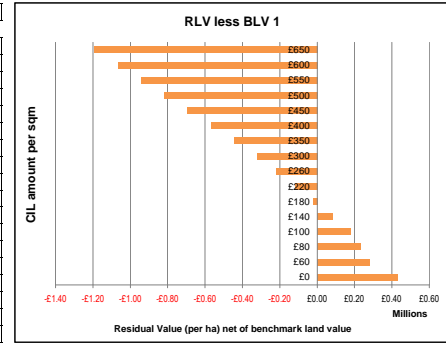
2 Hemel Hempstead Description: **Area 5** £3229 pcm Site area: 0.26 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	628,800	2,445,334	1,090,334	1,543,885	1,760,015	2,139,440
60	590,274	2,295,510	940,510	1,394,061	1,610,191	1,989,617
80	577,432	2,245,569	890,569	1,344,120	1,560,250	1,939,675
100	564,590	2,195,628	840,628	1,294,179	1,510,309	1,889,734
140	538,906	2,095,745	740,745	1,194,296	1,410,426	1,789,852
180	513,222	1,995,863	640,863	1,094,414	1,310,544	1,689,969
220	487,538	1,895,980	540,980	994,531	1,210,661	1,590,087
260	461,854	1,796,098	441,098	894,649	1,110,779	1,490,204
300	436,170	1,696,215	341,215	794,766	1,010,896	1,390,322
350	404,065	1,571,362	216,362	669,913	886,043	1,265,469
400	371,959	1,446,509	91,509	545,060	761,190	1,140,616
450	339,854	1,321,656	-33,344	420,207	636,337	1,015,762
500	307,749	1,196,803	-158,197	295,354	511,484	890,909
550	275,644	1,071,950	-283,050	170,501	386,631	766,056
600	243,539	947,096	-407,904	45,647	261,777	641,203
650	211,434	822,243	-532,757	-79,206	136,924	516,350



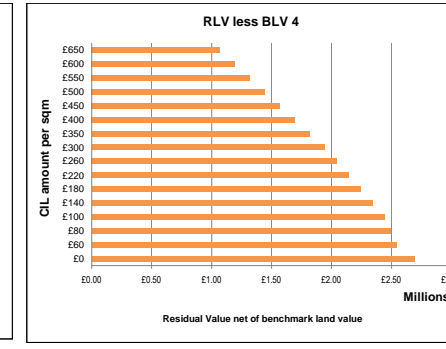
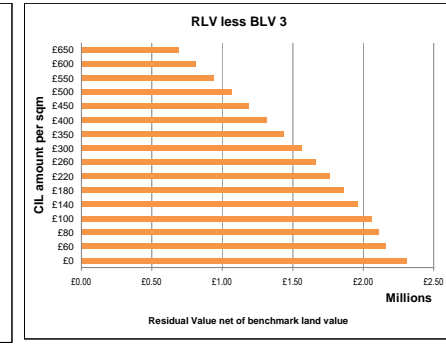
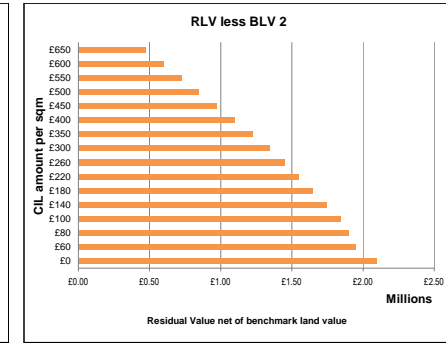
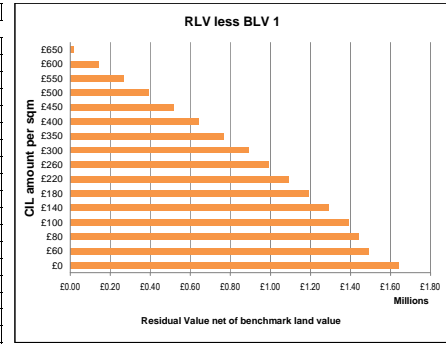
2 Hemel Hempstead Description: **Area 6** £2906 pcm Site area: 0.26 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	458,972	1,784,890	429,890	883,441	1,099,571	1,478,996
60	420,446	1,635,066	280,066	733,617	949,747	1,329,173
80	407,603	1,585,125	230,125	683,676	899,806	1,279,231
100	394,761	1,535,183	180,183	633,734	849,864	1,229,290
140	369,077	1,435,301	80,301	533,852	749,982	1,129,408
180	343,393	1,335,418	-19,582	433,969	650,099	1,029,525
220	317,709	1,235,536	-119,464	334,087	550,217	929,643
260	292,025	1,135,653	-219,347	234,204	450,334	829,760
300	266,341	1,035,771	-319,229	134,322	350,452	729,878
350	234,236	910,918	-444,082	9,469	225,599	605,025
400	202,131	786,065	-568,935	-115,384	100,746	480,171
450	170,026	661,212	-693,788	-240,237	24,107	355,318
500	137,921	536,359	-818,641	-365,091	-148,960	230,465
550	105,816	411,505	-943,495	-489,944	-273,814	105,612
600	73,711	286,652	-1,068,348	-614,797	-398,667	-19,241
650	41,606	161,799	-1,193,201	-739,650	-523,520	-144,094



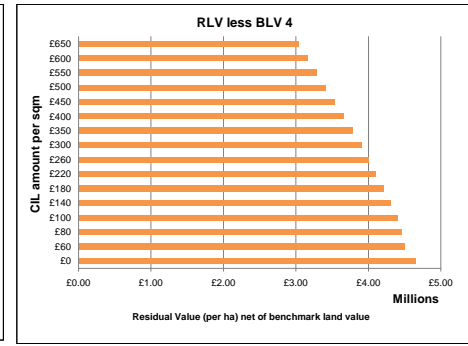
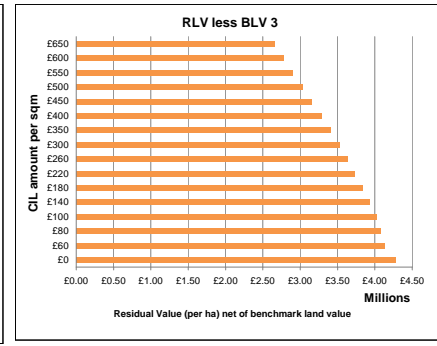
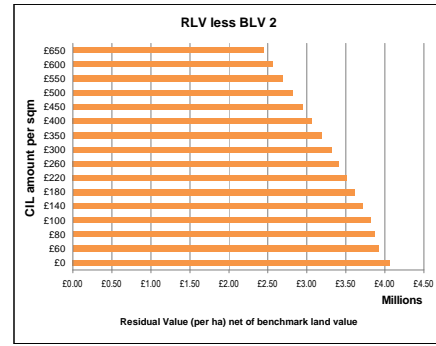
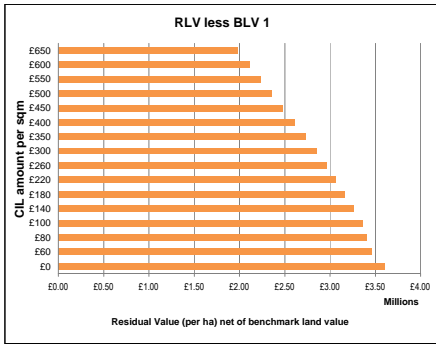
2 Hemel Hempstead Description: **Area 7** £3498 pcm Site area: 0.26 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	770,324	2,995,704	1,640,704	2,094,255	2,310,385	2,689,811
60	731,798	2,845,880	1,490,880	1,944,431	2,160,561	2,539,987
80	718,956	2,795,939	1,440,939	1,894,490	2,110,620	2,490,046
100	706,114	2,745,998	1,390,998	1,844,549	2,060,679	2,440,104
140	680,430	2,646,115	1,291,115	1,744,666	1,960,796	2,340,222
180	654,746	2,546,233	1,191,233	1,644,784	1,860,914	2,240,339
220	629,061	2,446,350	1,091,350	1,544,901	1,761,031	2,140,457
260	603,377	2,346,468	991,468	1,445,019	1,661,149	2,040,574
300	577,693	2,246,585	891,585	1,345,136	1,561,266	1,940,692
350	545,588	2,121,732	766,732	1,220,283	1,436,413	1,815,839
400	513,483	1,996,879	641,879	1,095,430	1,311,560	1,690,986
450	481,378	1,872,026	517,026	970,577	1,186,707	1,566,133
500	449,273	1,747,173	392,173	845,724	1,061,854	1,441,279
550	417,168	1,622,320	267,320	720,871	937,001	1,316,426
600	385,063	1,497,467	142,467	596,018	812,148	1,191,573
650	352,958	1,372,613	17,613	471,164	687,294	1,066,720

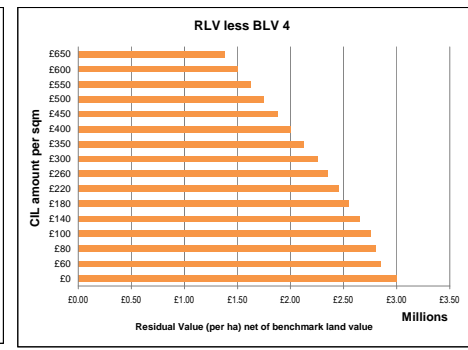
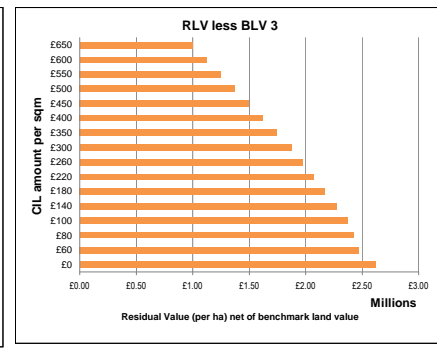
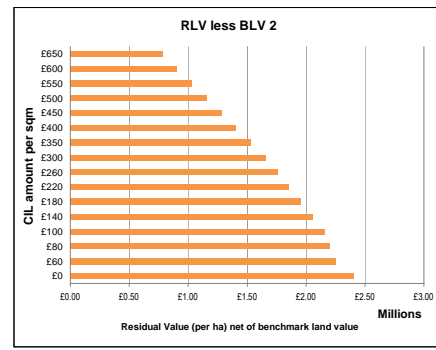
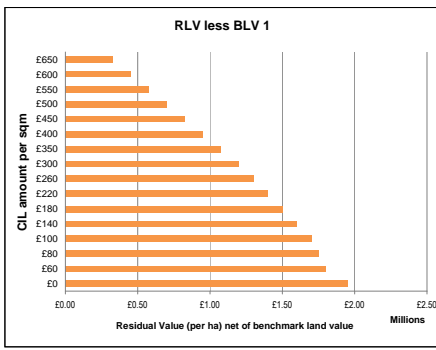


CIL Viability	Decorum BC	Benchmark Land Values (per net developable ha)			
SITE TYPE	2 Hemel Hempstead	BLV1 Resi Land (DVS) £1,355,000	BLV2 Offices (lower) £901,449	BLV3 Ind./Warehousing £685,319	BLV4 Community uses £305,893
9 UNITS HOUSES					
35 UPH	Net area as percentage of gross	100%			
CSH level:	4 on AH	10% Sales value inflation			
	4 on private	5% Build cost inflation			
Aff Hqs:	0%	NB with payment in lieu of 35% AH			

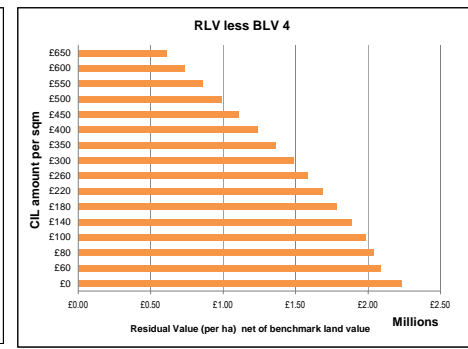
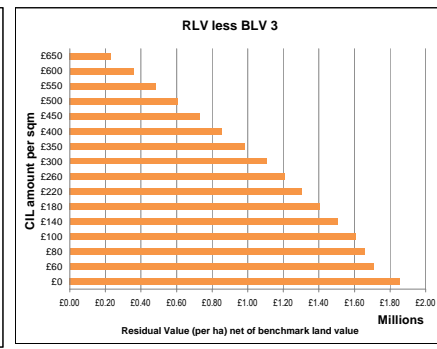
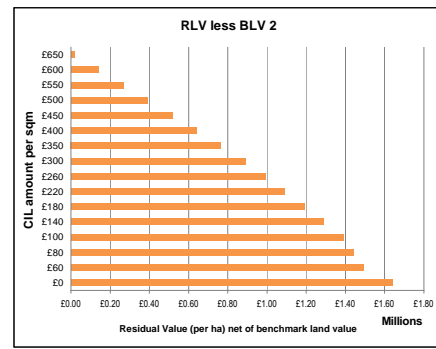
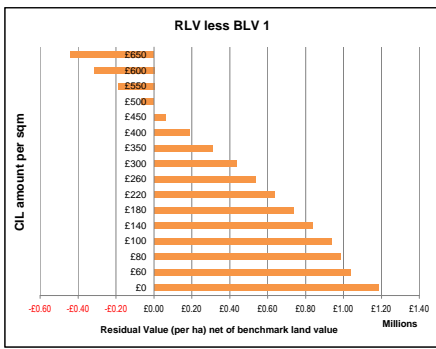
2 Hemel Hempstead	Description:	Area 1	£3229 ps/m	0	Site area:	0.26 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,275,614	4,960,722	3,605,722	4,059,273	4,275,403	4,654,829
60	1,237,088	4,810,899	3,455,899	3,909,450	4,125,580	4,505,005
80	1,224,246	4,760,957	3,405,957	3,859,508	4,075,638	4,455,064
100	1,211,404	4,711,016	3,356,016	3,809,567	4,025,697	4,405,123
140	1,185,720	4,611,134	3,256,134	3,709,685	3,925,815	4,305,240
180	1,160,036	4,511,251	3,156,251	3,609,802	3,825,932	4,205,358
220	1,134,352	4,411,369	3,056,369	3,509,920	3,726,050	4,105,475
260	1,108,668	4,311,486	2,956,486	3,410,037	3,626,167	4,005,593
300	1,082,984	4,211,604	2,856,604	3,310,155	3,526,285	3,905,710
350	1,050,879	4,086,750	2,731,750	3,185,301	3,401,432	3,780,857
400	1,018,774	3,961,897	2,606,897	3,060,448	3,276,578	3,656,004
450	986,669	3,837,044	2,482,044	2,935,595	3,151,725	3,531,151
500	954,563	3,712,191	2,357,191	2,810,742	3,026,872	3,406,298
550	922,458	3,587,338	2,232,338	2,685,889	2,902,019	3,281,445
600	890,353	3,462,485	2,107,485	2,561,036	2,777,166	3,156,592
650	858,248	3,337,632	1,982,632	2,436,183	2,652,313	3,031,739



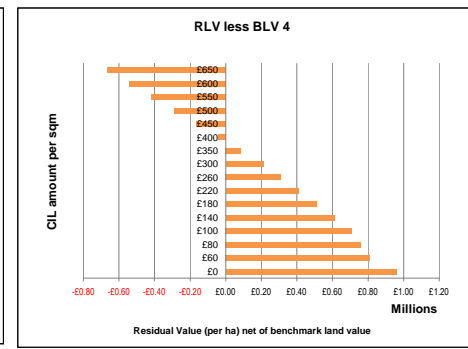
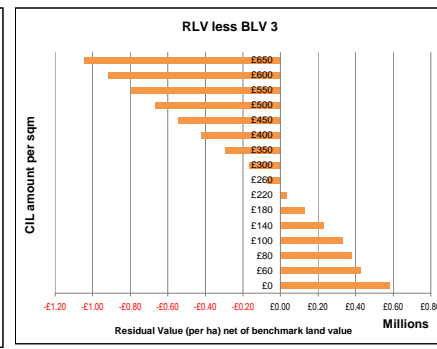
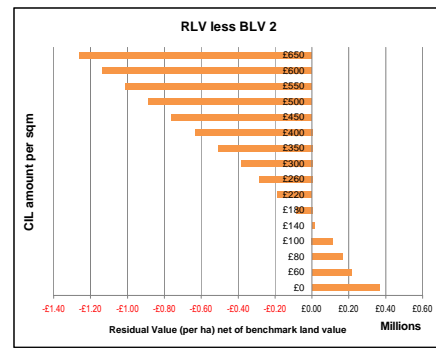
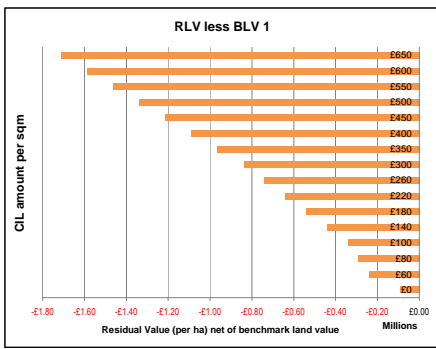
2 Hemel Hempstead	Description:	Area 2	£3229 ps/m	0	Site area:	0.26 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	849,553	3,303,819	1,948,819	2,402,369	2,618,500	2,997,925
60	811,027	3,153,995	1,798,995	2,252,546	2,468,676	2,848,101
80	798,185	3,104,054	1,749,054	2,202,605	2,418,735	2,798,160
100	785,343	3,054,112	1,699,112	2,152,663	2,368,793	2,748,219
140	759,659	2,954,230	1,599,230	2,052,781	2,268,911	2,648,336
180	733,975	2,854,347	1,499,347	1,952,898	2,169,028	2,548,454
220	708,291	2,754,465	1,399,465	1,853,016	2,069,146	2,448,572
260	682,607	2,654,582	1,299,582	1,753,133	1,969,263	2,348,689
300	656,923	2,554,700	1,199,700	1,653,251	1,869,381	2,248,807
350	624,818	2,429,847	1,074,847	1,528,398	1,744,528	2,123,953
400	592,713	2,304,994	949,994	1,403,545	1,619,675	1,999,100
450	560,608	2,180,141	825,141	1,278,692	1,494,822	1,874,247
500	528,503	2,055,287	700,287	1,153,838	1,369,968	1,749,394
550	496,397	1,930,434	575,434	1,028,985	1,245,115	1,624,541
600	464,292	1,805,581	450,581	904,132	1,120,262	1,499,688
650	432,187	1,680,728	325,728	779,279	995,409	1,374,835



2 Hemel Hempstead	Description:	Area 3	£2906 ps/m	0	Site area:	0.26 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	652,910	2,539,094	1,184,094	1,637,645	1,853,775	2,233,200
60	614,384	2,389,270	1,034,270	1,487,821	1,703,951	2,083,377
80	601,542	2,339,329	984,329	1,437,880	1,654,010	2,033,436
100	588,700	2,289,387	934,387	1,387,938	1,604,069	1,983,494
140	563,016	2,189,505	834,505	1,288,056	1,504,186	1,883,612
180	537,332	2,089,623	734,623	1,188,173	1,404,304	1,783,729
220	511,647	1,989,740	634,740	1,088,291	1,304,421	1,683,847
260	485,963	1,889,858	534,858	988,409	1,204,539	1,583,964
300	460,279	1,789,975	434,975	888,526	1,104,656	1,484,082
350	428,174	1,665,122	310,122	763,673	979,803	1,359,229
400	396,069	1,540,269	185,269	638,820	854,950	1,234,376
450	363,964	1,415,416	60,416	513,967	730,097	1,109,522
500	331,859	1,290,563	-64,437	389,114	605,244	984,669
550	299,754	1,165,710	-189,290	264,261	480,391	859,816
600	267,649	1,040,856	-314,144	139,407	355,537	734,963
650	235,544	916,003	-438,997	14,554	230,684	610,110

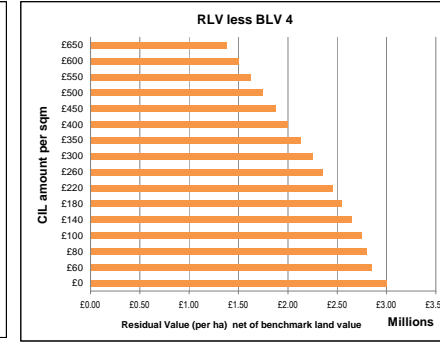
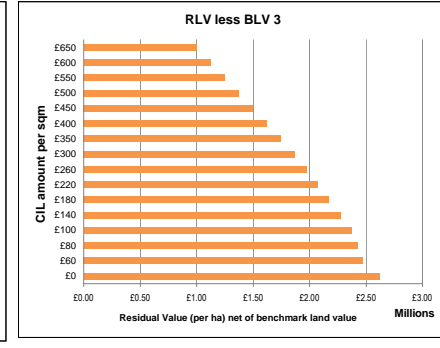
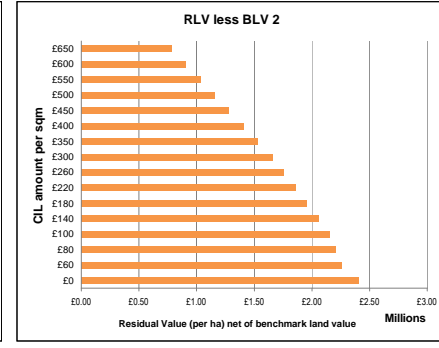
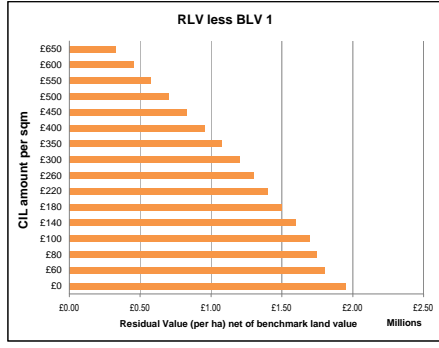


2 Hemel Hempstead	Description:	Area 4	£2368 ps/m	0	Site area:	0.26 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	325,171	1,264,552	-90,448	363,103	579,233	958,659
60	286,645	1,114,729	-240,271	213,280	429,410	808,835
80	273,802	1,064,787	-290,213	163,338	379,468	758,894
100	260,960	1,014,846	-340,154	113,397	329,527	708,953
140	235,276	914,964	-440,036	13,515	229,645	609,070
180	209,592	815,081	-539,919	-86,368	129,762	509,188
220	183,908	715,199	-639,801	-186,250	29,880	409,305
260	158,224	615,316	-739,684	-286,133	70,003	309,423
300	132,540	515,434	-839,566	-386,015	-169,885	209,540
350	100,435	390,581	-964,419	-510,868	-294,738	84,687
400	68,330	265,727	-1,089,273	-635,722	-419,591	-40,166
450	36,225	140,874	-1,214,126	-760,575	-544,445	-165,019
500	4,120	16,021	-1,338,979	-885,428	-669,298	-289,872
550	-27,985	-108,832	-1,463,832	-1,010,281	-794,151	-414,725
600	-60,900	-233,685	-1,588,685	-1,135,134	-919,004	-539,578
650	-92,195	-358,538	-1,713,538	-1,259,987	-1,043,857	-664,431



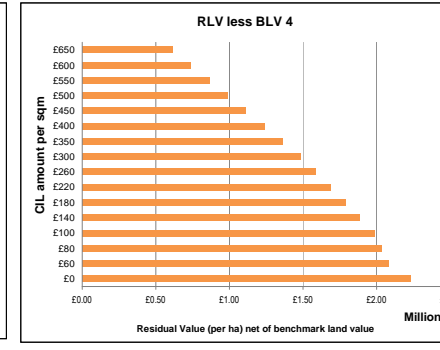
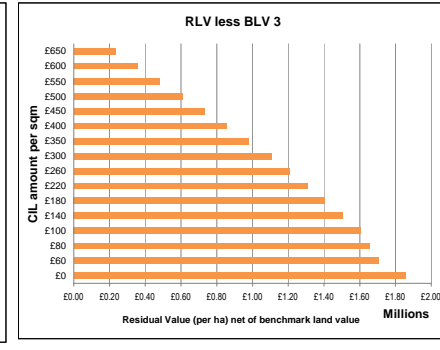
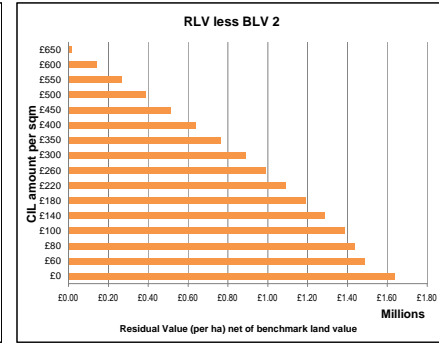
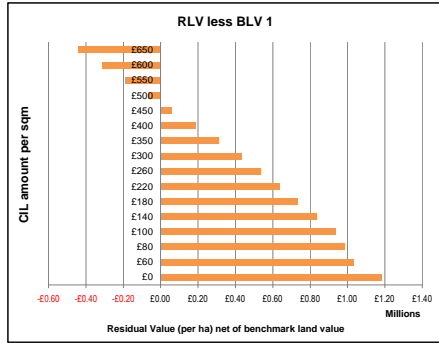
2 Hemel Hempstead Description: **Area 5** £3229 ps/m Site area: 0.26 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	849,553	3,303,819	1,948,819	2,402,369	2,618,500	2,997,925
60	811,027	3,153,995	1,798,995	2,252,546	2,468,676	2,848,101
80	798,185	3,104,054	1,749,054	2,202,605	2,418,735	2,798,160
100	785,343	3,054,112	1,699,112	2,152,663	2,368,793	2,748,219
140	759,659	2,954,230	1,599,230	2,052,781	2,268,911	2,648,336
180	733,975	2,854,347	1,499,347	1,952,898	2,169,028	2,548,454
220	708,291	2,754,465	1,399,465	1,853,016	2,069,146	2,448,572
260	682,607	2,654,582	1,299,582	1,753,133	1,969,263	2,348,689
300	656,923	2,554,700	1,199,700	1,653,251	1,869,381	2,248,807
350	624,818	2,429,847	1,074,847	1,528,398	1,744,528	2,123,953
400	592,713	2,304,994	949,994	1,403,545	1,619,675	1,999,100
450	560,608	2,180,141	825,141	1,278,692	1,494,822	1,874,247
500	528,502	2,055,287	700,287	1,153,839	1,369,968	1,749,394
550	496,397	1,930,434	575,434	1,028,985	1,245,115	1,624,541
600	464,292	1,805,581	450,581	904,132	1,120,262	1,499,688
650	432,187	1,680,728	325,728	779,279	995,409	1,374,835



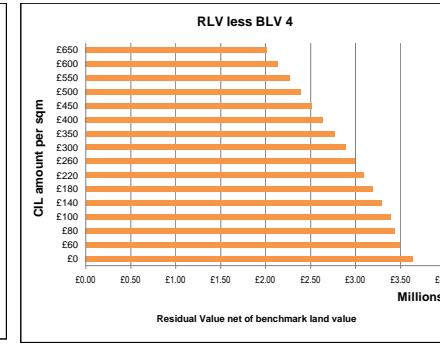
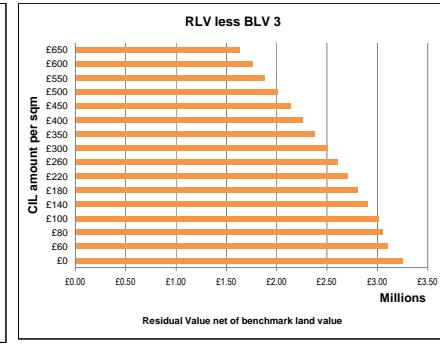
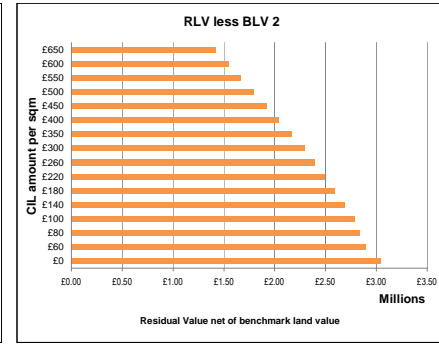
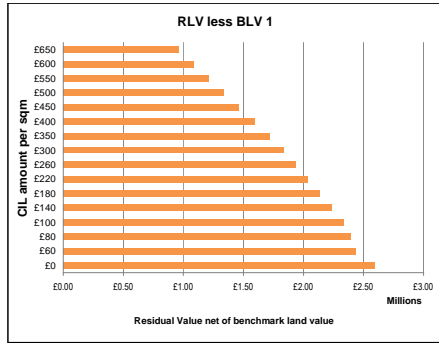
2 Hemel Hempstead Description: **Area 6** £2906 ps/m Site area: 0.26 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	652,910	2,539,094	1,184,094	1,637,645	1,853,775	2,233,200
60	614,384	2,389,270	1,034,270	1,487,821	1,703,951	2,083,377
80	601,542	2,339,329	984,329	1,437,880	1,654,010	2,033,435
100	588,700	2,289,387	934,387	1,387,938	1,604,069	1,983,494
140	563,016	2,189,505	834,505	1,288,056	1,504,186	1,883,612
180	537,332	2,089,623	734,623	1,188,173	1,404,304	1,783,729
220	511,647	1,989,740	634,740	1,088,291	1,304,421	1,683,847
260	485,963	1,889,858	534,858	988,409	1,204,539	1,583,964
300	460,279	1,789,975	434,975	888,526	1,104,656	1,484,082
350	428,174	1,665,122	310,122	763,673	979,803	1,359,229
400	396,069	1,540,269	185,269	638,820	854,950	1,234,376
450	363,964	1,415,416	60,416	513,967	730,097	1,109,522
500	331,859	1,290,563	-64,437	389,114	605,244	984,669
550	299,754	1,165,710	-189,290	264,261	480,391	859,816
600	267,649	1,040,856	-314,144	139,407	355,537	734,963
650	235,544	916,003	-438,997	14,554	230,684	610,110



2 Hemel Hempstead Description: **Area 7** £3498 ps/m Site area: 0.26 ha

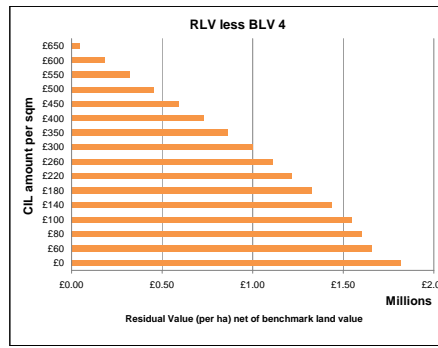
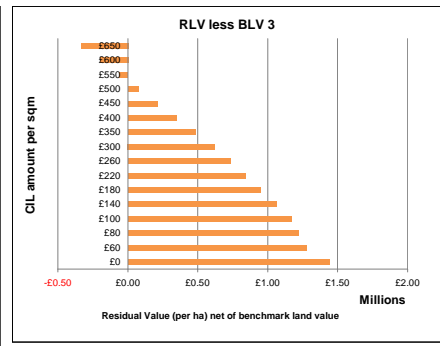
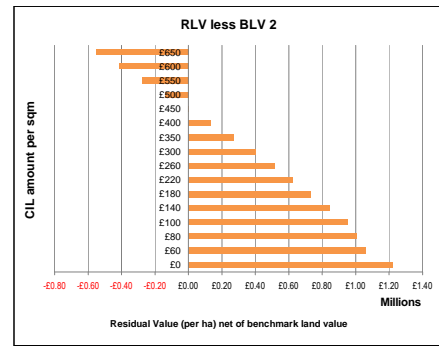
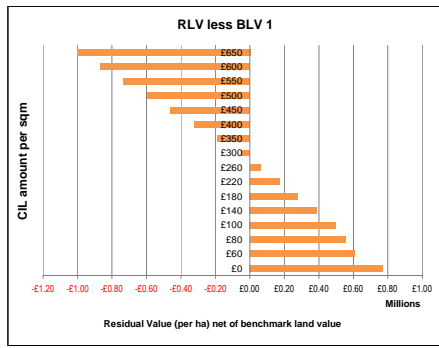
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,013,423	3,941,089	2,586,089	3,039,640	3,255,770	3,635,196
60	974,897	3,791,265	2,436,265	2,889,816	3,105,946	3,485,372
80	962,055	3,741,324	2,386,324	2,839,875	3,056,005	3,435,431
100	949,213	3,691,383	2,336,383	2,789,934	3,006,064	3,385,490
140	923,529	3,591,500	2,236,500	2,690,051	2,906,182	3,285,607
180	897,845	3,491,618	2,136,618	2,590,169	2,806,299	3,185,725
220	872,161	3,391,736	2,036,736	2,490,286	2,706,417	3,085,842
260	846,476	3,291,853	1,936,853	2,390,404	2,606,534	2,985,959
300	820,792	3,191,971	1,836,971	2,290,522	2,506,652	2,886,077
350	788,687	3,067,117	1,712,117	2,165,668	2,381,798	2,761,224
400	756,582	2,942,264	1,587,264	2,040,815	2,256,945	2,636,371
450	724,477	2,817,411	1,462,411	1,915,962	2,132,092	2,511,518
500	692,372	2,692,558	1,337,558	1,791,109	2,007,239	2,386,665
550	660,267	2,567,705	1,212,705	1,666,256	1,882,386	2,261,812
600	628,162	2,442,852	1,087,852	1,541,403	1,757,533	2,136,959
650	596,057	2,317,999	962,999	1,416,550	1,632,680	2,012,105



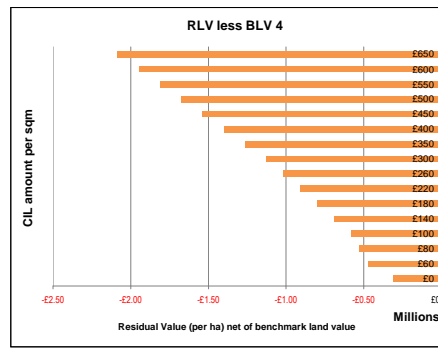
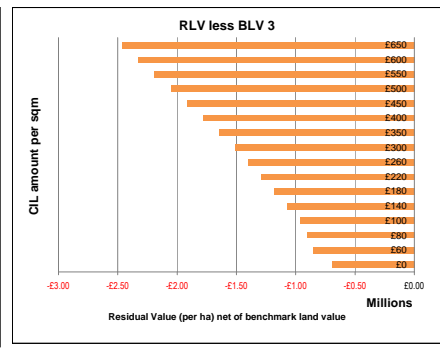
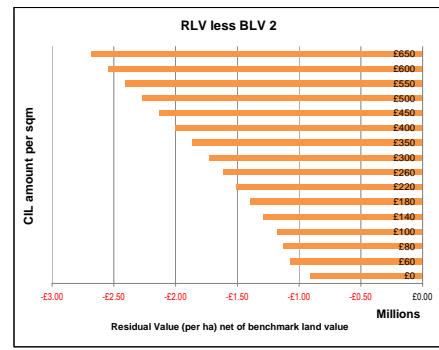
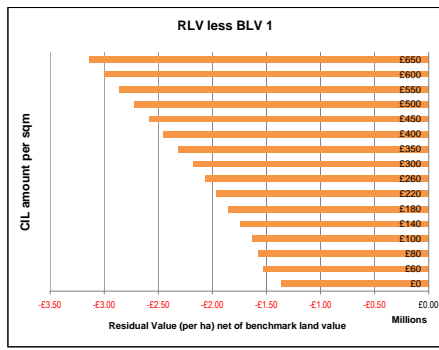
CIL Viability Dacorum BC

SITE TYPE 3	Benchmark Land Values (per net developable ha)			
	BLV1 Resi Land (DVS) £1,355,000	BLV2 Offices (lower) £901,449	BLV3 Ind./Warehousing £885,319	BLV4 Community uses £305,893
FLATS 15 UNITS				
70 UPH	Net area as percentage of gross: 100%			
CSH level: 4 on AH 4 on private	Sales value inflation		Build cost inflation	
Aff Hsg: 35%				

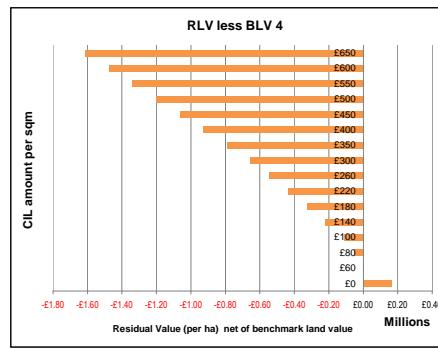
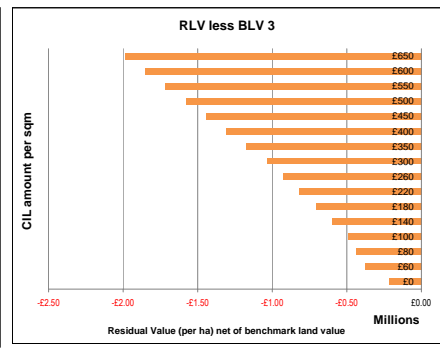
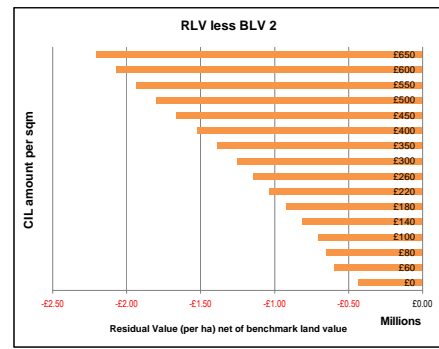
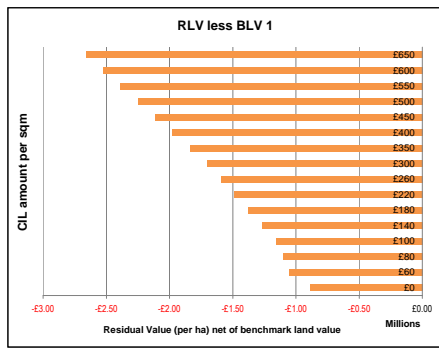
Site type 3	Description: Area 1	£3660 psqm	Site area: 0.21 ha			
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	455,155	2,124,058	789,058	1,222,609	1,438,739	1,818,164
60	420,082	1,960,385	605,385	1,058,936	1,275,066	1,654,491
80	408,392	1,905,827	550,827	1,004,378	1,220,508	1,599,934
100	396,701	1,851,269	496,269	949,820	1,165,950	1,545,376
140	373,319	1,742,154	387,154	840,705	1,056,835	1,436,261
180	349,937	1,633,039	278,039	731,590	947,720	1,327,145
220	326,555	1,523,923	168,923	622,474	838,605	1,218,030
260	303,173	1,414,808	59,808	513,359	729,489	1,108,915
300	279,791	1,305,693	-49,307	404,244	620,374	999,800
350	250,564	1,169,299	-185,701	267,850	483,980	863,405
400	221,337	1,032,905	-322,095	131,456	347,586	727,011
450	192,109	896,510	-458,490	-4,939	211,191	590,617
500	162,882	760,116	-594,884	-141,333	74,797	454,223
550	133,655	623,722	-731,278	-277,727	61,597	317,829
600	104,427	487,328	-867,672	-414,121	197,991	181,435
650	75,200	350,934	-1,004,066	-550,515	334,385	45,040



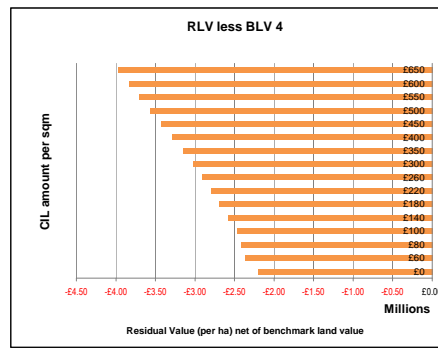
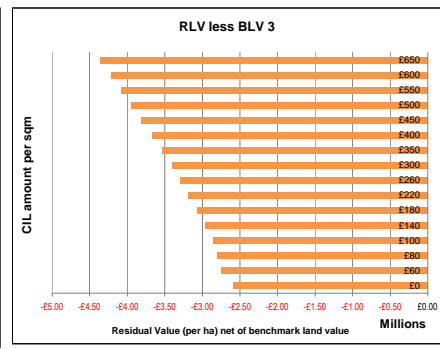
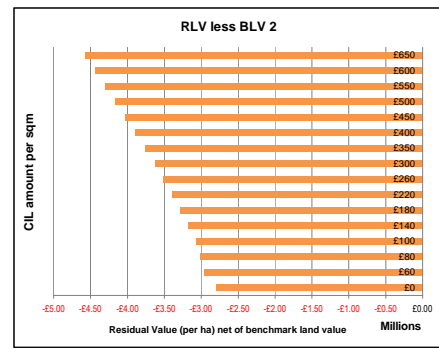
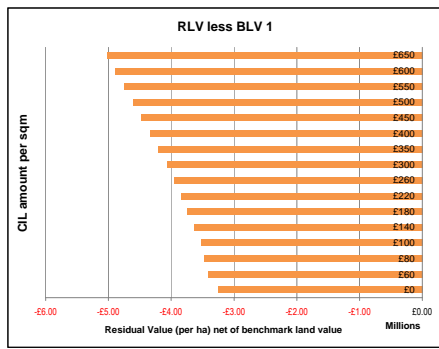
Site type 3	Description: Area 2	£2691 psqm	Site area: 0.21 ha			
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	880	4,107	1,359,107	905,556	689,426	310,000
60	35,953	167,780	1,522,780	1,069,229	853,099	473,673
80	47,644	222,337	1,577,337	1,123,786	907,656	528,231
100	59,335	276,895	1,631,895	1,178,344	962,214	582,788
140	82,716	386,010	1,741,010	1,287,459	1,071,329	691,904
180	106,098	495,126	1,850,126	1,396,575	1,180,444	801,019
220	129,480	604,241	1,959,241	1,505,690	1,289,560	910,134
260	152,862	713,356	2,068,356	1,614,805	1,398,675	1,019,249
300	176,244	822,471	2,177,471	1,723,921	1,507,790	1,128,365
350	205,471	958,866	2,313,866	1,860,315	1,644,185	1,264,759
400	234,699	1,095,260	2,450,260	1,996,709	1,780,579	1,401,153
450	263,926	1,231,654	2,586,654	2,133,103	1,916,973	1,537,547
500	293,153	1,368,048	2,723,048	2,269,497	2,053,367	1,673,941
550	322,380	1,504,442	2,859,442	2,405,891	2,189,761	1,810,336
600	351,608	1,640,836	2,995,836	2,542,285	2,326,155	1,946,730
650	380,835	1,777,231	3,132,231	2,678,680	2,462,550	2,083,124



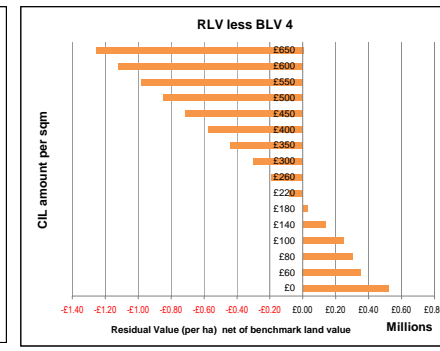
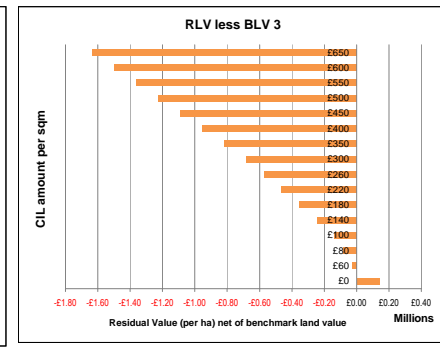
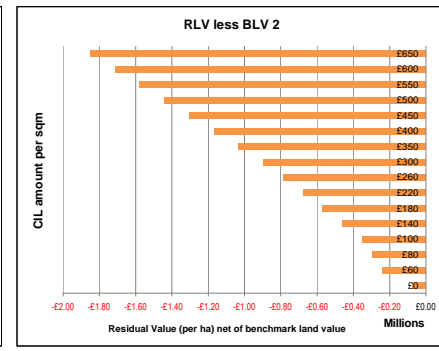
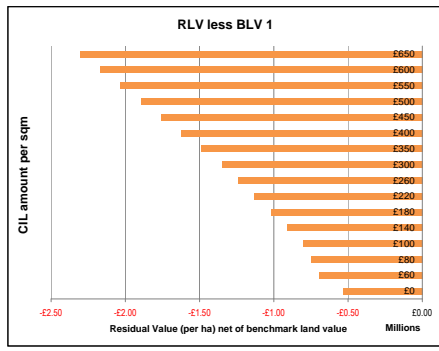
Site type 3	Description: Area 3	£2906 psqm	Site area: 0.21 ha			
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	100,461	468,819	886,181	432,630	216,500	162,926
60	65,388	305,146	1,049,854	596,303	380,173	747
80	53,697	250,588	1,104,412	650,861	434,731	55,305
100	42,007	196,031	1,158,969	705,418	489,288	109,863
140	18,625	86,915	1,268,085	814,534	598,404	218,978
180	4,757	22,200	1,377,200	923,649	707,519	328,093
220	28,139	131,315	1,486,315	1,032,764	816,634	437,209
260	51,521	240,431	1,595,431	1,141,880	925,750	546,324
300	74,903	349,546	1,704,546	1,250,995	1,034,865	655,439
350	104,130	485,940	1,840,940	1,387,389	1,171,259	791,834
400	133,357	622,334	1,977,334	1,523,783	1,307,653	928,228
450	162,585	758,729	2,113,729	1,660,178	1,444,048	1,064,622
500	191,812	895,123	2,250,123	1,796,572	1,580,442	1,201,016
550	221,039	1,031,517	2,386,517	1,932,966	1,716,836	1,337,410
600	250,267	1,167,911	2,522,911	2,069,360	1,853,230	1,473,804
650	279,494	1,304,305	2,659,305	2,205,754	1,989,624	1,610,198



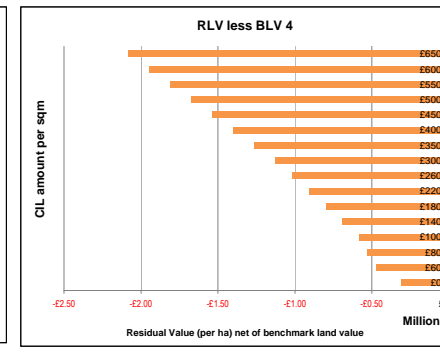
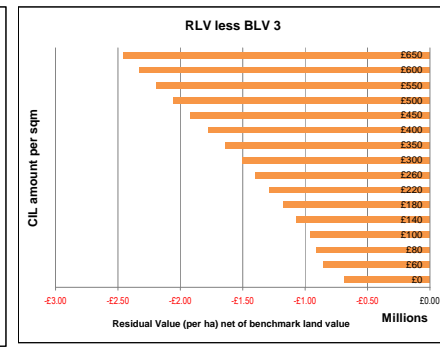
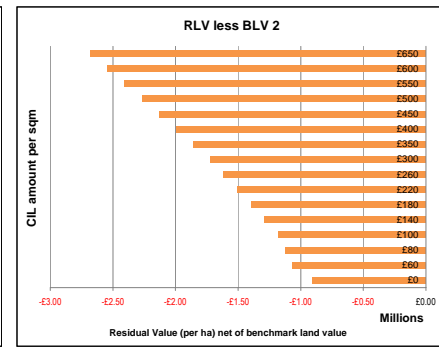
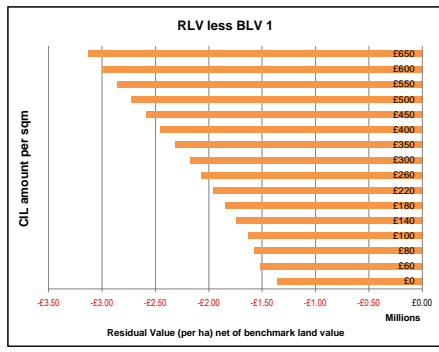
Site type 3	Description: Area 4	£1830 psqm	Site area: 0.21 ha			
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	406,245	1,895,808	3,250,808	2,797,257	2,581,127	2,201,702
60	441,317	2,059,481	3,414,481	2,960,930	2,744,800	2,365,375
80	453,008	2,114,039	3,469,039	3,015,488	2,799,358	2,419,932
100	464,699	2,168,597	3,523,597	3,070,046	2,853,915	2,474,490
140	488,081	2,277,712	3,632,712	3,179,161	2,963,031	2,583,605
180	511,463	2,386,827	3,741,827	3,288,276	3,072,146	2,692,720
220	534,845	2,495,942	3,850,942	3,397,391	3,181,261	2,801,836
260	558,227	2,605,058	3,960,058	3,506,507	3,290,377	2,910,951
300	581,609	2,714,173	4,069,173	3,615,622	3,399,492	3,020,066
350	610,836	2,850,567	4,205,567	3,752,016	3,535,886	3,156,461
400	640,063	2,986,961	4,341,961	3,888,410	3,672,280	3,292,855
450	669,290	3,123,356	4,478,356	4,024,805	3,808,675	3,429,249
500	698,518	3,259,750	4,614,750	4,161,199	3,945,069	3,565,643
550	727,745	3,396,144	4,751,144	4,297,593	4,081,463	3,702,037
600	756,972	3,532,538	4,887,538	4,433,987	4,217,857	3,838,431
650	786,200	3,668,932	5,023,932	4,570,381	4,354,251	3,974,825



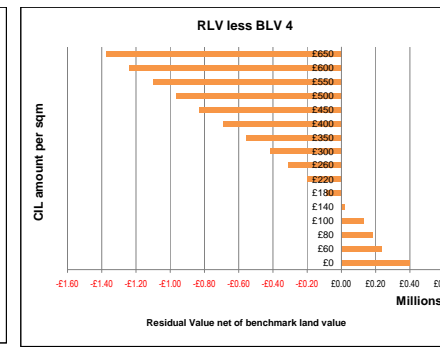
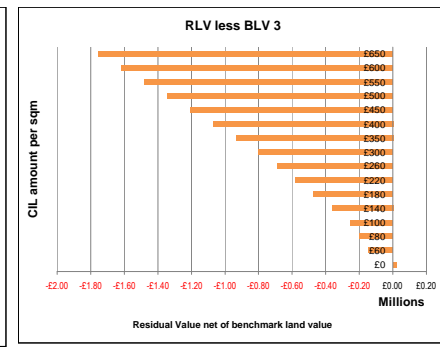
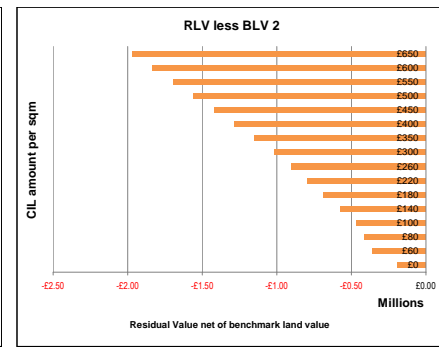
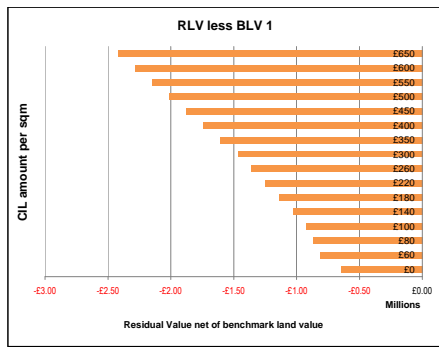
Site type 3	Description: Area 5	£3068 psm	Site area: 0.21 ha			
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	176,467	823,513	531,487	77,936	138,194	517,620
60	141,394	659,840	695,160	241,609	25,479	353,947
80	129,703	605,282	749,718	296,167	80,037	299,389
100	118,012	550,725	804,275	350,724	134,594	244,831
140	94,631	441,609	913,391	459,840	243,710	135,716
180	71,249	332,494	1,022,506	568,955	352,825	26,601
220	47,867	223,379	1,131,621	678,070	461,940	82,515
260	24,485	114,263	1,240,737	787,186	571,056	191,630
300	1,103	5,148	1,349,852	896,301	680,171	300,745
350	-28,124	131,246	1,458,968	1,032,695	816,565	437,139
400	-57,351	267,640	1,622,640	1,189,089	962,959	573,534
450	-86,579	404,034	1,759,034	1,305,483	1,089,353	709,928
500	-115,806	540,429	1,895,429	1,441,878	1,225,748	846,322
550	-145,033	676,823	2,031,823	1,578,272	1,362,142	982,716
600	-174,261	813,217	2,168,217	1,714,666	1,498,536	1,119,110
650	-203,488	949,611	2,304,611	1,851,060	1,634,930	1,255,504



Site type 3	Description: Area 6	£2691 psm	Site area: 0.21 ha			
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-880	4,107	1,359,107	905,556	689,426	310,000
60	-35,953	167,780	1,522,780	1,069,229	853,099	473,673
80	-47,644	222,337	1,577,337	1,123,786	907,656	528,231
100	-59,335	276,895	1,631,895	1,178,344	962,214	582,788
140	-82,716	386,010	1,741,010	1,287,459	1,071,329	691,904
180	-106,098	495,126	1,850,126	1,396,575	1,180,444	801,019
220	-129,480	604,241	1,959,241	1,505,690	1,289,560	910,134
260	-152,862	713,356	2,068,356	1,614,805	1,398,675	1,019,249
300	-176,244	822,471	2,177,471	1,723,921	1,507,790	1,128,365
350	-205,471	958,866	2,313,866	1,860,315	1,644,185	1,264,759
400	-234,699	1,095,260	2,450,260	1,996,709	1,780,579	1,401,153
450	-263,926	1,231,654	2,586,654	2,133,103	1,916,973	1,537,547
500	-293,153	1,368,048	2,723,048	2,269,497	2,053,367	1,673,941
550	-322,380	1,504,442	2,859,442	2,405,891	2,189,761	1,810,336
600	-351,608	1,640,836	2,995,836	2,542,285	2,326,155	1,946,730
650	-380,835	1,777,231	3,132,231	2,678,680	2,462,550	2,083,124

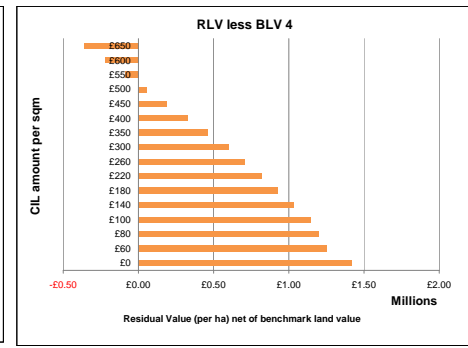
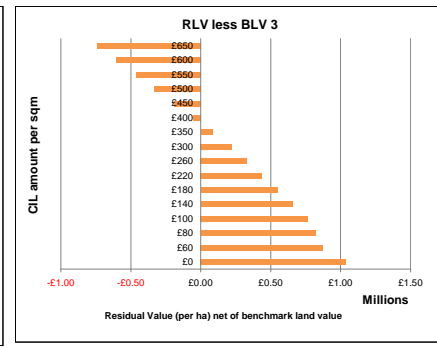
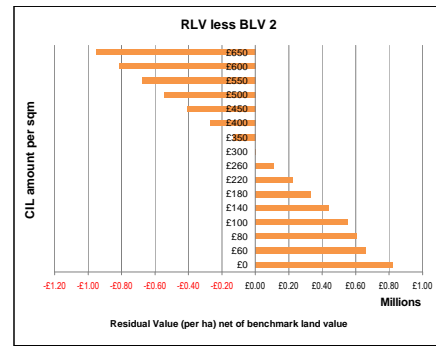
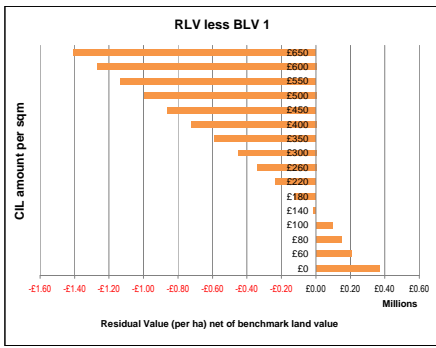


Site type 3	Description: Area 7	£3014 psm	Site area: 0.21 ha			
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	151,132	705,282	649,718	196,167	19,963	399,388
60	116,059	541,609	813,391	359,840	143,710	235,715
80	104,368	487,051	867,949	414,398	198,268	181,158
100	92,677	432,493	922,507	468,956	252,826	126,600
140	69,295	323,378	1,031,622	578,071	361,941	17,485
180	45,913	214,263	1,140,737	687,186	471,056	91,631
220	22,532	105,147	1,249,853	796,302	580,172	200,746
260	850	3,968	1,358,968	905,417	689,287	309,861
300	-24,232	113,083	1,468,083	1,014,532	798,402	418,977
350	-53,459	249,478	1,604,478	1,150,927	934,796	555,371
400	-82,687	385,872	1,740,872	1,287,321	1,071,191	691,765
450	-111,914	522,266	1,877,266	1,423,715	1,207,585	828,159
500	-141,141	658,660	2,013,660	1,560,109	1,343,979	964,553
550	-170,369	795,054	2,150,054	1,696,503	1,480,373	1,100,947
600	-199,596	931,448	2,286,448	1,832,897	1,616,767	1,237,342
650	-228,823	1,067,842	2,422,842	1,969,291	1,753,161	1,373,736

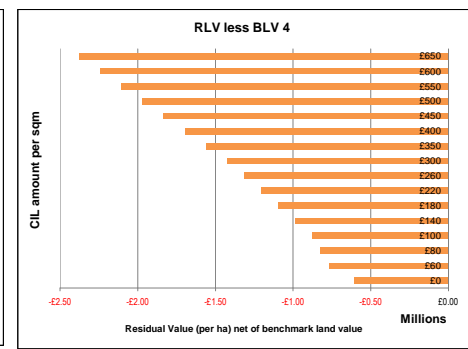
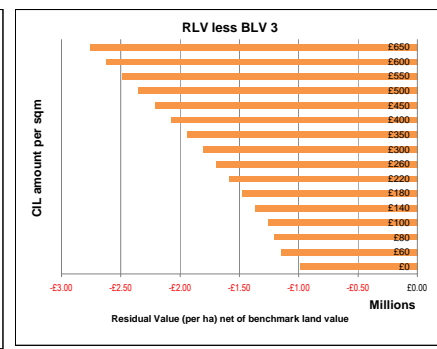
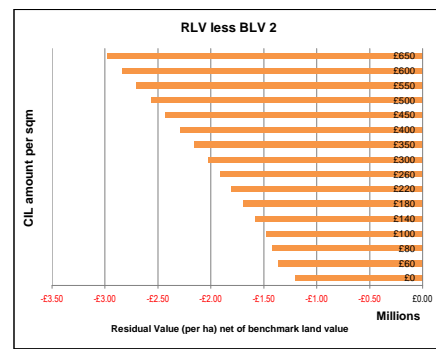
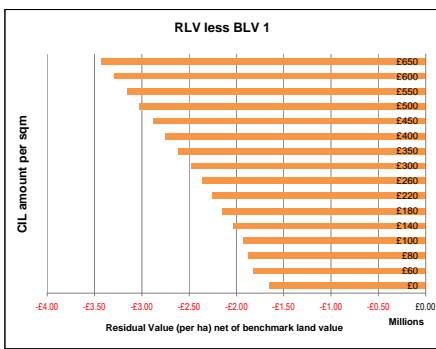


CIL Viability	Decorum BC	Benchmark Land Values (per net developable ha)			
SITE TYPE	3	BLV1 Resi Land (DVS) £1,355,000	BLV2 Offices (lower) £901,449	BLV3 Ind./Warehousing £885,319	BLV4 Community uses £305,893
FLATS					
70 UPH	Net area as percentage of gross	100%			
CSH level:	4 on AH	-5% Sales value inflation			
	4 on private	Build cost inflation			
Aff Hsg:	35%				

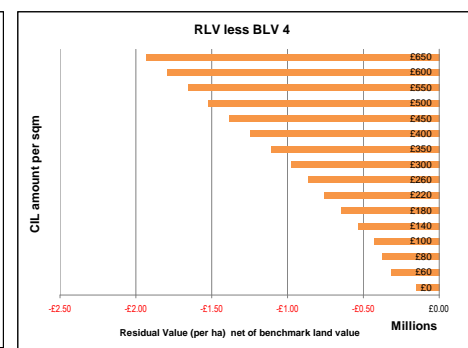
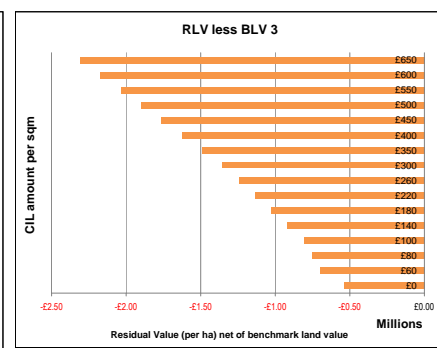
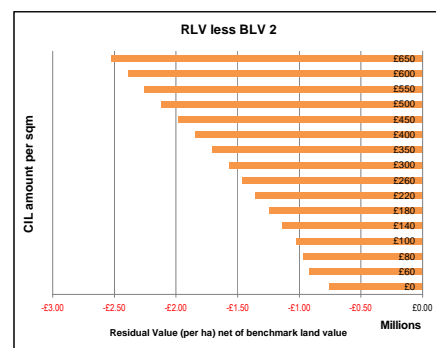
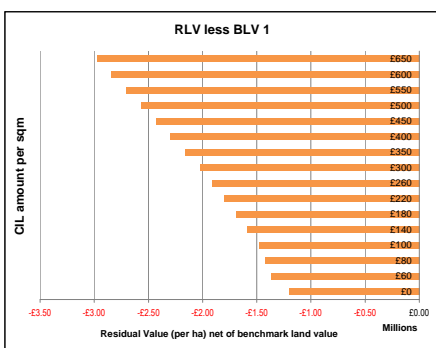
Site type 3	Description:	Area 1	£3660 psqm	0	Site area:	0.21 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	369,015	1,722,071	367,071	820,622	1,036,752	1,416,178
60	333,942	1,568,398	203,398	656,949	873,079	1,252,505
80	322,252	1,503,841	148,841	602,391	818,522	1,197,947
100	310,561	1,449,283	94,283	547,834	763,964	1,143,390
140	287,179	1,340,168	14,832	438,719	654,849	1,034,274
180	263,797	1,231,052	123,948	329,603	545,733	925,159
220	240,415	1,121,937	233,063	220,488	436,618	816,044
260	217,033	1,012,822	342,178	111,373	327,503	706,928
300	193,651	903,706	451,294	2,257	218,387	597,813
350	164,424	767,312	587,688	134,137	81,993	461,419
400	135,197	630,918	724,082	270,531	54,401	325,025
450	105,969	494,524	860,476	406,925	190,795	188,630
500	76,742	358,130	996,870	543,319	327,189	52,236
550	47,515	221,735	1,133,265	679,714	463,583	84,158
600	18,287	85,341	1,269,659	816,108	599,978	220,552
650	-10,940	51,053	1,406,053	952,502	736,372	356,946



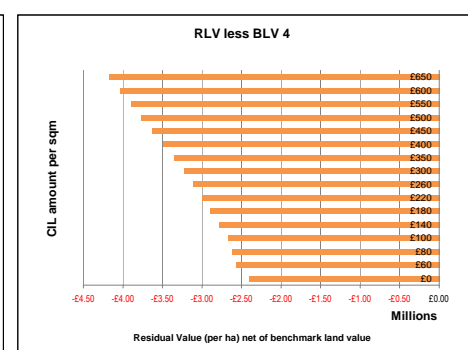
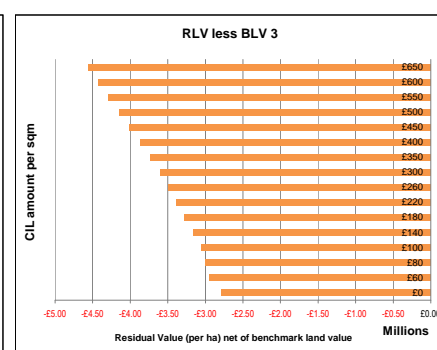
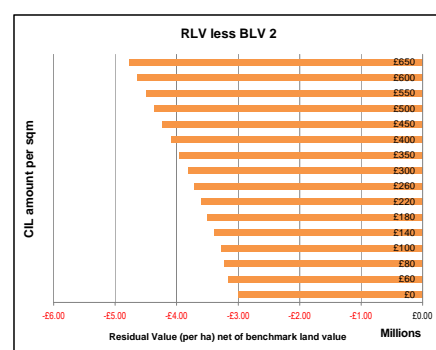
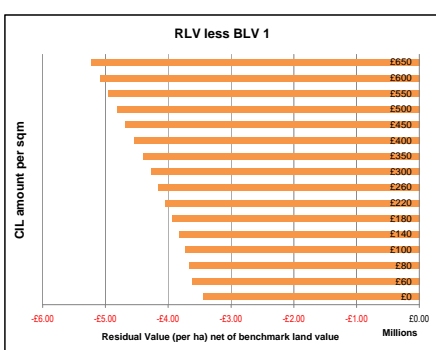
Site type 3	Description:	Area 2	£2691 psqm	0	Site area:	0.21 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	64,218	299,685	1,654,685	1,201,134	985,004	605,578
60	99,291	463,358	1,818,358	1,364,807	1,148,677	769,251
80	110,982	517,916	1,872,916	1,419,365	1,203,235	823,809
100	122,673	572,473	1,927,473	1,473,922	1,257,792	878,367
140	146,055	681,589	2,036,589	1,583,038	1,366,908	987,482
180	169,437	790,704	2,145,704	1,692,153	1,476,023	1,096,597
220	192,818	899,819	2,254,819	1,801,268	1,585,138	1,205,713
260	216,200	1,008,935	2,363,935	1,910,384	1,694,254	1,314,828
300	239,582	1,118,050	2,473,050	2,019,499	1,803,369	1,423,943
350	268,809	1,254,444	2,609,444	2,155,893	1,939,763	1,560,337
400	298,037	1,390,838	2,745,838	2,292,287	2,076,157	1,696,731
450	327,264	1,527,232	2,882,232	2,428,681	2,212,551	1,833,126
500	356,491	1,663,626	3,018,626	2,565,075	2,348,945	1,969,520
550	385,719	1,800,021	3,155,021	2,701,470	2,485,340	2,105,914
600	414,946	1,936,415	3,291,415	2,837,864	2,621,734	2,242,308
650	444,173	2,072,809	3,427,809	2,974,258	2,758,128	2,378,702



Site type 3	Description:	Area 3	£2906 psqm	0	Site area:	0.21 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	32,056	149,594	1,205,406	751,855	535,725	156,299
60	3,017	14,079	1,369,079	915,528	699,398	319,972
80	14,708	68,636	1,423,636	970,085	753,955	374,530
100	26,399	123,194	1,478,194	1,024,643	808,513	429,087
140	49,781	232,309	1,587,309	1,133,758	917,628	538,203
180	73,162	341,425	1,696,425	1,242,874	1,026,744	647,318
220	96,544	450,540	1,805,540	1,351,989	1,135,859	756,433
260	119,926	559,655	1,914,655	1,461,104	1,244,974	865,549
300	143,308	668,771	2,023,771	1,570,220	1,354,090	974,664
350	172,535	805,165	2,160,165	1,706,614	1,490,484	1,111,058
400	201,763	941,559	2,296,559	1,843,008	1,626,878	1,247,452
450	230,990	1,077,953	2,432,953	1,979,402	1,763,272	1,383,846
500	260,217	1,214,347	2,569,347	2,115,796	1,899,666	1,520,241
550	289,445	1,350,741	2,705,741	2,252,191	2,036,060	1,656,635
600	318,672	1,487,136	2,842,136	2,388,585	2,172,455	1,793,029
650	347,899	1,623,530	2,978,530	2,524,979	2,308,849	1,929,423

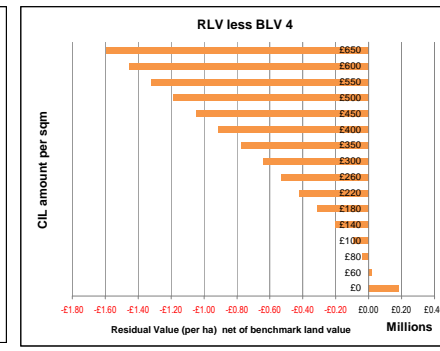
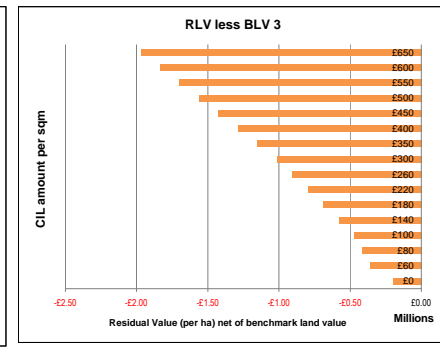
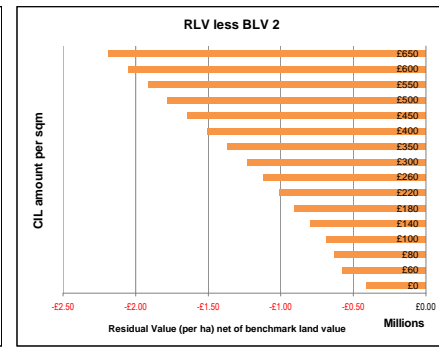
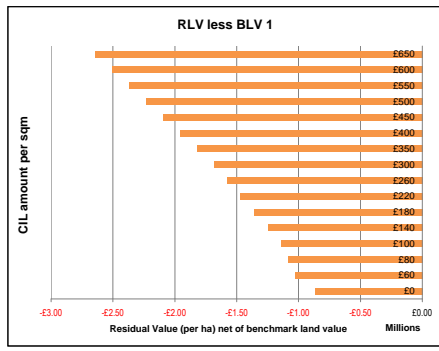


Site type 3	Description:	Area 4	£1830 psqm	0	Site area:	0.21 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	449,315	2,096,802	3,451,802	2,998,251	2,782,120	2,402,695
60	484,387	2,260,474	3,615,474	3,161,924	2,945,793	2,566,368
80	496,078	2,315,032	3,670,032	3,216,481	3,000,351	2,620,925
100	507,769	2,369,590	3,724,590	3,271,039	3,054,909	2,675,483
140	531,151	2,478,705	3,833,705	3,380,154	3,164,024	2,784,598
180	554,533	2,587,820	3,942,820	3,489,269	3,273,139	2,893,713
220	577,915	2,696,935	4,051,935	3,598,385	3,382,255	3,002,829
260	601,297	2,806,051	4,161,051	3,707,500	3,491,370	3,111,944
300	624,679	2,915,166	4,270,166	3,816,615	3,600,485	3,221,060
350	653,906	3,051,561	4,406,561	3,953,010	3,736,880	3,357,454
400	683,133	3,187,955	4,542,955	4,089,404	3,873,274	3,493,848
450	712,360	3,324,349	4,679,349	4,225,798	4,009,668	3,630,242
500	741,588	3,460,743	4,815,743	4,362,192	4,146,062	3,766,636
550	770,815	3,597,137	4,952,137	4,498,586	4,282,456	3,903,030
600	800,042	3,733,531	5,088,531	4,634,980	4,418,850	4,039,425
650	829,270	3,869,925	5,224,925	4,771,374	4,555,244	4,175,819



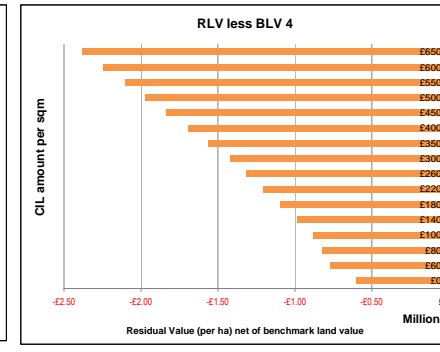
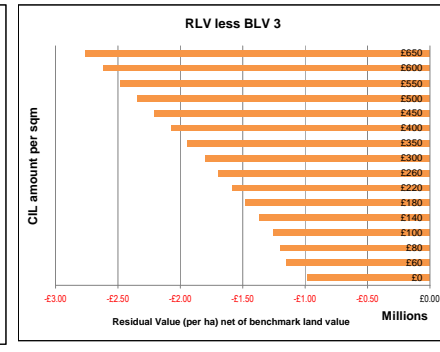
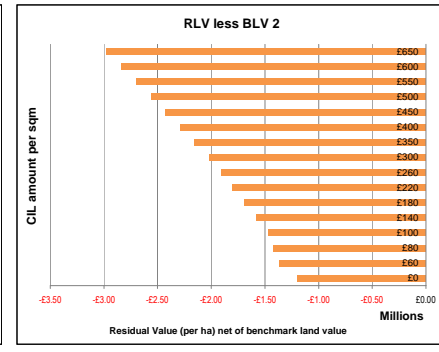
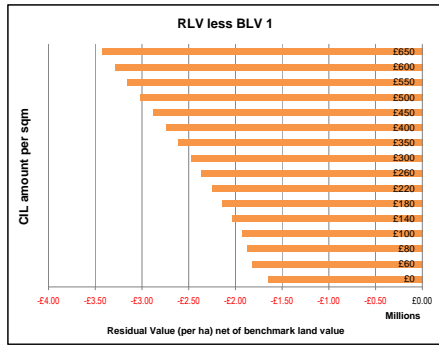
Site type 3 Description: **Area 5 £3068 psm** Site area: 0.21 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	104,261	486,554	868,446	414,895	198,765	180,660
60	69,189	322,861	1,032,119	578,568	362,438	16,987
80	57,498	268,323	1,086,677	633,126	416,996	37,570
100	45,807	213,765	1,141,235	687,684	471,554	92,128
140	22,425	104,650	1,250,350	796,799	580,669	201,243
180	-957	4,465	1,359,465	905,914	689,784	310,359
220	-24,339	113,581	1,468,581	1,015,030	798,900	419,474
260	-47,721	222,696	1,577,696	1,124,145	908,015	528,589
300	-71,102	331,811	1,686,811	1,233,260	1,017,130	637,705
350	-100,330	468,206	1,823,206	1,389,655	1,153,524	774,099
400	-129,557	604,600	1,969,600	1,506,049	1,289,919	910,493
450	-158,784	740,994	2,096,994	1,642,443	1,426,313	1,046,887
500	-188,012	877,388	2,232,388	1,778,837	1,562,707	1,183,281
550	-217,239	1,013,782	2,368,782	1,915,231	1,699,101	1,319,675
600	-246,466	1,150,176	2,505,176	2,051,625	1,835,495	1,456,070
650	-275,694	1,286,570	2,641,570	2,188,019	1,971,889	1,592,464



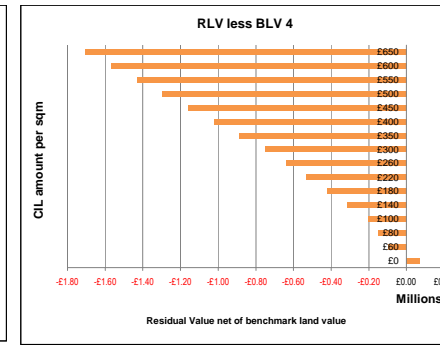
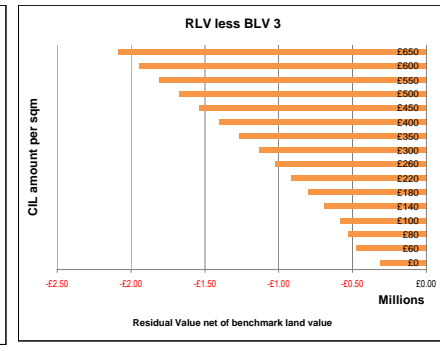
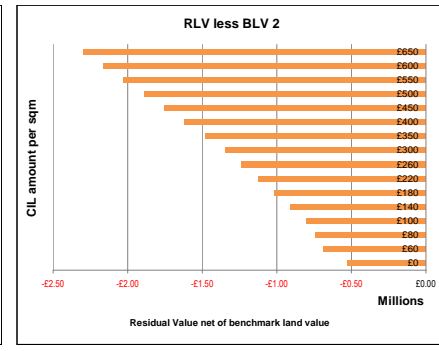
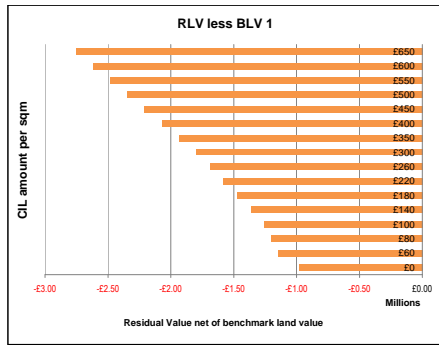
Site type 3 Description: **Area 6 £2691 psm** Site area: 0.21 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-64,218	299,685	1,654,685	1,201,134	985,004	605,578
60	-99,291	463,358	1,818,358	1,364,807	1,148,677	769,251
80	-110,982	517,916	1,872,916	1,419,365	1,203,235	823,809
100	-122,673	572,473	1,927,473	1,473,922	1,257,792	878,367
140	-146,055	681,589	2,036,589	1,583,038	1,366,908	987,482
180	-169,437	790,704	2,145,704	1,692,153	1,476,023	1,096,597
220	-192,818	899,819	2,254,819	1,801,268	1,585,138	1,205,713
260	-216,200	1,008,935	2,363,935	1,910,384	1,694,254	1,314,828
300	-239,582	1,118,050	2,473,050	2,019,499	1,803,369	1,423,943
350	-268,809	1,254,444	2,609,444	2,155,893	1,939,763	1,560,337
400	-298,037	1,390,838	2,745,838	2,292,287	2,076,157	1,696,731
450	-327,264	1,527,232	2,882,232	2,428,681	2,212,551	1,833,126
500	-356,491	1,663,626	3,018,626	2,565,075	2,348,945	1,969,520
550	-385,719	1,800,020	3,155,021	2,701,470	2,485,340	2,105,914
600	-414,946	1,936,415	3,291,415	2,837,864	2,621,734	2,242,308
650	-444,173	2,072,809	3,427,809	2,974,258	2,758,128	2,378,702



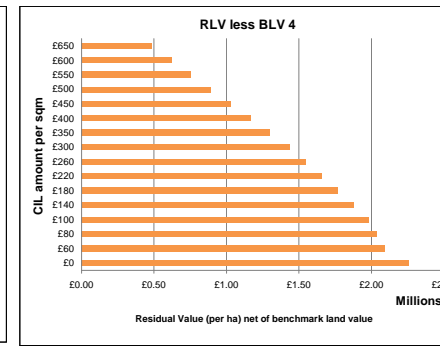
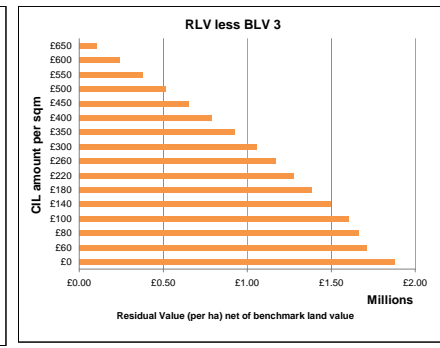
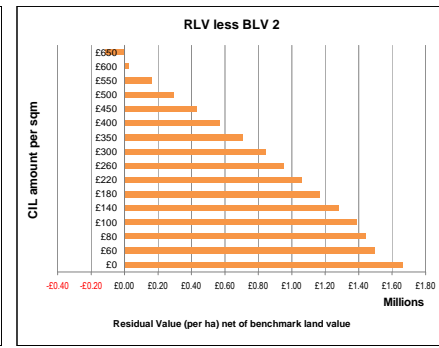
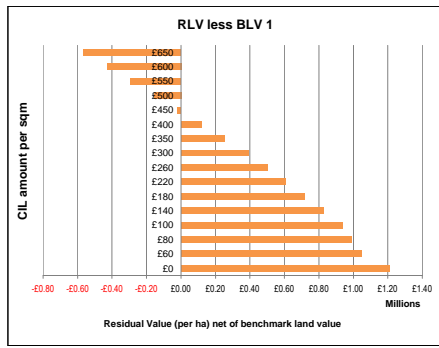
Site type 3 Description: **Area 7 £3014 psm** Site area: 0.21 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	80,193	374,234	980,766	527,215	311,085	68,340
60	45,120	210,561	1,144,439	690,888	474,758	95,333
80	33,429	156,003	1,198,997	745,446	529,316	149,890
100	21,738	101,445	1,253,555	800,004	583,874	204,448
140	-1,644	7,670	1,362,670	909,119	692,989	313,563
180	-25,025	116,785	1,471,785	1,018,234	802,104	422,679
220	-48,407	225,901	1,580,901	1,127,350	911,219	531,794
260	-71,789	335,016	1,690,016	1,236,465	1,020,335	640,909
300	-95,171	444,131	1,799,131	1,345,580	1,129,450	750,024
350	-124,398	580,525	1,935,525	1,481,974	1,265,844	866,419
400	-153,626	716,919	2,071,919	1,618,368	1,402,238	1,022,813
450	-182,853	853,314	2,208,314	1,754,763	1,538,633	1,159,207
500	-212,080	989,708	2,344,708	1,891,157	1,675,027	1,295,601
550	-241,308	1,126,102	2,481,102	2,027,551	1,811,421	1,431,995
600	-270,535	1,262,496	2,617,496	2,163,945	1,947,815	1,568,389
650	-299,762	1,398,890	2,753,890	2,300,339	2,084,209	1,704,784

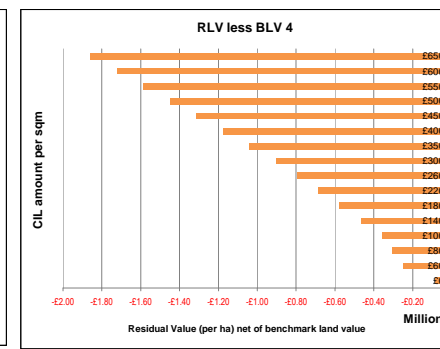
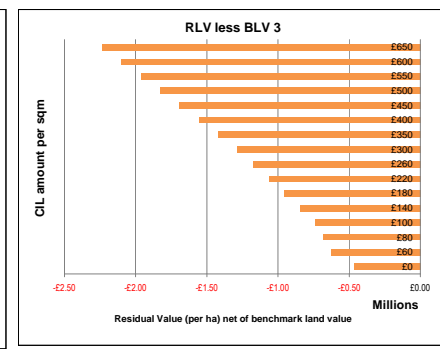
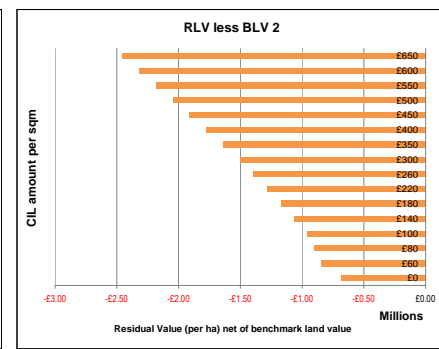
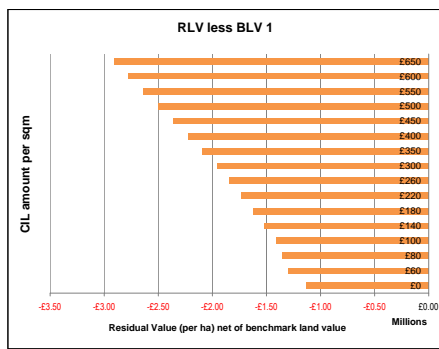


CIL Viability	Dacorum BC	Benchmark Land Values (per net developable ha)			
SITE TYPE	3	BLV1 Resi Land (DVS) £1,355,000	BLV2 Offices (lower) £901,449	BLV3 Ind./Warehousing £885,319	BLV4 Community uses £305,893
15 UNITS					
FLATS					
70 UPH	Net area as percentage of gross	100%			
CSH level:	4 on AH	10% Sales value inflation			
	4 on private	5% Build cost inflation			
Aff Hqs:	35%				

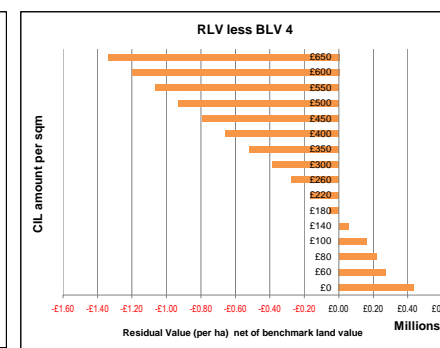
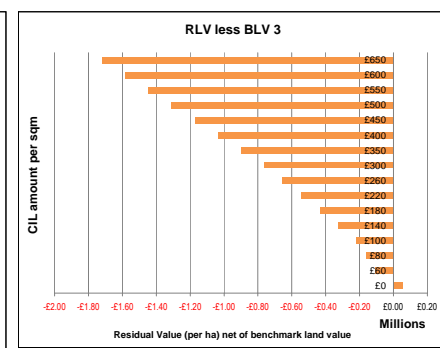
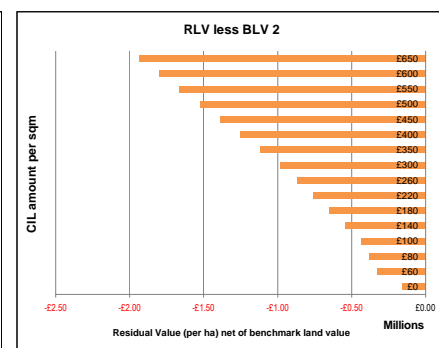
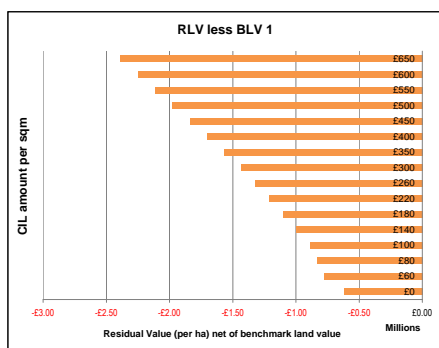
Site type 3	Description:	Area 1	£3660 ps/m	Site area:	0.21 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	548,943	2,561,736	1,206,736	1,660,287	1,876,417	2,255,843
60	513,871	2,398,063	1,043,063	1,496,614	1,712,744	2,082,170
80	502,180	2,343,506	988,506	1,442,057	1,658,187	2,037,612
100	490,489	2,288,948	933,948	1,387,499	1,603,629	1,983,055
140	467,107	2,179,833	824,833	1,278,384	1,494,514	1,873,939
180	443,725	2,070,717	715,717	1,169,268	1,385,398	1,764,824
220	420,343	1,961,602	606,602	1,060,153	1,276,283	1,655,709
260	396,961	1,852,487	497,487	951,038	1,167,168	1,546,593
300	373,580	1,743,371	388,371	841,922	1,058,052	1,437,478
350	344,352	1,606,977	251,977	705,528	921,658	1,301,084
400	315,125	1,470,583	115,583	569,134	785,264	1,164,690
450	285,898	1,334,189	-20,811	432,740	648,870	1,028,296
500	256,670	1,197,795	-157,205	296,346	512,476	891,901
550	227,443	1,061,401	-293,599	159,952	376,082	755,507
600	198,216	925,006	-429,994	23,557	239,688	619,113
650	168,988	788,612	-566,388	-112,837	103,293	482,719



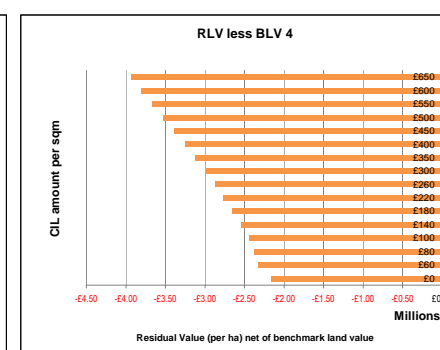
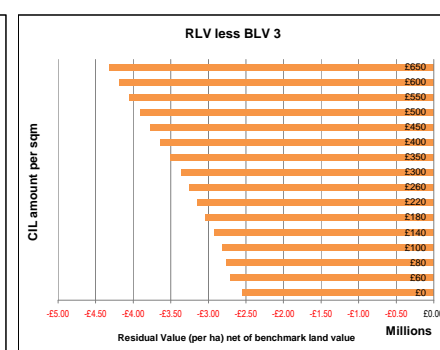
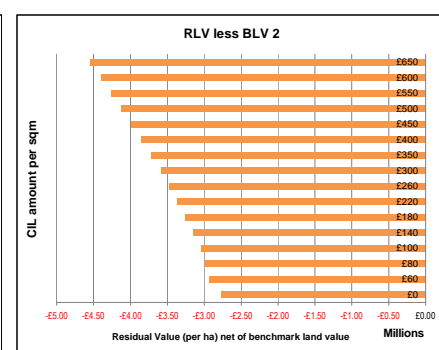
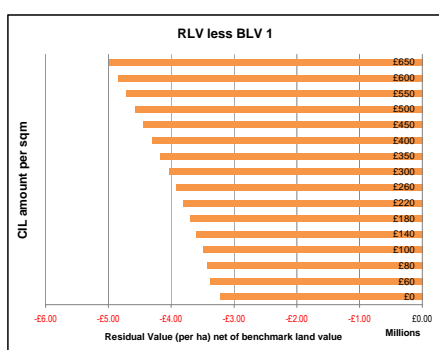
Site type 3	Description:	Area 2	£2691 ps/m	Site area:	0.21 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	47,305	220,756	-1,134,244	-680,693	-464,563	-85,138
60	12,232	57,083	-1,297,917	-844,366	-628,236	-248,811
80	541	2,525	-1,352,475	-898,924	-682,794	-303,368
100	11,150	52,033	-1,407,033	-953,482	-737,352	-357,926
140	34,532	161,148	-1,516,148	-1,062,597	-846,467	-467,041
180	57,914	270,263	-1,625,263	-1,171,712	-955,582	-576,157
220	81,295	379,379	-1,734,379	-1,280,828	-1,064,696	-685,272
260	104,677	488,494	-1,843,494	-1,389,943	-1,173,813	-794,387
300	128,059	597,609	-1,952,609	-1,499,058	-1,282,928	-903,503
350	151,441	706,724	-2,061,724	-1,608,173	-1,392,043	-1,012,618
400	174,823	815,839	-2,170,839	-1,717,288	-1,501,158	-1,121,733
450	198,205	924,954	-2,280,954	-1,826,403	-1,610,273	-1,230,848
500	221,587	1,034,069	-2,391,069	-1,935,618	-1,719,388	-1,340,963
550	244,969	1,143,184	-2,501,184	-2,044,833	-1,828,503	-1,451,078
600	268,351	1,252,299	-2,611,299	-2,154,048	-1,937,618	-1,561,193
650	291,733	1,361,414	-2,721,414	-2,263,263	-2,046,733	-1,671,308



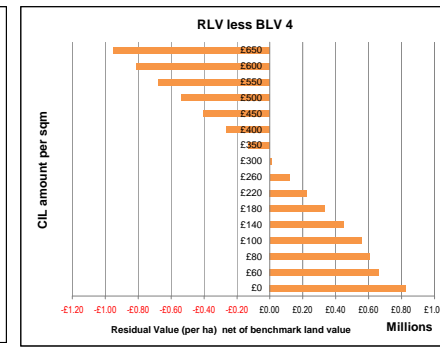
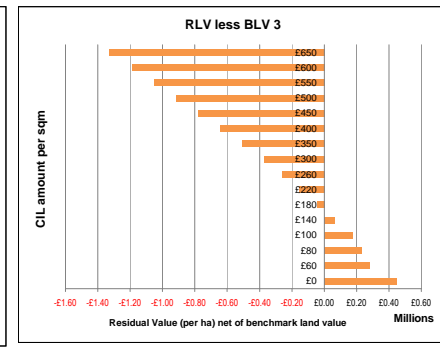
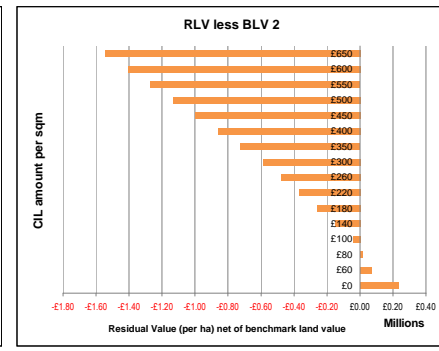
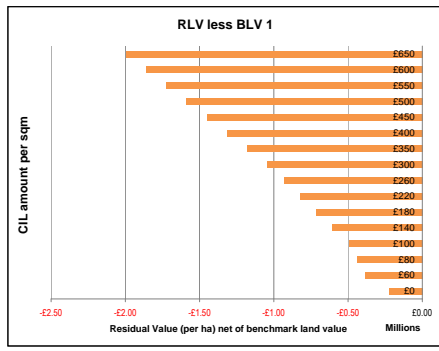
Site type 3	Description:	Area 3	£2906 ps/m	Site area:	0.21 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	158,780	740,973	-614,027	-160,476	55,655	435,080
60	123,707	577,301	-777,699	-324,149	108,018	271,407
80	112,016	522,743	-832,257	-378,706	162,576	216,850
100	100,325	468,185	-886,815	-433,264	217,134	162,292
140	76,944	359,070	-995,930	-542,379	326,249	53,177
180	53,562	249,955	-1,105,045	-651,494	435,364	55,939
220	30,180	140,839	-1,214,161	-760,610	544,480	165,054
260	6,798	31,724	-1,323,276	-869,725	653,595	274,169
300	16,584	77,391	-1,432,391	-978,840	762,710	383,285
350	45,811	213,786	-1,568,786	-1,115,235	899,105	519,679
400	75,039	350,180	-1,705,180	-1,251,629	1,035,499	656,073
450	104,266	486,574	-1,841,574	-1,388,023	1,171,893	792,467
500	133,493	622,968	-1,977,968	-1,524,417	1,308,287	928,861
550	162,720	759,362	-2,114,362	-1,660,811	1,444,681	1,065,255
600	191,948	895,756	-2,250,756	-1,797,205	1,581,075	1,201,650
650	221,175	1,032,150	-2,387,150	-1,933,599	1,717,469	1,338,044



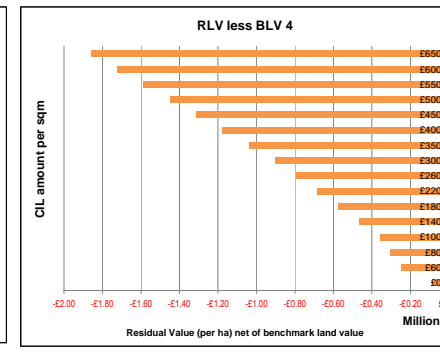
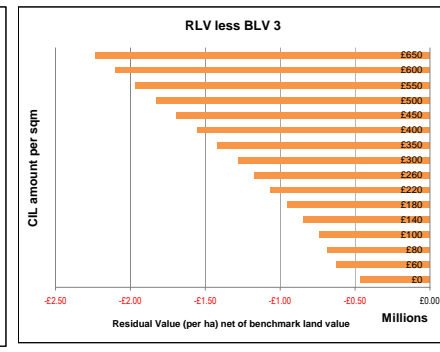
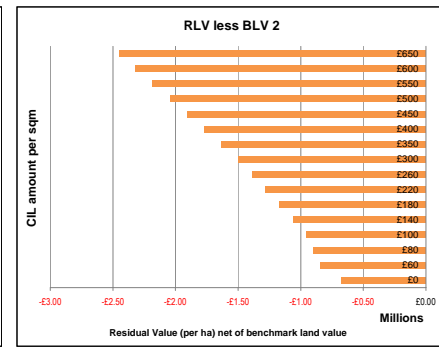
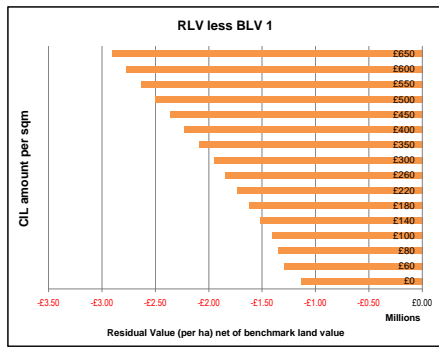
Site type 3	Description:	Area 4	£1830 ps/m	Site area:	0.21 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	398,596	1,860,116	-3,215,116	-2,761,565	-2,545,435	-2,166,010
60	433,669	2,023,789	-3,378,789	-2,925,238	-2,709,108	-2,329,683
80	445,360	2,078,347	-3,433,347	-2,979,796	-2,763,666	-2,384,240
100	457,051	2,132,905	-3,487,905	-3,034,354	-2,818,224	-2,438,798
140	480,433	2,242,020	-3,597,020	-3,143,469	-2,927,339	-2,547,913
180	503,815	2,351,135	-3,706,135	-3,252,584	-3,036,454	-2,657,028
220	527,197	2,460,250	-3,815,250	-3,361,700	-3,145,569	-2,766,144
260	550,578	2,569,365	-3,924,365	-3,470,815	-3,254,685	-2,875,259
300	573,960	2,678,480	-4,033,480	-3,579,930	-3,363,800	-2,984,374
350	603,188	2,814,875	-4,169,875	-3,716,324	-3,500,194	-3,120,769
400	632,415	2,951,269	-4,306,269	-3,852,718	-3,636,588	-3,257,163
450	661,642	3,087,664	-4,442,664	-3,989,113	-3,772,983	-3,393,557
500	690,870	3,224,058	-4,579,058	-4,125,507	-3,909,377	-3,529,951
550	720,097	3,360,452	-4,715,452	-4,261,901	-4,045,771	-3,666,345
600	749,324	3,496,846	-4,851,846	-4,398,295	-4,182,165	-3,802,739
650	778,551	3,633,240	-4,988,240	-4,534,689	-4,318,559	-3,939,134



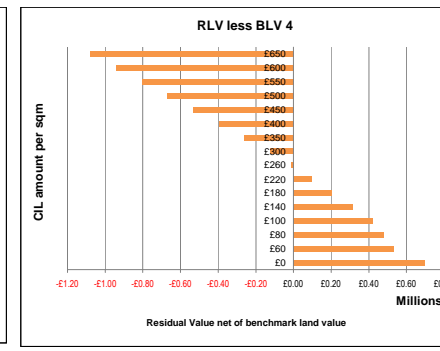
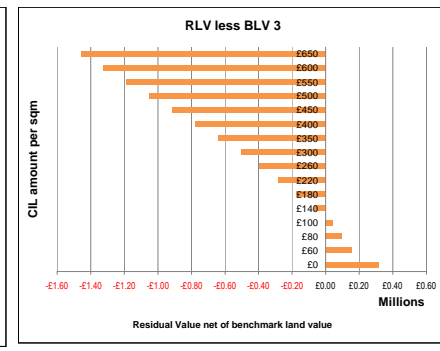
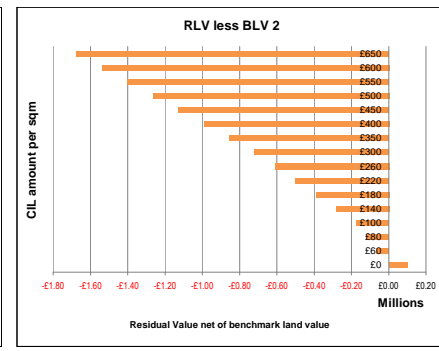
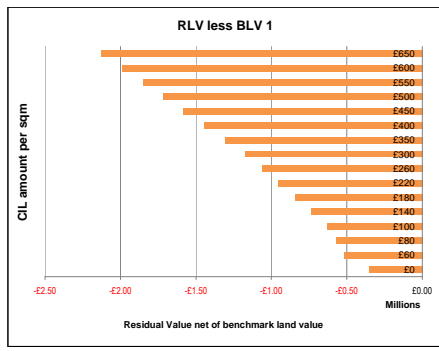
Site type 3		Description: Area 5		£3068 psm		Site area: 0.21 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4	
0	242,386	1,131.137	223,863	229,688	445,818	825,244	
60	207,314	967.464	387,536	66,015	282,145	661,571	
80	195,623	912.906	442,094	11,457	227,587	607,013	
100	183,932	858.349	496,651	43,100	173,030	552,455	
140	160,550	749.233	605,767	152,216	63,914	443,340	
180	137,168	640.118	714,882	261,331	45,201	334,225	
220	113,786	531.003	823,997	370,446	154,316	225,109	
260	90,404	421.887	933,113	479,562	263,432	115,994	
300	67,023	312.772	1,042,228	588,677	372,547	6,879	
350	37,795	176.378	1,178,622	725,071	508,941	129,515	
400	8,568	39.984	1,315,016	861,465	645,335	265,910	
450	-20,659	96.410	1,451,410	997,859	781,729	402,304	
500	-49,887	232.805	1,587,805	1,134,254	918,124	538,698	
550	-79,114	369.199	1,724,199	1,270,648	1,054,518	675,092	
600	-108,341	505.593	1,860,593	1,407,042	1,190,912	811,486	
650	-137,569	641.987	1,996,987	1,543,436	1,327,306	947,880	



Site type 3		Description: Area 6		£2691 psm		Site area: 0.21 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4	
0	47,305	220.756	1,134,244	680,693	464,563	85,138	
60	12,232	57.083	1,297,917	844,366	628,236	248,811	
80	541	2.525	1,352,475	898,924	682,794	303,368	
100	-11,150	52.033	1,407,033	953,482	737,352	357,926	
140	-34,532	161.148	1,516,148	1,062,597	846,467	467,041	
180	-57,914	270.263	1,625,263	1,171,712	955,582	576,157	
220	-81,295	379.379	1,734,379	1,280,828	1,064,698	685,272	
260	-104,677	488.494	1,843,494	1,389,943	1,173,813	794,387	
300	-128,059	597.609	1,952,609	1,499,058	1,282,928	903,503	
350	-157,286	734.004	2,069,004	1,635,453	1,419,322	1,039,897	
400	-186,514	870.398	2,225,398	1,771,847	1,555,717	1,176,291	
450	-215,741	1,006.792	2,361,792	1,908,241	1,692,111	1,312,685	
500	-244,968	1,143.186	2,498,186	2,044,635	1,828,505	1,449,079	
550	-274,196	1,279.580	2,634,580	2,181,029	1,964,899	1,585,473	
600	-303,423	1,415.974	2,770,974	2,317,423	2,101,293	1,721,868	
650	-332,650	1,552.368	2,907,368	2,453,817	2,237,687	1,858,262	



Site type 3		Description: Area 7		£3014 psm		Site area: 0.21 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4	
0	214,518	1,001.082	353,918	99,633	315,763	695,189	
60	179,445	837.409	517,591	64,040	152,091	531,516	
80	167,754	782.852	572,148	118,597	97,533	476,959	
100	156,063	728.294	626,706	173,155	42,975	422,401	
140	132,681	619.179	735,821	282,270	66,140	313,286	
180	109,299	510.064	844,936	391,386	175,255	204,170	
220	85,917	400.948	954,052	500,501	284,371	95,055	
260	62,536	291.833	1,063,167	609,616	393,486	14,060	
300	39,154	182.718	1,172,282	718,731	502,601	123,176	
350	9,926	46.323	1,308,677	855,126	638,996	259,570	
400	-19,301	90.071	1,445,071	991,520	775,390	395,964	
450	-48,528	226.465	1,581,465	1,127,914	911,784	532,358	
500	-77,756	362.859	1,717,859	1,264,308	1,048,178	668,752	
550	-106,983	499.253	1,854,253	1,400,702	1,184,572	805,147	
600	-136,210	635.647	1,990,647	1,537,096	1,320,966	941,541	
650	-165,437	772.042	2,127,042	1,673,491	1,457,360	1,077,935	

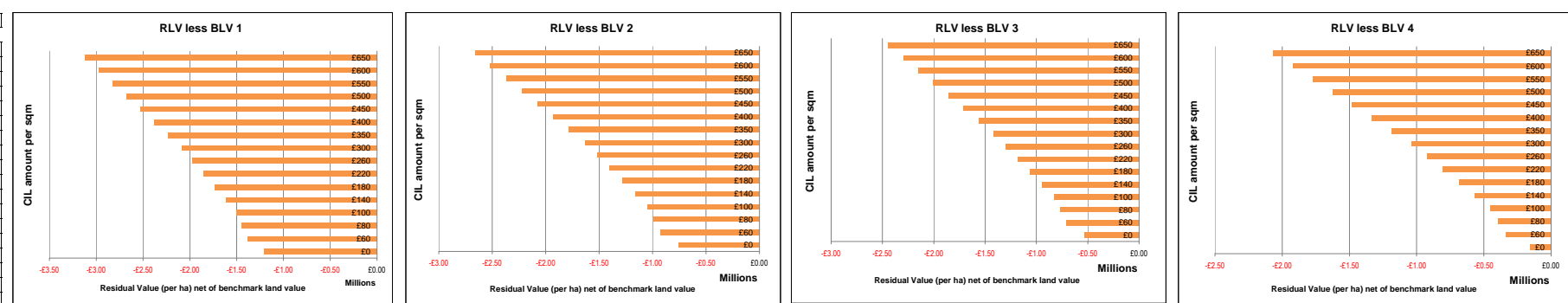


CIL Viability	Dacorum BC	Benchmark Land Values (per net developable ha)			
SITE TYPE	3	BLV1 Resi Land (DVS) £1,355,000	BLV2 Offices (lower) £901,449	BLV3 Ind./Warehousing £685,319	BLV4 Community uses £305,893
15 UNITS					
FLATS					
70 UPH	Net area as percentage of gross	100%			
CSH level:	4 on AH	Sales value inflation			
Aff Hsg:	4 on private	Build cost inflation			
		30%			

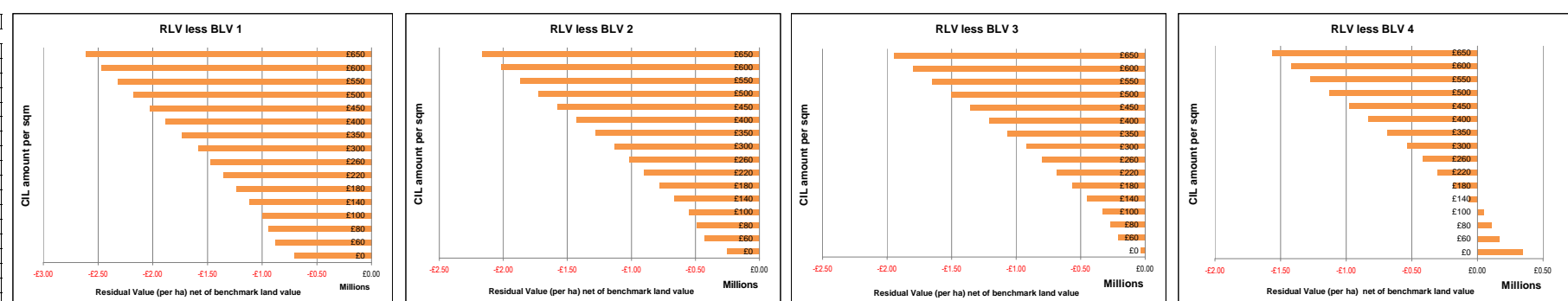
Site type 3	Description: Area 1	£3660 psm	Site area:	0.21 ha		
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	513,753	2,397,513	1,042,513	1,496,064	1,712,194	2,091,620
60	475,982	2,221,250	866,250	1,319,801	1,535,931	1,915,357
80	463,392	2,162,496	807,496	1,261,047	1,477,177	1,856,603
100	450,802	2,103,741	748,741	1,202,292	1,418,422	1,797,848
140	425,621	1,986,233	631,233	1,084,784	1,300,914	1,680,339
180	400,441	1,868,724	513,724	967,275	1,183,405	1,562,830
220	375,260	1,751,215	396,215	849,766	1,065,896	1,445,322
260	350,080	1,633,706	278,706	732,257	948,387	1,327,813
300	324,899	1,516,197	161,197	614,748	830,878	1,210,304
350	293,424	1,369,311	14,311	467,862	683,992	1,063,418
400	261,948	1,222,425	-132,575	320,976	537,106	916,532
450	230,473	1,075,539	-279,461	174,090	390,220	769,646
500	198,997	928,653	-426,347	27,204	243,334	622,760
550	167,522	781,767	-573,233	-119,682	96,448	475,874
600	136,046	634,881	-720,119	-266,568	50,438	328,988
650	104,570	487,995	-867,005	-413,454	197,324	182,102



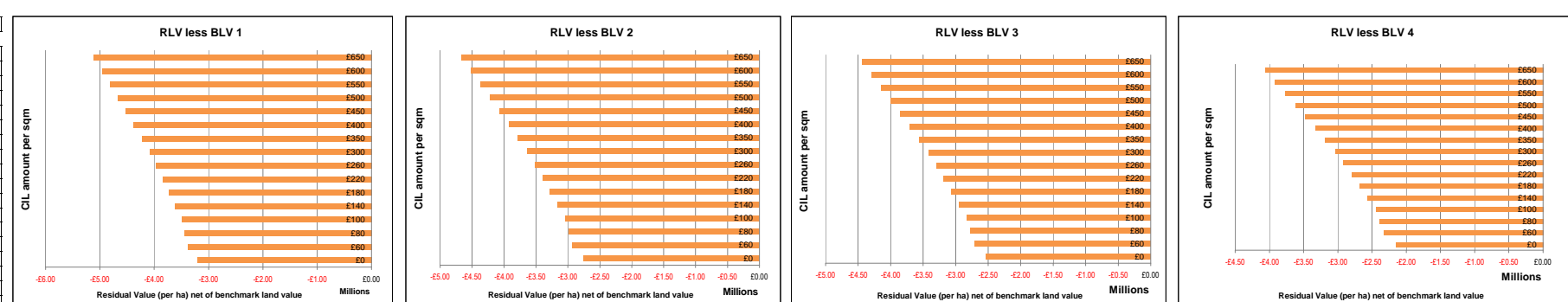
Site type 3	Description: Area 2	£2691 psm	Site area:	0.21 ha		
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	32,037	149,505	-1,205,495	-751,944	-535,814	-156,389
60	5,734	26,759	-1,381,759	-928,208	-712,077	-332,652
80	18,324	85,513	-1,440,513	-986,962	-770,832	-391,406
100	30,914	144,267	-1,499,267	-1,045,716	-829,586	-450,161
140	56,095	261,776	-1,616,776	-1,163,225	-947,095	-567,669
180	81,275	379,285	-1,734,285	-1,280,734	-1,064,604	-685,178
220	106,456	496,794	-1,851,794	-1,398,243	-1,182,113	-802,687
260	131,636	614,303	-1,969,303	-1,515,752	-1,299,622	-920,196
300	156,817	731,811	-2,086,811	-1,633,260	-1,417,130	-1,037,705
350	188,292	878,697	-2,233,697	-1,780,146	-1,564,016	-1,184,591
400	219,768	1,025,583	-2,380,583	-1,927,032	-1,710,902	-1,331,477
450	251,243	1,172,469	-2,527,469	-2,073,918	-1,857,788	-1,478,363
500	282,719	1,319,355	-2,674,355	-2,220,804	-2,004,674	-1,625,249
550	314,195	1,466,241	-2,821,241	-2,367,690	-2,151,560	-1,772,135
600	345,670	1,613,127	-2,968,127	-2,514,576	-2,298,446	-1,919,021
650	377,146	1,760,013	-3,115,013	-2,661,462	-2,445,332	-2,065,907



Site type 3	Description: Area 3	£2906 psm	Site area:	0.21 ha		
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	139,085	649,062	-705,938	-252,387	-36,257	343,169
60	101,314	472,799	-882,201	-428,650	-212,520	166,906
80	88,724	414,045	-940,955	-487,404	-271,274	108,151
100	76,134	355,290	-999,710	-546,159	-330,029	49,397
140	50,953	237,781	-1,117,219	-663,668	-447,538	68,112
180	25,773	120,273	-1,234,727	-781,176	-565,046	185,621
220	592	2,764	-1,352,236	-898,685	-682,555	303,130
260	24,588	114,745	-1,469,745	-1,016,194	-800,064	420,638
300	49,769	232,254	-1,587,254	-1,133,703	-917,573	538,147
350	81,244	379,140	-1,734,140	-1,280,589	-1,064,459	685,033
400	112,720	526,026	-1,881,026	-1,427,475	-1,211,345	831,919
450	144,195	672,912	-2,027,912	-1,574,361	-1,358,231	978,805
500	175,671	819,798	-2,174,798	-1,721,247	-1,505,117	1,125,691
550	207,147	966,684	-2,321,684	-1,868,133	-1,652,003	1,272,577
600	238,622	1,113,570	-2,468,570	-2,015,019	-1,798,889	1,419,463
650	270,098	1,260,456	-2,615,456	-2,161,905	-1,945,775	1,566,349

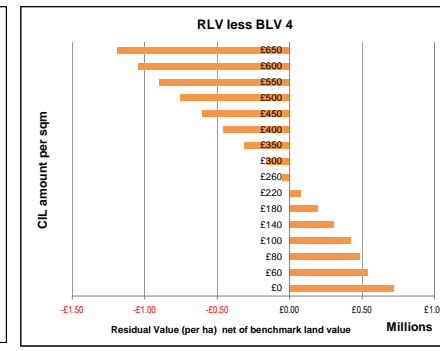
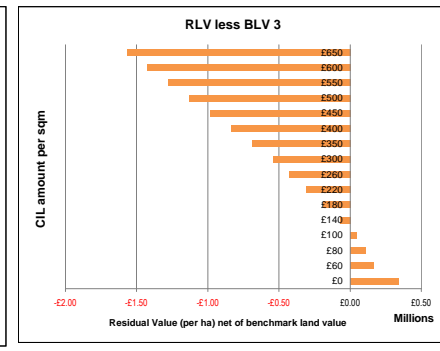
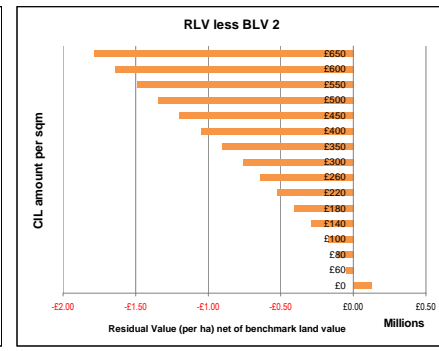
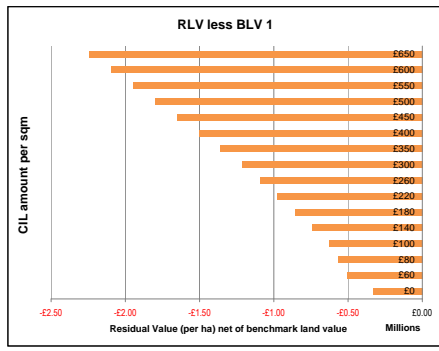


Site type 3	Description: Area 4	£1830 psm	Site area:	0.21 ha		
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	396,155	1,848,725	-3,203,725	-2,750,174	-2,534,044	-2,154,619
60	433,926	2,024,988	-3,379,988	-2,926,438	-2,710,307	-2,330,882
80	446,516	2,083,743	-3,438,743	-2,985,192	-2,769,062	-2,389,636
100	459,107	2,142,497	-3,497,497	-3,043,946	-2,827,816	-2,448,391
140	484,287	2,260,006	-3,615,006	-3,161,455	-2,945,325	-2,565,899
180	509,467	2,377,515	-3,732,515	-3,278,964	-3,062,834	-2,683,408
220	534,648	2,495,024	-3,850,024	-3,396,473	-3,180,343	-2,800,917
260	559,828	2,612,533	-3,967,533	-3,513,982	-3,297,851	-2,918,426
300	585,009	2,730,041	-4,085,041	-3,631,490	-3,415,360	-3,035,935
350	616,484	2,876,927	-4,231,927	-3,778,376	-3,562,246	-3,182,821
400	647,960	3,023,813	-4,378,813	-3,925,262	-3,709,132	-3,329,707
450	679,436	3,170,699	-4,525,699	-4,072,148	-3,856,018	-3,476,593
500	710,911	3,317,585	-4,672,585	-4,219,034	-4,002,904	-3,623,479
550	742,387	3,464,471	-4,819,471	-4,365,920	-4,149,790	-3,770,365
600	773,862	3,611,357	-4,966,357	-4,512,806	-4,296,676	-3,917,251
650	805,338	3,758,243	-5,113,243	-4,659,692	-4,443,562	-4,064,137



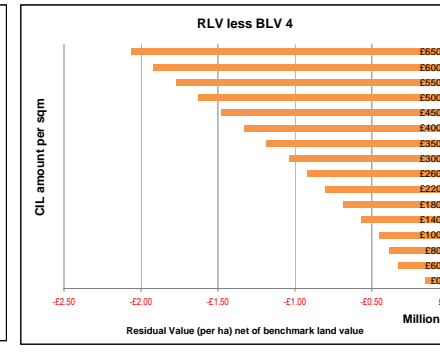
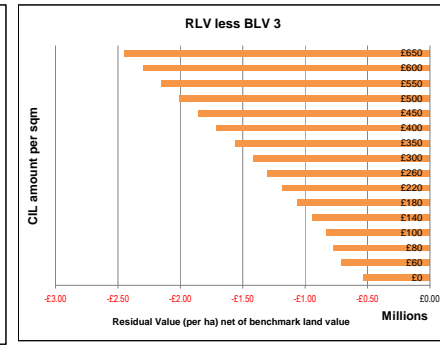
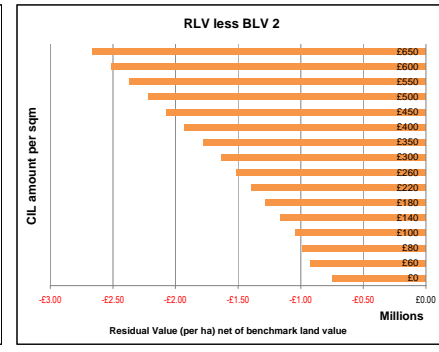
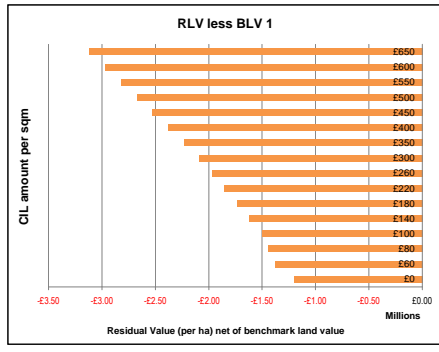
Site type 3 Description: **Area 5** £3068 ps/m Site area: 0.21 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	218,371	1,023,730	331,270	122,281	338,411	717,837
60	181,600	847,467	507,533	53,982	162,148	541,574
80	169,010	788,713	566,287	112,736	103,394	482,819
100	156,420	729,958	625,042	171,491	44,639	424,065
140	131,239	612,449	742,551	289,000	72,869	306,556
180	106,059	494,941	860,059	406,508	190,378	189,047
220	80,878	377,432	977,568	524,017	307,887	71,539
260	55,698	259,923	1,095,077	641,526	425,396	45,970
300	30,517	142,414	1,212,586	759,035	542,905	163,479
350	-958	4,472	1,329,472	866,521	659,391	310,365
400	-32,434	151,358	1,446,358	973,007	775,877	457,251
450	-63,909	298,244	1,563,244	1,079,493	893,363	604,137
500	-95,385	445,130	1,680,130	1,185,979	1,010,849	751,023
550	-126,861	592,016	1,797,016	1,292,465	1,128,335	897,909
600	-158,336	738,902	1,913,902	1,408,951	1,245,821	1,044,795
650	-189,812	885,788	2,030,788	1,525,437	1,373,307	1,191,681



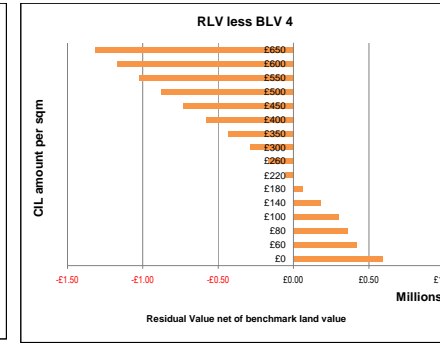
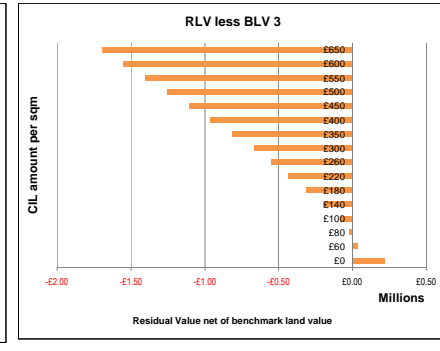
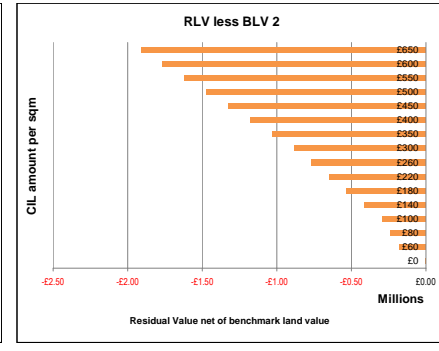
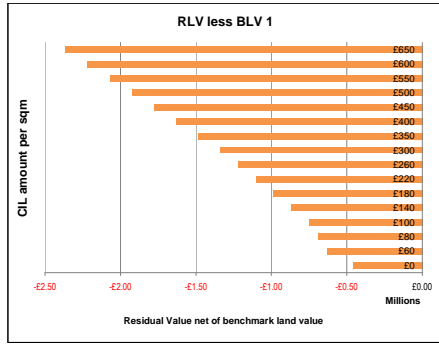
Site type 3 Description: **Area 6** £2691 ps/m Site area: 0.21 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	32,037	149,505	1,205,495	751,944	535,814	156,389
60	-5,734	26,759	1,381,759	928,208	712,077	332,652
80	-18,324	85,513	1,440,513	986,962	770,832	391,406
100	-30,914	144,267	1,499,267	1,045,716	829,586	450,161
140	-56,095	281,776	1,616,776	1,163,225	947,095	567,669
180	-81,275	379,285	1,734,285	1,280,734	1,064,604	685,178
220	-106,456	496,794	1,851,794	1,398,243	1,182,113	802,687
260	-131,636	614,303	1,969,303	1,515,752	1,299,622	920,196
300	-156,817	731,811	2,086,811	1,633,260	1,417,130	1,037,705
350	-182,000	849,320	2,204,320	1,750,769	1,534,639	1,155,214
400	-217,181	966,829	2,321,829	1,868,378	1,652,148	1,272,723
450	-252,362	1,084,338	2,439,338	1,985,987	1,769,657	1,390,232
500	-287,543	1,201,847	2,556,847	2,103,596	1,887,166	1,507,741
550	-322,724	1,319,356	2,674,356	2,221,205	2,004,675	1,625,250
600	-357,905	1,436,865	2,791,865	2,338,814	2,122,184	1,742,759
650	-393,086	1,554,374	2,909,374	2,456,423	2,239,693	1,860,268



Site type 3 Description: **Area 7** £3014 ps/m Site area: 0.21 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	192,609	898,841	456,159	2,608	213,522	592,948
60	154,838	722,578	632,422	178,871	37,259	416,684
80	142,248	663,823	691,177	237,626	21,496	357,930
100	129,658	605,069	749,931	296,380	80,250	299,176
140	104,477	487,560	867,440	413,889	197,759	181,667
180	79,297	370,051	984,949	531,398	315,268	64,158
220	54,116	252,542	1,102,458	648,907	432,776	53,351
260	28,936	135,034	1,219,966	766,415	550,285	170,860
300	3,755	17,525	1,337,475	883,924	667,794	288,368
350	-27,200	129,361	1,454,984	1,001,433	785,302	405,876
400	-59,196	276,247	1,572,493	1,118,942	902,811	523,384
450	-91,192	423,133	1,689,002	1,236,451	1,020,319	640,892
500	-123,188	570,019	1,806,511	1,353,960	1,137,828	758,400
550	-155,184	716,905	1,924,020	1,471,469	1,255,337	875,908
600	-187,180	863,791	2,041,529	1,588,978	1,372,846	993,416
650	-219,176	1,010,677	2,159,038	1,706,487	1,490,355	1,110,924



CIL Viability Decorum BC

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Resi Land (DVS)	Offices (lower)	Ind./Warehousing	Community uses
£1,355,000	£901,449	£685,319	£305,893

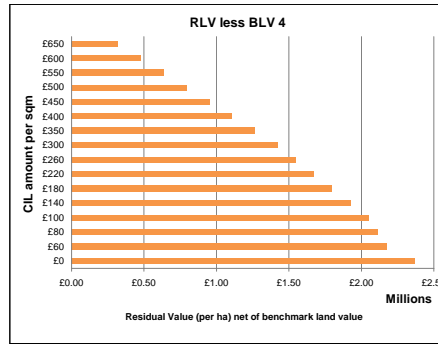
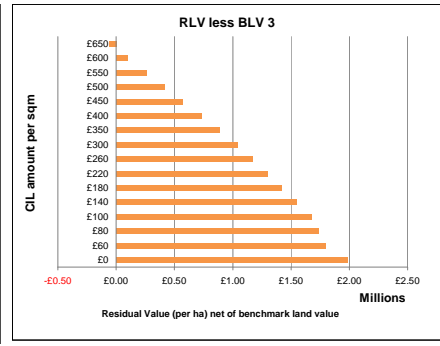
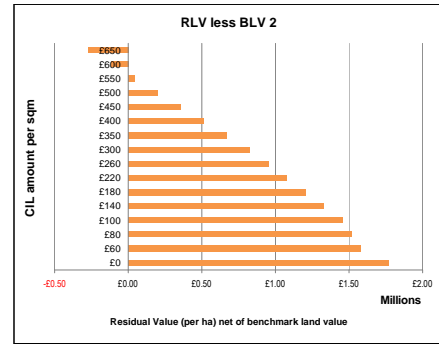
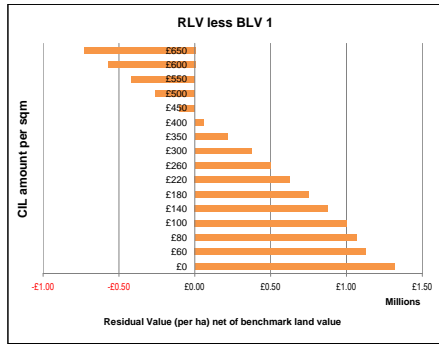
SITE TYPE 3
15 UNITS
FLATS
70 UPH

Net area as percentage of gross 100%

CSH level:	4 on AH	Sales value inflation
4 on private		Build cost inflation
Aff Hqs:	25%	

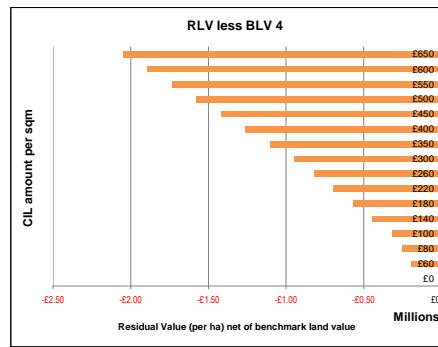
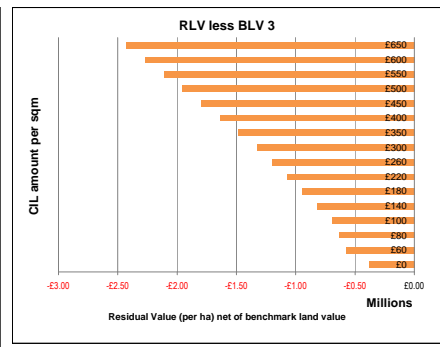
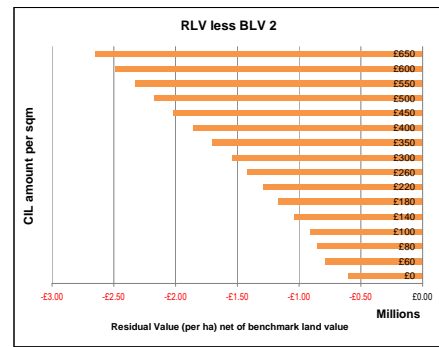
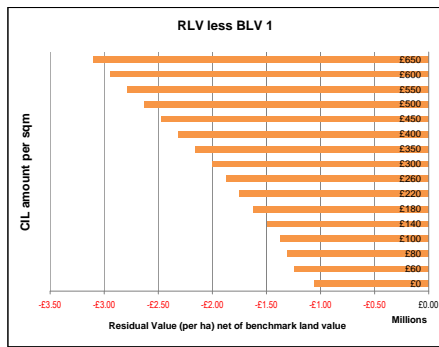
Site type 3 Description: **Area 1 £3660 psqm** Site area: 0.21 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	572,351	2,670,969	1,315,989	1,769,520	1,985,650	2,385,076
60	531,882	2,482,116	1,127,116	1,580,667	1,796,797	2,176,222
80	518,392	2,419,165	1,064,165	1,517,716	1,733,846	2,113,271
100	504,903	2,356,213	1,001,213	1,454,764	1,670,894	2,050,320
140	477,924	2,230,311	875,311	1,328,862	1,544,992	1,924,418
180	450,945	2,104,409	749,409	1,202,960	1,419,090	1,798,515
220	423,966	1,978,506	623,506	1,077,057	1,293,188	1,672,613
260	396,987	1,852,604	497,604	951,155	1,167,285	1,546,711
300	370,008	1,726,702	371,702	825,253	1,041,383	1,420,809
350	336,284	1,569,324	214,324	667,875	884,005	1,263,431
400	302,560	1,411,946	56,946	510,497	726,627	1,106,053
450	268,836	1,254,568	-100,432	353,119	569,249	948,675
500	235,112	1,097,190	-257,810	195,741	411,871	791,297
550	201,388	939,813	-415,187	38,364	254,494	633,919
600	167,665	782,435	-572,565	-119,014	97,116	476,541
650	133,941	625,057	-729,943	-276,392	-60,262	319,164



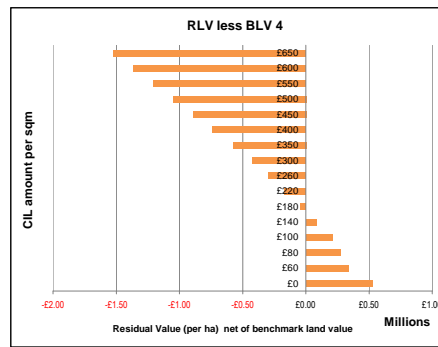
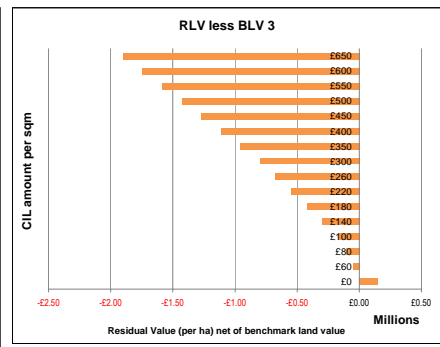
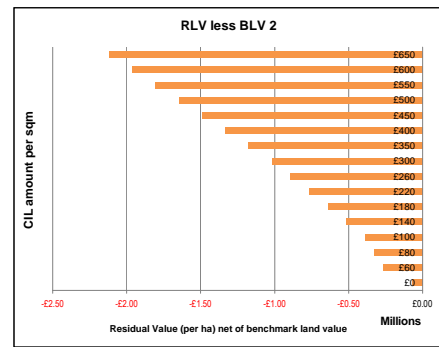
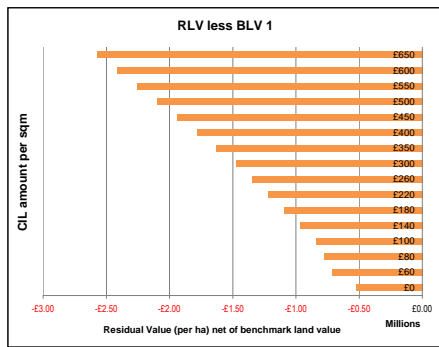
Site type 3 Description: **Area 2 £2691 psqm** Site area: 0.21 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	64,953	303,116	-1,051,884	-598,333	382,203	-2,777
60	24,485	114,263	-1,240,737	-787,186	571,056	-191,631
80	10,995	51,311	-1,303,689	-850,138	634,008	-254,582
100	2,494	11,640	-1,366,640	-913,089	696,959	-317,533
140	-29,473	-137,542	-1,492,542	-1,038,991	822,861	-443,435
180	-56,452	-263,444	-1,618,444	-1,164,893	948,763	-569,338
220	-83,431	-389,347	-1,744,347	-1,290,796	1,074,666	-695,240
260	-110,410	-515,249	-1,870,249	-1,416,698	1,200,568	-821,142
300	-137,390	-641,151	-1,996,151	-1,542,600	1,326,470	-947,045
350	-171,113	-798,529	-2,153,529	-1,699,978	1,483,848	-1,104,422
400	-204,837	-955,907	-2,310,907	-1,857,356	1,641,226	-1,261,800
450	-238,561	-1,113,285	-2,468,285	-2,014,734	1,798,604	-1,419,178
500	-272,285	-1,270,663	-2,625,663	-2,172,112	1,955,982	-1,576,556
550	-306,009	-1,428,041	-2,783,041	-2,329,490	2,113,360	-1,733,934
600	-339,733	-1,585,418	-2,940,418	-2,486,867	2,270,737	-1,891,312
650	-373,456	-1,742,796	-3,097,796	-2,644,245	2,428,115	-2,048,690



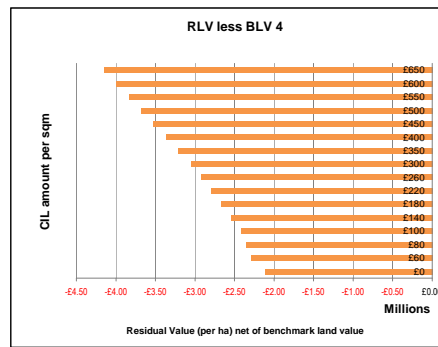
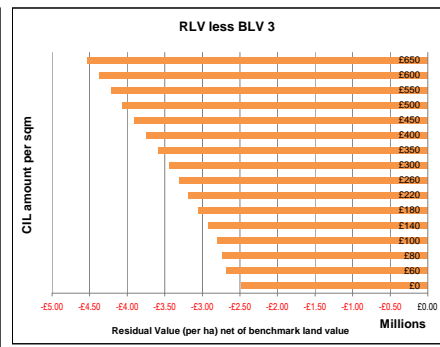
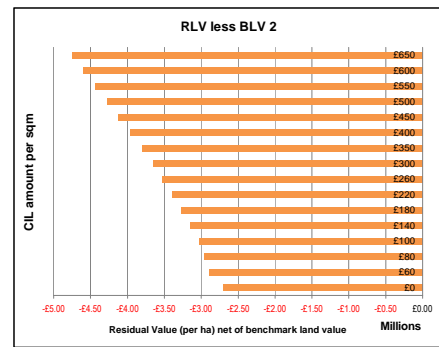
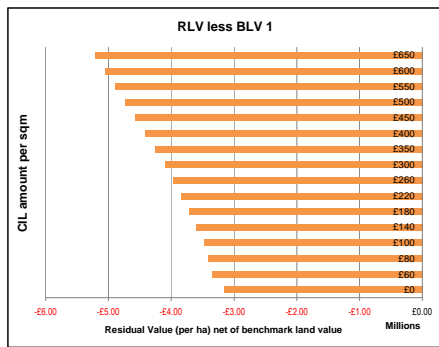
Site type 3 Description: **Area 3 £2906 psqm** Site area: 0.21 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	177,708	829,306	-525,694	-72,143	143,987	523,412
60	137,240	640,452	-714,548	-260,997	44,867	334,559
80	123,750	577,501	-777,499	-323,948	107,818	271,608
100	110,261	514,550	-840,450	-386,899	170,769	208,657
140	83,282	388,648	-966,352	-512,801	296,671	82,754
180	56,303	262,745	-1,092,255	-638,704	422,574	-43,148
220	29,323	136,843	-1,218,157	-764,606	548,476	-169,050
260	2,344	10,941	-1,344,059	-890,508	674,378	-294,953
300	-24,635	-114,962	-1,469,962	-1,016,411	800,281	-420,855
350	-58,358	-272,340	-1,627,340	-1,173,789	957,658	-578,233
400	-92,082	-429,717	-1,784,717	-1,331,166	1,115,036	-735,611
450	-125,806	-587,095	-1,942,095	-1,488,544	1,272,414	-892,989
500	-159,530	-744,473	-2,099,473	-1,645,922	1,429,792	-1,050,366
550	-193,254	-901,851	-2,256,851	-1,803,300	1,587,170	-1,207,744
600	-226,978	-1,059,229	-2,414,229	-1,960,678	1,744,548	-1,365,122
650	-260,701	-1,216,607	-2,571,607	-2,118,056	1,901,926	-1,522,500



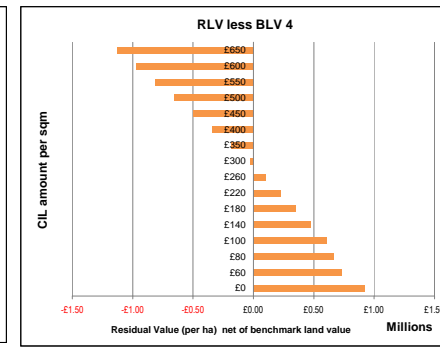
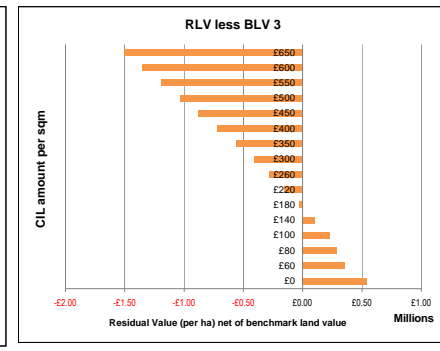
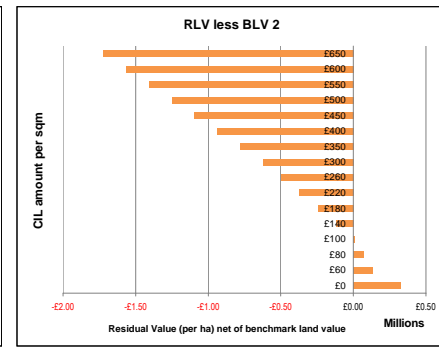
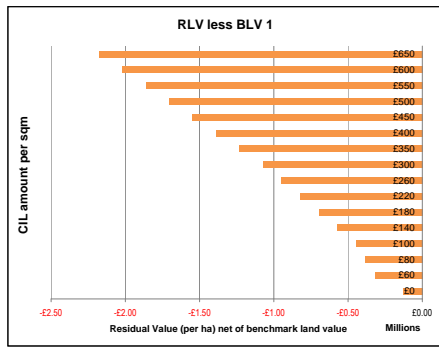
Site type 3 Description: **Area 4 £1830 psqm** Site area: 0.21 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	386,066	1,801,642	-3,156,642	-2,703,091	2,486,961	-2,107,536
60	426,535	1,990,496	-3,345,496	-2,891,945	2,675,815	-2,296,389
80	440,024	2,053,447	-3,408,447	-2,954,896	2,738,766	-2,359,340
100	453,514	2,116,398	-3,471,398	-3,017,847	2,801,717	-2,422,291
140	480,493	2,242,300	-3,597,300	-3,143,749	2,927,619	-2,548,194
180	507,472	2,368,203	-3,723,203	-3,269,652	3,053,522	-2,674,096
220	534,451	2,494,105	-3,849,105	-3,395,554	3,179,424	-2,799,998
260	561,430	2,620,007	-3,975,007	-3,521,456	3,305,326	-2,925,901
300	588,409	2,745,910	-4,100,910	-3,647,359	3,431,229	-3,051,803
350	622,133	2,903,287	-4,258,287	-3,804,736	3,588,606	-3,209,181
400	655,857	3,060,665	-4,415,665	-3,962,114	3,745,984	-3,366,559
450	689,581	3,218,043	-4,573,043	-4,119,492	3,903,362	-3,523,936
500	723,305	3,375,421	-4,730,421	-4,276,870	4,060,740	-3,681,314
550	757,028	3,532,799	-4,887,799	-4,434,248	4,218,118	-3,838,692
600	790,752	3,690,177	-5,045,177	-4,591,626	4,375,496	-3,996,070
650	824,476	3,847,555	-5,202,555	-4,749,004	4,532,874	-4,153,448



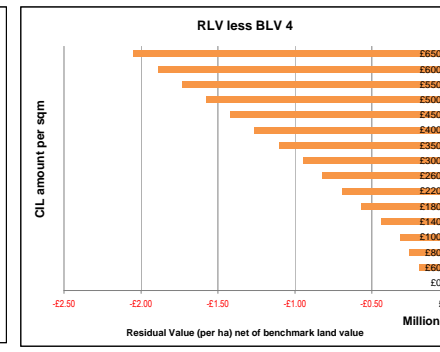
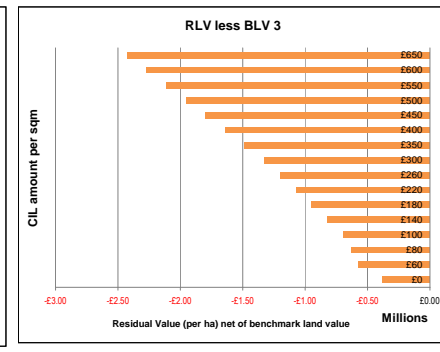
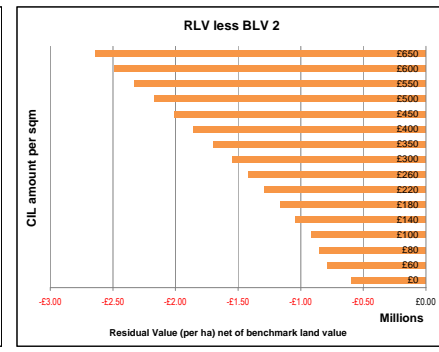
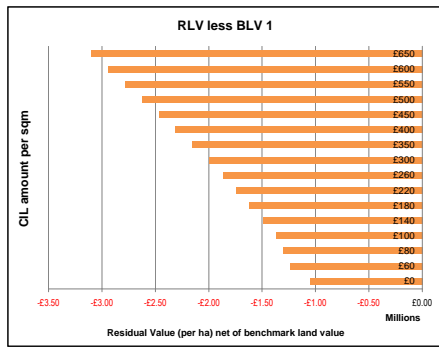
Site type 3 Description: **Area 5** £3068 psm Site area: 0.21 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	262,275	1,223,948	131,052	322,499	538,629	918,054
60	221,806	1,035,094	319,906	133,645	349,775	729,201
80	208,316	972,143	382,857	70,694	286,824	666,250
100	194,827	909,192	445,808	7,743	223,873	603,299
140	167,848	783,290	571,710	118,159	97,971	477,396
180	140,869	657,387	697,613	244,062	27,932	351,494
220	113,890	531,485	823,515	369,964	153,834	225,592
260	86,911	405,583	949,417	495,866	279,736	99,690
300	59,932	279,681	1,075,319	621,768	405,638	36,213
350	26,208	122,303	1,232,697	779,146	563,016	183,591
400	-7,516	35,075	1,390,075	936,524	720,394	340,968
450	-41,240	192,453	1,547,453	1,093,902	877,772	498,346
500	-74,964	349,831	1,704,831	1,251,280	1,035,150	655,724
550	-108,688	507,209	1,862,209	1,408,658	1,192,528	813,102
600	-142,411	664,587	2,019,587	1,566,036	1,349,906	970,480
650	-176,135	821,965	2,176,965	1,723,414	1,507,283	1,127,858



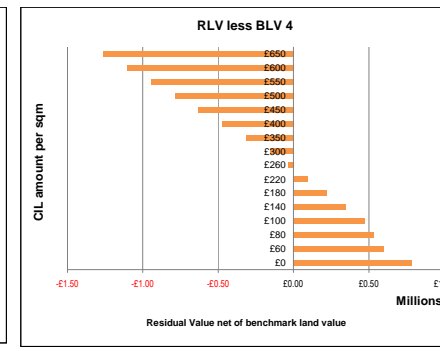
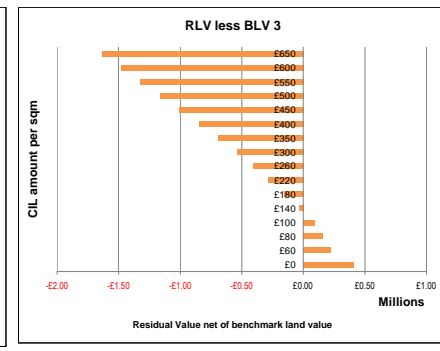
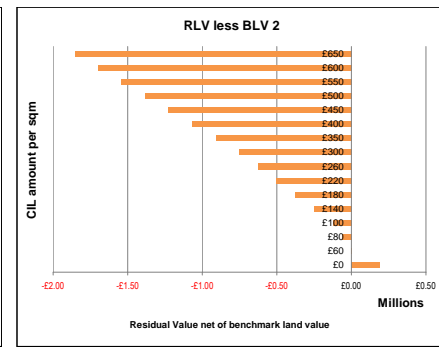
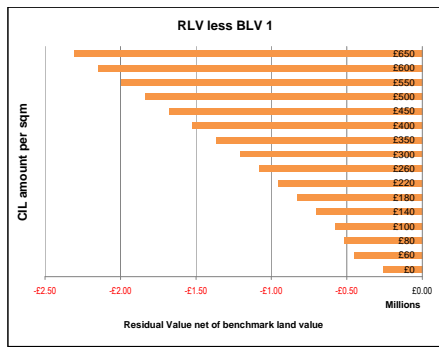
Site type 3 Description: **Area 6** £2691 psm Site area: 0.21 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	64,953	303,116	1,051,884	598,333	382,203	2,777
60	24,485	114,263	1,240,737	787,186	571,056	191,631
80	10,995	51,311	1,303,689	850,138	634,008	254,582
100	-2,494	11,840	1,366,640	913,089	696,959	317,533
140	-29,473	137,542	1,492,542	1,038,991	822,861	443,435
180	-56,452	263,444	1,618,444	1,164,893	948,763	569,338
220	-83,431	389,347	1,744,347	1,290,796	1,074,666	695,240
260	-110,410	515,249	1,870,249	1,416,698	1,200,568	821,142
300	-137,390	641,151	1,996,151	1,542,600	1,326,470	947,045
350	-171,113	798,529	2,153,529	1,699,978	1,483,848	1,104,422
400	-204,837	955,907	2,310,907	1,857,356	1,641,226	1,261,800
450	-238,561	1,113,285	2,468,285	2,014,734	1,798,604	1,419,178
500	-272,285	1,270,663	2,625,663	2,172,112	1,955,982	1,576,556
550	-306,009	1,428,041	2,783,041	2,329,490	2,113,360	1,733,934
600	-339,733	1,585,418	2,940,418	2,486,867	2,270,737	1,891,312
650	-373,456	1,742,796	3,097,796	2,644,245	2,428,115	2,048,690



Site type 3 Description: **Area 7** £3014 psm Site area: 0.21 ha

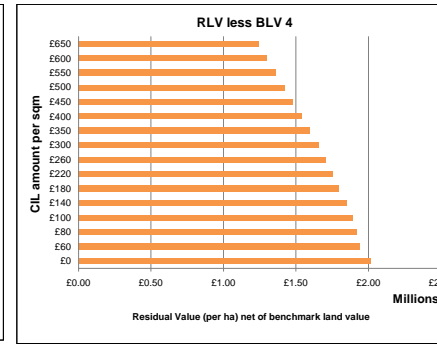
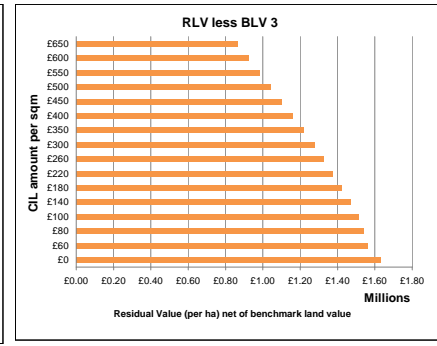
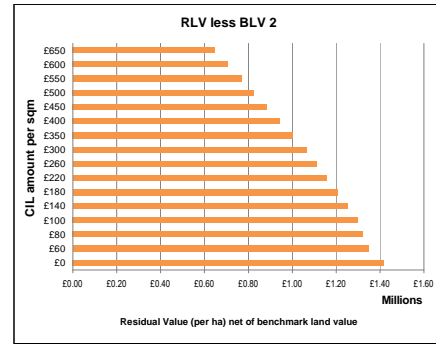
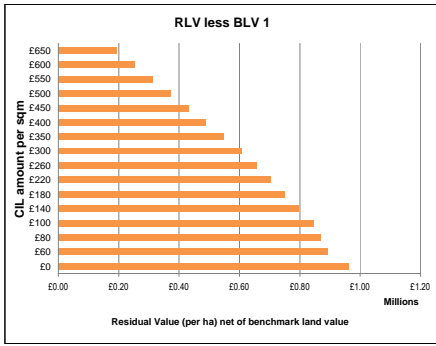
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	234,086	1,092,400	262,600	190,951	407,081	786,507
60	193,617	903,547	451,453	2,098	218,228	597,654
80	180,128	840,596	514,404	60,853	155,277	534,702
100	166,638	777,645	577,355	123,804	92,326	471,751
140	139,659	651,742	703,258	249,707	33,577	345,849
180	112,680	525,840	829,160	375,609	159,479	219,947
220	85,701	399,938	955,062	501,511	285,381	94,044
260	58,722	274,035	1,080,965	627,414	411,284	31,858
300	31,743	148,133	1,206,867	753,316	537,186	157,760
350	1,981	9,245	1,364,245	910,694	694,564	315,138
400	-35,705	166,623	1,521,623	1,068,072	851,942	472,516
450	-69,429	324,000	1,679,000	1,225,449	1,009,319	629,894
500	-103,152	481,378	1,836,378	1,382,827	1,166,697	787,272
550	-136,876	638,756	1,993,756	1,540,205	1,324,075	944,649
600	-170,600	796,134	2,151,134	1,697,583	1,481,453	1,102,027
650	-204,324	953,512	2,308,512	1,854,961	1,638,831	1,259,405



CIL Viability	Decorum BC	Benchmark Land Values (per net developable ha)			
SITE TYPE	4	BLV1 Resi Land (DVS) £1,355,000	BLV2 Offices (lower) £901,449	BLV3 Ind./Warehousing £885,319	BLV4 Community uses £305,893
25 UNITS					
HOUSES					
25 UPH	Net area as percentage of gross	100%			
CSH level:	4 on AH	Sales value inflation			
	4 on private	Build cost inflation			
Aff Hsg:	35%				

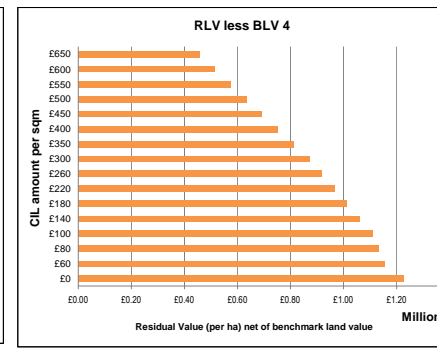
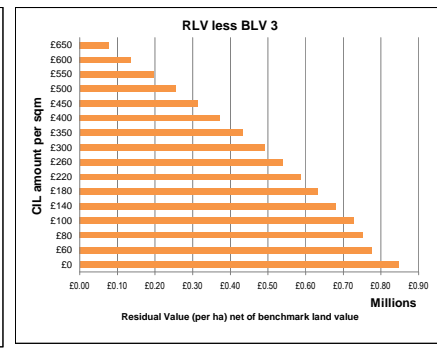
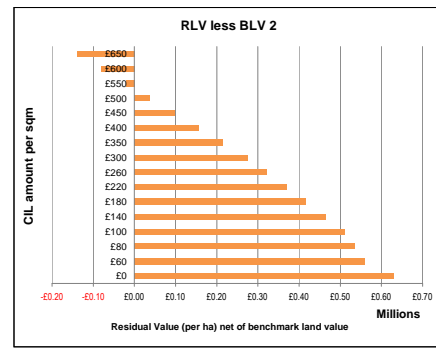
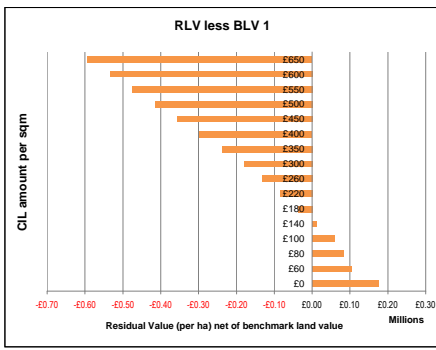
Site type 4 Description: **Area 1** £3229 psqm Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,317,796	2,317,796	962,796	1,416,347	1,632,478	2,011,903
60	2,246,747	2,246,747	891,747	1,345,298	1,561,428	1,940,854
80	2,223,064	2,223,064	868,064	1,321,615	1,537,745	1,917,171
100	2,199,381	2,199,381	844,381	1,297,932	1,514,062	1,893,488
140	2,152,015	2,152,015	797,015	1,250,566	1,466,696	1,846,122
180	2,104,649	2,104,649	749,649	1,203,200	1,419,330	1,798,756
220	2,057,283	2,057,283	702,283	1,155,834	1,371,964	1,751,389
260	2,009,917	2,009,917	654,917	1,108,468	1,324,598	1,704,023
300	1,962,551	1,962,551	607,551	1,061,102	1,277,232	1,656,657
350	1,903,343	1,903,343	548,343	1,001,894	1,218,024	1,597,450
400	1,844,135	1,844,135	489,135	942,686	1,158,816	1,538,242
450	1,784,928	1,784,928	429,928	883,479	1,099,609	1,479,034
500	1,725,720	1,725,720	370,720	824,271	1,040,401	1,419,827
550	1,666,512	1,666,512	311,512	765,063	981,193	1,360,619
600	1,607,305	1,607,305	252,305	705,856	921,986	1,301,411
650	1,548,097	1,548,097	193,097	646,648	862,778	1,242,204



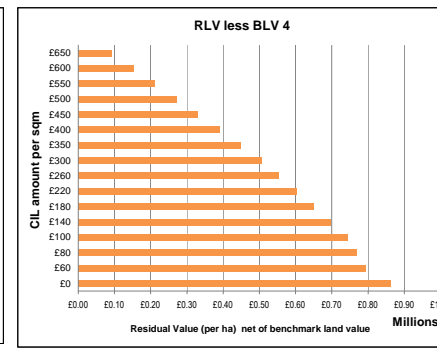
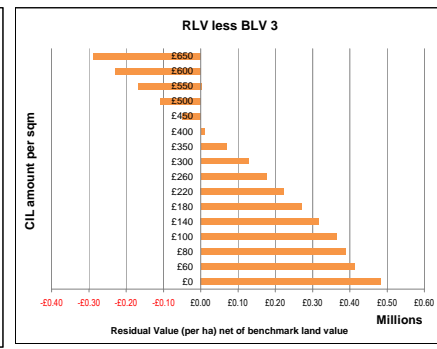
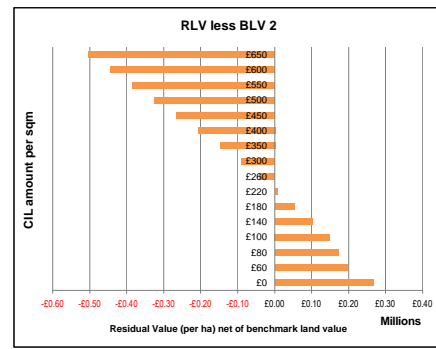
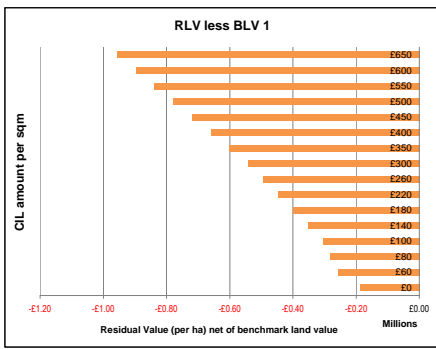
Site type 4 Description: **Area 2** £3229 psqm Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,531,117	1,531,117	176,117	629,668	845,798	1,225,224
60	1,460,068	1,460,068	105,068	558,619	774,749	1,154,175
80	1,436,385	1,436,385	81,385	534,936	751,066	1,130,492
100	1,412,702	1,412,702	57,702	511,253	727,383	1,106,809
140	1,365,336	1,365,336	10,336	463,887	680,017	1,059,442
180	1,317,970	1,317,970	-37,030	416,521	632,651	1,012,076
220	1,270,604	1,270,604	-84,396	369,155	585,285	964,710
260	1,223,237	1,223,237	-131,763	321,788	537,919	917,344
300	1,175,871	1,175,871	-179,129	274,422	490,552	869,978
350	1,116,664	1,116,664	-238,336	215,215	431,345	810,770
400	1,057,456	1,057,456	-297,544	156,007	372,137	751,563
450	998,248	998,248	-356,752	96,799	312,929	692,355
500	939,041	939,041	-415,959	37,592	253,722	633,147
550	879,833	879,833	-475,167	-21,616	194,514	573,940
600	820,625	820,625	-534,375	-80,824	135,306	514,732
650	761,418	761,418	-593,582	-140,031	76,099	455,524



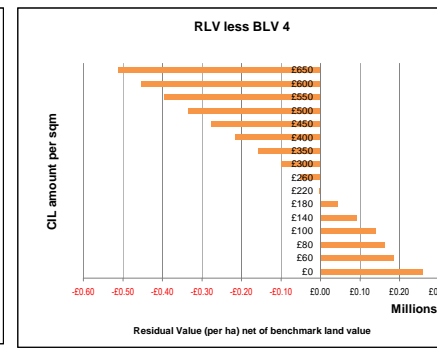
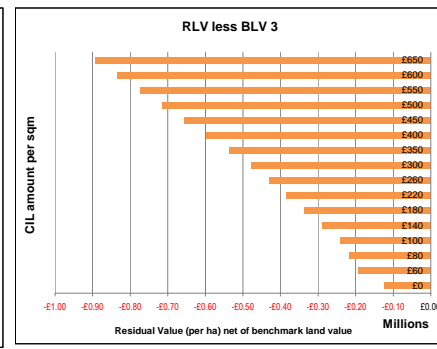
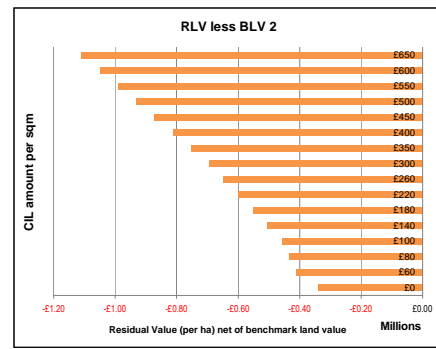
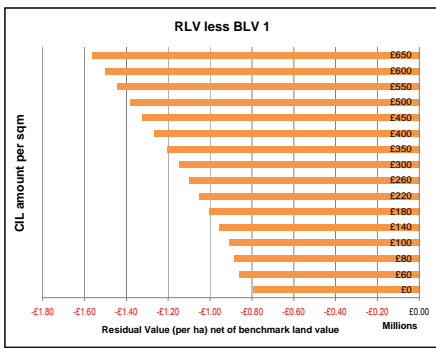
Site type 4 Description: **Area 3** £2906 psqm Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,168,035	1,168,035	-186,965	266,586	482,716	862,141
60	1,096,985	1,096,985	-258,015	195,536	411,666	791,092
80	1,073,302	1,073,302	-281,698	171,853	387,983	767,409
100	1,049,619	1,049,619	-305,381	148,170	364,300	743,726
140	1,002,253	1,002,253	-352,747	100,804	316,934	696,360
180	954,887	954,887	-400,113	53,438	269,568	648,994
220	907,521	907,521	-447,479	6,072	222,202	601,628
260	860,155	860,155	-494,845	-41,294	174,836	554,261
300	812,789	812,789	-542,211	-88,660	127,470	506,895
350	753,581	753,581	-601,419	-147,868	68,262	447,688
400	694,373	694,373	-660,627	-207,076	9,054	388,480
450	635,166	635,166	-719,834	-266,283	-50,153	329,272
500	575,958	575,958	-779,042	-325,491	-109,361	270,065
550	516,750	516,750	-838,250	-384,699	-168,569	210,857
600	457,543	457,543	-897,457	-443,906	-227,776	151,649
650	398,335	398,335	-956,665	-503,114	-286,984	92,442



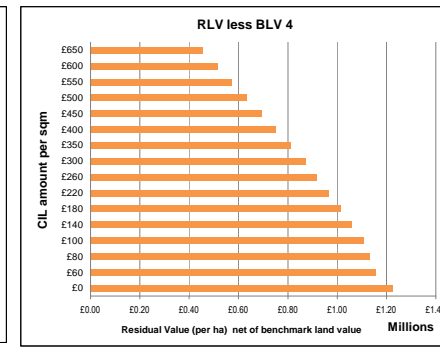
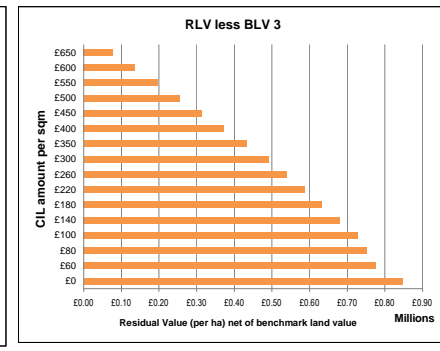
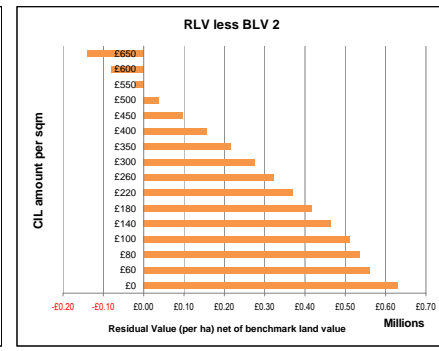
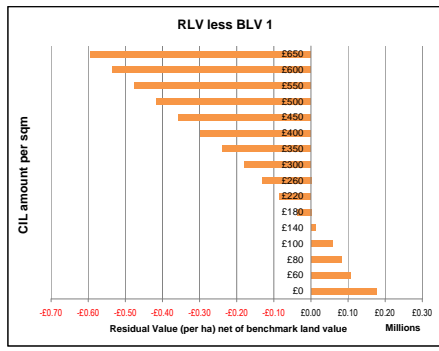
Site type 4 Description: **Area 4** £2368 psqm Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	562,897	562,897	-792,103	-338,552	-122,422	257,003
60	491,847	491,847	-863,153	-409,602	-193,471	185,954
80	468,164	468,164	-886,836	-433,285	-217,155	162,271
100	444,481	444,481	-910,519	-456,968	-240,838	138,588
140	397,115	397,115	-957,885	-504,334	-288,204	91,222
180	349,749	349,749	-1,005,251	-551,700	-335,570	43,856
220	302,383	302,383	-1,052,617	-599,066	-382,936	-3,510
260	255,017	255,017	-1,099,983	-646,432	-430,302	-50,876
300	207,651	207,651	-1,147,349	-693,798	-477,668	-98,243
350	148,443	148,443	-1,206,557	-753,006	-536,876	-157,450
400	89,235	89,235	-1,265,765	-812,214	-596,084	-216,658
450	30,028	30,028	-1,324,972	-871,421	-655,291	-275,866
500	-29,180	-29,180	-1,384,180	-930,629	-714,499	-335,073
550	-88,388	-88,388	-1,443,388	-989,837	-773,707	-394,281
600	-147,595	-147,595	-1,502,595	-1,049,044	-832,914	-453,489
650	-206,803	-206,803	-1,561,803	-1,108,252	-892,122	-512,696



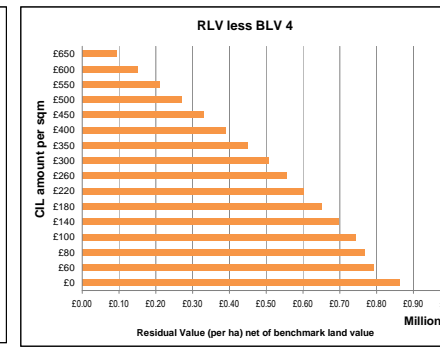
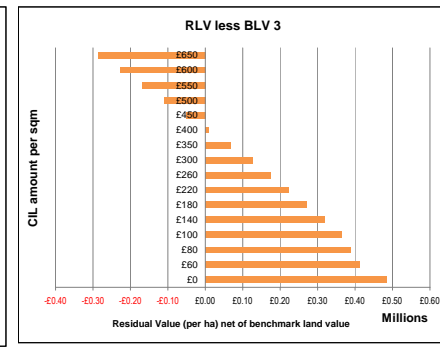
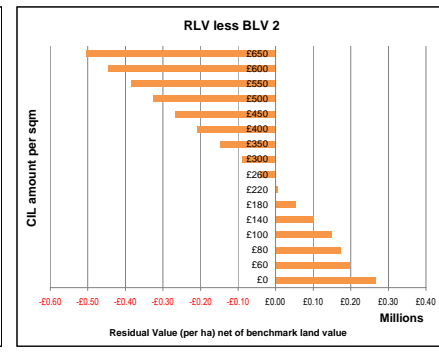
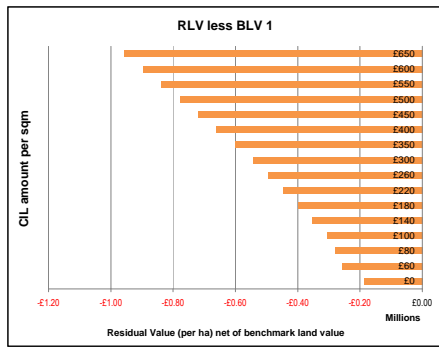
Site type 4 Description: **Area 5 £3229 pcm** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,531,117	1,531,117	176,117	629,668	845,798	1,225,224
60	1,460,068	1,460,068	105,068	558,619	774,749	1,154,175
80	1,436,385	1,436,385	81,385	534,936	751,066	1,130,492
100	1,412,702	1,412,702	57,702	511,253	727,383	1,106,809
140	1,365,336	1,365,336	10,336	463,887	680,017	1,059,442
180	1,317,970	1,317,970	37,030	416,521	632,651	1,012,076
220	1,270,604	1,270,604	84,396	369,155	585,285	964,710
260	1,223,237	1,223,237	131,763	321,788	537,918	917,344
300	1,175,871	1,175,871	179,129	274,422	490,552	869,978
350	1,116,664	1,116,664	238,336	215,215	431,345	810,770
400	1,057,456	1,057,456	297,544	156,007	372,137	751,563
450	998,248	998,248	356,752	96,799	312,929	692,355
500	939,041	939,041	415,959	37,592	253,722	633,147
550	879,833	879,833	475,167	21,616	194,514	573,940
600	820,625	820,625	534,375	8,824	135,306	514,732
650	761,418	761,418	593,582	140,031	76,099	455,524



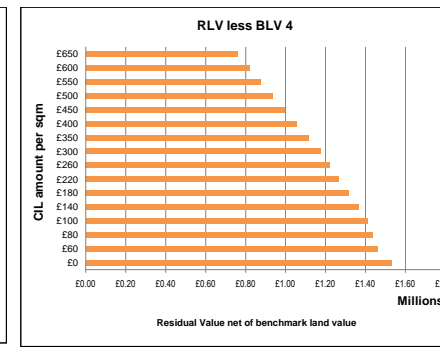
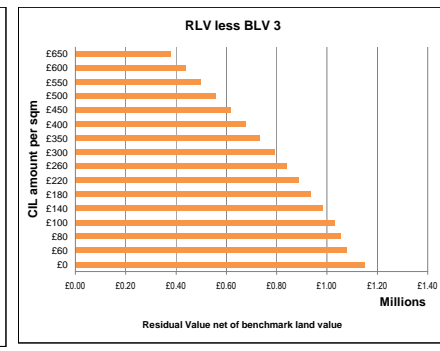
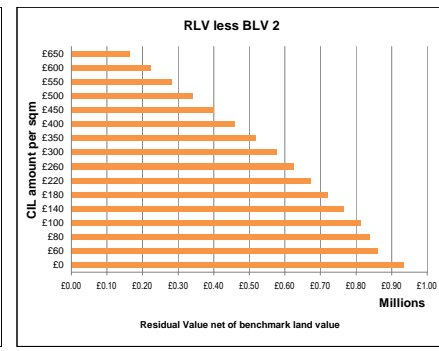
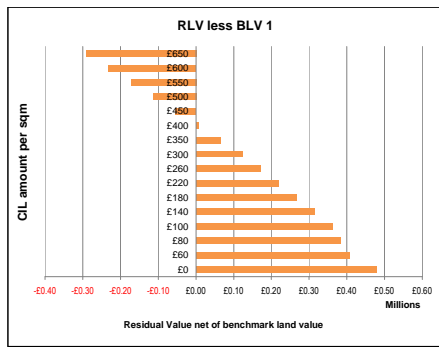
Site type 4 Description: **Area 6 £2906 pcm** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,168,035	1,168,035	186,965	266,586	482,716	862,141
60	1,096,985	1,096,985	258,015	195,536	411,666	791,092
80	1,073,302	1,073,302	281,698	171,853	387,983	767,409
100	1,049,619	1,049,619	305,381	148,170	364,300	743,726
140	1,002,253	1,002,253	352,747	100,804	316,934	696,360
180	954,887	954,887	400,113	53,438	269,568	648,994
220	907,521	907,521	447,479	6,072	222,202	601,628
260	860,155	860,155	494,845	41,294	174,836	554,261
300	812,789	812,789	542,211	88,660	127,470	506,895
350	753,581	753,581	601,419	147,868	68,262	447,688
400	694,373	694,373	660,627	207,076	9,054	388,480
450	635,166	635,166	719,834	266,283	50,153	329,272
500	575,958	575,958	779,042	325,491	109,361	270,065
550	516,750	516,750	838,250	384,699	168,569	210,857
600	457,543	457,543	897,457	443,906	227,776	151,649
650	398,335	398,335	956,665	503,114	286,984	92,442



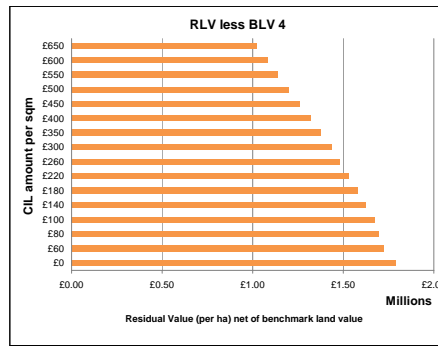
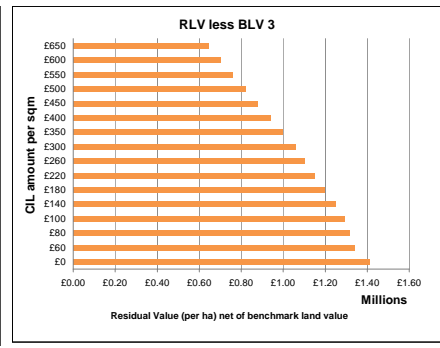
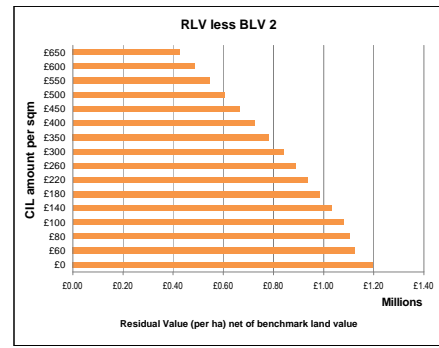
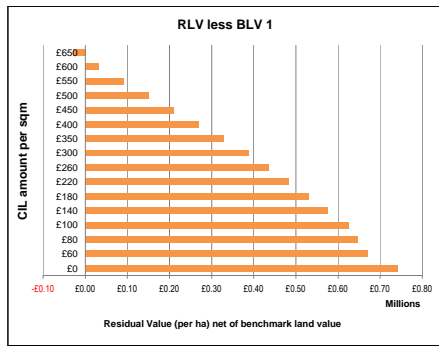
Site type 4 Description: **Area 7 £3498 pcm** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,833,686	1,833,686	478,686	932,237	1,148,367	1,527,793
60	1,762,637	1,762,637	407,637	861,188	1,077,318	1,456,744
80	1,738,954	1,738,954	383,954	837,505	1,053,635	1,433,061
100	1,715,271	1,715,271	360,271	813,822	1,029,952	1,409,378
140	1,667,905	1,667,905	312,905	766,456	982,586	1,362,011
180	1,620,539	1,620,539	265,539	719,090	935,220	1,314,645
220	1,573,172	1,573,172	218,172	671,723	887,854	1,267,279
260	1,525,806	1,525,806	170,806	624,357	840,487	1,219,913
300	1,478,440	1,478,440	123,440	576,991	793,121	1,172,547
350	1,419,233	1,419,233	64,233	517,784	733,914	1,113,339
400	1,360,025	1,360,025	5,025	458,576	674,706	1,054,132
450	1,300,817	1,300,817	54,183	399,368	615,498	994,924
500	1,241,610	1,241,610	113,390	340,161	556,291	935,716
550	1,182,402	1,182,402	172,598	280,953	497,083	876,508
600	1,123,194	1,123,194	231,806	221,745	437,875	817,301
650	1,063,987	1,063,987	291,013	162,538	378,668	758,093

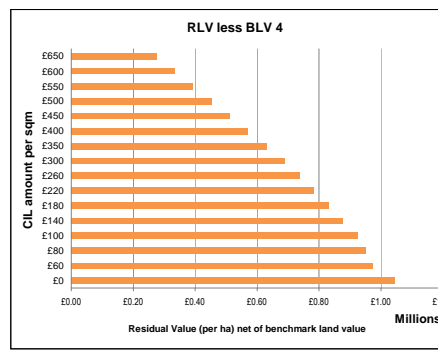
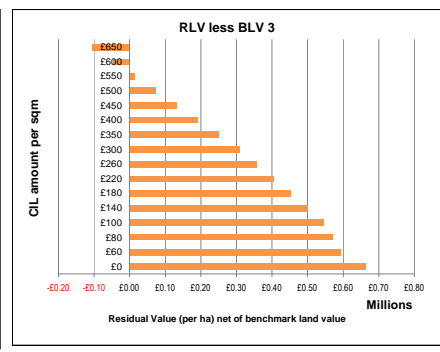
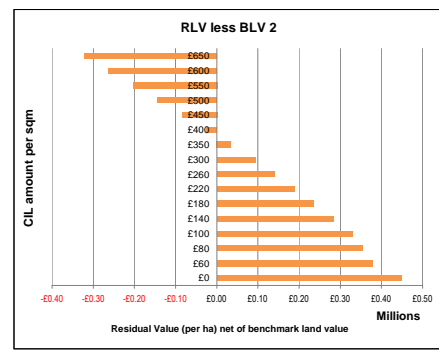
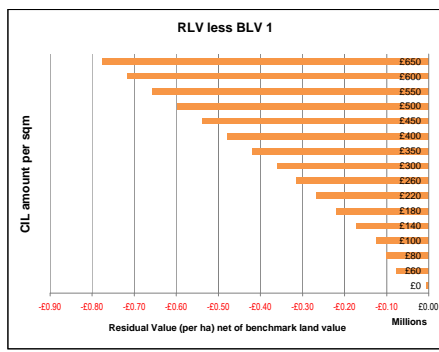


CIL Viability		Decorum BC		Benchmark Land Values (per net developable ha)			
SITE TYPE	4	BLV1 Resi Land (DVS)	BLV2 Offices (lower)	BLV3 Ind./Warehousing	BLV4 Community uses		
25 UNITS		£1,355,000	£901,449	£685,319	£305,893		
HOUSES		Net area as percentage of gross		100%			
25 UPH							
CSH level	4 on AH					-5% Sales value inflation	
	4 on private					Build cost inflation	
Aff Hqs	35%						

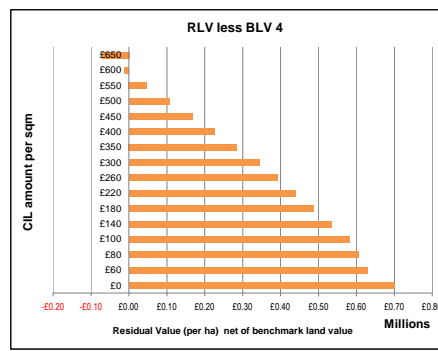
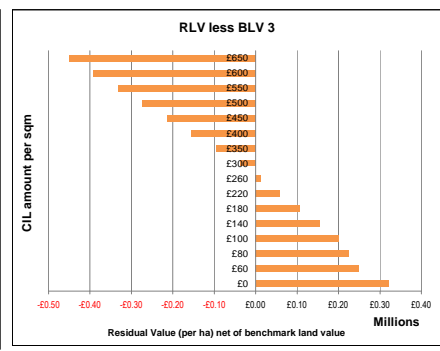
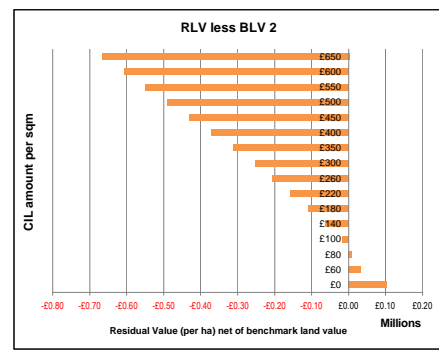
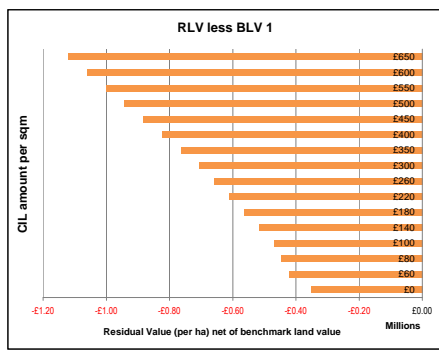
Site type 4	Description:	Area 1	£3229 psm	0	Site area:	1.00 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,096,921	2,096,921	741,921	1,195,472	1,411,602	1,791,028
60	2,025,872	2,025,872	670,872	1,124,423	1,340,553	1,719,979
80	2,002,189	2,002,189	647,189	1,100,740	1,316,870	1,696,296
100	1,978,506	1,978,506	623,506	1,077,057	1,293,187	1,672,613
140	1,931,140	1,931,140	576,140	1,029,691	1,245,821	1,625,246
180	1,883,774	1,883,774	528,774	982,325	1,198,455	1,577,880
220	1,836,407	1,836,407	481,407	934,958	1,151,088	1,530,514
260	1,789,041	1,789,041	434,041	887,592	1,103,722	1,483,148
300	1,741,675	1,741,675	386,675	840,226	1,056,356	1,435,782
350	1,682,468	1,682,468	327,468	781,019	997,149	1,376,574
400	1,623,260	1,623,260	268,260	721,811	937,941	1,317,367
450	1,564,052	1,564,052	209,052	662,603	878,733	1,258,159
500	1,504,845	1,504,845	149,845	603,396	819,526	1,198,951
550	1,445,637	1,445,637	90,637	544,188	760,318	1,139,744
600	1,386,429	1,386,429	31,429	484,980	701,110	1,080,536
650	1,327,222	1,327,222	-27,778	425,773	641,903	1,021,328



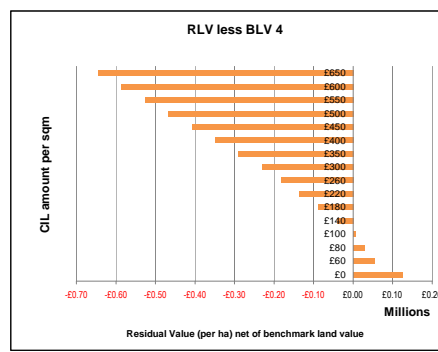
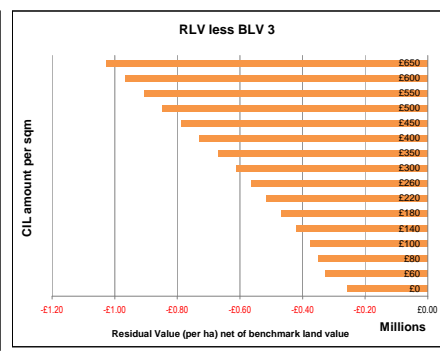
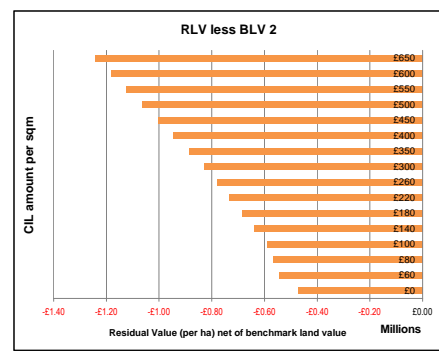
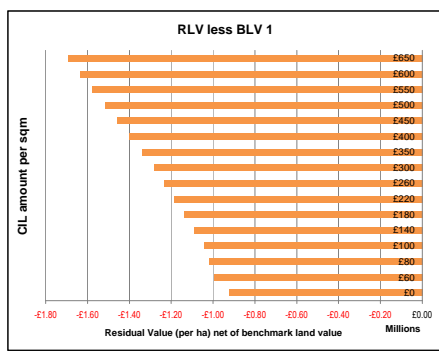
Site type 4	Description:	Area 2	£3229 psm	0	Site area:	1.00 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,349,576	1,349,576	-5,424	448,127	664,257	1,043,683
60	1,278,527	1,278,527	-76,473	377,078	593,208	972,633
80	1,254,844	1,254,844	-100,156	353,395	569,525	948,950
100	1,231,161	1,231,161	-123,839	329,712	545,842	925,267
140	1,183,794	1,183,794	-171,206	282,345	498,475	877,901
180	1,136,428	1,136,428	-218,572	234,979	451,109	830,535
220	1,089,062	1,089,062	-265,938	187,613	403,743	783,169
260	1,041,696	1,041,696	-313,304	140,247	356,377	735,803
300	994,330	994,330	-360,670	92,881	309,011	688,437
350	935,122	935,122	-419,878	33,673	249,803	629,229
400	875,915	875,915	-479,085	-25,334	190,596	570,021
450	816,707	816,707	-538,293	-84,742	131,388	510,814
500	757,499	757,499	-597,501	-143,950	72,180	451,606
550	698,292	698,292	-656,708	-203,157	12,973	392,398
600	639,084	639,084	-715,916	-262,365	-46,235	333,191
650	579,876	579,876	-775,124	-321,573	-105,443	273,983



Site type 4	Description:	Area 3	£2906 psm	0	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	1,004,647	1,004,647	-350,353	103,198	319,328	698,754
60	933,598	933,598	-421,402	32,149	248,279	627,705
80	909,915	909,915	-445,085	8,466	224,596	604,022
100	886,232	886,232	-468,768	-15,217	200,913	580,339
140	838,866	838,866	-516,134	-62,583	153,547	532,973
180	791,500	791,500	-563,500	-109,949	106,181	485,606
220	744,134	744,134	-610,866	-157,315	58,815	438,240
260	696,767	696,767	-658,233	-204,682	11,449	390,874
300	649,401	649,401	-705,599	-252,048	-35,918	343,508
350	590,194	590,194	-764,806	-311,255	-95,125	284,300
400	530,986	530,986	-824,014	-370,463	-154,333	225,093
450	471,778	471,778	-883,222	-429,671	-213,541	165,885
500	412,571	412,571	-942,429	-488,878	-272,748	106,677
550	353,363	353,363	-1,001,637	-548,086	-331,956	47,470
600	294,155	294,155	-1,060,845	-607,294	-391,164	-11,738
650	234,948	234,948	-1,120,052	-666,501	-450,371	-70,946

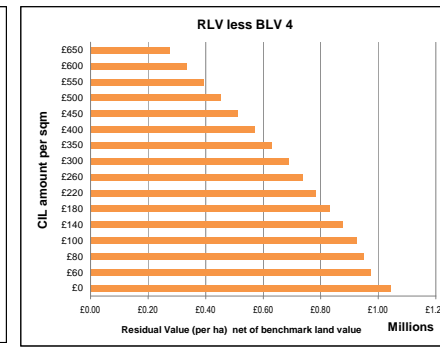
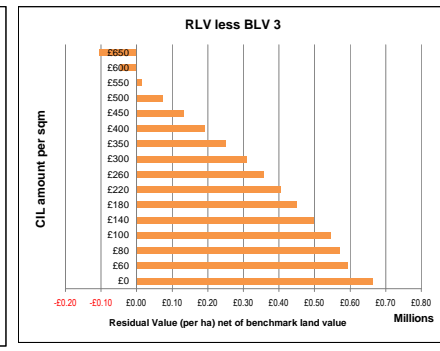
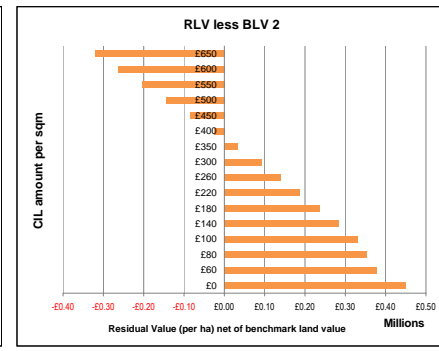
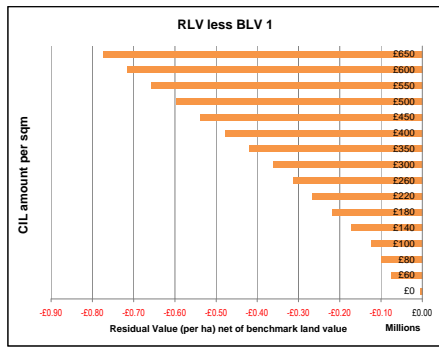


Site type 4	Description:	Area 4	£2368 psm	0	Site area:	1.00 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	429,766	429,766	-925,234	-471,683	-255,553	123,873
60	358,717	358,717	-996,283	-542,732	-326,602	52,824
80	335,034	335,034	-1,019,966	-566,415	-350,285	29,141
100	311,351	311,351	-1,043,649	-590,098	-373,968	5,458
140	263,985	263,985	-1,091,015	-637,464	-421,334	-41,908
180	216,619	216,619	-1,138,381	-684,830	-468,700	-89,275
220	169,253	169,253	-1,185,747	-732,196	-516,066	-136,641
260	121,887	121,887	-1,233,113	-779,563	-563,432	-184,007
300	74,520	74,520	-1,280,480	-826,929	-610,799	-231,373
350	15,313	15,313	-1,339,687	-886,136	-670,006	-290,581
400	-43,895	-43,895	-1,398,895	-945,344	-729,214	-349,788
450	-103,103	-103,103	-1,458,103	-1,004,552	-788,422	-408,996
500	-162,310	-162,310	-1,517,310	-1,063,759	-847,629	-468,204
550	-221,518	-221,518	-1,576,518	-1,122,967	-906,837	-527,411
600	-280,726	-280,726	-1,635,726	-1,182,175	-966,045	-586,619
650	-339,933	-339,933	-1,694,933	-1,241,382	-1,025,252	-645,827



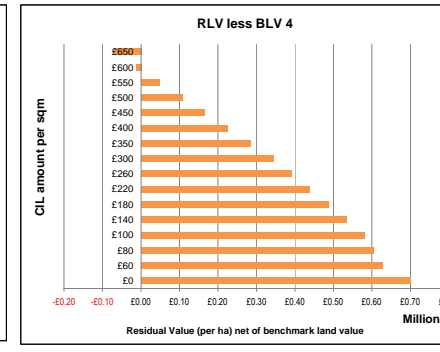
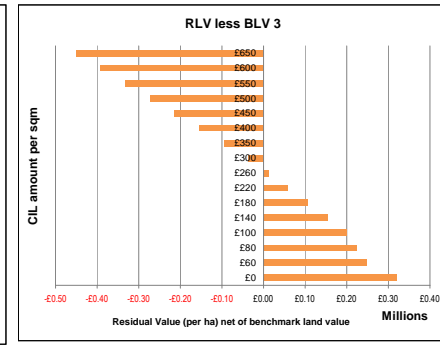
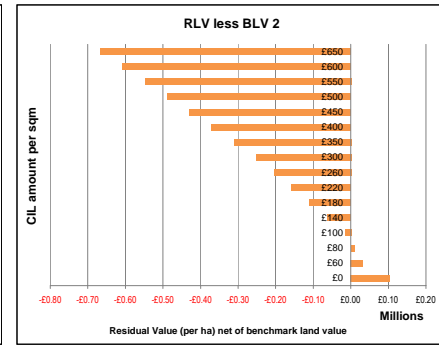
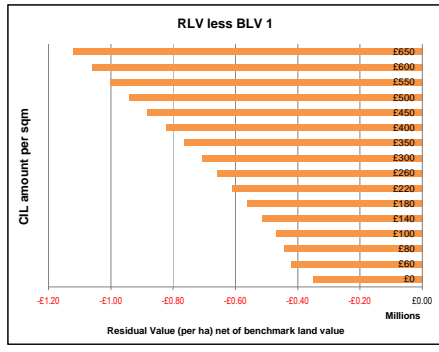
Site type 4 Description: **Area 5** £3229 pcm Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,349,576	1,349,576	5,424	448,127	664,257	1,043,683
60	1,278,527	1,278,527	76,473	377,078	593,208	972,633
80	1,254,844	1,254,844	100,156	353,395	569,525	948,950
100	1,231,161	1,231,161	123,839	329,712	545,842	925,267
140	1,183,794	1,183,794	171,206	282,345	498,475	877,901
180	1,136,428	1,136,428	218,572	234,979	451,109	830,535
220	1,089,062	1,089,062	265,938	187,613	403,743	783,169
260	1,041,696	1,041,696	313,304	140,247	356,377	735,803
300	994,330	994,330	360,670	92,881	309,011	688,437
350	935,122	935,122	419,878	33,673	249,803	629,229
400	875,915	875,915	479,085	25,534	190,596	570,021
450	816,707	816,707	538,293	8,742	131,388	510,814
500	757,499	757,499	597,501	-143,950	72,180	451,606
550	698,292	698,292	656,708	-203,157	12,973	392,398
600	639,084	639,084	715,916	-262,365	46,235	333,191
650	579,876	579,876	775,124	-321,573	105,443	273,983



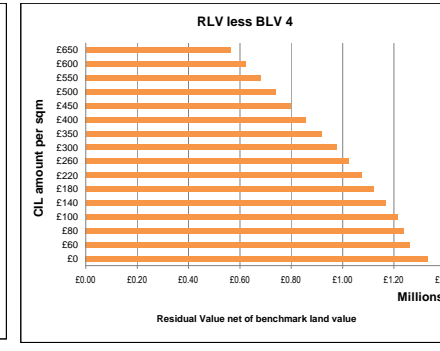
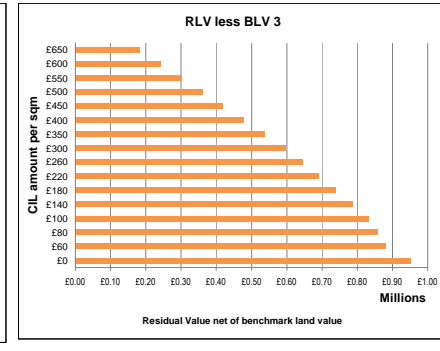
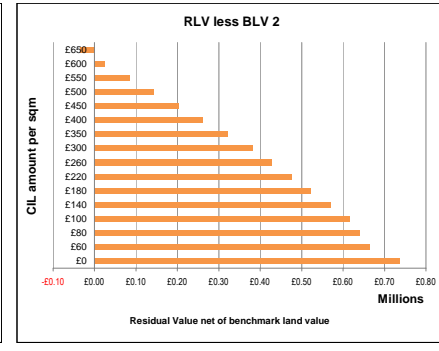
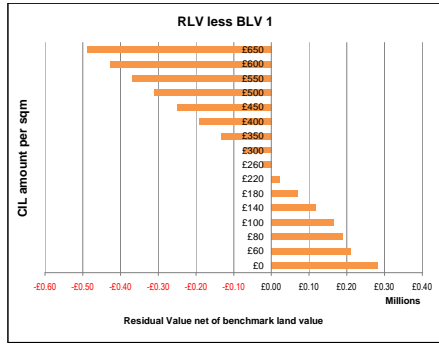
Site type 4 Description: **Area 6** £2906 pcm Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,004,647	1,004,647	350,353	103,198	319,328	698,754
60	933,598	933,598	421,402	32,149	248,279	627,705
80	909,915	909,915	445,085	8,466	224,596	604,022
100	886,232	886,232	468,768	-15,217	200,913	580,339
140	838,866	838,866	516,134	-62,583	153,547	532,973
180	791,500	791,500	563,500	-109,949	106,181	485,606
220	744,134	744,134	610,866	-157,315	58,815	438,240
260	696,767	696,767	658,233	-204,682	11,449	390,874
300	649,401	649,401	705,599	-252,048	35,918	343,508
350	590,194	590,194	754,006	-311,255	95,125	284,300
400	530,986	530,986	804,014	-370,463	154,333	225,093
450	471,778	471,778	853,222	-429,671	213,541	165,885
500	412,571	412,571	902,429	-488,878	272,748	106,677
550	353,363	353,363	1,001,637	-548,086	331,956	47,470
600	294,155	294,155	1,090,845	-607,294	391,164	-11,738
650	234,948	234,948	1,120,052	-666,501	450,371	-70,946



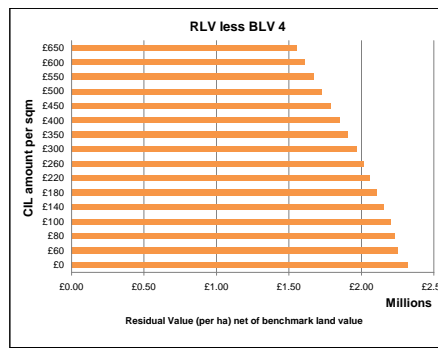
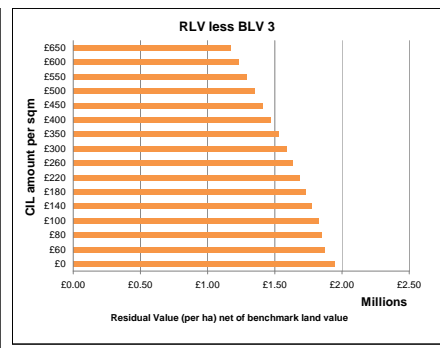
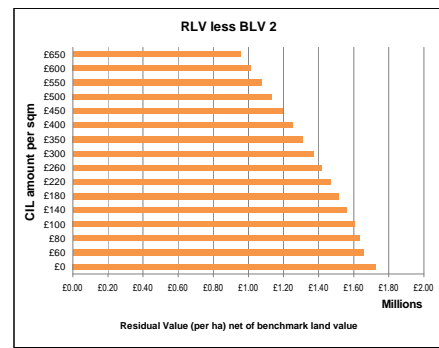
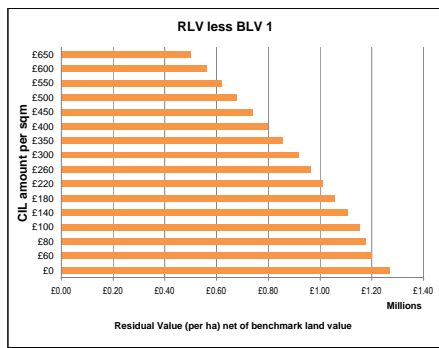
Site type 4 Description: **Area 7** £3498 pcm Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,637,016	1,637,016	282,016	735,567	951,697	1,331,123
60	1,565,967	1,565,967	210,967	664,518	880,648	1,260,074
80	1,542,284	1,542,284	187,284	640,835	856,965	1,236,391
100	1,518,601	1,518,601	163,601	617,152	833,282	1,212,708
140	1,471,235	1,471,235	116,235	569,786	785,916	1,165,342
180	1,423,869	1,423,869	68,869	522,420	738,550	1,117,976
220	1,376,503	1,376,503	21,503	475,054	691,184	1,070,609
260	1,329,137	1,329,137	-25,863	427,688	643,818	1,023,243
300	1,281,770	1,281,770	-73,230	380,321	596,451	975,877
350	1,222,563	1,222,563	-132,437	321,114	537,244	916,669
400	1,163,355	1,163,355	-191,645	261,906	478,036	857,462
450	1,104,147	1,104,147	-250,853	202,698	418,828	798,254
500	1,044,940	1,044,940	-310,060	143,491	359,621	739,046
550	985,732	985,732	-369,268	84,283	300,413	679,839
600	926,524	926,524	-428,476	25,075	241,206	620,631
650	867,317	867,317	-487,683	-34,132	181,998	561,423

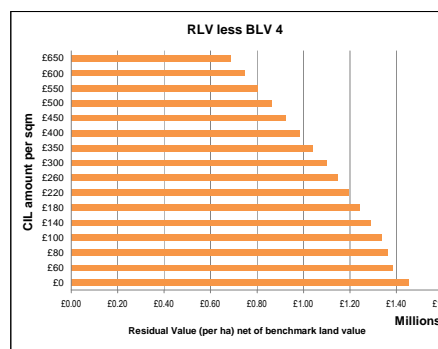
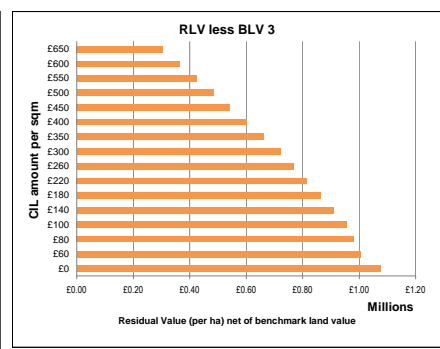
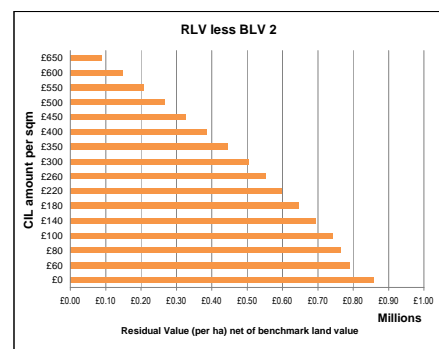
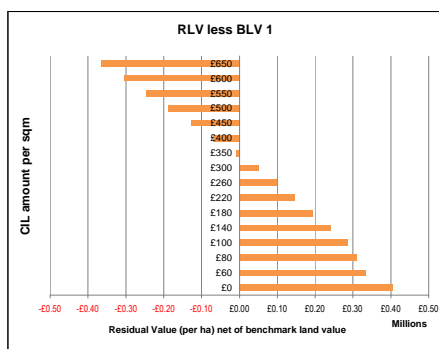


CIL Viability		Decorum BC		Benchmark Land Values (per net developable ha)			
SITE TYPE	4	BLV1 Resi Land (DVS) £1,355,000	BLV2 Offices (lower) £901,449	BLV3 Ind./Warehousing £885,319	BLV4 Community uses £305,893		
25 UNITS		Net area as percentage of gross					
HOUSES		100%					
25 UPH							
CSH level	4 on AH	10%		Sales value inflation			
	4 on private	5%		Build cost inflation			
Aff Hqs:	35%						

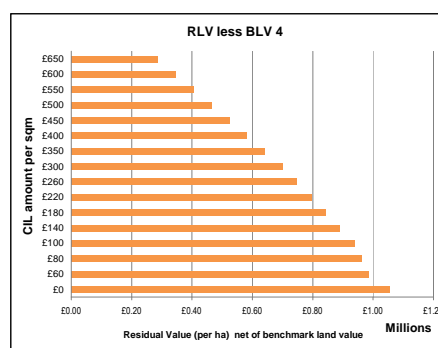
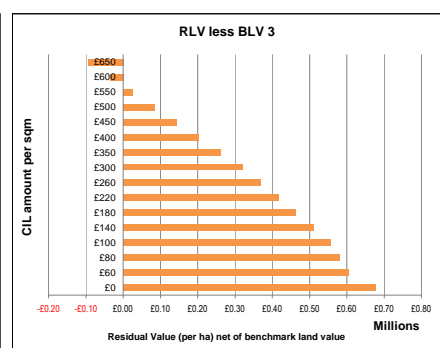
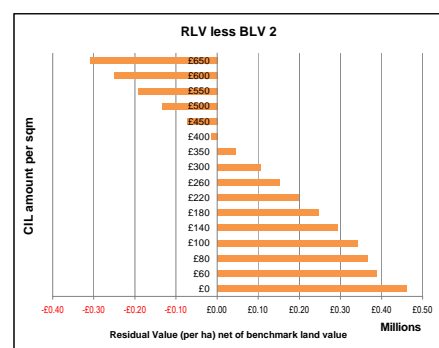
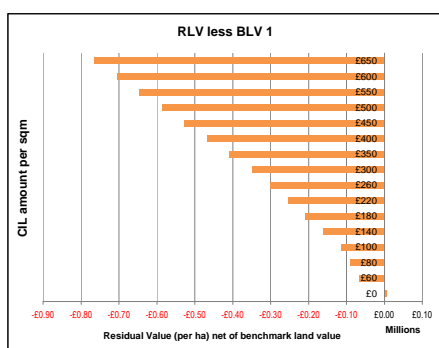
Site type 4	Description:	Area 1	£3229 ps/m	Site area:	1.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,625,690	2,625,690	1,270,690	1,724,241	1,940,371	2,319,797
60	2,554,641	2,554,641	1,199,641	1,653,192	1,869,322	2,248,747
80	2,530,958	2,530,958	1,175,958	1,629,509	1,845,639	2,225,064
100	2,507,275	2,507,275	1,152,275	1,605,826	1,821,956	2,201,381
140	2,459,909	2,459,909	1,104,909	1,558,459	1,774,590	2,154,015
180	2,412,542	2,412,542	1,057,542	1,511,093	1,727,223	2,106,649
220	2,365,176	2,365,176	1,010,176	1,463,727	1,679,857	2,059,283
260	2,317,810	2,317,810	962,810	1,416,361	1,632,491	2,011,917
300	2,270,444	2,270,444	915,444	1,368,995	1,585,125	1,964,551
350	2,211,236	2,211,236	856,236	1,309,787	1,525,917	1,905,343
400	2,152,029	2,152,029	797,029	1,250,580	1,466,710	1,846,135
450	2,092,821	2,092,821	737,821	1,191,372	1,407,502	1,786,928
500	2,033,613	2,033,613	678,613	1,132,164	1,348,294	1,727,720
550	1,974,406	1,974,406	619,406	1,072,957	1,289,087	1,668,512
600	1,915,198	1,915,198	560,198	1,013,749	1,229,879	1,609,305
650	1,855,990	1,855,990	500,990	954,541	1,170,671	1,550,097



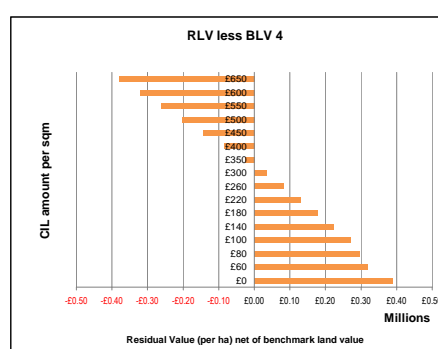
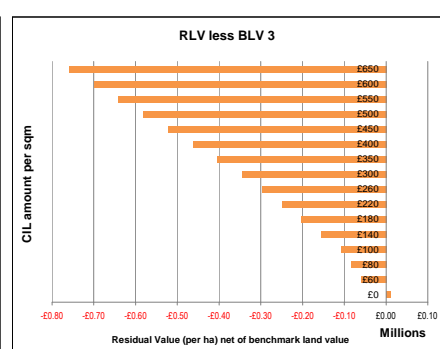
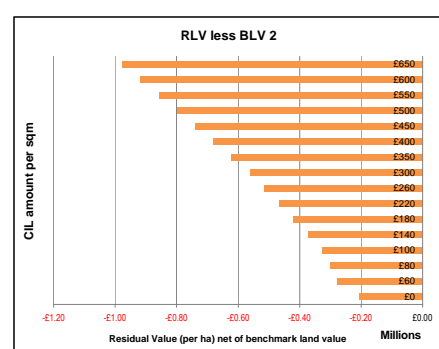
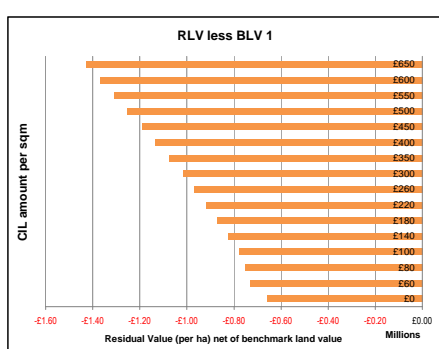
Site type 4	Description:	Area 2	£3229 ps/m	Site area:	1.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,760,343	1,760,343	405,343	858,894	1,075,024	1,454,450
60	1,689,294	1,689,294	334,294	787,845	1,003,975	1,383,400
80	1,665,611	1,665,611	310,611	764,162	980,292	1,359,717
100	1,641,927	1,641,927	286,927	740,478	956,609	1,336,034
140	1,594,561	1,594,561	239,561	693,112	909,242	1,288,668
180	1,547,195	1,547,195	192,195	645,746	861,876	1,241,302
220	1,499,829	1,499,829	144,829	598,380	814,510	1,193,936
260	1,452,463	1,452,463	97,463	551,014	767,144	1,146,570
300	1,405,097	1,405,097	50,097	503,648	719,778	1,099,204
350	1,345,889	1,345,889	-9,111	444,440	660,570	1,039,996
400	1,286,682	1,286,682	-68,318	385,233	601,363	980,788
450	1,227,474	1,227,474	-127,526	326,025	542,155	921,581
500	1,168,266	1,168,266	-186,734	266,817	482,947	862,373
550	1,109,059	1,109,059	-245,941	207,610	423,740	803,165
600	1,049,851	1,049,851	-305,149	148,402	364,532	743,958
650	990,643	990,643	-364,357	89,194	305,324	684,750



Site type 4	Description:	Area 3	£2906 ps/m	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	1,360,952	1,360,952	5,952	459,503	675,633	1,055,059
60	1,289,903	1,289,903	65,097	388,454	604,584	984,009
80	1,266,220	1,266,220	88,780	364,771	580,901	960,326
100	1,242,537	1,242,537	112,463	341,087	557,218	936,643
140	1,195,170	1,195,170	159,830	293,721	509,851	889,277
180	1,147,804	1,147,804	207,196	246,355	462,485	841,911
220	1,100,438	1,100,438	254,562	198,989	415,119	794,545
260	1,053,072	1,053,072	301,928	151,623	367,753	747,179
300	1,005,706	1,005,706	349,294	104,257	320,387	699,813
350	946,498	946,498	408,502	45,049	261,179	640,605
400	887,291	887,291	467,709	-14,158	201,972	581,397
450	828,083	828,083	526,917	-73,366	142,764	522,190
500	768,875	768,875	586,125	-132,574	83,556	462,982
550	709,668	709,668	645,332	-191,781	24,349	403,774
600	650,460	650,460	704,540	-250,989	-34,859	344,567
650	591,252	591,252	763,748	-310,197	-94,067	285,359

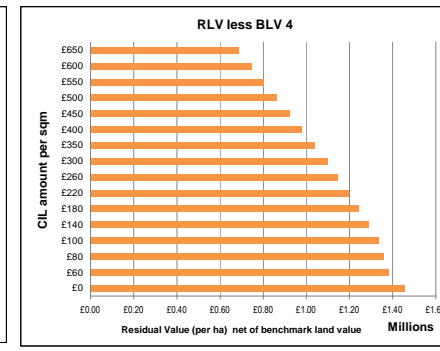
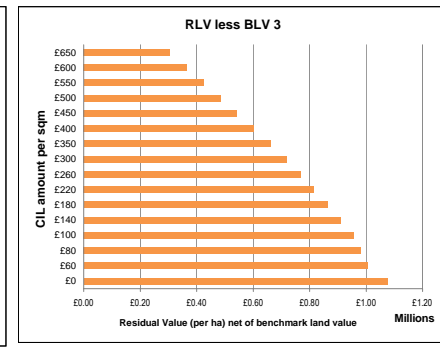
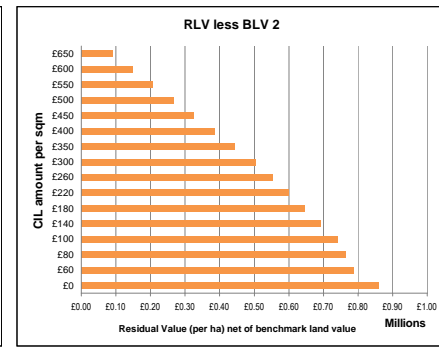
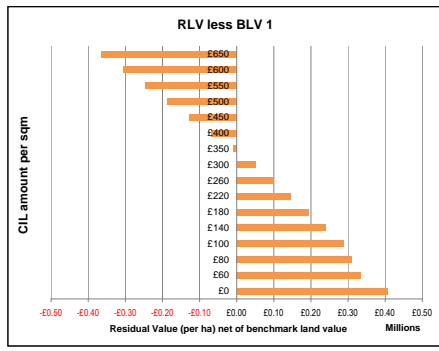


Site type 4	Description:	Area 4	£2368 ps/m	Site area:	1.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	695,300	695,300	-659,700	-206,149	9,981	389,407
60	624,251	624,251	-730,749	-277,198	61,068	318,358
80	600,568	600,568	-754,432	-300,881	84,751	294,675
100	576,885	576,885	-778,115	-324,564	108,434	270,992
140	529,519	529,519	-825,481	-371,930	155,800	223,625
180	482,153	482,153	-872,847	-419,296	203,166	176,259
220	434,786	434,786	-920,214	-466,663	250,532	128,893
260	387,420	387,420	-967,580	-514,029	297,899	81,527
300	340,054	340,054	-1,014,946	-561,395	345,265	34,161
350	280,847	280,847	-1,074,153	-620,602	404,472	-25,047
400	221,639	221,639	-1,133,361	-679,810	463,680	-84,254
450	162,431	162,431	-1,192,569	-739,018	522,888	-143,462
500	103,224	103,224	-1,251,776	-798,225	582,095	-202,670
550	44,016	44,016	-1,310,984	-857,433	641,303	-261,877
600	-15,192	-15,192	-1,370,192	-916,641	700,511	-321,085
650	-74,389	-74,389	-1,429,399	-975,848	759,718	-380,293



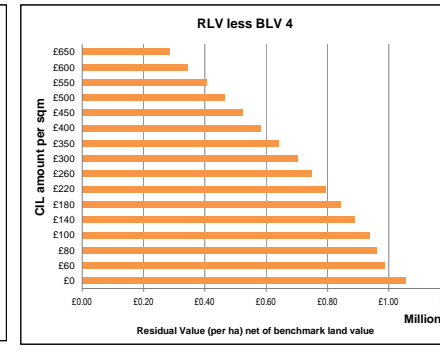
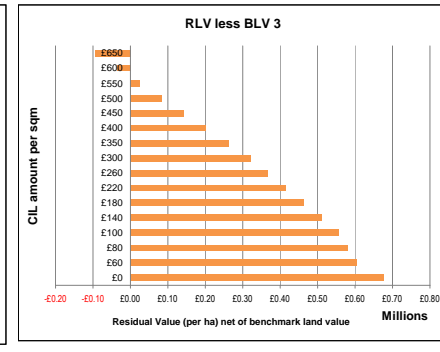
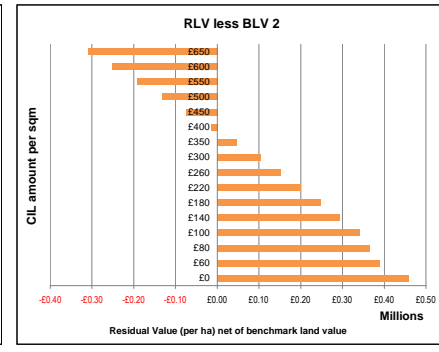
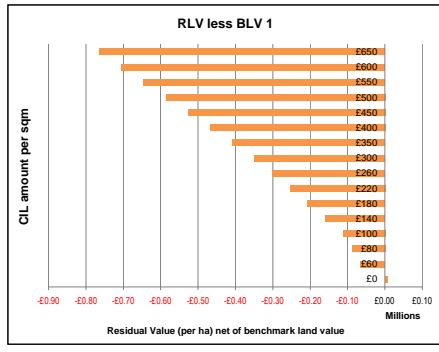
Site type 4 Description: **Area 5** £3229 pcm Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,760,343	1,760,343	405,343	858,894	1,075,024	1,454,450
60	1,689,294	1,689,294	334,294	787,845	1,003,975	1,383,400
80	1,665,611	1,665,611	310,611	764,162	980,292	1,359,717
100	1,641,927	1,641,927	286,927	740,478	956,609	1,336,034
140	1,594,561	1,594,561	239,561	693,112	909,242	1,288,668
180	1,547,195	1,547,195	192,195	645,746	861,876	1,241,302
220	1,499,829	1,499,829	144,829	598,380	814,510	1,193,936
260	1,452,463	1,452,463	97,463	551,014	767,144	1,146,570
300	1,405,097	1,405,097	50,097	503,648	719,778	1,099,204
350	1,345,889	1,345,889	9,111	444,440	660,570	1,039,996
400	1,286,682	1,286,682	- 68,318	385,233	601,363	980,788
450	1,227,474	1,227,474	- 127,526	326,025	542,155	921,581
500	1,168,266	1,168,266	- 186,734	266,817	482,947	862,373
550	1,109,059	1,109,059	- 245,941	207,610	423,740	803,165
600	1,049,851	1,049,851	- 305,149	148,402	364,532	743,958
650	990,643	990,643	- 364,357	89,194	305,324	684,750



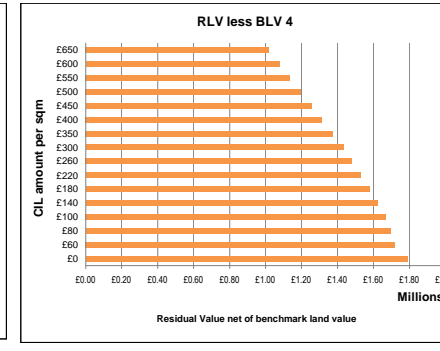
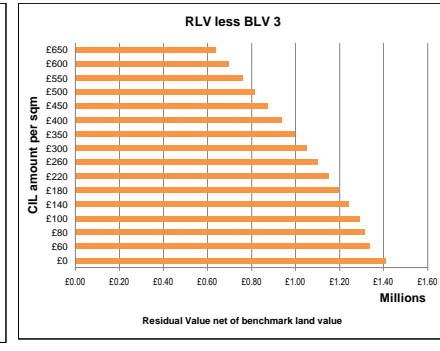
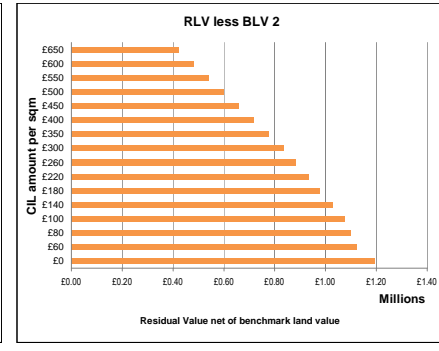
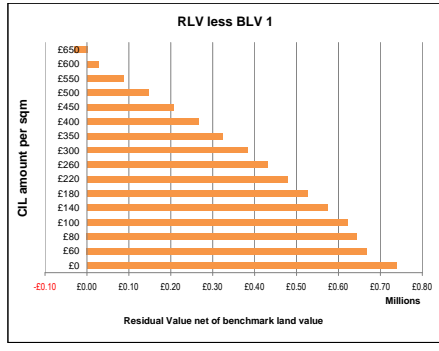
Site type 4 Description: **Area 6** £2906 pcm Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,360,952	1,360,952	5,952	459,503	675,633	1,055,059
60	1,289,903	1,289,903	- 65,097	388,454	604,584	984,009
80	1,266,220	1,266,220	- 88,780	364,771	580,901	960,326
100	1,242,537	1,242,537	- 112,463	341,087	557,218	936,643
140	1,195,170	1,195,170	- 159,830	293,721	509,851	889,277
180	1,147,804	1,147,804	- 207,196	246,355	462,485	841,911
220	1,100,438	1,100,438	- 254,562	198,989	415,119	794,545
260	1,053,072	1,053,072	- 301,928	151,623	367,753	747,179
300	1,005,706	1,005,706	- 349,294	104,257	320,387	699,813
350	946,498	946,498	- 408,502	45,049	261,179	640,605
400	887,291	887,291	- 467,709	- 14,158	201,972	581,397
450	828,083	828,083	- 526,917	- 73,366	142,764	522,190
500	768,875	768,875	- 586,125	- 132,574	83,556	462,982
550	709,668	709,668	- 645,332	- 191,781	24,349	403,774
600	650,460	650,460	- 704,540	- 250,989	- 34,859	344,567
650	591,252	591,252	- 763,748	- 310,197	- 94,067	285,359



Site type 4 Description: **Area 7** £3498 pcm 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	2,093,169	2,093,169	738,169	1,191,720	1,407,850	1,787,275
60	2,022,119	2,022,119	667,119	1,120,670	1,336,800	1,716,226
80	1,998,436	1,998,436	643,436	1,096,987	1,313,117	1,692,543
100	1,974,753	1,974,753	619,753	1,073,304	1,289,434	1,668,860
140	1,927,387	1,927,387	572,387	1,025,938	1,242,068	1,621,494
180	1,880,021	1,880,021	525,021	978,572	1,194,702	1,574,128
220	1,832,655	1,832,655	477,655	931,206	1,147,336	1,526,762
260	1,785,289	1,785,289	430,289	883,840	1,099,970	1,479,396
300	1,737,923	1,737,923	382,923	836,474	1,052,604	1,432,029
350	1,678,715	1,678,715	323,715	777,266	993,396	1,372,822
400	1,619,507	1,619,507	264,507	718,058	934,188	1,313,614
450	1,560,300	1,560,300	205,300	658,851	874,981	1,254,406
500	1,501,092	1,501,092	146,092	599,643	815,773	1,195,199
550	1,441,884	1,441,884	86,884	540,435	756,565	1,135,991
600	1,382,677	1,382,677	27,677	481,228	697,358	1,076,783
650	1,323,469	1,323,469	- 31,531	422,020	638,150	1,017,575



CIL Viability Decorum BC

SITE TYPE 4
25 UNITS
HOUSES
25 UPH

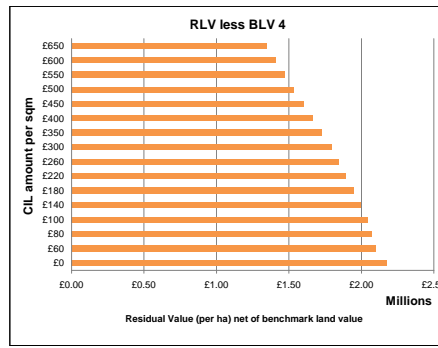
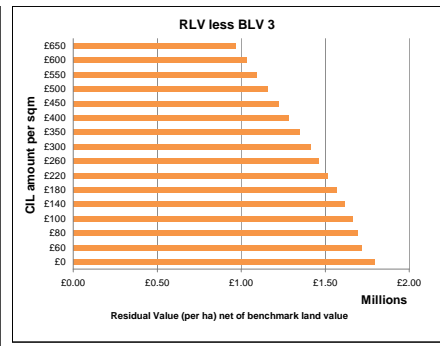
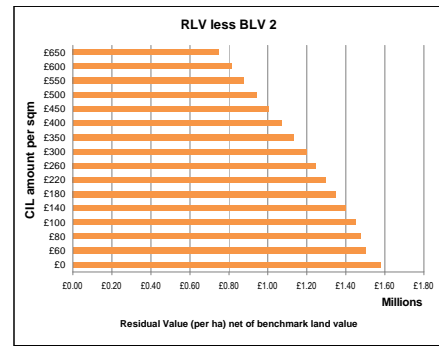
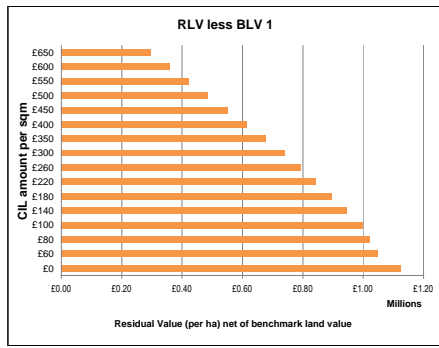
Benchmark Land Values (per net developable ha)			
BLV1	BLV2	BLV3	BLV4
Resi Land (DVS)	Offices (lower)	Ind./Warehousing	Community uses
£1,355,000	£901,449	£885,319	£305,893

Net area as percentage of gross 100%

CSH level	4 on AH	Sales value inflation
Aff Hsg	4 on private	Build cost inflation
	30%	

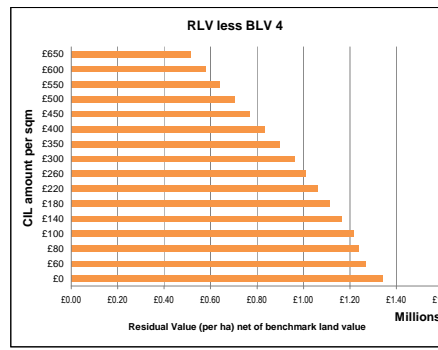
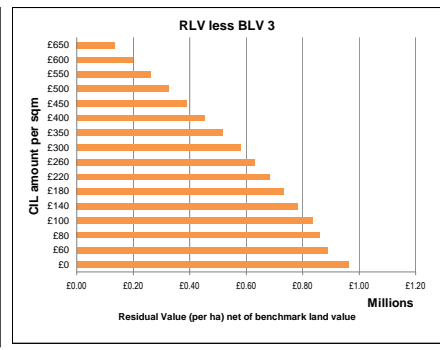
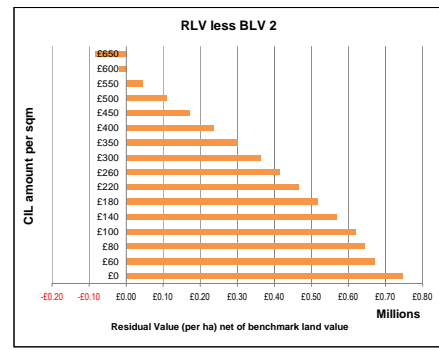
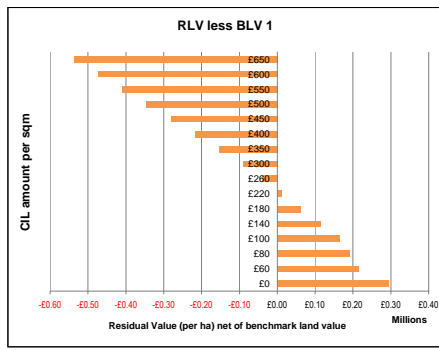
Site type 4 Description: **Area 1 £3229 psqm** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,478,494	2,478,494	1,123,494	1,577,045	1,793,175	2,172,600
60	2,401,979	2,401,979	1,046,979	1,500,530	1,716,660	2,096,086
80	2,376,474	2,376,474	1,021,474	1,475,025	1,691,155	2,070,581
100	2,350,970	2,350,970	995,970	1,449,521	1,665,651	2,045,076
140	2,299,960	2,299,960	944,960	1,398,511	1,614,641	1,994,067
180	2,248,950	2,248,950	893,950	1,347,501	1,563,631	1,943,057
220	2,197,941	2,197,941	842,941	1,296,492	1,512,622	1,892,047
260	2,146,931	2,146,931	791,931	1,245,482	1,461,612	1,841,038
300	2,095,921	2,095,921	740,921	1,194,472	1,410,602	1,790,028
350	2,032,159	2,032,159	677,159	1,130,710	1,346,840	1,726,266
400	1,968,397	1,968,397	613,397	1,066,948	1,283,078	1,662,504
450	1,904,635	1,904,635	549,635	1,003,186	1,219,316	1,598,742
500	1,840,873	1,840,873	485,873	939,424	1,155,554	1,534,980
550	1,777,111	1,777,111	422,111	875,662	1,091,792	1,471,217
600	1,713,349	1,713,349	358,349	811,900	1,028,030	1,407,455
650	1,649,587	1,649,587	294,587	748,138	964,268	1,343,693



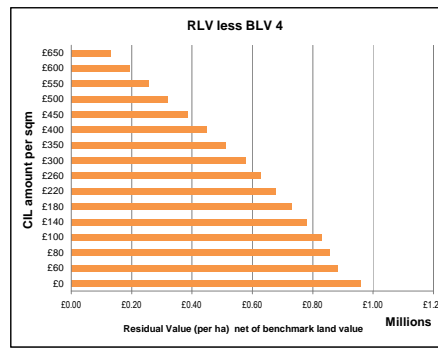
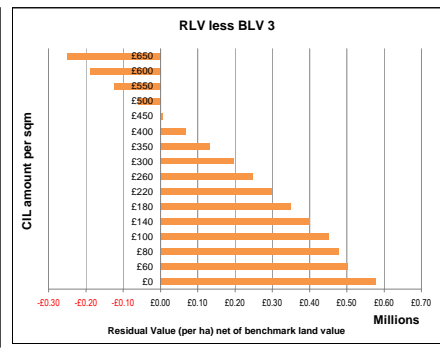
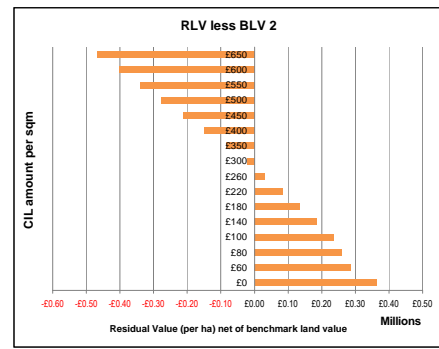
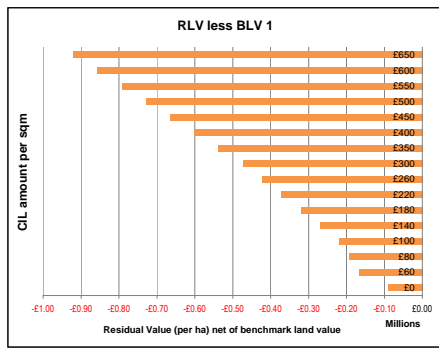
Site type 4 Description: **Area 2 £3229 psqm** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,647,397	1,647,397	292,397	745,948	962,078	1,341,504
60	1,570,882	1,570,882	215,882	669,433	885,563	1,264,989
80	1,545,377	1,545,377	190,377	643,928	860,059	1,239,484
100	1,519,873	1,519,873	164,873	618,424	834,554	1,213,979
140	1,468,863	1,468,863	113,863	567,414	783,544	1,162,970
180	1,417,853	1,417,853	62,853	516,404	732,534	1,111,960
220	1,366,844	1,366,844	11,844	465,395	681,525	1,060,950
260	1,315,834	1,315,834	-39,166	414,386	630,515	1,009,941
300	1,264,824	1,264,824	-90,176	363,376	579,505	958,931
350	1,201,062	1,201,062	-153,938	299,613	515,743	895,169
400	1,137,300	1,137,300	-217,700	235,851	451,981	831,407
450	1,073,538	1,073,538	-281,462	172,089	388,219	767,645
500	1,009,776	1,009,776	-345,224	108,327	324,457	703,883
550	946,014	946,014	-408,986	44,565	260,695	640,120
600	882,252	882,252	-472,748	-19,197	196,933	576,358
650	818,490	818,490	-536,510	-82,959	133,171	512,596



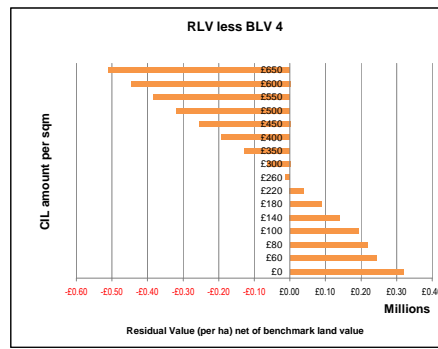
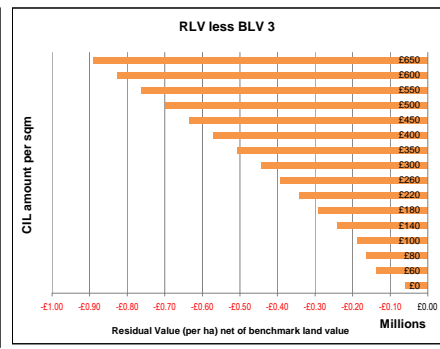
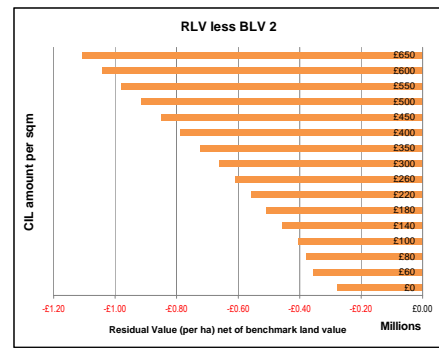
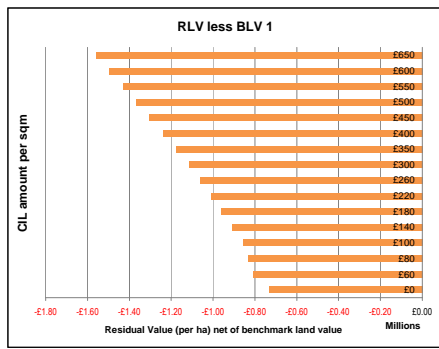
Site type 4 Description: **Area 3 £2906 psqm** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,263,814	1,263,814	-91,186	362,365	578,495	957,920
60	1,187,299	1,187,299	-167,701	285,850	501,980	881,406
80	1,161,794	1,161,794	-193,206	260,345	476,475	855,901
100	1,136,289	1,136,289	-218,711	234,840	450,970	830,396
140	1,085,280	1,085,280	-269,720	183,831	399,961	779,386
180	1,034,270	1,034,270	-320,730	132,821	348,951	728,377
220	983,260	983,260	-371,740	81,811	297,941	677,367
260	932,251	932,251	-422,749	30,802	246,932	626,357
300	881,241	881,241	-473,759	-20,208	195,922	575,348
350	817,479	817,479	-537,521	-83,970	132,160	511,586
400	753,717	753,717	-601,283	-147,732	68,398	447,824
450	689,955	689,955	-665,045	-211,494	4,636	384,061
500	626,193	626,193	-728,807	-275,256	-59,126	320,299
550	562,431	562,431	-792,569	-339,018	-122,888	256,537
600	498,669	498,669	-856,332	-402,781	-186,650	192,775
650	434,906	434,906	-920,094	-466,543	-250,413	129,013



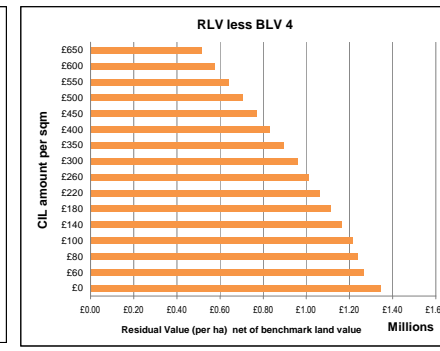
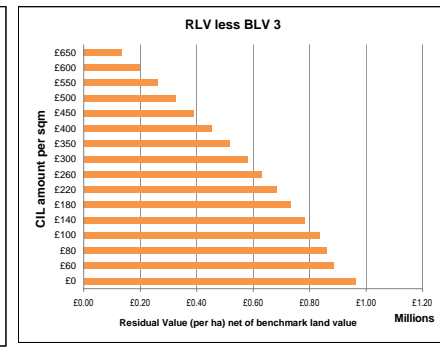
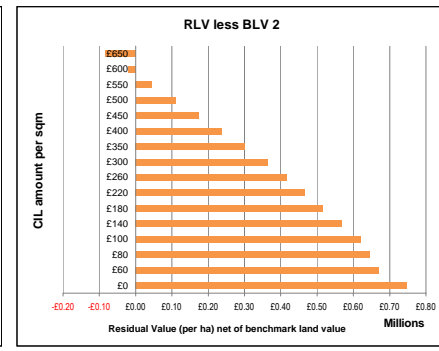
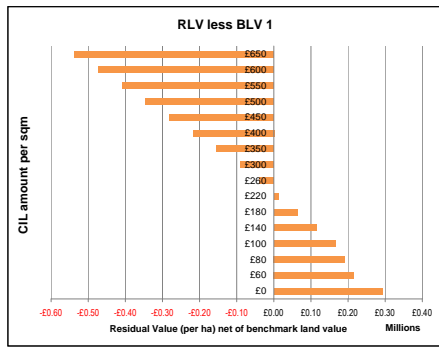
Site type 4 Description: **Area 4 £2368 psqm** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	624,508	624,508	-730,492	-276,941	-60,811	318,615
60	547,994	547,994	-807,006	-353,455	-137,325	242,100
80	522,489	522,489	-832,511	-378,960	-162,830	216,596
100	496,984	496,984	-858,016	-404,465	-188,335	191,091
140	445,974	445,974	-909,026	-455,475	-239,345	140,081
180	394,965	394,965	-960,035	-506,484	-290,354	89,071
220	343,955	343,955	-1,011,045	-557,494	-341,364	38,062
260	292,945	292,945	-1,062,055	-608,504	-392,374	-12,948
300	241,936	241,936	-1,113,064	-659,513	-443,383	-63,958
350	178,174	178,174	-1,176,826	-723,275	-507,145	-127,720
400	114,411	114,411	-1,240,589	-787,038	-570,907	-191,482
450	50,649	50,649	-1,304,351	-850,800	-634,670	-255,244
500	-13,113	-13,113	-1,368,113	-914,562	-698,432	-319,006
550	-76,875	-76,875	-1,431,875	-978,324	-762,194	-382,768
600	-140,637	-140,637	-1,495,637	-1,042,086	-825,956	-446,530
650	-204,399	-204,399	-1,559,399	-1,105,848	-889,718	-510,292



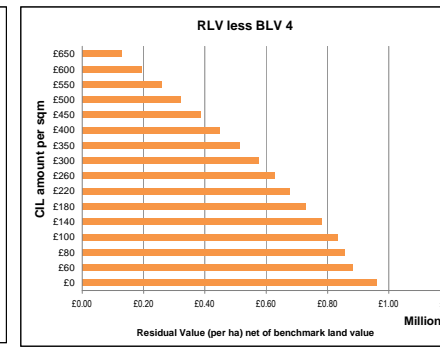
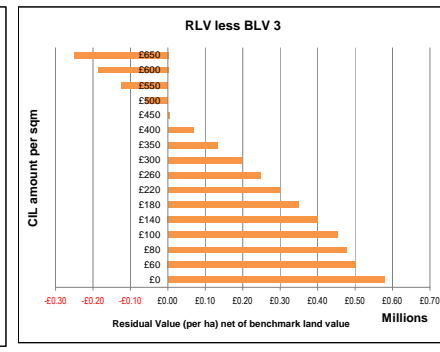
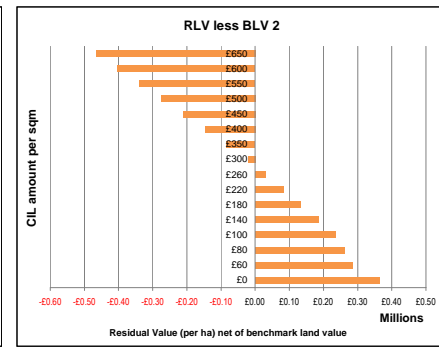
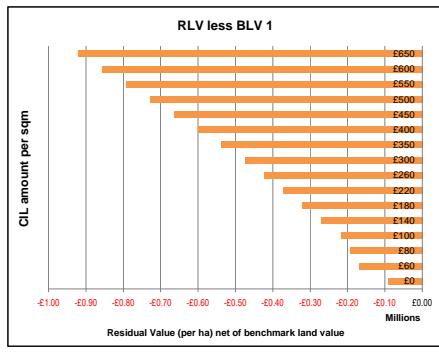
Site type 4 Description: **Area 5** £3229 pcm Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,647,397	1,647,397	292,397	745,948	962,078	1,341,504
60	1,670,882	1,670,882	215,882	669,433	885,563	1,264,989
80	1,645,377	1,645,377	190,377	643,928	860,059	1,239,484
100	1,519,873	1,519,873	164,873	618,424	834,554	1,213,979
140	1,468,863	1,468,863	113,863	567,414	783,544	1,162,970
180	1,417,853	1,417,853	62,853	516,404	732,534	1,111,960
220	1,366,844	1,366,844	11,844	465,395	681,525	1,060,950
260	1,315,834	1,315,834	39,166	414,385	630,515	1,009,941
300	1,264,824	1,264,824	90,176	363,375	579,505	958,931
350	1,201,062	1,201,062	153,938	299,613	515,743	895,169
400	1,137,300	1,137,300	217,700	235,851	451,981	831,407
450	1,073,538	1,073,538	281,462	172,089	388,219	767,645
500	1,009,776	1,009,776	345,224	108,327	324,457	703,883
550	946,014	946,014	408,986	44,565	260,695	640,120
600	882,252	882,252	472,748	19,197	196,933	576,358
650	818,490	818,490	536,510	82,959	133,171	512,596



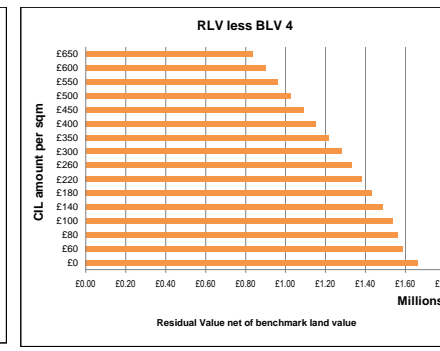
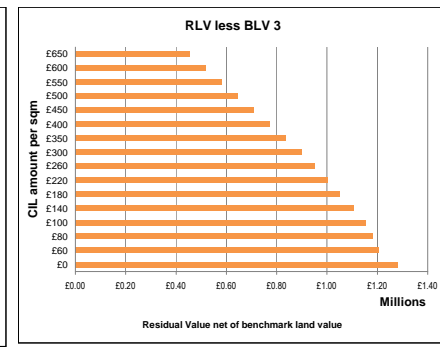
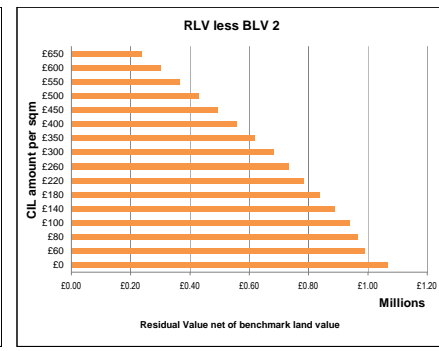
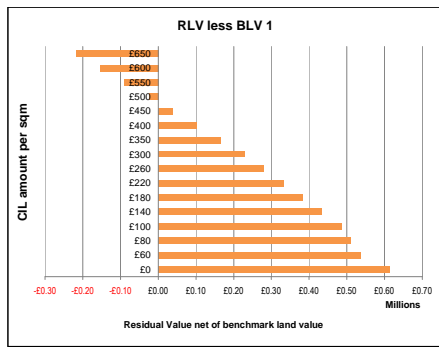
Site type 4 Description: **Area 6** £2906 pcm Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,263,814	1,263,814	91,186	362,365	578,495	957,920
60	1,187,299	1,187,299	167,701	285,850	501,980	881,406
80	1,161,794	1,161,794	193,206	260,345	476,475	855,901
100	1,136,289	1,136,289	218,711	234,840	450,970	830,396
140	1,085,280	1,085,280	269,720	183,831	399,961	779,386
180	1,034,270	1,034,270	320,730	132,821	348,951	728,377
220	983,260	983,260	371,740	81,811	297,941	677,367
260	932,251	932,251	422,749	30,802	246,932	626,357
300	881,241	881,241	473,759	20,208	195,922	575,348
350	817,479	817,479	537,521	83,970	132,160	511,586
400	753,717	753,717	601,283	147,732	68,398	447,824
450	689,955	689,955	665,045	211,494	4,636	384,061
500	626,193	626,193	728,807	275,256	59,126	320,299
550	562,431	562,431	792,569	339,018	122,888	256,537
600	498,668	498,668	856,332	402,781	186,650	192,775
650	434,906	434,906	920,094	466,543	250,413	129,013



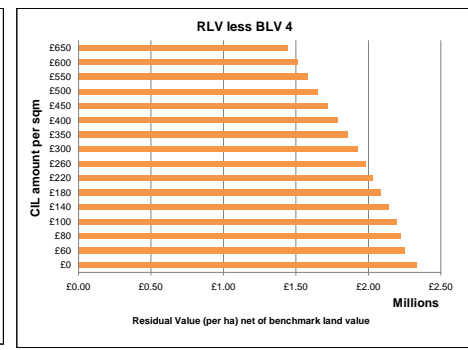
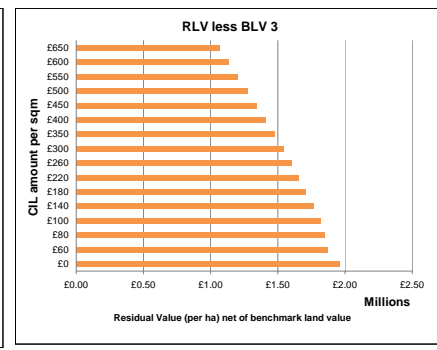
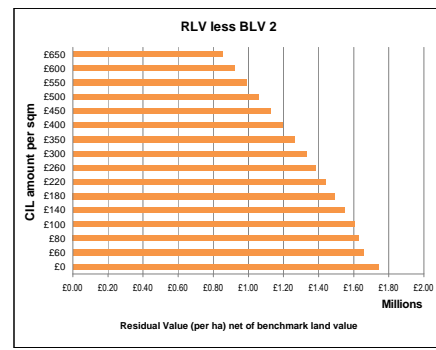
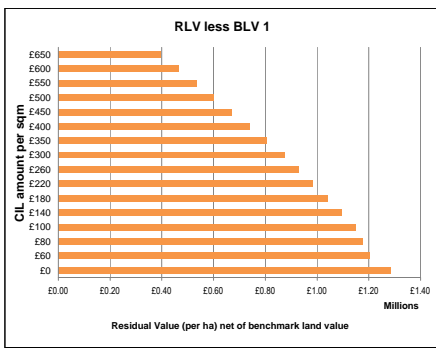
Site type 4 Description: **Area 7** £3498 pcm Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,967,049	1,967,049	612,049	1,065,600	1,281,731	1,661,156
60	1,890,535	1,890,535	535,535	989,086	1,205,216	1,584,642
80	1,865,030	1,865,030	510,030	963,581	1,179,711	1,559,137
100	1,839,525	1,839,525	484,525	938,076	1,154,206	1,533,632
140	1,788,516	1,788,516	433,516	887,067	1,103,197	1,482,622
180	1,737,506	1,737,506	382,506	836,057	1,052,187	1,431,613
220	1,686,496	1,686,496	331,496	785,047	1,001,177	1,380,603
260	1,635,487	1,635,487	280,487	734,038	950,168	1,329,593
300	1,584,477	1,584,477	229,477	683,028	899,158	1,278,584
350	1,520,715	1,520,715	165,715	619,266	835,396	1,214,822
400	1,456,953	1,456,953	101,953	555,504	771,634	1,151,060
450	1,393,191	1,393,191	38,191	491,742	707,872	1,087,297
500	1,329,429	1,329,429	25,429	427,980	644,110	1,023,535
550	1,265,666	1,265,666	89,334	364,217	580,347	959,773
600	1,201,904	1,201,904	153,096	300,455	516,585	896,011
650	1,138,142	1,138,142	216,858	236,693	452,823	832,249

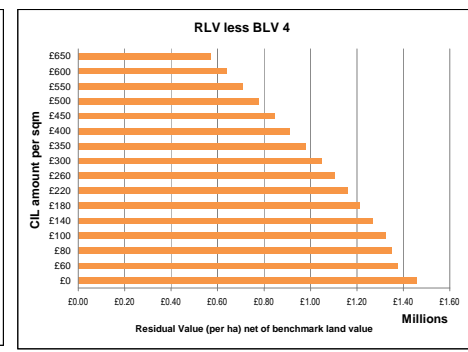
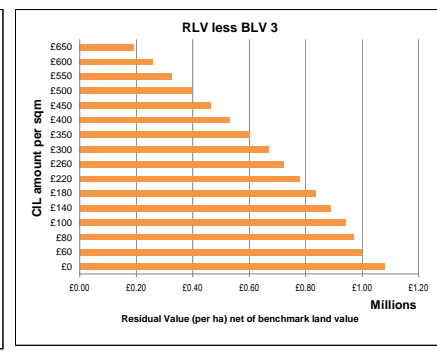
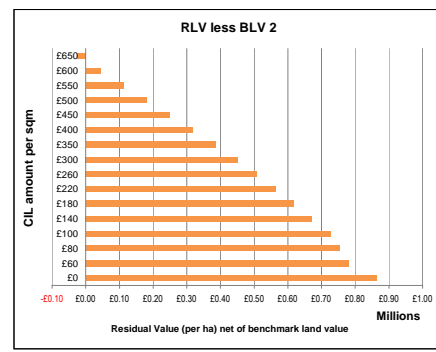
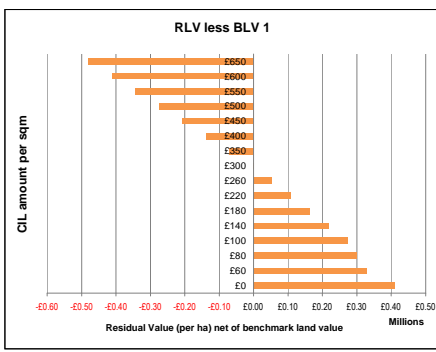


CIL Viability	Decorum BC	Benchmark Land Values (per net developable ha)			
SITE TYPE	4	BLV1 Resi Land (DVS) £1,355,000	BLV2 Offices (lower) £901,449	BLV3 Ind./Warehousing £885,319	BLV4 Community uses £305,893
25 UNITS					
HOUSES					
25 UPH	Net area as percentage of gross	100%			
CSH level	4 on AH	Sales value inflation			
Att Hqs	4 on private	Build cost inflation			
	25%				

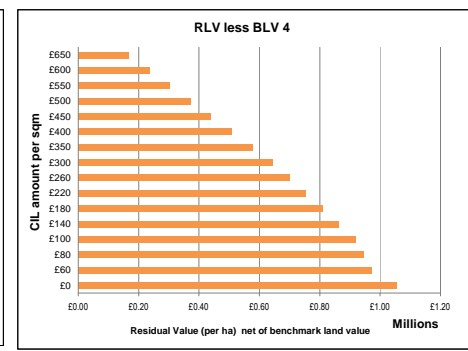
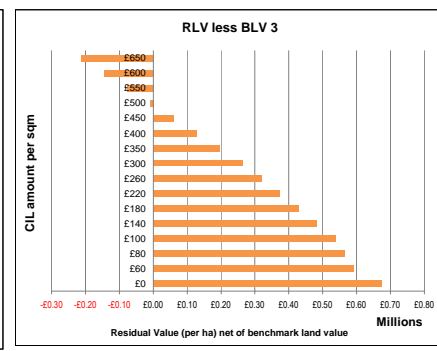
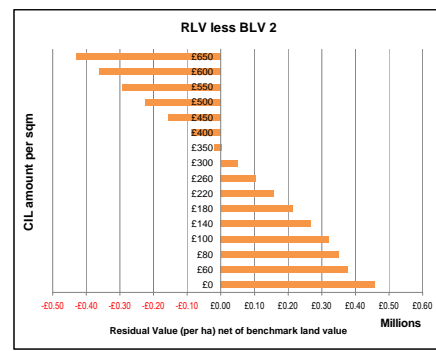
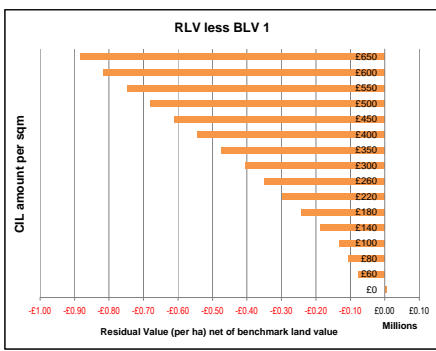
Site type 4	Description:	Area 1	£3229 ps/m	0	Site area:	1.00 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,639,191	2,639,191	1,284,191	1,737,742	1,953,872	2,333,298
60	2,557,211	2,557,211	1,202,211	1,655,762	1,871,892	2,251,318
80	2,529,885	2,529,885	1,174,885	1,628,436	1,844,566	2,223,991
100	2,502,558	2,502,558	1,147,558	1,601,109	1,817,239	2,196,665
140	2,447,905	2,447,905	1,092,905	1,546,456	1,762,586	2,142,012
180	2,393,252	2,393,252	1,038,252	1,491,803	1,707,933	2,087,358
220	2,338,598	2,338,598	983,598	1,437,149	1,653,279	2,032,705
260	2,283,945	2,283,945	928,945	1,382,496	1,598,626	1,978,052
300	2,229,292	2,229,292	874,292	1,327,843	1,543,973	1,923,399
350	2,160,975	2,160,975	805,975	1,259,526	1,475,656	1,855,082
400	2,092,659	2,092,659	737,659	1,191,210	1,407,340	1,786,766
450	2,024,342	2,024,342	669,342	1,122,893	1,339,023	1,718,449
500	1,956,026	1,956,026	601,026	1,054,577	1,270,707	1,650,132
550	1,887,709	1,887,709	532,709	986,260	1,202,390	1,581,816
600	1,819,393	1,819,393	464,393	917,944	1,134,074	1,513,499
650	1,751,076	1,751,076	396,076	849,627	1,065,757	1,445,183



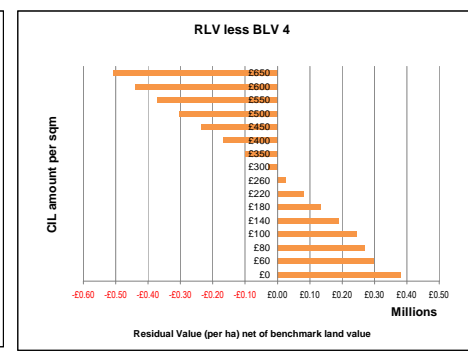
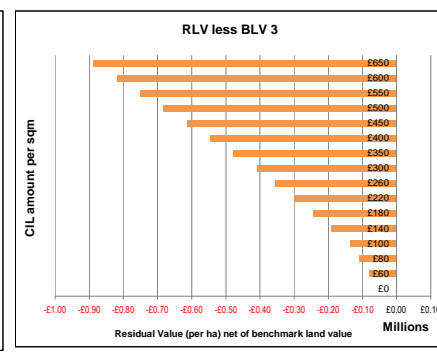
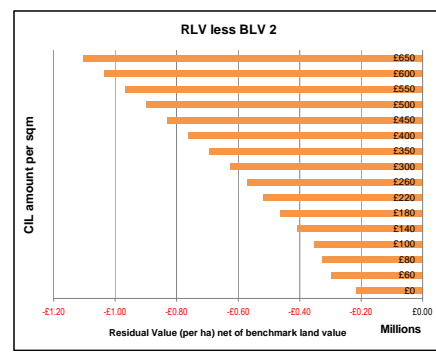
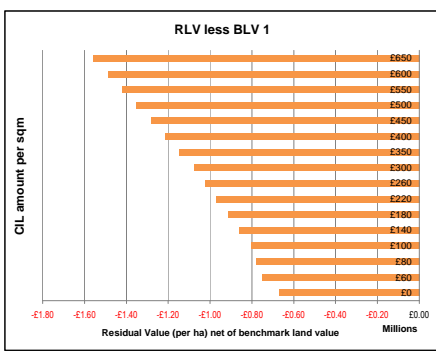
Site type 4	Description:	Area 2	£3229 ps/m	0	Site area:	1.00 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,763,676	1,763,676	408,676	862,227	1,078,357	1,457,783
60	1,681,697	1,681,697	326,697	780,248	996,378	1,375,803
80	1,654,370	1,654,370	299,370	752,921	969,051	1,348,477
100	1,627,043	1,627,043	272,043	725,594	941,724	1,321,150
140	1,572,390	1,572,390	217,390	670,941	887,071	1,266,497
180	1,517,737	1,517,737	162,737	616,288	832,418	1,211,844
220	1,463,084	1,463,084	108,084	561,635	777,765	1,157,190
260	1,408,430	1,408,430	53,430	506,981	723,111	1,102,537
300	1,353,777	1,353,777	-	452,328	668,458	1,047,884
350	1,285,461	1,285,461	-	69,539	384,012	600,142
400	1,217,144	1,217,144	-	137,856	315,695	531,825
450	1,148,828	1,148,828	-	206,172	247,379	463,509
500	1,080,511	1,080,511	-	274,489	179,062	395,192
550	1,012,195	1,012,195	-	342,805	110,746	326,876
600	943,878	943,878	-	411,122	42,429	258,559
650	875,562	875,562	-	479,438	-	190,243



Site type 4	Description:	Area 3	£2906 ps/m	0	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	1,359,593	1,359,593	4,593	458,144	674,274	1,053,699
60	1,277,613	1,277,613	-	77,387	376,164	592,294
80	1,250,286	1,250,286	-	104,714	348,837	564,967
100	1,222,960	1,222,960	-	132,040	321,511	537,641
140	1,168,306	1,168,306	-	186,694	266,857	482,987
180	1,113,653	1,113,653	-	241,347	212,204	428,334
220	1,059,000	1,059,000	-	296,000	157,551	373,681
260	1,004,347	1,004,347	-	350,653	102,898	319,028
300	949,694	949,694	-	405,306	48,244	264,375
350	881,377	881,377	-	473,623	-	20,072
400	813,060	813,060	-	541,940	-	88,389
450	744,744	744,744	-	610,256	-	156,705
500	676,427	676,427	-	678,573	-	225,022
550	608,111	608,111	-	746,889	-	293,338
600	539,794	539,794	-	815,206	-	361,655
650	471,478	471,478	-	883,522	-	429,971

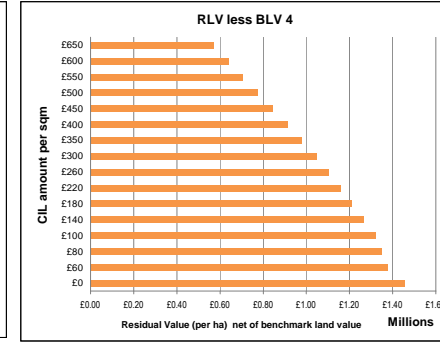
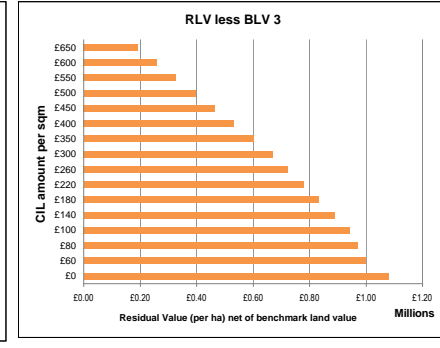
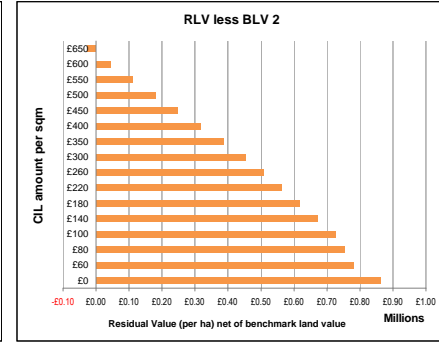
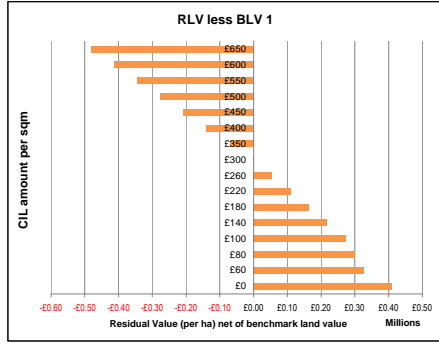


Site type 4	Description:	Area 4	£2368 ps/m	0	Site area:	1.00 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	686,120	686,120	-	688,880	-	215,329
60	604,140	604,140	-	750,860	-	297,309
80	576,813	576,813	-	778,187	-	324,636
100	549,487	549,487	-	805,513	-	351,962
140	494,834	494,834	-	860,166	-	406,615
180	440,180	440,180	-	914,820	-	461,269
220	385,527	385,527	-	969,473	-	515,922
260	330,874	330,874	-	1,024,126	-	570,575
300	276,221	276,221	-	1,078,779	-	625,228
350	207,904	207,904	-	1,147,096	-	693,545
400	139,588	139,588	-	1,215,412	-	761,861
450	71,271	71,271	-	1,283,729	-	830,178
500	2,955	2,955	-	1,352,045	-	898,494
550	-	-	-	1,420,362	-	966,811
600	-	-	-	1,488,679	-	1,035,128
650	-	-	-	1,556,995	-	1,103,444



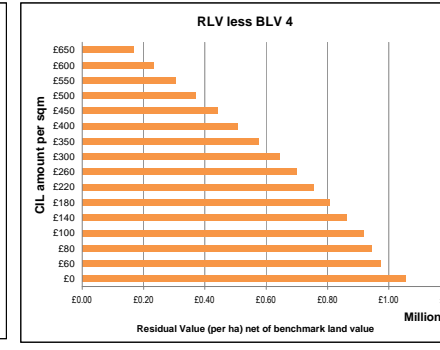
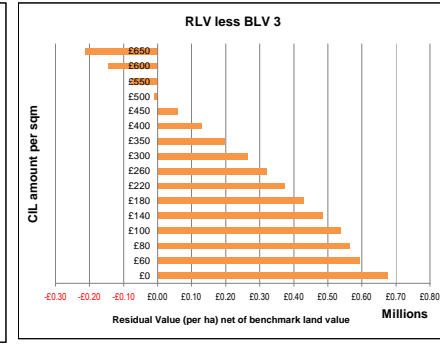
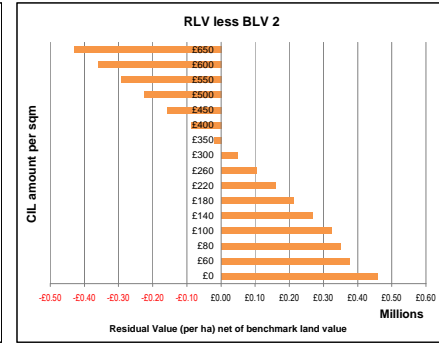
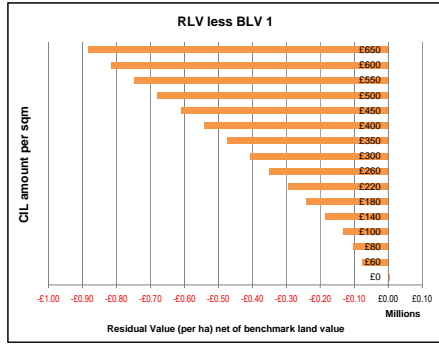
Site type 4 Description: **Area 5** £3229 ps/m Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,763,676	1,763,676	408,676	862,227	1,078,357	1,457,783
60	1,681,697	1,681,697	326,697	780,248	996,378	1,375,803
80	1,654,370	1,654,370	299,370	752,921	969,051	1,348,477
100	1,627,043	1,627,043	272,043	725,594	941,724	1,321,150
140	1,672,390	1,672,390	217,390	670,941	887,071	1,266,497
180	1,517,737	1,517,737	162,737	616,288	832,418	1,211,844
220	1,463,084	1,463,084	108,084	561,635	777,765	1,157,190
260	1,408,430	1,408,430	53,430	506,981	723,111	1,102,537
300	1,353,777	1,353,777	-1,223	452,328	668,458	1,047,884
350	1,285,461	1,285,461	-69,539	384,012	600,142	979,567
400	1,217,144	1,217,144	-137,856	315,695	531,825	911,251
450	1,148,828	1,148,828	-206,172	247,379	463,509	842,934
500	1,080,511	1,080,511	-274,489	179,062	395,192	774,618
550	1,012,195	1,012,195	-342,805	110,746	326,876	706,301
600	943,878	943,878	-411,122	42,429	258,559	637,985
650	875,562	875,562	-479,438	-25,888	190,243	569,668



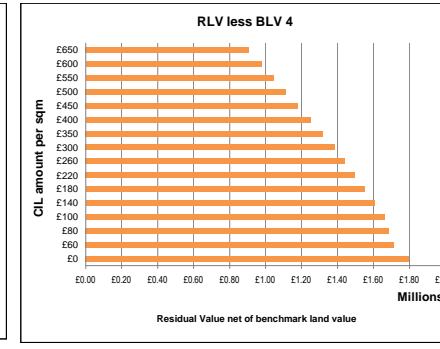
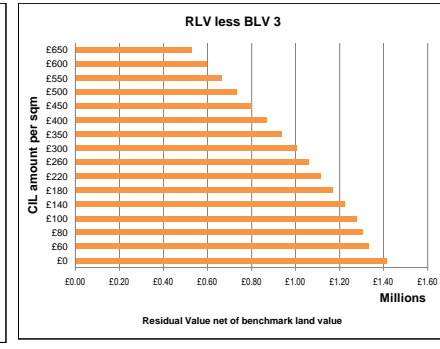
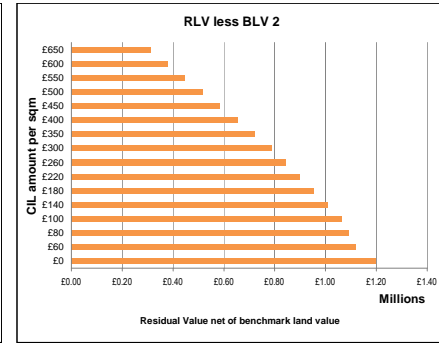
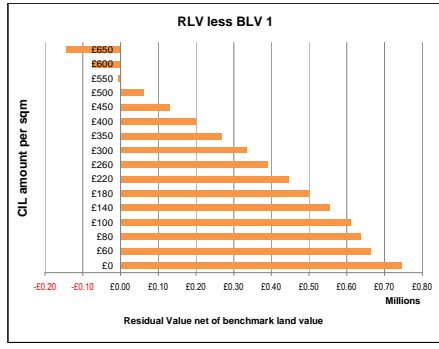
Site type 4 Description: **Area 6** £2906 ps/m Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,359,593	1,359,593	4,593	458,144	674,274	1,053,699
60	1,277,613	1,277,613	-77,387	376,164	592,294	971,720
80	1,250,286	1,250,286	-104,714	348,837	564,967	944,393
100	1,222,960	1,222,960	-132,040	321,511	537,641	917,066
140	1,168,306	1,168,306	-186,694	266,857	482,987	862,413
180	1,113,653	1,113,653	-241,347	212,204	428,334	807,760
220	1,059,000	1,059,000	-296,000	157,551	373,681	753,107
260	1,004,347	1,004,347	-350,653	102,898	319,028	698,453
300	949,694	949,694	-405,306	48,244	264,375	643,800
350	881,377	881,377	-473,623	-20,072	196,058	575,484
400	813,060	813,060	-541,940	-88,389	127,741	507,167
450	744,744	744,744	-610,256	-156,705	59,425	438,851
500	676,427	676,427	-678,573	-225,022	-8,892	370,534
550	608,111	608,111	-746,889	-293,338	-77,208	302,218
600	539,794	539,794	-815,206	-361,655	-145,525	233,901
650	471,478	471,478	-883,522	-429,971	-213,841	165,584



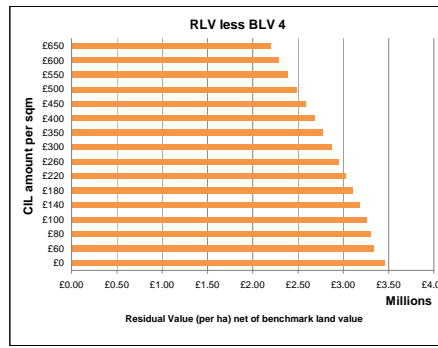
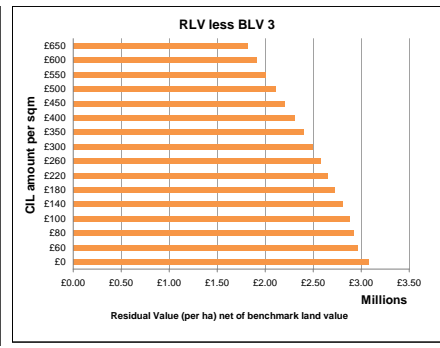
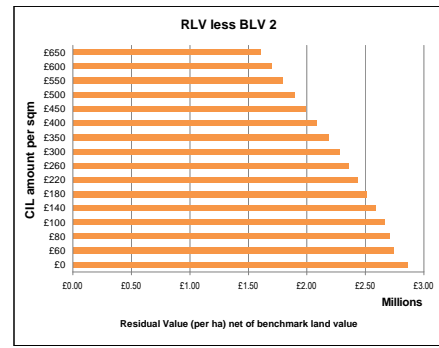
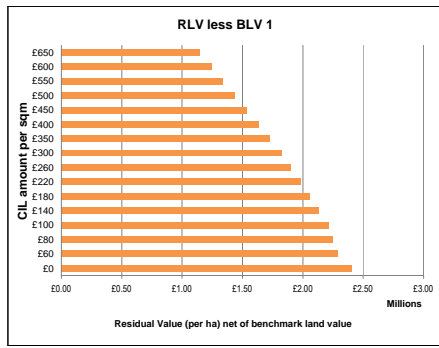
Site type 4 Description: **Area 7** £3498 ps/m Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,100,413	2,100,413	745,413	1,198,964	1,415,094	1,794,520
60	2,018,433	2,018,433	663,433	1,116,984	1,333,114	1,712,540
80	1,991,106	1,991,106	636,106	1,089,657	1,305,787	1,685,213
100	1,963,780	1,963,780	608,780	1,062,331	1,278,461	1,657,886
140	1,909,127	1,909,127	554,127	1,007,678	1,223,808	1,603,233
180	1,854,473	1,854,473	499,473	953,024	1,169,154	1,548,580
220	1,799,820	1,799,820	444,820	898,371	1,114,501	1,493,927
260	1,745,167	1,745,167	390,167	843,718	1,059,848	1,439,274
300	1,690,514	1,690,514	335,514	789,065	1,005,195	1,384,620
350	1,622,197	1,622,197	267,197	720,748	936,878	1,316,304
400	1,553,881	1,553,881	198,881	652,432	868,562	1,247,987
450	1,485,564	1,485,564	130,564	584,115	800,245	1,179,671
500	1,417,248	1,417,248	62,248	515,799	731,929	1,111,354
550	1,348,931	1,348,931	-6,069	447,482	663,612	1,043,038
600	1,280,614	1,280,614	-74,386	379,165	595,295	974,721
650	1,212,298	1,212,298	-142,702	310,849	526,979	906,405

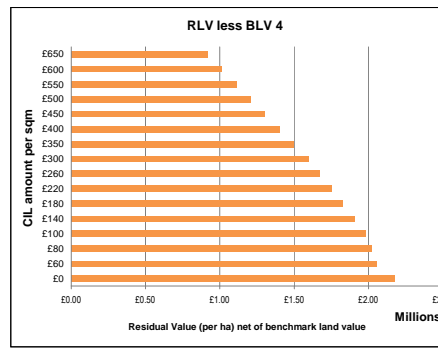
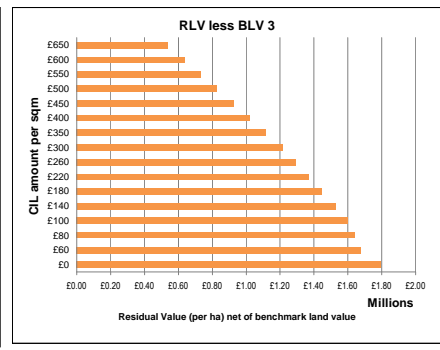
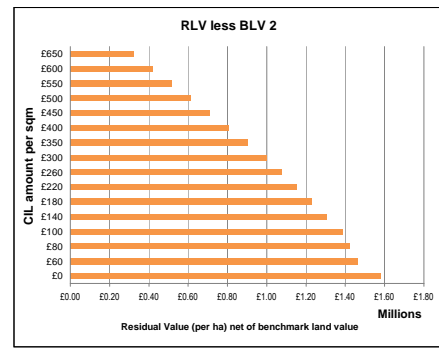
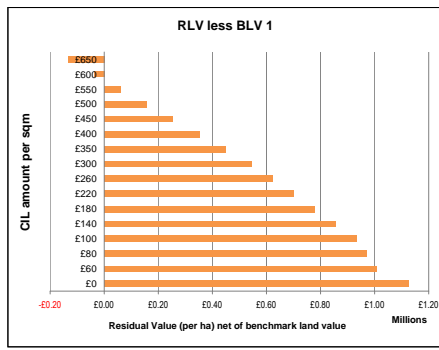


CIL Viability	Decorum BC	Benchmark Land Values (per net developable ha)			
SITE TYPE	5	BLV1 Resi Land (DVS) £1,355,000	BLV2 Offices (lower) £901,449	BLV3 Ind./Warehousing £885,319	BLV4 Community uses £305,893
40 UNITS HOUSES					
40 UPH	Net area as percentage of gross	100%			
CSH level:	4 on AH	Sales value inflation			
Aff Hsg:	4 on private	Build cost inflation			
	35%				

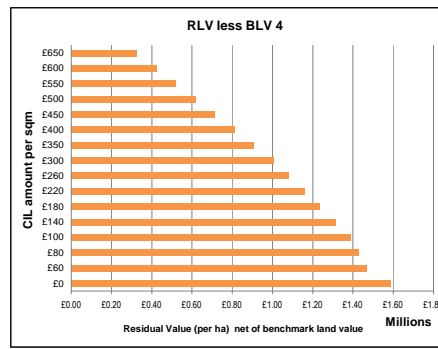
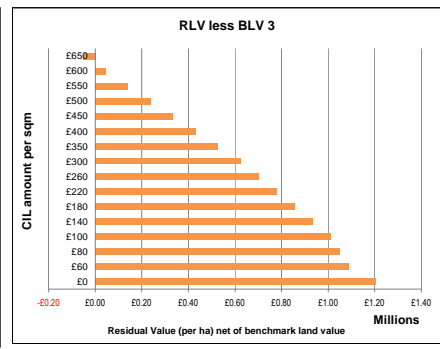
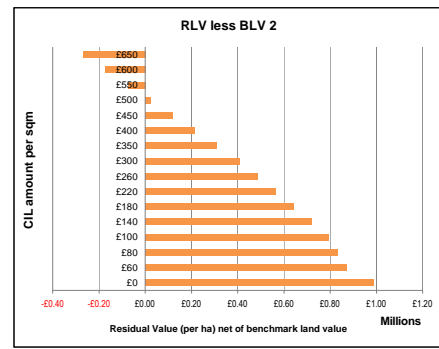
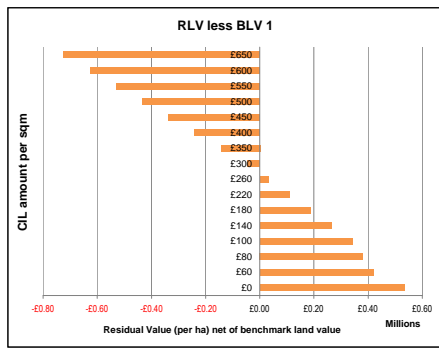
Site type 5	Description:	Area 1	£3229 psqm	Site area:	1.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,757,711	3,757,711	2,402,711	2,856,262	3,072,392	3,451,818
60	3,641,614	3,641,614	2,286,614	2,740,165	2,956,295	3,335,720
80	3,602,915	3,602,915	2,247,915	2,701,466	2,917,596	3,297,021
100	3,564,216	3,564,216	2,209,216	2,662,767	2,878,897	3,258,322
140	3,486,817	3,486,817	2,131,817	2,585,368	2,801,498	3,180,924
180	3,409,419	3,409,419	2,054,419	2,507,970	2,724,100	3,103,526
220	3,332,021	3,332,021	1,977,021	2,430,572	2,646,702	3,026,127
260	3,254,622	3,254,622	1,899,622	2,353,173	2,569,303	2,948,729
300	3,177,224	3,177,224	1,822,224	2,275,775	2,491,905	2,871,331
350	3,080,476	3,080,476	1,725,476	2,179,027	2,395,157	2,774,583
400	2,983,729	2,983,729	1,628,729	2,082,280	2,298,410	2,677,835
450	2,886,981	2,886,981	1,531,981	1,985,532	2,201,662	2,581,087
500	2,790,233	2,790,233	1,435,233	1,888,784	2,104,914	2,484,340
550	2,693,485	2,693,485	1,338,485	1,792,036	2,008,166	2,387,592
600	2,596,737	2,596,737	1,241,737	1,695,288	1,911,418	2,290,844
650	2,499,989	2,499,989	1,144,989	1,598,540	1,814,670	2,194,096



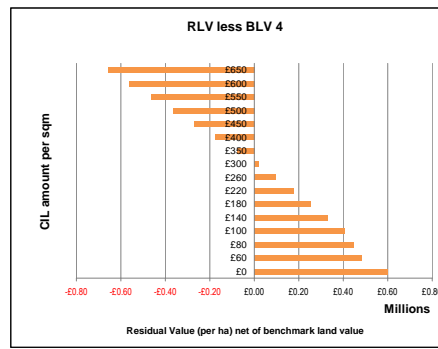
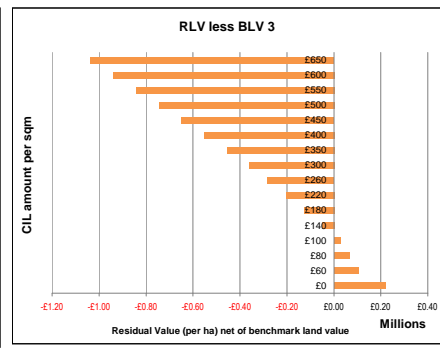
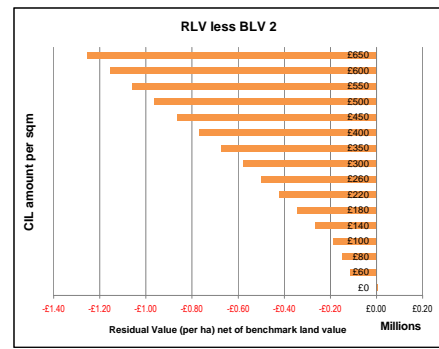
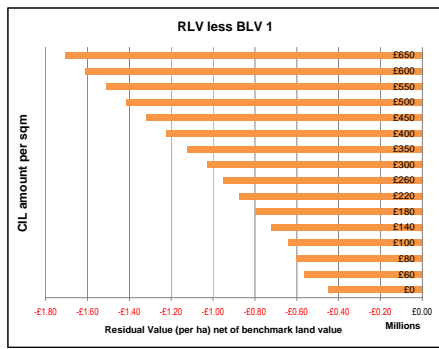
Site type 5	Description:	Area 2	£3229 psqm	Site area:	1.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,479,361	2,479,361	1,124,361	1,577,912	1,794,042	2,173,467
60	2,363,263	2,363,263	1,008,263	1,461,814	1,677,944	2,057,370
80	2,324,564	2,324,564	969,564	1,423,115	1,639,245	2,018,671
100	2,285,865	2,285,865	930,865	1,384,416	1,600,546	1,979,972
140	2,208,467	2,208,467	853,467	1,307,018	1,523,148	1,902,573
180	2,131,069	2,131,069	776,069	1,229,620	1,445,750	1,825,175
220	2,053,670	2,053,670	698,670	1,152,221	1,368,351	1,747,777
260	1,976,272	1,976,272	621,272	1,074,823	1,290,953	1,670,379
300	1,898,874	1,898,874	543,874	997,425	1,213,555	1,592,980
350	1,802,126	1,802,126	447,126	900,677	1,116,807	1,496,233
400	1,705,378	1,705,378	350,378	803,929	1,020,059	1,399,485
450	1,608,630	1,608,630	253,630	707,181	923,311	1,302,737
500	1,511,882	1,511,882	156,882	610,433	826,563	1,205,989
550	1,415,135	1,415,135	60,135	513,685	729,815	1,109,241
600	1,318,387	1,318,387	-36,613	416,937	633,067	1,012,493
650	1,221,639	1,221,639	-133,361	320,190	536,320	915,746



Site type 5	Description:	Area 3	£2906 psqm	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	1,889,353	1,889,353	534,353	987,904	1,204,034	1,583,460
60	1,773,255	1,773,255	418,255	871,806	1,087,936	1,467,362
80	1,734,556	1,734,556	379,556	833,107	1,049,237	1,428,663
100	1,695,857	1,695,857	340,857	794,408	1,010,538	1,389,964
140	1,618,459	1,618,459	263,459	717,010	933,140	1,312,566
180	1,541,061	1,541,061	186,061	639,612	855,742	1,235,167
220	1,463,662	1,463,662	108,662	562,213	778,343	1,157,769
260	1,386,264	1,386,264	31,264	484,815	700,945	1,080,371
300	1,308,866	1,308,866	-46,134	407,417	623,547	1,002,973
350	1,212,118	1,212,118	-142,882	310,669	526,799	906,225
400	1,115,370	1,115,370	-239,630	213,921	430,051	809,477
450	1,018,622	1,018,622	-336,378	117,173	333,303	712,729
500	921,874	921,874	-433,126	20,425	236,556	615,981
550	825,127	825,127	-529,873	-76,322	139,808	519,233
600	728,379	728,379	-626,621	-173,070	43,060	422,486
650	631,631	631,631	-723,369	-269,818	-53,688	325,738

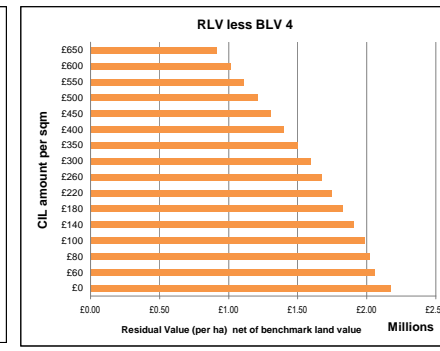
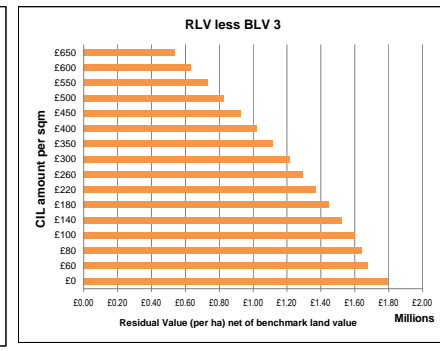
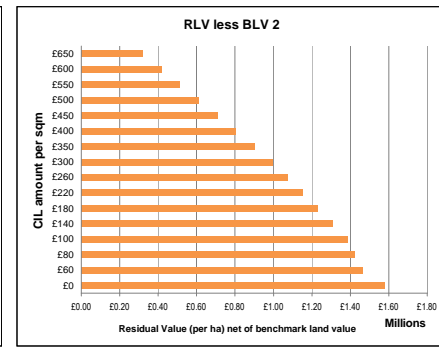
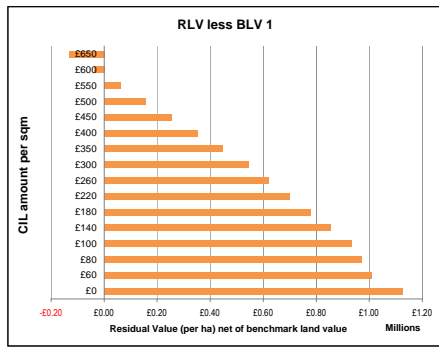


Site type 5	Description:	Area 4	£2368 psqm	Site area:	1.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	906,006	906,006	-448,994	4,557	220,687	600,113
60	789,909	789,909	-565,091	-111,540	104,590	484,016
80	751,210	751,210	-603,790	-150,239	65,891	445,316
100	712,511	712,511	-642,489	-188,938	27,192	406,617
140	635,112	635,112	-719,888	-266,337	-50,207	329,219
180	557,714	557,714	-797,286	-343,735	-127,605	251,821
220	480,316	480,316	-874,684	-421,133	-205,003	174,423
260	402,918	402,918	-952,082	-498,531	-282,401	97,024
300	325,519	325,519	-1,029,481	-575,930	-359,800	19,626
350	228,771	228,771	-1,126,229	-672,678	-456,547	-77,122
400	132,024	132,024	-1,222,976	-769,425	-553,295	-173,870
450	35,276	35,276	-1,319,724	-866,173	-650,043	-270,617
500	-61,472	-61,472	-1,416,472	-962,921	-746,791	-367,365
550	-158,220	-158,220	-1,513,220	-1,059,669	-843,539	-464,113
600	-254,968	-254,968	-1,609,968	-1,156,417	-940,287	-560,861
650	-351,716	-351,716	-1,706,716	-1,253,165	-1,037,034	-657,609



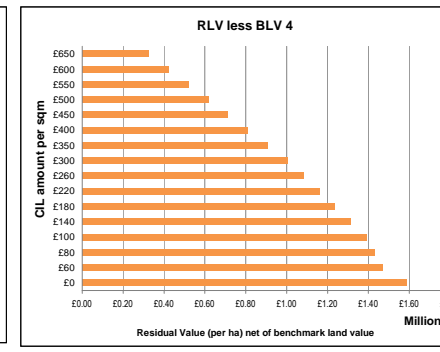
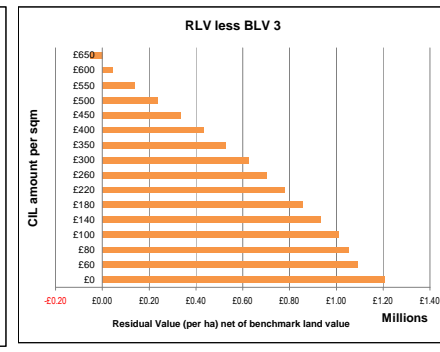
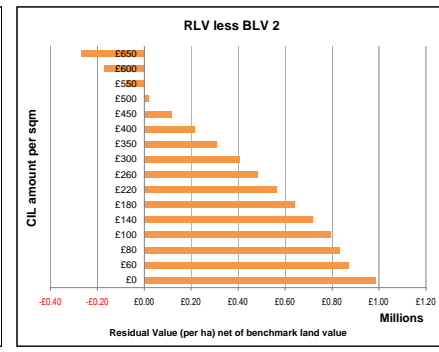
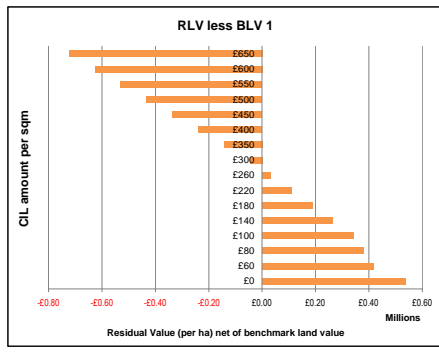
Site type 5 Description: **Area 5** £3229 pcm Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,479,361	2,479,361	1,124,361	1,577,912	1,794,042	2,173,467
60	2,363,263	2,363,263	1,008,263	1,461,814	1,677,944	2,057,370
80	2,324,564	2,324,564	969,564	1,423,115	1,639,245	2,018,671
100	2,285,865	2,285,865	930,865	1,384,416	1,600,546	1,979,972
140	2,208,467	2,208,467	853,467	1,307,018	1,523,148	1,902,573
180	2,131,069	2,131,069	776,069	1,229,620	1,445,750	1,825,175
220	2,053,670	2,053,670	698,670	1,152,221	1,368,351	1,747,777
260	1,976,272	1,976,272	621,272	1,074,823	1,290,953	1,670,379
300	1,898,874	1,898,874	543,874	997,425	1,213,555	1,592,980
350	1,802,126	1,802,126	447,126	900,677	1,116,807	1,496,233
400	1,705,378	1,705,378	350,378	803,929	1,020,059	1,399,485
450	1,608,630	1,608,630	253,630	707,181	923,311	1,302,737
500	1,511,882	1,511,882	156,882	610,433	826,563	1,205,989
550	1,415,135	1,415,135	60,135	513,685	729,815	1,109,241
600	1,318,387	1,318,387	-36,613	416,938	633,068	1,012,493
650	1,221,639	1,221,639	-133,361	320,190	536,320	915,746



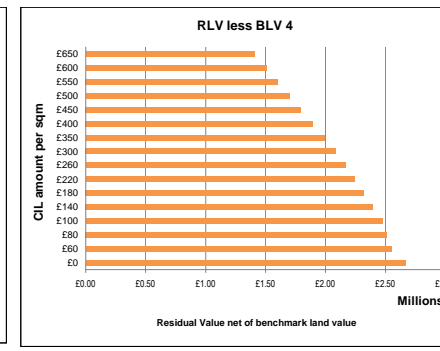
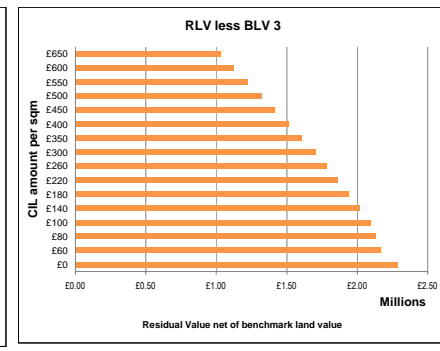
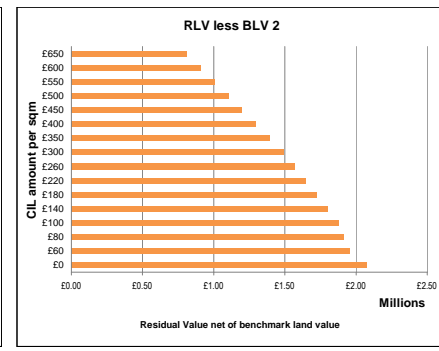
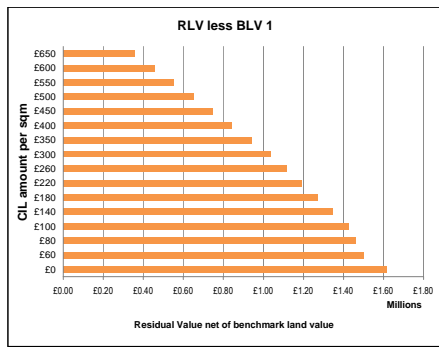
Site type 5 Description: **Area 6** £2906 pcm Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,889,353	1,889,353	534,353	987,904	1,204,034	1,583,460
60	1,773,255	1,773,255	418,255	871,806	1,087,936	1,467,362
80	1,734,556	1,734,556	379,556	833,107	1,049,237	1,428,663
100	1,695,857	1,695,857	340,857	794,408	1,010,538	1,389,964
140	1,618,459	1,618,459	263,459	717,010	933,140	1,312,566
180	1,541,061	1,541,061	186,061	639,612	855,742	1,235,167
220	1,463,662	1,463,662	108,662	562,213	778,343	1,157,769
260	1,386,264	1,386,264	31,264	484,815	700,945	1,080,371
300	1,308,866	1,308,866	-46,134	407,417	623,547	1,002,973
350	1,212,118	1,212,118	-142,882	310,669	526,799	906,225
400	1,115,370	1,115,370	-239,630	213,921	430,051	809,477
450	1,018,622	1,018,622	-336,378	117,173	333,303	712,729
500	921,874	921,874	-433,126	20,425	236,555	615,981
550	825,127	825,127	-529,873	-76,322	139,808	519,233
600	728,379	728,379	-626,621	-173,070	43,060	422,486
650	631,631	631,631	-723,369	-269,818	-53,688	325,738



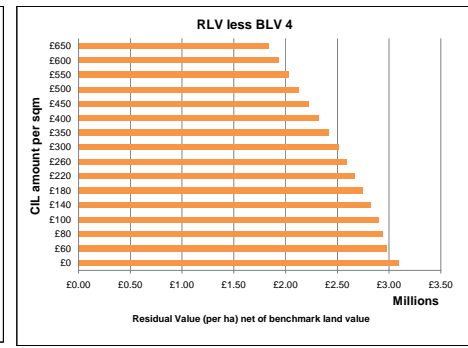
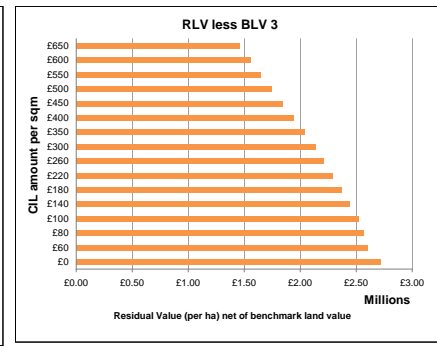
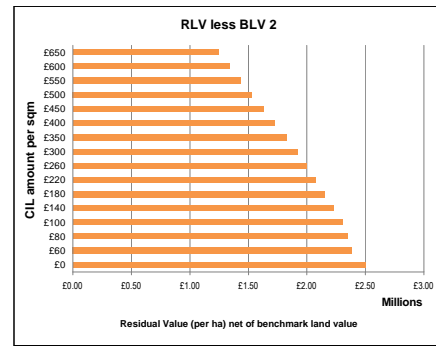
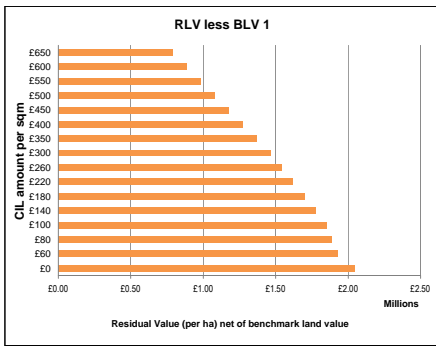
Site type 5 Description: **Area 7** £3498 pcm Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,971,034	2,971,034	1,616,034	2,069,585	2,285,715	2,665,141
60	2,854,937	2,854,937	1,499,937	1,953,488	2,169,618	2,549,043
80	2,816,237	2,816,237	1,461,237	1,914,788	2,130,918	2,510,344
100	2,777,538	2,777,538	1,422,538	1,876,089	2,092,219	2,471,645
140	2,700,140	2,700,140	1,345,140	1,798,691	2,014,821	2,394,247
180	2,622,742	2,622,742	1,267,742	1,721,293	1,937,423	2,316,848
220	2,545,344	2,545,344	1,190,344	1,643,895	1,860,025	2,239,450
260	2,467,945	2,467,945	1,112,945	1,566,496	1,782,626	2,162,052
300	2,390,547	2,390,547	1,035,547	1,489,098	1,705,228	2,084,654
350	2,293,799	2,293,799	938,799	1,392,350	1,608,480	1,987,906
400	2,197,051	2,197,051	842,051	1,295,602	1,511,732	1,891,158
450	2,100,303	2,100,303	745,303	1,198,854	1,414,985	1,794,410
500	2,003,556	2,003,556	648,556	1,102,107	1,318,237	1,697,662
550	1,906,808	1,906,808	551,808	1,005,359	1,221,489	1,600,915
600	1,810,060	1,810,060	455,060	908,611	1,124,741	1,504,167
650	1,713,312	1,713,312	358,312	811,863	1,027,993	1,407,419

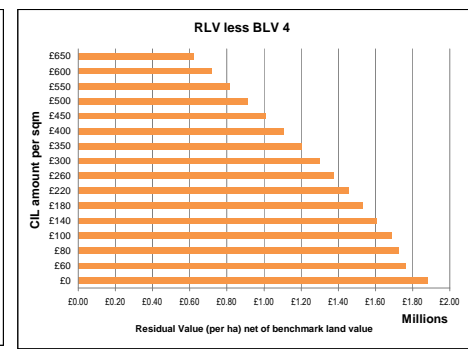
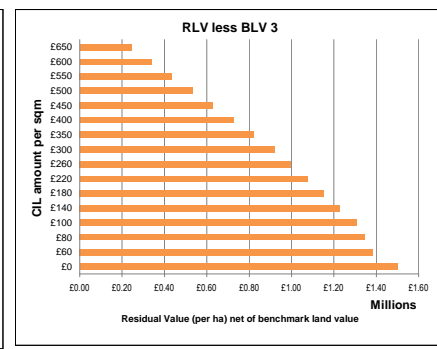
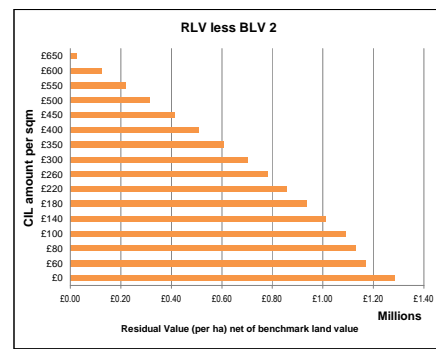
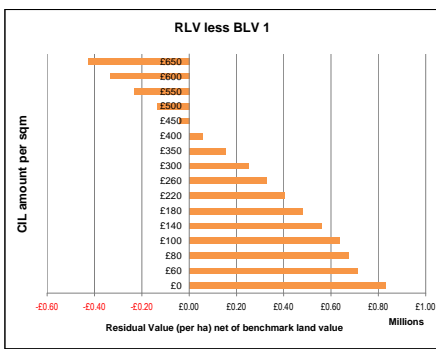


CIL Viability	Decorum BC	Benchmark Land Values (per net developable ha)			
SITE TYPE	5	BLV1 Resi Land (DVS) £1,355,000	BLV2 Offices (lower) £901,449	BLV3 Ind./Warehousing £685,319	BLV4 Community uses £305,893
40 UNITS					
HOUSES					
40 UPH	Net area as percentage of gross	100%			
CSH level:	4 on AH	-5% Sales value inflation			
	4 on private	Build cost inflation			
Aff Hqs:	35%				

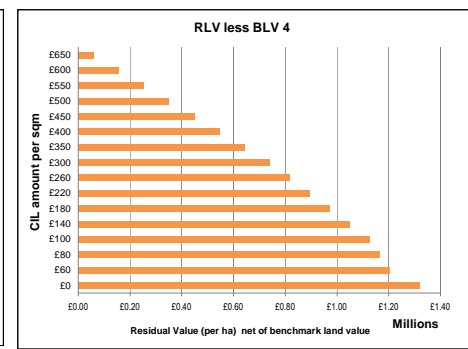
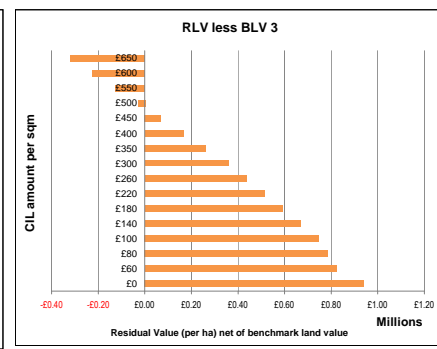
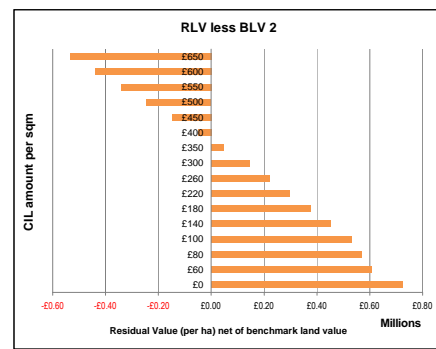
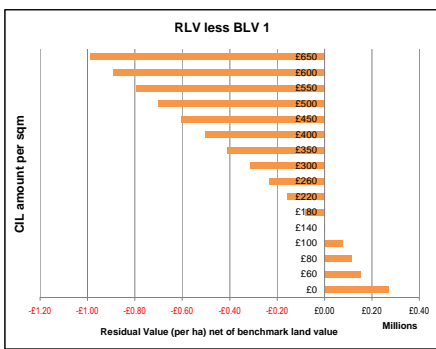
Site type 5	Description:	Area 1	£3229 ps/m	Site area:	1.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,398,790	3,398,790	2,043,790	2,497,341	2,713,471	3,092,896
60	3,282,692	3,282,692	1,927,692	2,381,243	2,597,373	2,976,799
80	3,243,993	3,243,993	1,888,993	2,342,544	2,558,674	2,938,100
100	3,205,294	3,205,294	1,850,294	2,303,845	2,519,975	2,899,401
140	3,127,896	3,127,896	1,772,896	2,226,447	2,442,577	2,822,002
180	3,050,498	3,050,498	1,695,498	2,149,049	2,365,179	2,744,604
220	2,973,099	2,973,099	1,618,099	2,071,650	2,287,780	2,667,206
260	2,895,701	2,895,701	1,540,701	1,994,252	2,210,382	2,589,808
300	2,818,303	2,818,303	1,463,303	1,916,854	2,132,984	2,512,409
350	2,721,555	2,721,555	1,386,555	1,820,106	2,036,236	2,415,662
400	2,624,807	2,624,807	1,269,807	1,723,358	1,939,488	2,318,914
450	2,528,059	2,528,059	1,173,059	1,626,610	1,842,740	2,222,166
500	2,431,311	2,431,311	1,076,311	1,529,862	1,745,992	2,125,418
550	2,334,564	2,334,564	979,564	1,433,115	1,649,245	2,028,670
600	2,237,816	2,237,816	882,816	1,336,367	1,552,497	1,931,922
650	2,141,068	2,141,068	786,068	1,239,619	1,455,749	1,835,175



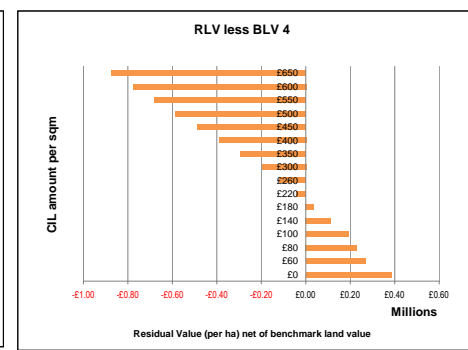
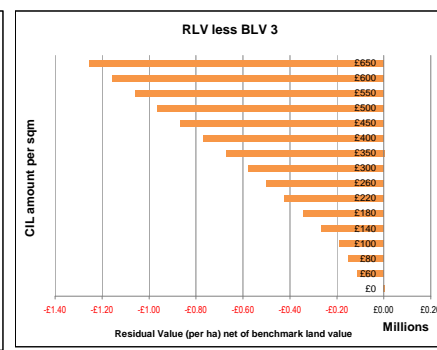
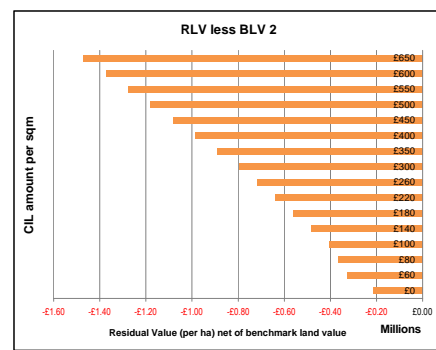
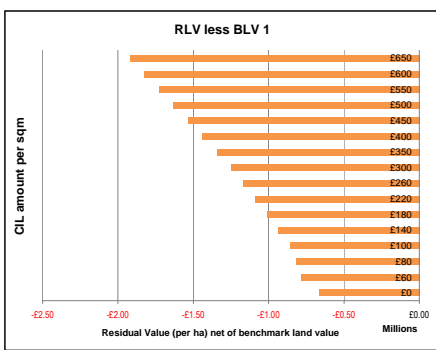
Site type 5	Description:	Area 2	£3229 ps/m	Site area:	1.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,184,357	2,184,357	829,357	1,282,908	1,499,038	1,878,463
60	2,068,259	2,068,259	713,259	1,166,810	1,382,940	1,762,366
80	2,029,560	2,029,560	674,560	1,128,111	1,344,241	1,723,667
100	1,990,861	1,990,861	635,861	1,089,412	1,305,542	1,684,968
140	1,913,463	1,913,463	558,463	1,012,014	1,228,144	1,607,570
180	1,836,065	1,836,065	481,065	934,616	1,150,746	1,530,171
220	1,758,666	1,758,666	403,666	857,217	1,073,347	1,452,773
260	1,681,268	1,681,268	326,268	779,819	995,949	1,375,375
300	1,603,870	1,603,870	248,870	702,421	918,551	1,297,976
350	1,507,122	1,507,122	152,122	605,673	821,803	1,201,229
400	1,410,374	1,410,374	55,374	508,925	725,055	1,104,481
450	1,313,626	1,313,626	-41,374	412,177	628,307	1,007,733
500	1,216,878	1,216,878	-138,122	315,429	531,559	910,985
550	1,120,131	1,120,131	-234,869	218,682	434,812	814,237
600	1,023,383	1,023,383	-331,617	121,934	338,064	717,489
650	926,635	926,635	-428,365	25,186	241,316	620,742



Site type 5	Description:	Area 3	£2906 ps/m	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	1,623,849	1,623,849	268,849	722,400	938,530	1,317,956
60	1,507,752	1,507,752	152,752	606,303	822,433	1,201,859
80	1,469,053	1,469,053	114,053	567,604	783,734	1,163,159
100	1,430,354	1,430,354	75,354	528,905	745,035	1,124,460
140	1,352,955	1,352,955	-2,045	451,506	667,636	1,047,062
180	1,275,557	1,275,557	-79,443	374,108	590,238	969,664
220	1,198,159	1,198,159	-156,841	296,710	512,840	892,266
260	1,120,761	1,120,761	-234,239	219,312	435,442	814,867
300	1,043,362	1,043,362	-311,638	141,913	358,043	737,469
350	946,614	946,614	-408,386	45,165	261,295	640,721
400	849,867	849,867	-505,133	-51,582	164,548	543,973
450	753,119	753,119	-601,881	-148,330	67,800	447,225
500	656,371	656,371	-698,629	-245,078	-28,948	350,478
550	559,623	559,623	-795,377	-341,826	-125,696	253,730
600	462,875	462,875	-892,125	-438,574	-222,444	156,982
650	366,127	366,127	-988,873	-535,322	-319,192	60,234

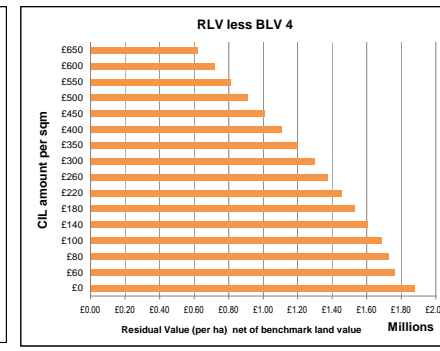
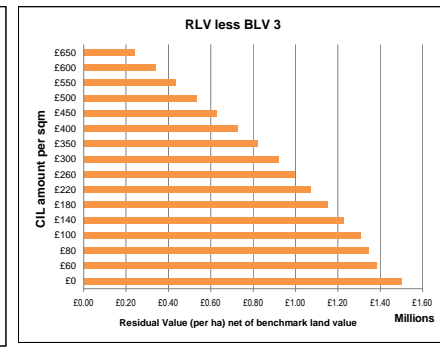
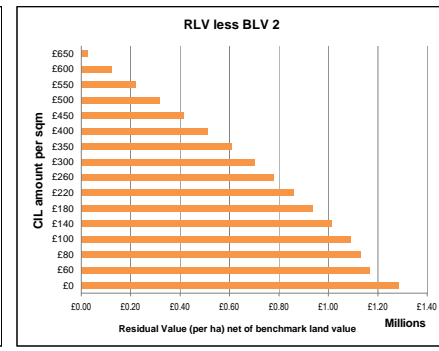
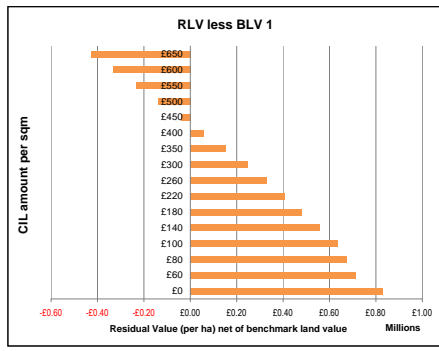


Site type 5	Description:	Area 4	£2368 ps/m	Site area:	1.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	689,670	689,670	-665,330	-211,779	4,351	383,777
60	573,573	573,573	-781,427	-327,876	-111,746	267,679
80	534,874	534,874	-820,126	-366,575	-150,445	228,980
100	496,174	496,174	-858,826	-405,275	-189,145	190,281
140	418,776	418,776	-936,224	-482,673	-266,543	112,883
180	341,378	341,378	-1,013,622	-560,071	-343,941	35,485
220	263,980	263,980	-1,091,020	-637,469	-421,339	-41,914
260	186,581	186,581	-1,168,419	-714,868	-498,738	-119,312
300	109,183	109,183	-1,245,817	-792,266	-576,136	-196,710
350	12,435	12,435	-1,342,565	-869,014	-672,884	-293,458
400	-84,313	-84,313	-1,439,313	-945,762	-759,632	-390,206
450	-181,060	-181,060	-1,536,060	-1,032,509	-846,379	-486,954
500	-277,808	-277,808	-1,632,808	-1,119,257	-933,127	-583,702
550	-374,556	-374,556	-1,729,556	-1,206,005	-1,019,875	-680,449
600	-471,304	-471,304	-1,826,304	-1,292,753	-1,106,623	-777,197
650	-568,052	-568,052	-1,923,052	-1,379,501	-1,193,371	-873,945



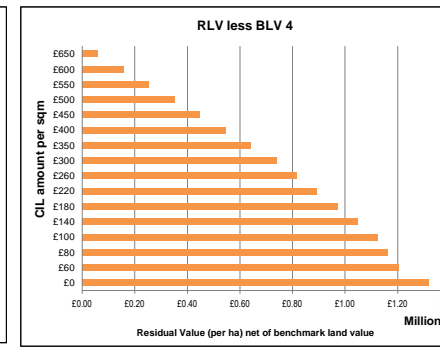
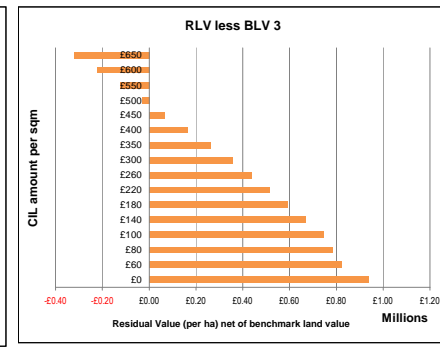
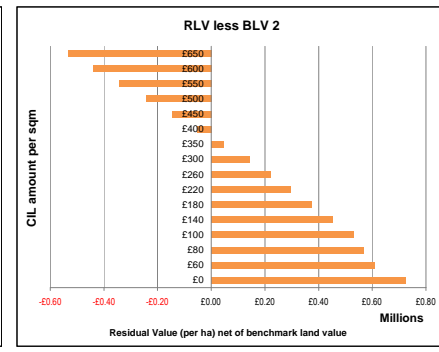
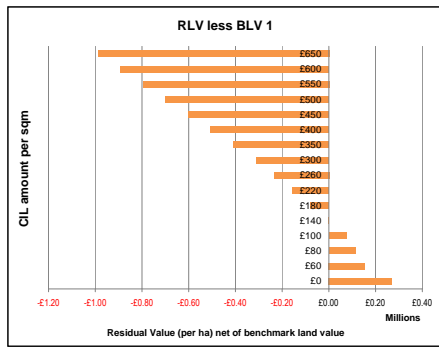
Site type 5 Description: **Area 5 £3229 psm** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,194,357	2,194,357	829,357	1,282,908	1,499,038	1,878,463
60	2,068,259	2,068,259	713,259	1,166,810	1,382,940	1,762,366
80	2,029,560	2,029,560	674,560	1,128,111	1,344,241	1,723,667
100	1,990,861	1,990,861	635,861	1,089,412	1,305,542	1,684,968
140	1,913,463	1,913,463	558,463	1,012,014	1,228,144	1,607,570
180	1,836,065	1,836,065	481,065	934,616	1,150,746	1,530,171
220	1,758,666	1,758,666	403,666	857,217	1,073,347	1,452,773
260	1,681,268	1,681,268	326,268	779,819	995,949	1,375,375
300	1,603,870	1,603,870	248,870	702,421	918,551	1,297,976
350	1,507,122	1,507,122	152,122	605,673	821,803	1,201,228
400	1,410,374	1,410,374	55,374	508,925	725,055	1,104,481
450	1,313,626	1,313,626	-41,374	412,177	628,307	1,007,733
500	1,216,878	1,216,878	-138,122	315,429	531,559	910,985
550	1,120,131	1,120,131	-234,869	218,682	434,812	814,237
600	1,023,383	1,023,383	-331,617	121,934	338,064	717,489
650	926,635	926,635	-428,365	25,186	241,316	620,742



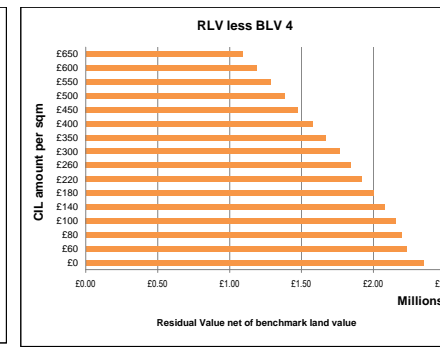
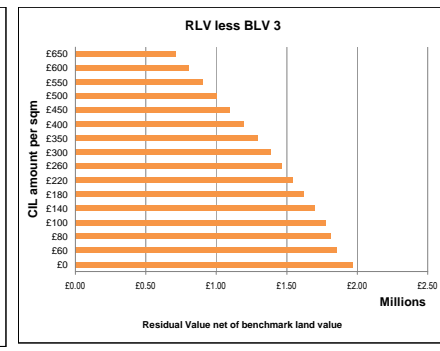
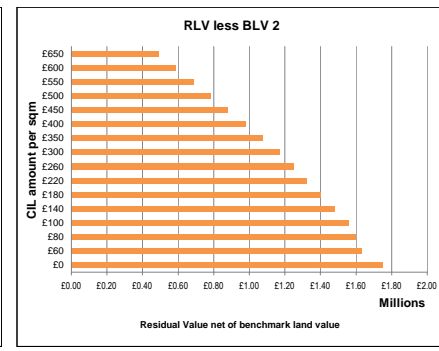
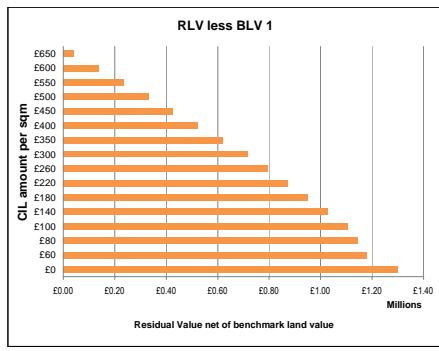
Site type 5 Description: **Area 6 £2906 psm** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,623,849	1,623,849	268,849	722,400	938,530	1,317,956
60	1,507,752	1,507,752	152,752	606,303	822,433	1,201,859
80	1,469,053	1,469,053	114,053	567,604	783,734	1,163,159
100	1,430,354	1,430,354	75,354	528,905	745,035	1,124,460
140	1,352,955	1,352,955	-2,045	451,506	667,636	1,047,062
180	1,275,557	1,275,557	-79,443	374,108	590,238	969,664
220	1,198,159	1,198,159	-156,841	296,710	512,840	892,266
260	1,120,761	1,120,761	-234,239	219,312	435,442	814,867
300	1,043,362	1,043,362	-311,638	141,913	358,043	737,469
350	946,614	946,614	-408,386	45,165	261,295	640,721
400	849,867	849,867	-505,133	-51,582	164,548	543,973
450	753,119	753,119	-601,881	-148,330	67,800	447,225
500	656,371	656,371	-698,629	-245,078	-28,948	350,478
550	559,623	559,623	-795,377	-341,826	-125,696	253,730
600	462,875	462,875	-892,125	-438,574	-222,444	156,982
650	366,127	366,127	-988,873	-535,322	-319,192	60,234



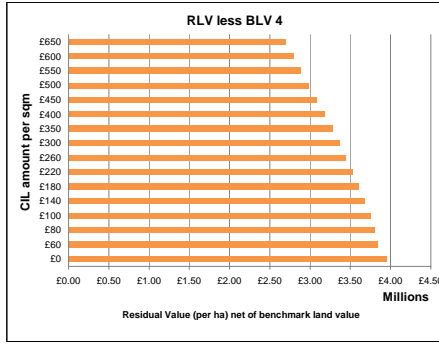
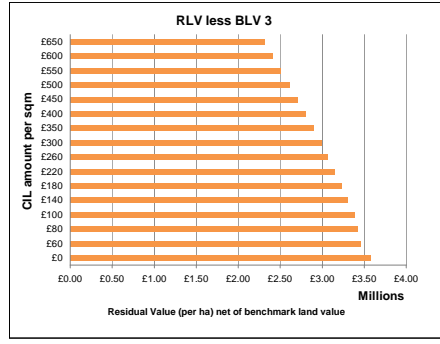
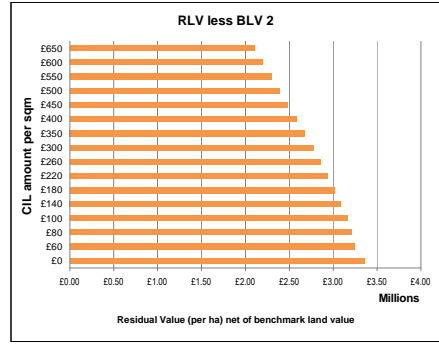
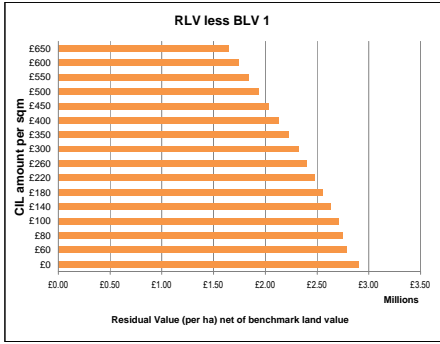
Site type 5 Description: **Area 7 £3498 psm** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,651,446	2,651,446	1,296,446	1,749,997	1,966,127	2,345,553
60	2,535,349	2,535,349	1,180,349	1,633,900	1,850,030	2,229,456
80	2,496,650	2,496,650	1,141,650	1,595,201	1,811,331	2,190,757
100	2,457,951	2,457,951	1,102,951	1,556,502	1,772,632	2,152,057
140	2,380,552	2,380,552	1,025,552	1,479,103	1,695,233	2,074,659
180	2,303,154	2,303,154	948,154	1,401,705	1,617,835	1,997,261
220	2,225,756	2,225,756	870,756	1,324,307	1,540,437	1,919,863
260	2,148,358	2,148,358	793,358	1,246,909	1,463,039	1,842,464
300	2,070,959	2,070,959	715,959	1,169,510	1,385,640	1,765,066
350	1,974,212	1,974,212	619,212	1,072,763	1,288,893	1,668,318
400	1,877,464	1,877,464	522,464	976,015	1,192,145	1,571,570
450	1,780,716	1,780,716	425,716	879,267	1,095,397	1,474,822
500	1,683,968	1,683,968	328,968	782,519	998,649	1,378,075
550	1,587,220	1,587,220	232,220	685,771	901,901	1,281,327
600	1,490,472	1,490,472	135,472	589,023	805,153	1,184,579
650	1,393,725	1,393,725	38,725	492,276	708,406	1,087,831

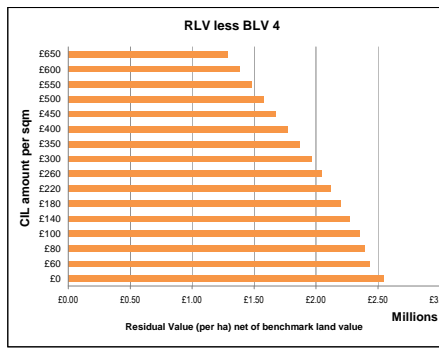
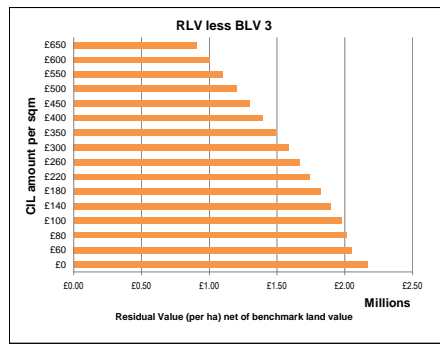
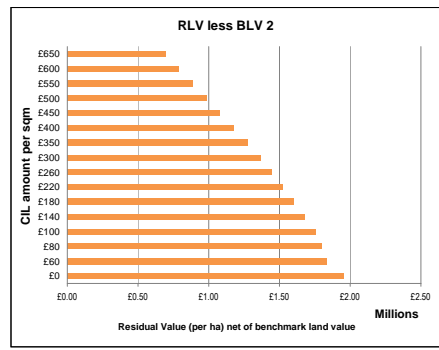
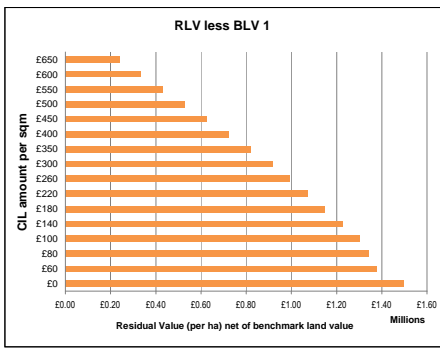


CIL Viability	Decorum BC			
Benchmark Land Values (per net developable ha)				
BLV1	BLV2	BLV3	BLV4	
Resi Land (DVS)	Offices (lower)	Ind./Warehousing	Community uses	
£1,355,000	£901,449	£885,319	£305,893	
SITE TYPE	5			
40 UNITS				
HOUSES				
40 UPH	Net area as percentage of gross			
	100%			
CSH level	4 on AH		10% Sales value inflation	
	4 on private		5% Build cost inflation	
Aff Hqs	35%			

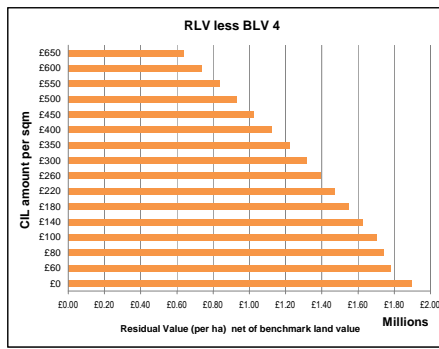
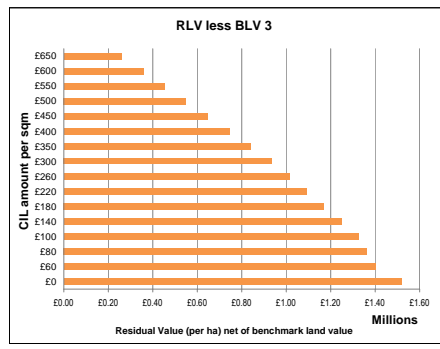
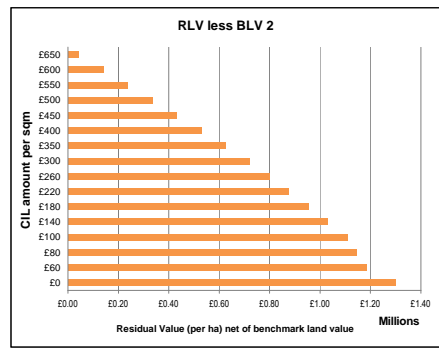
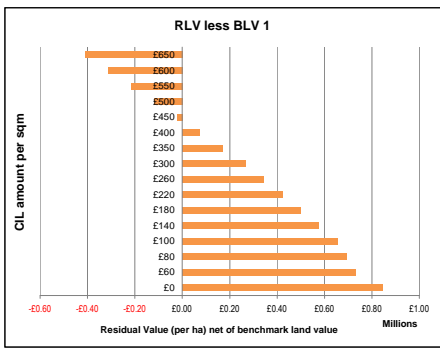
Site type 5	Description:	Area 1	£3929 ps/m	0	Site area:	1.00 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,256,826	4,256,826	2,901,826	3,355,377	3,571,507	3,980,933
60	4,140,728	4,140,728	2,785,728	3,239,279	3,455,409	3,834,835
80	4,102,029	4,102,029	2,747,029	3,200,580	3,416,710	3,796,136
100	4,063,330	4,063,330	2,708,330	3,161,881	3,378,011	3,757,437
140	3,985,932	3,985,932	2,630,932	3,084,483	3,300,613	3,680,039
180	3,908,534	3,908,534	2,553,534	3,007,085	3,223,215	3,602,640
220	3,831,135	3,831,135	2,476,135	2,929,686	3,145,816	3,525,242
260	3,753,737	3,753,737	2,398,737	2,852,288	3,068,418	3,447,844
300	3,676,339	3,676,339	2,321,339	2,774,890	2,991,020	3,370,446
350	3,579,591	3,579,591	2,224,591	2,678,142	2,894,272	3,273,698
400	3,482,843	3,482,843	2,127,843	2,581,394	2,797,524	3,176,950
450	3,386,095	3,386,095	2,031,095	2,484,646	2,700,776	3,080,202
500	3,289,347	3,289,347	1,934,347	2,387,898	2,604,029	2,983,454
550	3,192,600	3,192,600	1,837,600	2,291,151	2,507,281	2,886,706
600	3,095,852	3,095,852	1,740,852	2,194,403	2,410,533	2,789,959
650	2,999,104	2,999,104	1,644,104	2,097,655	2,313,785	2,693,211



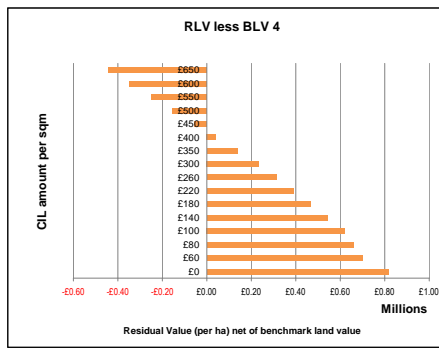
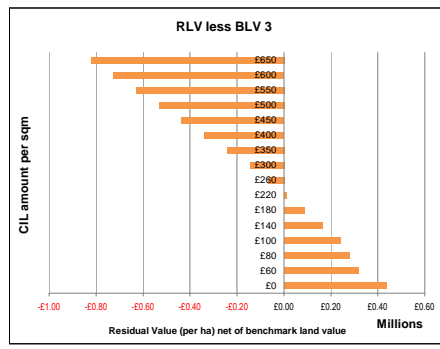
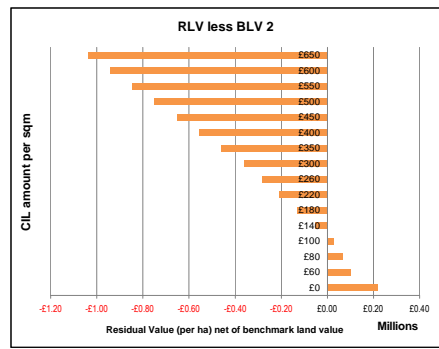
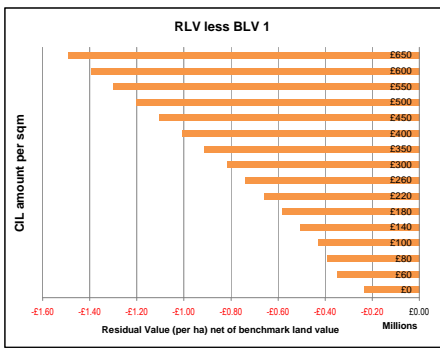
Site type 5	Description:	Area 2	£3229 ps/m	0	Site area:	1.00 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,850,640	2,850,640	1,495,640	1,949,191	2,165,321	2,544,747
60	2,734,543	2,734,543	1,379,543	1,833,094	2,049,224	2,428,650
80	2,696,844	2,696,844	1,340,844	1,794,395	2,010,525	2,389,951
100	2,657,145	2,657,145	1,302,145	1,755,696	1,971,826	2,351,252
140	2,579,746	2,579,746	1,224,746	1,678,297	1,894,427	2,273,853
180	2,502,348	2,502,348	1,147,348	1,600,899	1,817,029	2,196,455
220	2,424,950	2,424,950	1,069,950	1,523,501	1,739,631	2,119,057
260	2,347,552	2,347,552	992,552	1,446,103	1,662,233	2,041,658
300	2,270,153	2,270,153	915,153	1,368,704	1,584,834	1,964,260
350	2,173,406	2,173,406	818,406	1,271,956	1,488,087	1,867,512
400	2,076,658	2,076,658	721,658	1,175,209	1,391,339	1,770,764
450	1,979,910	1,979,910	624,910	1,078,461	1,294,591	1,674,017
500	1,883,162	1,883,162	528,162	981,713	1,197,843	1,577,269
550	1,786,414	1,786,414	431,414	884,965	1,101,095	1,480,521
600	1,689,666	1,689,666	334,666	788,217	1,004,347	1,383,773
650	1,592,918	1,592,918	237,918	691,469	907,600	1,287,025



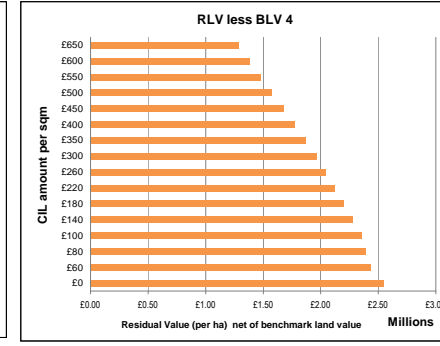
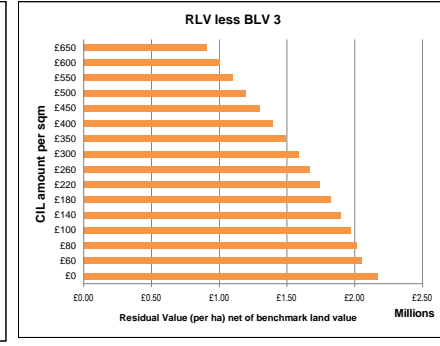
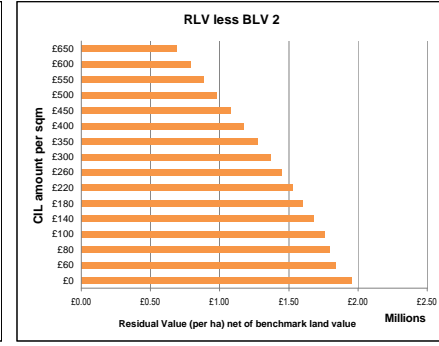
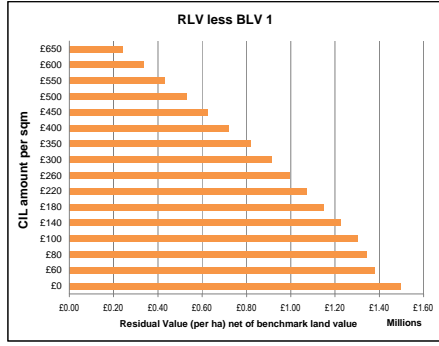
Site type 5	Description:	Area 3	£2906 ps/m	0	Site area:	1.00 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,201,632	2,201,632	846,632	1,300,183	1,516,313	1,895,738
60	2,085,534	2,085,534	730,534	1,184,085	1,400,215	1,779,641
80	2,046,835	2,046,835	691,835	1,145,386	1,361,516	1,740,942
100	2,008,136	2,008,136	653,136	1,106,687	1,322,817	1,702,243
140	1,930,738	1,930,738	575,738	1,029,289	1,245,419	1,624,844
180	1,853,339	1,853,339	498,339	951,890	1,168,020	1,547,446
220	1,775,941	1,775,941	420,941	874,492	1,090,622	1,470,048
260	1,698,543	1,698,543	343,543	797,094	1,013,224	1,392,650
300	1,621,145	1,621,145	266,145	719,696	935,826	1,315,251
350	1,524,397	1,524,397	169,397	622,948	839,078	1,218,504
400	1,427,649	1,427,649	72,649	526,200	742,330	1,121,756
450	1,330,901	1,330,901	-24,099	429,452	645,582	1,025,008
500	1,234,153	1,234,153	-120,847	332,704	548,834	928,260
550	1,137,405	1,137,405	-217,595	235,956	452,087	831,512
600	1,040,658	1,040,658	-314,342	139,209	355,339	734,764
650	943,910	943,910	-411,090	42,461	258,591	638,016



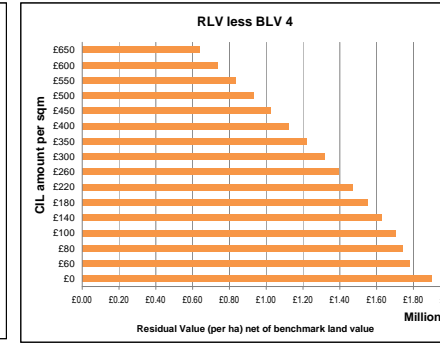
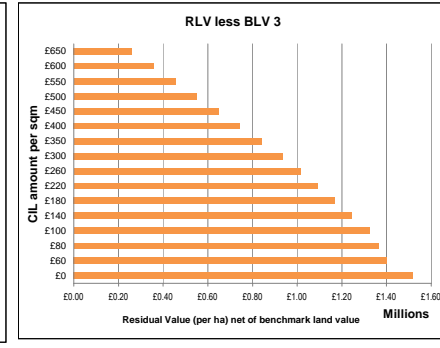
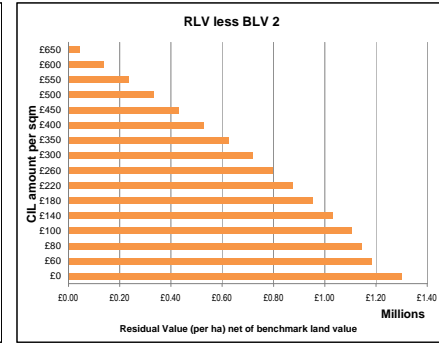
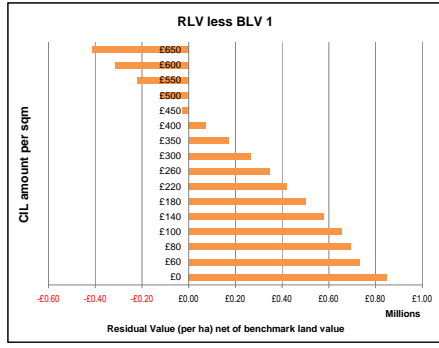
Site type 5	Description:	Area 4	£2368 ps/m	0	Site area:	1.00 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,119,951	1,119,951	-235,049	218,501	434,632	814,057
60	1,003,853	1,003,853	-351,147	102,404	318,534	697,960
80	965,154	965,154	-389,846	63,705	279,835	659,261
100	926,455	926,455	-428,545	25,006	241,136	620,562
140	849,057	849,057	-505,943	-52,392	163,738	543,163
180	771,658	771,658	-583,342	-129,791	86,339	465,765
220	694,260	694,260	-660,740	-207,189	8,941	388,367
260	616,862	616,862	-738,138	-284,587	-68,457	310,968
300	539,463	539,463	-815,537	-361,986	-145,855	233,570
350	462,065	462,065	-892,935	-439,384	-223,253	156,172
400	384,666	384,666	-970,334	-516,782	-300,651	78,774
450	307,268	307,268	-1,047,732	-594,180	-378,049	-98,624
500	229,869	229,869	-1,125,131	-671,578	-455,447	-176,025
550	152,471	152,471	-1,202,529	-748,977	-532,845	-253,426
600	75,072	75,072	-1,280,927	-826,375	-610,243	-330,827
650	-2,327	-2,327	-1,359,325	-903,773	-687,641	-408,228



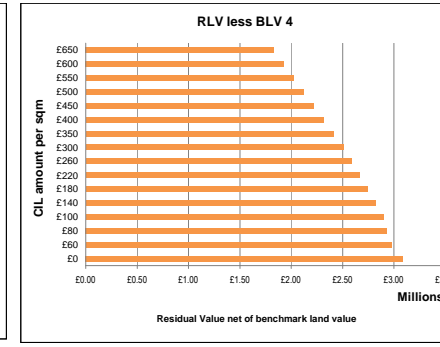
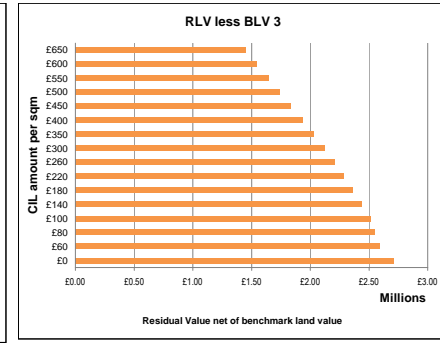
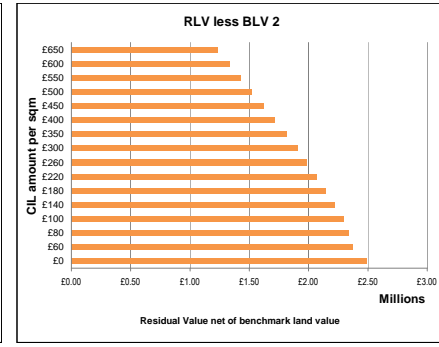
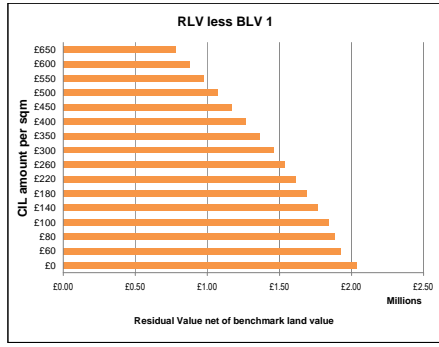
Site type	Description	Area 5	£3229 psm	Site area:	1.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,850,640	2,850,640	1,496,640	1,949,191	2,165,321	2,544,747
60	2,734,543	2,734,543	1,379,543	1,833,094	2,049,224	2,428,650
80	2,695,844	2,695,844	1,340,844	1,794,395	2,010,525	2,389,951
100	2,657,145	2,657,145	1,302,145	1,755,696	1,971,826	2,351,251
140	2,579,746	2,579,746	1,224,746	1,678,297	1,894,427	2,273,853
180	2,502,348	2,502,348	1,147,348	1,600,899	1,817,029	2,196,455
220	2,424,950	2,424,950	1,069,950	1,523,501	1,739,631	2,119,057
260	2,347,552	2,347,552	992,552	1,446,103	1,662,233	2,041,658
300	2,270,153	2,270,153	915,153	1,368,704	1,584,834	1,964,260
350	2,173,406	2,173,406	818,406	1,271,956	1,488,087	1,867,512
400	2,076,658	2,076,658	721,658	1,175,209	1,391,339	1,770,764
450	1,979,910	1,979,910	624,910	1,078,461	1,294,591	1,674,017
500	1,883,162	1,883,162	528,162	981,713	1,197,843	1,577,269
550	1,786,414	1,786,414	431,414	884,965	1,101,095	1,480,521
600	1,689,666	1,689,666	334,666	788,217	1,004,347	1,383,773
650	1,592,918	1,592,918	237,918	691,469	907,600	1,287,025



Site type	Description	Area 6	£2906 psm	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	2,201,632	2,201,632	846,632	1,300,183	1,516,313	1,895,738
60	2,085,534	2,085,534	730,534	1,184,085	1,400,215	1,779,641
80	2,046,835	2,046,835	691,835	1,145,386	1,361,516	1,740,942
100	2,008,136	2,008,136	653,136	1,106,687	1,322,817	1,702,243
140	1,930,738	1,930,738	575,738	1,029,289	1,245,419	1,624,844
180	1,853,339	1,853,339	498,339	951,890	1,168,020	1,547,446
220	1,775,941	1,775,941	420,941	874,492	1,090,622	1,470,048
260	1,698,543	1,698,543	343,543	797,094	1,013,224	1,392,650
300	1,621,145	1,621,145	266,145	719,696	935,826	1,315,251
350	1,524,397	1,524,397	169,397	622,948	839,078	1,218,504
400	1,427,649	1,427,649	72,649	526,200	742,330	1,121,756
450	1,330,901	1,330,901	-	429,452	645,582	1,025,008
500	1,234,153	1,234,153	-	332,704	548,834	928,260
550	1,137,405	1,137,405	-	235,956	452,087	831,512
600	1,040,658	1,040,658	-	139,209	355,339	734,764
650	943,910	943,910	-	41,090	258,591	638,016

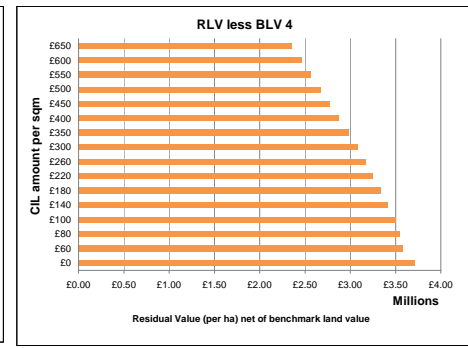
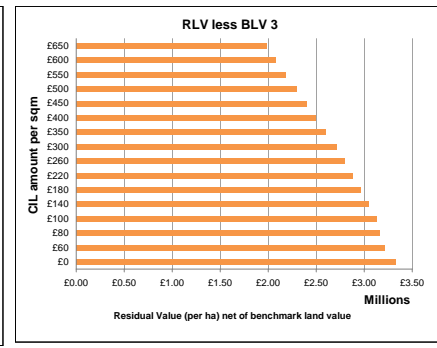
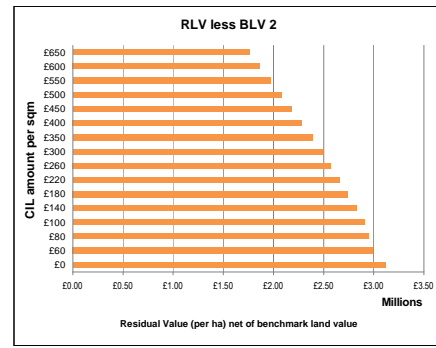
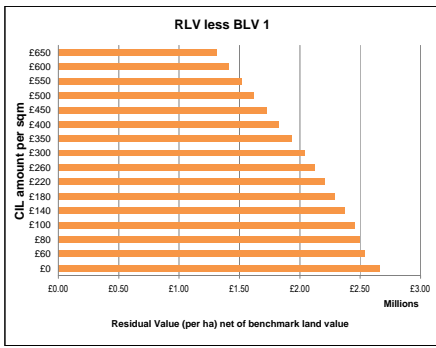


Site type	Description	Area 7	£3498 psm	Site area:	1.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,391,481	3,391,481	2,036,481	2,490,032	2,706,162	3,085,588
60	3,275,384	3,275,384	1,920,384	2,373,935	2,590,065	2,969,490
80	3,236,684	3,236,684	1,881,684	2,335,235	2,551,365	2,930,791
100	3,197,985	3,197,985	1,842,985	2,296,536	2,512,666	2,892,092
140	3,120,587	3,120,587	1,765,587	2,219,138	2,435,268	2,814,694
180	3,043,189	3,043,189	1,688,189	2,141,740	2,357,870	2,737,295
220	2,965,790	2,965,790	1,610,790	2,064,341	2,280,471	2,659,897
260	2,888,392	2,888,392	1,533,392	1,986,943	2,203,073	2,582,499
300	2,810,994	2,810,994	1,455,994	1,909,545	2,125,675	2,505,101
350	2,714,246	2,714,246	1,359,246	1,812,797	2,028,927	2,408,353
400	2,617,498	2,617,498	1,262,498	1,716,049	1,932,179	2,311,605
450	2,520,750	2,520,750	1,165,750	1,619,301	1,835,431	2,214,857
500	2,424,002	2,424,002	1,069,002	1,522,554	1,738,684	2,118,109
550	2,327,255	2,327,255	972,255	1,425,806	1,641,936	2,021,361
600	2,230,507	2,230,507	875,507	1,329,058	1,545,188	1,924,614
650	2,133,759	2,133,759	778,759	1,232,310	1,448,440	1,827,866

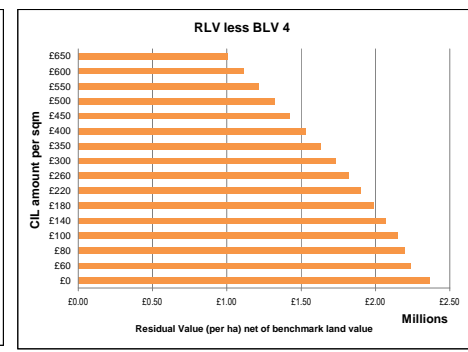
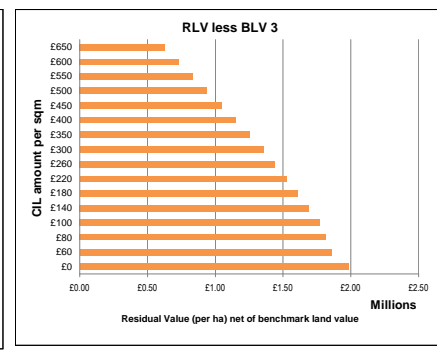
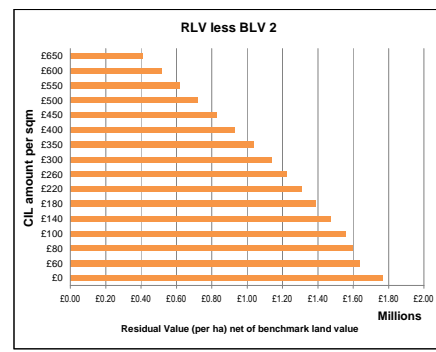
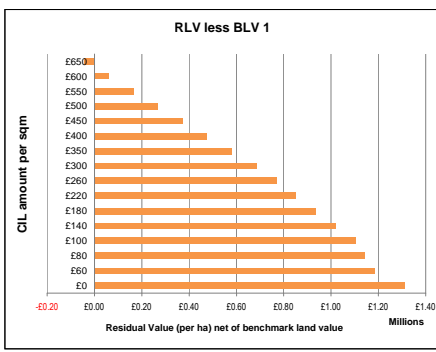


CIL Viability	Decorum BC	Benchmark Land Values (per net developable ha)			
SITE TYPE	5	BLV1 Resi Land (DVS) £1,355,000	BLV2 Offices (lower) £901,449	BLV3 Ind./Warehousing £685,319	BLV4 Community uses £305,893
40 UNITS HOUSES					
40 UPH	Net area as percentage of gross	100%			
CSH level:	4 on AH	Sales value inflation			
Aff Hsg:	4 on private	Build cost inflation			
	30%				

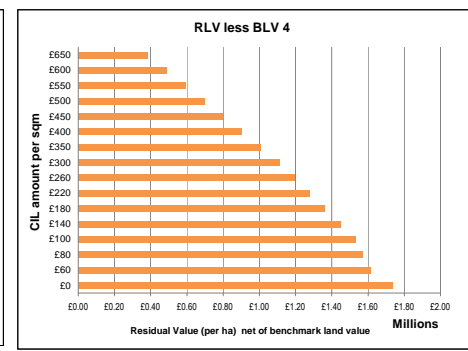
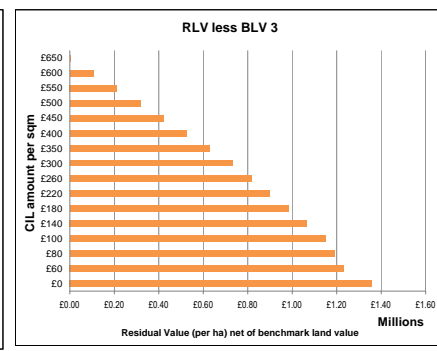
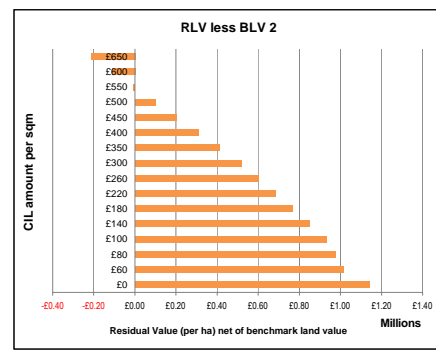
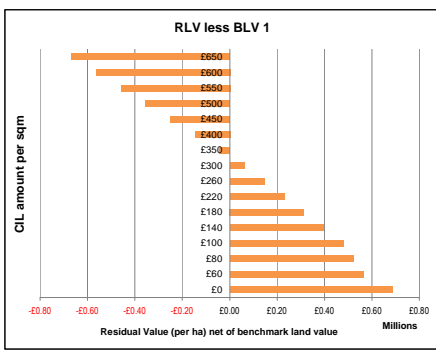
Site type 5	Description:	Area 1	£3229 psqm	Site area:	1.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,015,658	4,015,658	2,660,658	3,114,209	3,330,339	3,709,765
60	3,890,630	3,890,630	2,536,630	2,989,181	3,205,311	3,584,737
80	3,848,954	3,848,954	2,493,954	2,947,505	3,163,635	3,543,061
100	3,807,278	3,807,278	2,452,278	2,905,829	3,121,959	3,501,385
140	3,723,926	3,723,926	2,368,926	2,822,477	3,038,608	3,418,033
180	3,640,574	3,640,574	2,285,574	2,739,125	2,955,256	3,334,681
220	3,557,223	3,557,223	2,202,223	2,655,774	2,871,904	3,251,329
260	3,473,871	3,473,871	2,118,871	2,572,422	2,788,552	3,167,977
300	3,390,519	3,390,519	2,035,519	2,489,070	2,705,200	3,084,625
350	3,286,329	3,286,329	1,931,329	2,384,880	2,601,010	2,980,435
400	3,182,139	3,182,139	1,827,139	2,280,690	2,496,820	2,876,245
450	3,077,949	3,077,949	1,722,949	2,176,500	2,392,630	2,772,055
500	2,973,759	2,973,759	1,618,759	2,072,310	2,288,440	2,667,865
550	2,869,569	2,869,569	1,514,569	1,968,120	2,184,250	2,563,675
600	2,765,379	2,765,379	1,410,379	1,863,930	2,080,060	2,459,485
650	2,661,189	2,661,189	1,306,189	1,759,740	1,975,870	2,355,295



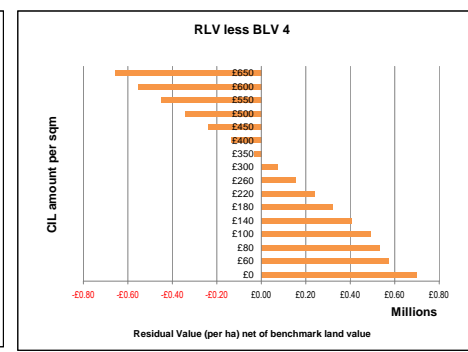
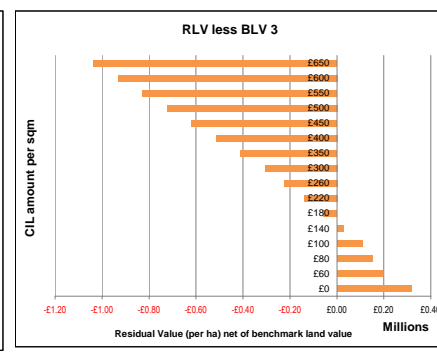
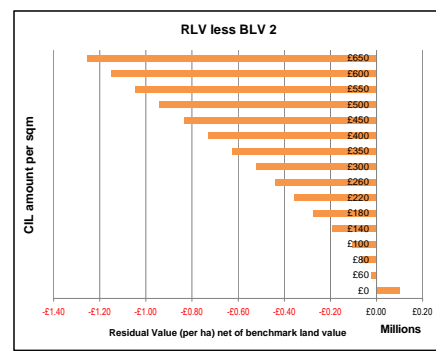
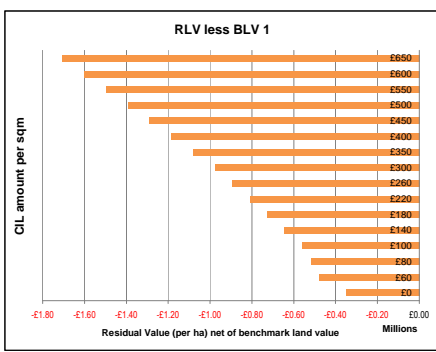
Site type 5	Description:	Area 2	£3229 psqm	Site area:	1.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,665,301	2,665,301	1,310,301	1,763,852	1,979,982	2,359,408
60	2,540,273	2,540,273	1,185,273	1,638,824	1,854,954	2,234,380
80	2,498,597	2,498,597	1,143,597	1,597,148	1,813,278	2,192,704
100	2,456,921	2,456,921	1,101,921	1,555,472	1,771,602	2,151,028
140	2,373,569	2,373,569	1,018,569	1,472,120	1,688,250	2,067,676
180	2,290,217	2,290,217	935,217	1,388,768	1,604,898	1,984,324
220	2,206,865	2,206,865	851,865	1,305,416	1,521,546	1,900,972
260	2,123,513	2,123,513	768,513	1,222,064	1,438,194	1,817,620
300	2,040,161	2,040,161	685,161	1,138,712	1,354,842	1,734,268
350	1,935,971	1,935,971	580,971	1,034,522	1,250,652	1,630,078
400	1,831,781	1,831,781	476,781	930,332	1,146,463	1,525,888
450	1,727,591	1,727,591	372,591	826,142	1,042,273	1,421,698
500	1,623,401	1,623,401	268,401	721,953	938,083	1,317,508
550	1,519,212	1,519,212	164,212	617,763	833,893	1,213,318
600	1,415,022	1,415,022	60,022	513,573	729,703	1,109,128
650	1,310,832	1,310,832	-44,168	409,383	625,513	1,004,938



Site type 5	Description:	Area 3	£2906 psqm	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	2,042,060	2,042,060	687,060	1,140,611	1,356,741	1,736,166
60	1,917,032	1,917,032	562,032	1,015,583	1,231,713	1,611,138
80	1,875,356	1,875,356	520,356	973,907	1,190,037	1,569,462
100	1,833,680	1,833,680	478,680	932,231	1,148,361	1,527,786
140	1,750,328	1,750,328	395,328	848,879	1,065,009	1,444,434
180	1,666,976	1,666,976	311,976	765,527	981,657	1,361,082
220	1,583,624	1,583,624	228,624	682,175	898,305	1,277,730
260	1,500,272	1,500,272	145,272	598,823	814,953	1,194,378
300	1,416,920	1,416,920	61,920	515,471	731,601	1,111,026
350	1,312,730	1,312,730	-42,270	411,281	627,411	1,006,836
400	1,208,540	1,208,540	-146,460	307,091	523,221	902,646
450	1,104,350	1,104,350	-250,650	202,901	419,031	798,456
500	1,000,160	1,000,160	-354,840	98,711	314,841	694,266
550	895,970	895,970	-459,030	-5,479	210,651	590,076
600	791,780	791,780	-563,220	-109,669	106,461	485,887
650	687,590	687,590	-667,410	-213,859	2,271	381,697

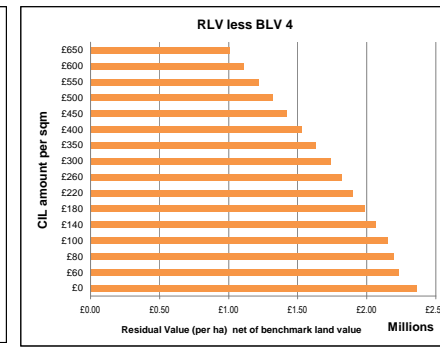
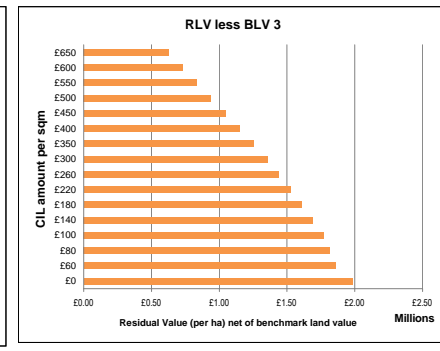
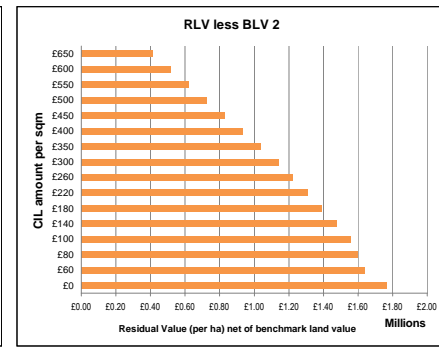
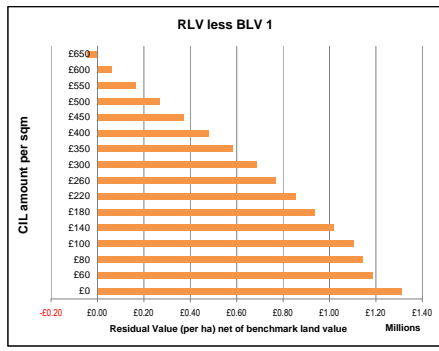


Site type 5	Description:	Area 4	£2368 psqm	Site area:	1.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,003,323	1,003,323	-351,677	101,874	318,004	697,430
60	878,295	878,295	-476,705	23,154	192,976	572,402
80	836,619	836,619	-518,381	64,830	151,300	530,726
100	794,943	794,943	-560,057	106,506	109,624	489,050
140	711,591	711,591	-643,409	-189,858	26,272	405,698
180	628,239	628,239	-726,761	-273,210	57,080	322,346
220	544,887	544,887	-810,113	-356,562	140,432	238,994
260	461,535	461,535	-893,465	-439,914	223,784	155,642
300	378,183	378,183	-976,817	-523,266	307,136	72,290
350	273,993	273,993	-1,081,007	-627,456	411,326	-31,900
400	169,803	169,803	-1,185,197	-731,646	515,515	-136,090
450	65,613	65,613	-1,289,387	-835,836	619,705	-240,280
500	-38,576	-38,576	-1,393,576	-940,025	723,895	-344,470
550	-142,766	-142,766	-1,497,766	-1,044,215	828,085	-448,660
600	-246,956	-246,956	-1,601,956	-1,148,405	932,275	-552,850
650	-351,146	-351,146	-1,706,146	-1,252,595	1,036,465	-657,040



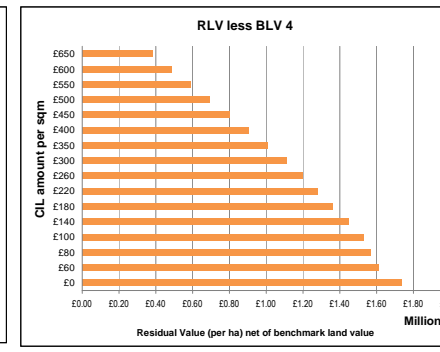
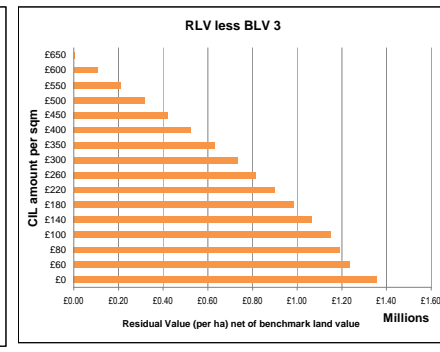
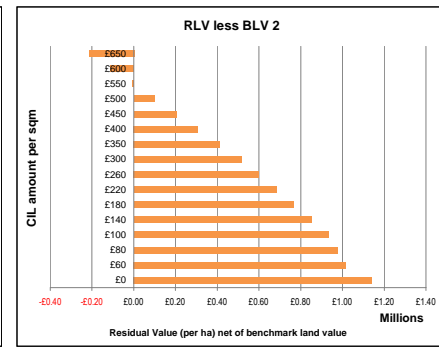
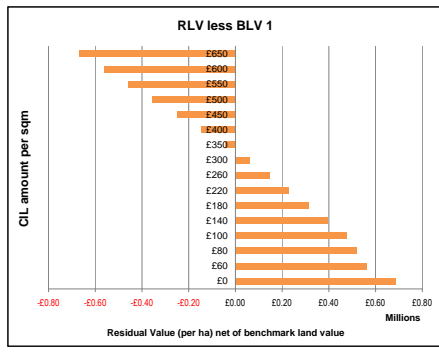
Site type 5 Description: **Area 5** £3229 psm Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,665,301	2,665,301	1,310,301	1,763,852	1,979,982	2,369,408
60	2,540,273	2,540,273	1,185,273	1,638,824	1,854,954	2,234,380
80	2,498,597	2,498,597	1,143,597	1,597,148	1,813,278	2,192,704
100	2,456,921	2,456,921	1,101,921	1,555,472	1,771,602	2,151,028
140	2,373,569	2,373,569	1,018,569	1,472,120	1,688,250	2,067,676
180	2,290,217	2,290,217	935,217	1,388,768	1,604,898	1,984,324
220	2,206,865	2,206,865	851,865	1,305,416	1,521,546	1,900,972
260	2,123,513	2,123,513	768,513	1,222,064	1,438,194	1,817,620
300	2,040,161	2,040,161	685,161	1,138,712	1,354,842	1,734,268
350	1,935,971	1,935,971	580,971	1,034,522	1,250,652	1,630,078
400	1,831,781	1,831,781	476,781	930,332	1,146,463	1,525,888
450	1,727,591	1,727,591	372,591	826,142	1,042,273	1,421,698
500	1,623,402	1,623,402	268,402	721,953	938,083	1,317,508
550	1,519,212	1,519,212	164,212	617,763	833,893	1,213,318
600	1,415,022	1,415,022	60,022	513,573	729,703	1,109,128
650	1,310,832	1,310,832	-44,168	409,383	625,513	1,004,938



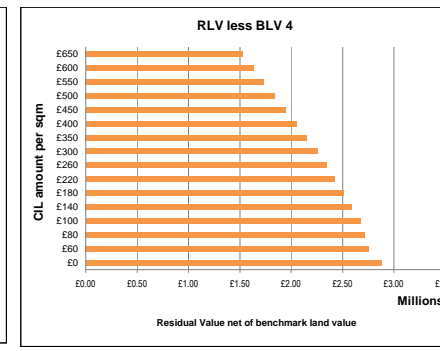
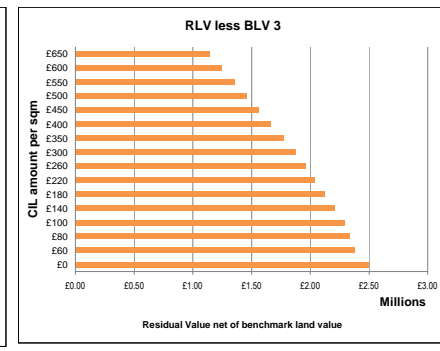
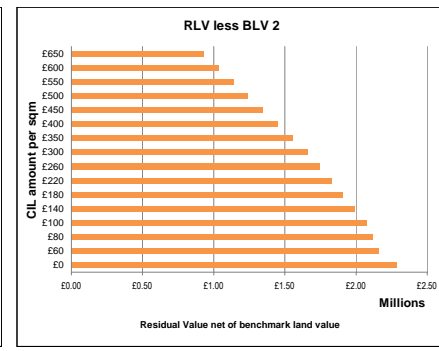
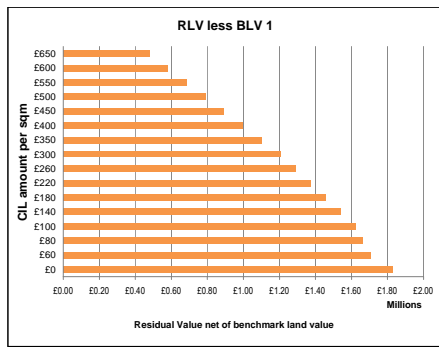
Site type 5 Description: **Area 6** £2906 psm Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,042,060	2,042,060	687,060	1,140,611	1,356,741	1,736,166
60	1,917,032	1,917,032	562,032	1,015,583	1,231,713	1,611,138
80	1,875,356	1,875,356	520,356	973,907	1,190,037	1,569,462
100	1,833,680	1,833,680	478,680	932,231	1,148,361	1,527,786
140	1,750,328	1,750,328	395,328	848,879	1,065,009	1,444,434
180	1,666,976	1,666,976	311,976	765,527	981,657	1,361,082
220	1,583,624	1,583,624	228,624	682,175	898,305	1,277,730
260	1,500,272	1,500,272	145,272	598,823	814,953	1,194,378
300	1,416,920	1,416,920	61,920	515,471	731,601	1,111,026
350	1,312,730	1,312,730	-42,270	411,281	627,411	1,006,836
400	1,208,540	1,208,540	-146,460	307,091	523,221	902,646
450	1,104,350	1,104,350	-250,650	202,901	419,031	798,456
500	1,000,160	1,000,160	-354,840	98,711	314,841	694,266
550	895,970	895,970	-459,030	-5,479	210,651	590,076
600	791,780	791,780	-563,220	-109,669	106,461	485,886
650	687,590	687,590	-667,410	-213,859	2,271	381,696



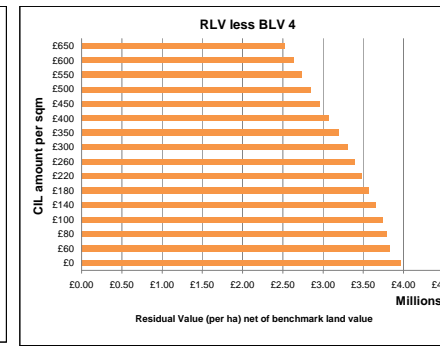
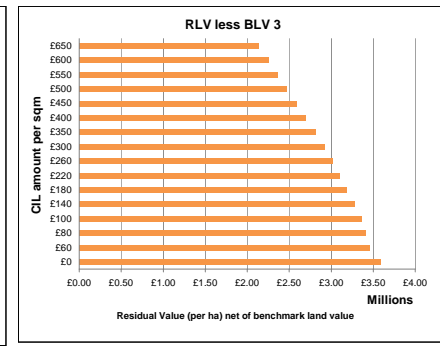
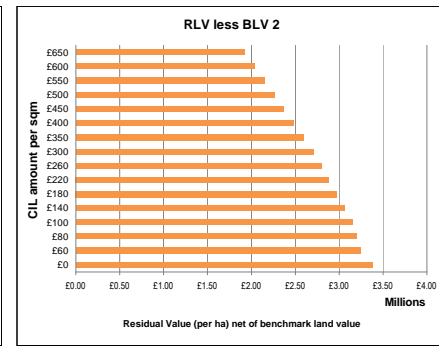
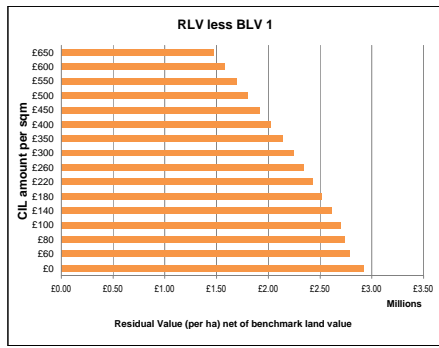
Site type 5 Description: **Area 7** £3498 psm Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,184,669	3,184,669	1,829,669	2,283,220	2,499,350	2,878,776
60	3,059,641	3,059,641	1,704,641	2,158,192	2,374,322	2,753,748
80	3,017,965	3,017,965	1,662,965	2,116,516	2,332,646	2,712,072
100	2,976,289	2,976,289	1,621,289	2,074,840	2,290,970	2,670,396
140	2,892,937	2,892,937	1,537,937	1,991,488	2,207,619	2,587,044
180	2,809,585	2,809,585	1,454,585	1,908,136	2,124,267	2,503,692
220	2,726,233	2,726,233	1,371,233	1,824,784	2,040,915	2,420,340
260	2,642,881	2,642,881	1,287,881	1,741,432	1,957,563	2,336,988
300	2,559,529	2,559,529	1,204,529	1,658,080	1,874,211	2,253,636
350	2,455,340	2,455,340	1,100,340	1,553,891	1,770,021	2,149,446
400	2,351,150	2,351,150	996,150	1,449,701	1,665,831	2,045,256
450	2,246,960	2,246,960	891,960	1,345,511	1,561,641	1,941,066
500	2,142,770	2,142,770	787,770	1,241,321	1,457,451	1,836,876
550	2,038,580	2,038,580	683,580	1,137,131	1,353,261	1,732,686
600	1,934,390	1,934,390	579,390	1,032,941	1,249,071	1,628,496
650	1,830,200	1,830,200	475,200	928,751	1,144,881	1,524,306

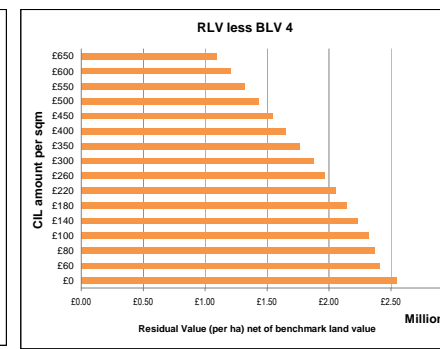
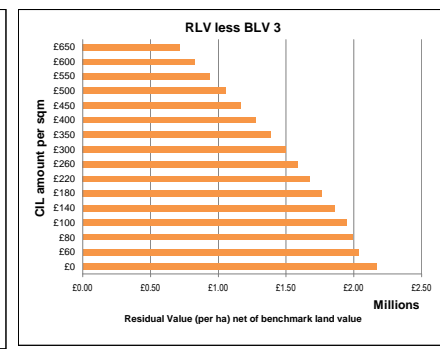
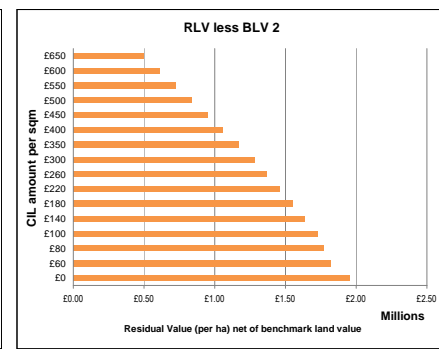
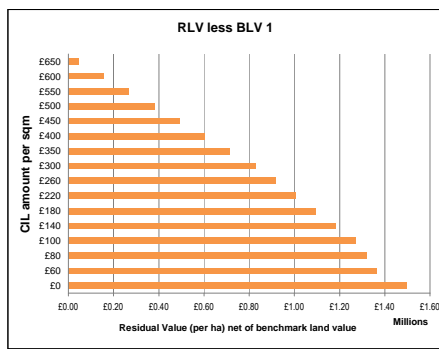


CIL Viability	Decorum BC	Benchmark Land Values (per net developable ha)			
SITE TYPE	5	BLV1 Resi Land (DVS) £1,355,000	BLV2 Offices (lower) £901,449	BLV3 Ind./Warehousing £685,319	BLV4 Community uses £305,893
40 UNITS					
HOUSES					
40 UPH	Net area as percentage of gross	100%			
CSH level:	4 on AH	Sales value inflation			
	4 on private	Build cost inflation			
Aff Hsg:	25%				

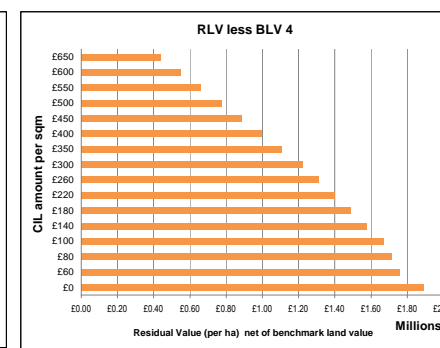
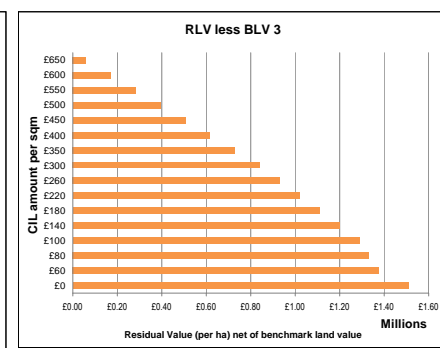
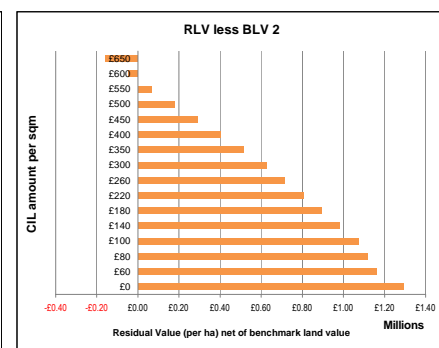
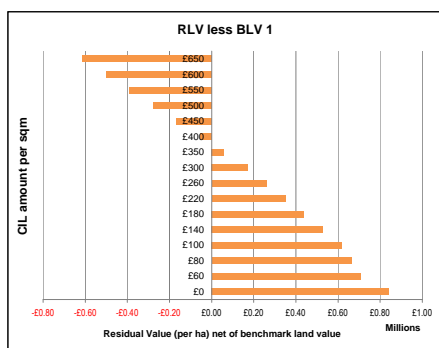
Site type 5	Description:	Area 1	£3229 ps/m	Site area:	1.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,273,606	4,273,606	2,918,606	3,372,157	3,588,287	3,967,712
60	4,139,647	4,139,647	2,784,647	3,238,198	3,454,328	3,833,754
80	4,094,994	4,094,994	2,739,994	3,193,545	3,409,675	3,789,101
100	4,050,341	4,050,341	2,695,341	3,148,892	3,365,022	3,744,448
140	3,961,036	3,961,036	2,606,036	3,059,587	3,275,717	3,655,142
180	3,871,730	3,871,730	2,516,730	2,970,281	3,186,411	3,565,837
220	3,782,424	3,782,424	2,427,424	2,880,975	3,097,105	3,476,531
260	3,693,119	3,693,119	2,338,119	2,791,670	3,007,800	3,387,225
300	3,603,813	3,603,813	2,248,813	2,702,364	2,918,494	3,297,920
350	3,492,181	3,492,181	2,137,181	2,590,732	2,806,862	3,186,287
400	3,380,549	3,380,549	2,025,549	2,479,100	2,695,230	3,074,655
450	3,268,917	3,268,917	1,913,917	2,367,468	2,583,598	2,963,023
500	3,157,284	3,157,284	1,802,284	2,255,835	2,471,965	2,851,391
550	3,045,652	3,045,652	1,690,652	2,144,203	2,360,333	2,739,759
600	2,934,020	2,934,020	1,579,020	2,032,571	2,248,701	2,628,127
650	2,822,388	2,822,388	1,467,388	1,920,939	2,137,069	2,516,495



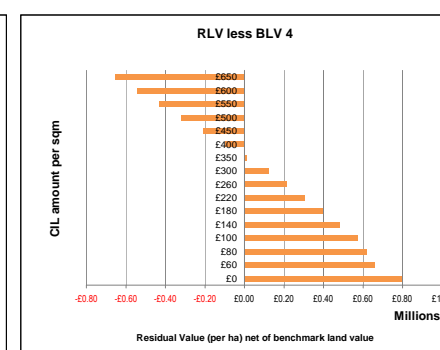
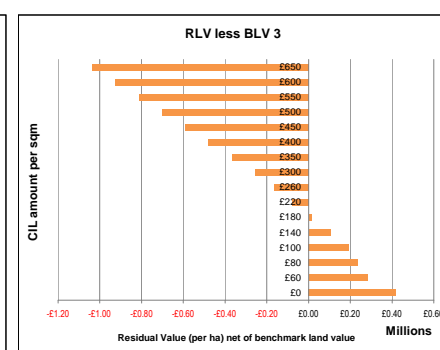
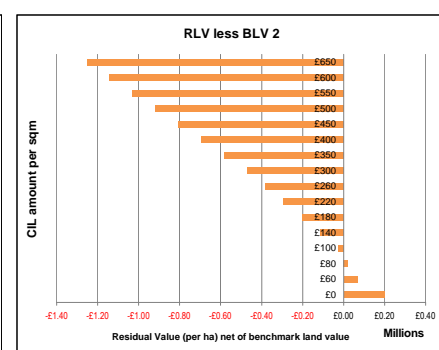
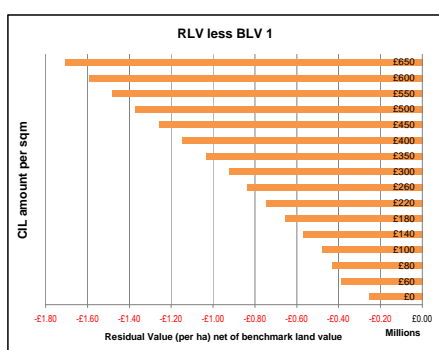
Site type 5	Description:	Area 2	£3229 ps/m	Site area:	1.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,851,242	2,851,242	1,496,242	1,949,793	2,165,923	2,545,349
60	2,717,283	2,717,283	1,362,283	1,815,834	2,031,964	2,411,390
80	2,672,630	2,672,630	1,317,630	1,771,181	1,987,311	2,366,737
100	2,627,978	2,627,978	1,272,978	1,726,529	1,942,659	2,322,084
140	2,538,672	2,538,672	1,183,672	1,637,223	1,853,353	2,232,779
180	2,449,366	2,449,366	1,094,366	1,547,917	1,764,047	2,143,473
220	2,360,061	2,360,061	1,005,061	1,458,611	1,674,742	2,054,167
260	2,270,755	2,270,755	915,755	1,369,306	1,585,436	1,964,862
300	2,181,449	2,181,449	826,449	1,280,000	1,496,130	1,875,556
350	2,069,817	2,069,817	714,817	1,168,368	1,384,498	1,763,924
400	1,958,185	1,958,185	603,185	1,056,736	1,272,866	1,652,292
450	1,846,553	1,846,553	491,553	945,104	1,161,234	1,540,660
500	1,734,921	1,734,921	379,921	833,472	1,049,602	1,429,028
550	1,623,289	1,623,289	268,289	721,840	937,970	1,317,396
600	1,511,656	1,511,656	156,656	610,207	826,337	1,205,763
650	1,400,024	1,400,024	45,024	498,575	714,705	1,094,131



Site type 5	Description:	Area 3	£2906 ps/m	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	2,194,766	2,194,766	839,766	1,293,317	1,509,447	1,888,873
60	2,060,808	2,060,808	705,808	1,159,359	1,375,489	1,754,914
80	2,016,155	2,016,155	661,155	1,114,706	1,330,836	1,710,262
100	1,971,502	1,971,502	616,502	1,070,053	1,286,183	1,665,609
140	1,882,196	1,882,196	527,196	980,747	1,196,877	1,576,303
180	1,792,891	1,792,891	437,891	891,442	1,107,572	1,486,937
220	1,703,585	1,703,585	348,585	802,136	1,018,266	1,397,571
260	1,614,279	1,614,279	259,279	712,830	928,960	1,308,205
300	1,524,974	1,524,974	169,974	623,525	839,655	1,219,080
350	1,413,341	1,413,341	58,341	511,892	728,022	1,107,448
400	1,301,709	1,301,709	-53,291	400,260	616,390	995,816
450	1,190,077	1,190,077	-164,923	288,628	504,758	884,184
500	1,078,445	1,078,445	-276,555	176,996	393,126	772,552
550	966,813	966,813	-388,187	65,364	281,494	660,920
600	855,181	855,181	-499,819	-46,268	169,862	549,288
650	743,549	743,549	-611,451	-157,900	58,230	437,655

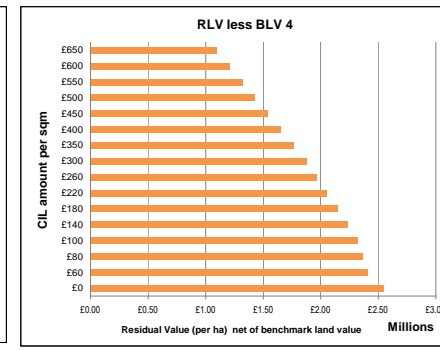
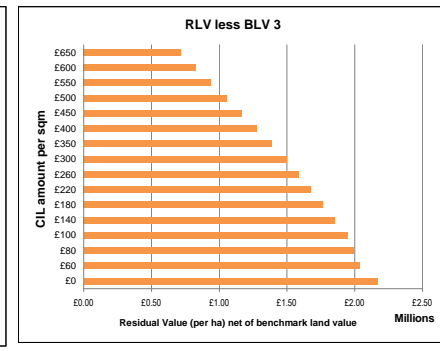
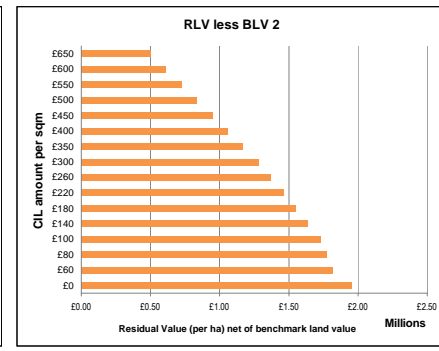
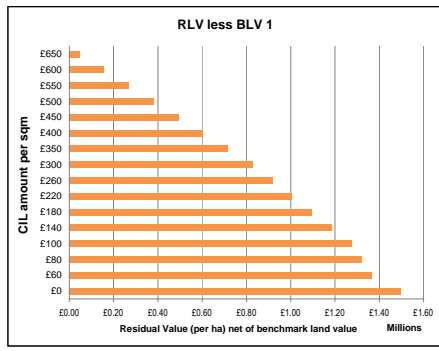


Site type 5	Description:	Area 4	£2368 ps/m	Site area:	1.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,100,640	1,100,640	-254,360	199,191	415,321	794,747
60	966,682	966,682	-388,318	65,233	281,363	660,788
80	922,029	922,029	-432,971	20,580	236,710	616,136
100	877,376	877,376	-477,624	-24,073	192,057	571,483
140	788,070	788,070	-566,930	-113,379	102,751	482,177
180	698,765	698,765	-656,235	-202,684	13,446	392,871
220	609,459	609,459	-745,541	-291,990	-75,860	303,566
260	520,153	520,153	-834,847	-381,296	-165,166	214,260
300	430,848	430,848	-924,152	-470,601	-254,471	124,954
350	319,215	319,215	-1,035,785	-562,234	-366,104	13,322
400	207,583	207,583	-1,147,417	-693,866	-477,736	-98,310
450	95,951	95,951	-1,259,049	-805,498	-589,368	-209,942
500	-15,681	-15,681	-1,370,681	-917,130	-701,000	-321,574
550	-127,313	-127,313	-1,482,313	-1,028,762	-812,632	-433,206
600	-238,945	-238,945	-1,593,945	-1,140,394	-924,284	-544,838
650	-350,577	-350,577	-1,705,577	-1,252,026	-1,035,896	-656,471



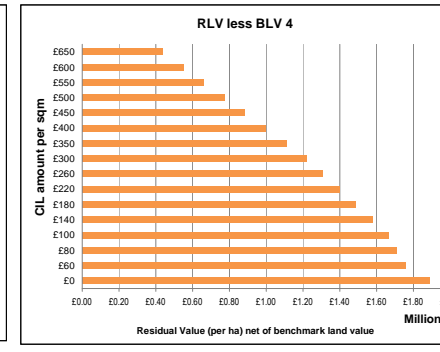
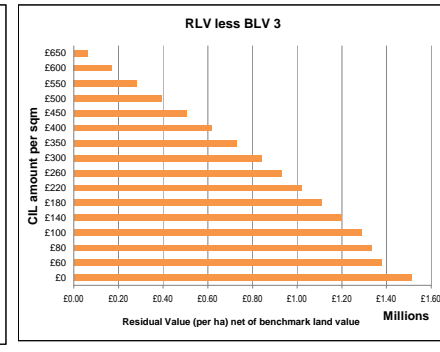
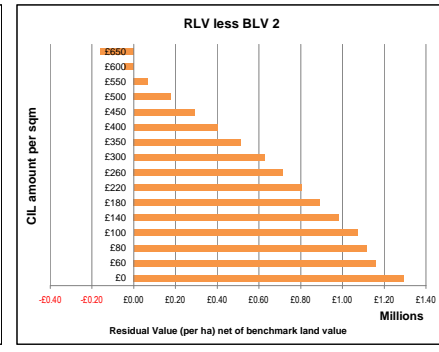
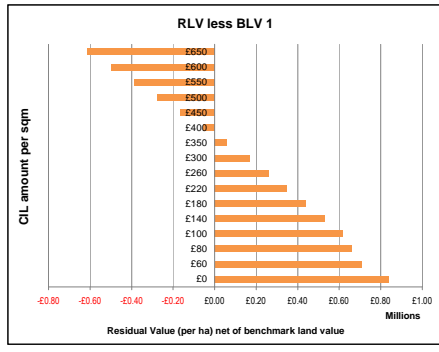
Site type 5 Description: **Area 5 £3229 psm** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,851,242	2,851,242	1,496,242	1,949,793	2,165,923	2,545,349
60	2,717,283	2,717,283	1,362,283	1,815,834	2,031,964	2,411,390
80	2,672,630	2,672,630	1,317,630	1,771,181	1,987,311	2,366,737
100	2,627,978	2,627,978	1,272,978	1,726,529	1,942,659	2,322,084
140	2,538,672	2,538,672	1,183,672	1,637,223	1,853,353	2,232,779
180	2,449,366	2,449,366	1,094,366	1,547,917	1,764,047	2,143,473
220	2,360,061	2,360,061	1,005,061	1,458,611	1,674,742	2,054,167
260	2,270,755	2,270,755	915,755	1,369,306	1,585,436	1,964,862
300	2,181,449	2,181,449	826,449	1,280,000	1,496,130	1,875,556
350	2,069,817	2,069,817	714,817	1,168,368	1,384,498	1,763,924
400	1,958,185	1,958,185	603,185	1,056,736	1,272,866	1,652,292
450	1,846,553	1,846,553	491,553	945,104	1,161,234	1,540,660
500	1,734,921	1,734,921	379,921	833,472	1,049,602	1,429,028
550	1,623,289	1,623,289	268,289	721,840	937,970	1,317,396
600	1,511,656	1,511,656	156,656	610,207	826,337	1,205,763
650	1,400,024	1,400,024	45,024	498,575	714,705	1,094,131



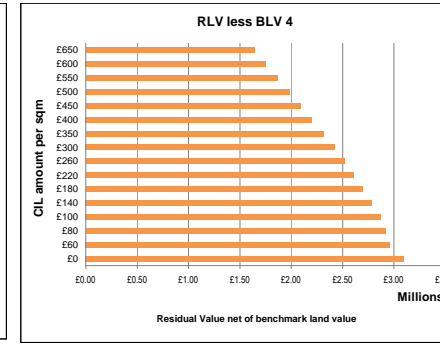
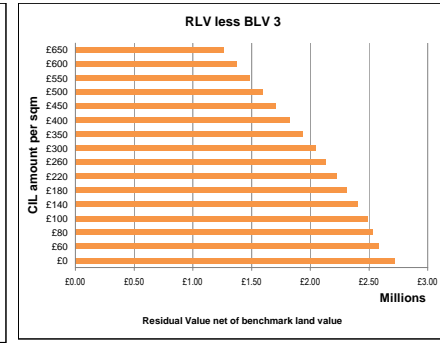
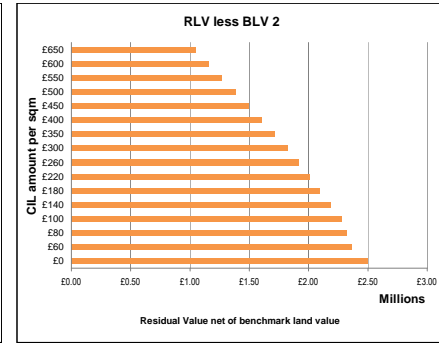
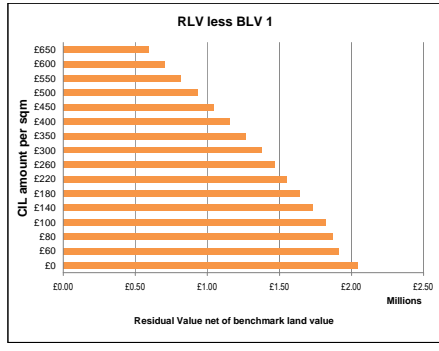
Site type 5 Description: **Area 6 £2906 psm** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,194,766	2,194,766	839,766	1,293,317	1,509,447	1,888,873
60	2,060,808	2,060,808	705,808	1,159,359	1,375,489	1,754,914
80	2,016,155	2,016,155	661,155	1,114,706	1,330,836	1,710,262
100	1,971,502	1,971,502	616,502	1,070,053	1,286,183	1,665,609
140	1,882,196	1,882,196	527,196	980,747	1,196,877	1,576,303
180	1,792,891	1,792,891	437,891	891,442	1,107,572	1,486,997
220	1,703,585	1,703,585	348,585	802,136	1,018,266	1,397,692
260	1,614,279	1,614,279	259,279	712,830	928,960	1,308,386
300	1,524,974	1,524,974	169,974	623,525	839,655	1,219,080
350	1,413,341	1,413,341	58,341	511,892	728,022	1,107,448
400	1,301,709	1,301,709	-	53,291	400,260	995,816
450	1,190,077	1,190,077	-	164,923	288,628	884,184
500	1,078,445	1,078,445	-	276,555	176,996	772,552
550	966,813	966,813	-	388,187	65,364	660,920
600	855,181	855,181	-	499,819	-	549,288
650	743,549	743,549	-	611,451	-	437,655



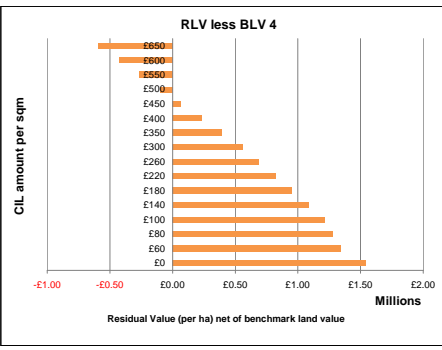
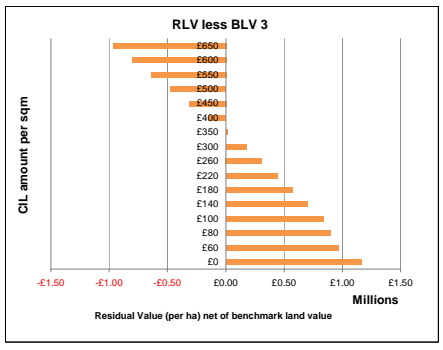
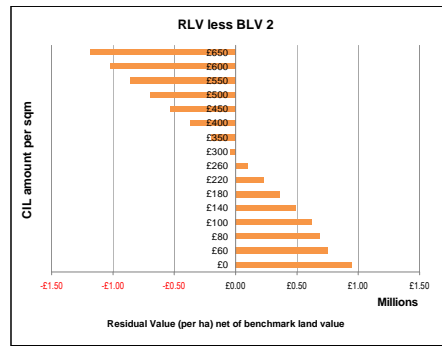
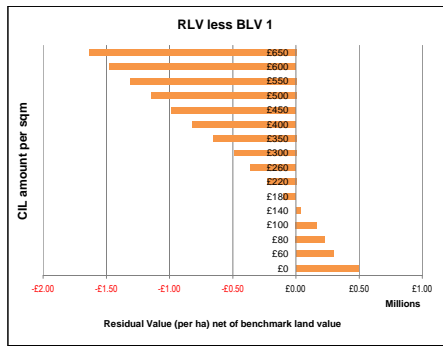
Site type 5 Description: **Area 7 £3498 psm** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,398,305	3,398,305	2,043,305	2,496,856	2,712,986	3,092,412
60	3,264,346	3,264,346	1,909,346	2,362,897	2,579,027	2,958,453
80	3,219,693	3,219,693	1,864,693	2,318,244	2,534,374	2,913,800
100	3,175,041	3,175,041	1,820,041	2,273,592	2,489,722	2,869,147
140	3,085,735	3,085,735	1,730,735	2,184,286	2,400,416	2,779,842
180	2,996,429	2,996,429	1,641,429	2,094,980	2,311,110	2,690,536
220	2,907,124	2,907,124	1,552,124	2,005,674	2,221,805	2,601,230
260	2,817,818	2,817,818	1,462,818	1,916,369	2,132,499	2,511,925
300	2,728,512	2,728,512	1,373,512	1,827,063	2,043,193	2,422,619
350	2,616,880	2,616,880	1,261,880	1,715,431	1,931,561	2,310,987
400	2,505,248	2,505,248	1,150,248	1,603,799	1,819,929	2,199,355
450	2,393,616	2,393,616	1,038,616	1,492,167	1,708,297	2,087,722
500	2,281,984	2,281,984	926,984	1,380,535	1,596,665	1,976,090
550	2,170,352	2,170,352	815,352	1,268,903	1,485,033	1,864,458
600	2,058,719	2,058,719	703,719	1,157,270	1,373,400	1,752,826
650	1,947,087	1,947,087	592,087	1,045,638	1,261,768	1,641,194

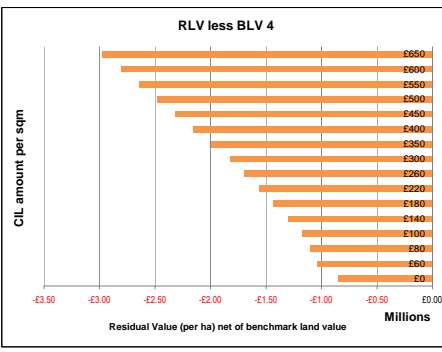
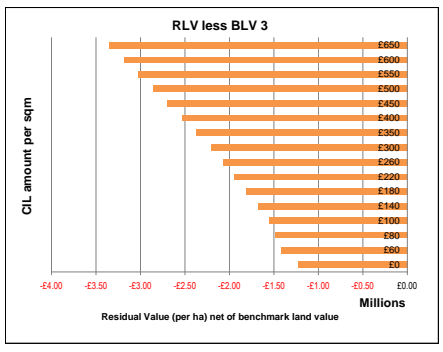
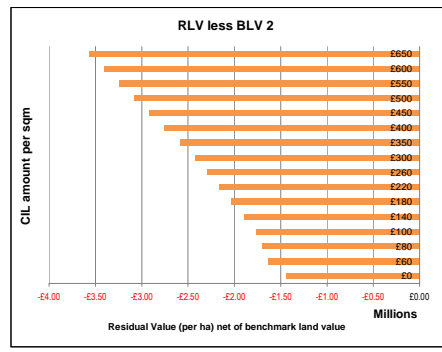
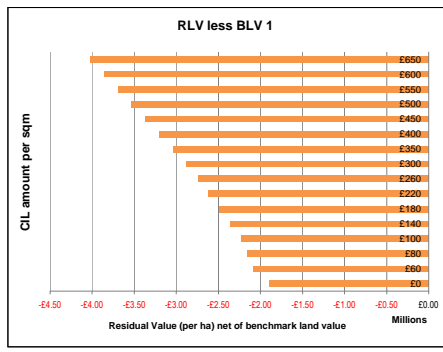


CIL Viability	Dacorum BC				
Benchmark Land Values (per net developable ha)					
SITE TYPE	6	BLV1 Resi Land (DVS) £1,355,000	BLV2 Offices (lower) £901,449	BLV3 Ind./Warehousing £885,319	BLV4 Community uses £305,893
50 UNITS					
FLATS					
80 UPH		Net area as percentage of gross	100%		
CSH level	4 on AH		Sales value inflation		
Aff Hsg:	4 on private		Build cost inflation		
	35%				

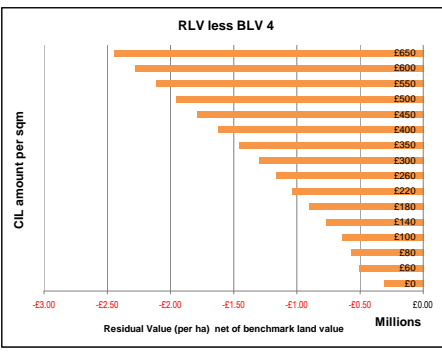
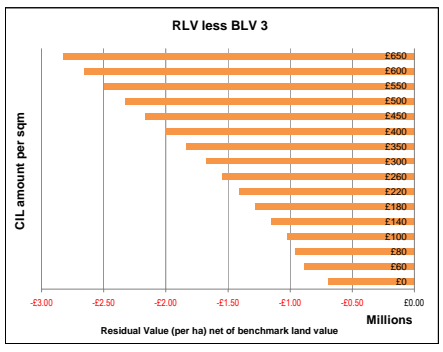
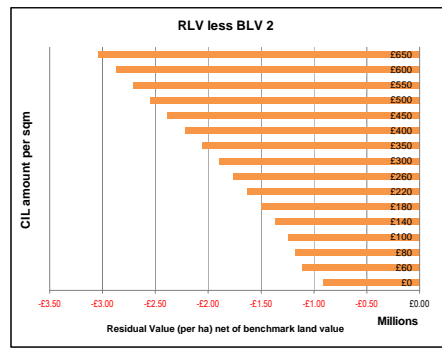
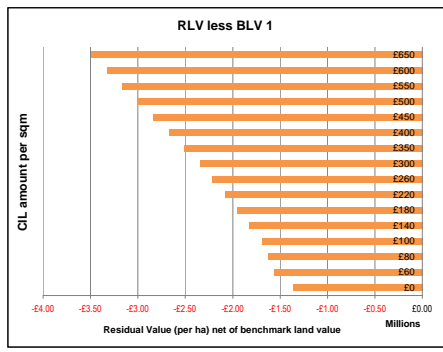
Site type 6	Description:	Area 1	£3660 psm	0	Site area:	0.63 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,153,820	1,846,111	491,111	944,662	1,160,792	1,540,218
60	1,030,995	1,649,692	294,592	748,143	964,273	1,343,699
80	990,054	1,584,086	229,086	682,637	898,767	1,278,193
100	949,112	1,518,580	163,580	617,131	833,261	1,212,686
140	867,229	1,387,567	32,567	486,118	702,248	1,081,674
180	785,346	1,256,554	-98,446	355,105	571,235	950,661
220	703,464	1,125,542	-229,458	224,093	440,223	819,648
260	621,581	994,529	-360,471	93,080	309,210	688,636
300	539,698	863,516	-491,484	-37,933	178,197	557,623
350	437,344	699,750	-655,250	-201,699	14,431	393,857
400	334,990	535,985	-819,015	-365,464	149,334	230,091
450	232,637	372,219	-982,781	-529,230	313,100	66,325
500	130,283	208,453	-1,146,547	-692,996	476,866	-97,441
550	27,929	44,687	-1,310,313	-856,762	640,632	-261,206
600	-74,424	119,079	-1,474,079	-1,020,528	804,398	-424,972
650	-176,778	282,845	-1,637,845	-1,184,294	968,164	-588,738



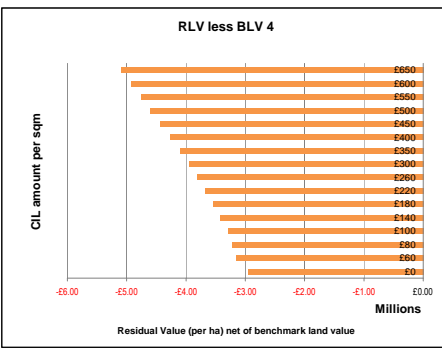
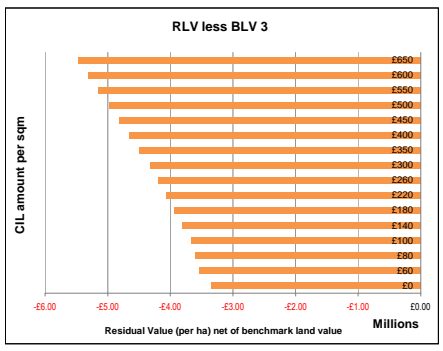
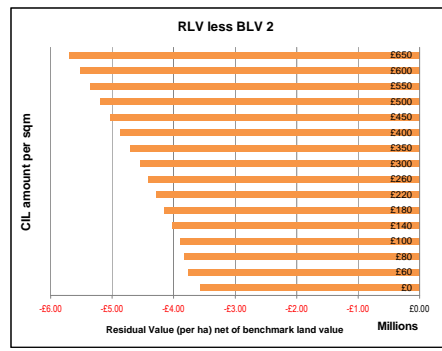
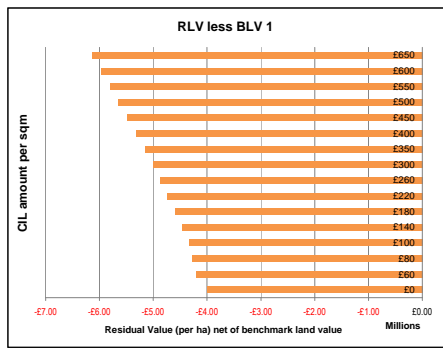
Site type 6	Description:	Area 2	£2691 psm	0	Site area:	0.63 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	335,967	537,547	-1,892,547	-1,438,966	1,222,866	-843,440
60	458,791	734,066	-2,089,066	-1,635,515	1,419,385	-1,039,959
80	499,733	799,572	-2,154,572	-1,701,021	1,484,891	-1,105,466
100	540,674	865,079	-2,220,079	-1,766,528	1,550,398	-1,170,972
140	622,557	996,091	-2,351,091	-1,897,541	1,681,410	-1,301,985
180	704,440	1,127,104	-2,482,104	-2,028,553	1,812,423	-1,432,997
220	786,323	1,258,117	-2,613,117	-2,159,566	1,943,436	-1,564,010
260	868,206	1,389,130	-2,744,130	-2,290,579	2,074,449	-1,695,023
300	950,089	1,520,142	-2,875,142	-2,421,591	2,205,461	-1,826,036
350	1,031,972	1,651,155	-3,006,155	-2,552,603	2,336,474	-1,957,049
400	1,113,855	1,782,168	-3,137,168	-2,683,616	2,467,487	-2,088,062
450	1,195,738	1,913,181	-3,268,181	-2,810,629	2,598,500	-2,219,075
500	1,277,621	2,044,194	-3,399,194	-2,937,642	2,729,513	-2,350,088
550	1,359,504	2,175,207	-3,530,207	-3,064,655	2,860,526	-2,481,101
600	1,441,387	2,306,220	-3,661,220	-3,191,668	2,991,539	-2,612,114
650	1,523,270	2,437,233	-3,792,233	-3,318,681	3,122,552	-2,743,127



Site type 6	Description:	Area 3	£2906 psm	0	Site area:	0.63 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,903	7,845	-1,362,845	-909,294	693,164	-313,738
60	127,728	204,364	-1,559,364	-1,105,813	889,683	-510,258
80	168,669	269,871	-1,624,871	-1,171,320	955,190	-575,764
100	209,611	335,377	-1,690,377	-1,236,826	1,020,696	-641,270
140	291,493	466,390	-1,821,390	-1,367,839	1,151,709	-772,283
180	373,376	597,402	-1,952,402	-1,498,851	1,282,721	-903,296
220	455,259	728,415	-2,083,415	-1,629,864	1,413,734	-1,034,308
260	537,142	859,428	-2,214,428	-1,760,877	1,544,747	-1,165,321
300	619,025	990,440	-2,345,440	-1,891,889	1,675,759	-1,296,334
350	700,908	1,121,453	-2,476,453	-2,022,902	1,806,772	-1,427,347
400	782,791	1,252,466	-2,607,466	-2,153,915	1,937,785	-1,558,360
450	864,674	1,383,479	-2,738,479	-2,284,928	2,068,798	-1,689,373
500	946,557	1,514,492	-2,869,492	-2,415,941	2,199,811	-1,820,386
550	1,028,440	1,645,505	-3,000,505	-2,546,954	2,330,824	-1,951,399
600	1,110,323	1,776,518	-3,131,518	-2,677,967	2,461,837	-2,082,412
650	1,192,206	1,907,531	-3,262,531	-2,808,980	2,592,850	-2,213,425

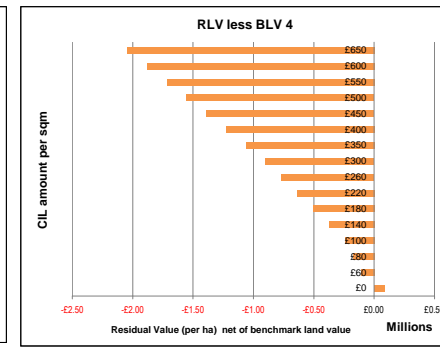
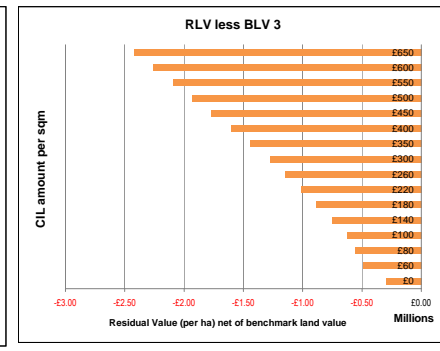
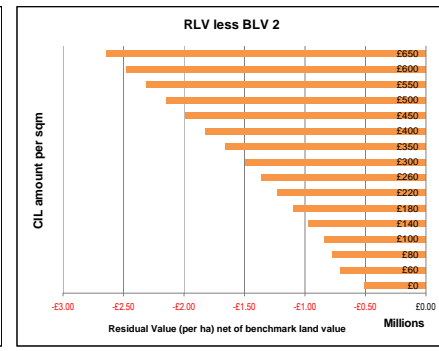
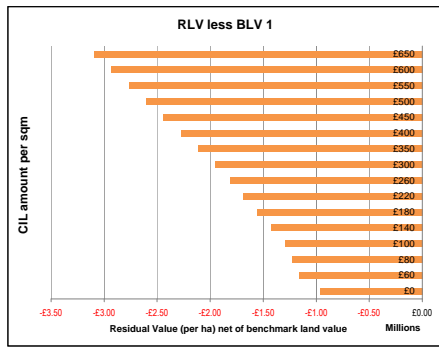


Site type 6	Description:	Area 4	£1830 psm	0	Site area:	0.63 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,660,222	2,656,355	-4,011,355	-3,557,804	3,341,674	-2,962,248
60	1,783,046	2,852,874	-4,207,874	-3,754,323	3,538,193	-3,158,767
80	1,823,988	2,918,380	-4,273,380	-3,819,829	3,603,699	-3,224,273
100	1,864,929	2,983,886	-4,338,886	-3,885,335	3,669,205	-3,289,780
140	1,946,812	3,114,899	-4,469,899	-4,016,348	3,800,218	-3,420,792
180	2,028,695	3,245,912	-4,600,912	-4,147,361	3,931,231	-3,551,805
220	2,110,578	3,376,924	-4,731,924	-4,278,373	4,062,243	-3,682,818
260	2,192,461	3,507,937	-4,862,937	-4,409,386	4,193,256	-3,813,830
300	2,274,344	3,638,950	-4,993,950	-4,540,399	4,324,269	-3,944,843
350	2,356,227	3,769,962	-5,124,962	-4,671,412	4,455,282	-4,075,856
400	2,438,110	3,900,975	-5,255,975	-4,802,425	4,586,295	-4,206,869
450	2,520,000	4,031,988	-5,386,988	-4,933,438	4,717,308	-4,337,882
500	2,601,889	4,163,001	-5,517,001	-5,064,451	4,848,321	-4,468,895
550	2,683,778	4,294,014	-5,648,014	-5,195,464	4,979,334	-4,599,908
600	2,765,667	4,425,027	-5,779,027	-5,326,477	5,110,347	-4,730,921
650	2,847,556	4,556,040	-5,910,040	-5,457,490	5,241,360	-4,861,934



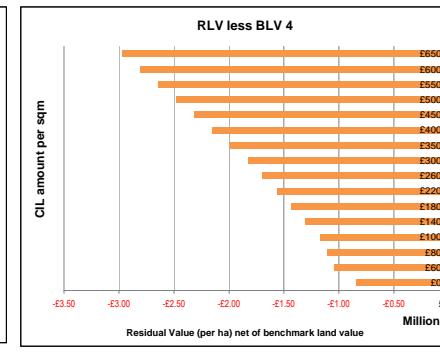
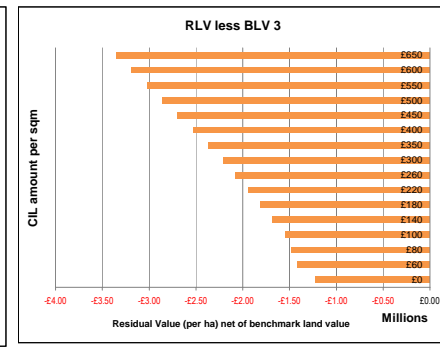
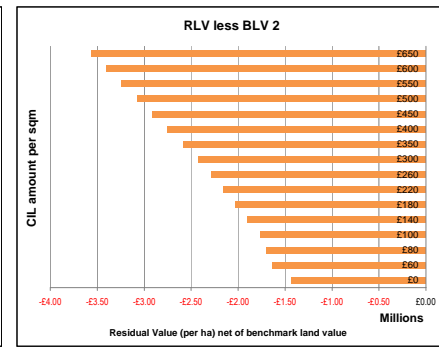
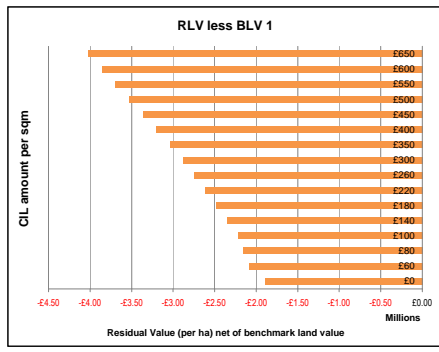
Site type 6 Description: **Area 5 £3068 pam** Site area: 0.63 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	243,395	389,431	965,569	512,018	295,888	83,538
60	120,570	192,912	1,162,088	708,537	492,407	112,981
80	79,629	127,406	1,227,594	774,043	557,913	178,487
100	38,667	61,900	1,293,100	839,549	623,419	243,994
140	-43,196	69,113	1,424,113	970,562	754,432	375,006
180	-125,079	200,126	1,555,126	1,101,575	885,445	506,019
220	-206,962	331,139	1,686,139	1,232,588	1,016,458	637,032
260	-288,845	462,151	1,817,151	1,363,600	1,147,470	768,045
300	-370,727	593,164	1,948,164	1,494,613	1,278,483	899,057
350	-473,061	756,930	2,111,930	1,658,379	1,442,249	1,062,823
400	-575,435	920,696	2,275,696	1,822,145	1,606,015	1,226,589
450	-677,788	1,084,462	2,439,462	1,985,911	1,769,781	1,390,355
500	-780,142	1,248,227	2,603,227	2,149,676	1,933,546	1,554,121
550	-882,496	1,411,993	2,766,993	2,313,442	2,097,312	1,717,887
600	-984,849	1,575,759	2,930,759	2,477,208	2,261,078	1,881,652
650	-1,087,203	1,739,525	3,094,525	2,640,974	2,424,844	2,045,418



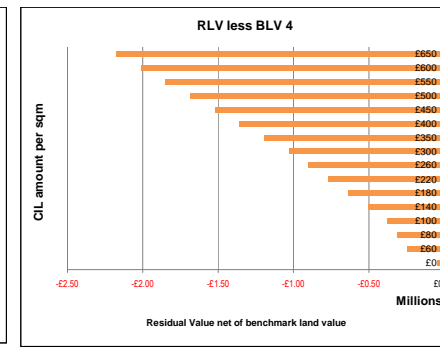
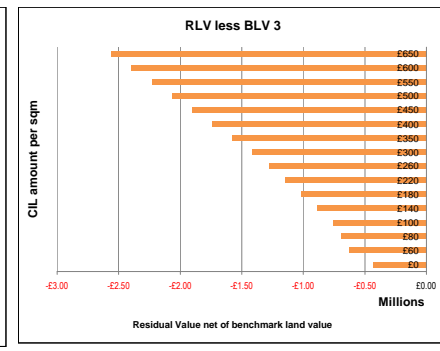
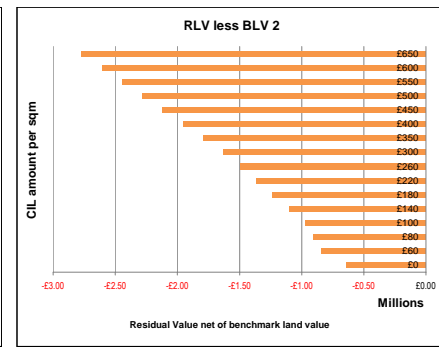
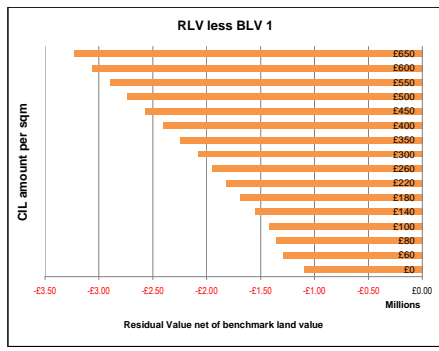
Site type 6 Description: **Area 6 £2691 pam** Site area: 0.63 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-335,967	537,547	1,892,547	1,438,996	1,222,866	843,440
60	-458,791	734,066	2,089,066	1,635,515	1,419,385	1,039,959
80	-498,733	799,572	2,154,572	1,701,021	1,484,891	1,105,466
100	-540,674	865,079	2,220,079	1,766,528	1,550,398	1,170,972
140	-622,557	996,091	2,351,091	1,897,541	1,681,410	1,301,985
180	-704,440	1,127,104	2,482,104	2,028,553	1,812,423	1,432,997
220	-786,323	1,258,117	2,613,117	2,159,566	1,943,436	1,564,010
260	-868,206	1,389,130	2,744,130	2,290,579	2,074,449	1,695,023
300	-950,089	1,520,142	2,875,142	2,421,591	2,205,461	1,826,036
350	-1,031,972	1,651,155	3,006,155	2,552,603	2,336,474	1,957,049
400	-1,113,855	1,782,168	3,137,168	2,683,616	2,467,487	2,088,062
450	-1,195,738	1,913,181	3,268,181	2,814,629	2,598,499	2,219,075
500	-1,277,621	2,044,194	3,399,194	2,945,642	2,729,512	2,350,088
550	-1,359,504	2,175,207	3,530,207	3,076,655	2,860,525	2,481,099
600	-1,441,387	2,306,220	3,661,220	3,207,668	2,991,538	2,612,112
650	-1,523,270	2,437,233	3,792,233	3,338,681	3,122,551	2,743,125



Site type 6 Description: **Area 7 £3014 pam** Site area: 0.63 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	160,629	257,006	1,097,994	644,443	428,313	48,888
60	37,804	60,487	1,294,513	840,962	624,832	245,407
80	3,137	5,020	1,360,020	906,469	690,339	310,913
100	-44,079	70,526	1,425,526	971,975	755,845	376,419
140	-125,962	201,539	1,556,539	1,102,988	886,858	507,432
180	-207,845	332,551	1,687,551	1,234,000	1,017,870	638,445
220	-289,728	463,564	1,818,564	1,365,013	1,148,883	769,457
260	-371,610	594,577	1,949,577	1,496,026	1,279,896	900,470
300	-453,493	725,589	2,080,589	1,627,038	1,410,908	1,031,483
350	-535,376	856,602	2,211,602	1,758,051	1,541,921	1,162,496
400	-617,259	987,615	2,342,615	1,889,064	1,672,934	1,293,509
450	-699,142	1,118,628	2,473,628	2,020,077	1,803,947	1,424,522
500	-781,025	1,249,641	2,604,641	2,151,090	1,934,960	1,555,535
550	-862,908	1,380,654	2,735,654	2,282,103	2,065,973	1,686,548
600	-944,791	1,511,667	2,866,667	2,413,116	2,196,986	1,817,561
650	-1,026,674	1,642,680	2,997,680	2,544,129	2,327,999	1,948,574



CIL Viability Dacorum BC

Benchmark Land Values (per net developable ha)			
BLV1	BLV2	BLV3	BLV4
Resi Land (DVS)	Offices (lower)	Ind./Warehousing	Community uses
£1,355,000	£901,449	£885,319	£305,893

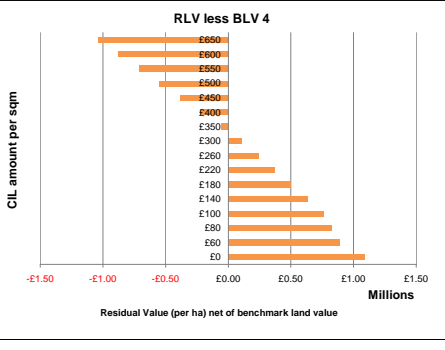
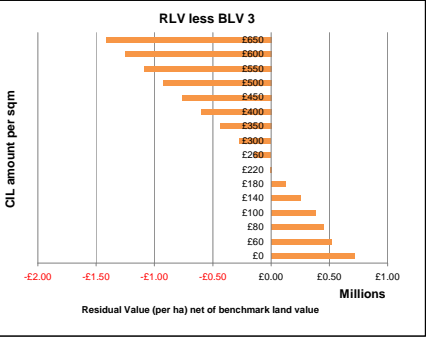
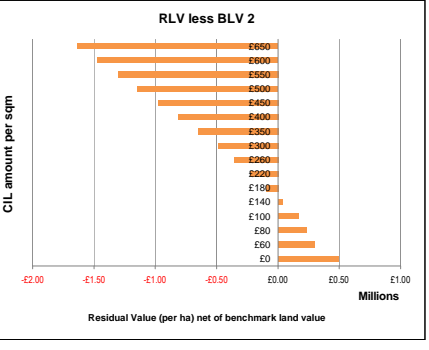
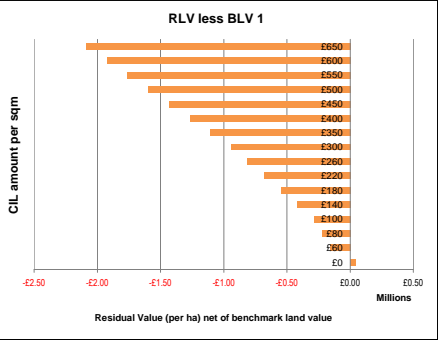
SITE TYPE 6
50 UNITS
FLATS
80 UPH

Net area as percentage of gross

CSH level: 4 on AH	-5%	Sales value inflation
4 on private		Build cost inflation
All Hqs: 35%		

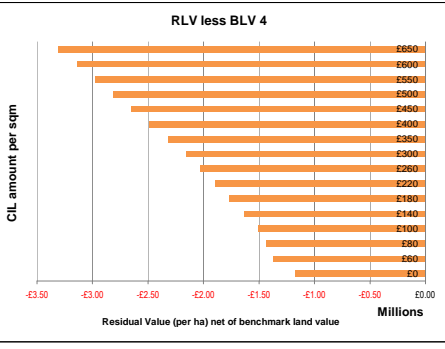
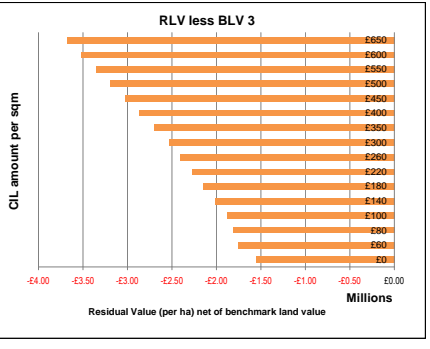
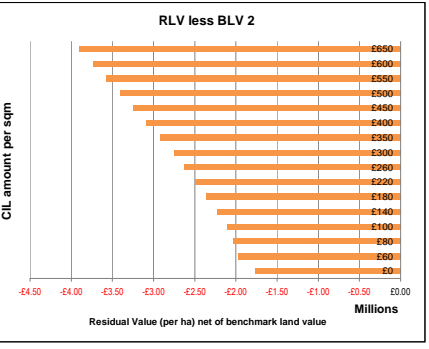
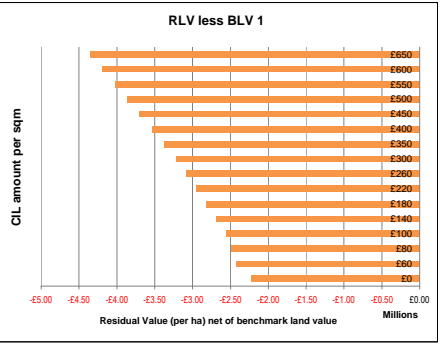
Site type 6 Description: **Area 1 £3660 psm** Site area: 0.63 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	872,416	1,395,865	40,865	494,416	710,546	1,089,972
60	749,591	1,199,346	155,654	297,897	514,027	893,452
80	708,650	1,133,839	221,161	232,390	448,520	827,946
100	667,708	1,068,333	286,667	166,884	383,014	762,440
140	585,825	937,320	417,680	35,871	252,001	631,427
180	503,942	806,308	548,692	95,141	120,989	500,414
220	422,059	675,295	679,705	226,154	10,024	369,402
260	340,176	544,282	810,718	357,167	141,037	238,389
300	258,294	413,270	941,730	488,179	272,049	107,376
350	155,940	249,504	1,105,496	651,945	435,815	56,390
400	53,586	85,738	1,269,262	815,711	599,581	220,155
450	-48,767	78,028	1,433,028	979,477	763,347	383,921
500	-151,121	241,794	1,596,794	1,143,243	927,113	547,687
550	-253,475	405,560	1,760,560	1,307,009	1,090,879	711,453
600	-355,828	569,326	1,924,326	1,470,775	1,254,645	875,219
650	-458,182	733,091	2,088,091	1,634,540	1,418,410	1,038,985



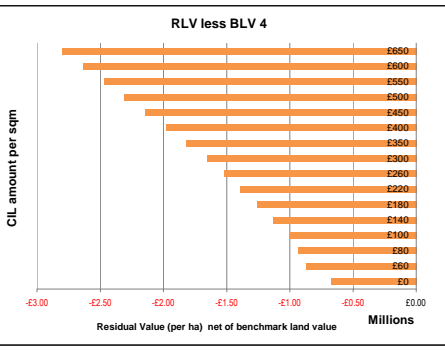
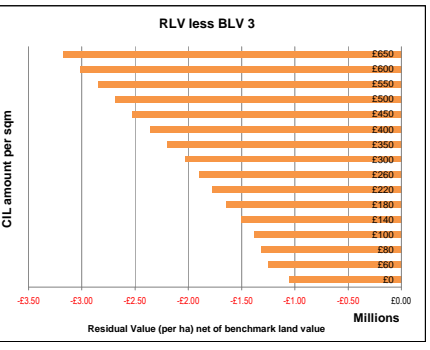
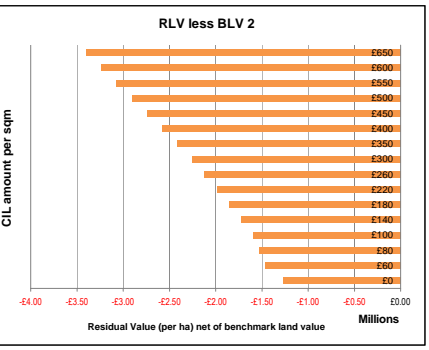
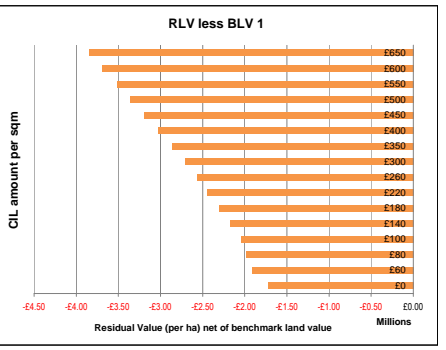
Site type 6 Description: **Area 2 £2691 psm** Site area: 0.63 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	542,882	868,611	2,223,611	1,770,060	1,553,930	1,174,504
60	665,706	1,065,130	2,420,130	1,966,579	1,750,449	1,371,023
80	706,648	1,130,636	2,485,636	2,032,085	1,815,955	1,436,529
100	747,589	1,196,142	2,551,142	2,097,591	1,881,461	1,502,036
140	829,472	1,327,155	2,682,155	2,228,604	2,012,474	1,633,048
180	911,355	1,458,168	2,813,168	2,359,617	2,143,487	1,764,061
220	993,238	1,589,181	2,944,181	2,490,630	2,274,500	1,895,074
260	1,075,121	1,720,193	3,075,193	2,621,642	2,405,512	2,026,087
300	1,157,004	1,851,206	3,206,206	2,752,655	2,536,525	2,157,099
350	1,238,887	1,982,219	3,337,219	2,883,667	2,667,537	2,288,112
400	1,320,770	2,113,232	3,468,232	3,014,680	2,798,550	2,419,125
450	1,402,653	2,244,245	3,599,245	3,145,692	2,929,562	2,550,138
500	1,484,536	2,375,258	3,730,258	3,276,705	3,060,575	2,681,151
550	1,566,419	2,506,271	3,861,271	3,407,717	3,191,587	2,812,164
600	1,648,302	2,637,284	3,992,284	3,538,730	3,322,600	2,943,177
650	1,730,185	2,768,297	4,123,297	3,669,742	3,453,612	3,074,190



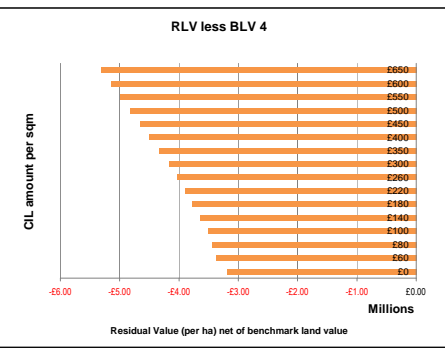
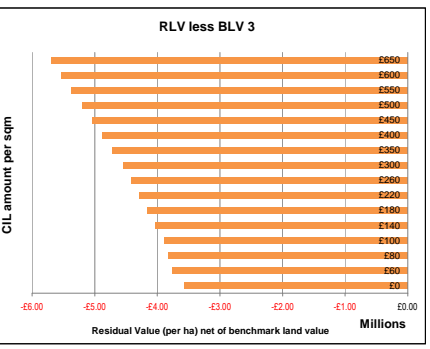
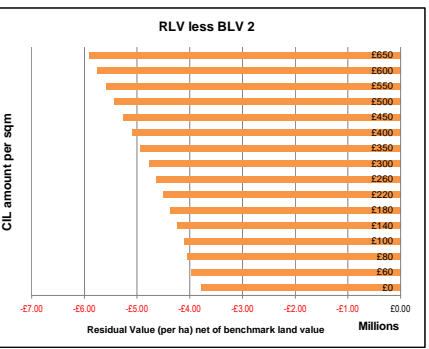
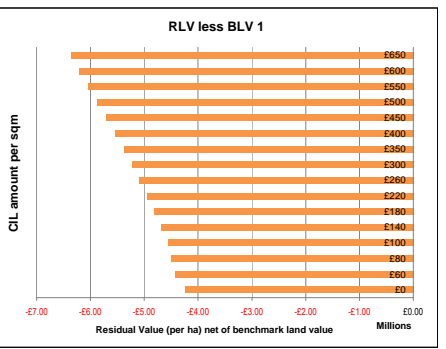
Site type 6 Description: **Area 3 £2906 psm** Site area: 0.63 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	228,371	365,394	1,720,394	1,266,843	1,050,713	671,287
60	351,196	561,913	1,916,913	1,463,362	1,247,232	867,806
80	392,137	627,419	1,982,419	1,528,868	1,312,738	933,313
100	433,079	692,926	2,047,926	1,594,375	1,378,245	998,819
140	514,961	823,938	2,178,938	1,725,387	1,509,257	1,129,832
180	596,844	954,951	2,309,951	1,856,400	1,640,270	1,260,845
220	678,727	1,085,964	2,440,964	1,987,413	1,771,283	1,391,858
260	760,610	1,216,976	2,571,976	2,118,425	1,902,295	1,522,871
300	842,493	1,347,989	2,702,989	2,249,438	2,033,308	1,653,884
350	924,376	1,478,002	2,833,002	2,380,450	2,164,320	1,784,897
400	1,006,259	1,609,015	2,964,015	2,511,463	2,295,333	1,915,910
450	1,088,142	1,740,028	3,095,028	2,642,475	2,426,345	2,046,923
500	1,170,025	1,871,041	3,226,041	2,773,488	2,557,358	2,177,936
550	1,251,908	2,002,054	3,357,054	2,904,500	2,688,370	2,308,949
600	1,333,791	2,133,067	3,488,067	3,035,513	2,819,383	2,439,962
650	1,415,674	2,264,080	3,619,080	3,166,525	2,950,395	2,570,975



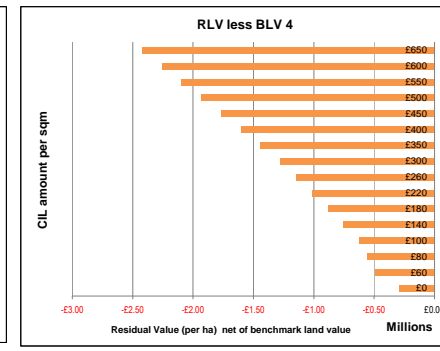
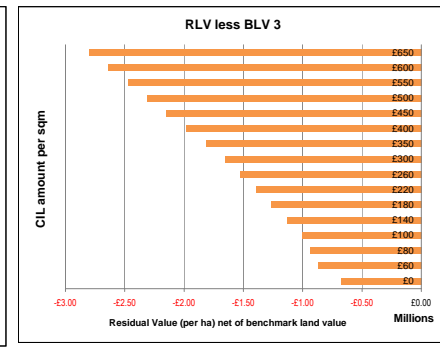
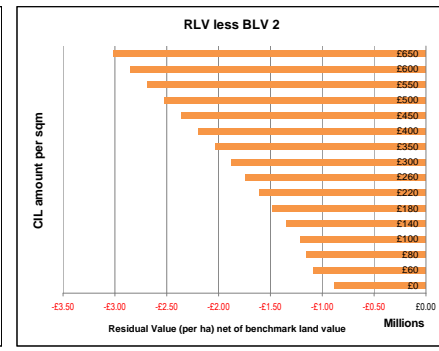
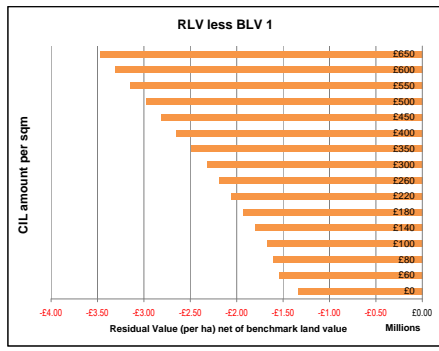
Site type 6 Description: **Area 4 £1830 psm** Site area: 0.63 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,800,924	2,881,478	4,236,478	3,782,927	3,566,797	3,187,371
60	1,923,748	3,077,997	4,432,997	3,979,446	3,763,316	3,383,890
80	1,964,690	3,143,503	4,498,503	4,044,952	3,828,822	3,449,397
100	2,005,631	3,209,010	4,564,010	4,110,459	3,894,329	3,514,903
140	2,087,514	3,340,022	4,695,022	4,241,471	4,025,341	3,645,916
180	2,169,397	3,471,035	4,826,035	4,372,484	4,156,354	3,776,929
220	2,251,280	3,602,048	4,957,048	4,503,497	4,287,367	3,907,942
260	2,333,163	3,733,060	5,088,060	4,634,509	4,418,379	4,038,955
300	2,415,046	3,864,073	5,219,073	4,765,522	4,549,392	4,169,968
350	2,517,399	4,027,839	5,382,839	4,929,288	4,713,158	4,333,732
400	2,619,753	4,191,605	5,546,605	5,093,054	4,876,924	4,497,498
450	2,722,107	4,355,371	5,710,371	5,256,820	5,040,690	4,661,264
500	2,824,460	4,519,137	5,874,137	5,420,586	5,204,456	4,825,030
550	2,926,814	4,682,902	6,037,902	5,584,351	5,368,221	4,988,796
600	3,029,168	4,846,668	6,201,668	5,748,117	5,531,987	5,152,562
650	3,131,521	5,010,434	6,365,434	5,911,883	5,695,753	5,316,328



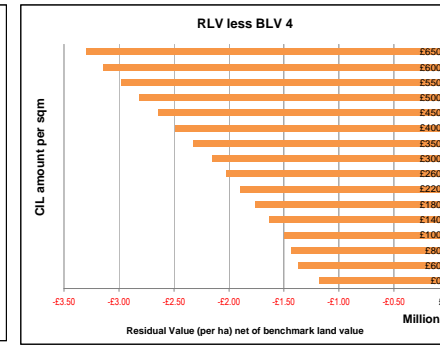
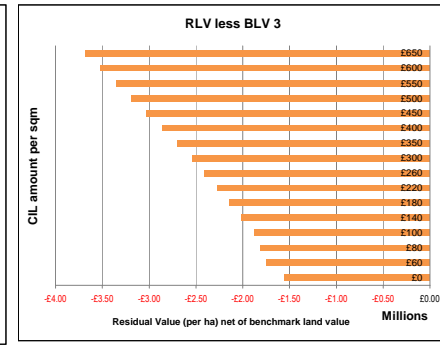
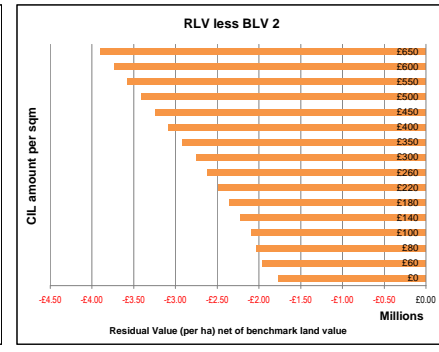
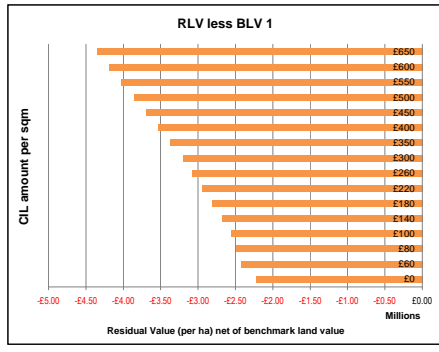
Site type 6 Description: **Area 5 £3068 pam** Site area: 0.63 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,512	12,019	1,342,981	889,430	673,300	293,875
60	-115,313	184,500	1,539,500	1,085,949	869,819	490,394
80	-196,254	250,007	1,606,007	1,151,456	935,326	555,900
100	-197,196	315,513	1,670,513	1,216,962	1,000,832	621,406
140	-279,079	446,526	1,801,526	1,347,975	1,131,845	752,419
180	-360,962	577,538	1,932,538	1,478,987	1,262,857	883,432
220	-442,844	708,551	2,063,551	1,610,000	1,393,870	1,014,444
260	-524,727	839,564	2,194,564	1,741,013	1,524,883	1,145,457
300	-606,610	970,577	2,325,577	1,872,026	1,655,896	1,276,470
350	-708,964	1,134,342	2,489,342	2,035,791	1,819,661	1,440,236
400	-811,318	1,298,108	2,653,108	2,199,557	1,983,427	1,604,002
450	-913,671	1,461,874	2,816,874	2,363,323	2,147,193	1,767,767
500	-1,016,025	1,625,640	2,980,640	2,527,089	2,310,959	1,931,533
550	-1,118,379	1,789,406	3,144,406	2,690,855	2,474,725	2,095,299
600	-1,220,732	1,953,172	3,308,172	2,854,621	2,638,491	2,259,065
650	-1,323,086	2,116,938	3,471,938	3,018,387	2,802,257	2,422,831



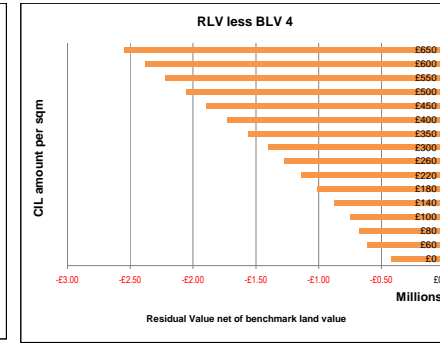
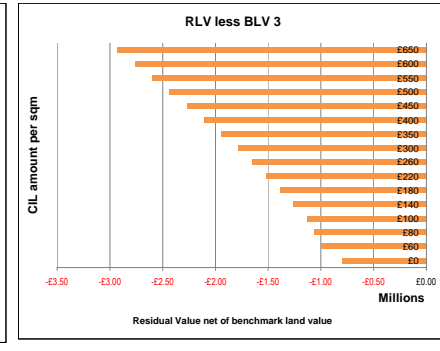
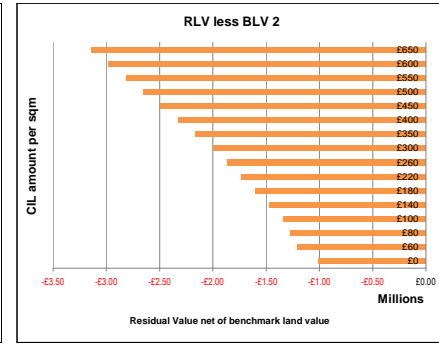
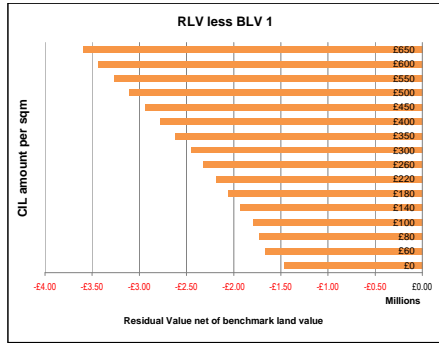
Site type 6 Description: **Area 6 £2691 pam** Site area: 0.63 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-542,882	868,611	2,223,611	1,770,060	1,553,930	1,174,504
60	-665,706	1,065,130	2,420,130	1,966,579	1,750,449	1,371,023
80	-706,648	1,130,636	2,485,636	2,032,085	1,815,955	1,436,529
100	-747,589	1,196,142	2,551,142	2,097,591	1,881,461	1,502,036
140	-829,472	1,327,155	2,682,155	2,228,604	2,012,474	1,633,048
180	-911,355	1,458,168	2,813,168	2,359,617	2,143,487	1,764,061
220	-993,238	1,589,181	2,944,181	2,490,630	2,274,500	1,895,074
260	-1,075,121	1,720,193	3,075,193	2,621,642	2,405,512	2,026,087
300	-1,157,004	1,851,206	3,206,206	2,752,655	2,536,525	2,157,099
350	-1,259,357	2,014,972	3,369,972	2,916,421	2,700,291	2,320,865
400	-1,361,711	2,178,738	3,533,738	3,080,187	2,864,057	2,484,631
450	-1,464,065	2,342,504	3,697,504	3,243,953	3,027,823	2,648,397
500	-1,566,418	2,506,269	3,861,269	3,407,718	3,191,588	2,812,163
550	-1,668,772	2,670,035	4,025,035	3,571,484	3,355,354	2,975,929
600	-1,771,126	2,833,801	4,188,801	3,735,250	3,519,120	3,139,694
650	-1,873,479	2,997,567	4,352,567	3,899,016	3,682,886	3,303,460



Site type 6 Description: **Area 7 £3014 pam** Site area: 0.63 ha

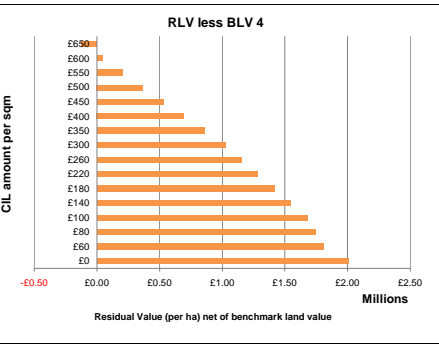
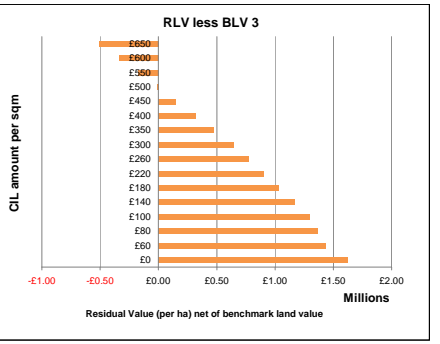
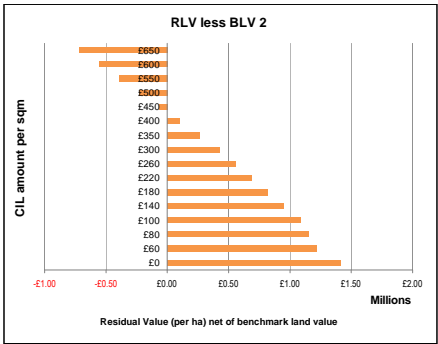
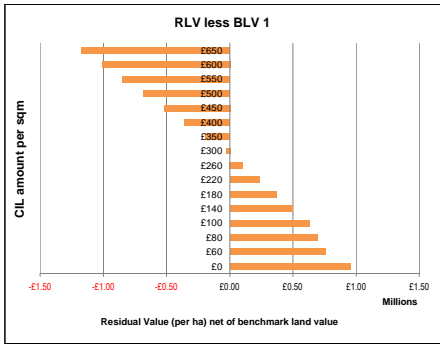
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	71,116	113,786	1,468,786	1,015,235	799,105	419,679
60	193,940	310,305	1,665,305	1,211,754	995,624	616,198
80	234,882	375,811	1,730,811	1,277,260	1,061,130	681,704
100	275,823	441,317	1,796,317	1,342,766	1,126,636	747,211
140	357,706	572,330	1,927,330	1,473,779	1,257,649	878,223
180	439,589	703,343	2,058,343	1,604,792	1,388,662	1,009,236
220	521,472	834,355	2,189,355	1,735,804	1,519,674	1,140,249
260	603,355	965,368	2,320,368	1,866,817	1,650,687	1,271,261
300	685,238	1,096,381	2,451,381	1,997,830	1,781,700	1,402,274
350	787,592	1,260,147	2,615,147	2,161,596	1,945,466	1,566,040
400	889,945	1,423,912	2,778,912	2,325,361	2,109,231	1,729,806
450	992,299	1,587,678	2,942,678	2,489,127	2,272,997	1,893,572
500	1,094,653	1,751,444	3,106,444	2,652,893	2,436,763	2,057,338
550	1,197,006	1,915,210	3,270,210	2,816,659	2,600,529	2,221,103
600	1,299,360	2,078,976	3,433,976	2,980,425	2,764,295	2,384,869
650	1,401,714	2,242,742	3,597,742	3,144,191	2,928,061	2,548,635



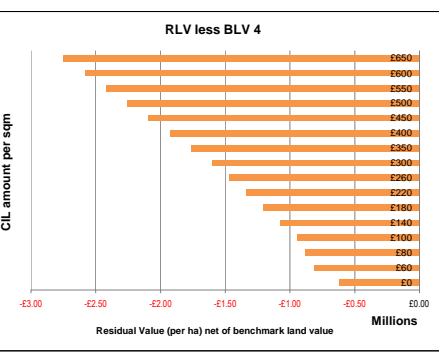
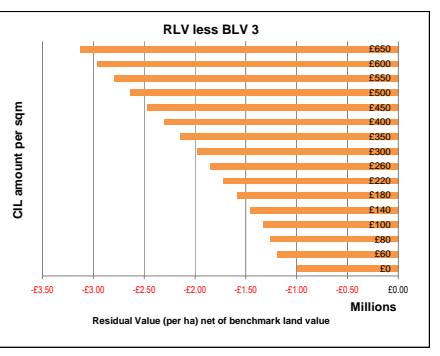
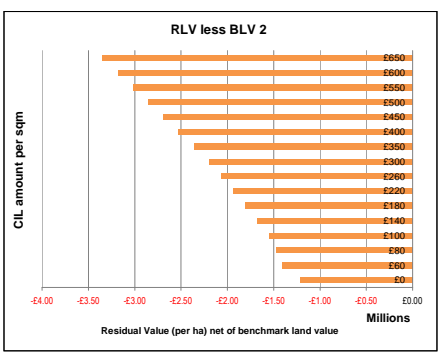
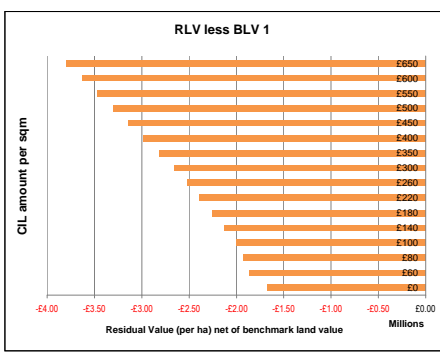
CIL Viability Decorum BC

SITE TYPE	6	Benchmark Land Values (per net developable ha)			
50 UNITS		BLV1 Resi Land (DVS) £1,355,000	BLV2 Offices (lower) £901,449	BLV3 Ind./Warehousing £885,319	BLV4 Community uses £305,893
FLATS					
80 UPH					
	Net area as percentage of gross	100%			
	C/SI level:	4 on AH 4 on private			
	All Hqs:	35%			
		10%		Sales value inflation	
		5%		Build cost inflation	

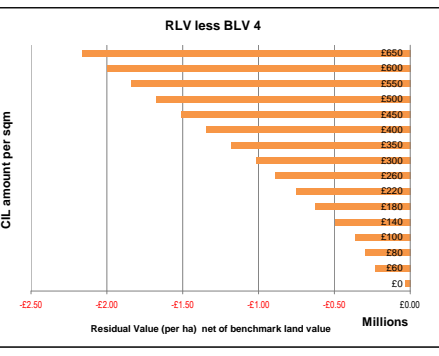
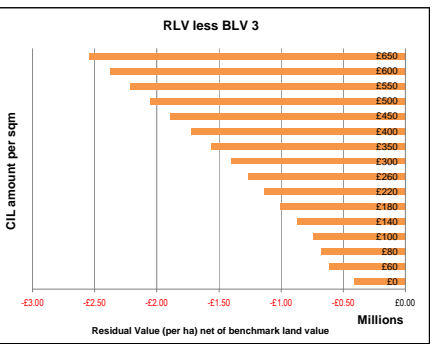
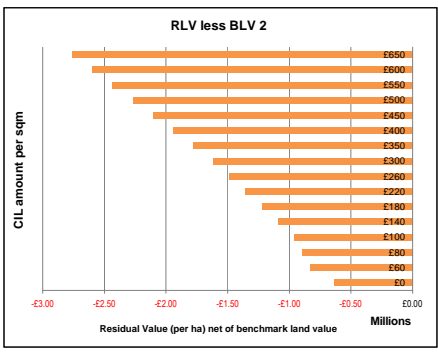
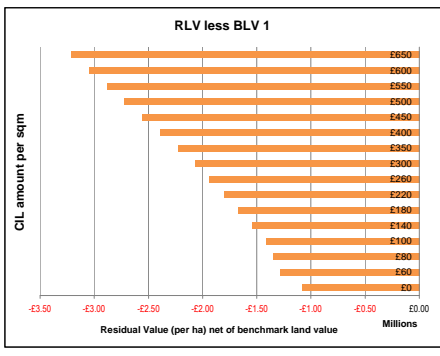
Site type 6	Description:	Area 1	£3660 psm	Site area:	0.63 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,443,523	2,309,636	954,636	1,408,187	1,624,317	2,003,743
60	1,320,698	2,113,117	788,117	1,211,668	1,427,798	1,807,224
80	1,279,757	2,047,611	692,611	1,146,162	1,362,292	1,741,718
100	1,238,815	1,982,105	627,105	1,080,656	1,296,786	1,676,211
140	1,156,932	1,851,092	496,092	949,643	1,165,773	1,545,199
180	1,075,049	1,720,079	365,079	818,630	1,034,760	1,414,186
220	993,167	1,589,066	234,066	687,617	903,748	1,283,173
260	911,284	1,458,054	103,054	556,605	772,735	1,152,160
300	829,401	1,327,041	27,959	425,592	641,722	1,021,148
350	727,047	1,163,275	191,725	261,826	477,956	857,382
400	624,693	999,509	355,491	98,060	314,190	693,616
450	522,340	835,744	519,256	65,706	150,425	529,850
500	419,986	671,978	683,022	229,471	13,341	366,094
550	317,632	508,212	846,788	393,237	177,107	202,318
600	215,279	344,446	1,010,554	557,003	340,873	38,553
650	112,925	180,680	1,174,320	720,769	504,639	125,213



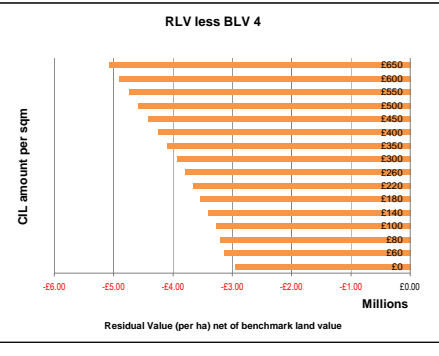
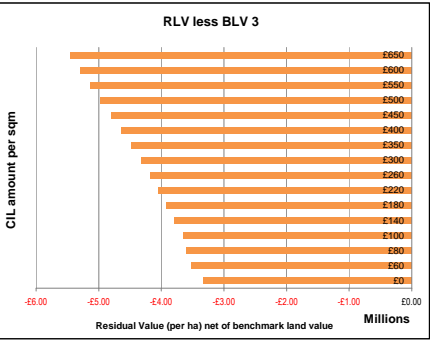
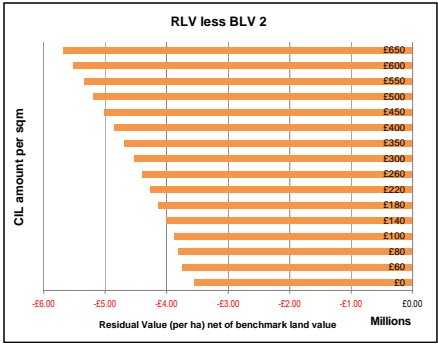
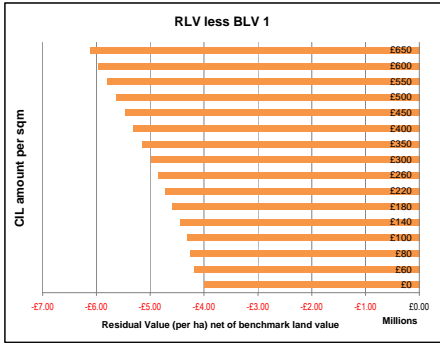
Site type 6	Description:	Area 2	£2691 psm	Site area:	0.63 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	195,243	312,388	1,667,388	1,213,837	997,707	618,281
60	318,067	508,907	1,863,907	1,410,356	1,194,226	814,800
80	359,008	574,413	1,929,413	1,475,862	1,259,732	880,307
100	399,950	639,920	1,994,920	1,541,369	1,325,239	945,813
140	481,833	770,932	2,125,932	1,672,381	1,456,251	1,076,826
180	563,716	901,945	2,256,945	1,803,394	1,587,264	1,207,839
220	645,599	1,032,958	2,387,958	1,934,407	1,718,277	1,338,851
260	727,482	1,163,971	2,518,971	2,065,420	1,849,290	1,469,864
300	809,365	1,294,983	2,649,983	2,196,432	1,980,302	1,600,877
350	911,248	1,458,749	2,813,749	2,360,198	2,144,068	1,764,642
400	1,014,026	1,622,515	2,977,515	2,523,964	2,307,834	1,928,408
450	1,116,426	1,786,281	3,141,281	2,687,730	2,471,600	2,092,174
500	1,218,779	1,950,047	3,305,047	2,851,496	2,635,366	2,255,940
550	1,321,133	2,113,813	3,468,813	3,015,262	2,799,132	2,419,706
600	1,423,487	2,277,578	3,632,578	3,179,027	2,962,897	2,583,472
650	1,525,840	2,441,344	3,796,344	3,342,793	3,126,663	2,747,238



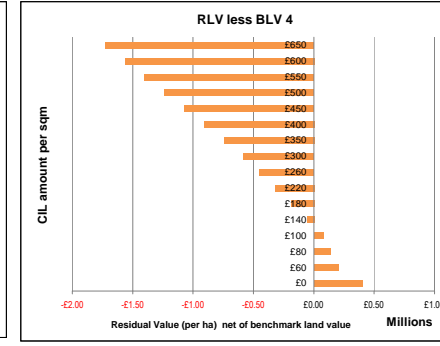
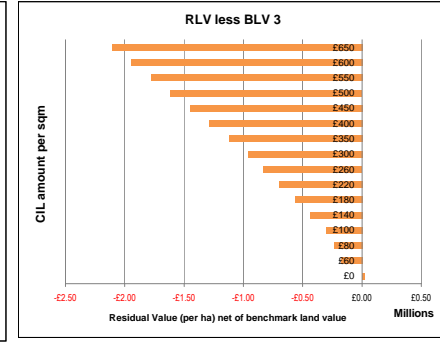
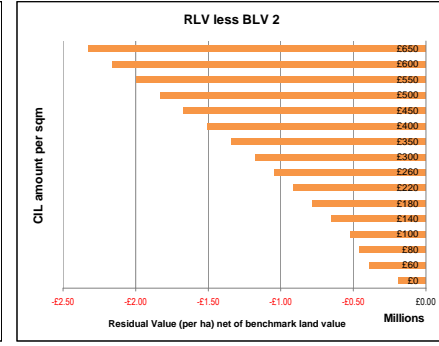
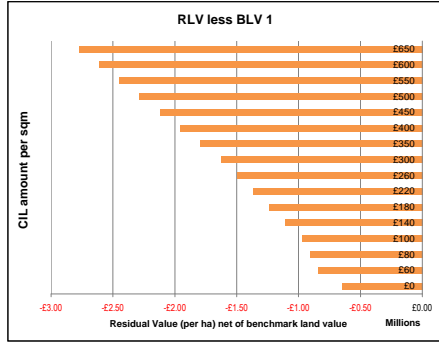
Site type 6	Description:	Area 3	£2906 psm	Site area:	0.63 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	168,928	270,284	1,084,716	631,165	415,035	35,609
60	46,103	73,765	1,281,235	827,684	611,554	232,128
80	5,162	8,259	1,346,741	893,190	677,060	297,635
100	35,780	57,248	1,412,248	958,697	742,567	363,141
140	117,663	188,260	1,543,260	1,089,709	873,579	494,154
180	199,546	319,273	1,674,273	1,220,722	1,004,592	625,166
220	281,429	450,286	1,805,286	1,351,735	1,135,605	756,179
260	363,312	581,298	1,936,298	1,482,747	1,266,617	887,192
300	445,194	712,311	2,067,311	1,613,760	1,397,630	1,018,204
350	547,548	876,077	2,231,077	1,777,526	1,561,396	1,181,970
400	649,902	1,039,843	2,394,843	1,941,292	1,725,162	1,345,736
450	752,255	1,203,609	2,558,609	2,105,058	1,888,928	1,509,502
500	854,609	1,367,375	2,722,375	2,268,824	2,052,694	1,673,268
550	956,963	1,531,141	2,886,141	2,432,590	2,216,459	1,837,034
600	1,059,316	1,694,906	3,049,906	2,596,355	2,380,225	2,000,800
650	1,161,670	1,858,672	3,213,672	2,760,121	2,543,991	2,164,566



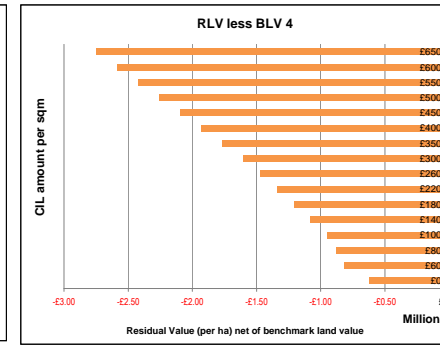
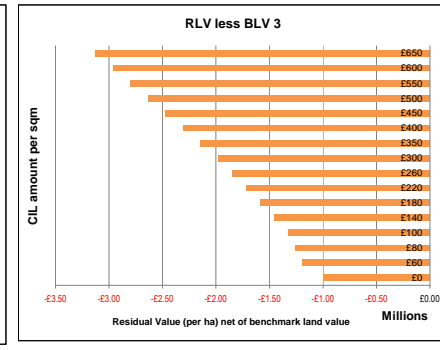
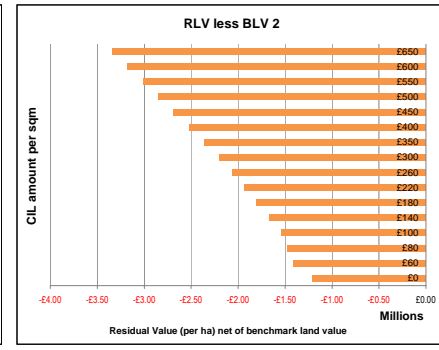
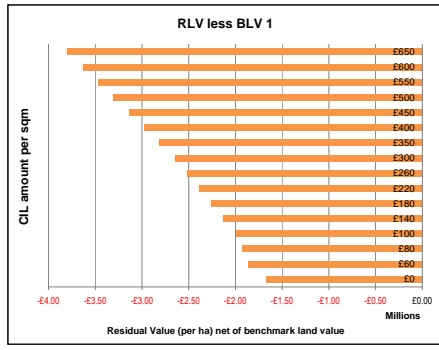
Site type 6	Description:	Area 4	£1830 psm	Site area:	0.63 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,651,923	2,643,076	3,998,076	3,544,525	3,328,395	2,948,970
60	1,774,747	2,839,595	4,194,595	3,741,044	3,524,914	3,145,489
80	1,815,689	2,905,102	4,260,102	3,806,551	3,590,421	3,210,995
100	1,856,630	2,970,608	4,325,608	3,872,057	3,655,927	3,276,501
140	1,938,513	3,101,621	4,456,621	4,003,070	3,786,940	3,407,514
180	2,020,396	3,232,633	4,587,633	4,134,083	3,917,952	3,538,527
220	2,102,279	3,363,646	4,718,646	4,265,095	4,048,965	3,669,540
260	2,184,162	3,494,659	4,849,659	4,396,108	4,179,978	3,800,552
300	2,266,045	3,625,672	4,980,672	4,527,121	4,310,991	3,931,565
350	2,368,398	3,789,437	5,144,437	4,690,886	4,474,756	4,095,331
400	2,470,752	3,953,203	5,308,203	4,854,652	4,638,522	4,259,097
450	2,573,106	4,116,969	5,471,969	5,018,418	4,802,288	4,422,862
500	2,675,459	4,280,735	5,635,735	5,182,184	4,966,054	4,586,628
550	2,777,813	4,444,501	5,799,501	5,345,950	5,129,820	4,750,394
600	2,880,167	4,608,267	5,963,267	5,509,716	5,293,586	4,914,160
650	2,982,520	4,772,033	6,127,033	5,673,482	5,457,352	5,077,926



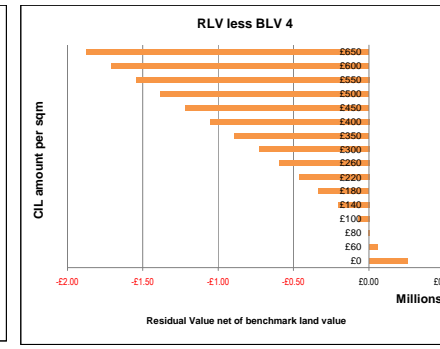
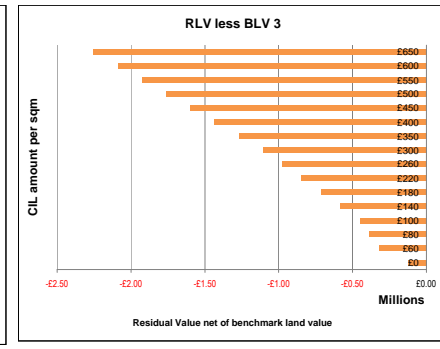
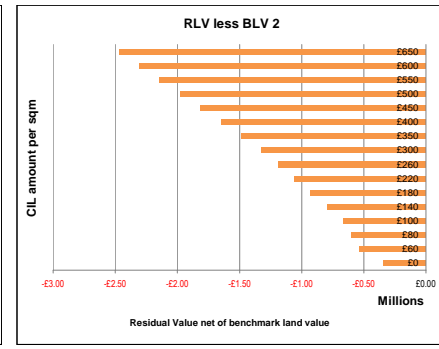
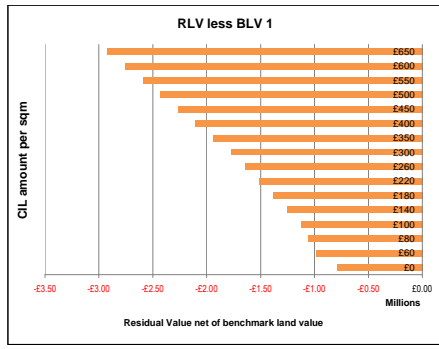
Site type 6	Description: Area 5	£3068 psm	Site area: 0.63 ha			
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	442,055	707,288	647,712	194,161	21,989	401,395
60	319,231	510,769	844,231	390,680	174,550	204,876
80	278,289	445,263	909,737	456,186	240,056	139,369
100	237,348	379,756	975,244	521,693	305,563	73,863
140	155,465	248,744	1,106,256	652,705	436,575	57,150
180	73,582	117,731	1,237,269	783,718	567,588	188,162
220	-8,301	13,282	1,368,282	914,731	698,601	319,175
260	-90,184	144,294	1,499,294	1,045,743	829,613	450,188
300	-172,067	275,307	1,630,307	1,176,756	960,626	581,200
350	-274,421	439,073	1,794,073	1,340,522	1,124,392	744,966
400	-376,774	602,839	1,957,839	1,504,288	1,288,158	908,732
450	-479,128	766,605	2,121,605	1,668,054	1,451,924	1,072,498
500	-581,482	930,371	2,285,371	1,831,820	1,615,690	1,236,264
550	-683,835	1,094,136	2,449,136	1,995,585	1,779,455	1,400,030
600	-786,189	1,257,902	2,612,902	2,159,351	1,943,221	1,563,796
650	-888,543	1,421,668	2,776,668	2,323,117	2,106,987	1,727,561



Site type 6	Description: Area 6	£2691 psm	Site area: 0.63 ha			
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-195,243	312,388	-1,667,388	-1,213,837	997,707	618,281
60	-318,067	508,907	-1,863,907	-1,410,356	1,194,226	814,800
80	-359,008	574,413	-1,929,413	-1,475,862	1,259,732	880,307
100	-399,950	639,920	-1,994,920	-1,541,369	1,325,239	945,813
140	-481,833	770,932	-2,125,932	-1,672,381	1,456,251	1,076,826
180	-563,716	901,945	-2,256,945	-1,803,394	1,587,264	1,207,838
220	-645,599	1,032,958	-2,387,958	-1,934,407	1,718,277	1,338,851
260	-727,482	1,163,971	-2,518,971	-2,065,420	1,849,290	1,469,864
300	-809,365	1,294,983	-2,649,983	-2,196,432	1,980,302	1,600,877
350	-911,718	1,458,749	-2,813,749	-2,360,198	2,144,068	1,764,642
400	-1,014,072	1,622,515	-2,977,515	-2,523,964	2,307,834	1,928,408
450	-1,116,426	1,786,281	-3,141,281	-2,687,730	2,471,600	2,092,174
500	-1,218,779	1,950,047	-3,305,047	-2,851,496	2,635,366	2,255,940
550	-1,321,133	2,113,813	-3,468,813	-3,015,262	2,799,132	2,419,706
600	-1,423,487	2,277,578	-3,632,578	-3,179,027	2,962,897	2,583,472
650	-1,525,840	2,441,344	-3,796,344	-3,342,793	3,126,663	2,747,238



Site type 6	Description: Area 7	£3014 psm	Site area: 0.63 ha			
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	351,013	561,620	793,380	339,829	123,699	255,727
60	228,188	365,101	989,899	536,348	320,218	59,208
80	187,247	299,595	1,055,405	601,854	385,724	6,299
100	146,305	234,088	1,120,912	667,361	451,231	71,805
140	64,422	103,076	1,251,924	798,373	582,243	202,818
180	-17,461	27,937	1,382,937	929,386	713,256	333,830
220	-99,344	158,950	1,513,950	1,060,399	844,269	464,843
260	-181,227	289,962	1,644,962	1,191,411	975,281	595,856
300	-263,109	420,975	1,775,975	1,322,424	1,106,294	726,868
350	-365,463	584,741	1,939,741	1,486,190	1,270,060	890,634
400	-467,817	748,507	2,103,507	1,649,956	1,433,826	1,054,400
450	-570,170	912,273	2,267,273	1,813,722	1,597,592	1,218,166
500	-672,524	1,076,039	2,431,039	1,977,488	1,761,358	1,381,932
550	-774,878	1,239,804	2,594,804	2,141,253	1,925,123	1,545,698
600	-877,231	1,403,570	2,758,570	2,305,019	2,088,889	1,709,464
650	-979,585	1,567,336	2,922,336	2,468,785	2,252,655	1,873,230



CIL Viability Dacorum BC

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Resi Land (DVS)	Offices (lower)	Ind./Warehousing	Community uses
£1,355,000	£901,449	£885,319	£305,893

SITE TYPE 6

50 UNITS

FLATS

80 UPH Net area as percentage of gross 100%

CSH level: 4 on AH, 4 on private

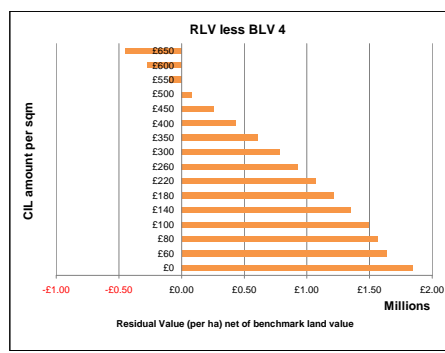
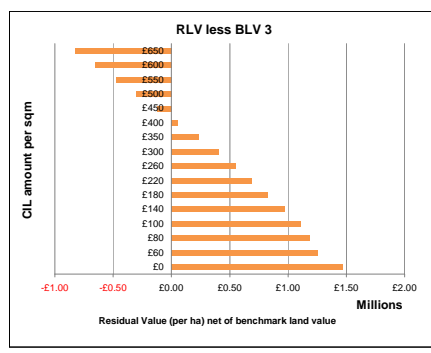
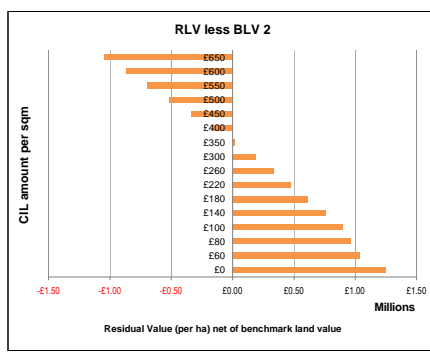
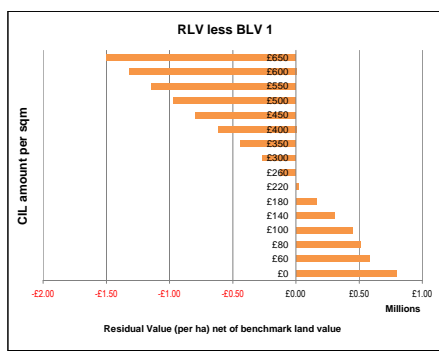
All Hqs: 30%

Sales value inflation

Build cost inflation

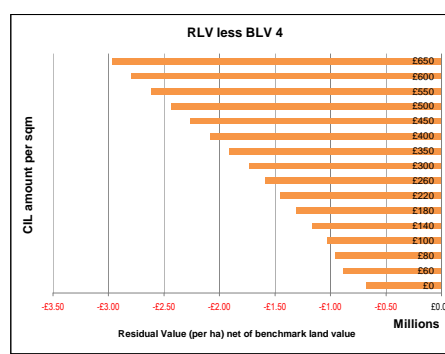
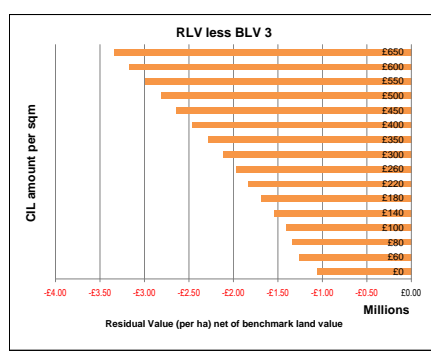
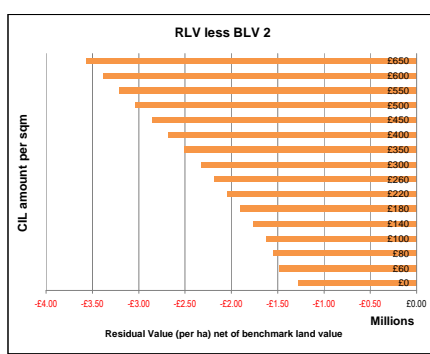
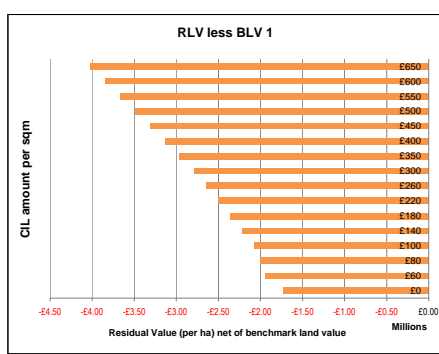
Site type 6 Description: Area 1 £3660 psqm Site area: 0.63 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,343,487	2,149,580	794,580	1,248,131	1,464,261	1,843,686
60	1,211,215	1,937,944	582,944	1,036,495	1,252,625	1,632,050
80	1,167,124	1,867,398	512,398	965,949	1,182,080	1,561,505
100	1,123,033	1,796,853	441,853	895,404	1,111,534	1,490,960
140	1,034,852	1,655,763	300,763	754,314	970,444	1,349,869
180	946,670	1,514,672	159,672	613,223	829,353	1,208,779
220	858,488	1,373,581	18,581	472,132	688,262	1,067,688
260	770,307	1,232,491	122,509	331,042	547,172	926,598
300	682,125	1,091,400	263,600	189,951	406,081	785,507
350	571,898	915,037	439,963	13,588	229,718	609,144
400	461,671	738,674	616,326	162,775	53,355	432,780
450	351,444	562,311	792,689	339,138	123,008	256,417
500	241,217	385,947	969,053	515,502	299,372	80,054
550	130,990	209,584	1,145,416	691,865	475,735	96,309
600	20,763	33,221	1,321,779	868,228	652,098	272,673
650	-89,464	143,142	1,498,142	1,044,591	828,461	449,036



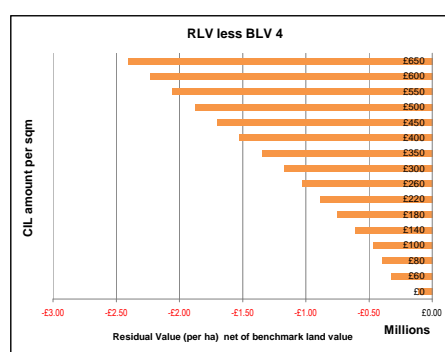
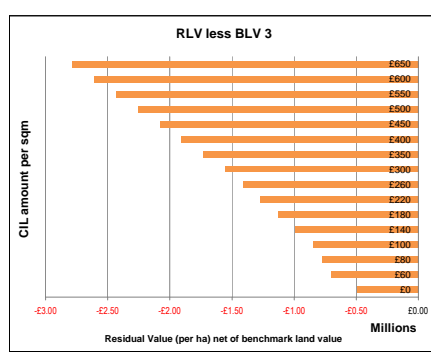
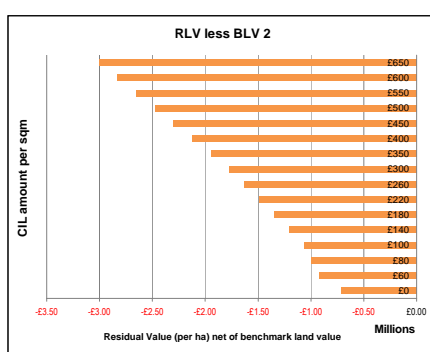
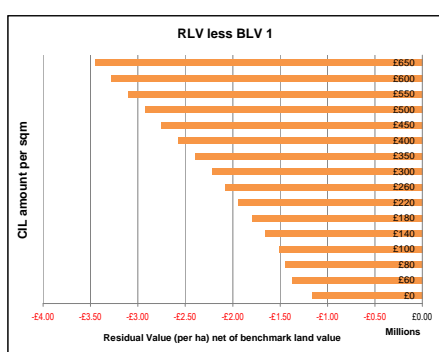
Site type 6 Description: Area 2 £2691 psqm Site area: 0.63 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	230,015	368,024	1,723,024	1,269,473	1,053,343	673,917
60	362,287	579,660	1,934,660	1,481,109	1,264,978	885,553
80	406,378	650,205	2,005,205	1,551,654	1,335,524	956,098
100	450,469	720,750	2,075,750	1,622,199	1,406,069	1,026,643
140	538,650	861,841	2,216,841	1,763,290	1,547,160	1,167,734
180	626,832	1,002,931	2,357,931	1,904,380	1,688,250	1,308,825
220	715,014	1,144,022	2,499,022	2,045,471	1,829,341	1,449,915
260	803,195	1,285,112	2,640,112	2,186,562	1,970,431	1,591,006
300	891,377	1,426,203	2,781,203	2,327,652	2,111,522	1,732,096
350	1,001,604	1,602,566	2,957,566	2,504,015	2,287,885	1,908,460
400	1,111,831	1,778,930	3,133,930	2,680,379	2,464,249	2,084,823
450	1,222,058	1,955,293	3,310,293	2,856,742	2,640,612	2,261,186
500	1,332,285	2,131,656	3,486,656	3,033,105	2,816,975	2,437,549
550	1,442,512	2,308,019	3,663,019	3,209,468	2,993,338	2,613,913
600	1,552,739	2,484,383	3,839,383	3,385,832	3,169,701	2,790,276
650	1,662,966	2,660,746	4,015,746	3,562,195	3,346,065	2,966,639



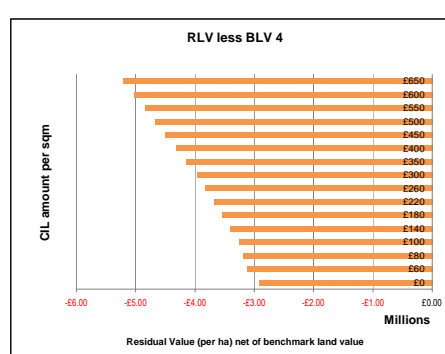
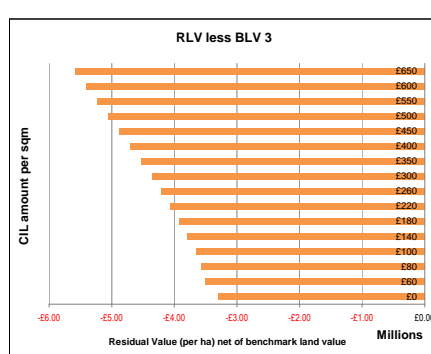
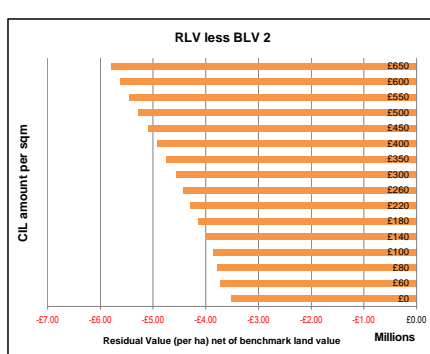
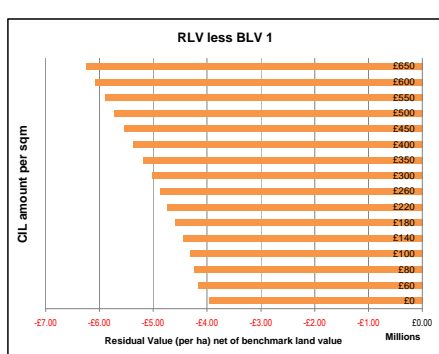
Site type 6 Description: Area 3 £2906 psqm Site area: 0.63 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	119,652	191,444	1,163,556	710,005	493,875	114,450
60	12,620	20,192	1,375,192	921,641	705,511	326,085
80	56,711	90,737	1,445,737	992,186	776,056	396,631
100	100,802	161,283	1,516,283	1,062,732	846,602	467,176
140	188,983	302,373	1,657,373	1,203,822	987,692	608,267
180	277,165	443,464	1,798,464	1,344,913	1,128,783	749,357
220	365,347	584,554	1,939,554	1,486,004	1,269,873	890,448
260	453,528	725,645	2,080,645	1,627,094	1,410,964	1,031,538
300	541,710	866,736	2,221,736	1,768,185	1,552,055	1,172,629
350	651,937	1,043,099	2,398,099	1,944,548	1,728,418	1,348,992
400	762,164	1,219,462	2,574,462	2,120,911	1,904,781	1,525,355
450	872,391	1,395,825	2,750,825	2,297,274	2,081,144	1,701,719
500	982,618	1,572,189	2,927,189	2,473,638	2,257,508	1,878,082
550	1,092,845	1,748,552	3,103,552	2,650,001	2,433,871	2,054,445
600	1,203,072	1,924,915	3,279,915	2,826,364	2,610,234	2,230,808
650	1,313,299	2,101,278	3,456,278	3,002,727	2,786,597	2,407,172



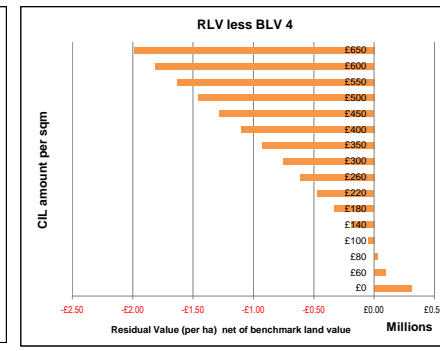
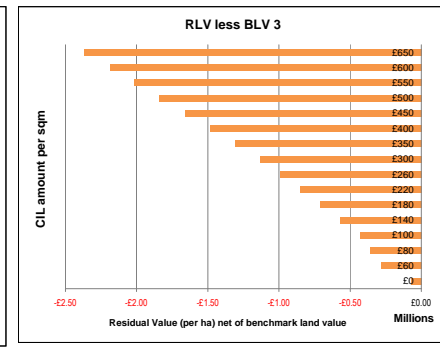
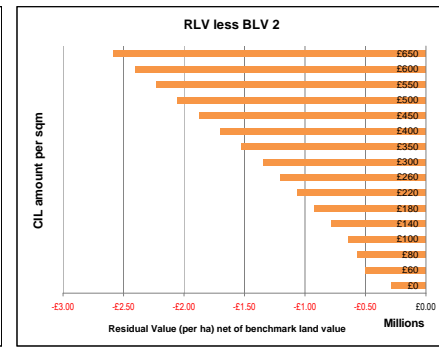
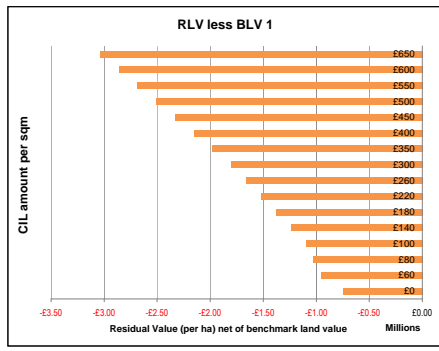
Site type 6 Description: Area 4 £1830 psqm Site area: 0.63 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,628,683	2,605,893	3,960,893	3,507,342	3,291,212	2,911,787
60	1,760,956	2,817,529	4,172,529	3,718,978	3,502,848	3,123,422
80	1,805,047	2,888,074	4,243,074	3,789,523	3,573,393	3,193,968
100	1,849,137	2,958,620	4,313,620	3,860,069	3,643,939	3,264,513
140	1,937,319	3,099,710	4,454,710	4,001,159	3,785,029	3,405,604
180	2,025,501	3,240,801	4,595,801	4,142,250	3,926,120	3,546,694
220	2,113,682	3,381,892	4,736,892	4,283,341	4,067,210	3,687,785
260	2,201,864	3,522,982	4,877,982	4,424,431	4,208,301	3,828,875
300	2,290,045	3,664,073	5,019,073	4,565,522	4,349,392	3,969,966
350	2,400,272	3,840,436	5,195,436	4,741,885	4,525,755	4,146,329
400	2,510,499	4,016,799	5,371,799	4,918,248	4,702,118	4,322,693
450	2,620,727	4,193,162	5,548,162	5,094,611	4,878,481	4,499,056
500	2,730,954	4,369,526	5,724,526	5,270,975	5,054,845	4,675,419
550	2,841,181	4,545,889	5,900,889	5,447,338	5,231,208	4,851,782
600	2,951,408	4,722,252	6,077,252	5,623,701	5,407,571	5,028,145
650	3,061,635	4,898,615	6,253,615	5,800,064	5,583,934	5,204,509



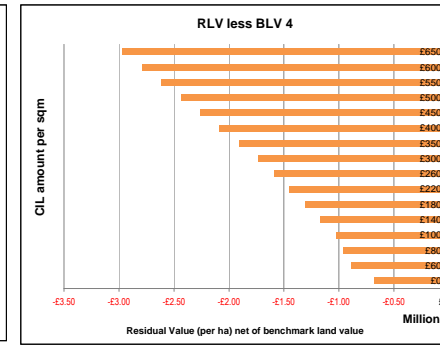
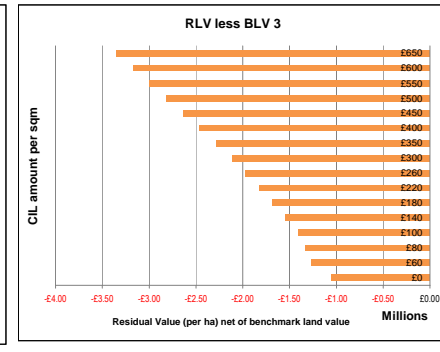
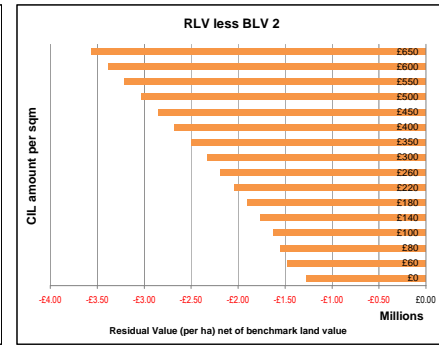
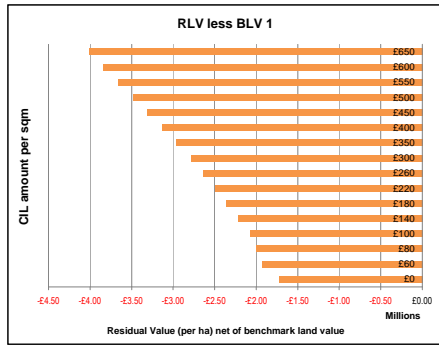
Site type 6 Description: **Area 5 £3068 ps/m** Site area: 0.63 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	381,903	611,044	743,956	290,405	74,275	305,151
60	249,630	399,408	955,592	502,041	285,911	83,515
80	205,539	328,863	1,026,137	572,586	356,456	22,970
100	161,449	258,318	1,096,682	643,131	427,001	47,575
140	73,267	117,227	1,237,773	784,222	568,092	188,666
180	-14,915	23,863	1,378,863	925,312	709,182	329,757
220	-103,096	164,954	1,519,954	1,066,403	850,273	470,847
260	-191,278	306,045	1,661,045	1,207,494	991,363	611,938
300	-279,459	447,135	1,802,135	1,348,584	1,132,454	753,028
350	-369,686	623,498	1,978,498	1,524,947	1,308,817	929,392
400	-499,914	799,862	2,154,862	1,701,311	1,485,181	1,105,755
450	-610,141	976,225	2,331,225	1,877,674	1,661,544	1,282,118
500	-720,368	1,152,588	2,507,588	2,054,037	1,837,907	1,458,481
550	-830,595	1,328,951	2,683,951	2,230,430	2,014,270	1,634,845
600	-940,822	1,505,315	2,860,315	2,406,764	2,190,634	1,811,208
650	-1,051,049	1,681,678	3,036,678	2,583,127	2,366,997	1,987,571



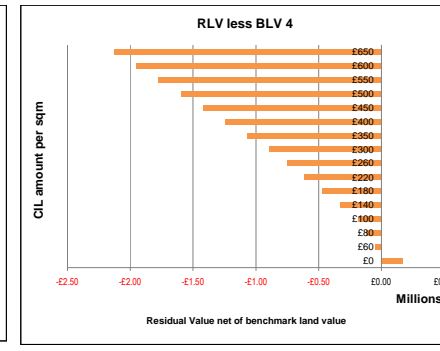
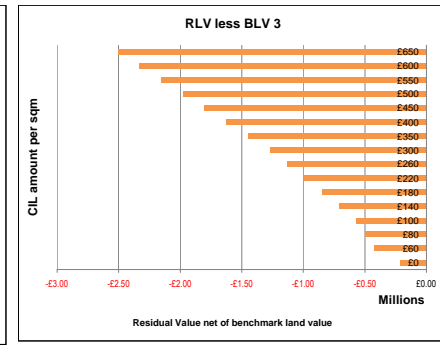
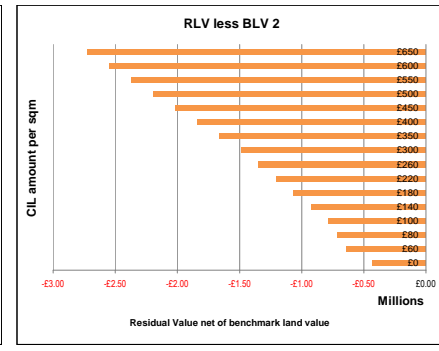
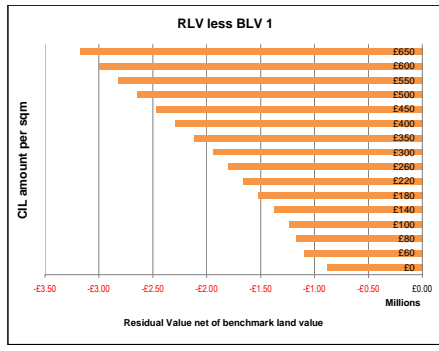
Site type 6 Description: **Area 6 £2691 ps/m** Site area: 0.63 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-230,015	368,024	1,723,024	1,269,473	1,053,343	673,917
60	-362,287	579,660	1,934,660	1,481,109	1,264,978	885,553
80	-406,378	650,205	2,005,205	1,551,654	1,335,524	956,098
100	-450,469	720,750	2,075,750	1,622,199	1,406,069	1,026,643
140	-538,650	861,841	2,216,841	1,763,290	1,547,160	1,167,734
180	-626,832	1,002,931	2,357,931	1,904,380	1,688,250	1,308,825
220	-715,014	1,144,022	2,499,022	2,045,471	1,829,341	1,449,915
260	-803,195	1,285,112	2,640,112	2,186,562	1,970,431	1,591,006
300	-891,377	1,426,203	2,781,203	2,327,652	2,111,522	1,732,096
350	-1,001,604	1,602,566	2,957,566	2,504,015	2,287,885	1,908,460
400	-1,111,831	1,778,930	3,133,930	2,680,379	2,464,249	2,084,823
450	-1,222,058	1,955,293	3,310,293	2,856,742	2,640,612	2,261,186
500	-1,332,285	2,131,656	3,486,656	3,033,105	2,816,975	2,437,549
550	-1,442,512	2,308,019	3,663,019	3,209,468	2,993,338	2,613,913
600	-1,552,739	2,484,383	3,839,383	3,385,832	3,169,701	2,790,276
650	-1,662,966	2,660,746	4,015,746	3,562,195	3,346,065	2,966,639



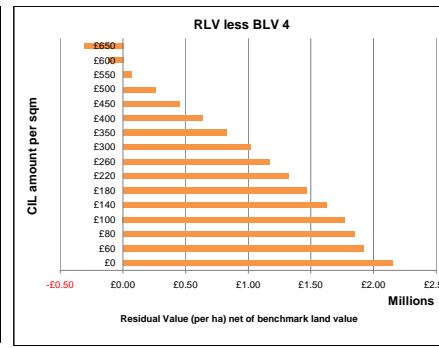
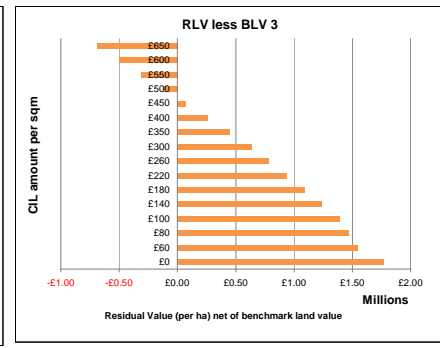
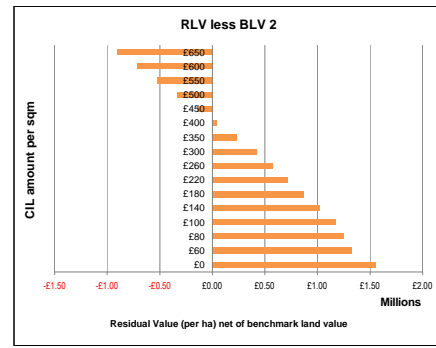
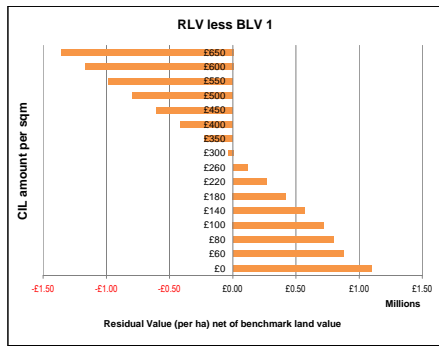
Site type 6 Description: **Area 7 £3014 ps/m** Site area: 0.63 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	294,486	471,177	883,823	430,272	214,141	165,284
60	162,213	299,542	1,095,458	641,907	425,777	46,352
80	118,123	188,996	1,166,004	712,453	496,323	116,897
100	74,032	118,451	1,236,549	782,998	566,868	187,442
140	14,150	22,640	1,377,640	924,089	707,959	328,533
180	-102,331	163,730	1,518,730	1,065,179	849,049	469,624
220	-190,513	304,821	1,659,821	1,206,270	990,140	610,714
260	-278,695	445,911	1,800,911	1,347,360	1,131,230	751,805
300	-366,876	587,002	1,942,002	1,488,451	1,272,321	892,896
350	-477,103	763,365	2,118,365	1,664,814	1,448,684	1,069,259
400	-587,330	939,728	2,294,728	1,841,177	1,625,047	1,245,622
450	-697,557	1,116,092	2,471,092	2,017,541	1,801,411	1,421,985
500	-807,784	1,292,455	2,647,455	2,193,904	1,977,774	1,598,348
550	-918,011	1,468,818	2,823,818	2,370,267	2,154,137	1,774,711
600	-1,028,238	1,645,181	3,000,181	2,546,630	2,330,500	1,951,075
650	-1,138,465	1,821,545	3,176,545	2,722,994	2,506,864	2,127,438

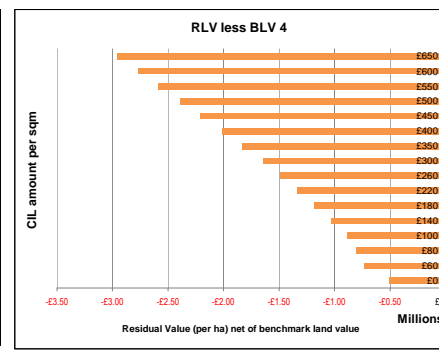
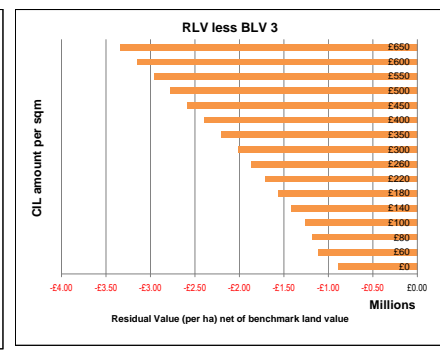
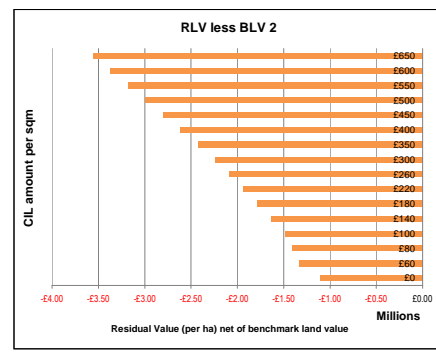
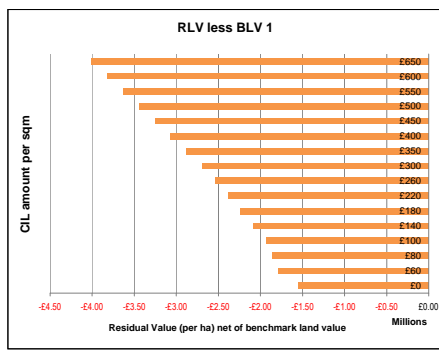


CIL Viability	Decorum BC	Benchmark Land Values (per net developable ha)			
SITE TYPE	6	BLV1 Resi Land (DVS) £1,355,000	BLV2 Offices (lower) £901,449	BLV3 Ind./Warehousing £685,319	BLV4 Community uses £305,893
50 UNITS					
FLATS					
80 UPH	Net area as percentage of gross	100%			
CSH level	4 on AH	Sales value inflation			
	4 on private	Build cost inflation			
Aff Hqg	25%				

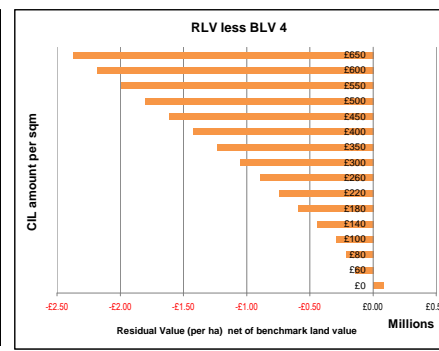
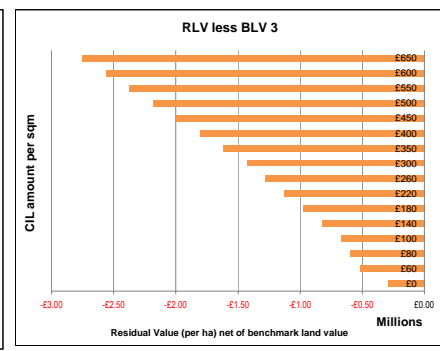
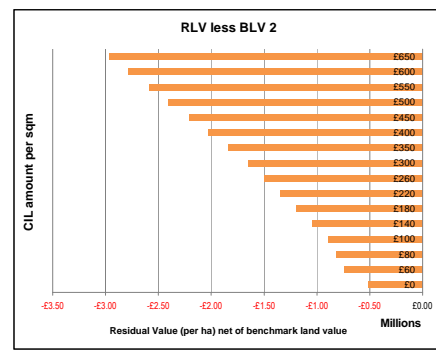
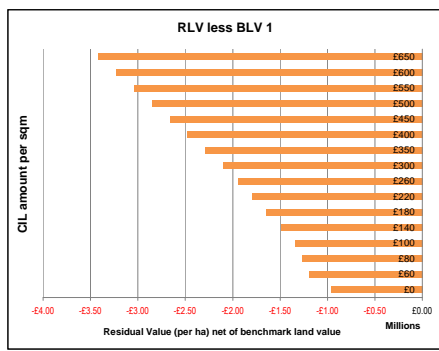
Site type 6	Description: Area 1	£3660 psm	Site area:	0.63 ha		
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,633,155	2,453,048	1,098,048	1,551,599	1,767,729	2,147,155
60	1,391,434	2,226,295	871,295	1,324,846	1,540,976	1,920,402
80	1,344,194	2,150,711	795,711	1,249,262	1,465,392	1,844,818
100	1,296,954	2,075,127	720,127	1,173,678	1,389,808	1,769,233
140	1,202,474	1,923,958	568,958	1,022,509	1,238,639	1,618,065
180	1,107,994	1,772,790	417,790	871,341	1,087,471	1,466,896
220	1,013,513	1,621,621	266,621	720,172	936,302	1,315,728
260	919,033	1,470,453	115,453	569,004	785,134	1,164,559
300	824,553	1,319,284	35,716	417,835	633,965	1,013,391
350	706,452	1,130,324	-224,676	228,875	445,005	824,430
400	588,352	941,363	-413,637	39,914	256,044	635,470
450	470,251	752,402	-602,598	-149,047	67,083	446,509
500	352,151	563,442	-791,558	-338,007	121,877	257,548
550	234,051	374,481	-980,519	-526,968	310,838	68,588
600	115,950	185,521	-1,169,479	-715,928	499,798	-120,373
650	-2,150	3,440	-1,358,440	-904,889	688,759	-309,333



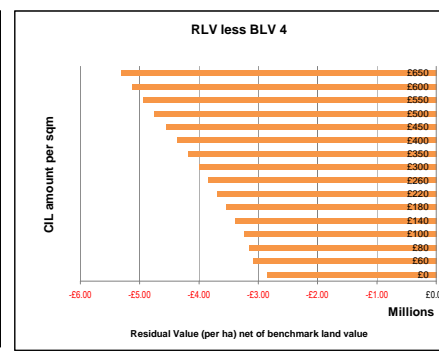
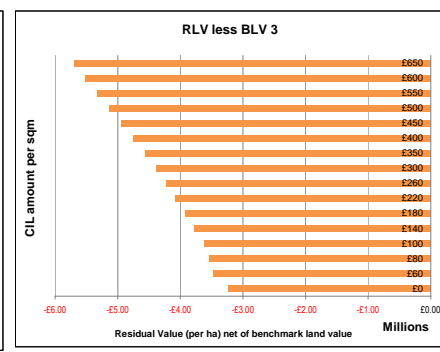
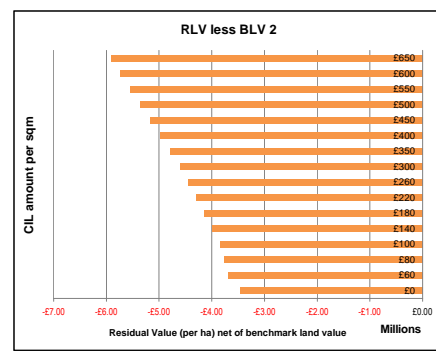
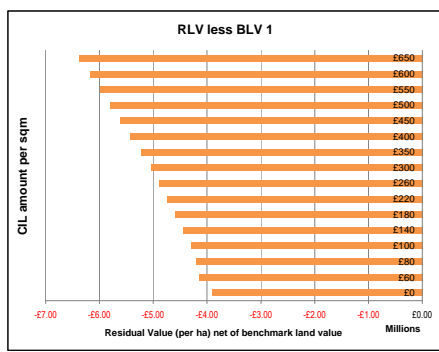
Site type 6	Description: Area 2	£2691 psm	Site area:	0.63 ha		
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	124,063	198,500	-1,553,500	-1,099,949	883,819	504,394
60	265,783	425,253	-1,780,253	-1,326,702	1,110,572	731,146
80	313,023	500,837	-1,855,837	-1,402,286	1,186,156	806,731
100	360,263	576,421	-1,931,421	-1,477,870	1,261,740	882,315
140	454,744	727,590	-2,082,590	-1,629,039	1,412,909	1,033,483
180	549,224	878,758	-2,233,758	-1,780,207	1,564,077	1,184,652
220	643,704	1,029,927	-2,384,927	-1,931,376	1,715,246	1,335,820
260	738,185	1,181,095	-2,536,095	-2,082,544	1,866,414	1,486,989
300	832,665	1,332,264	-2,687,264	-2,233,713	2,017,583	1,638,157
350	950,765	1,521,225	-2,876,225	-2,422,674	2,206,543	1,827,118
400	1,068,866	1,710,185	-3,065,185	-2,611,634	2,395,504	2,016,078
450	1,186,966	1,899,146	-3,254,146	-2,800,595	2,584,465	2,205,039
500	1,305,066	2,088,106	-3,443,106	-2,989,555	2,773,425	2,394,000
550	1,423,167	2,277,067	-3,632,067	-3,178,516	2,962,386	2,582,960
600	1,541,267	2,466,028	-3,821,028	-3,367,477	3,151,347	2,771,921
650	1,659,368	2,654,988	-4,009,988	-3,556,437	3,340,307	2,960,882



Site type 6	Description: Area 3	£2906 psm	Site area:	0.63 ha		
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	244,208	390,733	-964,267	-510,716	294,586	84,839
60	102,487	163,980	-1,191,020	-737,469	521,339	141,913
80	55,247	88,396	-1,266,604	-813,053	596,923	217,498
100	8,007	12,811	-1,342,189	-888,638	672,507	293,082
140	-86,473	-138,357	-1,493,357	-1,039,806	823,676	444,250
180	-180,953	-289,526	-1,644,526	-1,190,975	974,844	595,419
220	-275,434	-440,694	-1,795,694	-1,342,143	1,126,013	746,587
260	-369,914	-591,863	-1,946,863	-1,493,312	1,277,181	897,756
300	-464,394	-743,031	-2,098,031	-1,644,480	1,428,350	1,048,924
350	-582,495	-931,992	-2,286,992	-1,833,441	1,617,311	1,237,885
400	-700,595	-1,120,952	-2,475,952	-2,022,401	1,806,271	1,426,846
450	-818,696	-1,309,913	-2,664,913	-2,211,362	1,995,232	1,615,806
500	-936,796	-1,498,873	-2,853,873	-2,400,322	2,184,192	1,804,767
550	-1,054,896	-1,687,834	-3,042,834	-2,589,283	2,373,153	1,993,727
600	-1,172,997	-1,876,795	-3,231,795	-2,778,244	2,562,114	2,182,688
650	-1,291,097	-2,065,755	-3,420,755	-2,967,204	2,751,074	2,371,649

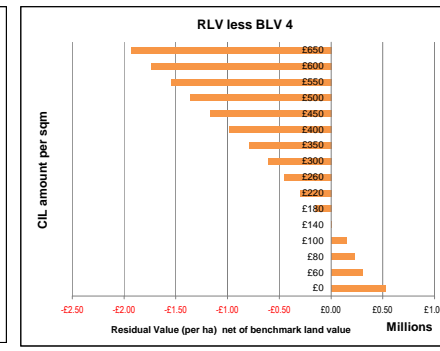
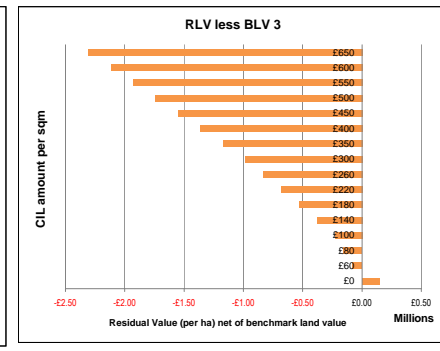
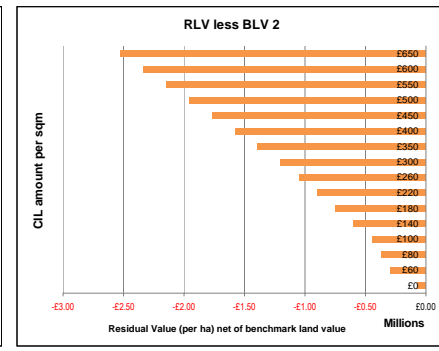
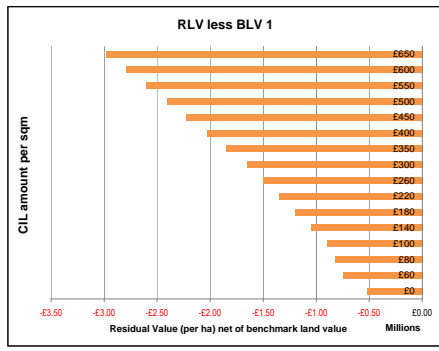


Site type 6	Description: Area 4	£1830 psm	Site area:	0.63 ha		
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,597,145	2,555,432	-3,910,432	-3,456,881	3,240,751	2,861,325
60	1,738,865	2,782,185	-4,137,185	-3,683,634	3,467,504	3,088,078
80	1,786,106	2,857,769	-4,212,769	-3,759,218	3,543,088	3,163,662
100	1,833,346	2,933,353	-4,288,353	-3,834,802	3,618,672	3,239,246
140	1,927,826	3,084,522	-4,439,522	-3,985,971	3,769,841	3,390,415
180	2,022,306	3,235,690	-4,590,690	-4,137,139	3,921,009	3,541,583
220	2,116,787	3,386,859	-4,741,859	-4,288,308	4,072,178	3,692,752
260	2,211,267	3,538,027	-4,893,027	-4,439,476	4,223,346	3,843,920
300	2,305,747	3,689,196	-5,044,196	-4,590,645	4,374,515	3,995,089
350	2,423,848	3,878,156	-5,233,156	-4,779,605	4,563,475	4,184,050
400	2,541,948	4,067,117	-5,422,117	-4,968,566	4,752,436	4,373,010
450	2,660,048	4,256,077	-5,611,077	-5,157,526	4,941,396	4,561,971
500	2,778,149	4,445,038	-5,800,038	-5,346,487	5,130,357	4,750,931
550	2,896,249	4,633,999	-5,988,999	-5,535,448	5,319,318	4,939,892
600	3,014,350	4,822,959	-6,177,959	-5,724,408	5,508,278	5,128,853
650	3,132,450	5,011,920	-6,366,920	-5,913,369	5,697,239	5,317,813



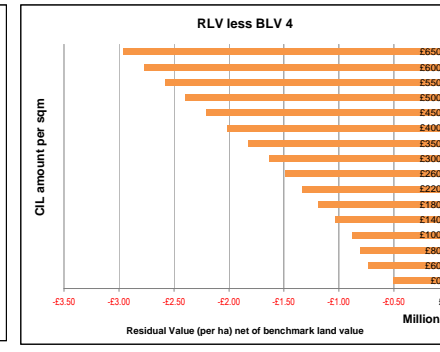
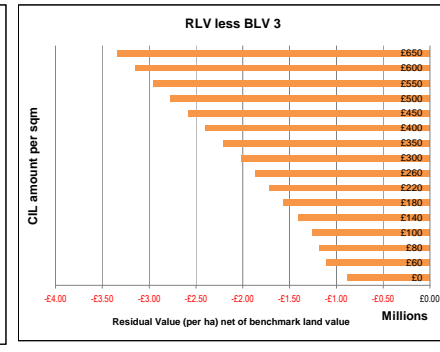
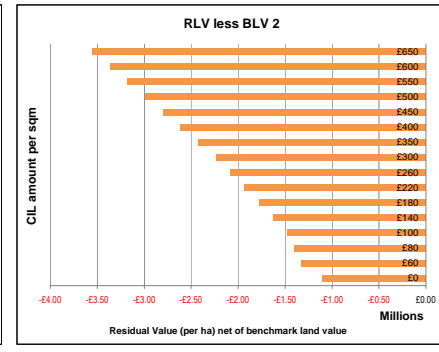
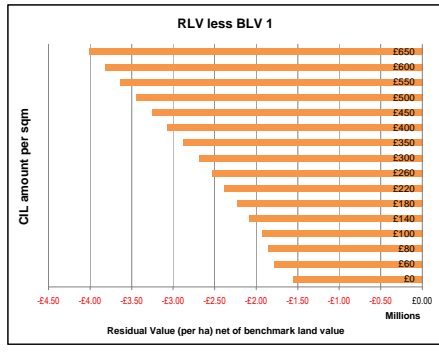
Site type 6 Description: **Area 5** £3068 ps/m Site area: 0.63 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	520,411	832,657	522,343	68,792	147,338	526,764
60	378,690	605,905	749,095	295,544	79,414	300,011
80	331,450	530,320	824,680	371,129	154,999	224,427
100	284,210	454,736	900,264	446,713	230,583	148,843
140	189,730	303,568	1,051,432	597,881	381,751	2,326
180	95,249	152,399	1,202,601	749,050	532,920	153,494
220	769	1,231	1,353,769	900,218	684,088	304,663
260	-93,711	149,938	1,504,938	1,051,387	835,257	455,831
300	-188,191	301,106	1,656,106	1,202,555	986,425	607,000
350	-306,292	490,067	1,845,067	1,391,516	1,175,386	795,960
400	-424,392	679,028	2,034,028	1,580,477	1,364,346	984,921
450	-542,493	867,988	2,222,988	1,769,437	1,553,307	1,173,881
500	-660,593	1,056,949	2,411,949	1,958,398	1,742,268	1,362,842
550	-778,693	1,245,909	2,600,909	2,147,358	1,931,228	1,551,803
600	-896,794	1,434,870	2,789,870	2,336,319	2,120,189	1,740,763
650	-1,014,894	1,623,831	2,978,831	2,525,280	2,309,150	1,929,724



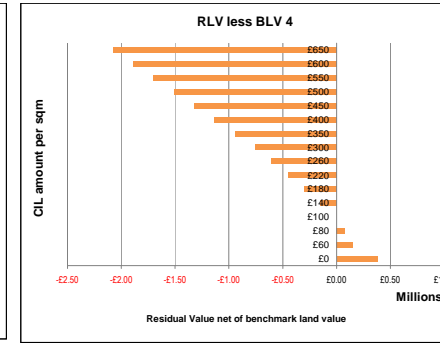
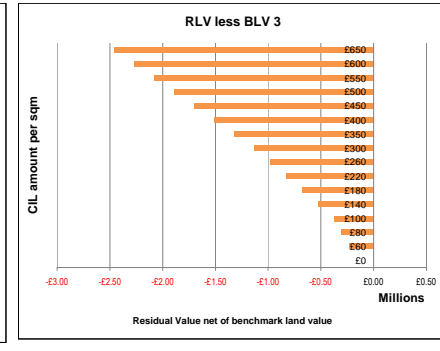
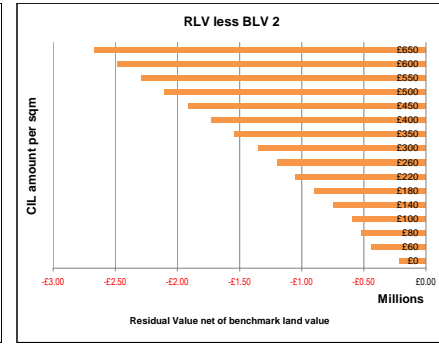
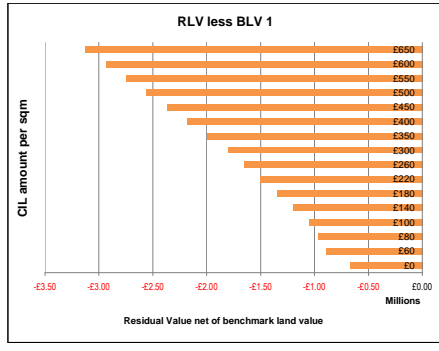
Site type 6 Description: **Area 6** £2691 ps/m Site area: 0.63 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-124,063	198,500	1,553,500	1,099,949	883,819	504,394
60	-265,783	425,253	1,780,253	1,326,702	1,110,572	731,146
80	-313,023	500,837	1,855,837	1,402,286	1,186,156	806,731
100	-360,263	576,421	1,931,421	1,477,870	1,261,740	882,315
140	-454,744	727,590	2,082,590	1,629,039	1,412,909	1,033,483
180	-549,224	878,758	2,233,758	1,780,207	1,564,077	1,184,652
220	-643,704	1,029,927	2,384,927	1,931,376	1,715,246	1,335,820
260	-738,185	1,181,095	2,536,095	2,082,544	1,866,414	1,486,989
300	-832,665	1,332,264	2,687,264	2,233,713	2,017,583	1,638,157
350	-927,145	1,483,432	2,838,432	2,384,881	2,168,752	1,789,325
400	-1,021,625	1,634,601	2,989,601	2,536,050	2,319,920	1,940,493
450	-1,116,105	1,785,770	3,140,770	2,687,219	2,471,089	2,091,661
500	-1,210,585	1,936,939	3,291,939	2,838,388	2,622,258	2,242,829
550	-1,305,065	2,088,108	3,443,108	2,989,557	2,773,427	2,393,997
600	-1,423,167	2,277,067	3,632,067	3,178,516	2,962,386	2,582,960
650	-1,541,267	2,466,028	3,821,028	3,367,477	3,151,347	2,771,921



Site type 6 Description: **Area 7** £3014 ps/m Site area: 0.63 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	428,343	685,349	669,651	216,100	30	379,456
60	286,623	458,596	896,404	442,853	226,723	152,703
80	239,383	383,012	971,988	518,437	302,307	77,119
100	192,142	307,428	1,047,572	594,021	377,891	1,535
140	97,662	156,259	1,198,741	745,190	529,060	149,634
180	3,182	5,091	1,349,909	896,358	680,228	300,802
220	-91,298	146,078	1,501,078	1,047,527	831,397	451,971
260	-185,779	297,246	1,652,246	1,198,695	982,565	603,139
300	-280,259	448,415	1,803,415	1,349,864	1,133,733	754,308
350	-374,739	600,583	1,954,583	1,501,032	1,284,891	905,476
400	-469,219	752,752	2,105,752	1,652,200	1,436,059	1,056,644
450	-563,699	904,920	2,256,920	1,803,368	1,587,227	1,207,812
500	-658,179	1,057,089	2,408,089	1,954,536	1,738,395	1,358,980
550	-752,659	1,209,257	2,559,257	2,105,704	1,889,564	1,510,150
600	-847,139	1,361,426	2,710,426	2,256,872	2,040,732	1,661,318
650	-941,619	1,513,594	2,861,594	2,408,040	2,191,900	1,812,486



CIL Viability Decorum BC

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Resi Land (DVS)	Offices (lower)	Ind./Warehousing	Community uses
£1,355,000	£901,449	£885,319	£305,893

SITE TYPE 7

70 UNITS

HOUSES & FLATS

70 UPH Net area as percentage of gross

CSH level: 4 on AH / 4 on private

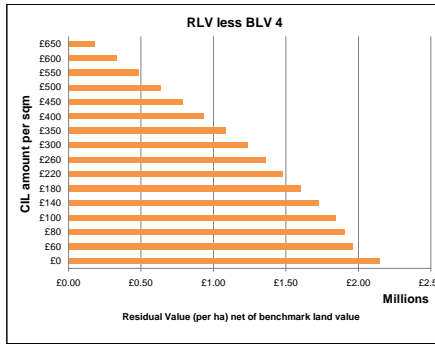
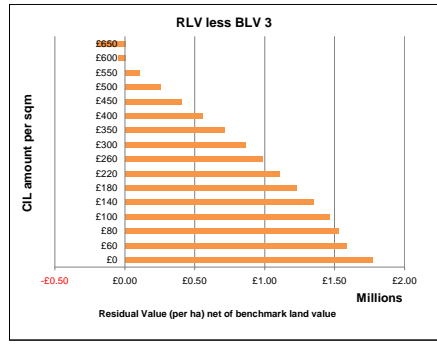
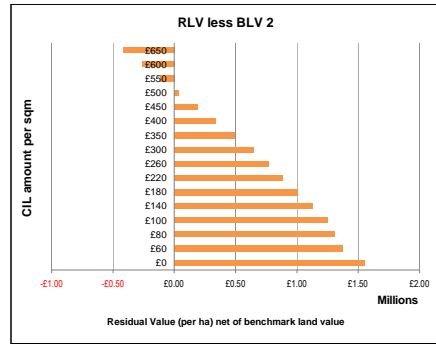
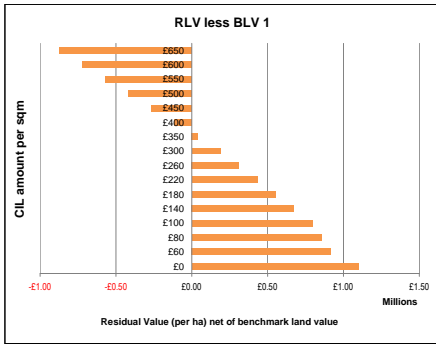
Alt Hsg: 35%

Sales value inflation

Build cost inflation

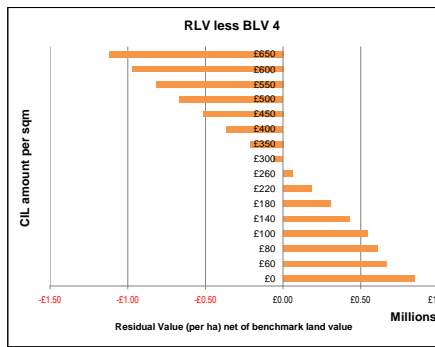
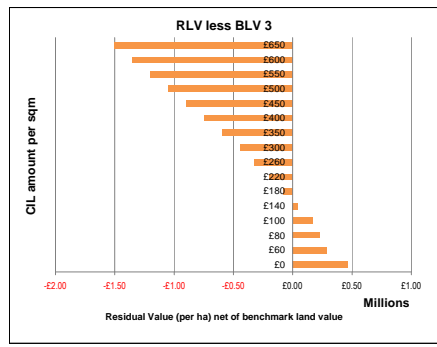
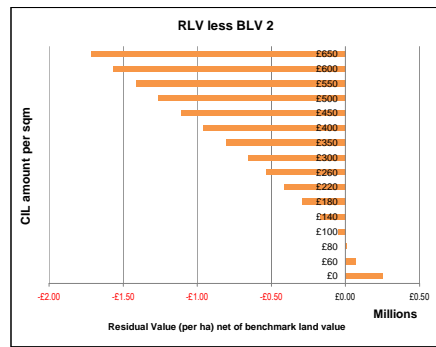
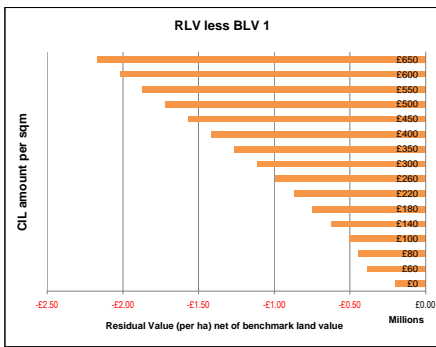
Site type 7 Description: **Area 1 £3767 ps/m** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,451,567	2,451,567	1,096,567	1,550,118	1,766,248	2,145,674
60	2,269,934	2,269,934	914,934	1,368,485	1,584,615	1,964,040
80	2,209,389	2,209,389	854,389	1,307,940	1,524,070	1,903,496
100	2,148,844	2,148,844	793,844	1,247,395	1,463,525	1,842,951
140	2,027,755	2,027,755	672,755	1,126,306	1,342,436	1,721,862
180	1,906,666	1,906,666	551,666	1,005,217	1,221,347	1,600,773
220	1,785,577	1,785,577	430,577	884,128	1,100,258	1,479,683
260	1,664,487	1,664,487	309,487	763,038	979,168	1,358,594
300	1,543,398	1,543,398	188,398	641,949	858,079	1,237,505
350	1,392,037	1,392,037	37,037	490,588	706,718	1,086,143
400	1,240,675	1,240,675	-114,325	339,226	555,356	934,782
450	1,089,313	1,089,313	-265,687	187,864	403,994	783,420
500	937,952	937,952	-417,048	36,503	252,633	632,059
550	786,590	786,590	-568,410	-114,859	101,271	480,697
600	635,229	635,229	-719,771	-266,220	50,090	329,335
650	483,867	483,867	-871,133	-417,582	-201,452	177,974



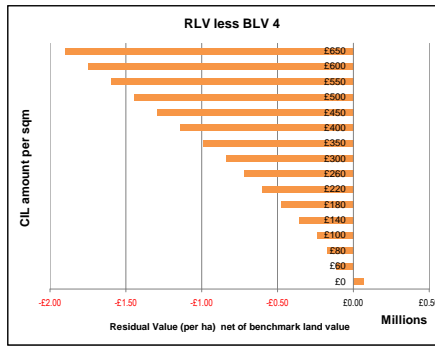
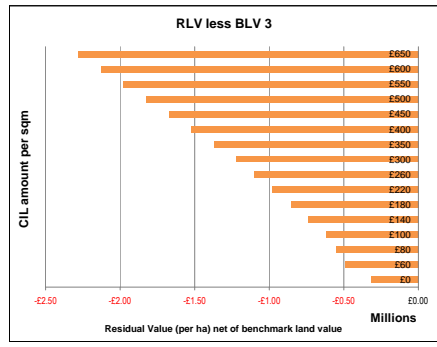
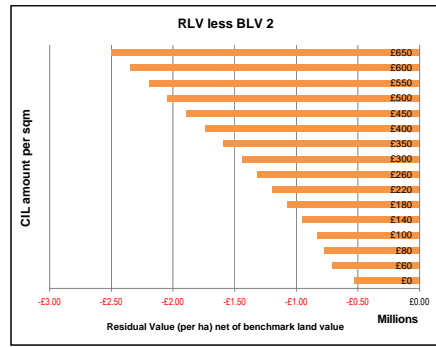
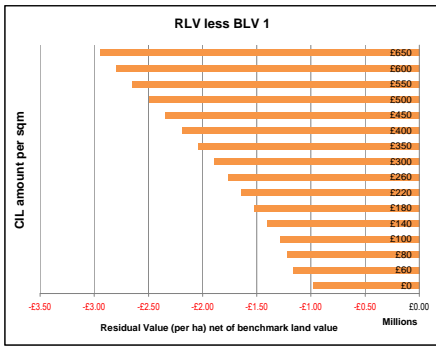
Site type 7 Description: **Area 2 £3229 ps/m** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,152,428	1,152,428	-202,572	250,979	467,109	846,534
60	970,794	970,794	-384,206	69,345	285,475	664,901
80	910,249	910,249	-444,751	8,800	224,930	604,356
100	849,705	849,705	-505,295	-51,744	164,386	543,811
140	728,615	728,615	-626,385	-172,834	43,296	422,722
180	607,526	607,526	-747,474	-293,923	-77,793	301,633
220	486,437	486,437	-868,563	-415,012	-198,882	180,544
260	365,348	365,348	-989,652	-536,101	-319,971	59,454
300	244,258	244,258	-1,110,742	-657,191	-441,061	-61,635
350	92,897	92,897	-1,262,103	-808,552	-592,422	-212,996
400	-58,465	-58,465	-1,413,465	-959,914	-743,784	-364,358
450	-209,826	-209,826	-1,564,826	-1,111,275	-895,145	-515,720
500	-361,188	-361,188	-1,716,188	-1,262,637	-1,046,507	-667,081
550	-512,549	-512,549	-1,867,549	-1,413,998	-1,197,868	-818,443
600	-663,911	-663,911	-2,018,911	-1,565,360	-1,349,230	-969,804
650	-815,272	-815,272	-2,170,272	-1,716,721	-1,500,591	-1,121,166



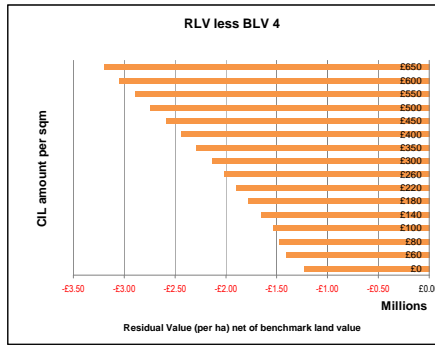
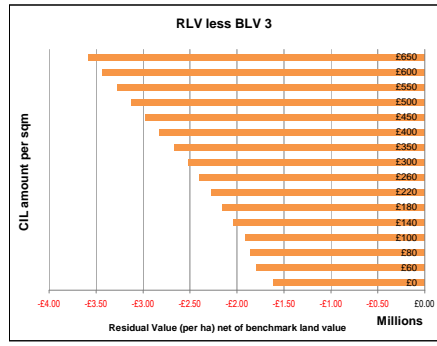
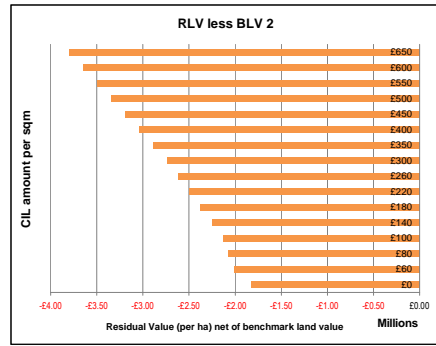
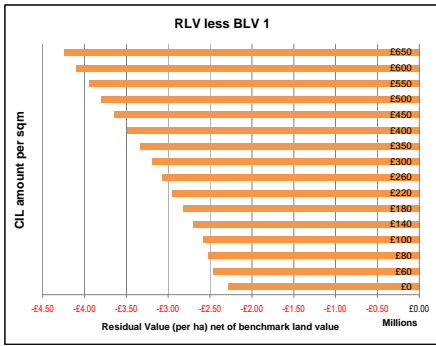
Site type 7 Description: **Area 3 £2906 ps/m** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	372,944	372,944	-982,056	-528,505	-312,375	67,051
60	191,310	191,310	-1,163,690	-710,139	-494,009	-114,583
80	130,765	130,765	-1,224,235	-770,684	-554,553	-175,128
100	70,221	70,221	-1,284,779	-831,228	-615,098	-235,672
140	-50,868	-50,868	-1,405,868	-952,317	-736,187	-356,762
180	-171,958	-171,958	-1,526,958	-1,073,407	-857,277	-477,851
220	-293,047	-293,047	-1,648,047	-1,194,496	-978,366	-598,940
260	-414,136	-414,136	-1,769,136	-1,315,585	-1,099,455	-720,029
300	-535,225	-535,225	-1,890,225	-1,436,674	-1,220,544	-841,119
350	-656,314	-656,314	-2,011,314	-1,557,763	-1,341,633	-962,208
400	-777,403	-777,403	-2,132,403	-1,678,852	-1,462,722	-1,083,297
450	-898,492	-898,492	-2,253,492	-1,799,941	-1,583,811	-1,204,386
500	-1,019,581	-1,019,581	-2,374,581	-1,921,030	-1,704,900	-1,325,475
550	-1,140,670	-1,140,670	-2,495,670	-2,042,119	-1,825,989	-1,446,564
600	-1,261,759	-1,261,759	-2,616,759	-2,163,208	-1,947,078	-1,567,653
650	-1,382,848	-1,382,848	-2,737,848	-2,284,297	-2,068,167	-1,688,742



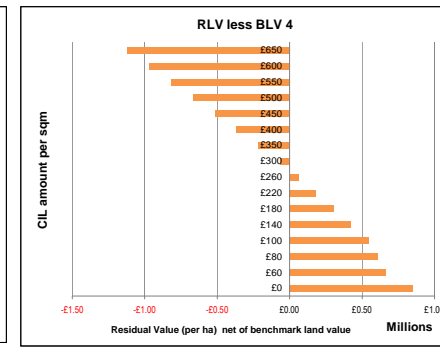
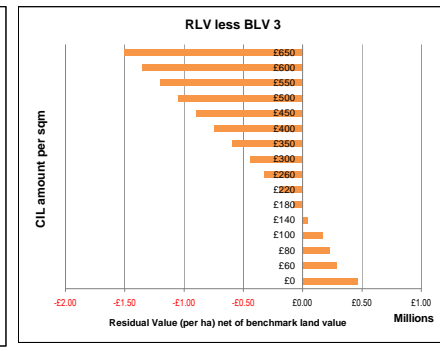
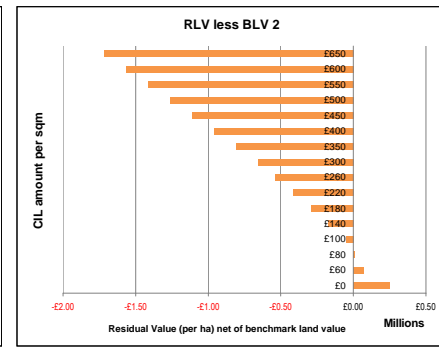
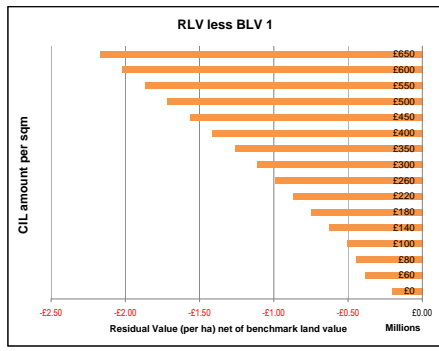
Site type 7 Description: **Area 4 £2368 ps/m** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	926,196	926,196	-2,281,196	-1,827,645	-1,611,515	-1,232,089
60	1,107,830	1,107,830	-2,462,830	-2,009,279	-1,793,148	-1,413,723
80	1,168,374	1,168,374	-2,523,374	-2,069,823	-1,853,693	-1,474,267
100	1,228,919	1,228,919	-2,583,919	-2,130,368	-1,914,238	-1,534,811
140	1,350,008	1,350,008	-2,705,008	-2,251,457	-2,035,327	-1,655,901
180	1,471,097	1,471,097	-2,826,097	-2,372,546	-2,156,416	-1,776,991
220	1,592,187	1,592,187	-2,947,187	-2,493,636	-2,277,505	-1,898,080
260	1,713,276	1,713,276	-3,068,276	-2,614,725	-2,398,595	-2,019,169
300	1,834,365	1,834,365	-3,189,365	-2,735,814	-2,519,684	-2,140,258
350	1,955,454	1,955,454	-3,310,454	-2,856,903	-2,640,773	-2,261,347
400	2,076,543	2,076,543	-3,431,543	-2,977,992	-2,761,862	-2,382,436
450	2,197,632	2,197,632	-3,552,632	-3,099,081	-2,882,951	-2,503,525
500	2,318,721	2,318,721	-3,673,721	-3,220,170	-3,004,040	-2,624,614
550	2,439,810	2,439,810	-3,794,810	-3,341,259	-3,125,129	-2,745,703
600	2,560,899	2,560,899	-3,915,899	-3,462,348	-3,246,218	-2,866,792
650	2,681,988	2,681,988	-4,036,988	-3,583,437	-3,367,307	-2,987,881



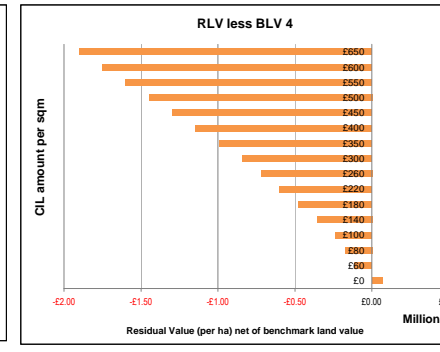
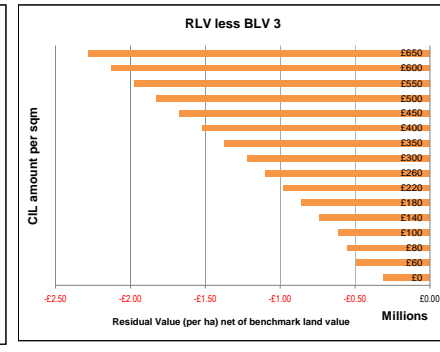
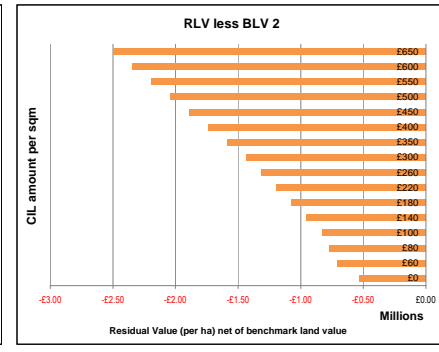
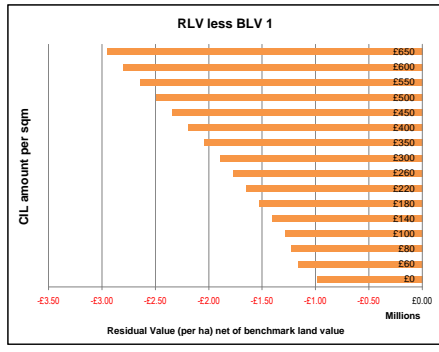
Site type 7 Description: **Area 5** £3229 pcm Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,152,428	1,152,428	202,572	250,979	467,109	846,534
60	970,794	970,794	384,206	69,345	285,475	664,901
80	910,249	910,249	444,751	8,800	224,930	604,356
100	849,705	849,705	505,295	51,744	164,386	543,811
140	728,615	728,615	626,385	172,834	43,296	422,722
180	607,526	607,526	747,474	293,923	77,793	301,633
220	486,437	486,437	868,563	415,012	198,882	180,544
260	365,348	365,348	989,652	536,101	319,971	59,454
300	244,258	244,258	1,110,742	657,191	441,061	61,635
350	92,897	92,897	1,262,103	808,552	592,422	212,996
400	-58,465	58,465	1,413,465	959,914	743,784	364,358
450	-209,826	209,826	1,564,826	1,111,275	895,145	515,720
500	-361,188	361,188	1,716,188	1,262,637	1,046,507	667,081
550	-512,549	512,549	1,867,549	1,413,998	1,197,868	818,443
600	-663,911	663,911	2,018,911	1,565,360	1,349,230	969,804
650	-815,272	815,272	2,170,272	1,716,721	1,500,591	1,121,166



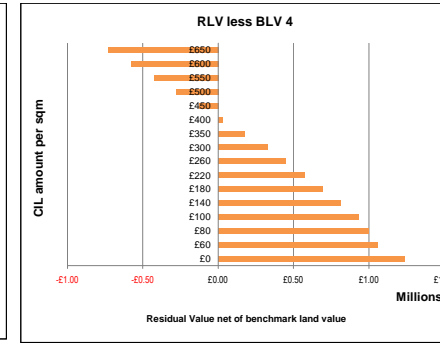
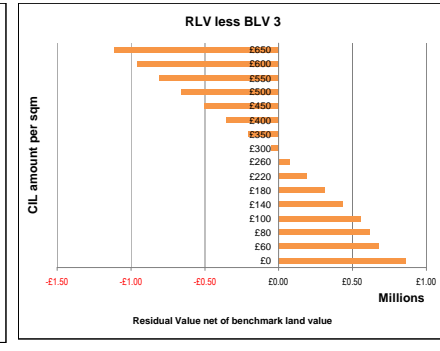
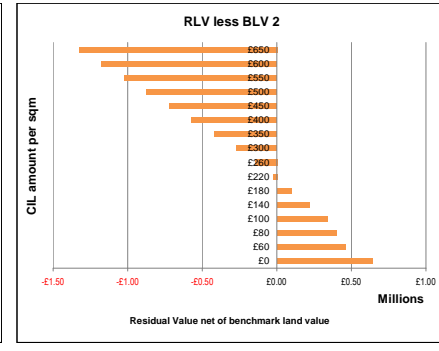
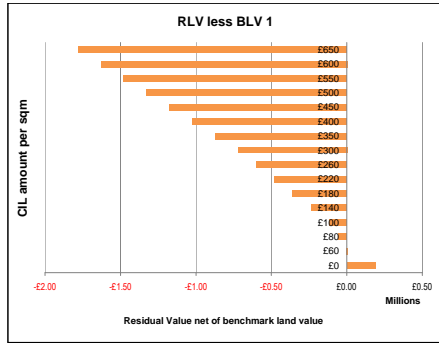
Site type 7 Description: **Area 6** £2906 pcm Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	372,944	372,944	982,056	528,505	312,375	67,051
60	191,310	191,310	1,163,690	710,139	494,009	114,583
80	130,765	130,765	1,224,235	770,684	554,553	175,128
100	70,221	70,221	1,284,779	831,228	615,098	235,672
140	-50,868	50,868	1,405,868	952,317	736,187	356,762
180	-171,958	171,958	1,526,958	1,073,407	857,277	477,851
220	-293,047	293,047	1,648,047	1,194,496	978,366	598,940
260	-414,136	414,136	1,769,136	1,315,585	1,099,455	720,029
300	-535,225	535,225	1,890,225	1,436,674	1,220,544	841,119
350	-656,314	656,314	2,011,314	1,557,763	1,341,633	962,208
400	-777,403	777,403	2,132,403	1,678,852	1,462,722	1,083,297
450	-898,492	898,492	2,253,492	1,799,941	1,583,811	1,204,386
500	-1,019,581	1,019,581	2,374,581	1,921,030	1,704,900	1,325,475
550	-1,140,670	1,140,670	2,495,670	2,042,119	1,825,989	1,446,564
600	-1,261,759	1,261,759	2,616,759	2,163,208	1,947,078	1,567,653
650	-1,382,848	1,382,848	2,737,848	2,284,297	2,068,167	1,688,742



Site type 7 Description: **Area 7** £3391 pcm 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	1,542,170	1,542,170	187,170	640,721	856,851	1,236,276
60	1,360,536	1,360,536	5,536	459,087	675,217	1,054,642
80	1,299,991	1,299,991	55,009	398,542	614,672	994,098
100	1,239,447	1,239,447	115,553	337,998	554,128	933,553
140	1,118,357	1,118,357	236,643	216,908	433,038	812,464
180	997,268	997,268	357,732	95,819	311,949	691,375
220	876,179	876,179	478,821	25,270	190,860	570,286
260	755,090	755,090	599,910	146,359	69,771	449,196
300	634,000	634,000	721,000	267,449	51,319	328,107
350	482,639	482,639	872,361	418,810	202,680	176,745
400	331,277	331,277	1,023,723	570,172	354,042	25,384
450	179,916	179,916	1,175,084	721,533	505,403	125,978
500	28,554	28,554	1,326,446	872,895	656,765	277,339
550	-122,807	122,807	1,477,807	1,024,256	808,126	428,701
600	-274,169	274,169	1,629,169	1,175,618	959,488	580,062
650	-425,531	425,531	1,780,531	1,326,980	1,110,850	731,424



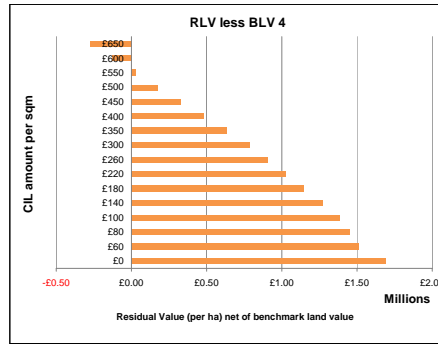
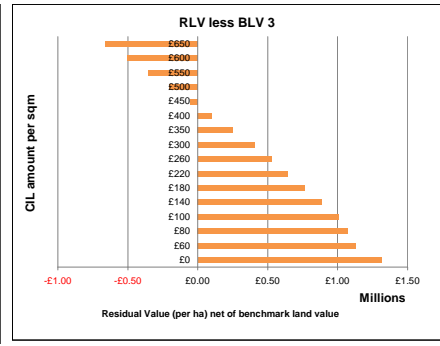
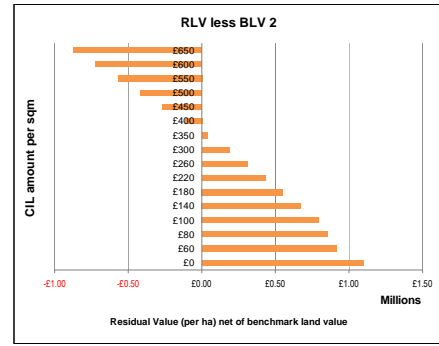
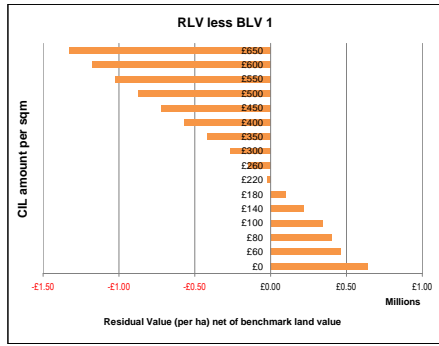
CIL Viability Dacorum BC

Benchmark Land Values (per net developable ha)

SITE TYPE	7	BLV1	BLV2	BLV3	BLV4
70 UNITS		Resi Land (DVS)	Offices (lower)	Ind./Warehousing	Community uses
HOUSES & FLATS		£1,355,000	£901,449	£885,319	£305,893
70 UPH		Net area as percentage of gross 100%			
CSH level:	4 on AH	-5% Sales value inflation			
	4 on private	Build cost inflation			
Aff Hqs:	35%				

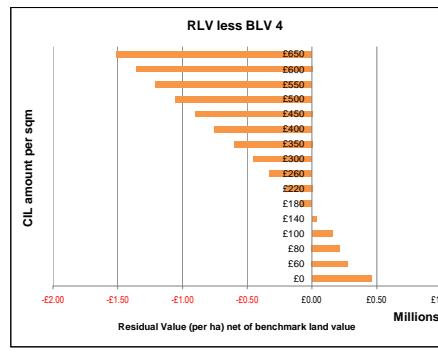
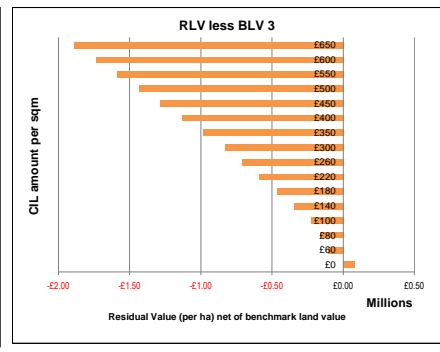
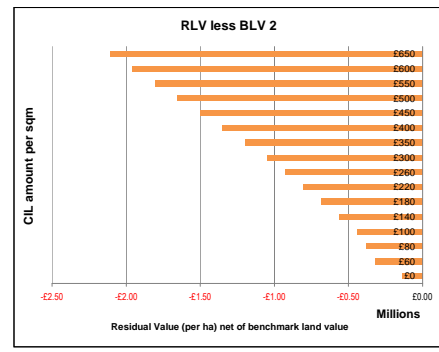
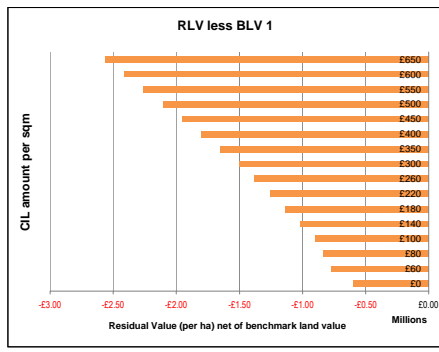
Site type 7 Description: Area 1 £3767 psqm Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,996,869	1,996,869	641,869	1,095,420	1,311,550	1,690,975
60	1,815,235	1,815,235	460,235	913,786	1,129,916	1,509,341
80	1,754,690	1,754,690	399,690	853,241	1,069,371	1,448,797
100	1,694,145	1,694,145	339,145	792,696	1,008,826	1,388,252
140	1,573,056	1,573,056	218,056	671,607	887,737	1,267,163
180	1,451,967	1,451,967	96,967	550,518	766,648	1,146,074
220	1,330,878	1,330,878	24,122	429,429	645,559	1,024,984
260	1,209,788	1,209,788	145,212	308,339	524,469	903,895
300	1,088,699	1,088,699	266,301	187,250	403,380	782,806
350	937,338	937,338	417,662	35,889	252,019	631,444
400	785,976	785,976	569,024	115,473	100,657	480,083
450	634,615	634,615	720,385	266,834	50,704	328,721
500	483,253	483,253	871,747	418,196	202,066	177,360
550	331,891	331,891	1,023,109	569,558	353,428	25,998
600	180,530	180,530	1,174,470	720,919	504,789	125,363
650	29,168	29,168	1,325,832	872,281	656,151	276,725



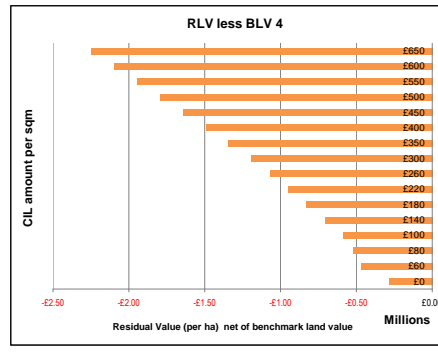
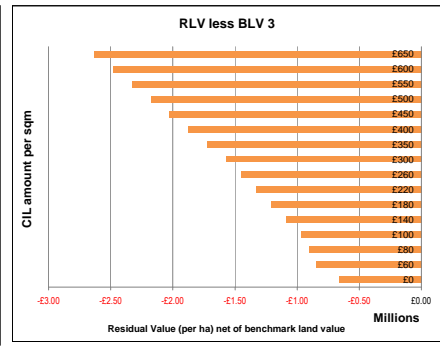
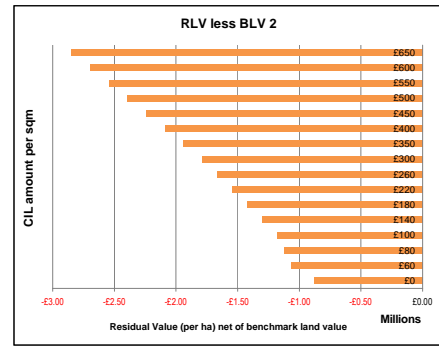
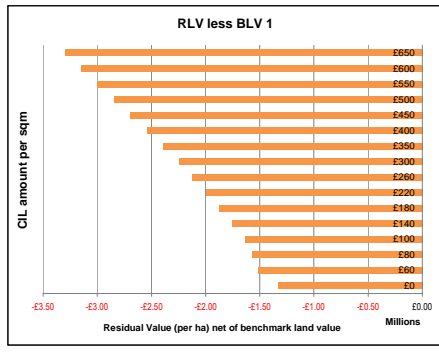
Site type 7 Description: Area 2 £3229 psqm Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	762,686	762,686	592,314	138,763	77,367	456,793
60	581,052	581,052	773,948	320,397	104,267	275,159
80	520,507	520,507	834,493	380,942	164,812	214,614
100	459,963	459,963	895,037	441,486	225,356	154,069
140	338,874	338,874	1,016,126	562,575	346,445	32,980
180	217,784	217,784	1,137,216	683,665	467,535	88,109
220	96,695	96,695	1,258,305	804,754	588,624	209,198
260	24,394	24,394	1,379,394	925,843	709,713	330,288
300	145,483	145,483	1,500,483	1,046,932	830,802	451,377
350	296,845	296,845	1,621,572	1,168,021	951,891	602,466
400	448,207	448,207	1,742,661	1,289,110	1,072,980	753,555
450	599,568	599,568	1,863,750	1,410,199	1,194,069	904,644
500	750,930	750,930	1,984,839	1,531,288	1,315,158	1,055,733
550	902,291	902,291	2,105,928	1,652,377	1,436,247	1,206,822
600	1,053,653	1,053,653	2,227,017	1,773,466	1,557,336	1,357,911
650	1,205,014	1,205,014	2,348,106	1,894,555	1,678,425	1,509,000



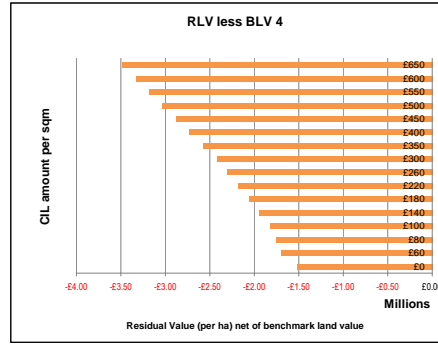
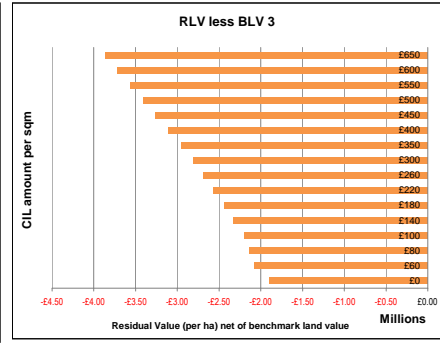
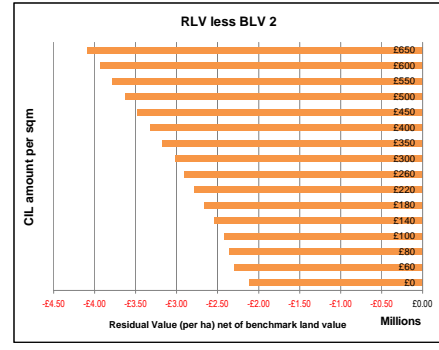
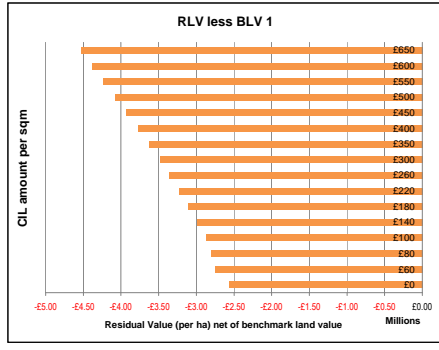
Site type 7 Description: Area 3 £2906 psqm Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	22,176	22,176	1,332,824	879,273	663,143	283,717
60	159,458	159,458	1,514,458	1,060,907	844,777	465,351
80	220,002	220,002	1,575,002	1,121,451	905,321	525,895
100	280,546	280,546	1,635,546	1,181,995	965,865	586,439
140	401,636	401,636	1,756,636	1,303,085	1,086,955	707,529
180	522,725	522,725	1,877,725	1,424,174	1,208,044	828,619
220	643,815	643,815	1,998,815	1,545,264	1,329,134	949,708
260	764,904	764,904	2,119,904	1,666,353	1,450,223	1,070,797
300	885,993	885,993	2,240,993	1,787,442	1,571,312	1,191,886
350	1,007,083	1,007,083	2,362,082	1,908,531	1,692,401	1,312,975
400	1,128,172	1,128,172	2,483,171	2,029,620	1,813,490	1,434,064
450	1,249,261	1,249,261	2,604,260	2,150,709	1,934,579	1,555,153
500	1,370,350	1,370,350	2,725,350	2,271,798	2,055,668	1,676,242
550	1,491,439	1,491,439	2,846,439	2,392,887	2,176,757	1,797,331
600	1,612,528	1,612,528	2,967,528	2,513,976	2,297,846	1,918,420
650	1,733,617	1,733,617	3,088,617	2,635,065	2,418,935	2,039,509



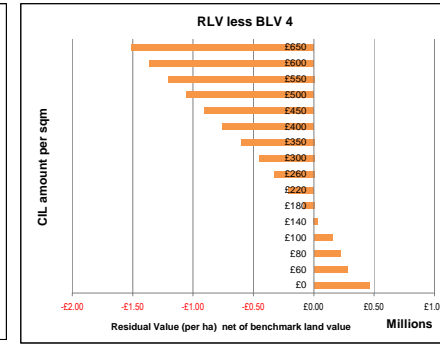
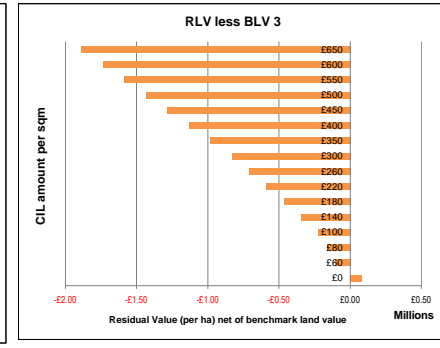
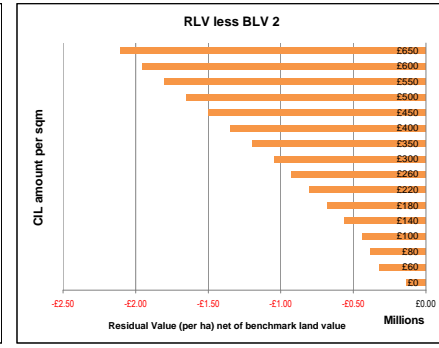
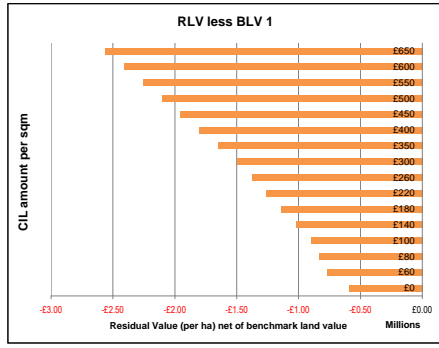
Site type 7 Description: Area 4 £2368 psqm Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,212,006	1,212,006	2,567,006	2,113,455	1,897,325	1,517,900
60	1,393,640	1,393,640	2,748,640	2,295,089	2,078,959	1,699,534
80	1,454,185	1,454,185	2,809,185	2,355,634	2,139,504	1,760,078
100	1,514,730	1,514,730	2,869,730	2,416,179	2,200,048	1,820,622
140	1,635,819	1,635,819	2,990,819	2,537,268	2,321,138	1,941,712
180	1,756,908	1,756,908	3,111,908	2,658,357	2,442,227	2,062,801
220	1,877,997	1,877,997	3,232,997	2,779,446	2,563,316	2,183,891
260	1,999,086	1,999,086	3,354,086	2,900,535	2,684,405	2,304,980
300	2,120,175	2,120,175	3,475,175	3,021,624	2,805,494	2,426,069
350	2,241,264	2,241,264	3,596,264	3,142,713	2,926,583	2,547,158
400	2,362,353	2,362,353	3,717,353	3,263,802	3,047,672	2,668,247
450	2,483,442	2,483,442	3,838,442	3,384,891	3,168,761	2,789,336
500	2,604,531	2,604,531	3,959,531	3,505,980	3,289,850	2,910,425
550	2,725,620	2,725,620	4,080,620	3,627,069	3,410,939	3,031,514
600	2,846,709	2,846,709	4,201,709	3,748,158	3,532,028	3,152,603
650	2,967,798	2,967,798	4,322,798	3,869,247	3,653,117	3,273,692



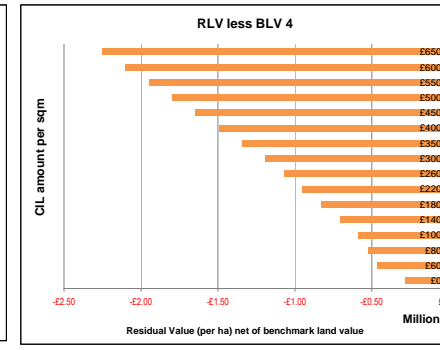
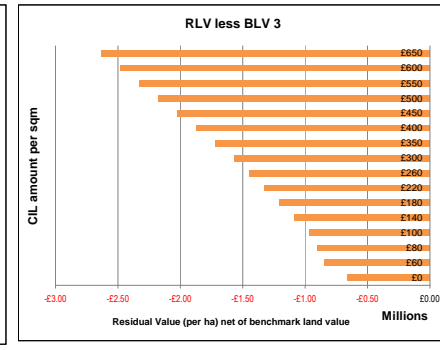
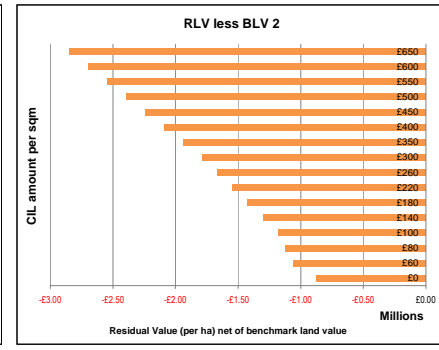
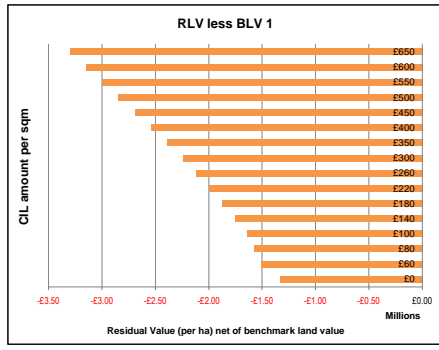
Site type 7 Description: **Area 5** £3229 ps/m Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	762,686	762,686	592,314	138,763	77,367	466,793
60	581,052	581,052	773,948	320,397	104,267	275,169
80	520,507	520,507	834,493	380,942	164,812	214,614
100	459,963	459,963	896,037	441,486	225,356	154,069
140	338,874	338,874	1,016,126	562,575	346,445	32,980
180	217,784	217,784	1,137,216	683,665	467,535	88,109
220	96,695	96,695	1,258,305	804,754	588,624	209,198
260	-24,394	24,394	1,379,394	925,843	709,713	330,288
300	-145,483	145,483	1,500,483	1,046,932	830,802	451,377
350	-296,572	296,572	1,621,572	1,168,021	951,891	572,466
400	-447,661	447,661	1,742,661	1,289,110	1,072,980	693,555
450	-598,750	598,750	1,863,750	1,410,199	1,194,069	814,644
500	-750,839	750,839	1,984,839	1,531,288	1,315,158	935,733
550	-902,928	902,928	2,105,928	1,652,377	1,436,247	1,056,822
600	-1,055,017	1,055,017	2,227,017	1,773,466	1,557,336	1,177,911
650	-1,207,106	1,207,106	2,348,106	1,894,555	1,678,425	1,299,000



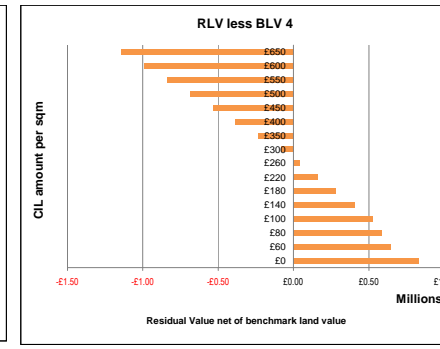
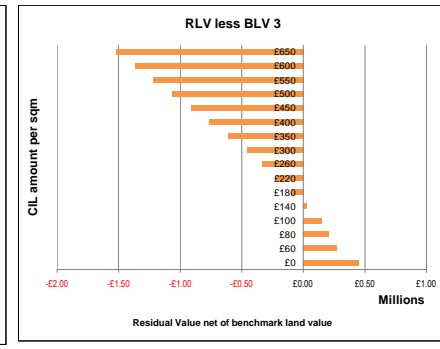
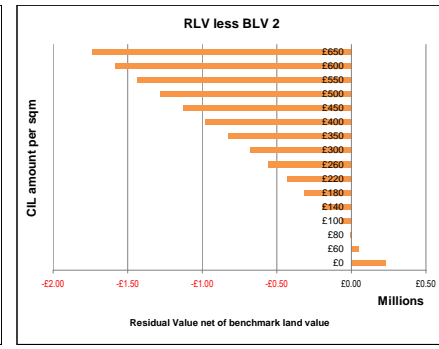
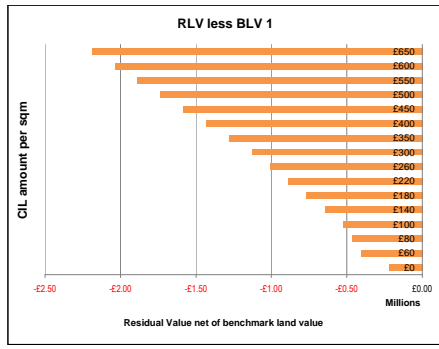
Site type 7 Description: **Area 6** £2906 ps/m Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	22,176	22,176	1,332,824	879,273	663,143	283,717
60	-159,458	159,458	1,514,458	1,060,907	844,777	465,351
80	-220,002	220,002	1,575,002	1,121,451	905,321	525,896
100	-280,547	280,547	1,635,547	1,181,996	965,866	586,440
140	-401,636	401,636	1,756,636	1,303,085	1,086,955	707,529
180	-522,725	522,725	1,877,725	1,424,174	1,208,044	828,619
220	-643,815	643,815	1,998,815	1,545,264	1,329,134	949,708
260	-764,904	764,904	2,119,904	1,666,353	1,450,223	1,070,797
300	-885,993	885,993	2,240,993	1,787,442	1,571,312	1,191,886
350	-1,007,082	1,007,082	2,362,082	1,908,531	1,692,401	1,312,975
400	-1,128,171	1,128,171	2,483,171	2,029,620	1,813,490	1,434,064
450	-1,249,260	1,249,260	2,604,260	2,150,709	1,934,579	1,555,153
500	-1,370,350	1,370,350	2,725,350	2,271,798	2,055,668	1,676,242
550	-1,491,439	1,491,439	2,846,439	2,392,887	2,176,757	1,797,331
600	-1,612,528	1,612,528	2,967,528	2,513,976	2,297,846	1,918,420
650	-1,733,617	1,733,617	3,088,617	2,635,065	2,418,935	2,039,509



Site type 7 Description: **Area 7** £3391 ps/m 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	1,132,941	1,132,941	222,059	231,492	447,622	827,047
60	951,307	951,307	403,693	49,858	265,988	645,414
80	890,762	890,762	464,238	10,687	205,443	584,869
100	830,218	830,218	524,782	71,231	144,899	524,324
140	709,128	709,128	645,872	192,321	23,809	403,235
180	588,039	588,039	766,961	313,410	97,280	282,146
220	466,950	466,950	888,050	434,499	218,369	161,057
260	345,861	345,861	1,009,139	555,588	339,458	39,967
300	224,771	224,771	1,130,229	676,678	460,548	81,122
350	103,682	103,682	1,251,318	797,767	581,637	232,077
400	-17,407	17,407	1,372,407	918,857	702,726	353,126
450	-138,516	138,516	1,493,496	1,040,946	823,795	474,175
500	-279,625	279,625	1,614,585	1,162,035	944,864	595,224
550	-420,734	420,734	1,735,674	1,283,124	1,065,953	716,273
600	-561,843	561,843	1,856,763	1,404,213	1,187,042	837,322
650	-702,952	702,952	1,977,852	1,525,302	1,308,131	958,371



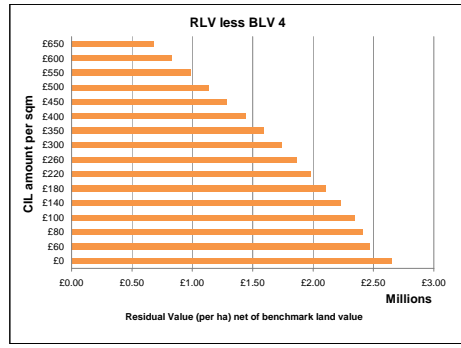
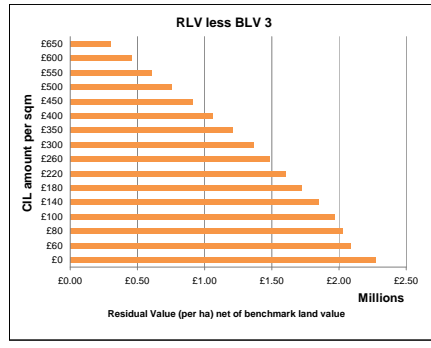
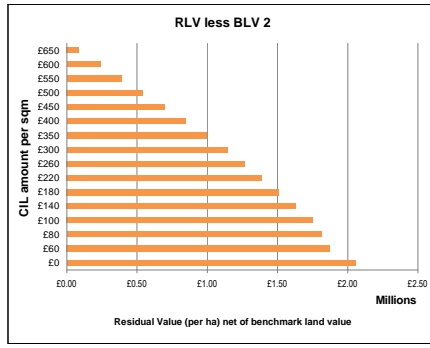
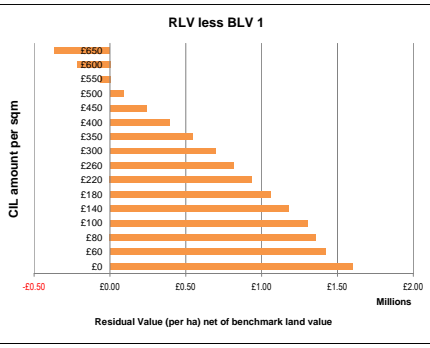
CIL Viability Decorum BC

Benchmark Land Values (per net developable ha)

Table with columns: SITE TYPE, 70 UNITS, HOUSES & FLATS, 70 UPH, CSH level, Aff Hrg, and inflation rates for sales and build costs.

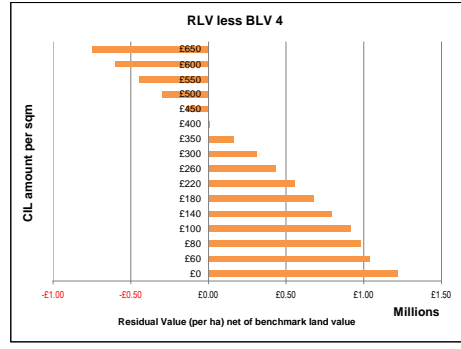
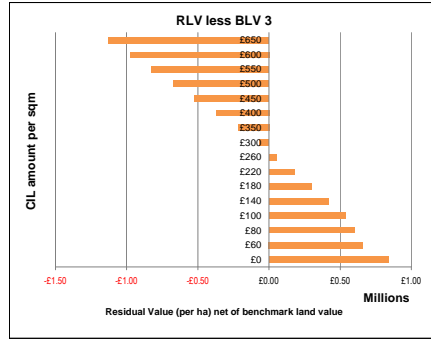
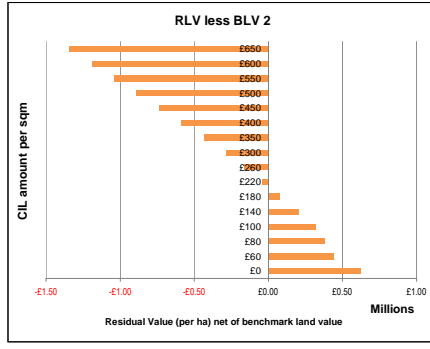
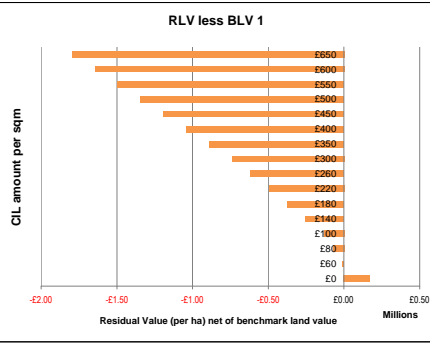
Site type 7 Description: Area 1 £3767 psqm Site area: 1.00 ha

Table for Area 1 showing CIL amount, RLV, RLV per ha, and RLV less BLV 1-4 for various CIL amounts from 0 to 650.



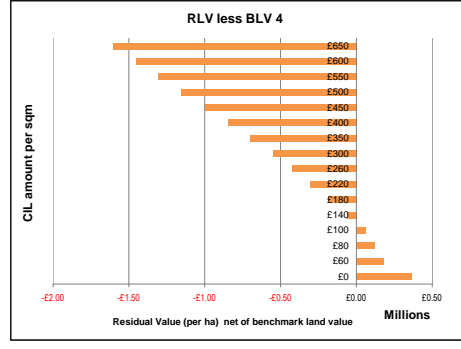
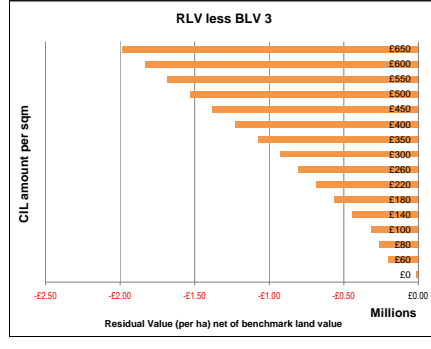
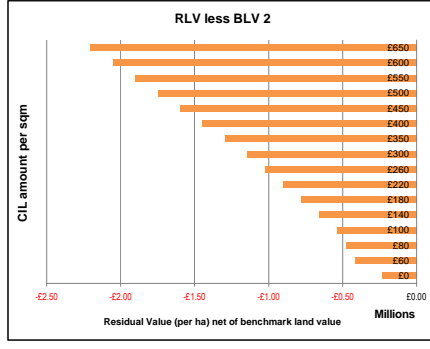
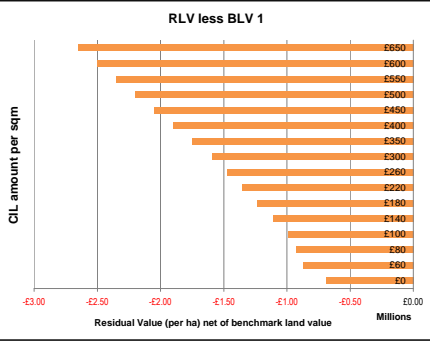
Site type 7 Description: Area 2 £3229 psqm Site area: 1.00 ha

Table for Area 2 showing CIL amount, RLV, RLV per ha, and RLV less BLV 1-4 for various CIL amounts from 0 to 650.



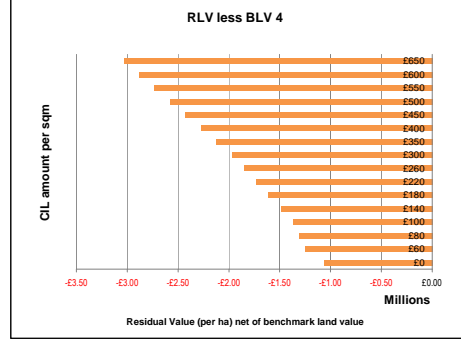
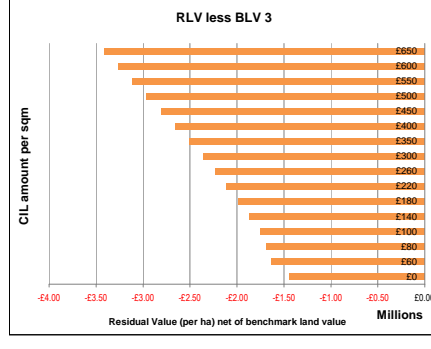
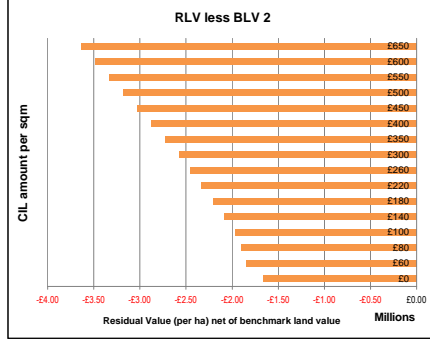
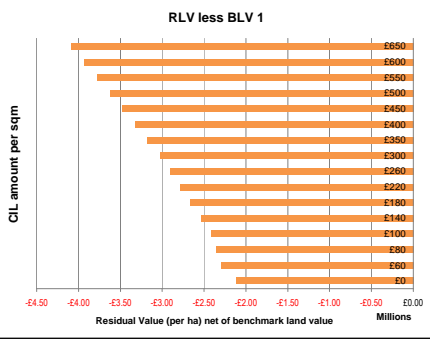
Site type 7 Description: Area 3 £2906 psqm Site area: 1.00 ha

Table for Area 3 showing CIL amount, RLV, RLV per ha, and RLV less BLV 1-4 for various CIL amounts from 0 to 650.



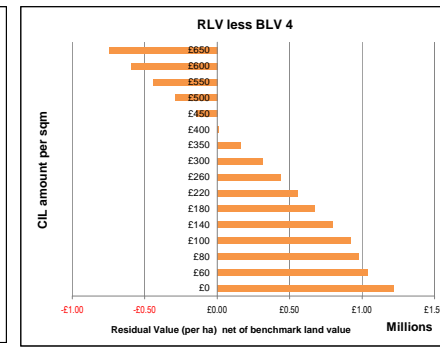
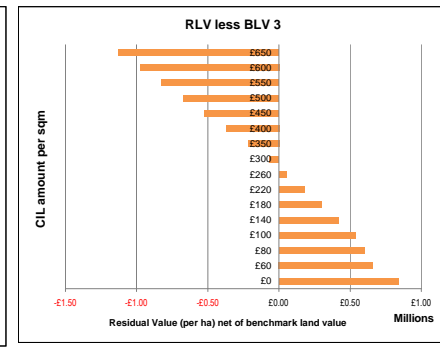
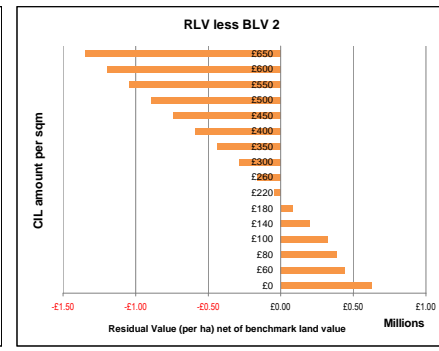
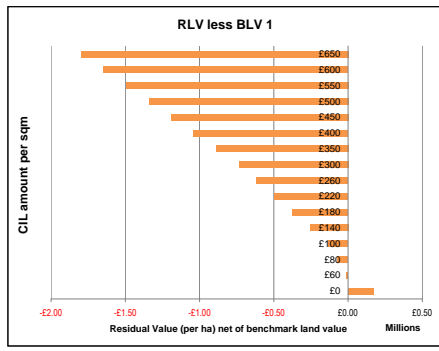
Site type 7 Description: Area 4 £2368 psqm Site area: 1.00 ha

Table for Area 4 showing CIL amount, RLV, RLV per ha, and RLV less BLV 1-4 for various CIL amounts from 0 to 650.



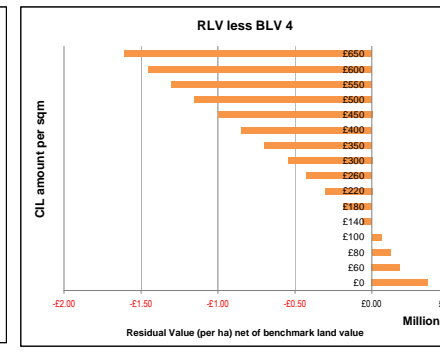
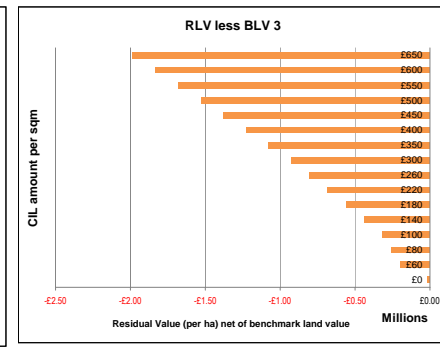
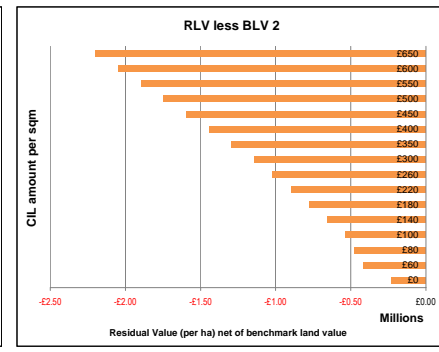
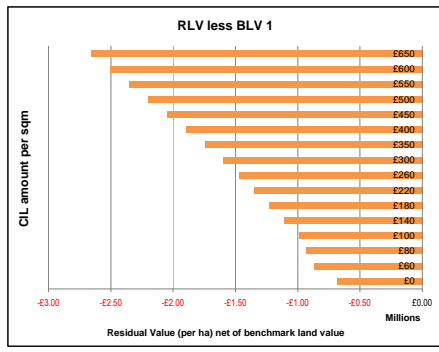
Site type 7 Description: **Area 5 £3229 pcm** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,625,523	1,625,523	170,523	624,074	840,204	1,219,629
60	1,343,889	1,343,889	11,111	442,440	658,570	1,037,996
80	1,283,344	1,283,344	71,656	381,895	598,025	977,451
100	1,222,800	1,222,800	132,200	321,351	537,481	916,906
140	1,101,710	1,101,710	253,290	200,261	416,391	795,817
180	980,621	980,621	374,379	79,172	295,302	674,728
220	859,532	859,532	495,468	41,917	174,213	553,639
260	738,443	738,443	616,557	163,006	53,124	432,549
300	617,353	617,353	737,647	284,096	67,966	311,460
350	496,264	496,264	858,736	435,457	219,327	190,370
400	375,174	375,174	979,826	586,819	370,689	7,737
450	254,085	254,085	1,100,915	738,180	522,050	142,625
500	133,000	133,000	1,222,000	889,542	673,412	293,986
550	13,915	13,915	1,343,085	1,040,903	824,773	445,348
600	-72,170	-72,170	1,464,175	1,192,265	976,135	596,709
650	-153,340	-153,340	1,585,347	1,343,627	1,127,497	748,071



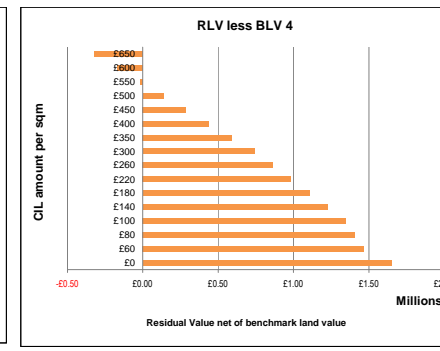
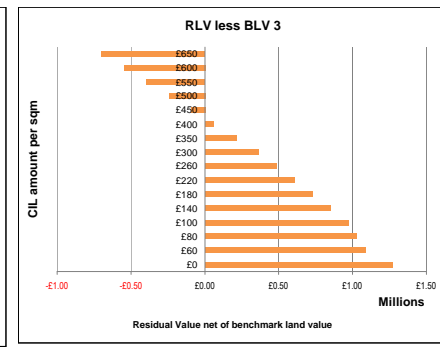
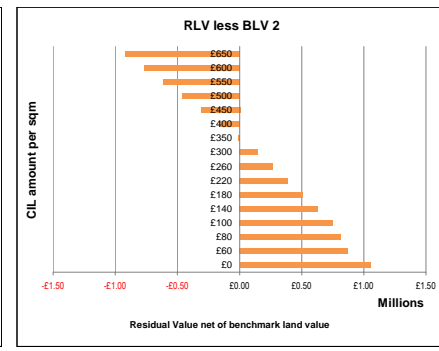
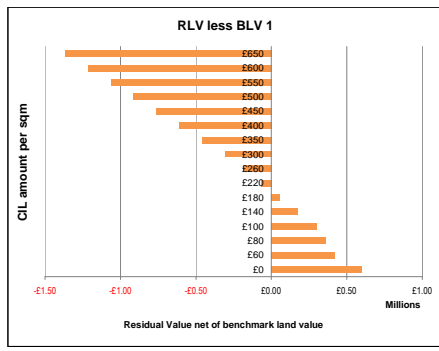
Site type 7 Description: **Area 6 £2906 pcm** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	668,091	668,091	686,909	233,358	17,228	362,197
60	486,457	486,457	868,543	414,992	198,862	180,563
80	425,912	425,912	929,088	475,537	259,407	120,019
100	365,367	365,367	989,633	536,082	319,952	59,474
140	244,278	244,278	1,110,722	657,171	441,041	61,615
180	123,189	123,189	1,231,811	778,260	562,130	182,704
220	2,100	2,100	1,352,900	899,349	683,219	303,794
260	-118,990	-118,990	1,473,990	1,020,439	804,309	424,883
300	-240,079	-240,079	1,595,079	1,141,528	925,398	545,972
350	-391,440	-391,440	1,746,440	1,292,889	1,076,759	697,334
400	-542,802	-542,802	1,897,802	1,444,251	1,228,121	848,695
450	-694,163	-694,163	2,049,163	1,595,613	1,379,482	1,000,057
500	-845,525	-845,525	2,200,525	1,746,974	1,530,844	1,151,418
550	-996,887	-996,887	2,351,887	1,898,336	1,682,206	1,302,780
600	-1,148,248	-1,148,248	2,503,248	2,049,697	1,833,567	1,454,141
650	-1,299,610	-1,299,610	2,654,610	2,201,059	1,984,929	1,605,503



Site type 7 Description: **Area 7 £3391 pcm** 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	1,954,239	1,954,239	599,239	1,052,790	1,268,920	1,648,345
60	1,772,605	1,772,605	417,605	871,156	1,087,296	1,466,712
80	1,712,060	1,712,060	357,060	810,611	1,026,741	1,406,167
100	1,651,516	1,651,516	296,516	750,067	966,197	1,345,622
140	1,530,426	1,530,426	175,426	628,977	845,107	1,224,533
180	1,409,337	1,409,337	54,337	507,888	724,018	1,103,444
220	1,288,248	1,288,248	66,752	386,799	602,929	982,355
260	1,167,159	1,167,159	187,841	265,710	481,840	861,266
300	1,046,069	1,046,069	308,931	144,620	360,750	740,176
350	894,708	894,708	460,292	6,741	209,389	588,815
400	743,346	743,346	611,654	158,103	58,027	437,453
450	591,985	591,985	763,015	309,464	93,334	286,091
500	440,623	440,623	914,377	460,826	244,696	134,730
550	289,262	289,262	1,065,738	612,187	396,057	16,632
600	137,900	137,900	1,217,100	763,549	547,419	167,993
650	-13,461	-13,461	1,368,461	914,910	698,780	319,355



CIL Viability **Dacorum BC**

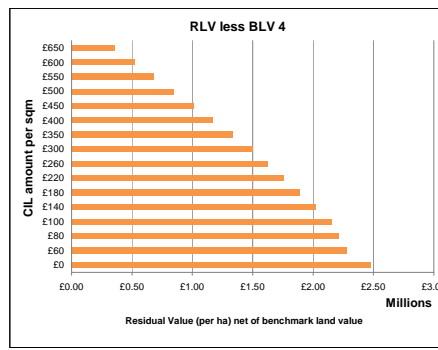
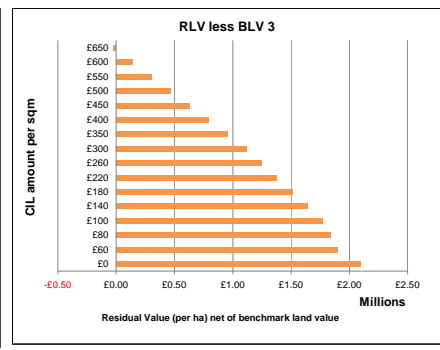
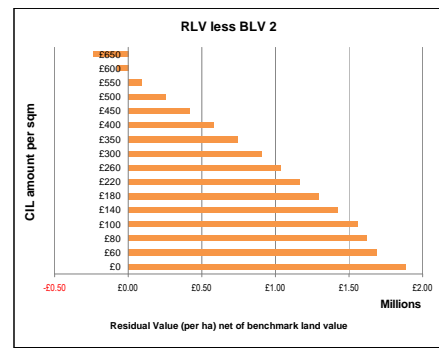
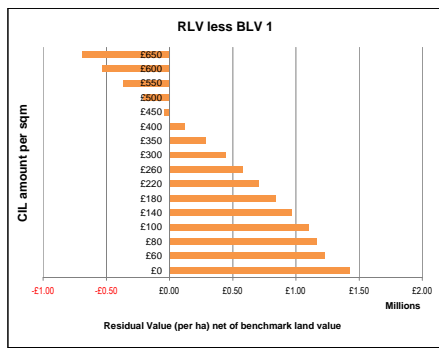
SITE TYPE 7 70 UNITS HOUSES & FLATS 70 UPH	Benchmark Land Values (per net developable ha)			
	BLV1 Resi Land (DVS) £1,355,000	BLV2 Offices (lower) £901,449	BLV3 Ind./Warehousing £885,319	BLV4 Community uses £305,893

Net area as percentage of gross

CSH level:	4 on AH	Sales value inflation
CSH level:	4 on private	Build cost inflation
Aff Hsg:	30%	

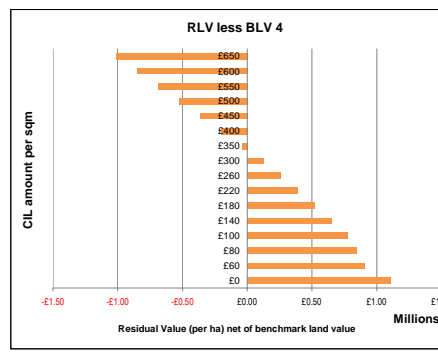
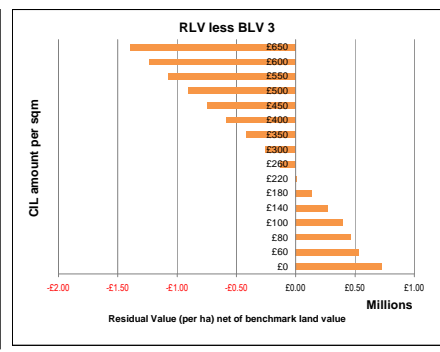
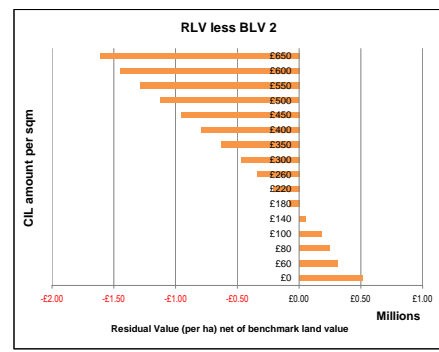
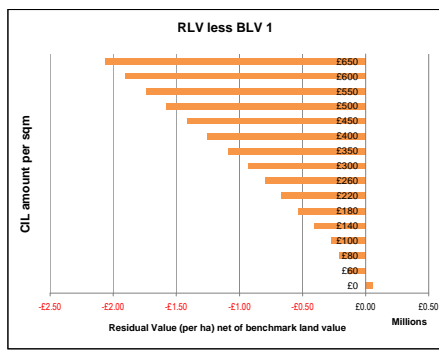
Site type 7 Description: **Area 1 £3767 psqm** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2 780.829	2 780.829	1 425.829	1 879.380	2 095.510	2 474.935
60	2 585.223	2 585.223	1 230.223	1 683.774	1 899.904	2 279.330
80	2 520.021	2 520.021	1 165.021	1 618.572	1 834.702	2 214.128
100	2 454.819	2 454.819	1 099.819	1 553.370	1 769.500	2 148.926
140	2 324.415	2 324.415	968.415	1 422.966	1 639.096	2 018.522
180	2 194.011	2 194.011	839.011	1 292.562	1 508.693	1 888.118
220	2 063.608	2 063.608	708.608	1 162.159	1 378.289	1 757.714
260	1 933.204	1 933.204	578.204	1 031.755	1 247.885	1 627.311
300	1 802.800	1 802.800	447.800	901.351	1 117.481	1 496.907
350	1 639.795	1 639.795	284.795	738.346	954.476	1 333.902
400	1 476.791	1 476.791	121.791	575.342	791.472	1 170.897
450	1 313.786	1 313.786	41.214	412.337	628.467	1 007.892
500	1 150.781	1 150.781	-204.219	249.332	465.462	844.888
550	987.776	987.776	-367.224	86.327	302.457	681.883
600	824.772	824.772	-530.228	-76.677	139.453	518.878
650	661.767	661.767	-693.233	-239.682	-23.552	355.873



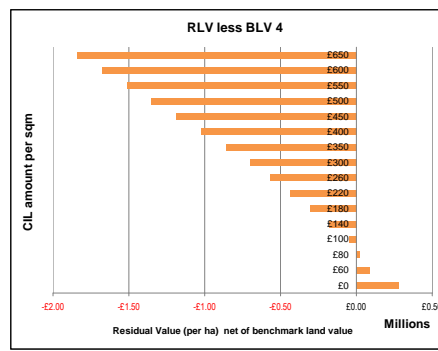
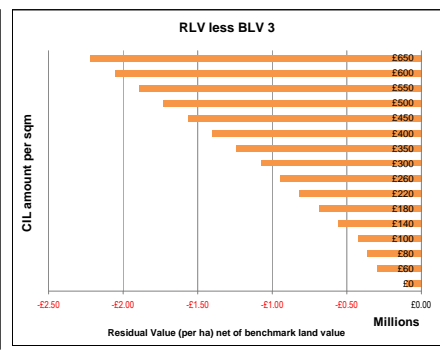
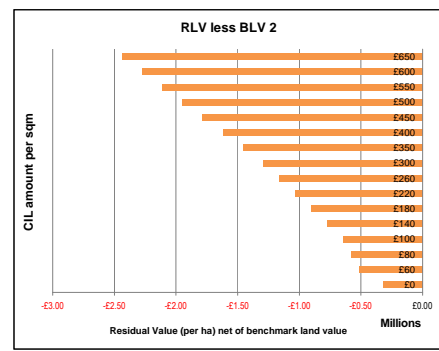
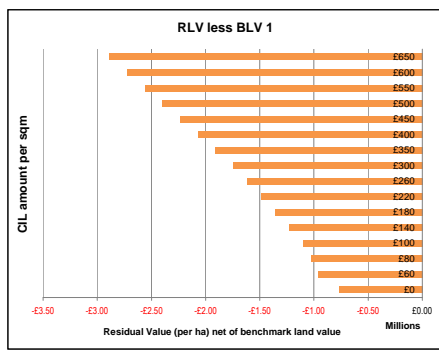
Site type 7 Description: **Area 2 £3229 psqm** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1 409.011	1 409.011	54.011	507.562	723.692	1 103.118
60	1 213.406	1 213.406	141.594	311.957	528.087	907.512
80	1 148.204	1 148.204	206.796	246.755	462.885	842.311
100	1 083.002	1 083.002	271.998	181.553	397.683	777.109
140	952.598	952.598	402.402	51.149	267.279	646.705
180	822.194	822.194	532.806	-79.255	136.875	516.301
220	691.791	691.791	663.209	-209.568	6.472	385.897
260	561.387	561.387	793.613	-340.062	123.932	255.493
300	430.983	430.983	924.017	-470.466	254.336	125.090
350	267.978	267.978	1 087.022	-633.471	417.341	-37.915
400	104.973	104.973	1 250.027	-796.476	580.346	-200.920
450	-58.031	-58.031	1 413.031	-959.480	743.350	-363.925
500	-221.036	-221.036	1 576.036	-1 122.485	906.355	-526.929
550	-384.041	-384.041	1 739.041	-1 285.490	1 069.360	-689.934
600	-547.046	-547.046	1 902.046	-1 448.495	1 232.365	-852.939
650	-710.050	-710.050	2 065.050	-1 611.499	1 395.369	-1 015.944



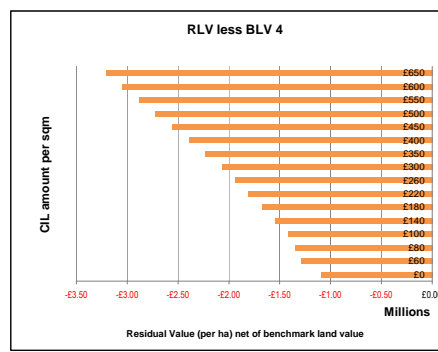
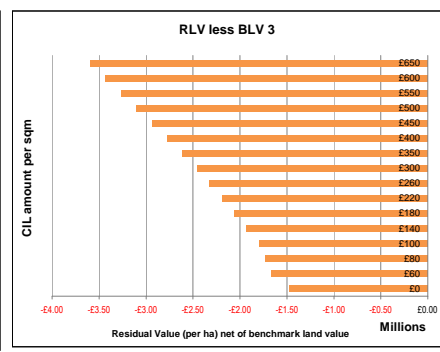
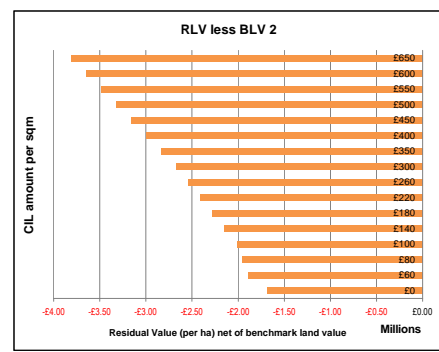
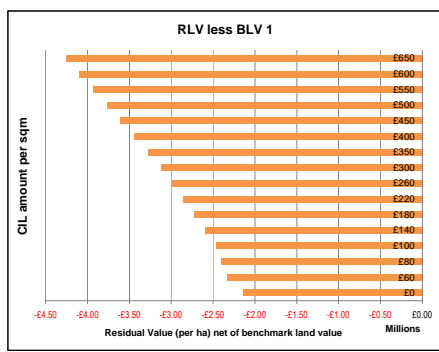
Site type 7 Description: **Area 3 £2906 psqm** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	585.921	585.921	-769.079	-315.528	-99.398	280.028
60	390.315	390.315	-964.685	-511.134	-295.004	84.422
80	325.114	325.114	-1 029.886	-576.335	-360.205	19.220
100	259.912	259.912	-1 095.088	-641.537	-425.407	-45.982
140	129.508	129.508	-1 225.492	-771.941	-555.811	-176.385
180	896	896	-1 355.896	-902.345	-686.215	-306.789
220	-131.300	-131.300	-1 486.300	-1 032.749	-816.619	-437.193
260	-261.704	-261.704	-1 616.704	-1 163.153	-947.023	-567.597
300	-392.107	-392.107	-1 747.107	-1 293.556	-1 077.426	-698.001
350	-555.112	-555.112	-1 910.112	-1 456.561	-1 240.431	-861.005
400	-718.117	-718.117	-2 073.117	-1 619.566	-1 403.436	-1 024.010
450	-881.122	-881.122	-2 236.122	-1 782.571	-1 566.441	-1 187.015
500	-1 044.126	-1 044.126	-2 399.126	-1 945.575	-1 729.445	-1 350.020
550	-1 207.131	-1 207.131	-2 562.131	-2 108.580	-1 892.450	-1 513.024
600	-1 370.136	-1 370.136	-2 725.136	-2 271.585	-2 055.455	-1 676.029
650	-1 533.141	-1 533.141	-2 888.141	-2 434.590	-2 218.460	-1 839.034



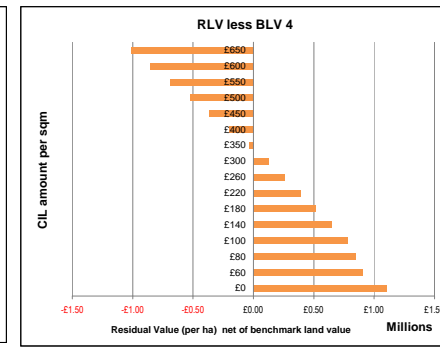
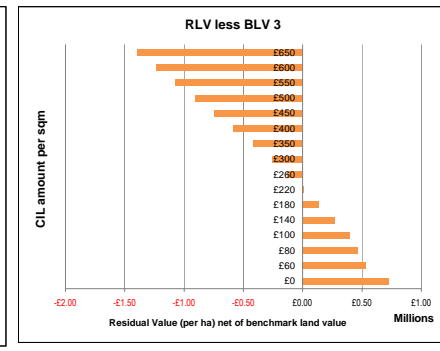
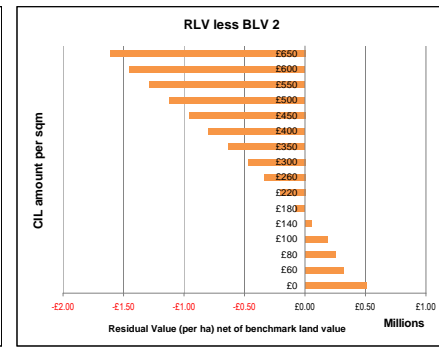
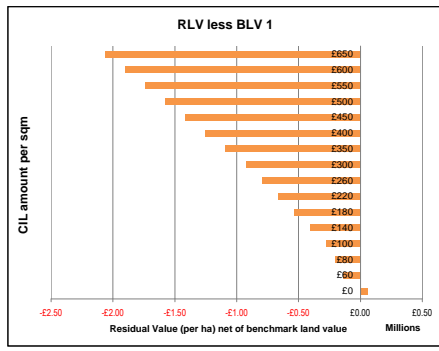
Site type 7 Description: **Area 4 £2368 psqm** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	785.896	785.896	-2 140.896	-1 687.345	-1 471.215	-1 091.789
60	981.502	981.502	-2 336.502	-1 882.951	-1 666.821	-1 287.395
80	1 046.704	1 046.704	-2 401.704	-1 948.153	-1 732.023	-1 352.597
100	1 111.906	1 111.906	-2 466.906	-2 013.355	-1 797.224	-1 417.799
140	1 242.309	1 242.309	-2 597.309	-2 143.758	-1 927.628	-1 548.203
180	1 372.713	1 372.713	-2 727.713	-2 274.162	-2 058.032	-1 678.606
220	1 503.117	1 503.117	-2 858.117	-2 404.566	-2 188.436	-1 809.010
260	1 633.521	1 633.521	-2 988.521	-2 534.970	-2 318.840	-1 939.414
300	1 763.925	1 763.925	-3 118.925	-2 665.374	-2 449.243	-2 069.818
350	1 926.929	1 926.929	-3 281.929	-2 828.378	-2 612.248	-2 232.823
400	2 089.934	2 089.934	-3 444.934	-2 991.383	-2 775.253	-2 395.827
450	2 252.939	2 252.939	-3 607.939	-3 154.388	-2 938.258	-2 558.832
500	2 415.944	2 415.944	-3 770.944	-3 317.393	-3 101.263	-2 721.837
550	2 578.948	2 578.948	-3 933.948	-3 480.397	-3 264.267	-2 884.842
600	2 741.953	2 741.953	-4 096.953	-3 643.402	-3 427.272	-3 047.846
650	2 904.958	2 904.958	-4 259.958	-3 806.407	-3 590.277	-3 210.851



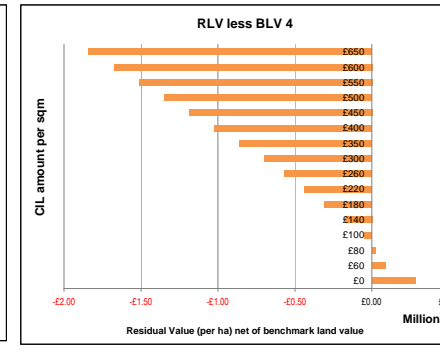
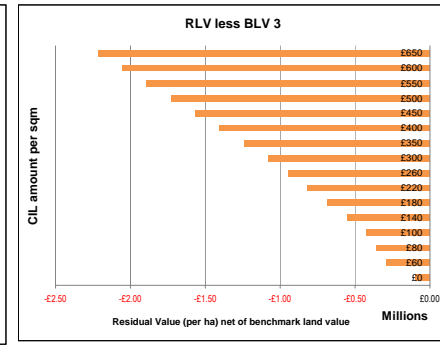
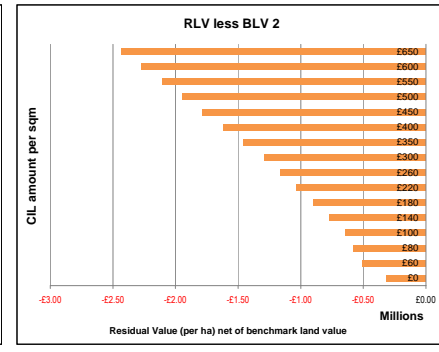
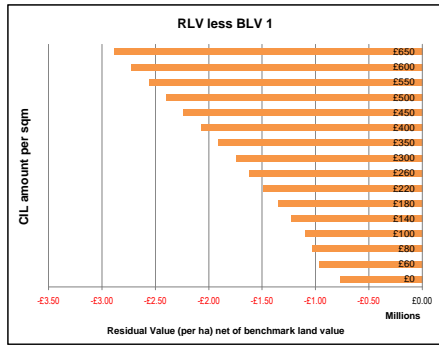
Site type 7 Description: **Area 5 £3229 ps/m** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,409,011	1,409,011	54,011	507,562	723,692	1,103,118
60	1,213,406	1,213,406	141,594	311,957	528,087	907,512
80	1,148,204	1,148,204	206,796	246,755	462,885	842,311
100	1,083,002	1,083,002	271,598	181,553	397,683	777,109
140	952,598	952,598	402,402	51,149	267,279	646,705
180	822,194	822,194	532,806	79,255	136,875	516,301
220	691,791	691,791	663,209	209,658	6,472	385,897
260	561,387	561,387	793,613	340,062	123,932	255,493
300	430,983	430,983	924,017	470,466	254,336	125,090
350	267,978	267,978	1,087,022	633,471	417,341	37,915
400	104,973	104,973	1,250,027	796,476	580,346	200,520
450	-58,031	58,031	1,413,031	959,480	743,350	363,925
500	-221,036	221,036	1,576,036	1,122,485	906,355	526,929
550	-384,041	384,041	1,739,041	1,285,490	1,069,360	689,934
600	-547,046	547,046	1,902,046	1,448,495	1,232,365	852,939
650	-710,050	710,050	2,065,050	1,611,499	1,395,369	1,015,944



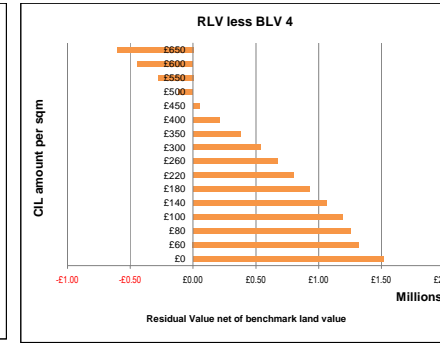
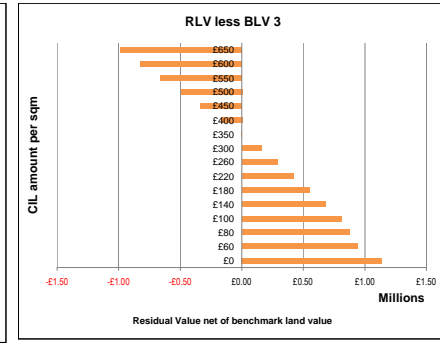
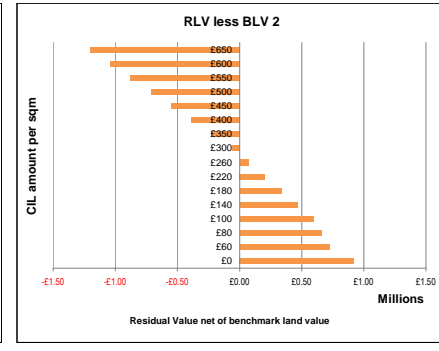
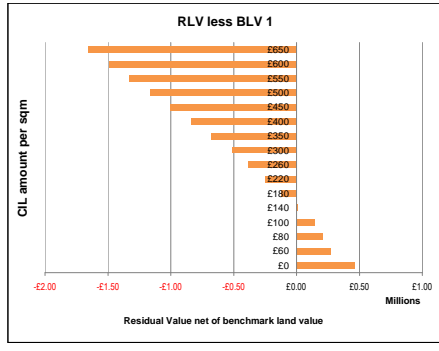
Site type 7 Description: **Area 6 £2906 ps/m** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	585,921	585,921	789,079	315,528	99,398	280,028
60	390,315	390,315	964,685	511,134	295,004	84,422
80	325,114	325,114	1,029,886	576,335	360,205	19,220
100	259,912	259,912	1,095,088	641,537	425,407	45,982
140	129,508	129,508	1,225,492	771,941	555,811	176,385
180	-896	896	1,355,896	902,345	686,215	306,789
220	-131,300	131,300	1,486,300	1,032,749	816,619	437,193
260	-261,704	261,704	1,616,704	1,163,153	947,023	567,597
300	-392,107	392,107	1,747,107	1,293,556	1,077,426	698,001
350	-555,112	555,112	1,910,112	1,456,561	1,240,431	861,005
400	-718,117	718,117	2,073,117	1,619,566	1,403,436	1,024,010
450	-881,122	881,122	2,236,122	1,782,571	1,566,441	1,187,015
500	-1,044,126	1,044,126	2,399,126	1,945,575	1,729,445	1,350,020
550	-1,207,131	1,207,131	2,562,131	2,108,580	1,892,450	1,513,024
600	-1,370,136	1,370,136	2,725,136	2,271,585	2,055,455	1,676,029
650	-1,533,141	1,533,141	2,888,141	2,434,590	2,218,460	1,839,034



Site type 7 Description: **Area 7 £3391 ps/m** 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	1,820,557	1,820,557	465,557	919,108	1,135,238	1,514,663
60	1,624,951	1,624,951	269,951	723,502	939,632	1,319,058
80	1,559,749	1,559,749	204,749	658,300	874,430	1,253,856
100	1,494,547	1,494,547	139,547	593,098	809,228	1,188,654
140	1,364,143	1,364,143	9,143	462,694	678,824	1,058,250
180	1,233,739	1,233,739	1,21,261	332,290	548,421	927,846
220	1,103,336	1,103,336	251,664	201,887	418,017	797,442
260	972,932	972,932	382,068	71,483	287,613	667,039
300	842,528	842,528	512,472	58,921	157,209	536,635
350	679,523	679,523	675,477	221,926	5,796	373,630
400	516,519	516,519	838,481	384,930	168,800	210,625
450	353,514	353,514	1,001,486	547,935	331,805	47,620
500	190,509	190,509	1,164,491	710,940	494,810	-115,384
550	27,504	27,504	1,327,496	873,945	657,815	-278,389
600	-135,500	135,500	1,490,500	1,036,949	820,819	-441,394
650	-298,505	298,505	1,653,505	1,199,954	983,824	-604,399



CIL Viability Decorum BC

SITE TYPE 7
70 UNITS
HOUSES & FLATS
70 UPH
Net area as percentage of gross

Benchmark Land Values (per net developable ha)

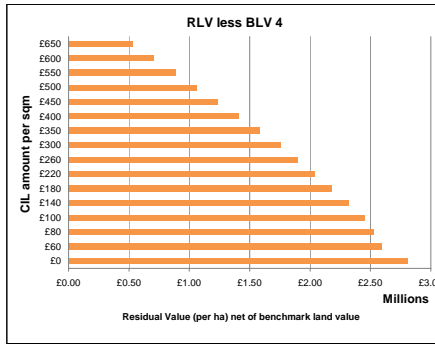
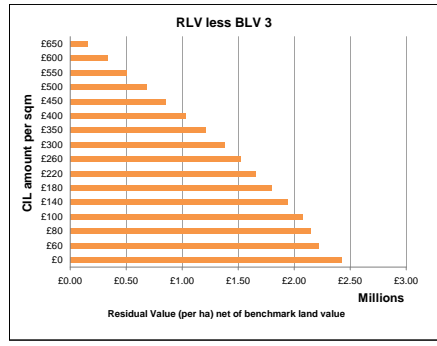
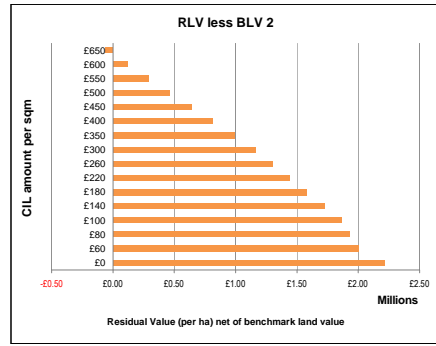
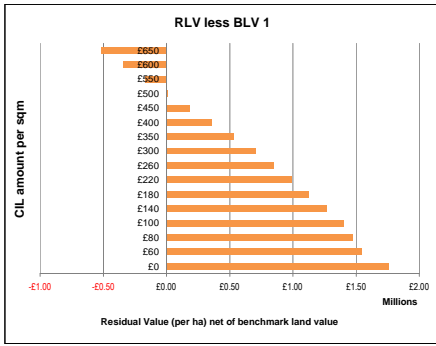
BLV1	BLV2	BLV3	BLV4
Resi Land (DVS)	Offices (lower)	Ind./Warehousing	Community uses
£1,355,000	£901,449	£685,319	£305,893

CSH level: 4 on AH
4 on private
Aff Hsg: 25%

Sales value inflation	
Build cost inflation	

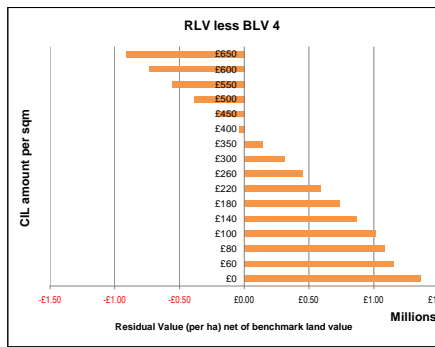
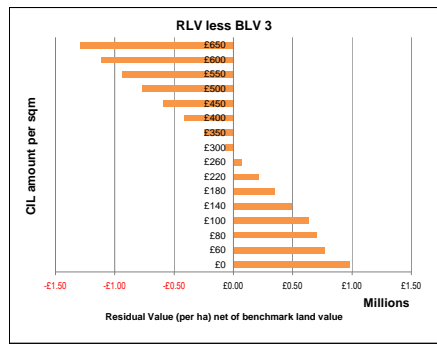
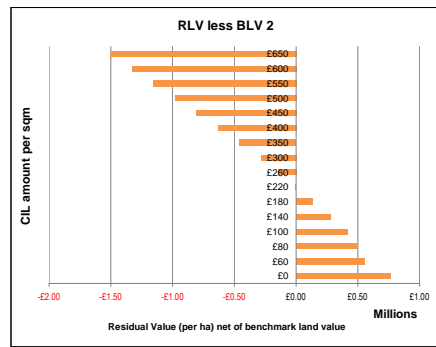
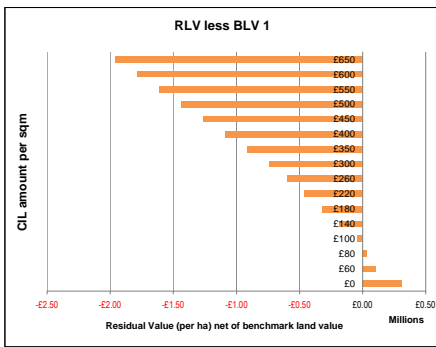
Site type 7 Description: **Area 1 £3767 psqm** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,110,090	3,110,090	1,755,090	2,208,641	2,424,771	2,804,196
60	2,900,512	2,900,512	1,545,512	1,999,063	2,215,193	2,594,619
80	2,830,653	2,830,653	1,475,653	1,929,204	2,145,334	2,524,760
100	2,760,794	2,760,794	1,405,794	1,859,345	2,075,475	2,454,901
140	2,621,075	2,621,075	1,266,075	1,719,626	1,935,757	2,315,182
180	2,481,357	2,481,357	1,126,357	1,579,908	1,796,038	2,175,464
220	2,341,639	2,341,639	986,639	1,440,190	1,656,320	2,035,745
260	2,201,920	2,201,920	846,920	1,300,471	1,516,601	1,896,027
300	2,062,202	2,062,202	707,202	1,160,753	1,376,883	1,756,309
350	1,887,554	1,887,554	532,554	986,105	1,202,235	1,581,661
400	1,712,906	1,712,906	357,906	811,457	1,027,587	1,407,013
450	1,538,258	1,538,258	183,258	636,809	852,939	1,232,365
500	1,363,610	1,363,610	8,610	462,161	678,291	1,057,717
550	1,188,962	1,188,962	-166,038	287,513	503,643	883,069
600	1,014,314	1,014,314	-340,686	112,865	328,995	708,421
650	839,666	839,666	-515,334	-61,783	154,347	533,773



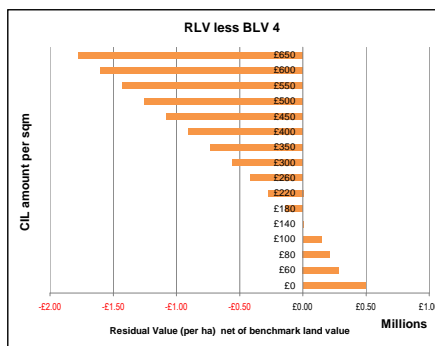
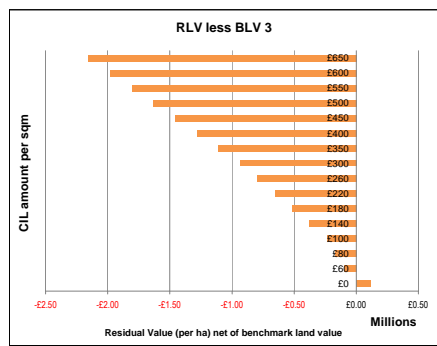
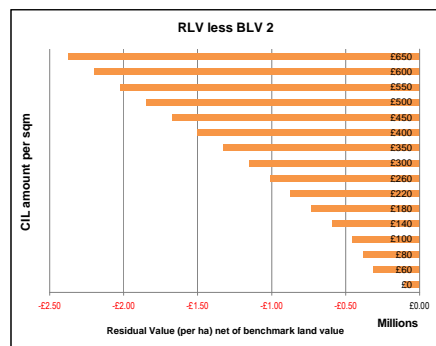
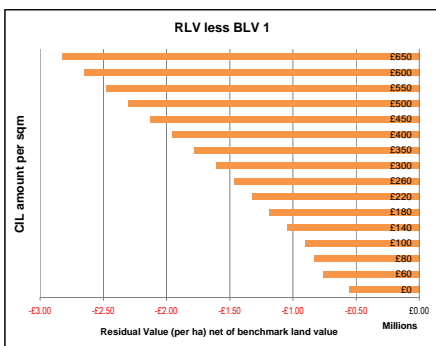
Site type 7 Description: **Area 2 £3229 psqm** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,665,595	1,665,595	310,595	764,146	980,276	1,359,702
60	1,456,018	1,456,018	101,018	554,569	770,699	1,150,124
80	1,386,158	1,386,158	31,158	484,709	700,839	1,080,265
100	1,316,299	1,316,299	-38,701	414,850	630,980	1,010,406
140	1,176,581	1,176,581	-178,419	275,132	491,262	870,688
180	1,036,862	1,036,862	-318,138	135,413	351,544	730,969
220	897,144	897,144	-457,856	-4,305	211,825	591,251
260	757,426	757,426	-597,574	-144,023	72,107	451,532
300	617,707	617,707	-737,293	-283,742	67,612	311,814
350	443,059	443,059	-911,941	-458,390	242,260	137,166
400	268,411	268,411	-1,086,589	-633,038	416,907	-37,482
450	93,764	93,764	-1,261,236	-807,685	591,555	-212,130
500	-80,884	-80,884	-1,435,884	-982,333	766,203	-386,778
550	-255,532	-255,532	-1,610,532	-1,156,981	940,851	-561,426
600	-430,180	-430,180	-1,785,180	-1,331,629	1,115,499	-736,074
650	-604,828	-604,828	-1,959,828	-1,506,277	1,290,147	-910,722



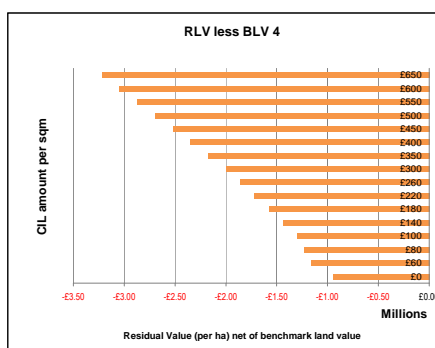
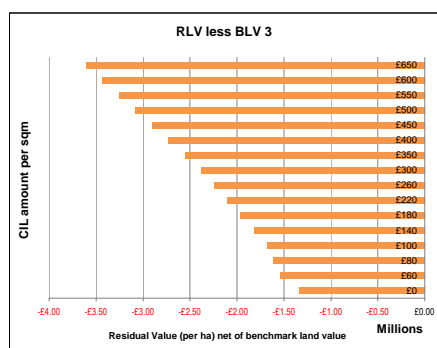
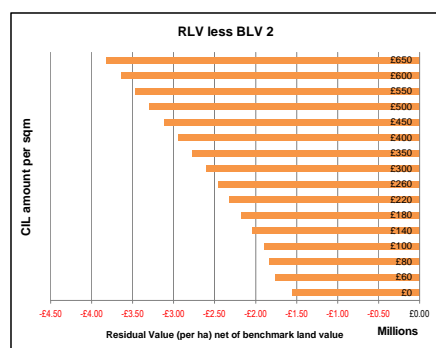
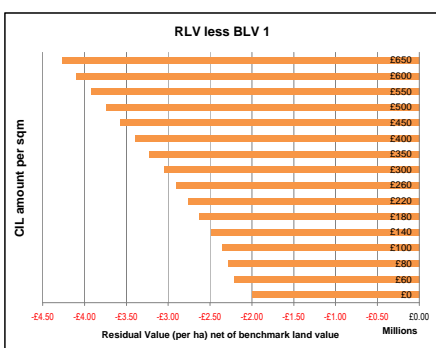
Site type 7 Description: **Area 3 £2906 psqm** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	798,898	798,898	-556,102	-102,551	113,579	493,005
60	589,321	589,321	-765,679	-312,128	95,998	283,427
80	519,462	519,462	-835,538	-381,987	165,857	213,568
100	449,602	449,602	-905,398	-451,847	235,717	143,709
140	309,884	309,884	-1,045,116	-591,565	375,435	3,991
180	170,166	170,166	-1,184,834	-731,283	515,153	-135,728
220	30,447	30,447	-1,324,553	-871,002	654,872	-275,446
260	-109,271	-109,271	-1,464,271	-1,010,720	794,590	-415,164
300	-248,989	-248,989	-1,603,989	-1,150,438	934,308	-554,883
350	-423,637	-423,637	-1,743,637	-1,290,156	1,073,826	-694,401
400	-598,285	-598,285	-1,883,355	-1,429,874	1,213,344	-833,919
450	-772,933	-772,933	-2,023,003	-1,569,422	1,352,862	-973,437
500	-947,581	-947,581	-2,162,631	-1,708,970	1,492,380	-1,112,955
550	-1,122,229	-1,122,229	-2,302,259	-1,848,518	1,631,898	-1,252,473
600	-1,296,877	-1,296,877	-2,441,807	-1,988,066	1,771,416	-1,391,991
650	-1,471,525	-1,471,525	-2,581,355	-2,127,614	1,910,934	-1,531,509



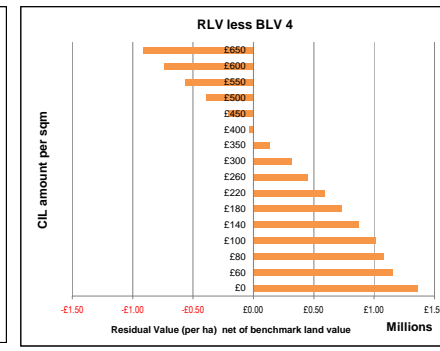
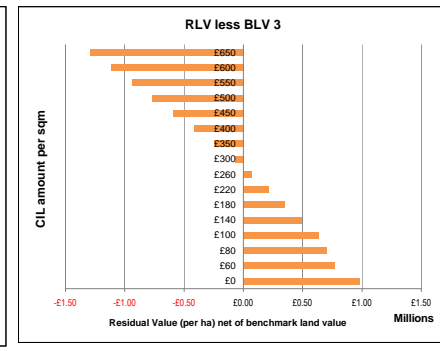
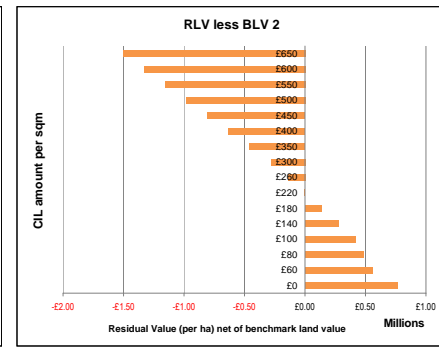
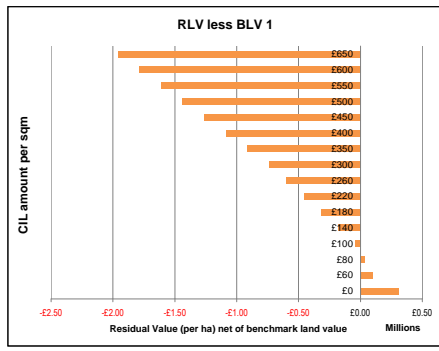
Site type 7 Description: **Area 4 £2368 psqm** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	645,596	645,596	-2,000,596	-1,547,045	1,330,915	951,490
60	855,174	855,174	-2,210,174	-1,756,623	1,540,493	1,161,067
80	925,033	925,033	-2,280,033	-1,826,482	1,610,352	1,230,926
100	994,892	994,892	-2,349,892	-1,896,341	1,680,211	1,300,786
140	1,134,611	1,134,611	-2,489,611	-2,036,060	1,819,930	1,440,504
180	1,274,329	1,274,329	-2,629,329	-2,175,778	1,959,648	1,580,222
220	1,414,047	1,414,047	-2,769,047	-2,315,496	2,099,366	1,719,941
260	1,553,766	1,553,766	-2,908,766	-2,455,215	2,239,085	1,859,659
300	1,693,484	1,693,484	-3,048,484	-2,594,933	2,378,803	1,999,377
350	1,833,203	1,833,203	-3,188,203	-2,734,651	2,518,521	2,139,095
400	1,972,921	1,972,921	-3,327,921	-2,874,369	2,658,239	2,278,813
450	2,112,640	2,112,640	-3,467,640	-3,014,087	2,797,957	2,418,531
500	2,252,358	2,252,358	-3,606,358	-3,153,805	2,937,675	2,558,249
550	2,392,077	2,392,077	-3,746,077	-3,293,523	3,077,393	2,697,967
600	2,531,795	2,531,795	-3,885,795	-3,433,241	3,217,111	2,837,685
650	2,671,514	2,671,514	-4,025,514	-3,572,959	3,356,829	2,977,403



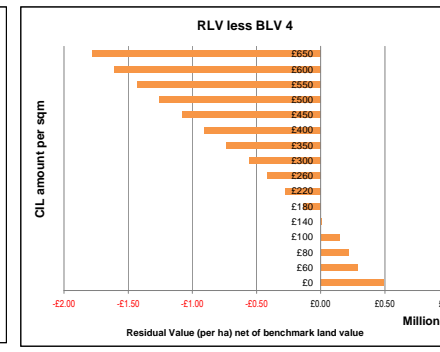
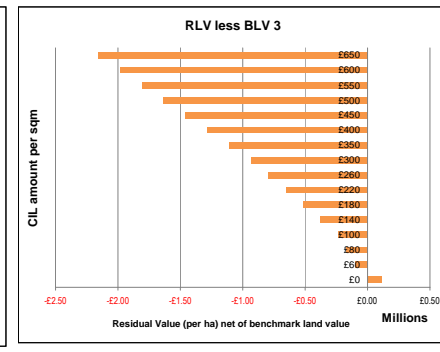
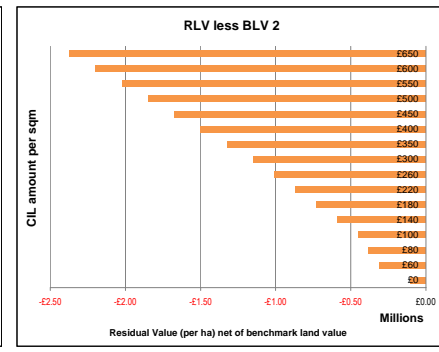
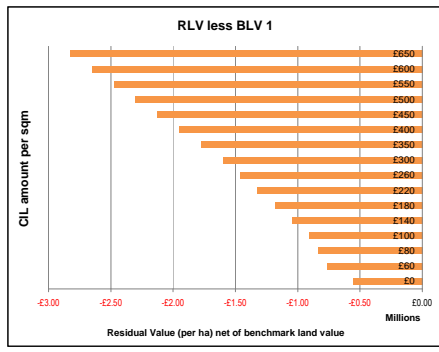
Site type 7 Description: **Area 5** £3229 pcm Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,665,595	1,665,595	310,595	764,146	980,276	1,399,702
60	1,456,018	1,456,018	101,018	554,569	770,699	1,150,124
80	1,386,158	1,386,158	31,158	484,709	700,839	1,080,265
100	1,316,299	1,316,299	-38,701	414,850	630,980	1,010,406
140	1,176,581	1,176,581	-178,419	275,132	491,262	870,688
180	1,036,862	1,036,862	-318,138	135,413	351,544	730,969
220	897,144	897,144	-457,856	-4,305	211,825	591,251
260	757,426	757,426	-597,574	-144,023	72,107	451,532
300	617,707	617,707	-737,293	-283,742	67,612	311,814
350	443,059	443,059	-911,941	-458,390	242,260	137,166
400	268,411	268,411	-1,086,589	-633,038	416,907	-37,482
450	93,764	93,764	-1,261,236	-807,685	591,555	-212,130
500	-80,884	80,884	-1,435,884	-982,333	766,203	-386,778
550	-255,532	255,532	-1,610,532	-1,156,981	940,851	-561,426
600	-430,180	430,180	-1,785,180	-1,331,629	1,115,499	-736,074
650	-604,828	604,828	-1,959,828	-1,506,277	1,290,147	-910,722



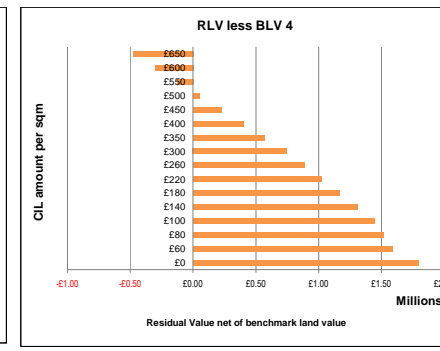
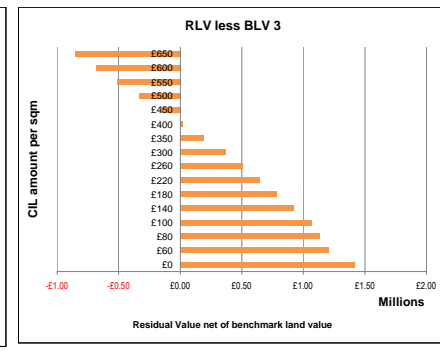
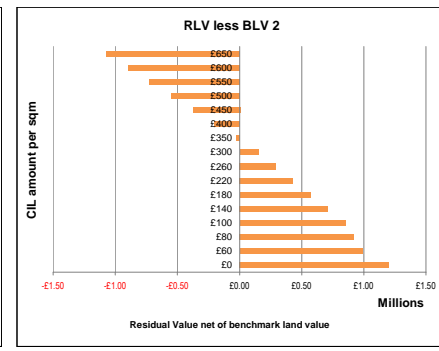
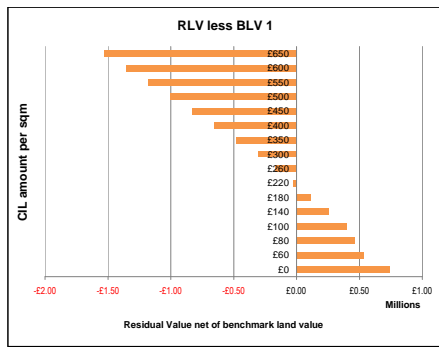
Site type 7 Description: **Area 6** £2906 pcm Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	798,898	798,898	556,102	102,551	113,579	493,005
60	589,321	589,321	765,679	312,128	95,998	283,427
80	519,462	519,462	835,538	381,987	165,857	213,568
100	449,602	449,602	905,398	451,847	235,717	143,709
140	309,884	309,884	1,045,116	591,565	375,435	3,991
180	170,166	170,166	1,184,834	731,283	515,153	-136,728
220	30,447	30,447	1,324,553	871,002	654,872	-275,446
260	-109,271	109,271	1,464,271	1,010,720	794,590	-415,164
300	-248,989	248,989	1,603,989	1,150,438	934,308	-554,883
350	-423,637	423,637	1,743,637	1,290,156	1,074,026	-729,531
400	-598,285	598,285	1,953,285	1,499,734	1,283,604	-904,179
450	-772,933	772,933	2,127,933	1,674,382	1,458,252	-1,078,827
500	-947,581	947,581	2,302,581	1,849,030	1,632,900	-1,253,475
550	-1,122,229	1,122,229	2,477,229	2,023,678	1,807,548	-1,428,122
600	-1,296,877	1,296,877	2,651,877	2,198,326	1,982,196	-1,602,770
650	-1,471,525	1,471,525	2,826,525	2,372,974	2,156,844	-1,777,418



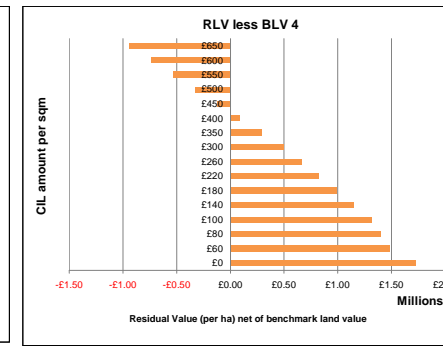
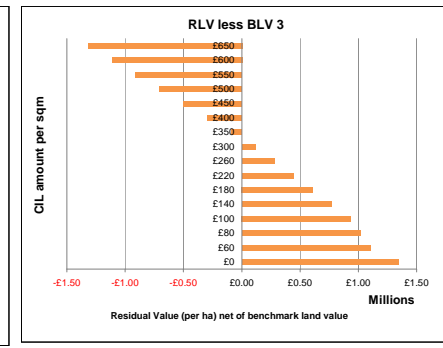
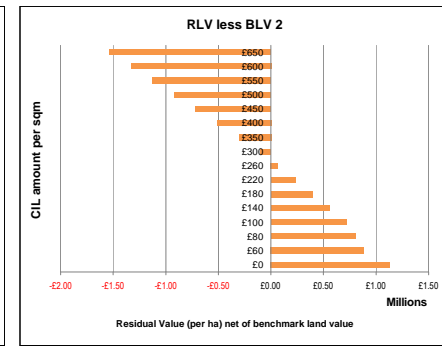
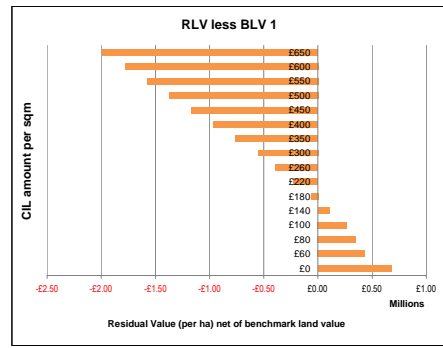
Site type 7 Description: **Area 7** £3391 pcm Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,098,943	2,098,943	743,943	1,197,494	1,413,625	1,793,050
60	1,889,366	1,889,366	534,366	987,917	1,204,047	1,583,473
80	1,819,507	1,819,507	464,507	918,058	1,134,188	1,513,613
100	1,749,648	1,749,648	394,648	848,199	1,064,329	1,443,754
140	1,609,929	1,609,929	254,929	708,480	924,610	1,304,036
180	1,470,211	1,470,211	115,211	568,762	784,892	1,164,318
220	1,330,493	1,330,493	-24,507	429,043	645,174	1,024,599
260	1,190,774	1,190,774	-164,226	289,325	505,455	884,881
300	1,051,056	1,051,056	-303,944	149,607	365,737	745,162
350	876,408	876,408	-478,592	25,041	191,089	570,515
400	701,760	701,760	-653,240	-199,689	16,441	395,867
450	527,112	527,112	-827,888	-374,337	-158,207	221,219
500	352,464	352,464	-1,002,536	-548,985	-332,855	46,571
550	177,816	177,816	-1,177,184	-723,633	-507,503	-128,077
600	3,168	3,168	-1,351,832	-898,281	-682,151	-302,725
650	-171,480	171,480	-1,526,480	-1,072,929	-856,799	-477,373

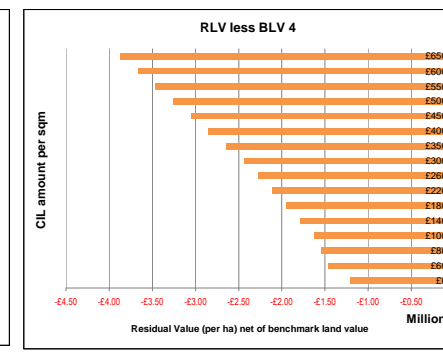
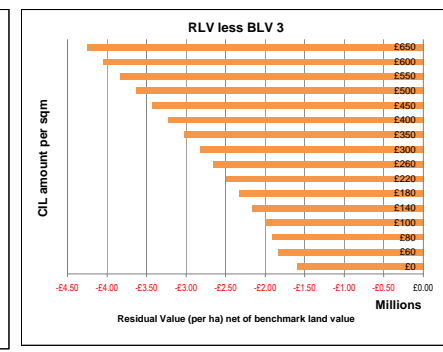
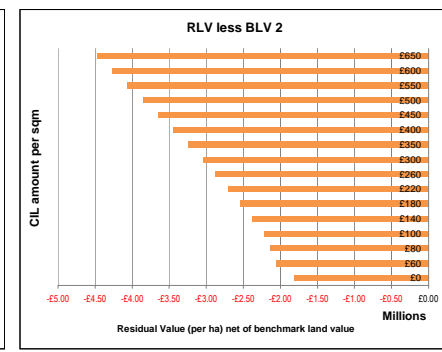
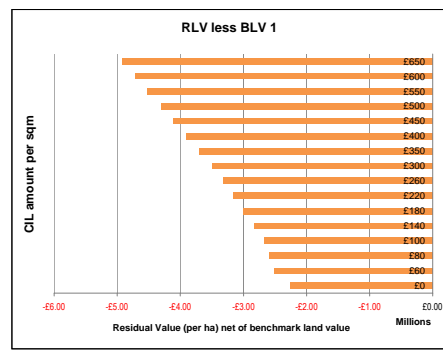


CIL Viability Dacorum BC		Benchmark Land Values (per net developable ha)			
SITE TYPE 8		BLV1	BLV2	BLV3	BLV4
100 UNITS		Resi Land (DVS)	Offices (lower)	Ind./Warehousing	Community uses
FLATS		£1,355,000	£901,449	£685,319	£305,893
100 UPH	Net area as percentage of gross	100%			
CSH level: 4 on AH		Sales value inflation			
4 on private		Build cost inflation			
Aff Hsg: 35%					

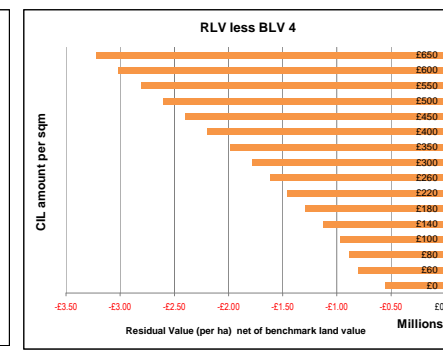
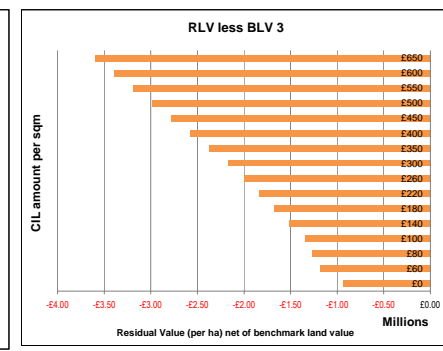
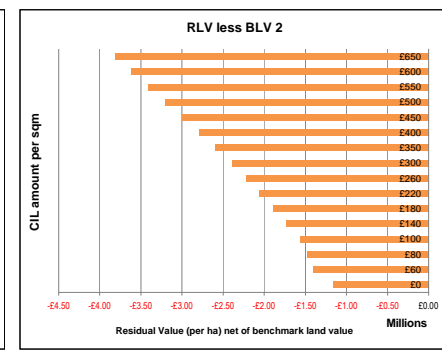
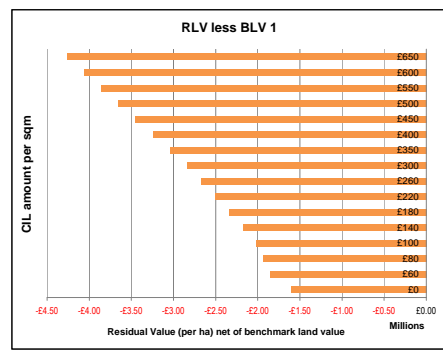
Site type 8	Description: Area 1	£3660 psqm	Site area: 1.00 ha			
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,029,645	2,029,645	674,645	1,128,196	1,344,326	1,723,752
60	1,783,844	1,783,844	428,844	882,395	1,098,525	1,477,951
80	1,701,911	1,701,911	346,911	800,462	1,016,592	1,396,017
100	1,619,977	1,619,977	264,977	718,528	934,658	1,314,084
140	1,456,110	1,456,110	101,110	554,661	770,791	1,150,216
180	1,292,243	1,292,243	62,757	390,794	606,924	986,349
220	1,128,375	1,128,375	226,625	226,924	443,056	822,482
260	964,508	964,508	390,492	63,059	279,189	658,615
300	800,641	800,641	554,359	100,808	115,322	494,748
350	595,807	595,807	759,193	305,642	89,512	289,914
400	390,973	390,973	964,027	510,476	294,346	85,080
450	186,139	186,139	1,168,861	715,310	499,180	119,754
500	-18,695	-18,695	1,373,695	920,144	704,014	324,588
550	-223,529	-223,529	1,578,529	1,124,978	908,848	529,422
600	-428,363	-428,363	1,783,363	1,329,812	1,113,682	734,256
650	-633,197	-633,197	1,988,197	1,534,646	1,318,516	939,090



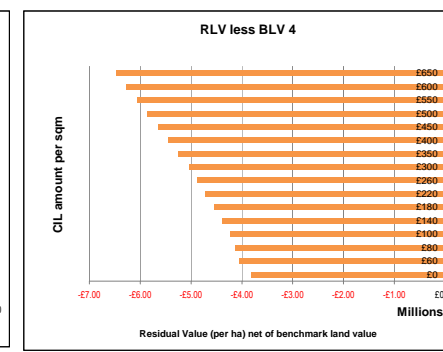
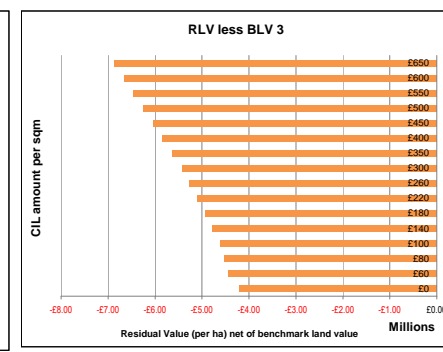
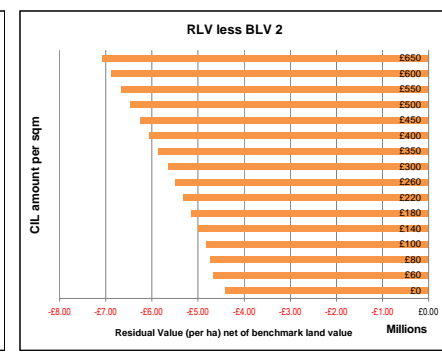
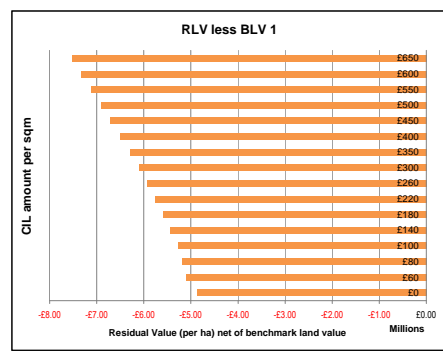
Site type 8	Description: Area 2	£2691 psqm	Site area: 1.00 ha			
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	903,811	903,811	2,258,811	1,805,260	1,589,130	1,209,705
60	1,149,612	1,149,612	2,504,612	2,051,061	1,834,931	1,455,505
80	1,231,546	1,231,546	2,586,546	2,132,995	1,916,865	1,537,439
100	1,313,479	1,313,479	2,668,479	2,214,928	1,998,798	1,619,373
140	1,477,346	1,477,346	2,832,346	2,378,795	2,162,665	1,783,240
180	1,641,214	1,641,214	2,996,214	2,542,663	2,326,533	1,947,107
220	1,805,081	1,805,081	3,160,081	2,706,530	2,490,400	2,110,974
260	1,968,948	1,968,948	3,323,948	2,870,397	2,654,267	2,274,841
300	2,132,815	2,132,815	3,487,815	3,034,264	2,818,134	2,438,708
350	2,337,649	2,337,649	3,692,649	3,239,098	3,022,968	2,643,543
400	2,542,483	2,542,483	3,897,483	3,443,932	3,227,802	2,848,377
450	2,747,317	2,747,317	4,102,317	3,648,766	3,432,636	3,053,211
500	2,952,151	2,952,151	4,307,151	3,853,600	3,637,470	3,258,045
550	3,156,985	3,156,985	4,511,985	4,058,434	3,842,304	3,462,879
600	3,361,819	3,361,819	4,716,819	4,263,268	4,047,138	3,667,713
650	3,566,653	3,566,653	4,921,653	4,468,102	4,251,972	3,872,547



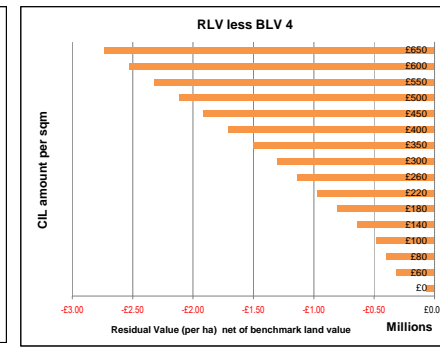
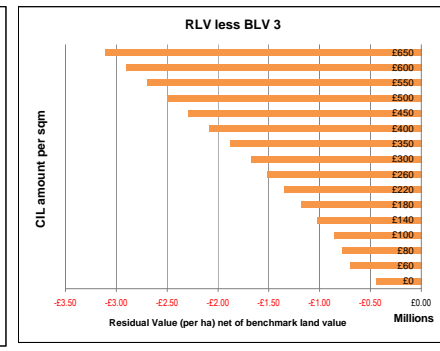
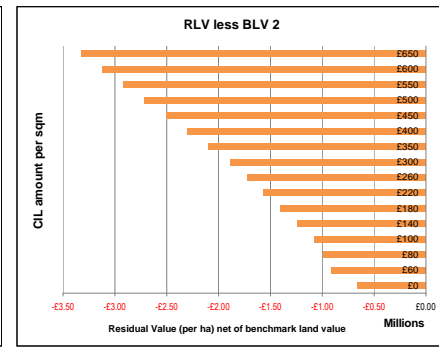
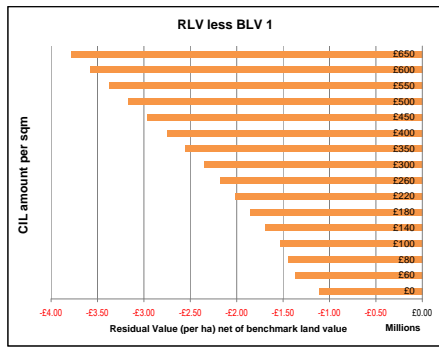
Site type 8	Description: Area 3	£2906 psqm	Site area: 1.00 ha			
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	251,932	251,932	1,606,932	1,153,381	937,251	557,825
60	497,733	497,733	1,852,733	1,399,182	1,183,052	803,626
80	579,666	579,666	1,934,666	1,481,115	1,264,985	885,560
100	661,600	661,600	2,016,600	1,563,049	1,346,919	967,493
140	825,467	825,467	2,180,467	1,726,916	1,510,786	1,131,361
180	989,334	989,334	2,344,334	1,890,784	1,674,653	1,295,728
220	1,153,202	1,153,202	2,508,202	2,054,651	1,838,521	1,459,095
260	1,317,069	1,317,069	2,672,069	2,218,518	2,002,388	1,622,962
300	1,480,936	1,480,936	2,835,936	2,382,385	2,166,255	1,786,829
350	1,685,770	1,685,770	3,040,770	2,587,219	2,371,089	1,991,663
400	1,890,604	1,890,604	3,245,604	2,792,053	2,575,923	2,196,497
450	2,095,438	2,095,438	3,450,438	2,996,887	2,780,757	2,401,331
500	2,300,272	2,300,272	3,655,272	3,201,721	2,985,591	2,606,166
550	2,505,106	2,505,106	3,860,106	3,406,555	3,190,425	2,811,000
600	2,709,940	2,709,940	4,064,940	3,611,389	3,395,259	3,015,834
650	2,914,774	2,914,774	4,269,774	3,816,223	3,600,093	3,220,668



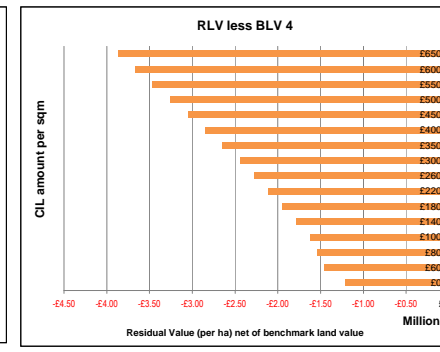
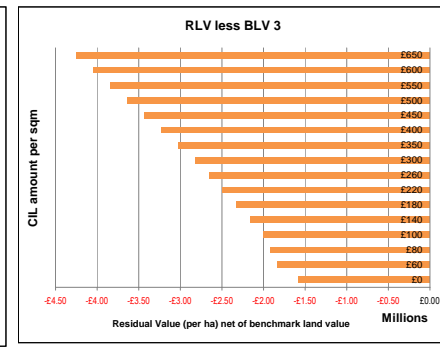
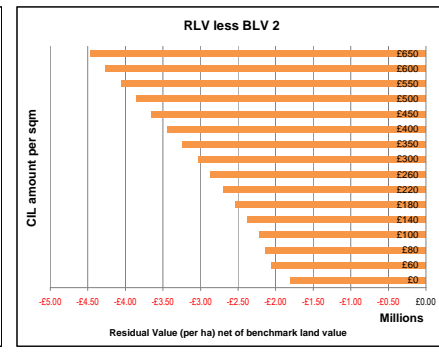
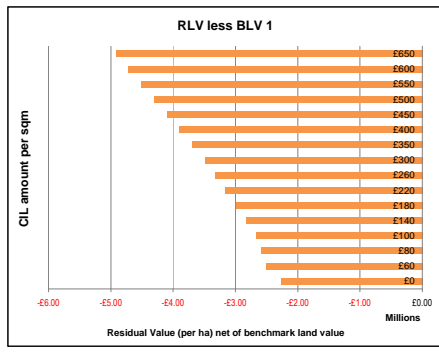
Site type 8	Description: Area 4	£1830 psqm	Site area: 1.00 ha			
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,511,328	3,511,328	4,866,328	4,412,777	4,196,647	3,817,221
60	3,757,129	3,757,129	5,112,129	4,658,578	4,442,448	4,063,022
80	3,839,062	3,839,062	5,194,062	4,740,511	4,524,381	4,144,956
100	3,920,996	3,920,996	5,275,996	4,822,445	4,606,315	4,226,889
140	4,084,863	4,084,863	5,439,863	4,986,312	4,770,182	4,390,756
180	4,248,730	4,248,730	5,603,730	5,150,179	4,934,049	4,554,624
220	4,412,598	4,412,598	5,767,598	5,314,047	5,097,917	4,718,491
260	4,576,465	4,576,465	5,931,465	5,477,914	5,261,784	4,882,358
300	4,740,332	4,740,332	6,095,332	5,641,781	5,425,651	5,046,225
350	4,945,166	4,945,166	6,300,166	5,846,615	5,630,485	5,251,059
400	5,150,000	5,150,000	6,505,000	6,051,449	5,835,319	5,455,893
450	5,354,834	5,354,834	6,709,834	6,256,283	6,040,153	5,660,727
500	5,559,668	5,559,668	6,914,668	6,461,117	6,244,987	5,865,561
550	5,764,502	5,764,502	7,119,502	6,665,951	6,449,821	6,070,395
600	5,969,336	5,969,336	7,324,336	6,870,785	6,654,655	6,275,229
650	6,174,170	6,174,170	7,529,170	7,075,619	6,859,489	6,480,063



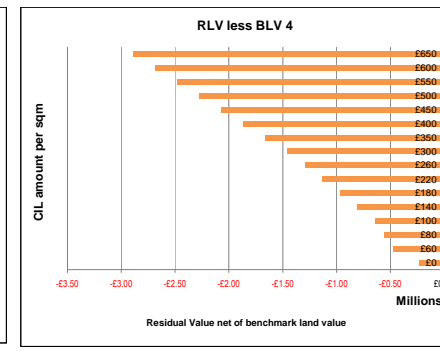
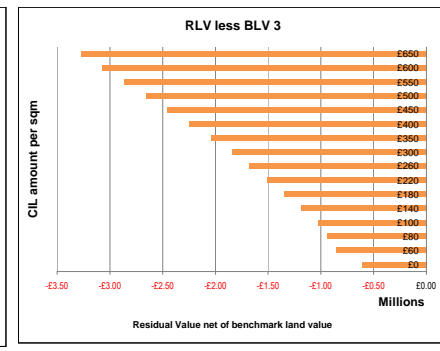
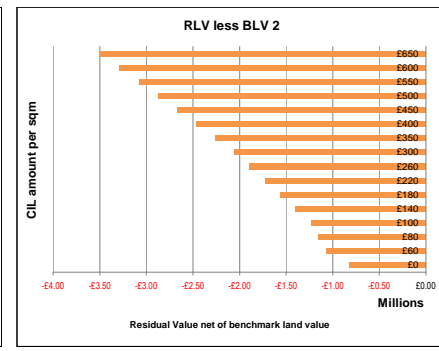
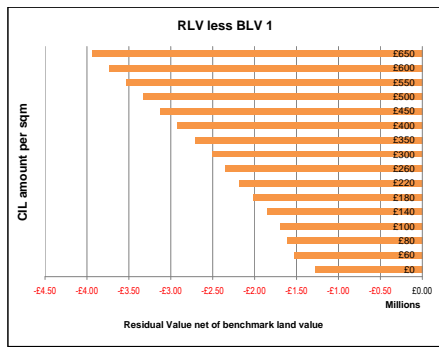
Site type 5	Description: Area 5	£3068 psm	Site area: 1.00 ha			
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	236,977	236,977	1,118,023	664,472	448,342	68,916
60	-8,823	8,823	1,363,823	910,272	694,142	314,717
80	-90,757	90,757	1,445,757	992,206	776,076	396,650
100	-172,691	172,691	1,527,691	1,074,140	858,010	478,584
140	-336,558	336,558	1,691,558	1,238,007	1,021,877	642,451
180	-500,425	500,425	1,855,425	1,401,874	1,185,744	806,318
220	-664,292	664,292	2,019,292	1,565,741	1,349,611	970,186
260	-828,160	828,160	2,183,160	1,729,609	1,513,479	1,134,053
300	-992,027	992,027	2,347,027	1,893,476	1,677,346	1,297,920
350	-1,196,861	1,196,861	2,551,861	2,098,310	1,882,180	1,502,754
400	-1,401,695	1,401,695	2,756,695	2,303,144	2,087,014	1,707,588
450	-1,606,529	1,606,529	2,961,529	2,507,978	2,291,848	1,912,422
500	-1,811,363	1,811,363	3,166,363	2,712,812	2,496,682	2,117,256
550	-2,016,197	2,016,197	3,371,197	2,917,646	2,701,516	2,322,090
600	-2,221,031	2,221,031	3,576,031	3,122,480	2,906,350	2,526,924
650	-2,425,865	2,425,865	3,780,865	3,327,314	3,111,184	2,731,758



Site type 5	Description: Area 6	£2691 psm	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	-903,811	903,811	2,258,811	1,805,260	1,589,130	1,209,705
60	-1,149,612	1,149,612	2,504,612	2,051,061	1,834,931	1,455,505
80	-1,231,546	1,231,546	2,586,546	2,132,995	1,916,865	1,537,439
100	-1,313,479	1,313,479	2,668,479	2,214,928	1,998,798	1,619,373
140	-1,477,346	1,477,346	2,832,346	2,378,795	2,162,665	1,783,240
180	-1,641,214	1,641,214	2,996,214	2,542,663	2,326,533	1,947,107
220	-1,805,081	1,805,081	3,160,081	2,706,530	2,490,400	2,110,974
260	-1,968,948	1,968,948	3,323,948	2,870,397	2,654,267	2,274,841
300	-2,132,815	2,132,815	3,487,815	3,034,264	2,818,134	2,438,709
350	-2,337,649	2,337,649	3,692,649	3,239,098	3,022,968	2,643,543
400	-2,542,483	2,542,483	3,897,483	3,443,932	3,227,802	2,848,377
450	-2,747,317	2,747,317	4,102,317	3,648,766	3,432,636	3,053,211
500	-2,952,151	2,952,151	4,307,151	3,853,600	3,637,470	3,258,045
550	-3,156,985	3,156,985	4,511,985	4,058,434	3,842,304	3,462,879
600	-3,361,819	3,361,819	4,716,819	4,263,268	4,047,138	3,667,713
650	-3,566,653	3,566,653	4,921,653	4,468,102	4,251,972	3,872,547



Site type 5	Description: Area 7	£3014 psm	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	74,008	74,008	1,280,992	827,441	611,311	231,886
60	-171,793	171,793	1,526,793	1,073,242	857,112	477,687
80	-253,727	253,727	1,608,727	1,155,176	939,046	559,620
100	-335,660	335,660	1,690,660	1,237,109	1,020,979	641,554
140	-499,528	499,528	1,854,528	1,400,977	1,184,847	805,421
180	-663,395	663,395	2,018,395	1,564,844	1,348,714	969,288
220	-827,262	827,262	2,182,262	1,728,711	1,512,581	1,133,155
260	-991,129	991,129	2,346,129	1,892,578	1,676,448	1,297,022
300	-1,154,997	1,154,997	2,509,997	2,056,446	1,840,316	1,460,890
350	-1,359,831	1,359,831	2,714,831	2,261,280	2,045,150	1,665,724
400	-1,564,665	1,564,665	2,919,665	2,466,114	2,249,984	1,870,558
450	-1,769,499	1,769,499	3,124,499	2,670,948	2,454,818	2,075,392
500	-1,974,333	1,974,333	3,329,333	2,875,782	2,659,652	2,280,226
550	-2,179,167	2,179,167	3,534,167	3,080,616	2,864,486	2,485,060
600	-2,384,001	2,384,001	3,739,001	3,285,450	3,069,320	2,689,894
650	-2,588,835	2,588,835	3,943,835	3,490,284	3,274,154	2,894,728



CIL Viability Decorum BC
SITE TYPE 8
100 UNITS
FLATS
100 UPH Net area as percentage of gross 100%

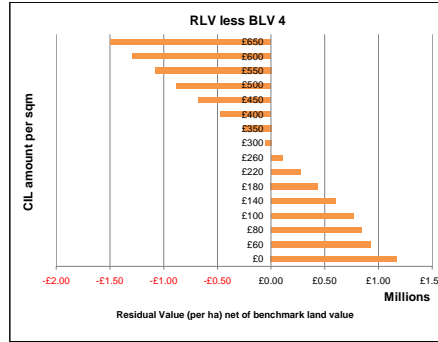
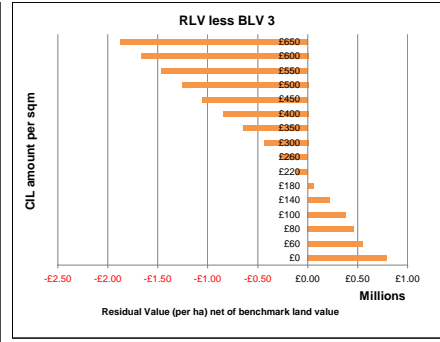
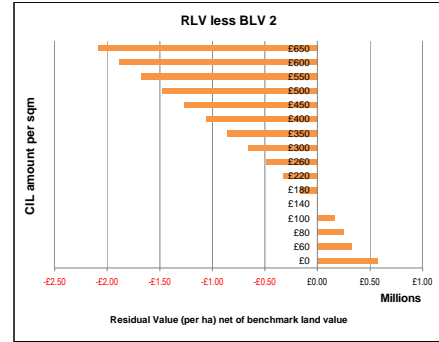
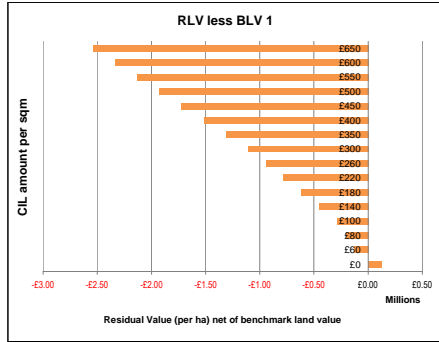
Benchmark Land Values (per net developable ha)				
BLV1	BLV2	BLV3	BLV4	
Resi Land (DVS)	Offices (lower)	Ind./Warehousing	Community uses	
£1,355,000	£901,449	£685,319	£305,693	

CSH level: 4 on AH
4 on private
All Hqs: 35%

Sales value inflation: -5%
Build cost inflation

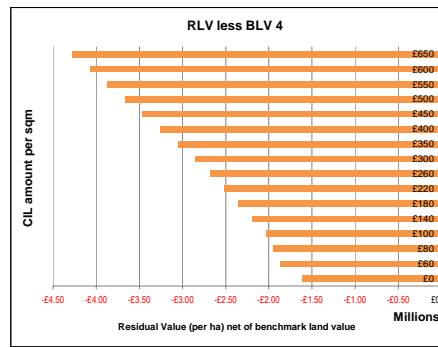
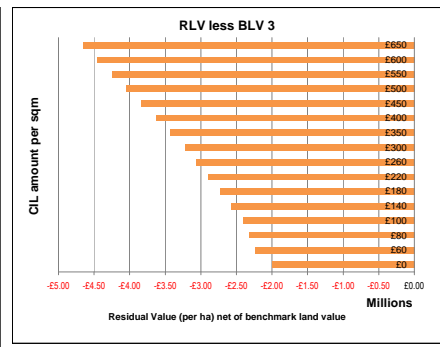
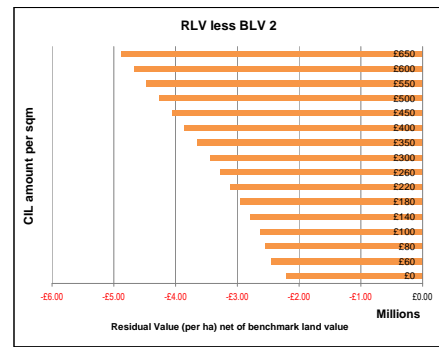
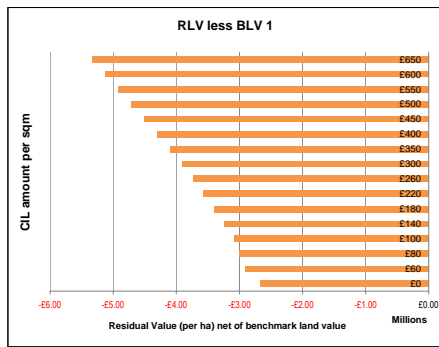
Site type 8 | Description: Area 1 £3660 psqm | Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,475,548	1,475,548	120,548	574,099	790,229	1,169,654
60	1,229,747	1,229,747	125,253	328,298	544,428	923,854
80	1,147,813	1,147,813	207,187	246,364	462,494	841,920
100	1,065,880	1,065,880	289,120	164,431	380,561	759,986
140	902,013	902,013	452,987	564	216,694	596,119
180	738,145	738,145	616,855	163,304	52,826	432,252
220	574,278	574,278	780,722	327,171	111,041	268,385
260	410,411	410,411	944,589	491,038	274,908	104,518
300	246,544	246,544	1,108,456	654,905	438,775	59,350
350	41,710	41,710	1,313,290	859,739	643,609	264,184
400	-163,124	163,124	1,518,124	1,064,573	848,443	469,018
450	-367,958	367,958	1,722,958	1,269,407	1,053,277	673,852
500	-572,792	572,792	1,927,792	1,474,241	1,258,111	878,686
550	-777,626	777,626	2,132,626	1,679,075	1,462,945	1,083,520
600	-982,460	982,460	2,337,460	1,883,909	1,667,779	1,288,354
650	-1,187,294	1,187,294	2,542,294	2,088,743	1,872,613	1,493,188



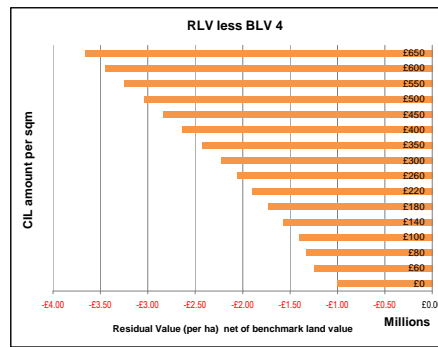
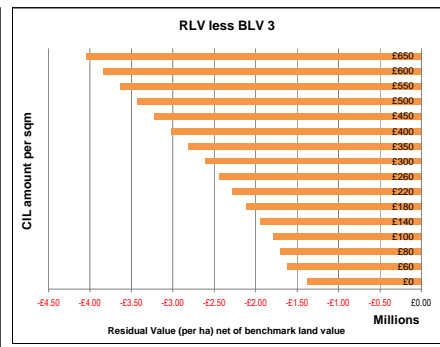
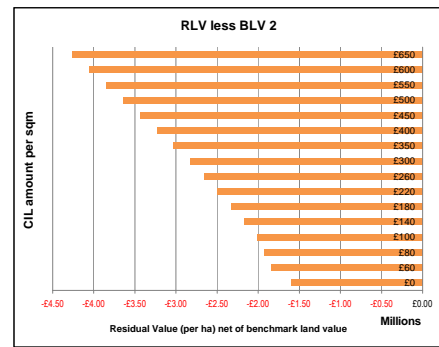
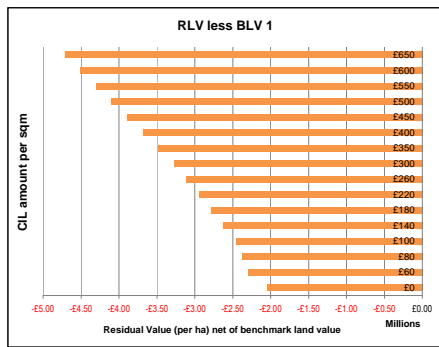
Site type 8 | Description: Area 2 £2691 psqm | Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,311,236	1,311,236	2,666,236	2,212,685	1,996,555	1,617,129
60	1,557,037	1,557,037	2,912,037	2,458,486	2,242,355	1,862,930
80	1,638,970	1,638,970	2,993,970	2,540,419	2,324,289	1,944,863
100	1,720,904	1,720,904	3,075,904	2,622,353	2,406,223	2,026,797
140	1,884,771	1,884,771	3,239,771	2,786,220	2,570,090	2,190,664
180	2,048,638	2,048,638	3,403,638	2,950,087	2,733,957	2,354,531
220	2,212,505	2,212,505	3,567,505	3,113,954	2,897,824	2,518,398
260	2,376,373	2,376,373	3,731,373	3,277,822	3,061,692	2,682,266
300	2,540,240	2,540,240	3,895,240	3,441,689	3,225,559	2,846,133
350	2,745,074	2,745,074	4,100,074	3,646,523	3,430,393	3,050,967
400	2,949,908	2,949,908	4,304,908	3,851,357	3,635,227	3,255,801
450	3,154,742	3,154,742	4,509,742	4,056,191	3,840,061	3,460,635
500	3,359,576	3,359,576	4,714,576	4,261,025	4,044,895	3,665,469
550	3,564,410	3,564,410	4,919,410	4,465,859	4,249,729	3,870,303
600	3,769,244	3,769,244	5,124,244	4,670,693	4,454,563	4,075,137
650	3,974,078	3,974,078	5,329,078	4,875,527	4,659,397	4,279,971



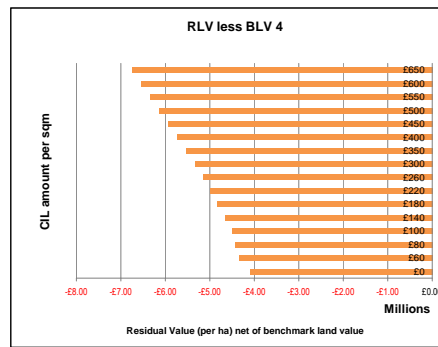
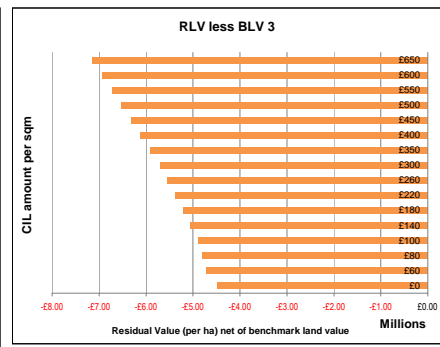
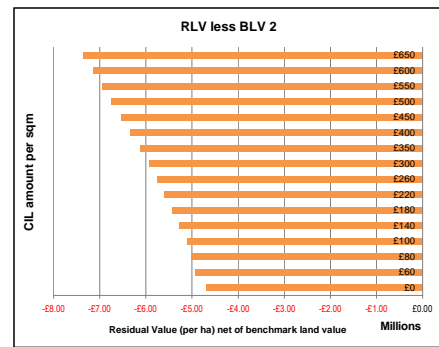
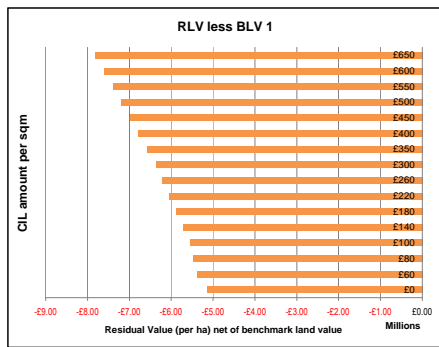
Site type 8 | Description: Area 3 £2906 psqm | Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	691,950	691,950	2,046,950	1,593,399	1,377,269	997,844
60	937,751	937,751	2,292,751	1,839,200	1,623,070	1,243,645
80	1,019,685	1,019,685	2,374,685	1,921,134	1,705,004	1,325,578
100	1,101,619	1,101,619	2,456,619	2,003,068	1,786,937	1,407,512
140	1,265,486	1,265,486	2,620,486	2,166,935	1,950,805	1,571,379
180	1,429,353	1,429,353	2,784,353	2,330,802	2,114,672	1,735,246
220	1,593,220	1,593,220	2,948,220	2,494,669	2,278,539	1,899,113
260	1,757,087	1,757,087	3,112,087	2,658,536	2,442,406	2,062,981
300	1,920,955	1,920,955	3,275,955	2,822,404	2,606,274	2,226,848
350	2,125,789	2,125,789	3,480,789	3,027,238	2,811,108	2,431,682
400	2,330,623	2,330,623	3,685,623	3,232,072	3,015,942	2,636,516
450	2,535,457	2,535,457	3,890,457	3,436,906	3,220,776	2,841,350
500	2,740,291	2,740,291	4,095,291	3,641,740	3,425,610	3,046,184
550	2,945,125	2,945,125	4,300,125	3,846,574	3,630,444	3,251,018
600	3,149,959	3,149,959	4,504,959	4,051,408	3,835,278	3,455,852
650	3,354,793	3,354,793	4,709,793	4,256,242	4,040,112	3,660,686



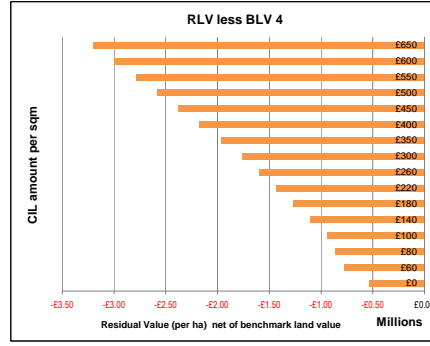
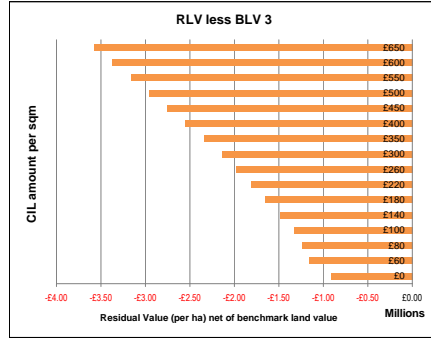
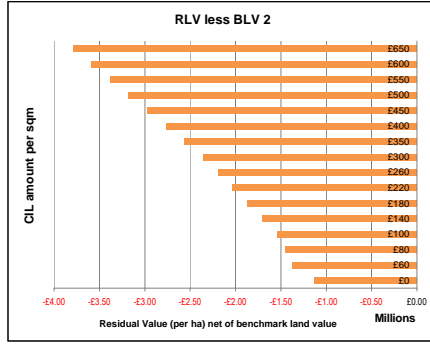
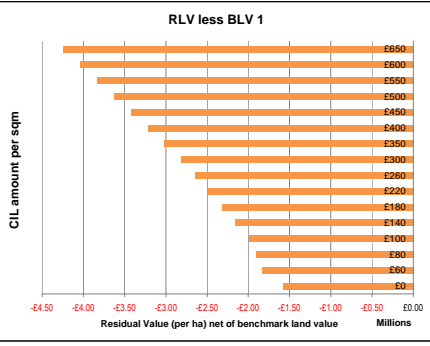
Site type 8 | Description: Area 4 £1830 psqm | Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,788,377	3,788,377	5,143,377	4,689,826	4,473,695	4,094,270
60	4,034,177	4,034,177	5,389,177	4,935,626	4,719,496	4,340,071
80	4,116,111	4,116,111	5,471,111	5,017,560	4,801,430	4,422,004
100	4,198,045	4,198,045	5,553,045	5,099,494	4,883,364	4,503,938
140	4,361,912	4,361,912	5,716,912	5,263,361	5,047,231	4,667,805
180	4,525,779	4,525,779	5,880,779	5,427,228	5,211,098	4,831,672
220	4,689,646	4,689,646	6,044,646	5,591,095	5,374,965	4,995,540
260	4,853,513	4,853,513	6,208,513	5,754,962	5,538,832	5,159,407
300	5,017,381	5,017,381	6,372,381	5,918,830	5,702,700	5,323,274
350	5,222,215	5,222,215	6,577,215	6,123,664	5,907,534	5,528,108
400	5,427,049	5,427,049	6,782,049	6,328,498	6,112,368	5,732,942
450	5,631,883	5,631,883	6,986,883	6,533,332	6,317,202	5,937,776
500	5,836,717	5,836,717	7,191,717	6,738,166	6,522,036	6,142,610
550	6,041,551	6,041,551	7,396,551	6,943,000	6,726,870	6,347,444
600	6,246,385	6,246,385	7,601,385	7,147,834	6,931,704	6,552,278
650	6,451,219	6,451,219	7,806,219	7,352,668	7,136,538	6,757,112



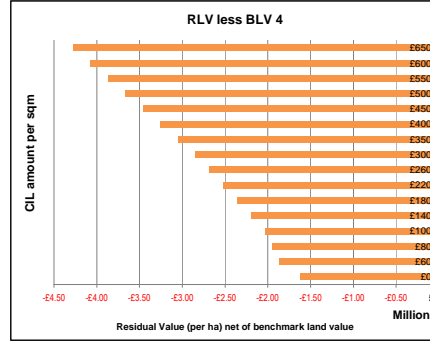
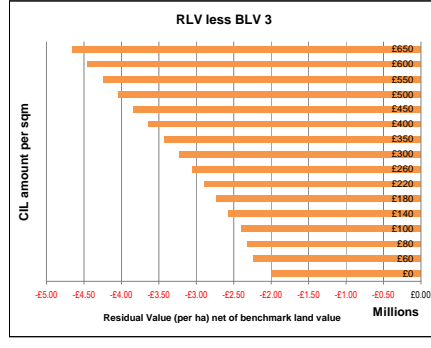
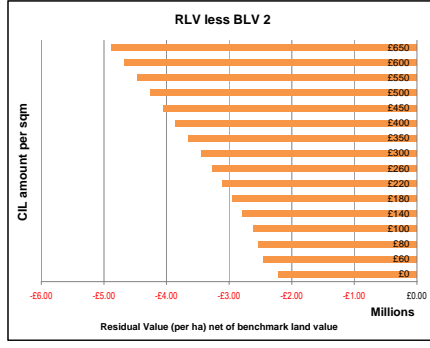
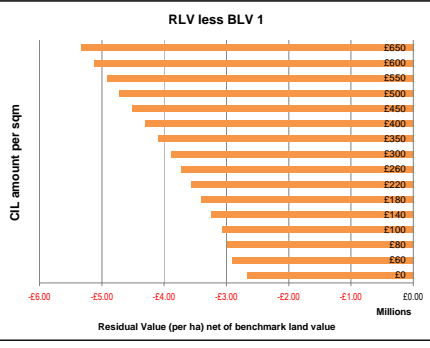
Site type 5 Description: **Area 5 £3068 psm** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-227,487	227,487	1,582,487	1,128,936	912,806	533,380
60	-473,287	473,287	1,828,287	1,374,736	1,158,606	779,181
80	-555,221	555,221	1,910,221	1,456,670	1,240,540	861,114
100	-637,155	637,155	1,992,155	1,538,604	1,322,474	943,048
140	-801,022	801,022	2,156,022	1,702,471	1,486,341	1,106,915
180	-964,889	964,889	2,319,889	1,866,338	1,650,208	1,270,782
220	-1,128,756	1,128,756	2,483,756	2,030,205	1,814,075	1,434,650
260	-1,292,623	1,292,623	2,647,623	2,194,072	1,977,942	1,598,517
300	-1,456,491	1,456,491	2,811,491	2,357,940	2,141,810	1,762,384
350	-1,620,358	1,620,358	2,975,358	2,521,737	2,305,647	1,926,251
400	-1,784,225	1,784,225	3,139,225	2,685,534	2,469,414	2,090,118
450	-1,948,092	1,948,092	3,303,092	2,849,331	2,633,181	2,253,985
500	-2,111,959	2,111,959	3,466,959	3,013,128	2,796,948	2,417,852
550	-2,275,826	2,275,826	3,630,826	3,176,925	2,960,715	2,581,719
600	-2,439,693	2,439,693	3,794,693	3,340,722	3,124,482	2,745,586
650	-2,603,560	2,603,560	3,958,560	3,504,519	3,288,249	2,909,453



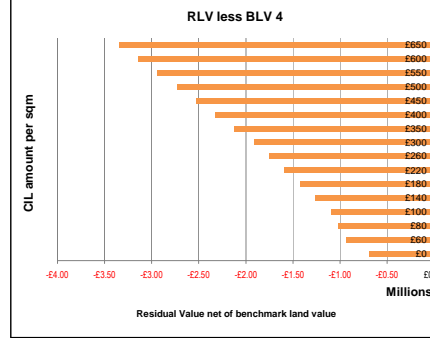
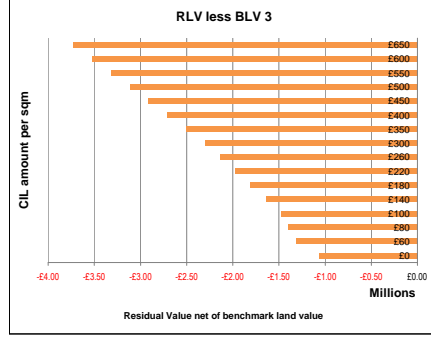
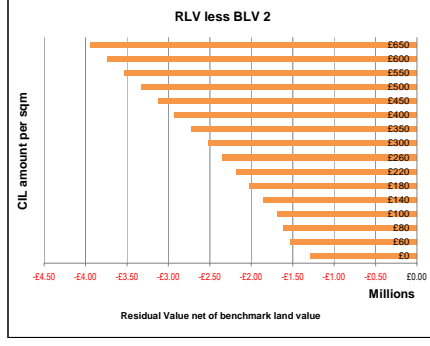
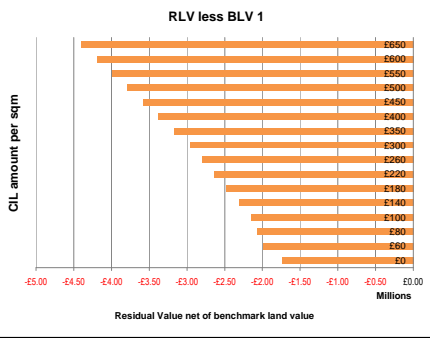
Site type 5 Description: **Area 6 £2691 psm** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,311,236	1,311,236	2,666,236	2,212,685	1,996,555	1,617,129
60	-1,557,037	1,557,037	2,912,037	2,458,486	2,242,355	1,862,930
80	-1,638,970	1,638,970	2,993,970	2,540,419	2,324,289	1,944,863
100	-1,720,904	1,720,904	3,075,904	2,622,353	2,406,223	2,026,797
140	-1,884,771	1,884,771	3,239,771	2,786,220	2,570,090	2,190,664
180	-2,048,638	2,048,638	3,403,638	2,950,087	2,733,957	2,354,531
220	-2,212,505	2,212,505	3,567,505	3,113,954	2,897,824	2,518,399
260	-2,376,373	2,376,373	3,731,373	3,277,822	3,061,692	2,682,266
300	-2,540,240	2,540,240	3,895,240	3,441,689	3,225,559	2,846,133
350	-2,704,107	2,704,107	4,059,107	3,605,536	3,389,426	3,009,999
400	-2,867,974	2,867,974	4,222,974	3,769,383	3,553,293	3,173,866
450	-3,031,841	3,031,841	4,386,841	3,933,240	3,717,160	3,337,733
500	-3,195,708	3,195,708	4,550,708	4,097,097	3,881,027	3,501,600
550	-3,359,575	3,359,575	4,714,575	4,260,954	4,044,894	3,665,467
600	-3,523,442	3,523,442	4,878,442	4,424,811	4,208,761	3,829,334
650	-3,687,309	3,687,309	5,042,309	4,588,668	4,372,628	3,993,201



Site type 5 Description: **Area 7 £3014 psm** 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	-382,308	382,308	1,737,308	1,283,757	1,067,627	688,201
60	-628,109	628,109	1,983,109	1,529,558	1,313,428	934,002
80	-710,042	710,042	2,065,042	1,611,491	1,395,361	1,015,936
100	-791,976	791,976	2,146,976	1,693,425	1,477,295	1,097,869
140	-955,843	955,843	2,310,843	1,857,292	1,641,162	1,261,736
180	-1,119,710	1,119,710	2,474,710	2,021,159	1,805,029	1,425,604
220	-1,283,578	1,283,578	2,638,578	2,185,027	1,968,897	1,589,471
260	-1,447,445	1,447,445	2,802,445	2,348,894	2,132,764	1,753,338
300	-1,611,312	1,611,312	2,966,312	2,512,761	2,296,631	1,917,205
350	-1,775,179	1,775,179	3,130,179	2,676,608	2,460,498	2,081,072
400	-1,939,046	1,939,046	3,294,046	2,840,465	2,624,365	2,244,939
450	-2,102,913	2,102,913	3,457,913	2,999,332	2,788,232	2,408,806
500	-2,266,780	2,266,780	3,621,780	3,163,199	2,952,099	2,572,673
550	-2,430,647	2,430,647	3,785,647	3,327,066	3,115,966	2,736,540
600	-2,594,514	2,594,514	3,949,514	3,490,933	3,279,833	2,900,407
650	-2,758,381	2,758,381	4,113,381	3,654,800	3,443,700	3,064,274



CIL Viability

Decorum BC

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Resi Land (DVS)	Offices (lower)	Ind./Warehousing	Community uses
£1,355,000	£901,449	£885,319	£305,893

SITE TYPE 8

100 UNITS

FLATS

100 UPH

Net area as percentage of gross

100%

CSH level: 4 on AH

10% Sales value inflation

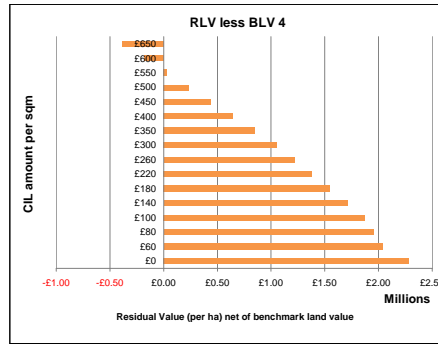
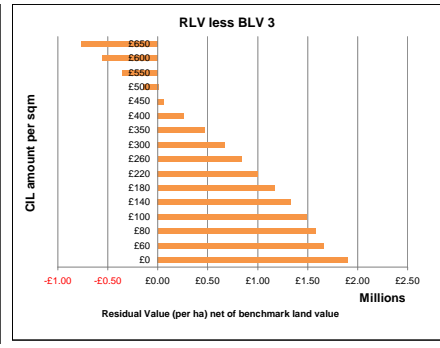
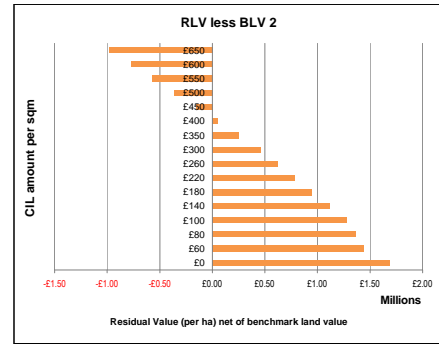
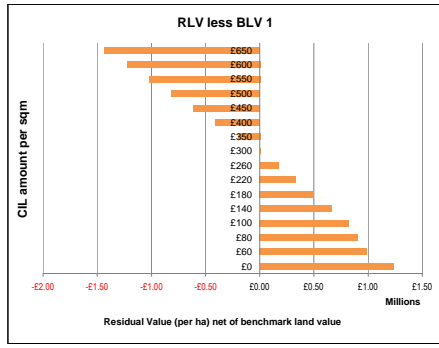
Aff Hqs: 4 on private

5% Build cost inflation

Aff Hqs: 35%

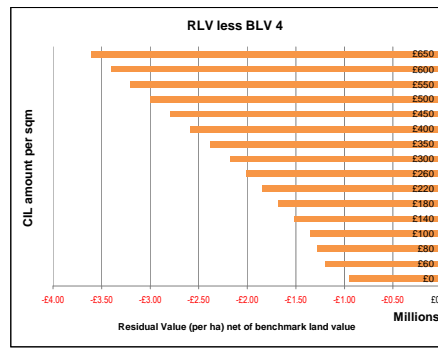
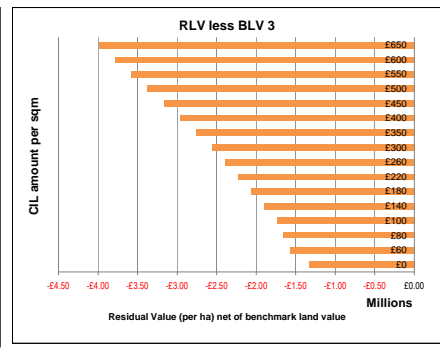
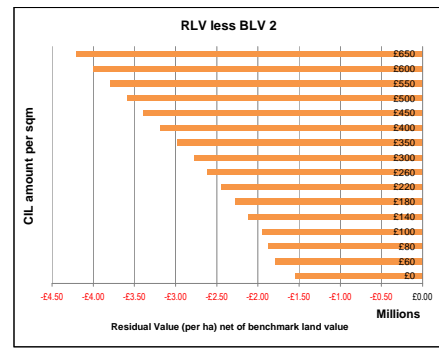
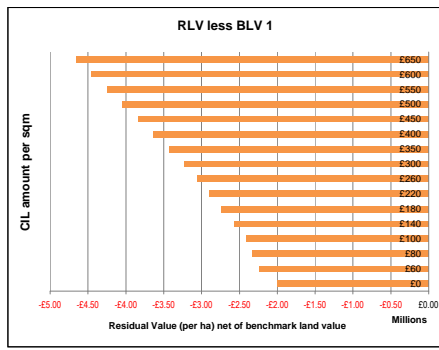
Site type 8 Description: Area 1 £3660 psqm Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,586,743	2,586,743	1,231,743	1,685,294	1,901,424	2,280,850
60	2,340,942	2,340,942	985,942	1,439,493	1,655,623	2,035,049
80	2,259,009	2,259,009	904,009	1,357,560	1,573,690	1,953,115
100	2,177,075	2,177,075	822,075	1,275,626	1,491,756	1,871,182
140	2,013,208	2,013,208	658,208	1,111,759	1,327,889	1,707,315
180	1,849,341	1,849,341	494,341	947,892	1,164,022	1,543,447
220	1,685,473	1,685,473	330,473	784,024	1,000,154	1,379,580
260	1,521,606	1,521,606	166,606	620,157	836,287	1,215,713
300	1,357,739	1,357,739	2,739	456,290	672,420	1,051,846
350	1,152,905	1,152,905	-202,095	251,456	467,586	847,012
400	948,071	948,071	-406,929	46,622	262,752	642,178
450	743,237	743,237	-611,763	-158,212	57,918	437,344
500	538,403	538,403	-816,597	-363,046	146,916	232,510
550	333,569	333,569	-1,021,431	-567,880	351,750	27,676
600	128,735	128,735	-1,226,265	-772,714	556,584	177,158
650	-76,099	-76,099	-1,431,099	-977,548	761,418	381,992



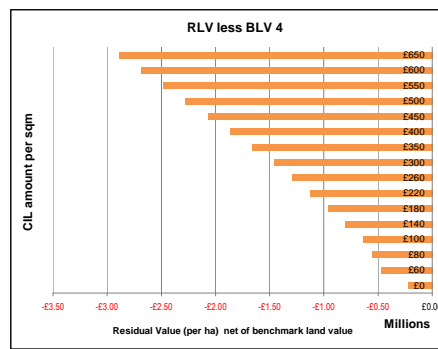
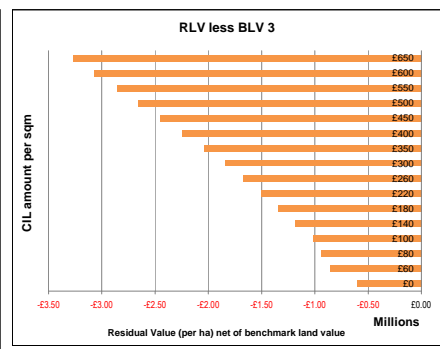
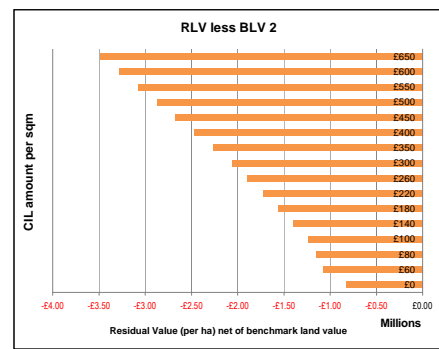
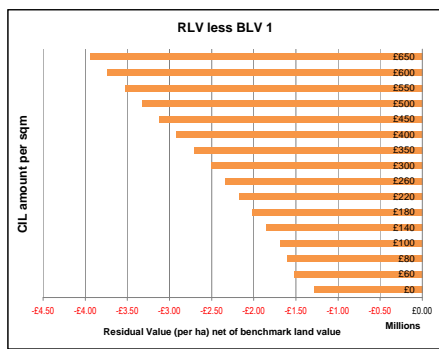
Site type 8 Description: Area 2 £2691 psqm Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	640,059	640,059	-1,995,059	-1,541,508	-1,325,378	-945,952
60	885,860	885,860	-2,240,860	-1,787,309	-1,571,179	-1,191,753
80	967,793	967,793	-2,322,793	-1,869,242	-1,653,112	-1,273,687
100	1,049,727	1,049,727	-2,404,727	-1,951,176	-1,735,046	-1,355,620
140	1,213,594	1,213,594	-2,568,594	-2,115,043	-1,898,913	-1,519,487
180	1,377,461	1,377,461	-2,732,461	-2,278,910	-2,062,780	-1,683,355
220	1,541,328	1,541,328	-2,896,328	-2,442,777	-2,226,647	-1,847,222
260	1,705,196	1,705,196	-3,060,196	-2,606,645	-2,390,515	-2,011,089
300	1,869,063	1,869,063	-3,224,063	-2,770,512	-2,554,382	-2,174,956
350	2,032,930	2,032,930	-3,387,930	-2,934,379	-2,718,249	-2,338,823
400	2,196,797	2,196,797	-3,551,797	-3,098,246	-2,882,116	-2,502,690
450	2,360,664	2,360,664	-3,715,664	-3,262,113	-3,045,983	-2,666,557
500	2,524,531	2,524,531	-3,879,531	-3,425,980	-3,209,850	-2,830,424
550	2,688,398	2,688,398	-4,043,398	-3,589,847	-3,373,717	-2,994,291
600	2,852,265	2,852,265	-4,207,265	-3,753,714	-3,537,584	-3,158,158
650	3,016,132	3,016,132	-4,371,132	-3,917,581	-3,701,451	-3,322,025



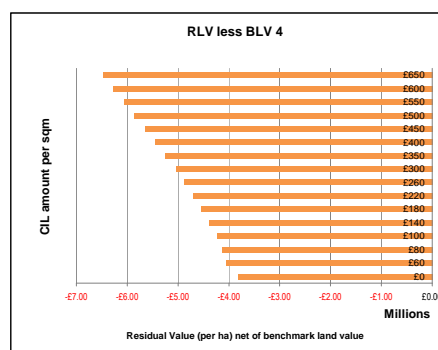
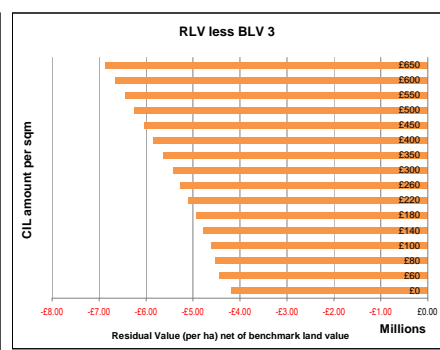
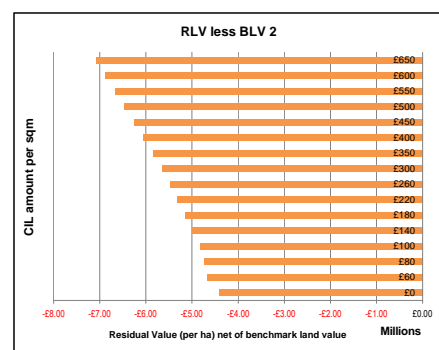
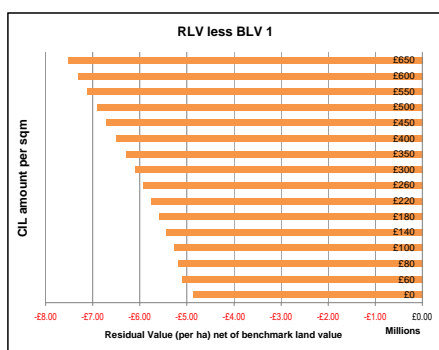
Site type 8 Description: Area 3 £2906 psqm Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	77,008	77,008	-1,277,992	-824,441	-608,311	-228,885
60	168,793	168,793	-1,523,793	-1,070,242	-854,111	-474,686
80	250,578	250,578	-1,605,726	-1,152,175	-936,045	-556,619
100	332,363	332,363	-1,687,660	-1,234,109	-1,017,979	-638,553
140	496,227	496,227	-1,851,527	-1,397,976	-1,181,846	-802,420
180	660,091	660,091	-2,015,394	-1,561,843	-1,345,713	-966,287
220	823,955	823,955	-2,179,261	-1,725,710	-1,509,580	-1,130,155
260	987,819	987,819	-2,343,129	-1,889,578	-1,673,448	-1,294,022
300	1,151,683	1,151,683	-2,506,996	-2,053,445	-1,837,315	-1,457,889
350	1,315,547	1,315,547	-2,670,863	-2,217,312	-2,001,182	-1,621,756
400	1,479,411	1,479,411	-2,834,730	-2,381,179	-2,165,049	-1,785,623
450	1,643,275	1,643,275	-2,998,597	-2,545,046	-2,328,916	-1,949,490
500	1,807,139	1,807,139	-3,162,464	-2,708,913	-2,492,783	-2,113,357
550	1,971,003	1,971,003	-3,326,331	-2,872,780	-2,656,650	-2,277,224
600	2,134,867	2,134,867	-3,490,198	-3,036,647	-2,820,517	-2,441,091
650	2,298,731	2,298,731	-3,654,065	-3,200,514	-2,984,384	-2,604,958



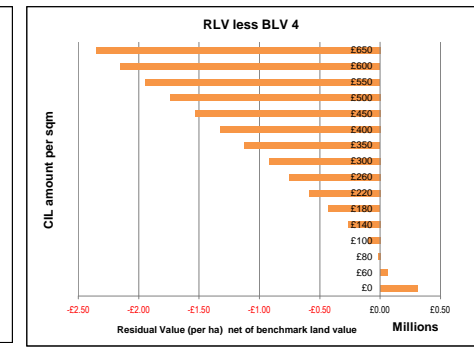
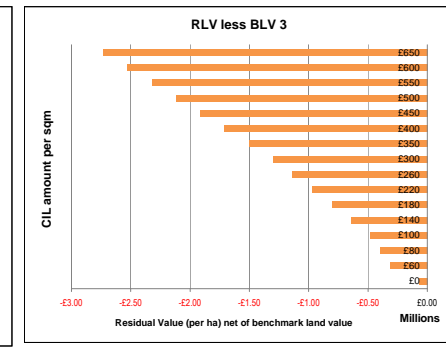
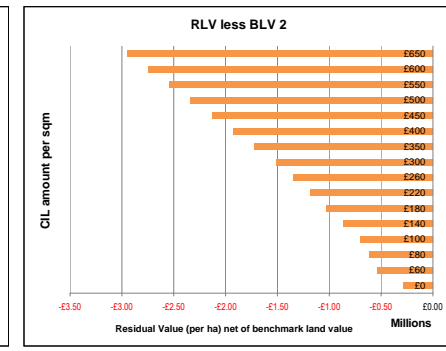
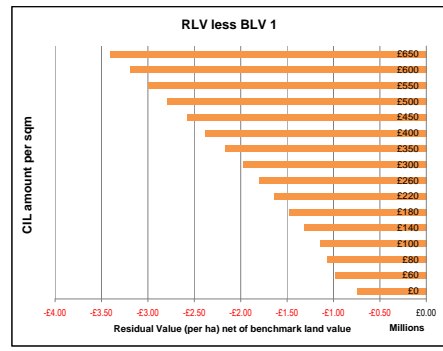
Site type 8 Description: Area 4 £1830 psqm Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,508,327	3,508,327	-4,863,327	-4,409,776	-4,193,646	-3,814,220
60	3,754,128	3,754,128	-5,109,128	-4,655,577	-4,439,447	-4,060,021
80	3,836,062	3,836,062	-5,191,062	-4,737,511	-4,521,380	-4,141,955
100	3,917,995	3,917,995	-5,272,995	-4,819,444	-4,603,314	-4,223,888
140	4,081,862	4,081,862	-5,436,862	-4,983,311	-4,767,181	-4,387,756
180	4,245,730	4,245,730	-5,600,730	-5,147,179	-4,931,049	-4,551,623
220	4,409,597	4,409,597	-5,764,597	-5,311,046	-5,094,916	-4,715,490
260	4,573,464	4,573,464	-5,928,464	-5,474,913	-5,258,783	-4,879,357
300	4,737,331	4,737,331	-6,092,331	-5,638,780	-5,422,650	-5,043,224
350	4,901,198	4,901,198	-6,256,198	-5,802,647	-5,586,517	-5,207,091
400	5,065,065	5,065,065	-6,420,065	-5,966,514	-5,750,384	-5,370,958
450	5,228,932	5,228,932	-6,583,932	-6,130,382	-5,914,251	-5,534,825
500	5,392,799	5,392,799	-6,747,799	-6,294,249	-6,078,118	-5,698,692
550	5,556,666	5,556,666	-6,911,666	-6,458,116	-6,241,985	-5,862,559
600	5,720,533	5,720,533	-7,075,533	-6,621,983	-6,405,852	-6,026,426
650	5,884,400	5,884,400	-7,239,400	-6,785,850	-6,569,719	-6,190,293



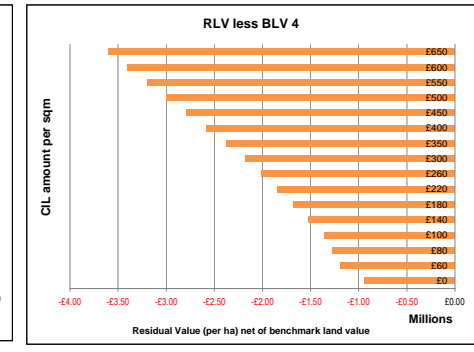
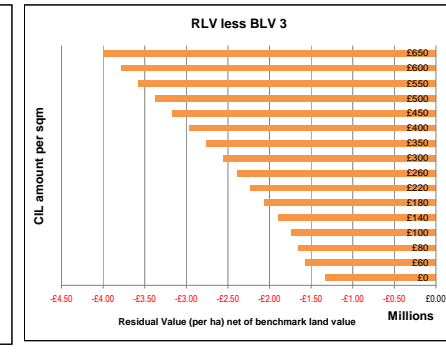
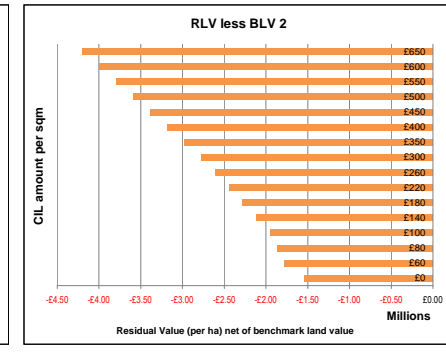
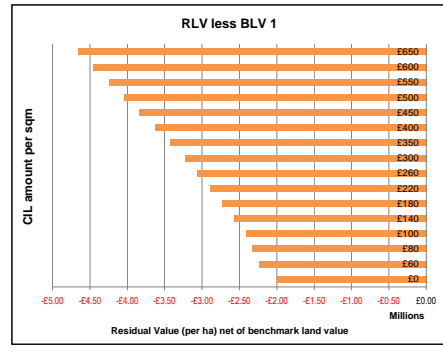
Site type 5 Description: **Area 5 £3068 psm** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	614,809	614,809	740,191	286,640	70,510	308,915
60	369,008	369,008	985,992	532,441	316,311	63,114
80	287,074	287,074	1,067,926	614,375	398,245	18,819
100	205,141	205,141	1,149,869	696,308	480,178	100,753
140	41,273	41,273	1,313,727	860,176	644,046	264,620
180	-122,594	122,594	1,477,584	1,024,043	807,913	428,487
220	-286,461	286,461	1,641,461	1,187,910	971,780	582,354
260	-450,328	450,328	1,805,328	1,351,777	1,135,647	756,222
300	-614,195	614,195	1,969,195	1,515,644	1,299,514	920,089
350	-819,029	819,029	2,174,029	1,720,479	1,504,348	1,124,923
400	-1,023,864	1,023,864	2,378,864	1,925,313	1,709,182	1,329,757
450	-1,228,698	1,228,698	2,583,698	2,130,147	1,914,016	1,534,591
500	-1,433,532	1,433,532	2,788,532	2,334,981	2,118,851	1,739,425
550	-1,638,366	1,638,366	2,993,366	2,539,815	2,323,685	1,944,259
600	-1,843,200	1,843,200	3,198,200	2,744,649	2,528,519	2,149,093
650	-2,048,034	2,048,034	3,403,034	2,949,483	2,733,353	2,353,927



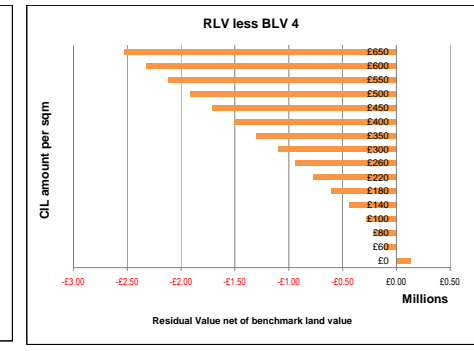
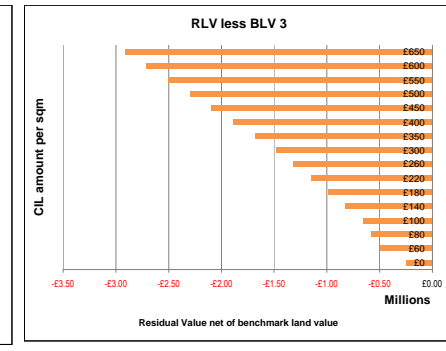
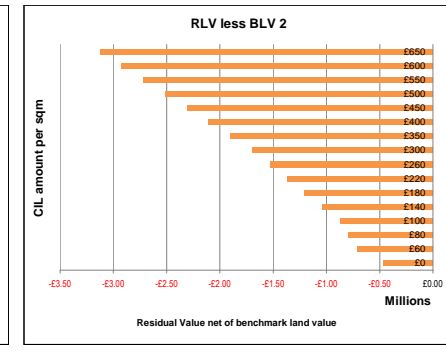
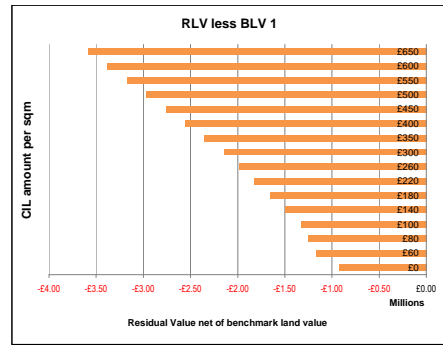
Site type 5 Description: **Area 6 £2691 psm** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-640,059	640,059	-1,995,059	-1,541,508	-1,325,378	-945,952
60	-885,860	885,860	-2,240,860	-1,787,309	-1,571,179	-1,151,753
80	-967,793	967,793	-2,322,793	-1,869,242	-1,653,112	-1,273,687
100	-1,049,727	1,049,727	-2,404,727	-1,951,176	-1,735,046	-1,395,620
140	-1,213,594	1,213,594	-2,588,594	-2,115,043	-1,898,913	-1,519,487
180	-1,377,461	1,377,461	-2,732,461	-2,278,910	-2,062,780	-1,683,355
220	-1,541,328	1,541,328	-2,896,328	-2,442,777	-2,226,647	-1,847,222
260	-1,705,196	1,705,196	-3,060,196	-2,606,645	-2,390,515	-2,011,089
300	-1,869,063	1,869,063	-3,224,063	-2,770,512	-2,554,382	-2,174,956
350	-2,073,897	2,073,897	-3,428,897	-2,975,346	-2,759,216	-2,379,790
400	-2,278,731	2,278,731	-3,633,731	-3,180,180	-2,964,050	-2,584,624
450	-2,483,565	2,483,565	-3,838,565	-3,385,014	-3,168,884	-2,789,458
500	-2,688,399	2,688,399	-4,043,399	-3,589,848	-3,373,718	-2,994,292
550	-2,893,233	2,893,233	-4,248,233	-3,794,682	-3,578,552	-3,199,126
600	-3,098,067	3,098,067	-4,453,067	-3,999,516	-3,783,386	-3,403,960
650	-3,302,901	3,302,901	-4,657,901	-4,204,350	-3,988,220	-3,608,794



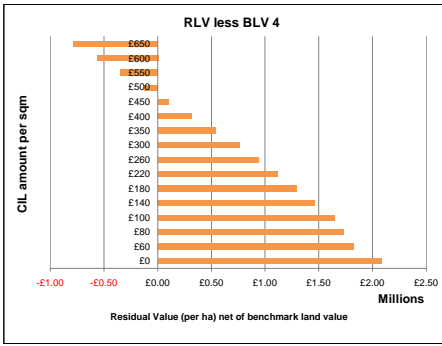
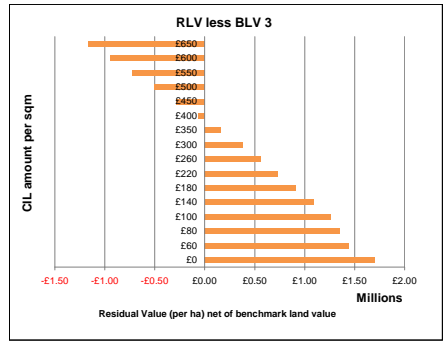
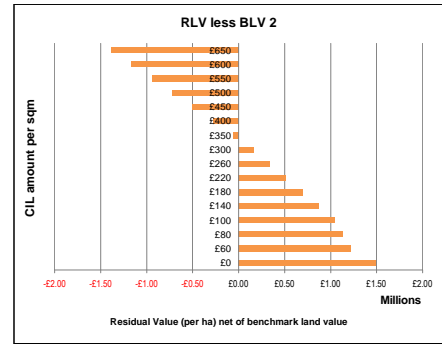
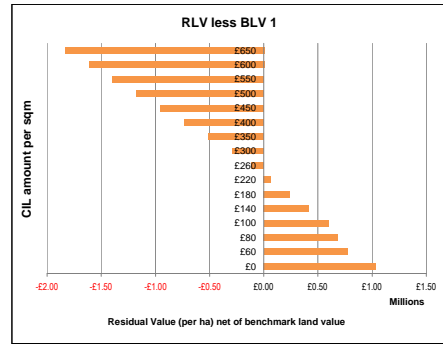
Site type 5 Description: **Area 7 £3014 psm** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	435,542	435,542	-919,458	-465,907	-249,777	-129,649
60	189,741	189,741	-1,165,259	-711,708	-495,578	-116,152
80	107,807	107,807	-1,247,193	-793,642	-577,512	-198,086
100	25,874	25,874	-1,329,126	-875,575	-659,445	-280,019
140	-137,993	137,993	-1,492,993	-1,039,442	-823,312	-443,887
180	-301,861	301,861	-1,656,861	-1,203,310	-987,180	-607,754
220	-465,728	465,728	-1,820,728	-1,367,177	-1,151,047	-771,621
260	-629,595	629,595	-1,984,595	-1,531,044	-1,314,914	-935,488
300	-793,462	793,462	-2,148,462	-1,694,911	-1,478,781	-1,099,356
350	-998,296	998,296	-2,353,296	-1,899,745	-1,683,615	-1,304,190
400	-1,203,130	1,203,130	-2,558,130	-2,104,579	-1,888,449	-1,509,024
450	-1,407,964	1,407,964	-2,762,964	-2,309,413	-2,093,283	-1,713,858
500	-1,612,798	1,612,798	-2,967,798	-2,514,247	-2,298,117	-1,918,692
550	-1,817,632	1,817,632	-3,172,632	-2,719,081	-2,502,951	-2,123,526
600	-2,022,466	2,022,466	-3,377,466	-2,923,915	-2,707,785	-2,328,360
650	-2,227,300	2,227,300	-3,582,300	-3,128,749	-2,912,619	-2,533,194

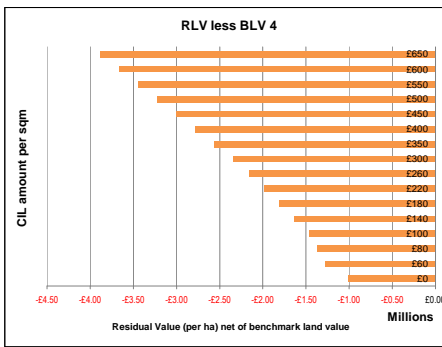
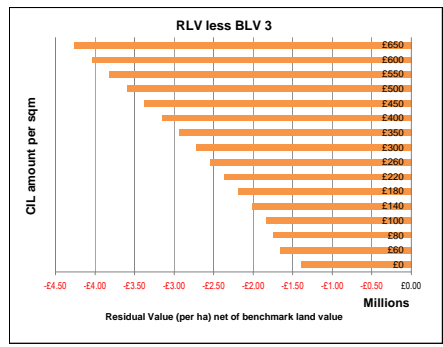
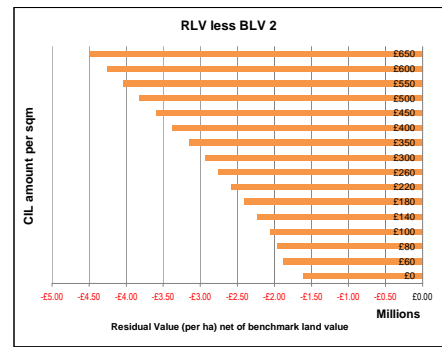
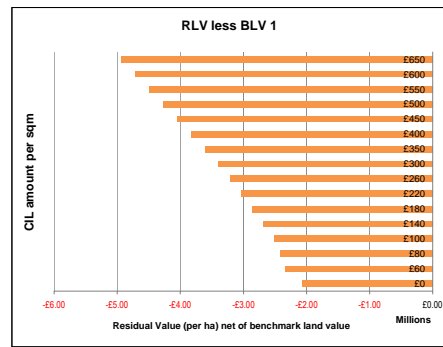


CIL Viability	Decorum BC				
Benchmark Land Values (per net developable ha)					
SITE TYPE	8	BLV1 Resi Land (DVS) £1,355,000	BLV2 Offices (lower) £901,449	BLV3 Ind./Warehousing £885,319	BLV4 Community uses £305,893
100 UNITS					
FLATS					
100 UPH					
	Net area as percentage of gross	100%			
CSH level:	4 on AH	Sales value inflation			
Alt Hsg:	4 on private	Build cost inflation			
	30%				

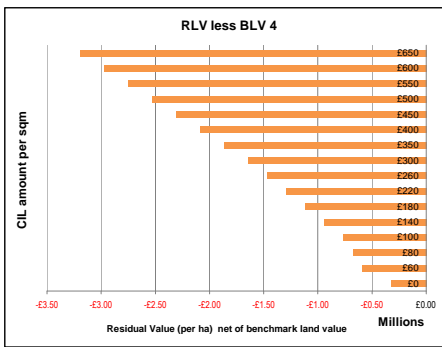
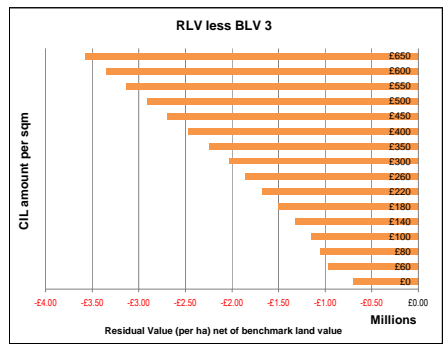
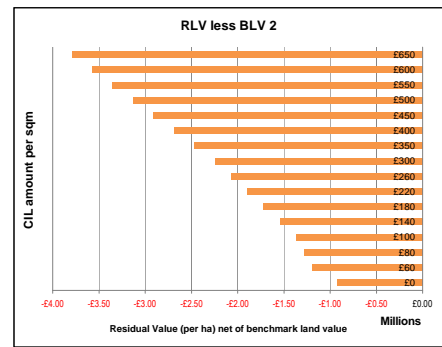
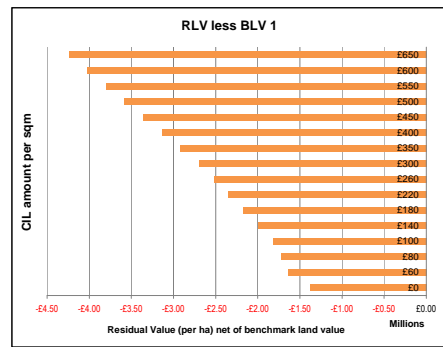
Site type 8	Description:	Area 1	£3660 psqm	Site area:	1.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,388,425	2,388,425	1,033,425	1,486,976	1,703,106	2,082,531
60	2,123,716	2,123,716	788,716	1,222,267	1,438,397	1,817,823
80	2,035,480	2,035,480	680,480	1,134,031	1,350,161	1,729,587
100	1,947,244	1,947,244	592,244	1,045,795	1,261,925	1,641,350
140	1,770,771	1,770,771	415,771	869,322	1,085,452	1,464,878
180	1,594,299	1,594,299	239,299	692,850	908,980	1,288,406
220	1,417,826	1,417,826	62,826	516,377	732,508	1,111,933
260	1,241,354	1,241,354	-113,646	339,905	556,035	935,461
300	1,064,882	1,064,882	-290,118	163,433	379,563	758,988
350	844,291	844,291	-510,709	57,158	158,972	538,398
400	623,701	623,701	-731,299	-277,748	61,618	317,807
450	403,110	403,110	-951,890	-498,339	282,209	97,217
500	182,520	182,520	-1,172,480	-718,929	502,799	-123,374
550	-38,071	-38,071	-1,393,071	-939,520	723,390	-343,964
600	-258,661	-258,661	-1,613,661	-1,160,110	943,980	-564,554
650	-479,252	-479,252	-1,834,252	-1,380,701	1,164,571	-785,145



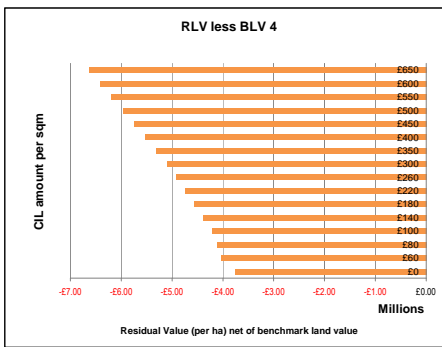
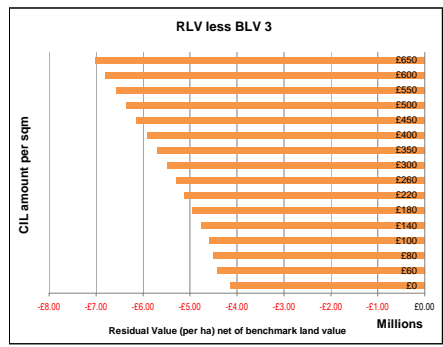
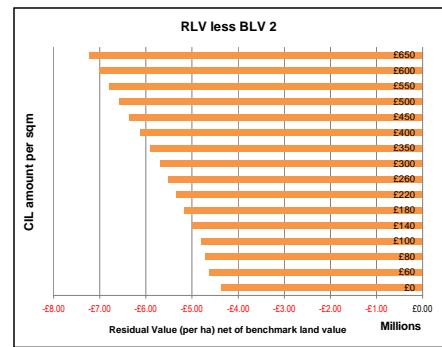
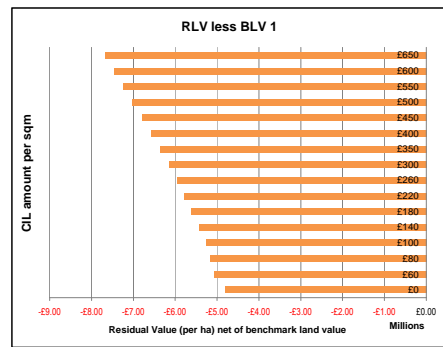
Site type 8	Description:	Area 2	£2691 psqm	Site area:	1.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	708,199	708,199	-2,063,199	-1,609,648	-1,393,518	-1,014,093
60	972,908	972,908	-2,327,908	-1,874,357	-1,658,227	-1,278,801
80	1,061,144	1,061,144	-2,416,144	-1,962,593	-1,746,463	-1,367,038
100	1,149,380	1,149,380	-2,504,380	-2,050,829	-1,834,699	-1,455,274
140	1,325,853	1,325,853	-2,680,853	-2,227,302	-2,011,172	-1,631,746
180	1,502,325	1,502,325	-2,857,325	-2,403,774	-2,187,644	-1,808,219
220	1,678,798	1,678,798	-3,033,798	-2,580,247	-2,364,117	-1,984,691
260	1,855,270	1,855,270	-3,210,270	-2,756,719	-2,540,589	-2,161,163
300	2,031,742	2,031,742	-3,386,742	-2,933,191	-2,717,061	-2,337,636
350	2,208,215	2,208,215	-3,563,215	-3,109,663	-2,893,533	-2,514,108
400	2,384,687	2,384,687	-3,739,687	-3,286,135	-3,069,005	-2,690,580
450	2,561,160	2,561,160	-3,916,160	-3,462,607	-3,245,477	-2,867,052
500	2,737,632	2,737,632	-4,092,632	-3,639,079	-3,421,949	-3,043,524
550	2,914,104	2,914,104	-4,269,104	-3,815,551	-3,597,421	-3,219,996
600	3,090,576	3,090,576	-4,445,576	-4,001,023	-3,772,893	-3,396,468
650	3,267,048	3,267,048	-4,622,048	-4,187,495	-3,948,365	-3,572,940



Site type 8	Description:	Area 3	£2906 psqm	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	20,061	20,061	-1,375,061	-921,510	-705,380	-325,954
60	284,769	284,769	-1,639,769	-1,186,218	-970,088	-590,663
80	373,006	373,006	-1,728,006	-1,274,455	-1,058,325	-678,899
100	461,242	461,242	-1,816,242	-1,362,691	-1,146,561	-767,135
140	637,714	637,714	-1,992,714	-1,539,163	-1,323,033	-943,607
180	814,187	814,187	-2,169,187	-1,715,636	-1,499,505	-1,120,080
220	990,659	990,659	-2,345,659	-1,892,108	-1,675,978	-1,296,552
260	1,167,131	1,167,131	-2,522,131	-2,068,580	-1,852,450	-1,473,024
300	1,343,604	1,343,604	-2,698,604	-2,245,053	-2,028,923	-1,649,497
350	1,520,076	1,520,076	-2,875,076	-2,421,525	-2,205,395	-1,825,969
400	1,696,548	1,696,548	-3,051,548	-2,598,000	-2,381,868	-2,002,441
450	1,873,020	1,873,020	-3,228,020	-2,774,472	-2,558,340	-2,178,913
500	2,049,492	2,049,492	-3,404,492	-2,950,944	-2,734,812	-2,354,964
550	2,225,964	2,225,964	-3,580,964	-3,127,416	-2,911,284	-2,531,016
600	2,402,436	2,402,436	-3,757,436	-3,303,888	-3,086,756	-2,707,068
650	2,578,908	2,578,908	-3,933,908	-3,480,360	-3,262,228	-2,883,120

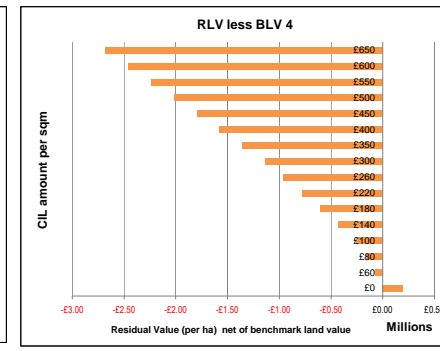
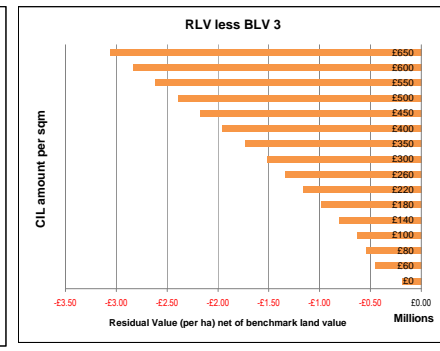
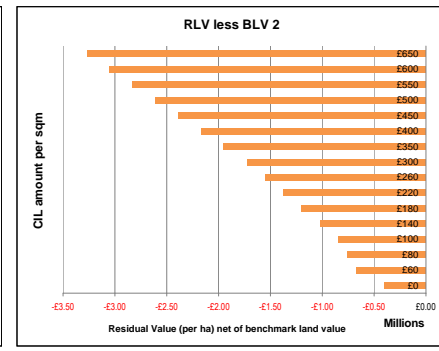
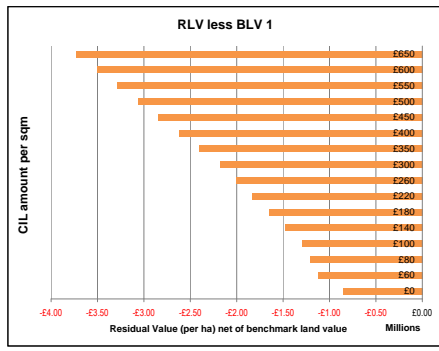


Site type 8	Description:	Area 4	£1830 psqm	Site area:	1.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,460,754	3,460,754	-4,815,754	-4,362,203	-4,146,073	-3,766,648
60	3,725,463	3,725,463	-5,080,463	-4,626,912	-4,410,782	-4,031,356
80	3,813,699	3,813,699	-5,168,699	-4,715,148	-4,499,018	-4,119,592
100	3,901,935	3,901,935	-5,256,935	-4,803,384	-4,587,254	-4,207,828
140	4,078,408	4,078,408	-5,433,408	-4,979,857	-4,763,727	-4,384,301
180	4,254,880	4,254,880	-5,609,880	-5,156,329	-4,940,199	-4,560,773
220	4,431,352	4,431,352	-5,786,352	-5,332,801	-5,116,671	-4,737,246
260	4,607,824	4,607,824	-5,962,824	-5,509,274	-5,293,144	-4,913,718
300	4,784,297	4,784,297	-6,139,297	-5,685,746	-5,469,616	-5,090,190
350	5,004,888	5,004,888	-6,359,888	-5,906,337	-5,690,207	-5,310,781
400	5,225,478	5,225,478	-6,580,478	-6,126,927	-5,910,797	-5,531,371
450	5,446,069	5,446,069	-6,801,069	-6,347,518	-6,131,387	-5,751,962
500	5,666,659	5,666,659	-7,021,659	-6,568,108	-6,351,978	-5,972,552
550	5,887,249	5,887,249	-7,242,249	-6,788,698	-6,572,568	-6,193,143
600	6,107,840	6,107,840	-7,462,840	-7,009,289	-6,793,159	-6,413,733
650	6,328,430	6,328,430	-7,683,430	-7,229,879	-7,013,749	-6,634,324



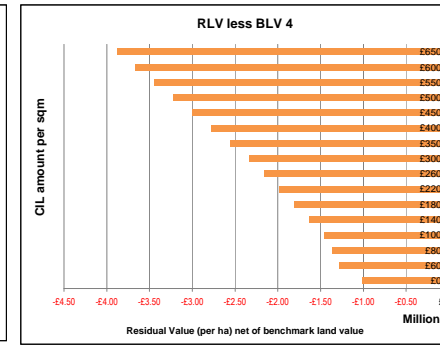
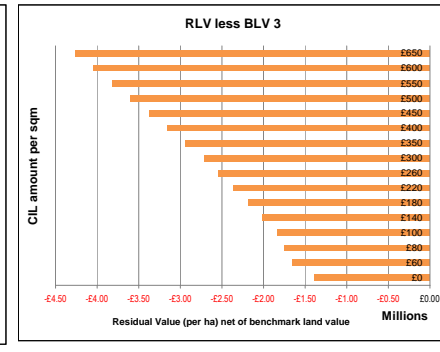
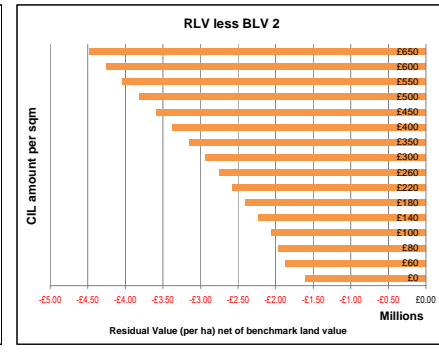
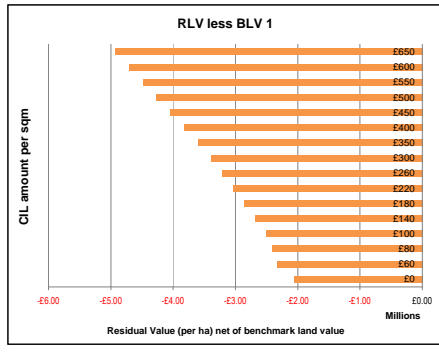
Site type 5 Description: **Area 5 £3068 psm** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	496,043	496,043	868,957	405,406	189,276	190,150
60	231,335	231,335	1,123,665	670,114	453,984	74,569
80	143,098	143,098	1,211,902	758,351	542,221	162,795
100	54,862	54,862	1,300,138	846,587	630,457	251,031
140	-121,610	121,610	1,476,610	1,023,059	806,529	427,503
180	-298,083	298,083	1,653,083	1,199,532	983,401	603,976
220	-474,555	474,555	1,829,555	1,376,004	1,159,874	780,448
260	-651,027	651,027	2,006,027	1,552,476	1,336,346	956,921
300	-827,500	827,500	2,182,500	1,728,949	1,512,819	1,133,393
350	-1,048,090	1,048,090	2,403,090	1,949,539	1,733,409	1,353,983
400	-1,268,681	1,268,681	2,623,681	2,170,130	1,954,000	1,574,574
450	-1,489,271	1,489,271	2,844,271	2,390,720	2,174,590	1,795,164
500	-1,709,862	1,709,862	3,064,862	2,611,311	2,395,181	2,015,755
550	-1,930,452	1,930,452	3,285,452	2,831,901	2,615,771	2,236,345
600	-2,151,043	2,151,043	3,506,043	3,052,492	2,836,362	2,456,936
650	-2,371,633	2,371,633	3,726,633	3,273,082	3,056,952	2,677,526



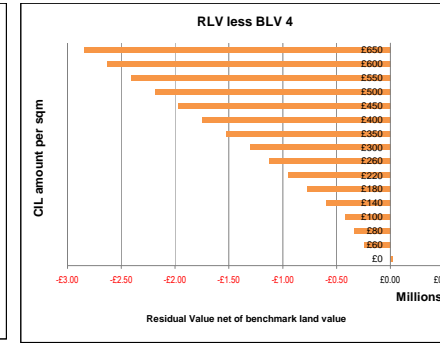
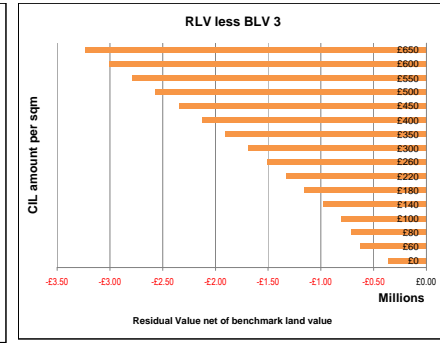
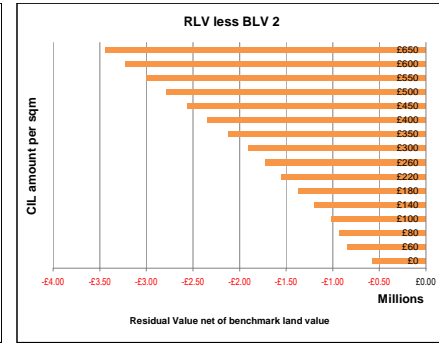
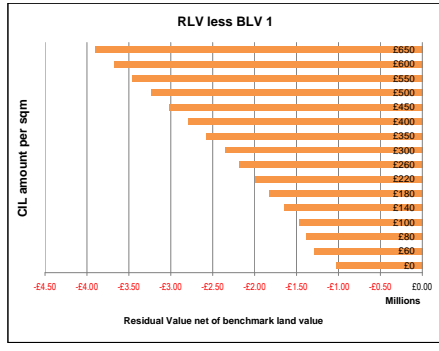
Site type 5 Description: **Area 6 £2691 psm** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-708,199	708,199	2,063,199	1,609,648	1,393,518	-1,014,093
60	-972,908	972,908	2,327,908	1,874,357	1,658,227	-1,278,801
80	-1,061,144	1,061,144	2,416,144	1,962,593	1,746,463	-1,367,038
100	-1,149,380	1,149,380	2,504,380	2,050,829	1,834,699	-1,455,274
140	-1,325,853	1,325,853	2,680,853	2,227,302	2,011,172	-1,631,746
180	-1,502,325	1,502,325	2,857,325	2,403,774	2,187,644	-1,808,219
220	-1,678,798	1,678,798	3,033,798	2,580,247	2,364,117	-1,984,691
260	-1,855,270	1,855,270	3,210,270	2,756,719	2,540,589	-2,161,163
300	-2,031,742	2,031,742	3,386,742	2,933,191	2,717,061	-2,337,636
350	-2,252,333	2,252,333	3,607,333	3,153,782	2,937,652	-2,558,226
400	-2,472,923	2,472,923	3,827,923	3,374,372	3,158,242	-2,778,817
450	-2,693,514	2,693,514	4,048,514	3,594,963	3,378,833	-2,999,407
500	-2,914,104	2,914,104	4,269,104	3,815,553	3,599,423	-3,219,998
550	-3,134,695	3,134,695	4,489,695	4,036,144	3,820,014	-3,440,588
600	-3,355,285	3,355,285	4,710,285	4,256,734	4,040,604	-3,661,179
650	-3,575,876	3,575,876	4,930,876	4,477,325	4,261,195	-3,881,769



Site type 5 Description: **Area 7 £3014 psm** Site area: 1.00 ha

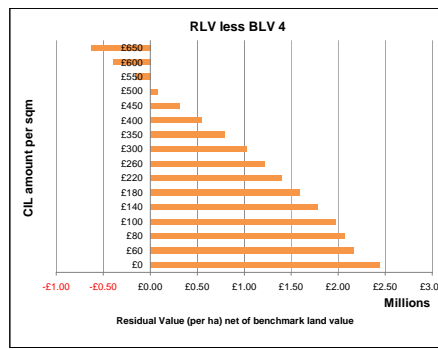
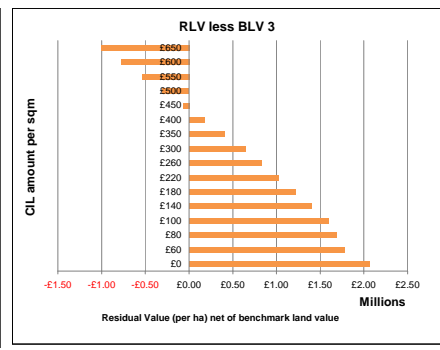
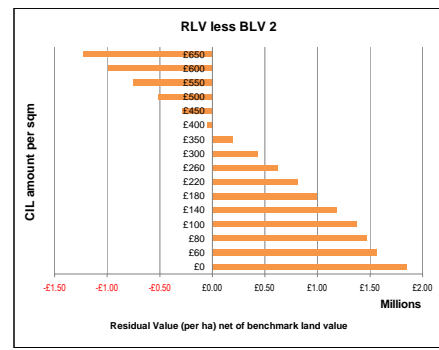
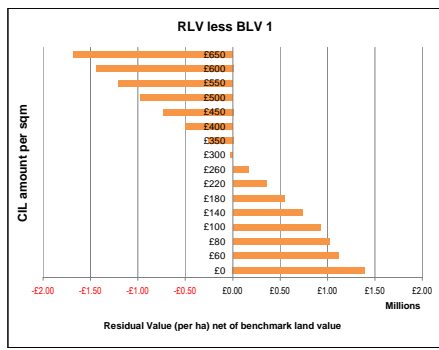
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	324,009	324,009	-1,030,991	577,440	361,310	18,115
60	59,300	59,300	-1,295,700	842,149	626,019	246,593
80	28,936	28,936	-1,383,936	930,385	714,255	334,830
100	117,172	117,172	-1,472,172	1,018,621	802,491	423,066
140	293,645	293,645	-1,648,645	1,195,094	978,964	599,538
180	470,117	470,117	-1,825,117	1,371,566	1,155,436	776,010
220	646,590	646,590	-2,001,590	1,548,039	1,331,909	952,483
260	823,062	823,062	-2,178,062	1,724,511	1,508,381	1,128,955
300	999,534	999,534	-2,354,534	1,900,983	1,684,853	1,305,428
350	1,220,125	1,220,125	-2,575,125	2,121,574	1,905,444	1,526,018
400	1,440,715	1,440,715	-2,795,715	2,342,164	2,126,034	1,746,609
450	1,661,306	1,661,306	-3,016,306	2,562,755	2,346,625	1,967,199
500	1,881,896	1,881,896	-3,236,896	2,783,345	2,567,215	2,187,790
550	2,102,487	2,102,487	-3,457,487	3,003,936	2,787,806	2,408,380
600	2,323,077	2,323,077	-3,678,077	3,224,526	3,008,396	2,628,971
650	2,543,668	2,543,668	-3,898,668	3,445,117	3,228,987	2,849,561



CIL Viability		Decorum BC		Benchmark Land Values (per net developable ha)			
SITE TYPE	8	BLV1 Resi Land (DVS) £1,355,000	BLV2 Offices (lower) £901,449	BLV3 Ind./Warehousing £885,319	BLV4 Community uses £305,893		
100 UNITS		Net area as percentage of gross		100%			
FLATS		CSH level:		4 on AH			
100 UPH		All Hqs:		4 on private			
		Sales value inflation		25%			
		Build cost inflation					

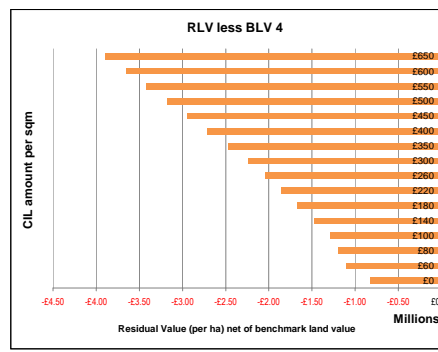
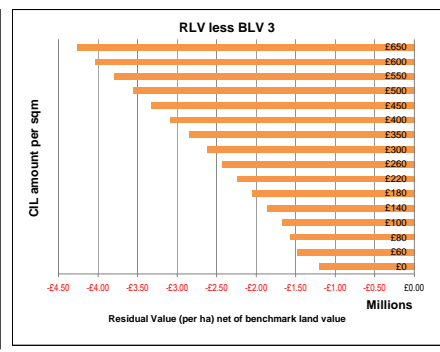
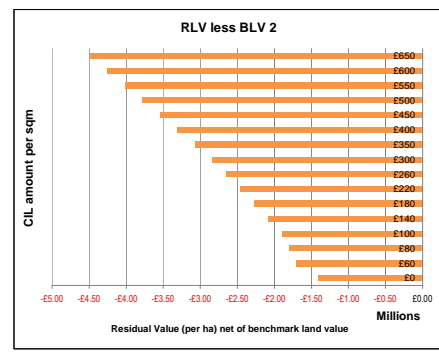
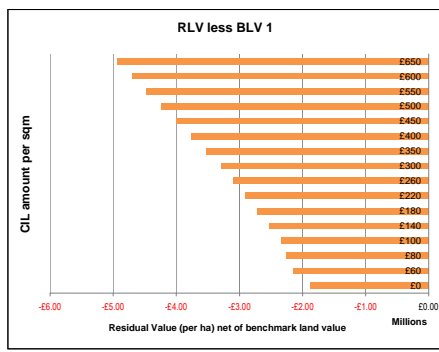
Site type 8 Description: **Area 1 £3660 psqm** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,747,204	2,747,204	1,392,204	1,845,755	2,061,885	2,441,311
60	2,463,588	2,463,588	1,108,588	1,562,139	1,778,269	2,157,694
80	2,369,049	2,369,049	1,014,049	1,467,600	1,683,730	2,063,156
100	2,274,510	2,274,510	919,510	1,373,061	1,589,191	1,968,617
140	2,085,433	2,085,433	730,433	1,183,984	1,400,114	1,779,539
180	1,896,355	1,896,355	541,355	994,906	1,211,036	1,590,462
220	1,707,278	1,707,278	352,278	805,829	1,021,959	1,401,384
260	1,518,200	1,518,200	163,200	616,751	832,881	1,212,307
300	1,329,122	1,329,122	25,878	427,673	643,804	1,023,229
350	1,092,776	1,092,776	262,224	191,327	407,457	786,882
400	856,429	856,429	498,571	45,020	171,110	550,535
450	620,082	620,082	734,918	281,367	65,237	314,188
500	383,735	383,735	971,265	517,714	301,584	77,841
550	147,388	147,388	1,207,612	754,061	537,931	158,506
600	-88,959	88,959	1,443,959	990,408	774,278	394,852
650	-325,306	325,306	1,680,306	1,226,755	1,010,625	631,199



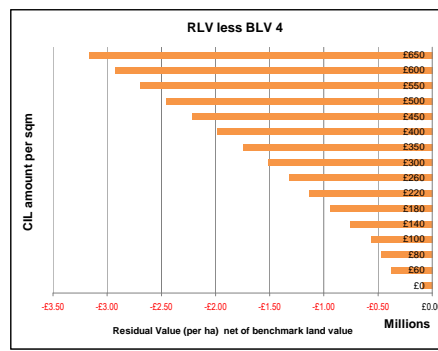
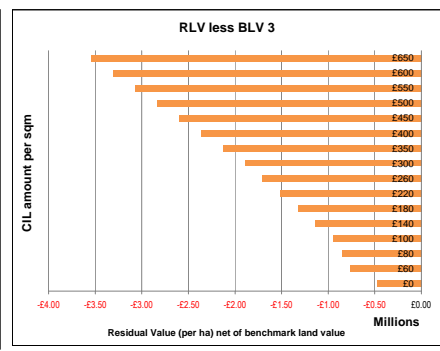
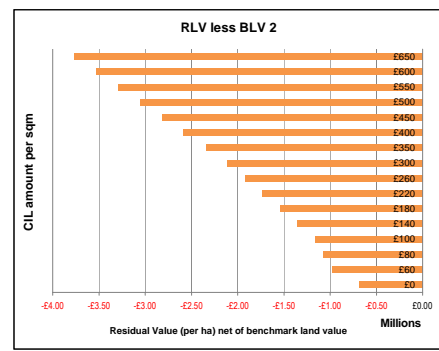
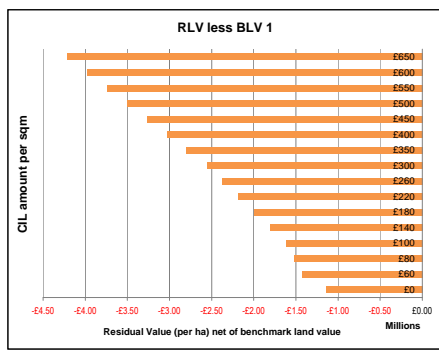
Site type 8 Description: **Area 2 £2691 psqm** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	512,588	512,588	1,867,588	1,414,037	1,197,907	818,481
60	796,204	796,204	2,151,204	1,697,653	1,481,523	1,102,097
80	890,743	890,743	2,245,743	1,792,192	1,576,062	1,196,636
100	985,282	985,282	2,340,282	1,886,731	1,670,601	1,291,175
140	1,174,359	1,174,359	2,529,359	2,075,808	1,859,678	1,480,253
180	1,363,437	1,363,437	2,718,437	2,264,886	2,048,756	1,669,330
220	1,552,514	1,552,514	2,907,514	2,453,963	2,237,833	1,858,408
260	1,741,592	1,741,592	3,096,592	2,643,041	2,426,911	2,047,485
300	1,930,669	1,930,669	3,285,669	2,832,118	2,615,988	2,236,563
350	2,167,016	2,167,016	3,522,016	3,068,465	2,852,335	2,472,910
400	2,403,363	2,403,363	3,758,363	3,304,812	3,088,682	2,709,257
450	2,639,710	2,639,710	3,994,710	3,541,159	3,325,029	2,945,604
500	2,876,057	2,876,057	4,231,057	3,777,506	3,561,376	3,181,950
550	3,112,404	3,112,404	4,467,404	4,013,853	3,797,723	3,418,297
600	3,348,751	3,348,751	4,703,751	4,250,200	4,034,070	3,654,644
650	3,585,098	3,585,098	4,940,098	4,486,547	4,270,417	3,890,991



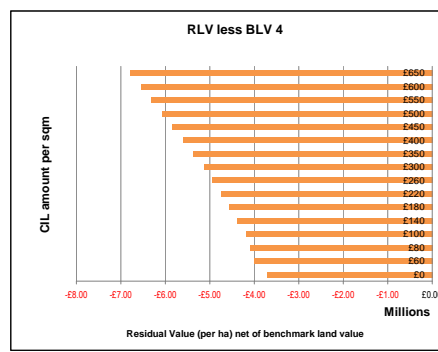
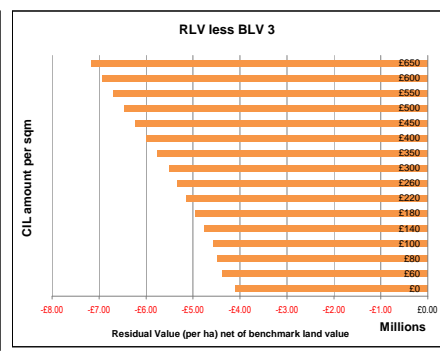
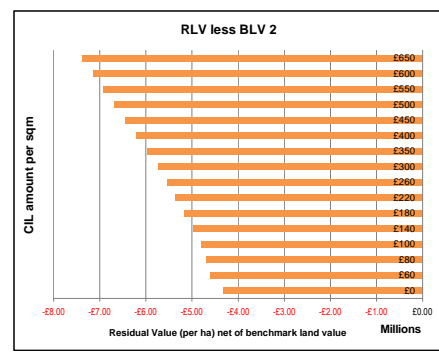
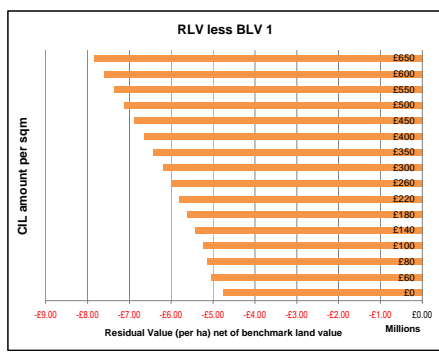
Site type 8 Description: **Area 3 £2906 psqm** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	211,810	211,810	1,143,190	689,639	473,509	94,083
60	71,806	71,806	1,426,806	973,255	757,125	377,699
80	166,345	166,345	1,521,345	1,067,794	851,664	472,238
100	260,883	260,883	1,615,883	1,162,332	946,202	566,777
140	449,961	449,961	1,804,961	1,351,410	1,135,280	755,854
180	639,039	639,039	1,994,039	1,540,488	1,324,358	944,932
220	828,116	828,116	2,183,116	1,729,565	1,513,435	1,134,009
260	1,017,194	1,017,194	2,372,194	1,918,643	1,702,513	1,323,087
300	1,206,271	1,206,271	2,561,271	2,107,720	1,891,590	1,512,165
350	1,442,618	1,442,618	2,797,618	2,344,067	2,127,937	1,748,511
400	1,678,965	1,678,965	3,033,965	2,580,414	2,364,284	1,984,858
450	1,915,312	1,915,312	3,270,312	2,816,761	2,600,631	2,221,205
500	2,151,659	2,151,659	3,506,659	3,053,108	2,836,978	2,457,552
550	2,388,006	2,388,006	3,743,006	3,289,455	3,073,325	2,693,899
600	2,624,353	2,624,353	3,979,353	3,525,802	3,309,672	2,930,246
650	2,860,700	2,860,700	4,215,700	3,762,149	3,546,019	3,166,593



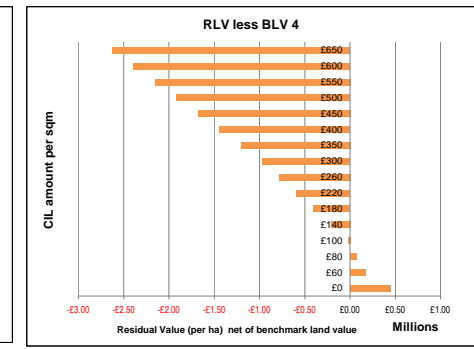
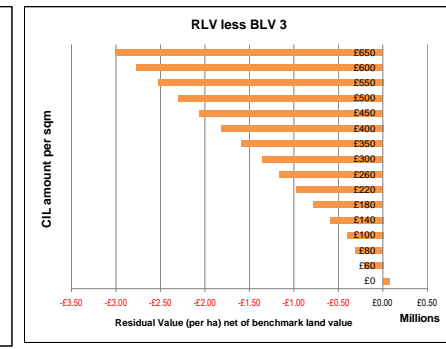
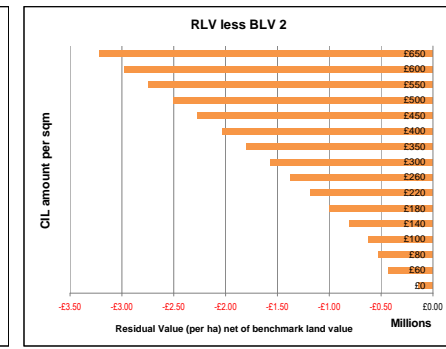
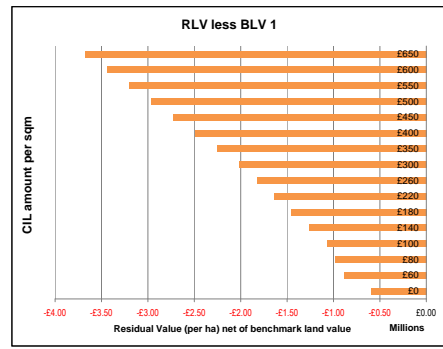
Site type 8 Description: **Area 4 £1830 psqm** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,410,181	3,410,181	4,765,181	4,311,630	4,095,499	3,716,074
60	3,693,797	3,693,797	5,048,797	4,595,246	4,379,116	3,999,690
80	3,788,336	3,788,336	5,143,336	4,689,785	4,473,655	4,094,229
100	3,882,874	3,882,874	5,237,874	4,784,323	4,568,193	4,188,768
140	4,071,952	4,071,952	5,426,952	4,973,401	4,757,271	4,377,846
180	4,261,030	4,261,030	5,616,030	5,162,479	4,946,348	4,566,923
220	4,450,107	4,450,107	5,805,107	5,351,556	5,135,426	4,756,000
260	4,639,185	4,639,185	5,994,185	5,540,634	5,324,504	4,945,078
300	4,828,262	4,828,262	6,183,262	5,729,711	5,513,581	5,134,155
350	5,064,609	5,064,609	6,419,609	5,966,058	5,749,928	5,370,502
400	5,300,956	5,300,956	6,655,956	6,202,405	5,986,275	5,606,849
450	5,537,303	5,537,303	6,892,303	6,438,752	6,222,622	5,843,196
500	5,773,650	5,773,650	7,128,650	6,675,099	6,458,969	6,079,543
550	6,009,997	6,009,997	7,364,997	6,911,446	6,695,316	6,315,890
600	6,246,344	6,246,344	7,601,344	7,147,793	6,931,663	6,552,237
650	6,482,691	6,482,691	7,837,691	7,384,140	7,168,010	6,788,584



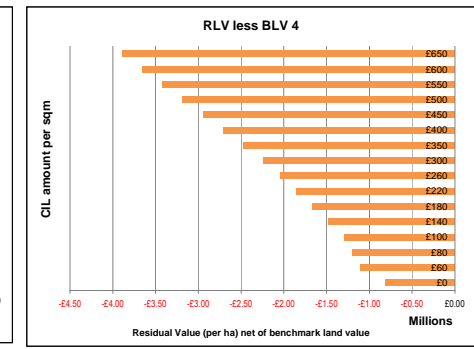
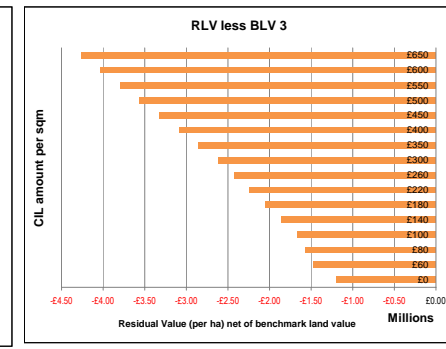
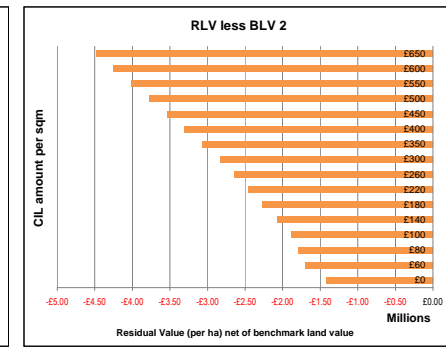
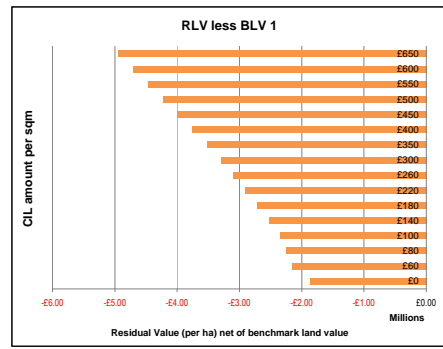
Site type 5 Description: **Area 5 £3068 pcm** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	755,109	755,109	599,891	146,340	69,790	449,216
60	471,493	471,493	883,507	429,956	213,826	165,599
80	376,954	376,954	978,046	524,495	308,365	71,061
100	282,415	282,415	1,072,585	619,034	402,904	23,478
140	93,338	93,338	1,261,662	808,111	591,981	212,556
180	-96,740	95,740	1,450,740	997,189	781,059	401,633
220	-284,817	284,817	1,639,817	1,186,266	970,136	590,711
260	-473,895	473,895	1,828,895	1,375,344	1,159,214	779,788
300	-662,973	662,973	2,017,973	1,564,422	1,348,292	968,866
350	-899,320	899,320	2,254,320	1,800,769	1,584,638	1,205,213
400	-1,135,666	1,135,666	2,490,666	2,037,115	1,820,985	1,441,560
450	-1,372,013	1,372,013	2,727,013	2,273,462	2,057,332	1,677,907
500	-1,608,360	1,608,360	2,963,360	2,509,809	2,293,679	1,914,254
550	-1,844,707	1,844,707	3,199,707	2,746,156	2,530,026	2,150,601
600	-2,081,054	2,081,054	3,436,054	2,982,503	2,766,373	2,386,948
650	-2,317,401	2,317,401	3,672,401	3,218,850	3,002,720	2,623,294



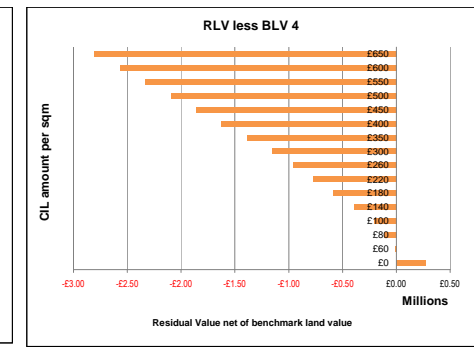
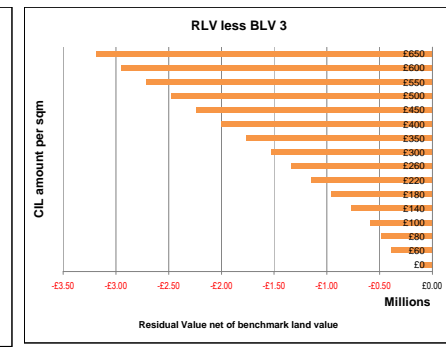
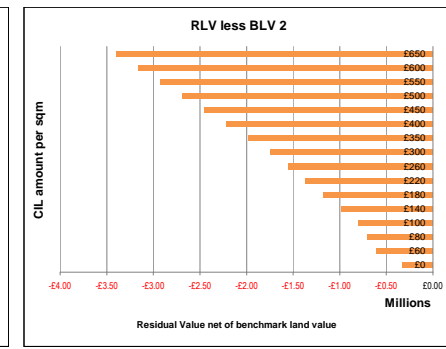
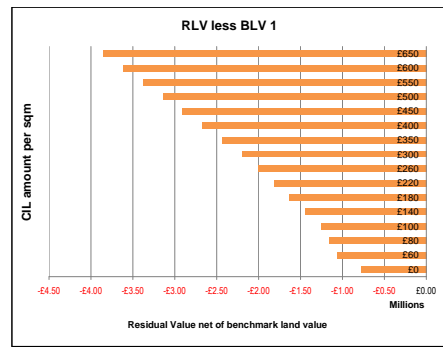
Site type 5 Description: **Area 6 £2691 pcm** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-512,588	512,588	1,867,588	1,414,037	1,197,907	818,481
60	-796,204	796,204	2,151,204	1,697,653	1,481,523	1,102,097
80	-890,743	890,743	2,245,743	1,792,192	1,576,062	1,196,636
100	-985,282	985,282	2,340,282	1,886,731	1,670,601	1,291,175
140	-1,174,359	1,174,359	2,529,359	2,075,808	1,859,678	1,480,253
180	-1,363,437	1,363,437	2,718,437	2,264,886	2,048,756	1,669,330
220	-1,552,514	1,552,514	2,907,514	2,453,963	2,237,833	1,858,408
260	-1,741,592	1,741,592	3,096,592	2,643,041	2,426,911	2,047,485
300	-1,930,669	1,930,669	3,285,669	2,832,118	2,615,988	2,236,563
350	-2,167,016	2,167,016	3,522,016	3,068,465	2,852,335	2,472,910
400	-2,403,363	2,403,363	3,758,363	3,304,812	3,088,682	2,709,257
450	-2,639,710	2,639,710	3,994,710	3,541,159	3,325,029	2,945,604
500	-2,876,057	2,876,057	4,231,057	3,777,506	3,561,376	3,181,950
550	-3,112,404	3,112,404	4,467,404	4,013,853	3,797,723	3,418,297
600	-3,348,751	3,348,751	4,703,751	4,250,200	4,034,070	3,654,644
650	-3,585,098	3,585,098	4,940,098	4,486,547	4,270,417	3,890,991



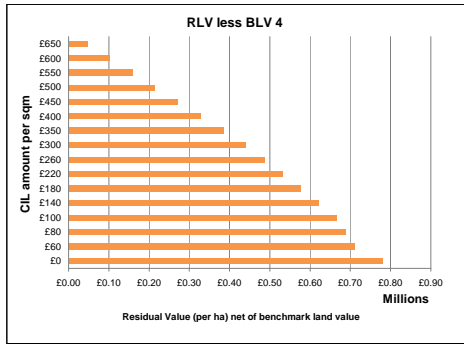
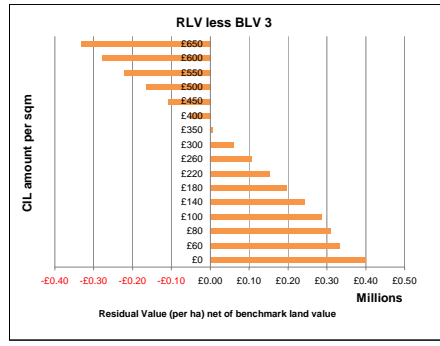
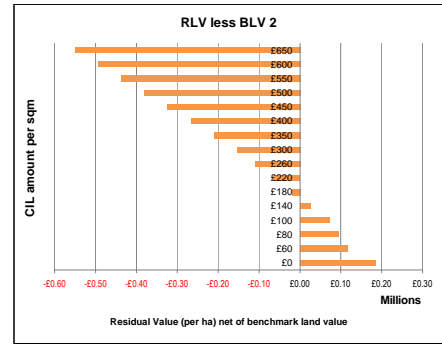
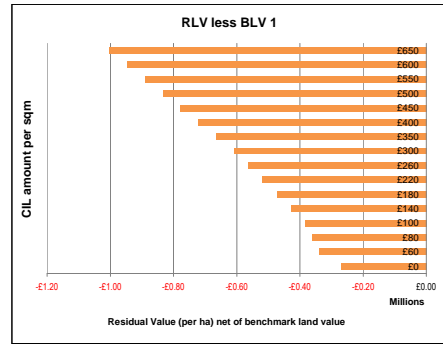
Site type 5 Description: **Area 7 £3014 pcm** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	574,010	574,010	780,990	327,439	111,309	268,116
60	290,393	290,393	1,064,607	611,056	394,926	15,500
80	195,854	195,854	1,159,146	705,595	489,465	110,039
100	101,316	101,316	1,253,684	800,133	584,003	204,578
140	87,762	87,762	1,442,762	989,211	773,081	393,655
180	-276,839	276,839	1,631,839	1,178,288	962,158	582,733
220	-465,917	465,917	1,820,917	1,367,366	1,151,236	771,810
260	-654,995	654,995	2,009,995	1,556,444	1,340,314	960,888
300	-844,072	844,072	2,199,072	1,745,521	1,529,391	1,149,965
350	-1,080,419	1,080,419	2,435,419	1,981,868	1,765,738	1,386,312
400	-1,316,766	1,316,766	2,671,766	2,218,215	2,002,085	1,622,659
450	-1,553,113	1,553,113	2,908,113	2,454,562	2,238,432	1,859,006
500	-1,789,460	1,789,460	3,144,460	2,690,909	2,474,779	2,095,353
550	-2,025,807	2,025,807	3,380,807	2,927,256	2,711,126	2,331,700
600	-2,262,154	2,262,154	3,617,154	3,163,603	2,947,473	2,568,047
650	-2,498,501	2,498,501	3,853,501	3,399,950	3,183,820	2,804,394

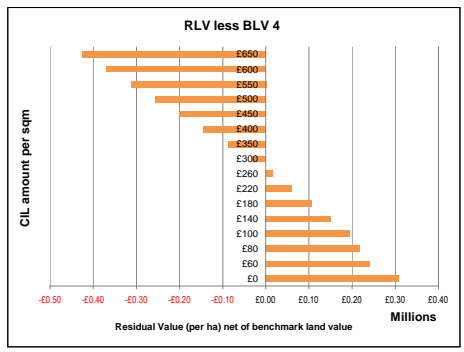
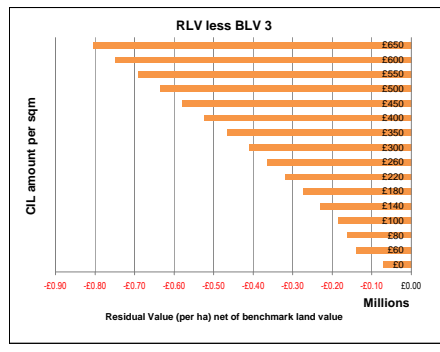
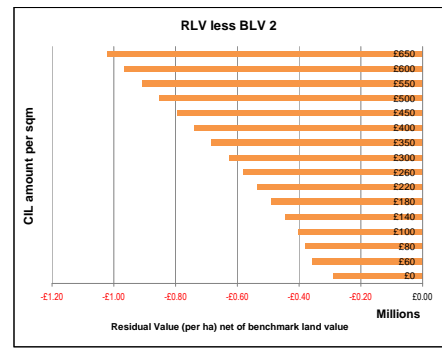
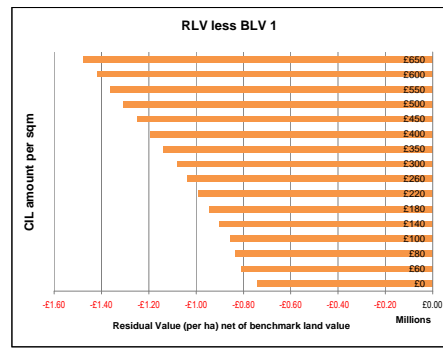


CIL Viability	Dacorum BC	Benchmark Land Values (per net developable ha)			
SITE TYPE	9	BLV1 Resi Land (DVS) £1,355,000	BLV2 Offices (lower) £901,449	BLV3 Ind./Warehousing £885,319	BLV4 Community uses £305,893
100 UNITS					
FLATS & HOUSES					
30 UPH	Net area as percentage of gross	70%			
CSH level:	4 on AH	Sales value inflation			
4 on private		Build cost inflation			
Aff Hqs:	35%				

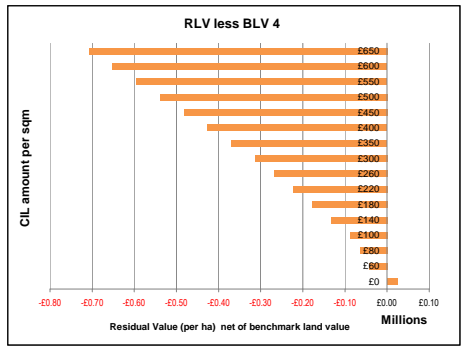
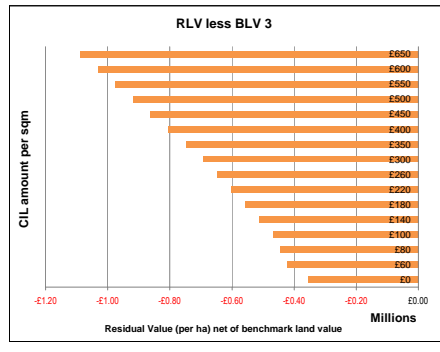
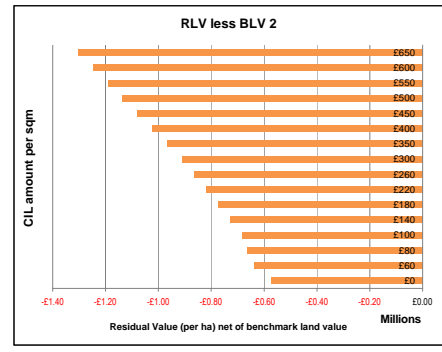
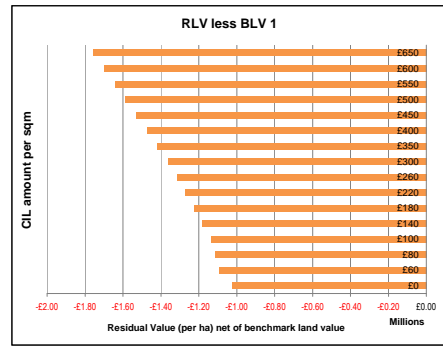
Site type 5	Description:	Area 1	£3767 ps/m	0	Site area:	4.76 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,165,611	1,084,778	270,222	183,329	399,459	778,885
60	4,843,410	1,017,116	337,884	115,667	331,797	711,223
80	4,736,010	994,562	360,438	93,113	309,243	688,669
100	4,628,609	972,008	382,992	70,559	286,689	666,115
140	4,413,809	926,900	428,100	25,451	241,581	621,007
180	4,199,008	881,792	473,208	19,657	196,473	575,898
220	3,984,208	836,684	518,316	64,765	151,365	530,790
260	3,769,407	791,576	563,424	109,873	106,257	485,682
300	3,554,607	746,467	608,533	154,982	61,149	440,574
350	3,286,106	690,082	664,918	211,367	4,763	384,189
400	3,017,606	633,697	721,303	267,752	51,622	327,804
450	2,749,105	577,312	777,688	324,137	108,007	271,419
500	2,480,605	520,927	834,073	380,522	164,392	215,034
550	2,212,104	464,542	890,458	436,907	220,777	158,649
600	1,943,603	408,157	946,843	493,292	277,162	102,263
650	1,675,103	351,772	1,003,228	549,677	333,547	45,878



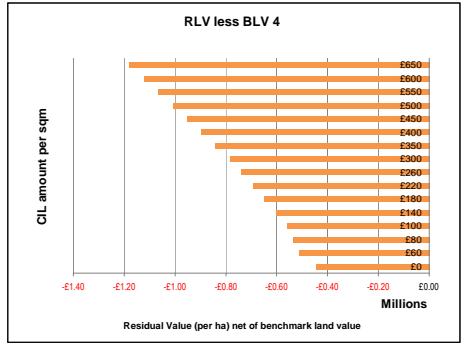
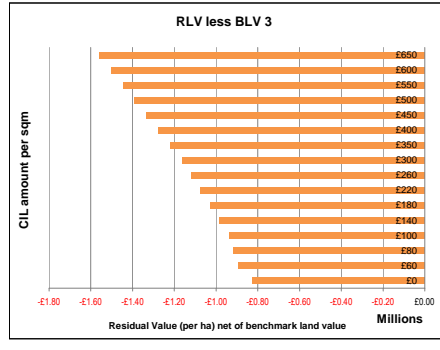
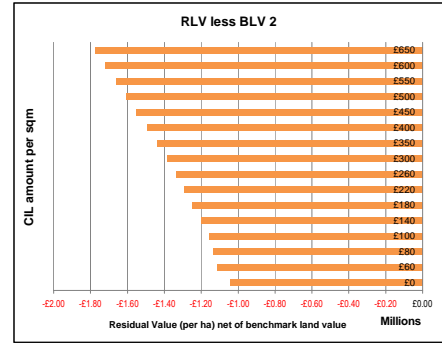
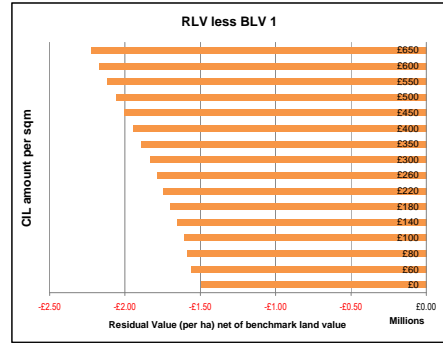
Site type 5	Description:	Area 2	£3229 ps/m	0	Site area:	4.76 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,922,019	613,624	741,376	287,825	71,695	307,731
60	2,599,818	545,962	809,038	355,487	139,357	240,069
80	2,492,418	523,408	831,592	378,041	161,911	217,514
100	2,385,018	500,854	854,146	400,595	184,465	194,960
140	2,170,217	455,746	899,254	445,703	229,573	149,852
180	1,955,417	410,638	944,362	490,811	274,681	104,744
220	1,740,616	365,529	989,471	535,920	319,790	59,636
260	1,525,816	320,421	1,034,579	581,028	364,898	14,528
300	1,311,015	275,313	1,079,687	626,136	410,006	30,580
350	1,042,515	218,928	1,136,072	682,521	466,391	86,965
400	774,014	162,543	1,192,457	738,906	522,776	143,350
450	505,514	106,158	1,248,842	795,291	579,161	199,735
500	237,013	49,773	1,305,227	851,676	635,546	256,121
550	-31,488	6,612	1,361,612	908,061	691,931	312,506
600	-299,988	62,998	1,417,998	964,447	748,316	368,891
650	-568,489	119,383	1,474,383	1,020,832	804,702	425,276



Site type 5	Description:	Area 3	£2906 ps/m	0	Site area:	4.76 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,575,864	330,931	1,024,069	570,518	354,388	25,038
60	1,253,663	263,269	1,091,731	638,180	422,050	42,624
80	1,146,263	240,715	1,114,285	660,734	444,604	65,178
100	1,038,863	218,161	1,136,839	683,288	467,158	87,732
140	824,062	173,053	1,181,947	728,396	512,266	132,840
180	609,262	127,945	1,227,055	773,504	557,374	177,948
220	394,461	82,837	1,272,163	818,612	602,482	223,056
260	179,661	37,729	1,317,271	863,720	647,590	268,165
300	-35,140	-7,379	1,362,379	908,828	692,698	313,273
350	-303,640	63,764	1,418,764	965,213	749,083	369,658
400	-572,141	120,150	1,475,150	1,021,599	805,469	426,043
450	-840,641	176,535	1,531,535	1,077,984	861,854	482,428
500	-1,109,142	232,920	1,587,920	1,134,369	918,239	538,813
550	-1,377,643	289,305	1,644,305	1,190,754	974,624	595,198
600	-1,646,143	345,690	1,700,690	1,247,139	1,031,009	651,583
650	-1,914,644	402,075	1,757,075	1,303,524	1,087,394	707,969

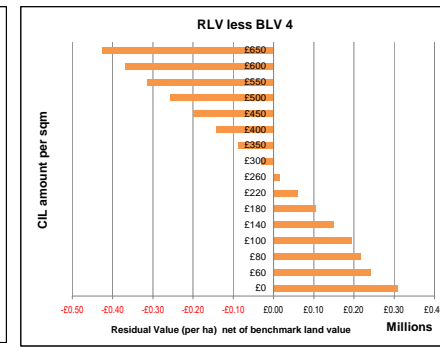
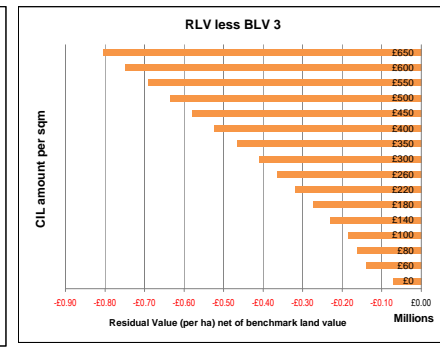
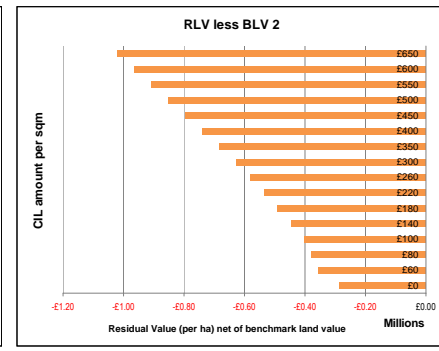
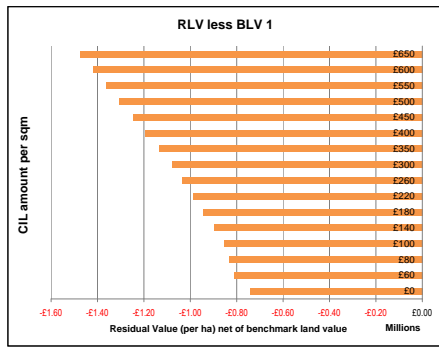


Site type 5	Description:	Area 4	£2368 ps/m	0	Site area:	4.76 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	667,728	140,223	1,495,223	1,041,672	825,542	446,116
60	989,928	207,885	1,562,885	1,109,334	893,204	513,778
80	1,097,329	230,439	1,585,439	1,131,888	915,758	536,332
100	1,204,729	252,993	1,607,993	1,154,442	938,312	558,886
140	1,419,529	298,101	1,653,101	1,199,550	983,420	603,994
180	1,634,330	343,209	1,698,209	1,244,658	1,028,528	649,103
220	1,849,130	388,317	1,743,317	1,289,766	1,073,636	694,211
260	2,063,931	433,425	1,788,425	1,334,874	1,118,744	739,319
300	2,278,731	478,534	1,833,534	1,379,983	1,163,853	784,427
350	2,547,232	534,919	1,889,919	1,436,368	1,220,238	840,812
400	2,815,732	591,304	1,946,304	1,492,753	1,276,623	897,197
450	3,084,233	647,689	2,002,689	1,549,138	1,333,008	953,582
500	3,352,734	704,074	2,059,074	1,605,523	1,389,393	1,009,967
550	3,621,234	760,459	2,115,459	1,661,908	1,445,778	1,066,352
600	3,889,735	816,844	2,171,844	1,718,293	1,502,163	1,122,738
650	4,158,235	873,229	2,228,229	1,774,678	1,558,548	1,179,123



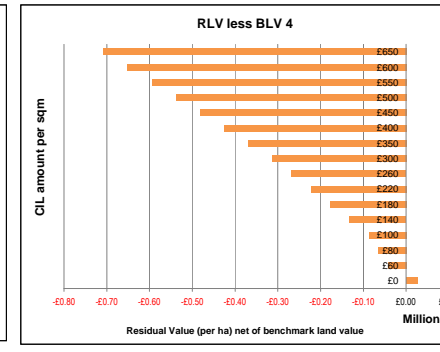
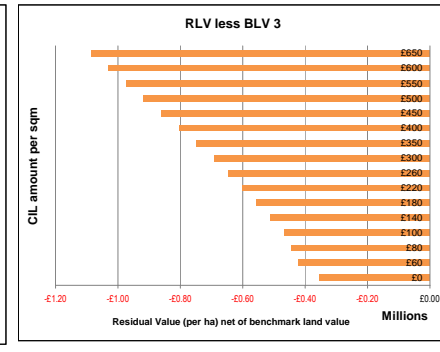
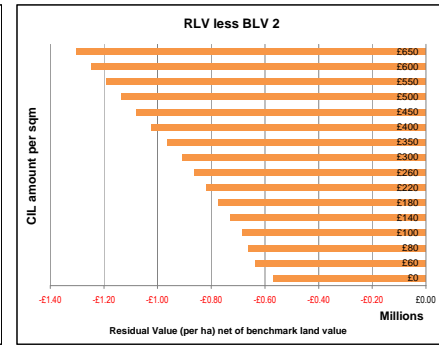
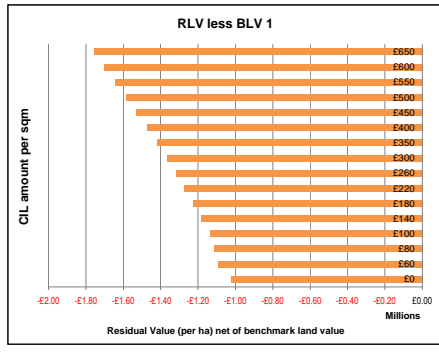
Site type 5 Description: **Area 5 £3229 pcm** Site area: 4.76 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,922,019	613,624	741,376	287,825	71,695	307,731
60	2,599,818	545,962	809,038	355,487	139,357	240,069
80	2,492,418	523,408	831,592	378,041	161,911	217,514
100	2,385,018	500,854	854,146	400,595	184,465	194,960
140	2,170,217	455,746	899,254	445,703	229,573	149,852
180	1,955,417	410,638	944,362	490,811	274,681	104,744
220	1,740,616	365,529	989,471	535,920	319,790	59,636
260	1,625,816	340,421	1,034,579	581,028	364,898	14,528
300	1,311,015	275,313	1,079,687	626,136	410,006	30,580
350	1,042,515	218,205	1,136,072	682,221	466,391	86,965
400	774,014	162,543	1,192,457	738,306	522,776	143,350
450	505,514	106,158	1,248,842	795,291	579,161	199,735
500	237,013	49,773	1,305,227	851,676	635,546	256,121
550	-31,488	6,612	1,361,612	908,061	691,931	312,506
600	-299,988	62,968	1,417,998	964,447	748,316	368,891
650	-568,489	119,383	1,474,383	1,020,832	804,702	425,276



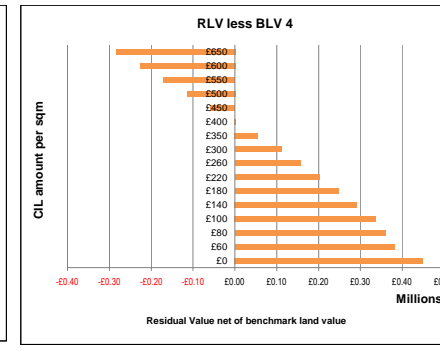
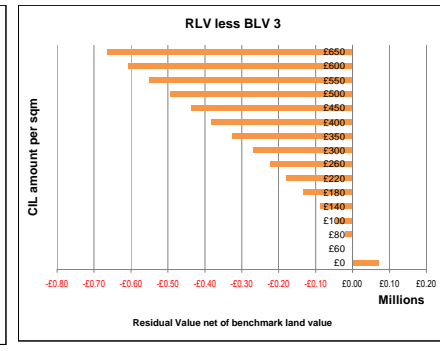
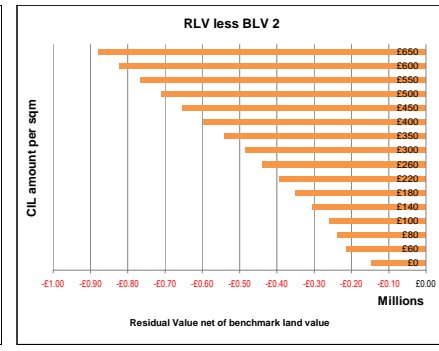
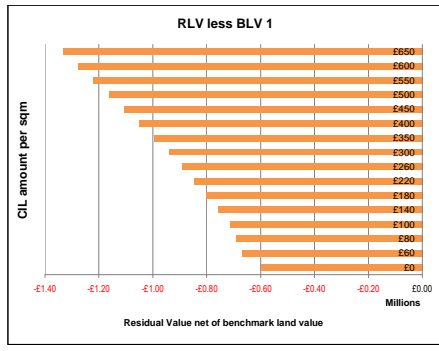
Site type 5 Description: **Area 6 £2906 pcm** Site area: 4.76 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,575,864	330,931	1,024,069	570,518	354,388	25,038
60	1,253,663	263,269	1,091,731	638,180	422,050	42,624
80	1,146,263	240,715	1,114,285	660,734	444,604	65,178
100	1,038,863	218,161	1,136,839	683,288	467,158	87,732
140	824,062	173,053	1,181,947	728,396	512,266	132,840
180	609,262	127,945	1,227,055	773,504	557,374	177,948
220	394,461	82,837	1,272,163	818,612	602,482	223,056
260	179,661	37,729	1,317,271	863,720	647,590	268,165
300	-35,140	7,379	1,362,379	908,828	692,698	313,273
350	-303,640	63,764	1,418,764	955,213	749,083	369,658
400	-572,141	120,150	1,475,150	1,021,599	805,469	426,043
450	-840,642	176,535	1,531,535	1,077,984	861,854	482,428
500	-1,109,143	232,920	1,587,920	1,134,369	918,239	538,813
550	-1,377,643	289,305	1,644,305	1,190,754	974,624	595,198
600	-1,646,143	345,690	1,700,690	1,247,139	1,031,009	651,583
650	-1,914,644	402,075	1,757,075	1,303,524	1,087,394	707,969



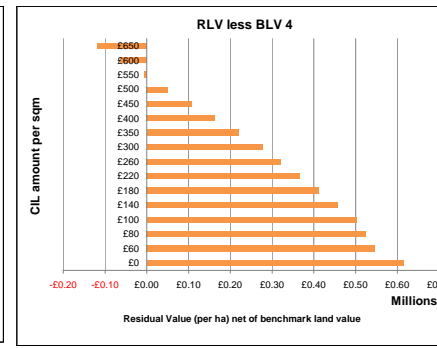
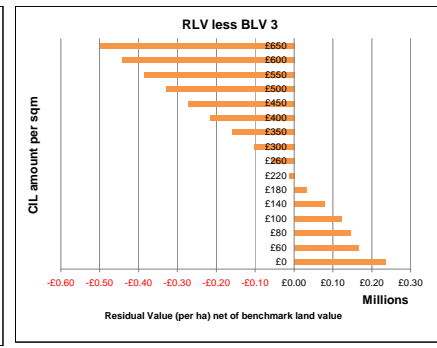
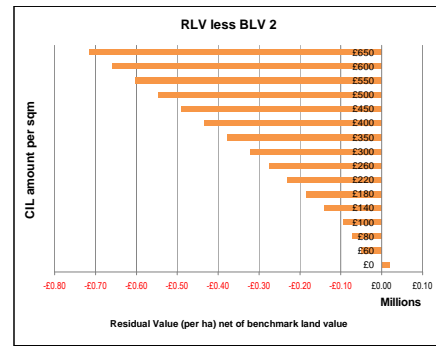
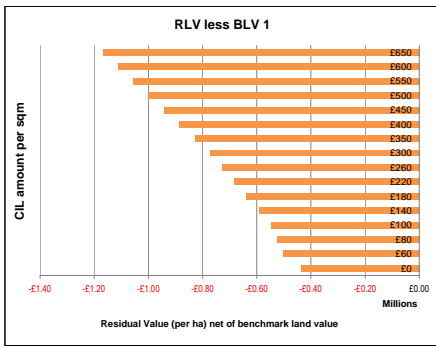
Site type 5 Description: **Area 7 £3391 pcm** Site area: 4.76 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,595,096	754,970	600,030	146,479	69,651	449,077
60	3,272,896	687,308	667,692	214,141	1,989	381,415
80	3,165,495	664,754	690,246	236,695	20,565	358,861
100	3,058,095	642,200	712,800	259,249	43,119	336,307
140	2,843,295	597,092	757,908	304,357	88,227	291,199
180	2,628,494	551,984	803,016	349,465	133,335	246,090
220	2,413,694	506,876	848,124	394,573	178,443	200,982
260	2,198,893	461,768	893,232	439,681	223,551	155,874
300	1,984,093	416,659	938,341	484,790	268,659	110,766
350	1,715,592	360,274	994,726	541,175	325,045	54,381
400	1,447,092	303,889	1,051,111	597,560	381,430	2,004
450	1,178,591	247,504	1,107,496	653,945	437,815	58,389
500	910,090	191,119	1,163,881	710,330	494,200	114,774
550	641,589	134,734	1,220,266	766,715	550,585	171,159
600	373,089	78,349	1,276,651	823,100	606,970	227,545
650	104,589	21,964	1,333,036	879,485	663,355	283,930

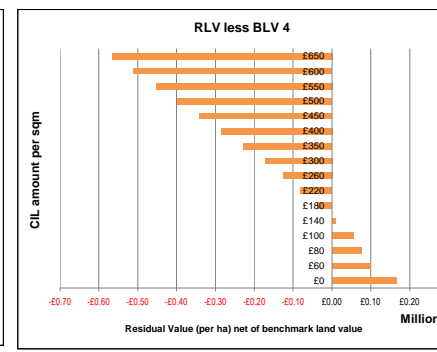
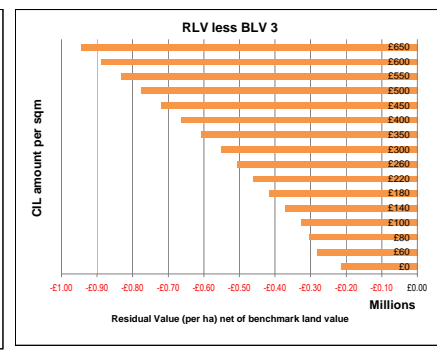
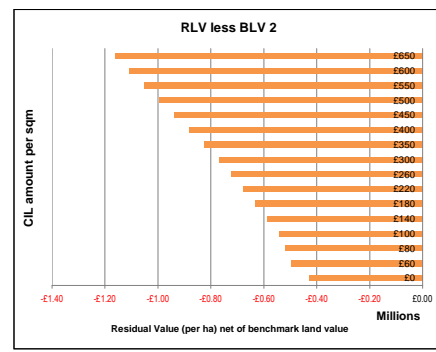
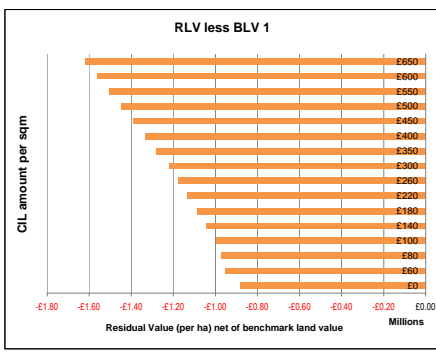


CIL Viability		Decorum BC		Benchmark Land Values (per net developable ha)			
SITE TYPE	9	BLV1 Resi Land (DVS)	BLV2 Offices (lower)	BLV3 Ind./Warehousing	BLV4 Community uses		
100 UNITS		£1,355,000	£901,449	£885,319	£305,893		
FLATS & HOUSES							
30 UPH	Net area as percentage of gross	70%					
CSH level:		4 on AH		-5% Sales value inflation			
Aff Hsg:		4 on private		Build cost inflation			
		35%					

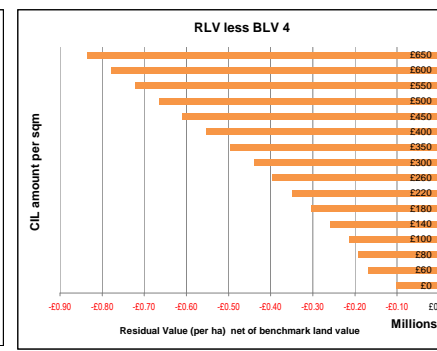
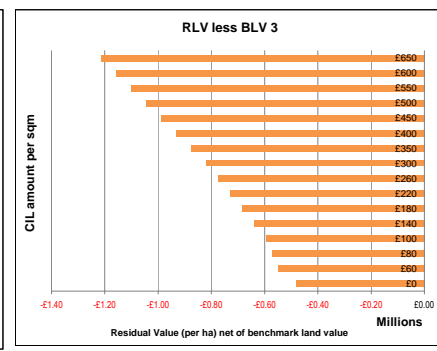
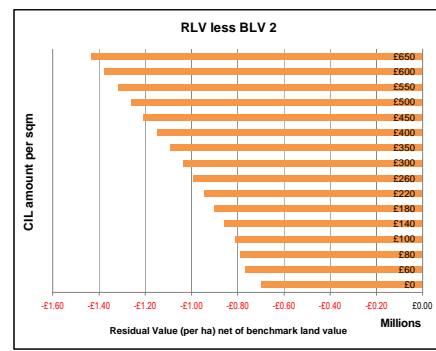
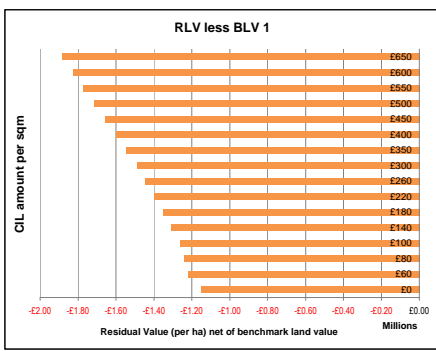
Site type 5	Description:	Area 1	£3767 psqm	0	Site area:	4.76 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,380,353	919,874	435,126	18,425	234,555	613,981
60	4,058,153	852,212	502,788	49,237	166,893	546,319
80	3,950,752	829,658	525,342	71,791	144,339	523,765
100	3,843,352	807,104	547,896	94,345	121,785	501,211
140	3,628,552	761,996	593,004	139,453	76,677	456,103
180	3,413,751	716,888	638,112	184,561	31,569	410,994
220	3,198,951	671,780	683,220	229,669	13,539	365,886
260	2,984,150	626,672	728,328	274,777	58,647	320,778
300	2,769,350	581,563	773,437	319,886	103,755	275,670
350	2,500,849	525,178	829,822	376,271	160,141	219,285
400	2,232,349	468,793	886,207	432,656	216,526	162,900
450	1,963,848	412,408	942,592	489,041	272,911	106,515
500	1,695,348	356,023	998,977	545,426	329,296	50,130
550	1,426,847	299,638	1,055,362	601,811	385,681	-6,255
600	1,158,346	243,253	1,111,747	658,196	442,066	-62,641
650	889,846	186,868	1,168,132	714,581	498,451	-119,026



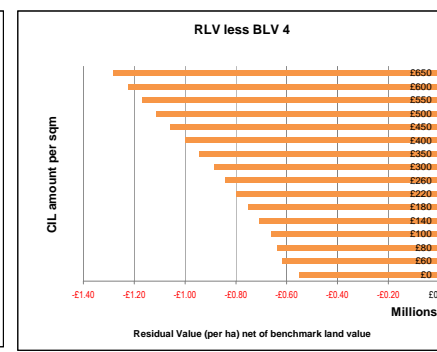
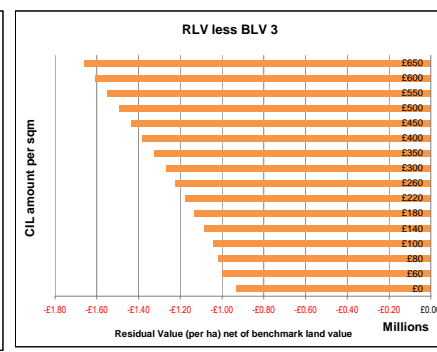
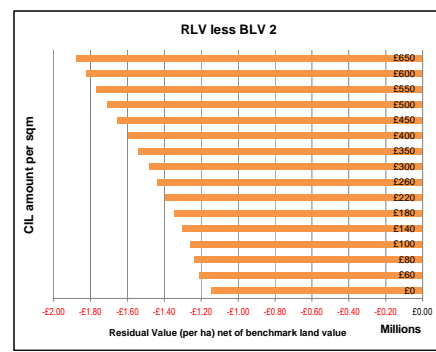
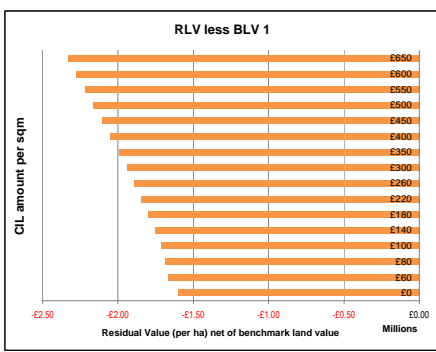
Site type 5	Description:	Area 2	£3229 psqm	0	Site area:	4.76 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,248,941	472,278	882,722	429,171	213,041	166,384
60	1,926,741	404,616	950,384	496,833	280,703	98,722
80	1,819,340	382,061	972,939	519,388	303,257	76,168
100	1,711,940	359,507	995,493	541,942	325,812	53,614
140	1,497,140	314,399	1,040,601	587,050	370,920	8,506
180	1,282,339	269,291	1,085,709	632,158	416,028	-36,602
220	1,067,539	224,183	1,130,817	677,266	461,136	-81,710
260	852,738	179,075	1,175,925	722,374	506,244	-126,818
300	637,938	133,967	1,221,033	767,482	551,352	-171,926
350	369,437	77,582	1,277,418	823,867	607,737	-228,311
400	100,937	21,197	1,333,803	880,252	664,122	-284,697
450	-167,564	35,188	1,390,188	936,637	720,507	-341,082
500	-436,065	91,574	1,446,574	993,023	776,893	-397,467
550	-704,566	147,959	1,502,959	1,049,408	833,278	-453,852
600	-973,066	204,344	1,559,344	1,105,793	889,663	-510,237
650	-1,241,566	260,729	1,615,729	1,162,178	946,048	-566,622



Site type 5	Description:	Area 3	£2906 psqm	0	Site area:	4.76 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	970,094	203,720	1,151,280	697,729	481,599	102,174
60	647,893	136,058	1,218,942	765,391	549,261	169,836
80	540,493	113,504	1,241,496	787,945	571,815	192,390
100	433,093	90,950	1,264,050	810,499	594,369	214,944
140	218,292	45,841	1,309,159	855,608	639,478	260,052
180	3,492	733	1,354,267	900,716	684,586	305,160
220	-211,308	44,375	1,399,375	945,824	729,694	350,268
260	-426,109	89,483	1,444,483	990,932	774,802	395,376
300	-640,909	134,591	1,489,591	1,036,040	819,910	440,484
350	-909,410	190,796	1,545,796	1,092,425	876,295	496,869
400	-1,177,911	247,361	1,602,361	1,148,810	932,680	553,255
450	-1,446,411	303,746	1,658,746	1,205,195	989,065	609,640
500	-1,714,912	360,131	1,715,131	1,261,580	1,045,450	666,025
550	-1,983,412	416,517	1,771,517	1,317,966	1,101,836	722,410
600	-2,251,913	472,902	1,827,902	1,374,351	1,158,221	778,795
650	-2,520,414	529,287	1,884,287	1,430,736	1,214,606	835,180

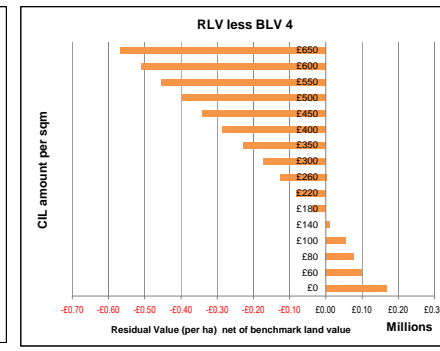
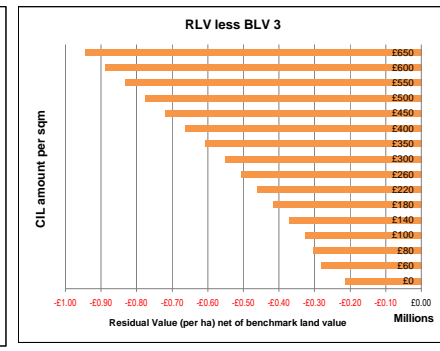
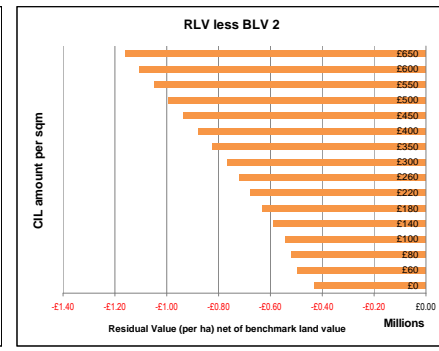
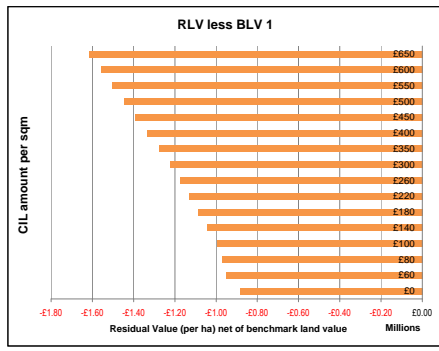


Site type 5	Description:	Area 4	£2368 psqm	0	Site area:	4.76 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,161,318	243,877	1,598,877	1,145,326	929,196	549,770
60	1,483,519	311,539	1,666,539	1,212,988	996,858	617,432
80	1,590,919	334,093	1,689,093	1,235,542	1,019,412	639,986
100	1,698,319	356,647	1,711,647	1,258,096	1,041,966	662,540
140	1,913,120	401,755	1,756,755	1,303,204	1,087,074	707,648
180	2,127,920	446,863	1,801,863	1,348,312	1,132,182	752,756
220	2,342,721	491,971	1,846,971	1,393,420	1,177,290	797,864
260	2,557,521	537,079	1,892,079	1,438,528	1,222,398	842,972
300	2,772,321	582,188	1,937,188	1,483,637	1,267,506	888,080
350	3,040,822	638,573	1,993,573	1,540,022	1,323,892	944,466
400	3,309,323	694,958	2,049,958	1,596,407	1,380,277	1,000,851
450	3,577,823	751,343	2,106,343	1,652,792	1,436,662	1,057,236
500	3,846,324	807,728	2,162,728	1,709,177	1,493,047	1,113,621
550	4,114,824	864,113	2,219,113	1,765,562	1,549,432	1,170,006
600	4,383,325	920,498	2,275,498	1,821,947	1,605,817	1,226,392
650	4,651,826	976,883	2,331,883	1,878,332	1,662,202	1,282,777



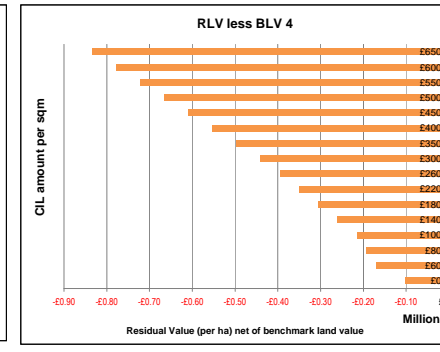
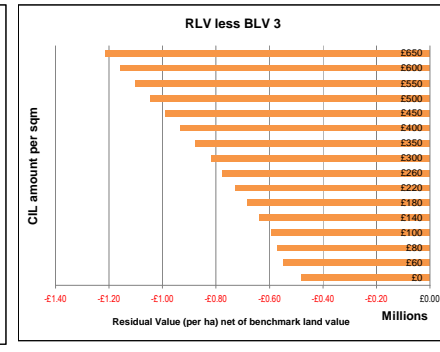
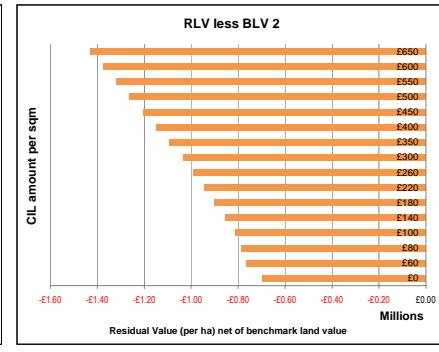
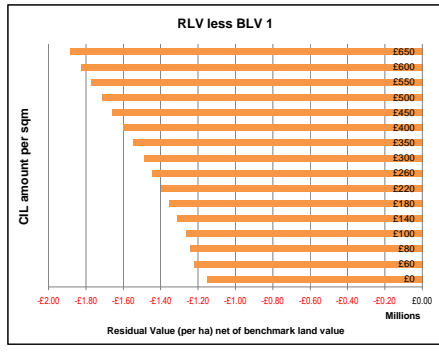
Site type 5 Description: **Area 5 £3229 psm** Site area: 4.76 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,248,941	472,278	882,722	429,171	213,041	166,384
60	1,826,741	404,616	950,384	496,833	280,703	98,722
80	1,819,340	382,061	972,939	519,388	303,257	76,168
100	1,711,940	359,507	995,493	541,942	325,812	53,614
140	1,497,140	314,399	1,040,601	587,050	370,920	8,506
180	1,282,339	269,291	1,085,709	632,158	416,028	36,602
220	1,067,539	224,183	1,130,817	677,266	461,136	81,710
260	852,738	179,075	1,175,925	722,374	506,244	126,818
300	637,938	133,967	1,221,033	767,482	551,352	171,926
350	369,437	77,862	1,277,141	823,867	607,737	228,311
400	100,937	21,197	1,333,803	880,252	664,122	284,697
450	-167,564	35,188	1,390,188	936,637	720,507	341,082
500	-436,065	91,574	1,446,574	993,023	776,893	397,467
550	-704,565	147,959	1,502,959	1,049,408	833,278	453,852
600	-973,066	204,344	1,559,344	1,105,793	889,663	510,237
650	-1,241,566	260,729	1,615,729	1,162,178	946,048	566,622



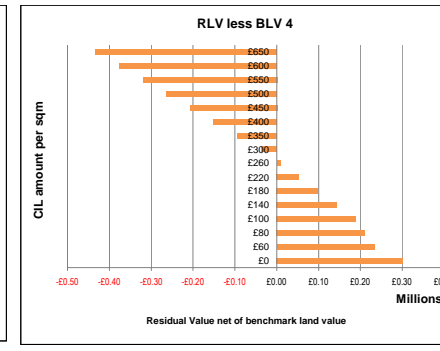
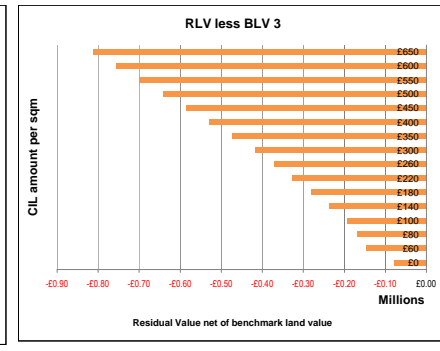
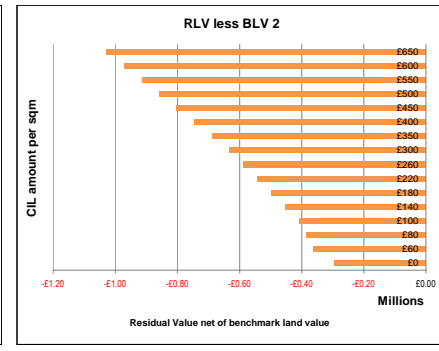
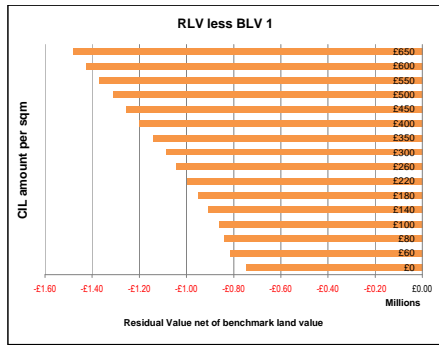
Site type 5 Description: **Area 6 £2906 psm** Site area: 4.76 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	970,094	203,720	1,151,280	697,729	481,599	102,174
60	647,893	136,058	1,218,942	765,391	549,261	169,836
80	540,493	113,504	1,241,496	787,945	571,815	192,390
100	433,093	90,950	1,264,050	810,499	594,369	214,944
140	218,292	45,841	1,309,159	855,608	639,478	260,052
180	3,492	733	1,354,267	900,716	684,586	305,160
220	-211,308	44,375	1,399,375	945,824	729,694	350,268
260	-426,109	89,483	1,444,483	990,932	774,802	395,376
300	-640,909	134,591	1,489,591	1,036,040	819,910	440,484
350	-909,410	190,976	1,545,976	1,092,425	876,295	496,869
400	-1,177,911	247,361	1,602,361	1,148,810	932,680	553,255
450	-1,446,412	303,746	1,658,746	1,205,195	989,065	609,640
500	-1,714,912	360,131	1,715,131	1,261,580	1,045,450	666,025
550	-1,983,412	416,517	1,771,517	1,317,966	1,101,836	722,410
600	-2,251,913	472,902	1,827,902	1,374,351	1,158,221	778,795
650	-2,520,414	529,287	1,884,287	1,430,736	1,214,606	835,180



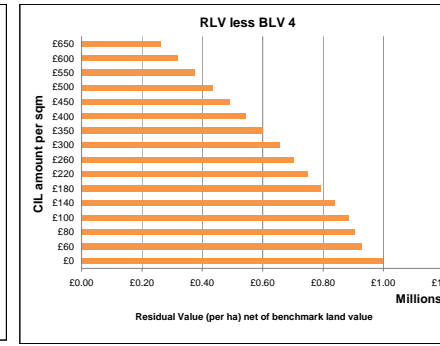
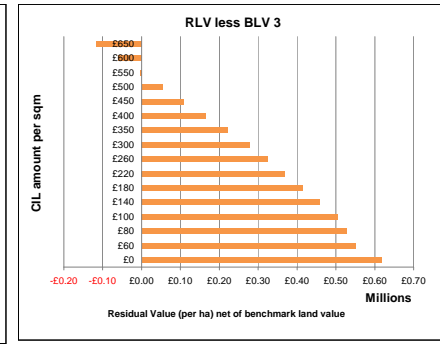
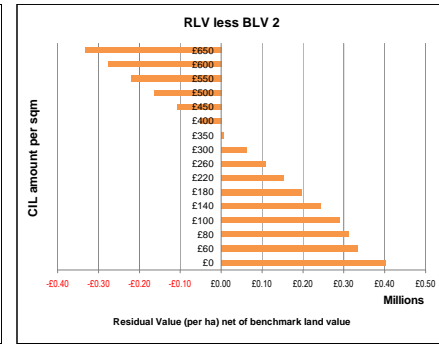
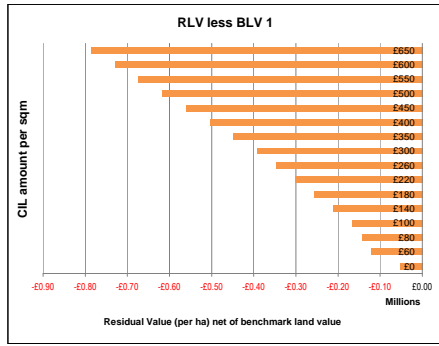
Site type 5 Description: **Area 7 £3391 psm** Site area: 4.76 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,888,365	606,557	748,443	294,892	78,762	300,663
60	2,566,164	538,895	816,105	362,555	146,424	233,001
80	2,458,764	516,340	838,660	385,109	168,979	210,447
100	2,351,364	493,786	861,214	407,663	191,533	187,893
140	2,136,563	448,678	906,322	452,771	236,641	142,785
180	1,921,763	403,570	951,430	497,879	281,749	97,677
220	1,706,962	358,462	996,538	542,987	326,857	52,569
260	1,492,162	313,354	1,041,646	588,095	371,965	7,461
300	1,277,361	268,246	1,086,754	633,203	417,073	37,647
350	1,008,861	211,861	1,143,139	689,588	473,458	94,033
400	740,360	155,476	1,199,524	745,973	529,843	150,418
450	471,860	99,091	1,255,909	802,358	586,228	206,803
500	203,359	42,705	1,312,295	858,744	642,614	263,188
550	-65,141	-13,880	1,368,680	915,129	698,999	319,573
600	-333,642	-70,065	1,425,065	971,514	755,384	375,958
650	-602,143	-126,450	1,481,450	1,027,899	811,769	432,343

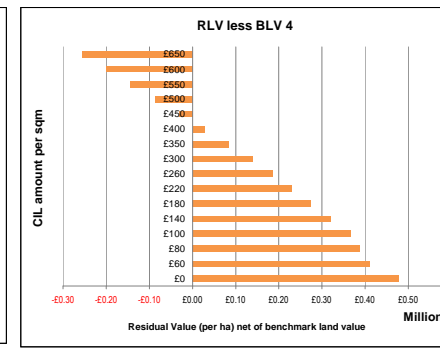
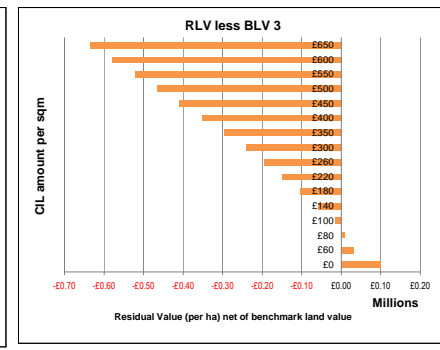
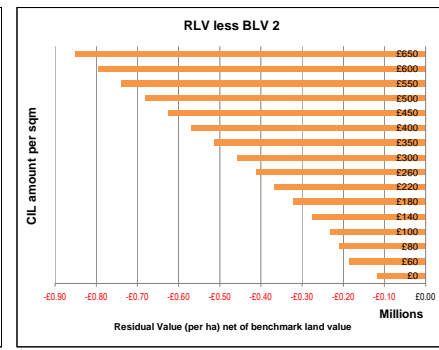
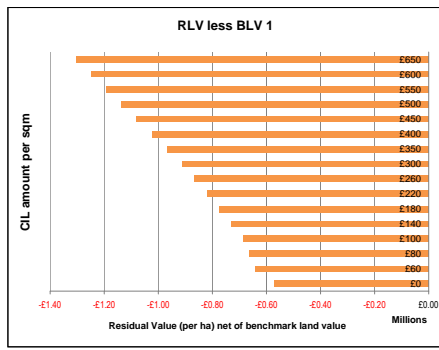


CIL Viability	Decorum BC	Benchmark Land Values (per net developable ha)			
SITE TYPE	9	BLV1 Resi Land (DVS) £1,355,000	BLV2 Offices (lower) £901,449	BLV3 Ind./Warehousing £885,319	BLV4 Community uses £305,893
100 UNITS					
FLATS & HOUSES					
30 UPH	Net area as percentage of gross	70%			
CSH level	4 on AH	10% Sales value inflation			
CSH level	4 on private	5% Build cost inflation			
Aff Hqs	35%				

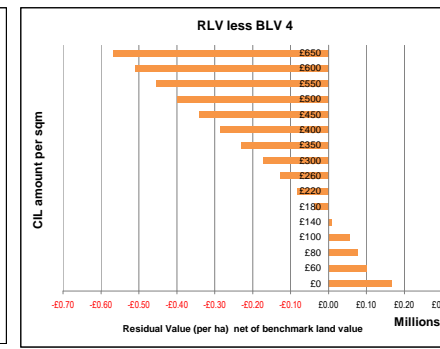
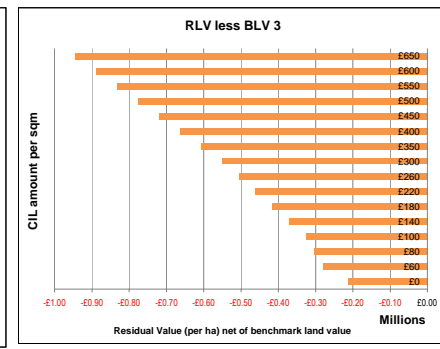
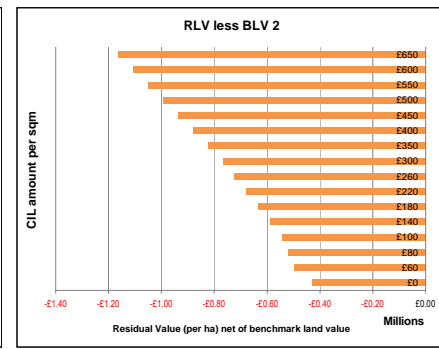
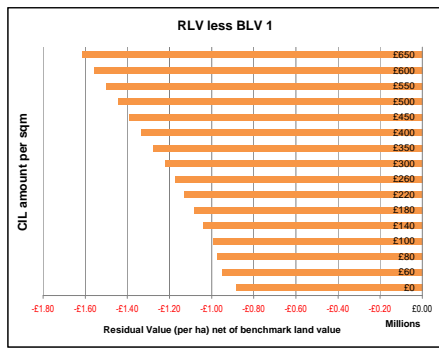
Site type 5	Description:	Area 1	£3767 psqm	Site area:	4.76 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,199,622	1,301,921	53,079	400,472	616,602	996,027
60	5,877,421	1,234,258	120,742	332,809	548,939	928,365
80	5,770,021	1,211,704	143,296	310,255	526,385	906,811
100	5,662,621	1,189,150	165,850	287,701	503,831	883,257
140	5,447,820	1,144,042	210,958	242,593	458,723	838,149
180	5,233,020	1,098,934	256,066	197,485	413,615	793,041
220	5,018,219	1,053,826	301,174	152,377	368,507	747,933
260	4,803,419	1,008,718	346,282	107,269	323,399	702,825
300	4,588,618	963,610	391,390	62,161	278,291	657,717
350	4,320,118	907,225	447,775	5,776	221,906	601,331
400	4,051,617	850,840	504,160	50,609	165,521	544,946
450	3,783,116	794,454	560,546	106,995	109,135	488,561
500	3,514,616	738,069	616,931	163,380	52,750	432,176
550	3,246,115	681,684	673,316	219,765	3,635	375,791
600	2,977,615	625,299	729,701	276,150	60,020	319,406
650	2,709,114	568,914	786,086	332,535	116,405	263,021



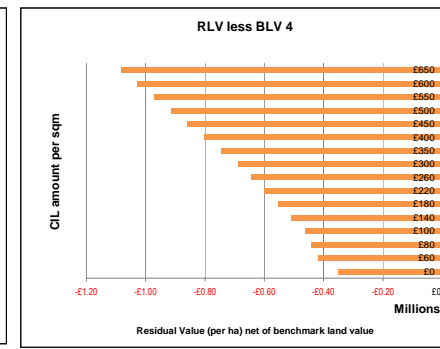
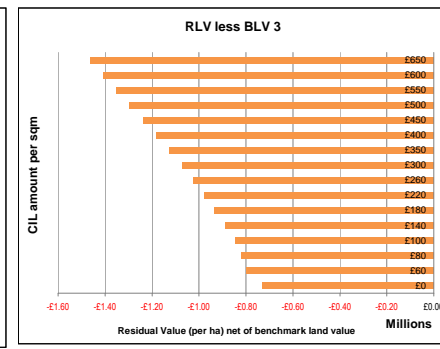
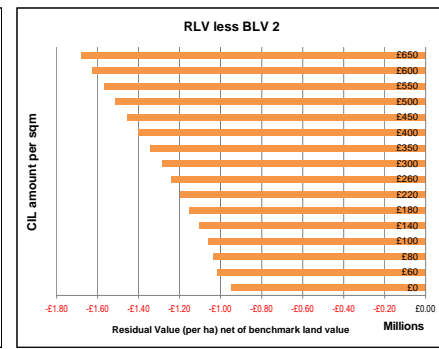
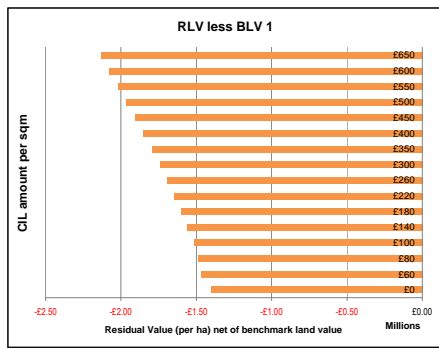
Site type 5	Description:	Area 2	£3229 psqm	Site area:	4.76 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,731,671	783,651	571,349	117,798	98,332	477,758
60	3,408,470	715,989	639,011	185,460	30,670	410,095
80	3,302,070	693,435	661,565	208,014	8,116	387,541
100	3,194,670	670,881	684,119	230,568	14,438	364,987
140	2,979,869	625,773	729,227	275,676	59,546	319,879
180	2,765,069	580,664	774,336	320,785	104,655	274,771
220	2,550,268	535,556	819,444	365,893	149,763	229,663
260	2,335,468	490,448	864,552	411,001	194,871	184,555
300	2,120,667	445,340	909,660	456,109	239,979	139,447
350	1,852,167	388,955	966,045	512,494	296,364	83,062
400	1,583,666	332,570	1,022,430	568,879	352,749	26,677
450	1,315,166	276,185	1,078,815	625,264	409,134	-29,709
500	1,046,665	219,800	1,135,200	681,649	465,519	-86,094
550	778,164	163,415	1,191,585	738,034	521,904	-142,479
600	509,664	107,029	1,247,971	794,420	578,290	-198,864
650	241,163	50,644	1,304,356	850,805	634,675	-255,249



Site type 5	Description:	Area 3	£2906 psqm	Site area:	4.76 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,250,900	472,689	882,311	428,760	212,630	166,796
60	1,928,700	405,027	949,973	496,422	280,292	99,134
80	1,821,300	382,473	972,527	518,976	302,846	76,580
100	1,713,899	359,919	995,081	541,530	325,400	54,026
140	1,499,099	314,811	1,040,189	586,638	370,508	8,917
180	1,284,298	269,703	1,085,297	631,746	415,616	-36,191
220	1,069,498	224,595	1,130,405	676,854	460,724	-81,299
260	854,697	179,486	1,175,514	721,963	505,833	-126,407
300	639,897	134,378	1,220,622	767,071	550,941	-171,515
350	371,396	77,993	1,277,007	823,456	607,326	-227,900
400	102,896	21,608	1,333,392	879,841	663,711	-284,285
450	-165,605	-34,777	1,389,777	936,226	720,096	-340,670
500	-434,105	-91,162	1,446,162	992,611	776,481	-397,055
550	-702,606	-147,547	1,502,547	1,048,996	832,866	-453,441
600	-971,107	-203,932	1,558,932	1,105,381	889,251	-509,826
650	-1,239,607	-260,318	1,615,318	1,161,767	945,636	-566,211

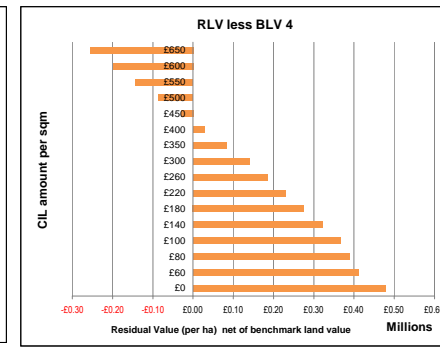
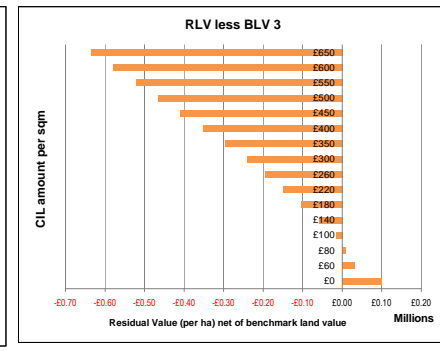
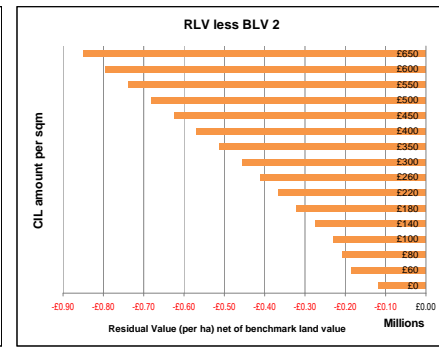
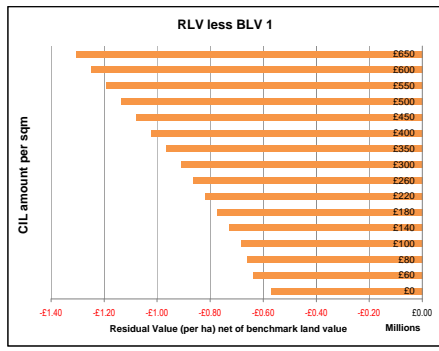


Site type 5	Description:	Area 4	£2368 psqm	Site area:	4.76 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	217,050	45,581	1,400,581	947,030	730,900	351,474
60	539,251	113,243	1,468,243	1,014,692	798,562	419,136
80	646,651	135,797	1,490,797	1,037,246	821,116	441,690
100	754,052	158,351	1,513,351	1,059,800	843,670	464,244
140	968,852	203,459	1,558,459	1,104,908	888,778	509,352
180	1,183,652	248,567	1,603,567	1,150,016	933,886	554,460
220	1,398,453	293,675	1,648,675	1,195,124	978,994	599,568
260	1,613,253	338,783	1,693,783	1,240,232	1,024,102	644,677
300	1,828,054	383,891	1,738,891	1,285,340	1,069,210	689,785
350	2,042,854	428,999	1,784,000	1,330,448	1,114,318	734,893
400	2,257,655	474,107	1,829,108	1,375,556	1,159,426	780,001
450	2,472,456	519,215	1,874,216	1,420,664	1,204,534	825,109
500	2,687,257	564,323	1,919,324	1,465,772	1,249,642	870,217
550	2,902,058	609,431	1,964,432	1,510,880	1,294,750	915,325
600	3,116,859	654,539	2,009,540	1,555,988	1,339,858	960,433
650	3,331,660	700,000	2,054,648	1,601,096	1,384,966	1,005,541



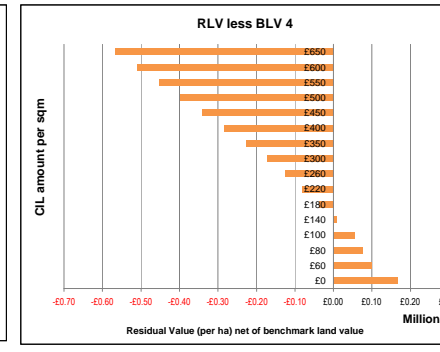
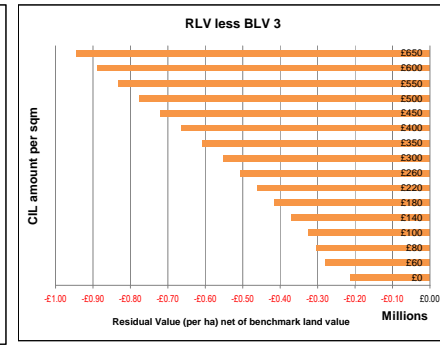
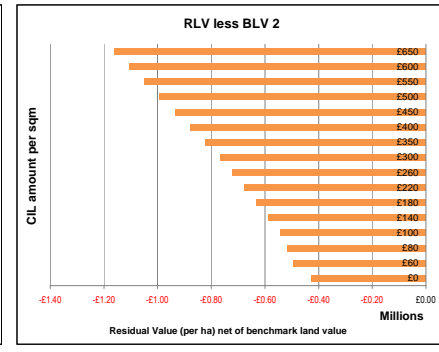
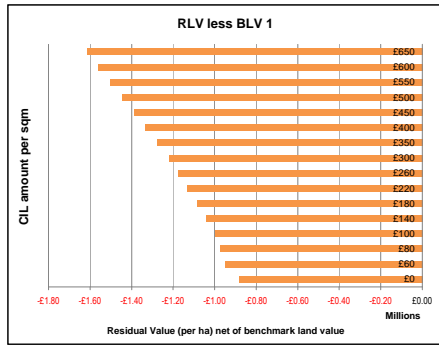
Site type 5 Description: **Area 5 £3229 pcm** Site area: 4.76 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,731,671	783,651	571,349	117,798	98,332	477,758
60	3,409,470	715,989	639,011	185,460	30,670	410,095
80	3,302,070	693,435	661,565	208,014	8,116	387,541
100	3,194,670	670,881	684,119	230,568	14,438	364,987
140	2,979,869	625,773	729,227	275,676	59,546	319,879
180	2,765,069	580,664	774,336	320,785	104,655	274,771
220	2,550,268	535,556	819,444	365,893	149,763	229,663
260	2,335,468	490,448	864,552	411,001	194,871	184,555
300	2,120,667	445,340	909,660	456,109	239,979	139,447
350	1,852,167	388,955	966,045	512,494	296,364	83,062
400	1,583,666	332,570	1,022,430	568,879	352,749	26,677
450	1,315,166	276,185	1,078,815	625,264	409,134	29,709
500	1,046,665	219,800	1,135,200	681,649	465,519	86,094
550	778,164	163,415	1,191,585	738,034	521,904	142,479
600	509,664	107,029	1,247,971	794,420	578,290	198,864
650	241,163	50,644	1,304,356	850,805	634,675	255,249



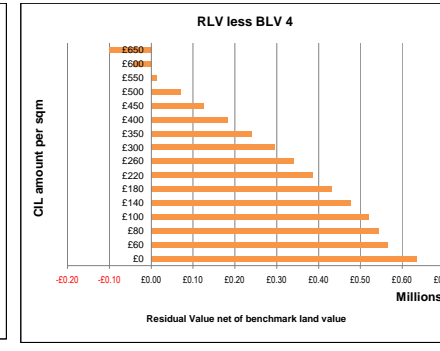
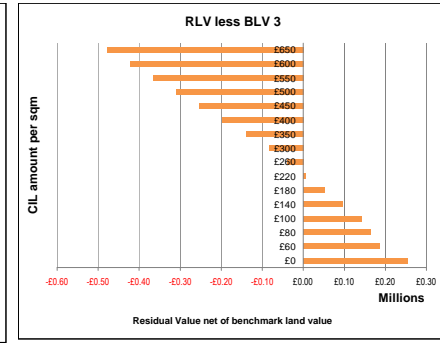
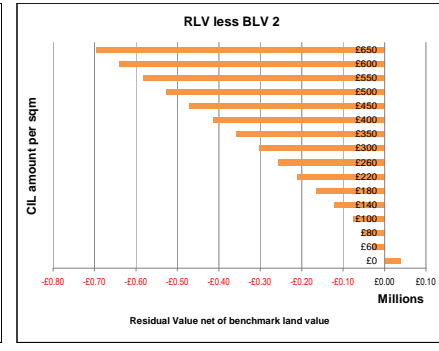
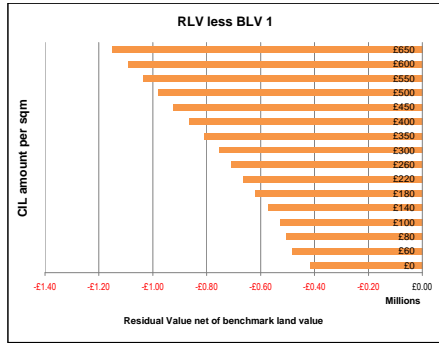
Site type 5 Description: **Area 6 £2906 pcm** Site area: 4.76 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,250,900	472,689	882,311	428,760	212,630	166,796
60	1,928,700	405,027	949,973	496,422	280,292	99,134
80	1,821,300	382,473	972,527	518,976	302,846	76,580
100	1,713,899	359,919	995,081	541,530	325,400	54,026
140	1,499,099	314,811	1,040,189	586,638	370,508	8,917
180	1,284,298	269,703	1,085,297	631,746	415,616	36,191
220	1,069,498	224,595	1,130,405	676,854	460,724	81,299
260	854,697	179,486	1,175,514	721,963	505,833	126,407
300	639,897	134,378	1,220,622	767,071	550,941	171,515
350	371,396	77,993	1,277,007	823,456	607,326	227,900
400	102,896	21,608	1,333,392	879,841	663,711	284,285
450	-165,605	34,777	1,389,777	936,226	720,096	340,670
500	-434,105	91,162	1,446,162	992,611	776,481	397,055
550	-702,606	147,547	1,502,547	1,048,996	832,866	453,441
600	-971,107	203,932	1,558,932	1,105,381	889,251	509,826
650	-1,239,607	260,318	1,615,318	1,161,767	945,636	566,211



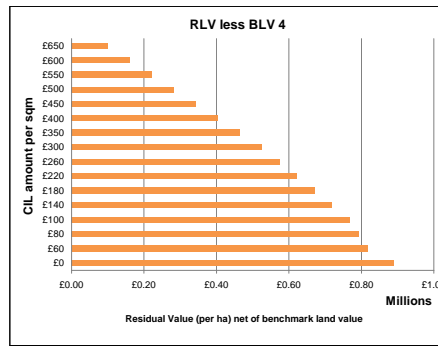
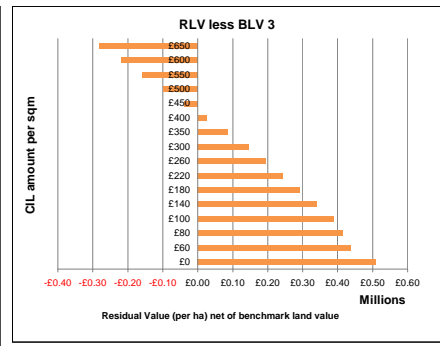
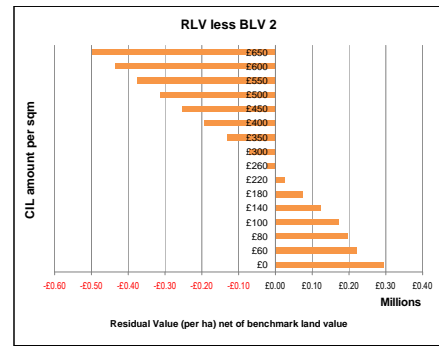
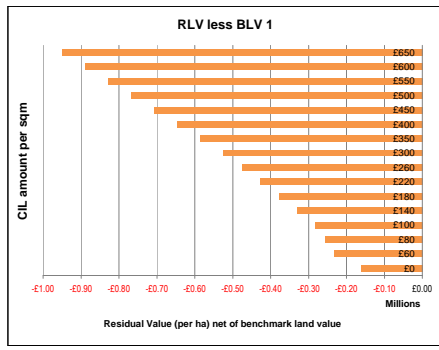
Site type 5 Description: **Area 7 £3391 pcm** Site area: 4.76 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,472,056	939,132	415,868	37,683	253,813	633,238
60	4,149,855	871,470	483,530	29,979	186,151	565,576
80	4,042,455	848,916	506,084	52,533	163,597	543,022
100	3,935,055	826,362	528,638	75,087	141,043	520,468
140	3,720,255	781,253	573,747	120,196	95,934	475,360
180	3,505,454	736,145	618,856	165,304	50,826	430,252
220	3,290,654	691,037	663,963	210,412	5,718	385,144
260	3,075,853	645,929	709,071	255,520	39,390	340,036
300	2,861,053	600,821	754,179	300,628	84,498	294,928
350	2,592,552	544,436	810,564	357,013	140,883	238,543
400	2,324,051	488,051	866,949	413,398	197,268	182,157
450	2,055,551	431,666	923,334	469,783	253,653	125,772
500	1,787,050	375,281	979,719	526,168	310,038	69,387
550	1,518,550	318,895	1,036,105	582,554	366,424	13,002
600	1,250,049	262,510	1,092,490	638,939	422,809	43,383
650	981,549	206,125	1,148,875	695,324	479,194	99,768

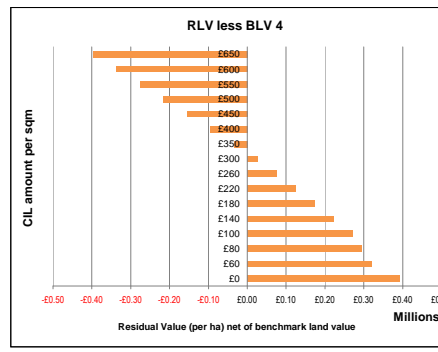
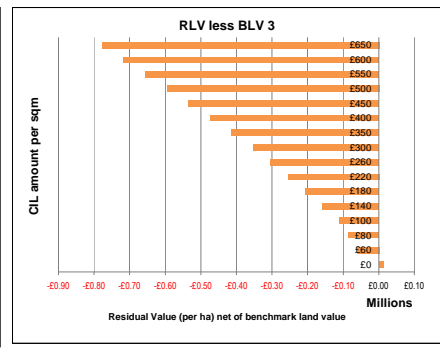
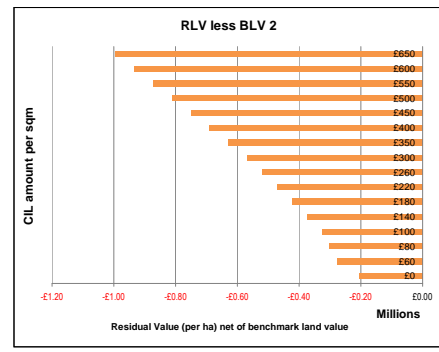
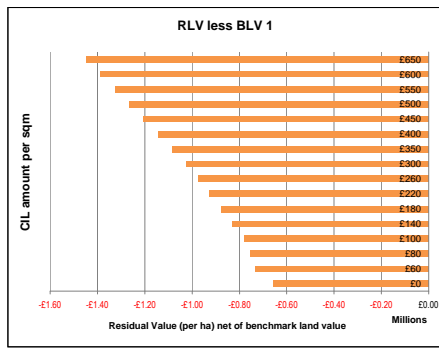


CIL Viability Decorum BC		Benchmark Land Values (per net developable ha)			
SITE TYPE	9	BLV1 Resi Land (DVS) £1,355,000	BLV2 Offices (lower) £901,449	BLV3 Ind./Warehousing £885,319	BLV4 Community uses £305,893
100 UNITS					
FLATS & HOUSES					
30 UPH	Net area as percentage of gross	70%			
CSH level:	4 on AH	Sales value inflation			
Aff Hsg:	4 on private	Build cost inflation			
	30%				

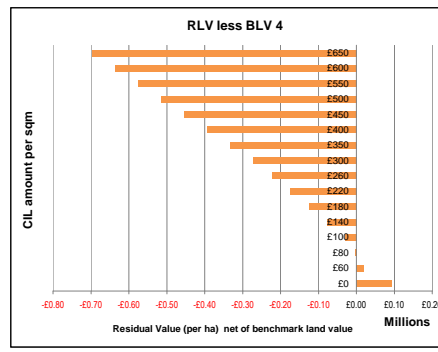
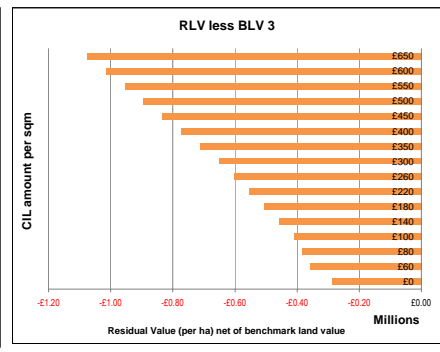
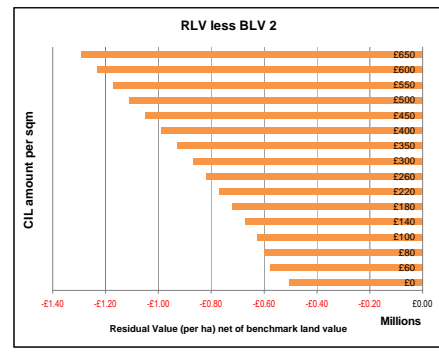
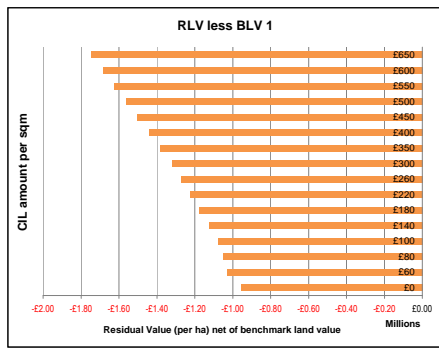
Site type 5 Description: Area 1 £3767 ps/m		Site area: 4.76 ha				
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,689,000	1,194,690	-160,310	293,241	509,371	888,797
60	5,342,014	1,121,823	-233,177	220,374	436,504	815,930
80	5,226,352	1,097,534	-257,466	196,085	412,215	791,641
100	5,110,691	1,073,245	-281,755	171,796	387,926	767,352
140	4,879,367	1,024,667	-330,333	123,218	339,348	718,774
180	4,648,044	976,089	-378,911	74,640	290,770	670,196
220	4,416,720	927,511	-427,489	26,062	242,192	621,618
260	4,185,396	878,933	-476,067	-22,516	193,614	573,040
300	3,954,073	830,355	-524,645	-71,094	145,036	524,462
350	3,664,918	769,633	-585,367	-131,816	84,314	463,740
400	3,375,764	708,910	-646,090	-192,539	23,591	403,017
450	3,086,609	648,188	-706,812	-253,261	-37,131	342,295
500	2,797,455	587,466	-767,534	-313,983	-97,853	281,572
550	2,508,300	526,743	-828,257	-374,706	-158,576	220,850
600	2,219,146	466,021	-888,979	-435,428	-219,298	160,127
650	1,929,991	405,298	-949,702	-496,151	-280,021	99,405



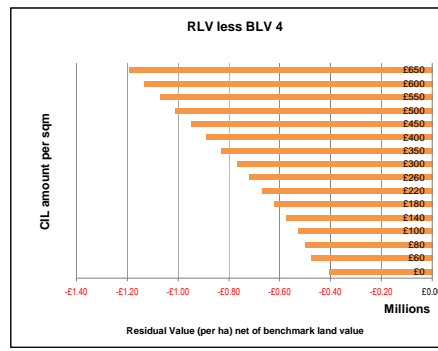
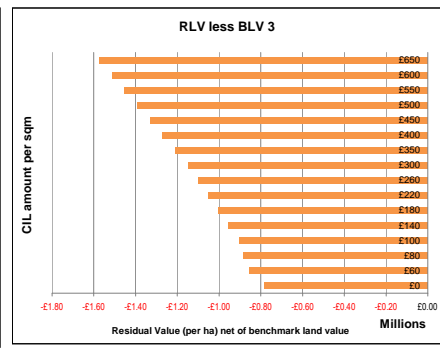
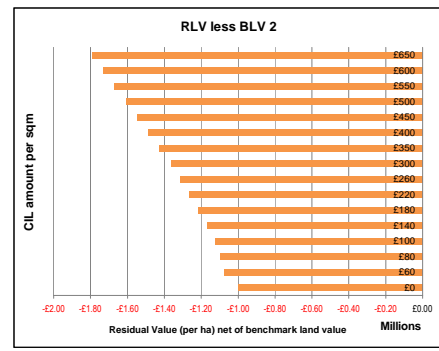
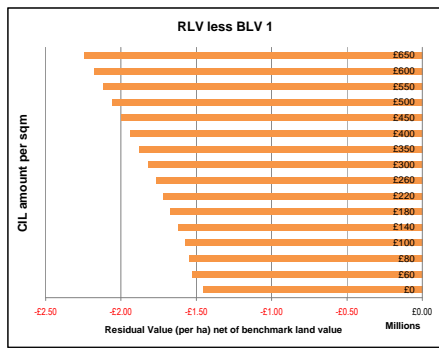
Site type 5 Description: Area 2 £3229 ps/m		Site area: 4.76 ha				
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,320,613	697,329	-657,671	204,120	12,010	391,435
60	2,973,627	624,462	-730,538	276,987	60,857	318,568
80	2,857,965	600,173	-754,827	301,276	85,146	294,279
100	2,742,304	575,884	-779,116	325,565	109,435	269,990
140	2,510,980	527,306	-827,694	374,143	158,013	221,412
180	2,279,656	478,728	-876,272	422,721	206,591	172,835
220	2,048,333	430,150	-924,850	471,299	255,169	124,257
260	1,817,009	381,572	-973,428	519,877	303,747	75,679
300	1,585,686	332,994	-1,022,006	568,455	352,325	27,101
350	1,296,531	272,272	-1,082,728	629,177	413,047	-33,622
400	1,007,377	211,549	-1,143,451	689,900	473,770	-84,344
450	718,222	150,827	-1,204,173	750,622	534,492	-135,067
500	429,068	90,104	-1,264,896	811,345	595,215	-185,790
550	139,913	29,382	-1,325,618	872,067	655,937	-236,512
600	-149,241	-31,341	-1,386,341	932,790	716,660	-287,234
650	-438,396	-92,063	-1,447,063	993,512	777,382	-337,956



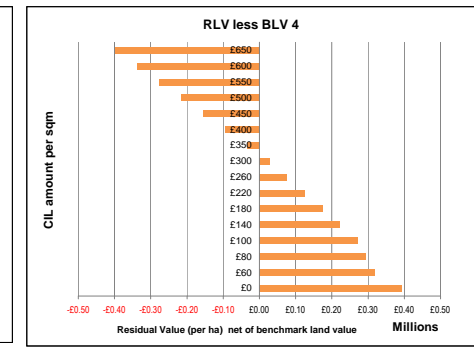
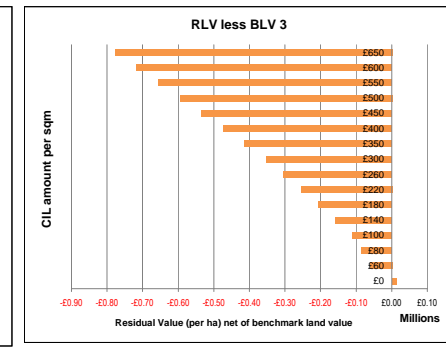
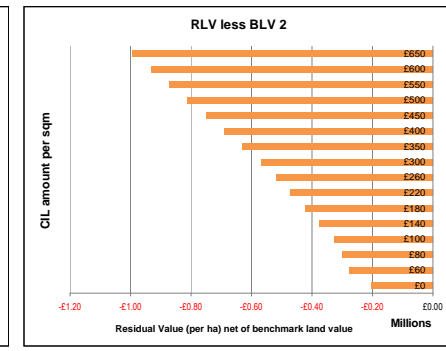
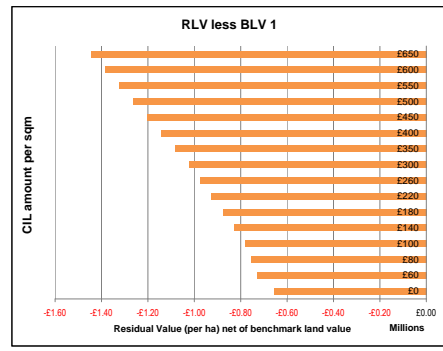
Site type 5 Description: Area 3 £2906 ps/m		Site area: 4.76 ha				
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,899,580	398,912	-956,088	502,537	286,407	93,019
60	1,552,595	326,045	-1,028,955	575,404	359,274	20,152
80	1,436,933	301,756	-1,053,244	599,693	383,563	-4,137
100	1,321,271	277,467	-1,077,533	623,982	407,852	-28,426
140	1,089,948	228,889	-1,126,111	672,560	456,430	-77,004
180	858,624	180,311	-1,174,689	721,138	505,008	-125,582
220	627,301	131,733	-1,223,267	769,716	553,586	-174,160
260	395,977	83,155	-1,271,845	818,294	602,164	-222,738
300	164,653	34,577	-1,320,423	866,872	650,742	-271,316
350	-124,501	-16,145	-1,381,145	927,594	711,464	-320,398
400	-413,656	-86,868	-1,441,868	988,317	772,187	-369,470
450	-702,810	-147,590	-1,502,590	1,049,039	832,909	-418,542
500	-991,964	-208,313	-1,563,313	1,109,762	893,632	-467,614
550	-1,281,119	-269,035	-1,624,035	1,170,484	954,354	-516,686
600	-1,570,273	-329,757	-1,684,757	1,231,206	1,015,076	-565,758
650	-1,859,428	-390,480	-1,745,480	1,291,929	1,075,799	-614,830



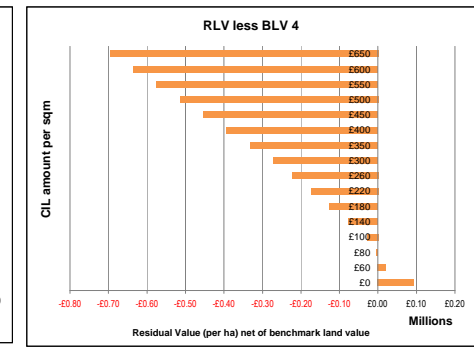
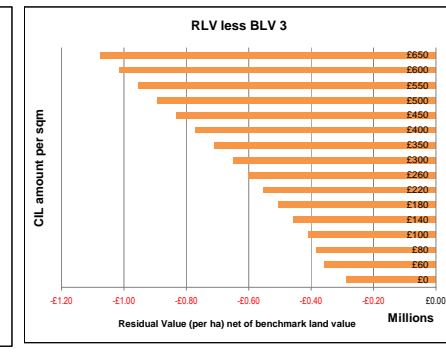
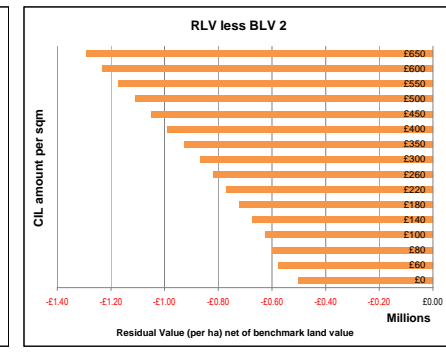
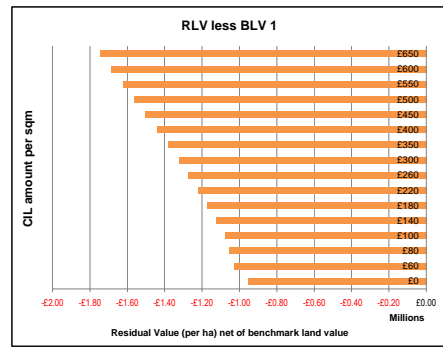
Site type 5 Description: Area 4 £2368 ps/m		Site area: 4.76 ha				
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	468,807	98,449	-1,453,449	999,898	783,768	404,343
60	815,792	171,316	-1,526,316	1,072,765	856,635	477,210
80	931,454	195,605	-1,550,605	1,097,054	880,924	501,499
100	1,047,116	219,894	-1,574,894	1,121,343	905,213	525,788
140	1,278,439	268,472	-1,623,472	1,169,921	953,791	574,366
180	1,509,763	317,050	-1,672,050	1,218,499	1,002,369	622,944
220	1,741,086	365,628	-1,720,628	1,267,077	1,050,947	671,522
260	1,972,410	414,206	-1,769,206	1,315,655	1,099,525	720,100
300	2,203,734	462,784	-1,817,784	1,364,233	1,148,103	768,677
350	2,435,058	511,362	-1,866,362	1,412,811	1,196,681	817,255
400	2,666,382	559,940	-1,914,940	1,461,389	1,245,259	865,833
450	2,897,706	608,518	-1,963,518	1,510,967	1,293,837	914,411
500	3,129,030	657,096	-2,012,096	1,560,545	1,342,415	962,989
550	3,360,354	705,674	-2,060,674	1,610,123	1,390,993	1,011,567
600	3,591,678	754,252	-2,109,252	1,659,699	1,439,571	1,060,145
650	3,823,002	802,830	-2,157,830	1,709,277	1,488,149	1,108,723



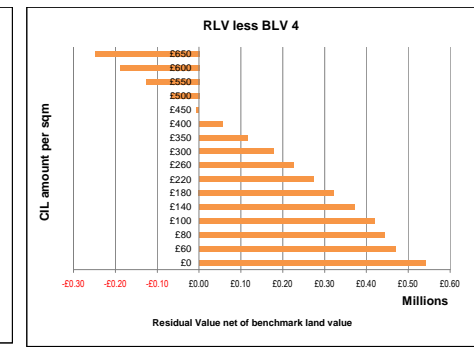
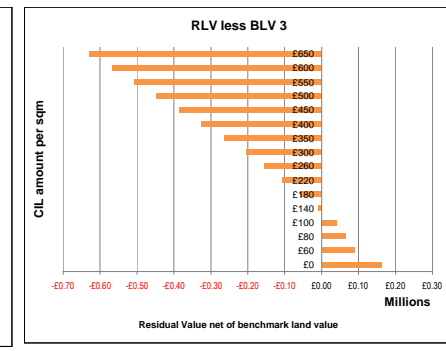
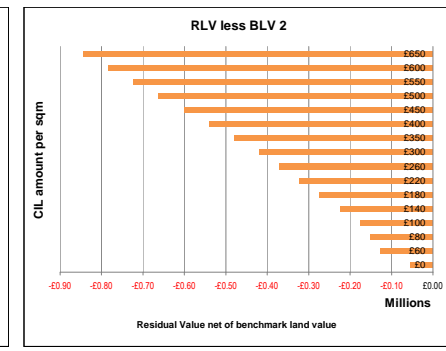
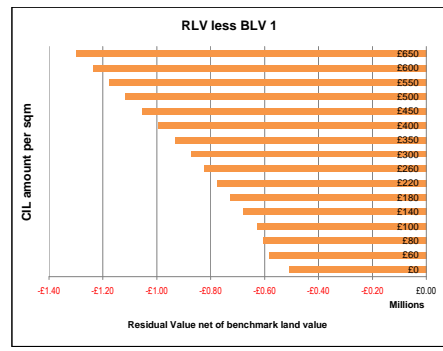
Site type 5	Description: Area 5	£3229 psm	Site area:	4.76 ha		
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,320,613	697,329	667,671	204,120	12,010	391,435
60	2,973,627	624,462	730,538	276,987	60,857	318,568
80	2,857,965	600,173	754,827	301,276	85,146	294,279
100	2,742,304	575,884	779,116	325,565	109,435	269,990
140	2,510,980	527,306	827,694	374,143	158,013	221,412
180	2,279,656	478,728	876,272	422,721	206,591	172,835
220	2,048,333	430,150	924,850	471,299	255,169	124,257
260	1,817,009	381,572	973,428	519,877	303,747	75,679
300	1,585,686	332,994	1,022,006	568,455	352,325	27,101
350	1,296,531	272,272	1,062,728	629,177	413,047	33,622
400	1,007,377	211,549	1,143,461	689,900	473,770	94,344
450	718,222	150,827	1,204,173	750,622	534,492	155,067
500	429,068	90,104	1,264,886	811,345	595,215	215,789
550	139,913	29,382	1,325,618	872,067	655,937	276,512
600	-149,241	31,341	1,386,341	932,790	716,660	337,234
650	-438,396	92,063	1,447,063	993,512	777,382	397,956



Site type 5	Description: Area 6	£2906 psm	Site area:	4.76 ha		
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,899,580	398,912	956,088	502,537	286,407	93,019
60	1,552,595	326,045	1,028,955	575,404	359,274	20,152
80	1,436,933	301,756	1,053,244	599,693	383,563	4,137
100	1,321,271	277,467	1,077,533	623,982	407,852	28,426
140	1,089,948	228,889	1,126,111	672,560	456,430	77,004
180	858,624	180,311	1,174,689	721,138	505,008	125,582
220	627,301	131,733	1,223,267	769,716	553,586	174,160
260	395,977	83,155	1,271,845	818,294	602,164	222,738
300	164,653	34,577	1,320,423	866,872	650,742	271,316
350	-124,501	26,145	1,369,001	925,450	709,320	320,394
400	-413,656	86,868	1,417,579	984,028	767,898	369,472
450	-702,811	147,590	1,505,157	1,042,606	826,476	418,550
500	-991,966	208,313	1,563,313	1,109,762	893,632	477,628
550	-1,281,119	269,035	1,624,035	1,170,484	954,354	538,706
600	-1,570,273	329,757	1,684,757	1,231,206	1,015,076	600,784
650	-1,859,428	390,480	1,745,480	1,291,929	1,075,799	663,862



Site type 5	Description: Area 7	£3391 psm	Site area:	4.76 ha		
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,031,129	846,537	508,463	54,912	161,218	540,644
60	3,684,143	773,670	581,330	127,779	88,351	467,777
80	3,568,482	749,381	605,619	152,068	64,062	443,498
100	3,452,820	725,092	629,908	176,357	39,773	419,199
140	3,221,496	676,514	678,486	224,935	8,805	370,621
180	2,990,173	627,936	727,064	273,513	57,383	322,043
220	2,758,849	579,358	775,642	322,091	105,961	273,465
260	2,527,525	530,780	824,220	370,669	154,539	224,887
300	2,296,202	482,202	872,798	419,247	203,117	176,309
350	2,007,047	421,480	933,520	479,969	263,839	115,587
400	1,717,893	360,757	994,243	540,692	324,561	54,864
450	1,428,738	300,035	1,054,965	601,414	385,284	5,858
500	1,139,584	239,313	1,115,687	662,136	446,006	66,581
550	850,429	178,590	1,176,410	722,859	506,729	127,303
600	561,275	117,868	1,237,132	783,581	567,451	188,026
650	272,120	57,145	1,297,855	844,304	628,174	248,748



CIL Viability Decorum BC

SITE TYPE 9
100 UNITS
FLATS & HOUSES
30 UPH

Benchmark Land Values (per net developable ha)			
BLV1	BLV2	BLV3	BLV4
Resi Land (DVS)	Offices (lower)	Ind./Warehousing	Community uses
£1,355,000	£901,449	£685,319	£305,893

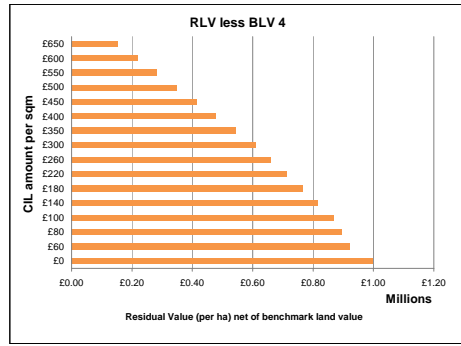
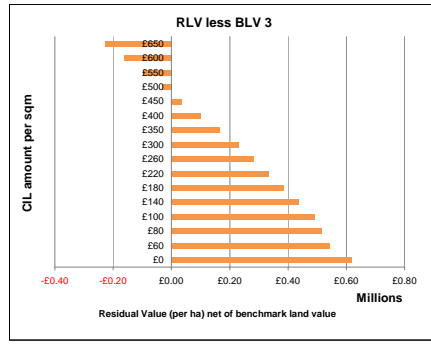
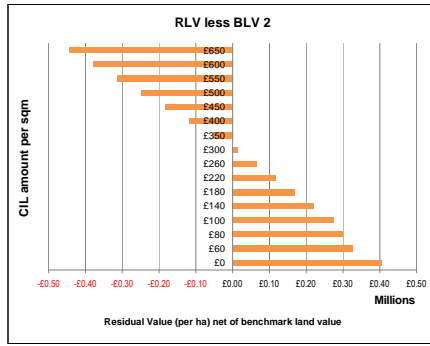
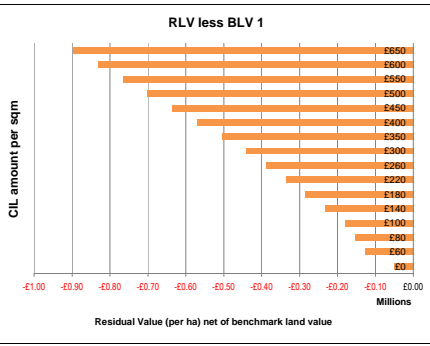
Net area as percentage of gross 70%

CSH level: 4 on AH
4 on private
Aff Hqs: 25%

Sales value inflation	
Build cost inflation	

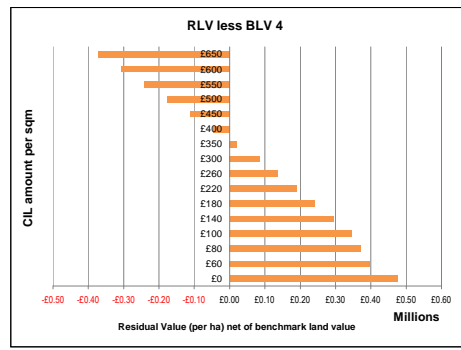
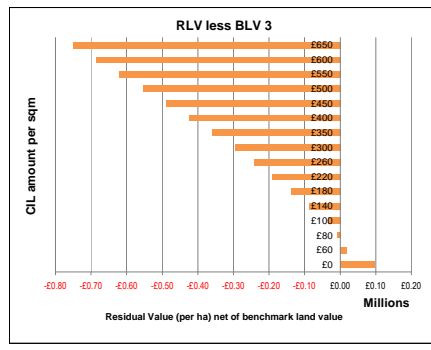
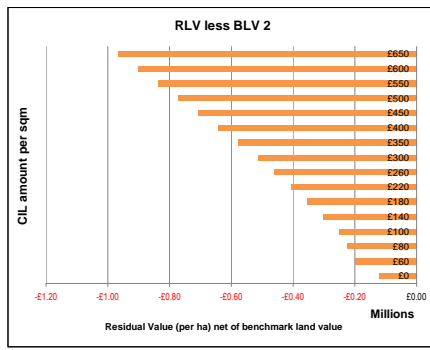
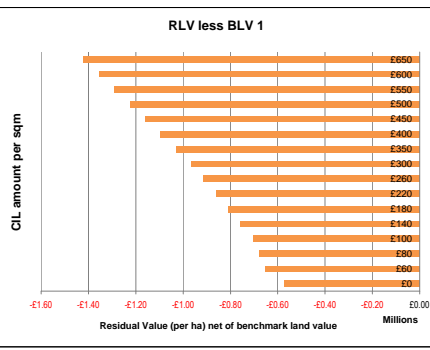
Site type 5 Description: **Area 1 £3767 psqm** Site area: 4.76 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,212,389	1,304,602	50,398	403,153	619,283	998,708
60	5,840,619	1,226,530	128,470	325,081	541,211	920,637
80	5,716,695	1,200,506	154,494	299,057	515,187	894,613
100	5,592,772	1,174,482	180,518	273,033	489,163	868,589
140	5,344,925	1,122,434	232,566	220,985	437,115	816,541
180	5,097,079	1,070,387	284,613	168,938	385,068	764,493
220	4,849,232	1,018,339	336,661	116,890	333,020	712,445
260	4,601,385	966,291	388,709	64,842	280,972	660,398
300	4,353,539	914,243	440,757	12,794	228,924	608,350
350	4,043,730	849,183	505,817	52,266	163,864	543,290
400	3,733,922	784,124	570,876	117,325	98,805	478,230
450	3,424,113	719,064	635,936	182,385	33,745	413,171
500	3,114,305	654,004	700,996	247,445	31,315	348,111
550	2,804,497	588,944	766,056	312,505	96,375	283,051
600	2,494,688	523,885	831,115	377,564	161,434	217,991
650	2,184,880	458,825	896,175	442,624	226,494	152,931



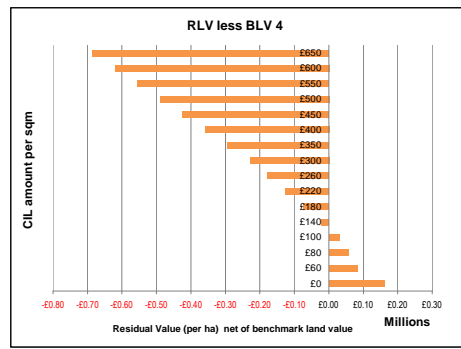
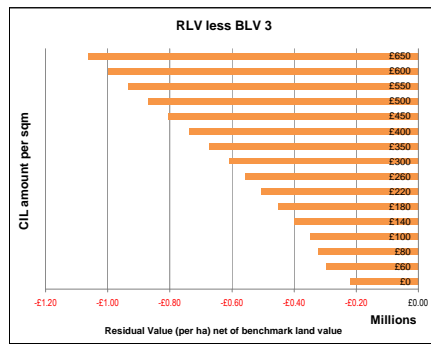
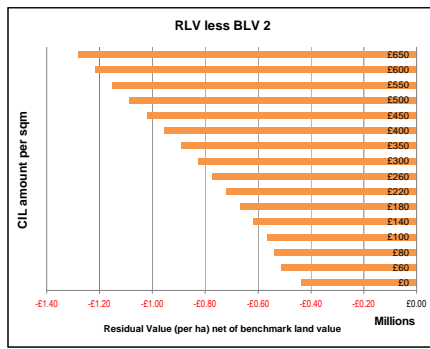
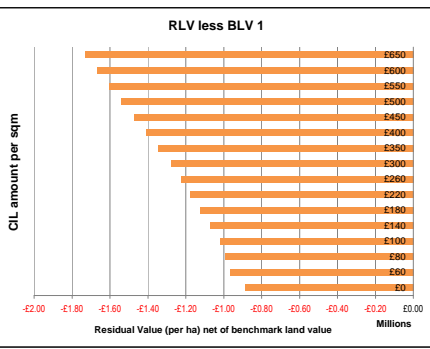
Site type 5 Description: **Area 2 £3229 psqm** Site area: 4.76 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,719,206	781,033	573,967	120,416	95,714	475,140
60	3,347,436	702,962	652,038	198,487	17,643	397,068
80	3,223,513	676,938	678,062	224,511	8,381	371,044
100	3,099,590	650,914	704,086	250,535	34,405	345,020
140	2,851,743	598,866	756,134	302,583	86,453	292,973
180	2,603,896	546,818	808,182	354,631	138,501	240,925
220	2,356,049	494,770	860,230	406,679	190,549	188,877
260	2,108,202	442,722	912,277	458,726	242,596	136,829
300	1,860,356	390,675	964,325	510,774	294,644	84,781
350	1,550,548	325,615	1,029,385	575,834	359,704	19,722
400	1,240,739	260,555	1,094,445	640,894	424,764	45,338
450	930,931	195,495	1,159,505	705,954	489,823	110,398
500	621,123	130,436	1,224,564	771,013	554,883	175,458
550	311,314	65,376	1,289,624	836,073	619,943	240,517
600	1,506	316	1,354,684	901,133	685,003	305,577
650	308,303	64,744	1,419,744	966,193	750,062	370,637



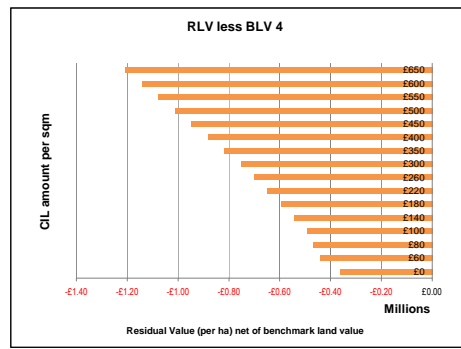
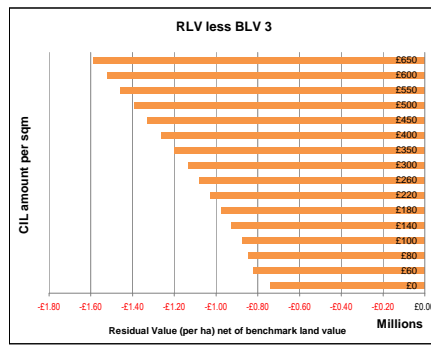
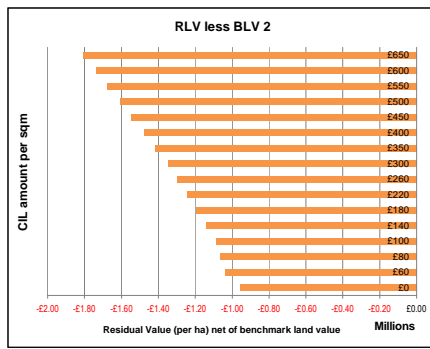
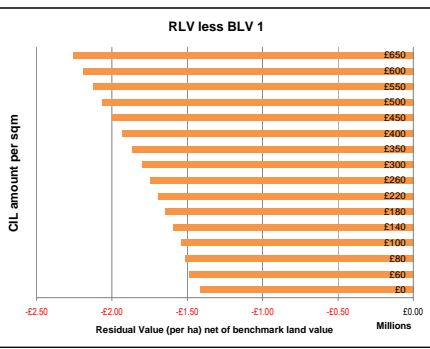
Site type 5 Description: **Area 3 £2906 psqm** Site area: 4.76 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,223,297	466,892	888,108	434,557	218,427	160,999
60	1,851,527	388,821	966,179	512,628	296,498	82,927
80	1,727,603	362,797	992,203	538,652	322,522	56,903
100	1,603,680	336,773	1,018,227	564,676	348,546	30,879
140	1,355,833	284,725	1,070,275	616,724	400,594	21,168
180	1,107,987	232,677	1,122,323	668,772	452,642	73,216
220	860,140	180,629	1,174,371	720,820	504,690	125,264
260	612,293	128,582	1,226,418	772,867	556,737	177,312
300	364,447	76,534	1,278,466	824,915	608,785	229,360
350	54,638	11,474	1,343,526	889,975	673,845	294,419
400	255,170	53,586	1,408,586	955,035	738,905	359,479
450	564,979	118,646	1,473,646	1,020,095	803,964	424,539
500	874,787	183,705	1,538,705	1,085,154	869,024	489,599
550	1,184,595	248,765	1,603,765	1,150,214	934,084	554,658
600	1,494,404	313,825	1,668,825	1,215,274	999,144	619,718
650	1,804,212	378,885	1,733,885	1,280,334	1,064,203	684,778



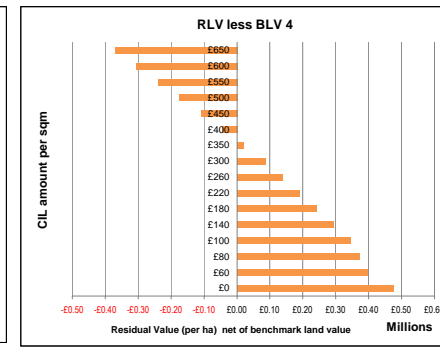
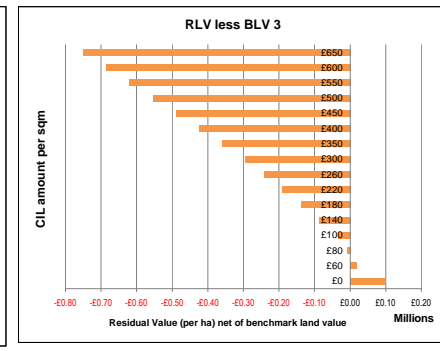
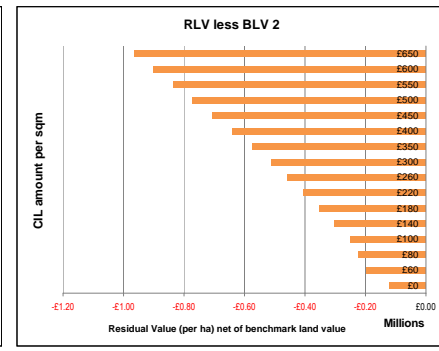
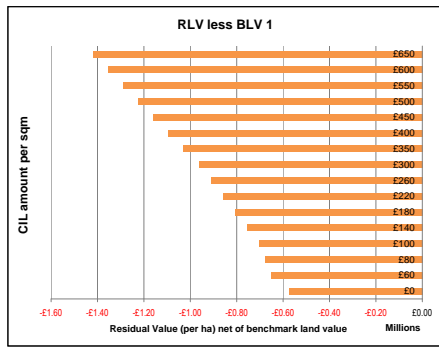
Site type 5 Description: **Area 4 £2368 psqm** Site area: 4.76 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	269,886	56,676	1,411,676	958,125	741,995	362,569
60	641,656	134,748	1,489,748	1,036,197	820,067	440,641
80	765,579	160,772	1,515,772	1,062,221	846,091	466,665
100	889,502	186,796	1,541,796	1,088,245	872,114	492,689
140	1,137,349	238,843	1,593,843	1,140,292	924,162	544,737
180	1,385,196	290,891	1,645,891	1,192,340	976,210	596,784
220	1,633,043	342,939	1,697,939	1,244,388	1,028,258	648,832
260	1,880,890	394,987	1,749,987	1,296,436	1,080,306	700,880
300	2,128,736	447,035	1,802,035	1,348,484	1,132,354	752,928
350	2,438,544	512,094	1,867,094	1,413,543	1,197,413	817,988
400	2,748,353	577,154	1,932,154	1,478,603	1,262,473	883,047
450	3,058,161	642,214	1,997,214	1,543,663	1,327,533	948,107
500	3,367,969	707,274	2,062,274	1,608,723	1,392,593	1,013,167
550	3,677,778	772,333	2,127,333	1,673,782	1,457,652	1,078,227
600	3,987,586	837,393	2,192,393	1,738,842	1,522,712	1,143,286
650	4,297,395	902,453	2,257,453	1,803,902	1,587,772	1,208,346



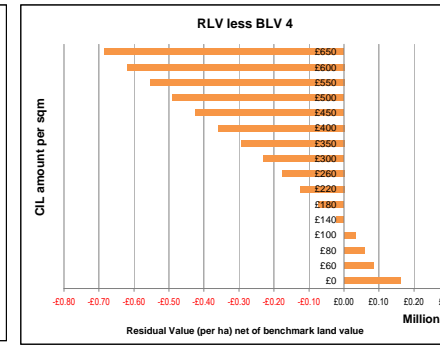
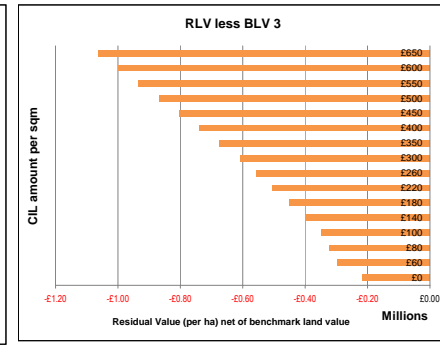
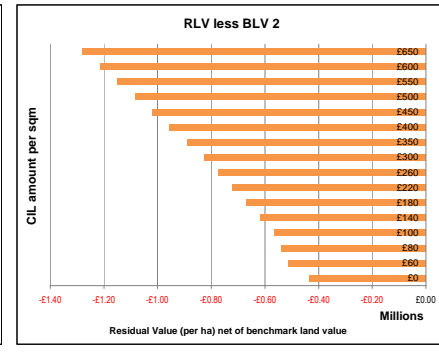
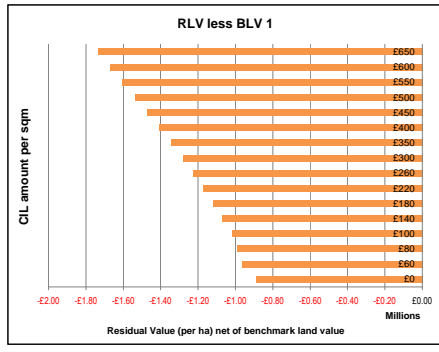
Site type 5 Description: **Area 5** £3229 ps/m Site area: 4.76 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,719,206	781,033	573,967	120,416	95,714	475,140
60	3,347,436	702,962	652,038	198,487	17,643	397,068
80	3,223,513	676,938	678,062	224,511	8,381	371,044
100	3,099,590	650,914	704,086	250,535	34,405	345,020
140	2,851,743	598,866	756,134	302,583	86,453	292,973
180	2,603,896	546,818	808,182	354,631	138,501	240,925
220	2,356,049	494,770	860,230	406,679	190,549	188,877
260	2,108,203	442,722	912,277	458,726	242,596	136,829
300	1,860,356	390,675	964,325	510,774	294,644	84,781
350	1,612,509	338,627	1,016,373	562,822	346,692	32,733
400	1,364,662	286,579	1,068,421	614,870	398,740	-19,315
450	1,116,815	234,531	1,120,469	666,918	450,788	-71,363
500	868,968	182,483	1,172,517	718,966	502,836	-123,411
550	621,121	130,435	1,224,564	771,014	554,884	-175,458
600	373,274	78,387	1,276,612	823,062	606,932	-227,505
650	125,427	26,339	1,328,660	875,110	658,980	-279,553



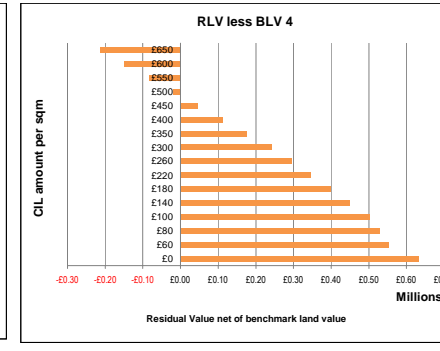
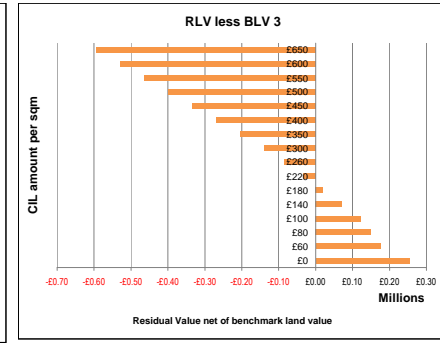
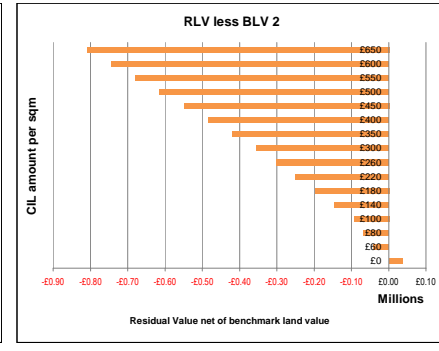
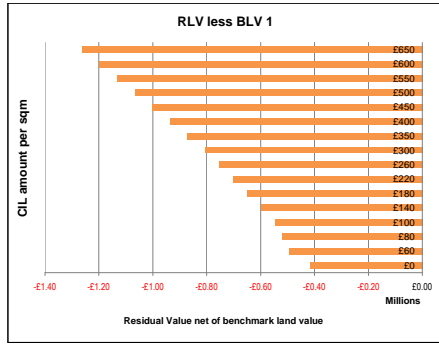
Site type 5 Description: **Area 6** £2906 ps/m Site area: 4.76 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,223,297	466,892	888,108	434,557	218,427	160,999
60	1,851,527	388,821	966,179	512,628	296,498	82,927
80	1,727,603	362,797	992,203	538,652	322,522	56,903
100	1,603,680	336,773	1,018,227	564,676	348,546	30,879
140	1,355,833	284,725	1,070,275	616,724	400,594	21,168
180	1,107,987	232,677	1,122,323	668,772	452,642	73,216
220	860,140	180,629	1,174,371	720,820	504,690	125,264
260	612,293	128,582	1,226,418	772,867	556,737	177,312
300	364,447	76,534	1,278,466	824,915	608,785	229,360
350	116,600	24,486	1,330,514	876,963	660,833	281,408
400	-131,247	-27,563	1,382,562	929,011	712,881	333,456
450	-383,400	-80,611	1,434,610	981,059	764,929	385,504
500	-635,553	-133,659	1,486,658	1,033,107	816,977	437,552
550	-887,706	-186,707	1,538,706	1,085,155	869,025	489,600
600	-1,139,859	-239,755	1,590,754	1,137,203	921,073	541,648
650	-1,392,012	-292,803	1,642,802	1,189,251	973,121	593,696



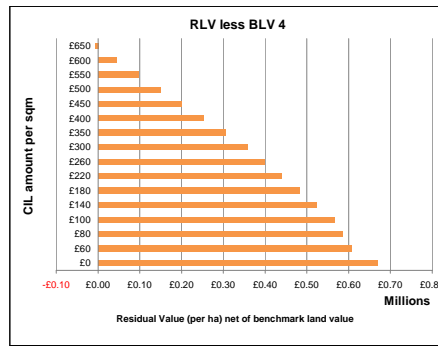
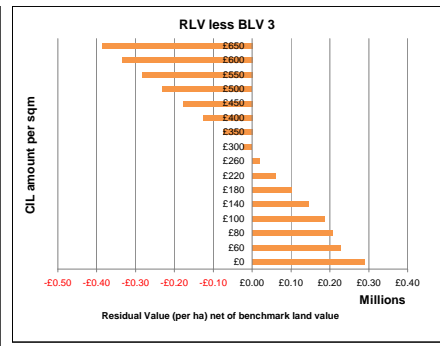
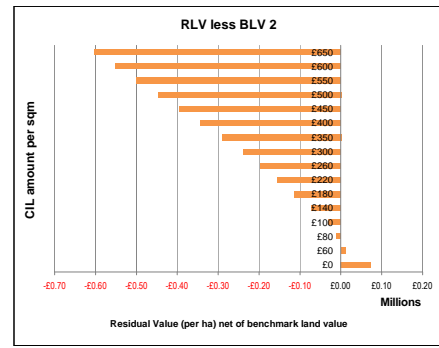
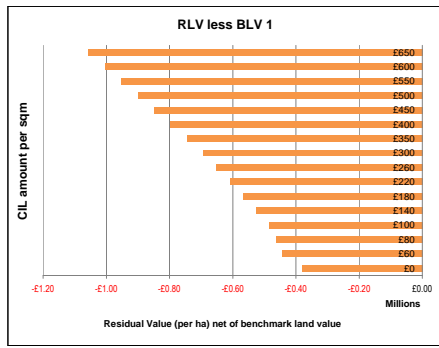
Site type 5 Description: **Area 7** £3391 ps/m Site area: 4.76 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,467,161	938,104	416,896	36,655	252,785	632,211
60	4,095,391	860,032	494,968	41,417	174,713	554,139
80	3,971,468	834,008	520,992	67,441	148,689	528,115
100	3,847,544	807,984	547,016	93,465	122,665	502,091
140	3,599,698	755,936	599,064	145,513	70,618	450,043
180	3,351,851	703,888	651,111	197,560	18,570	397,995
220	3,104,004	651,841	703,159	249,608	33,478	345,948
260	2,856,157	599,793	755,207	301,656	85,526	293,900
300	2,608,311	547,745	807,255	353,704	137,574	241,852
350	2,360,464	495,697	859,303	405,752	189,622	189,804
400	2,112,617	443,649	911,351	457,800	241,670	137,756
450	1,864,770	391,601	963,399	509,848	293,718	85,708
500	1,616,923	339,553	1,015,447	561,896	345,766	33,660
550	1,369,076	287,505	1,067,494	613,944	397,814	-18,387
600	1,121,229	235,457	1,119,542	666,032	449,862	-70,435
650	873,382	183,409	1,171,590	718,080	501,910	-122,483

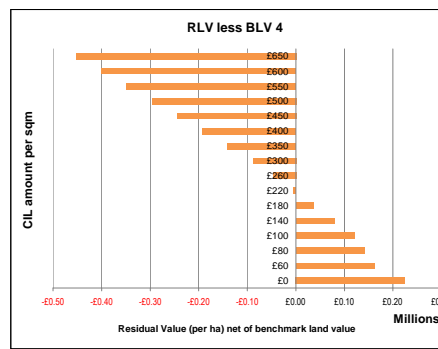
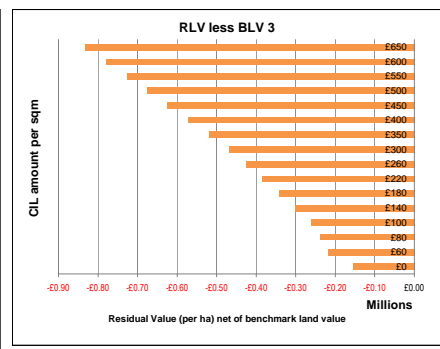
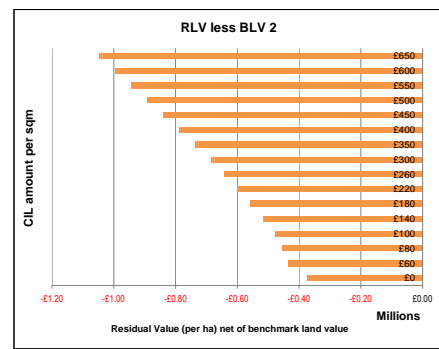
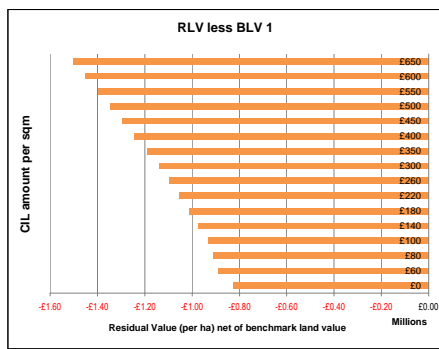


CIL Viability Dacorum BC		Benchmark Land Values (per net developable ha)			
SITE TYPE	9	BLV1 Resi Land (DVS) £1,355,000	BLV2 Offices (lower) £901,449	BLV3 Ind./Warehousing £885,319	BLV4 Community uses £305,893
100 UNITS					
FLATS & HOUSES					
30 UPH	Net area as percentage of gross	70%			
CSH level:	4 on AH	Sales value inflation			
Alt Hsg:	4 on private	Build cost inflation			
	40%				

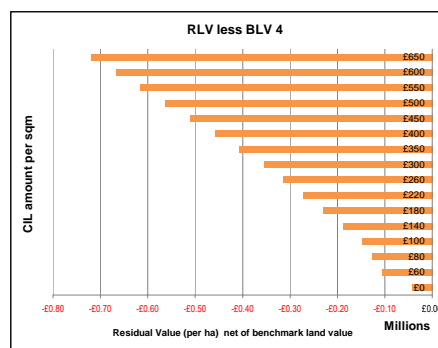
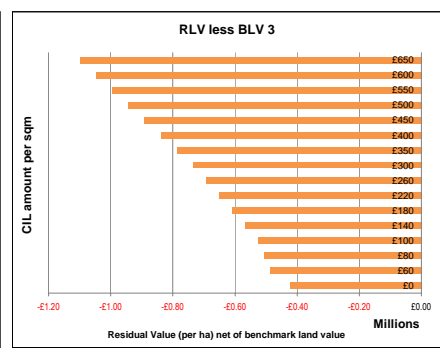
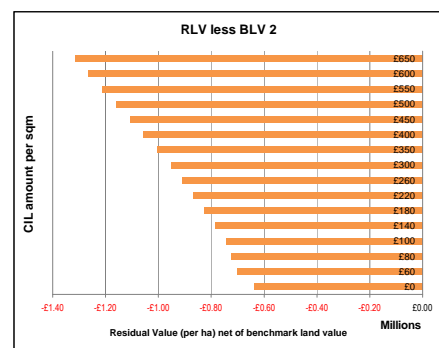
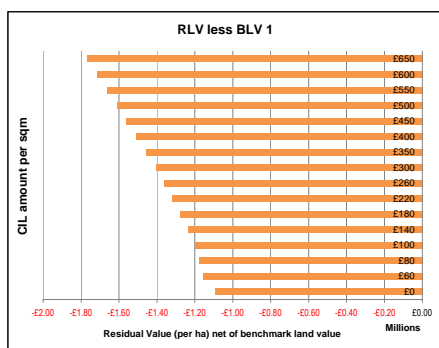
Site type 5	Description:	Area 1	£3767 ps/m	0	Site area:	4.76 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,642,221	974,866	380,134	73,417	289,548	688,973
60	4,344,805	912,409	442,591	10,960	227,090	606,516
80	4,245,667	891,590	463,410	9,859	206,271	585,697
100	4,146,528	870,771	484,229	30,678	185,452	564,878
140	3,948,251	829,133	525,867	72,316	143,814	523,239
180	3,749,973	787,494	567,506	113,955	102,175	481,601
220	3,551,696	745,856	609,144	155,593	60,537	439,963
260	3,353,419	704,218	650,782	197,231	18,899	398,325
300	3,155,141	662,580	692,420	238,869	22,739	356,686
350	2,907,295	610,942	734,058	290,917	74,787	304,639
400	2,659,448	559,304	775,696	342,965	126,835	252,591
450	2,411,601	507,666	817,334	395,013	178,883	200,543
500	2,163,754	456,028	858,972	447,061	230,931	148,495
550	1,915,908	404,390	900,610	499,108	282,978	96,447
600	1,668,061	352,752	942,248	551,156	335,026	44,400
650	1,420,214	299,114	983,886	603,204	387,074	-7,648



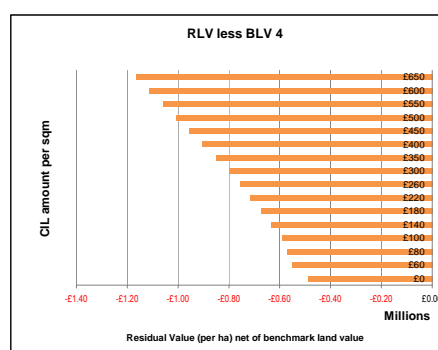
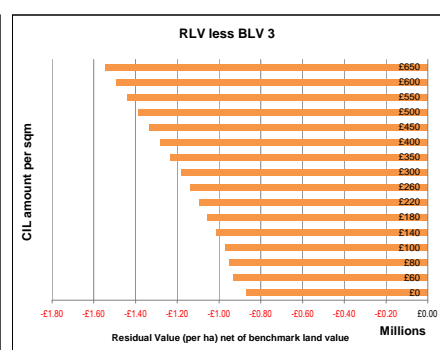
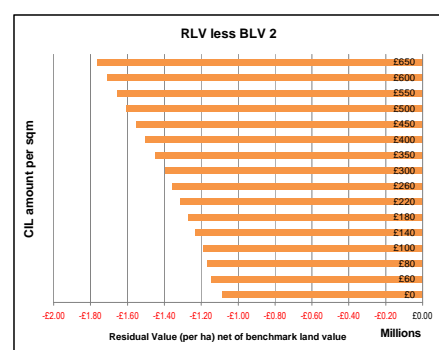
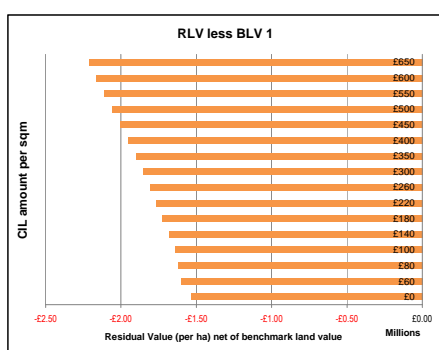
Site type 5	Description:	Area 2	£3229 ps/m	0	Site area:	4.76 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,523,425	529,919	825,081	371,530	155,400	224,026
60	2,226,009	467,462	887,538	433,987	217,857	161,569
80	2,126,870	446,643	908,357	454,806	238,676	140,749
100	2,027,732	425,824	929,176	475,625	259,495	119,930
140	1,829,454	384,185	970,815	517,264	301,134	78,292
180	1,631,177	342,547	1,012,453	558,902	342,772	36,654
220	1,432,900	300,909	1,054,091	600,540	384,410	4,984
260	1,234,622	259,271	1,095,729	642,178	426,048	-46,623
300	1,036,345	217,632	1,137,368	683,817	467,687	-88,261
350	788,498	165,994	1,179,006	725,455	509,325	-140,309
400	540,651	114,355	1,214,644	767,094	550,964	-192,356
450	292,804	62,716	1,249,282	808,732	592,602	-244,404
500	44,958	9,411	1,284,920	849,370	634,240	-296,452
550	-202,888	-42,607	1,320,558	890,008	675,878	-348,500
600	-450,735	-94,454	1,356,196	930,646	717,516	-400,548
650	-698,582	-146,301	1,391,834	971,284	759,154	-452,596



Site type 5	Description:	Area 3	£2906 ps/m	0	Site area:	4.76 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,252,147	262,951	1,092,049	638,498	422,368	42,942
60	954,731	200,494	1,154,506	700,955	484,825	105,400
80	855,593	179,674	1,175,326	721,775	505,644	126,219
100	756,454	158,855	1,196,145	742,594	526,464	147,038
140	558,177	117,217	1,237,783	784,232	568,102	188,676
180	359,899	75,579	1,279,421	825,870	609,740	230,314
220	161,622	33,941	1,321,059	867,508	651,378	271,953
260	36,655	7,698	1,362,698	909,147	693,017	313,591
300	-234,933	-49,336	1,404,336	950,785	734,655	355,229
350	-482,779	-101,384	1,445,974	992,423	776,293	396,867
400	-730,626	-153,431	1,487,612	1,034,061	817,931	438,505
450	-978,473	-205,479	1,529,250	1,075,699	859,569	480,143
500	-1,226,320	-257,527	1,570,888	1,117,337	901,207	521,781
550	-1,474,166	-309,575	1,612,526	1,158,975	942,845	563,419
600	-1,722,013	-361,623	1,654,164	1,200,613	984,483	605,057
650	-1,969,860	-413,671	1,695,802	1,242,251	1,026,121	646,695

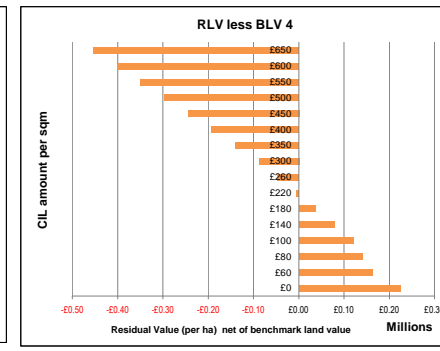
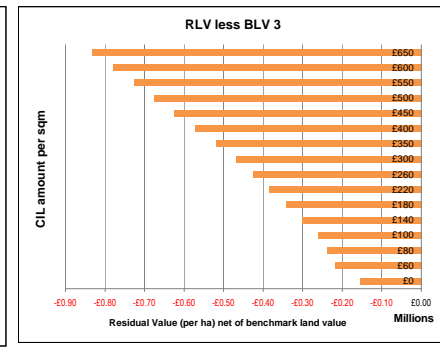
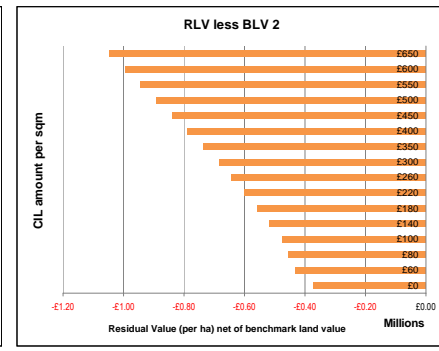
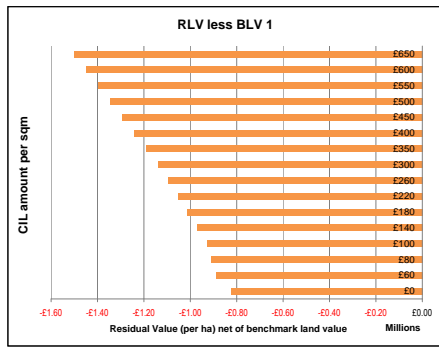


Site type 5	Description:	Area 4	£2368 ps/m	0	Site area:	4.76 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	866,649	181,996	1,536,996	1,083,445	867,315	487,890
60	1,164,065	244,454	1,599,454	1,145,903	929,773	550,347
80	1,263,203	265,273	1,620,273	1,166,722	950,592	571,166
100	1,362,342	286,092	1,641,092	1,187,541	971,411	591,985
140	1,560,620	327,730	1,682,730	1,229,179	1,013,049	633,623
180	1,758,897	369,368	1,724,368	1,270,817	1,054,687	675,261
220	1,957,174	411,007	1,766,007	1,312,456	1,096,325	716,900
260	2,155,452	452,645	1,807,645	1,354,094	1,137,964	758,538
300	2,353,729	494,283	1,849,283	1,395,732	1,179,602	800,176
350	2,601,576	546,331	1,901,331	1,447,780	1,231,650	852,224
400	2,849,422	598,379	1,953,379	1,499,828	1,283,698	904,272
450	3,097,269	650,427	2,005,427	1,551,876	1,335,746	956,320
500	3,345,116	702,474	2,057,474	1,603,923	1,387,793	1,008,368
550	3,592,962	754,522	2,109,522	1,655,971	1,439,841	1,060,415
600	3,840,809	806,570	2,161,570	1,708,019	1,491,889	1,112,463
650	4,088,656	858,618	2,213,618	1,760,067	1,543,937	1,164,511



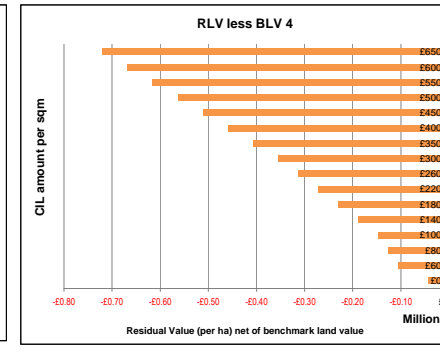
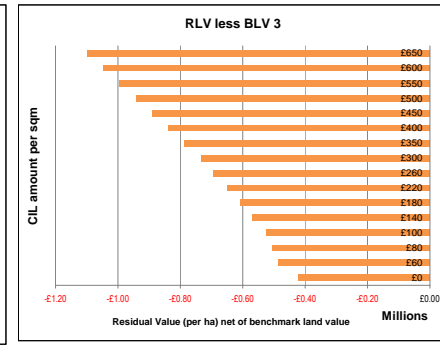
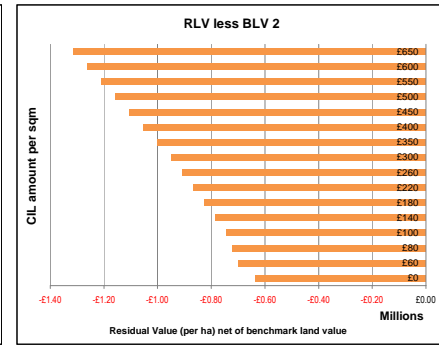
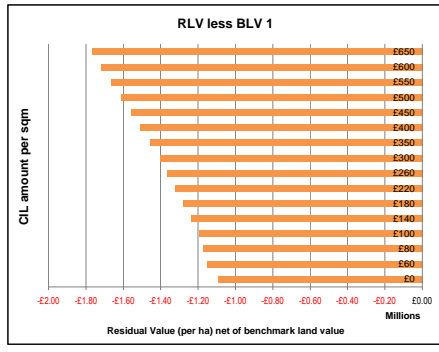
Site type 5 Description: **Area 5 £3229 psm** Site area: 4.76 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,623,425	529,919	825,081	371,530	155,400	234,026
60	2,226,009	467,462	887,538	433,987	217,857	161,569
80	2,126,870	446,643	908,357	454,806	238,676	140,749
100	2,027,732	425,824	929,176	475,625	259,485	119,930
140	1,829,454	384,185	970,815	517,264	301,134	78,292
180	1,631,177	342,547	1,012,453	558,902	342,772	36,654
220	1,432,900	300,909	1,054,091	600,540	384,410	-4,984
260	1,234,622	259,271	1,095,729	642,178	426,048	-46,623
300	1,036,345	217,632	1,137,368	683,817	467,687	-88,261
350	798,498	165,985	1,189,415	738,864	519,734	-140,309
400	540,652	113,637	1,241,463	787,912	571,782	-192,356
450	292,805	61,489	1,293,511	839,960	623,830	-244,404
500	-44,958	9,441	1,345,559	892,008	675,878	-296,452
550	-202,888	-42,607	1,397,607	944,056	727,926	-348,500
600	-450,735	-94,654	1,449,654	996,103	779,973	-400,548
650	-698,582	-146,702	1,501,702	1,048,151	832,021	-452,596



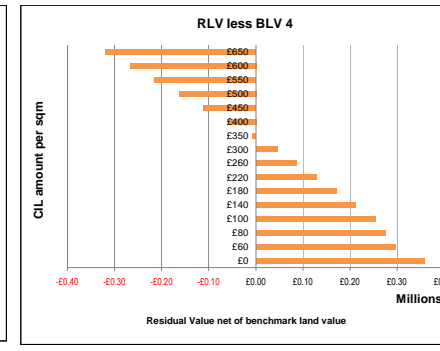
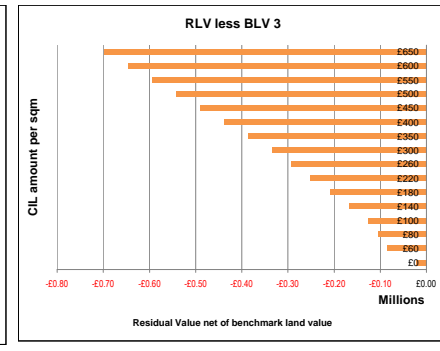
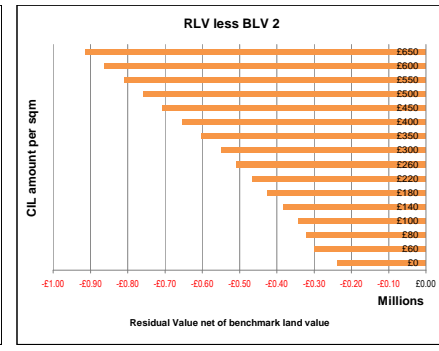
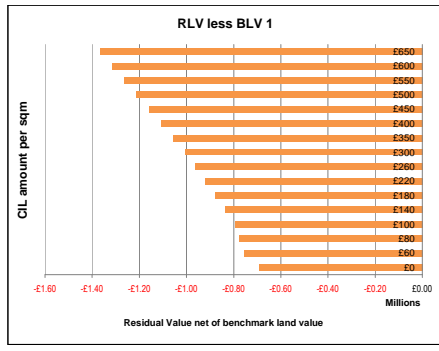
Site type 5 Description: **Area 6 £2906 psm** Site area: 4.76 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,252,147	262,951	1,092,049	638,498	422,368	42,942
60	954,731	200,494	1,154,506	700,955	484,825	105,400
80	855,593	179,674	1,175,326	721,775	505,644	126,219
100	756,454	158,855	1,196,145	742,594	526,464	147,038
140	558,177	117,217	1,237,783	784,232	568,102	188,676
180	359,899	75,579	1,279,421	825,870	609,740	230,314
220	161,622	33,941	1,321,059	867,508	651,378	271,953
260	-36,655	7,698	1,362,698	909,147	693,017	313,591
300	-234,933	-49,336	1,404,336	950,785	734,655	355,229
350	-482,779	-101,384	1,456,384	1,002,833	786,703	407,277
400	-730,626	-153,431	1,508,431	1,054,881	838,750	459,325
450	-978,473	-205,479	1,560,479	1,106,928	890,798	511,373
500	-1,226,320	-257,527	1,612,527	1,158,976	942,846	563,420
550	-1,474,166	-309,575	1,664,575	1,211,024	994,894	615,468
600	-1,722,013	-361,623	1,716,623	1,263,072	1,046,942	667,516
650	-1,969,860	-413,671	1,768,671	1,315,120	1,098,989	719,564



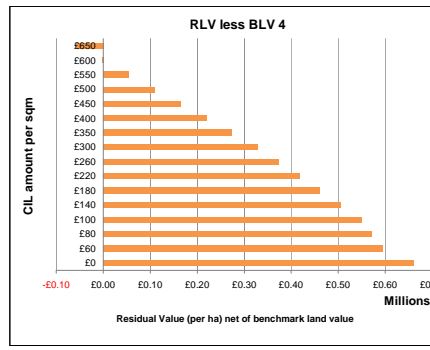
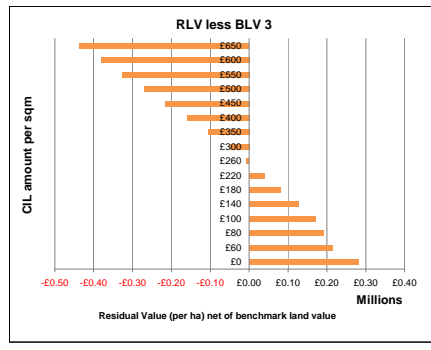
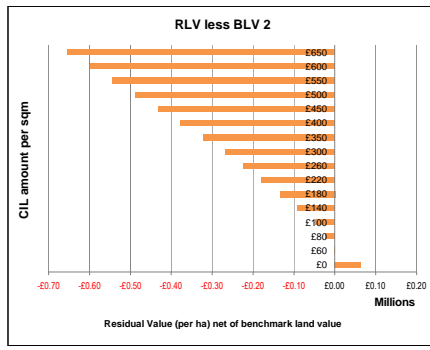
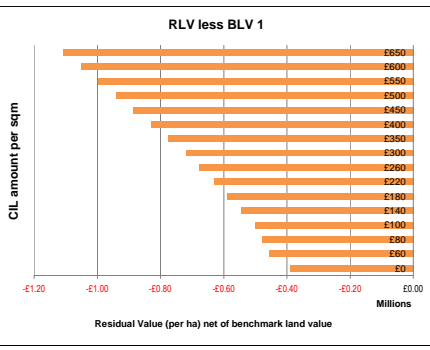
Site type 5 Description: **Area 7 £3391 psm** Site area: 4.76 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,159,064	663,403	691,597	238,046	21,916	357,510
60	2,861,648	600,946	754,054	300,503	84,373	295,053
80	2,762,509	580,127	774,873	321,322	105,192	274,234
100	2,663,371	559,308	795,692	342,141	126,011	253,415
140	2,465,093	517,670	837,330	383,779	167,649	211,776
180	2,266,816	476,031	878,969	425,418	209,288	170,138
220	2,068,539	434,393	920,607	467,056	250,926	128,500
260	1,870,261	392,755	962,245	508,694	292,564	86,862
300	1,671,984	351,117	1,003,883	550,332	334,202	45,223
350	1,473,706	309,479	1,055,521	602,380	386,250	-6,825
400	1,275,428	267,841	1,107,159	654,428	438,298	-58,872
450	928,444	194,973	1,160,207	706,476	490,346	-110,920
500	680,597	142,925	1,212,255	758,524	542,394	-162,968
550	432,750	90,877	1,264,303	810,571	594,441	-215,016
600	184,904	38,830	1,316,351	862,619	646,489	-267,064
650	-62,943	-13,218	1,368,399	914,667	698,537	-319,111

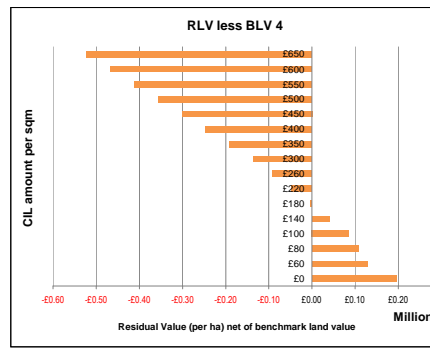
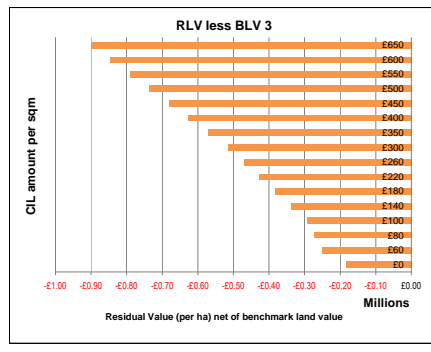
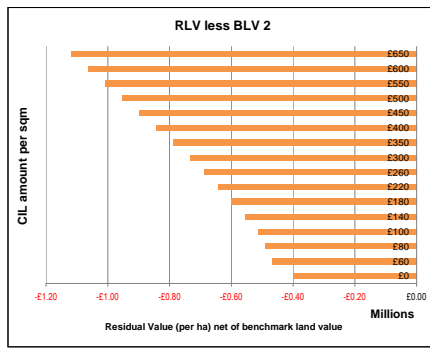
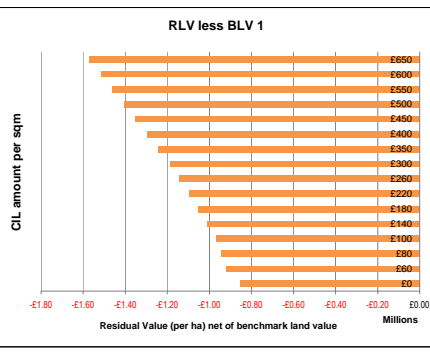


CIL Viability	Dacorum BC	Benchmark Land Values (per net developable ha)			
SITE TYPE	10	BLV1	BLV2	BLV3	BLV4
500 UNITS		Resi Land (DVS)	Offices (lower)	Ind./Warehousing	Community uses
FLATS & HOUSES		£1,355,000	£901,449	£885,319	£305,893
30 UPH	Net area as percentage of gross	70%			
CSH level:	4 on AH	Sales value inflation			
Alt Hqs:	4 on private	Build cost inflation			
		35%			

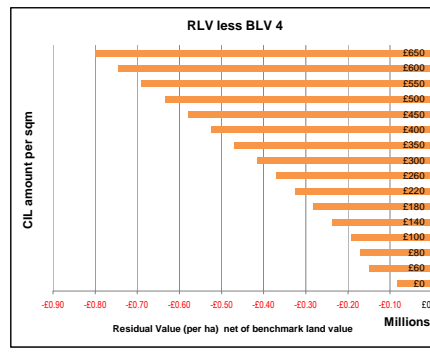
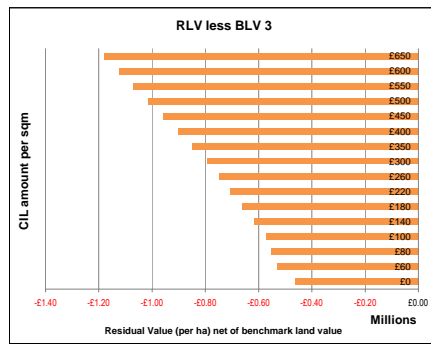
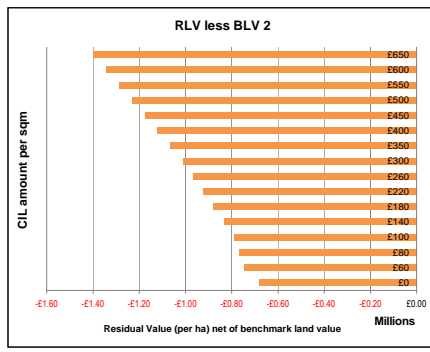
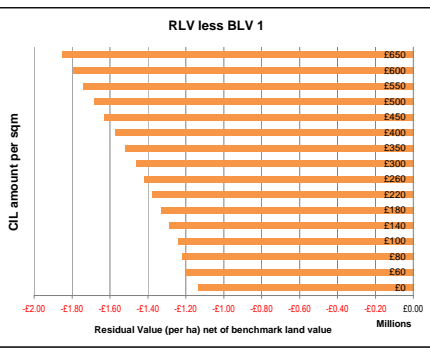
Site type 10	Description:	Area 1	£3767 psqm	Site area:	23.81 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	22,991,153	965,628	389,372	64,179	280,309	689,735
60	21,415,104	899,434	455,566	2,015	214,115	583,541
80	20,889,754	877,370	477,630	24,079	192,051	571,476
100	20,364,405	855,305	499,695	46,144	169,986	549,412
140	19,313,706	811,176	543,824	90,273	125,857	505,282
180	18,263,007	767,046	587,954	134,403	81,727	461,153
220	17,212,308	722,917	632,083	178,532	37,598	417,024
260	16,161,609	678,788	676,212	222,661	6,531	372,894
300	15,110,910	634,658	720,342	266,791	50,661	328,765
350	13,797,536	579,497	775,503	321,953	105,822	273,603
400	12,484,162	524,335	830,665	377,114	160,984	218,441
450	11,170,788	469,173	885,827	432,276	216,146	163,280
500	9,857,414	414,011	940,989	487,438	271,308	108,118
550	8,544,040	358,850	996,150	542,599	326,469	52,956
600	7,230,667	303,688	1,051,312	597,761	381,631	2,205
650	5,917,293	248,526	1,106,474	652,923	436,793	57,367



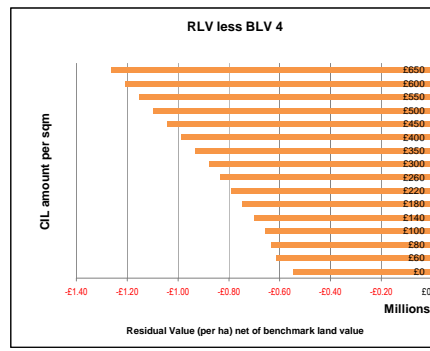
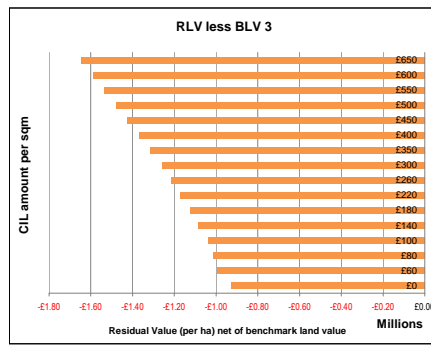
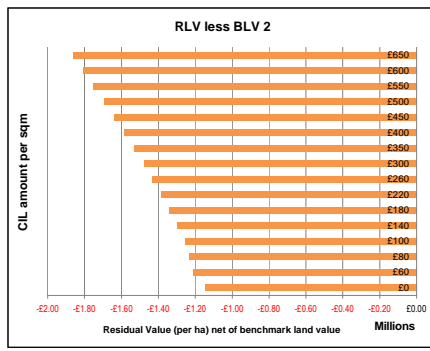
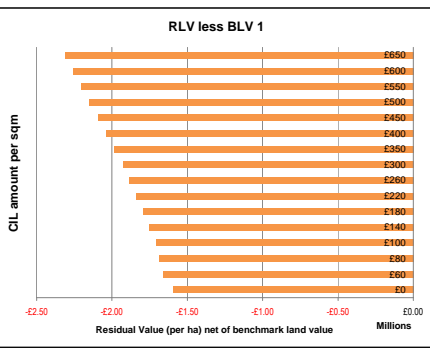
Site type 10	Description:	Area 2	£3229 psqm	Site area:	23.81 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,932,300	501,157	853,843	400,292	184,162	195,263
60	10,356,251	434,963	920,037	466,486	250,356	129,069
80	9,830,902	412,898	942,102	488,551	272,421	107,005
100	9,305,552	390,833	964,167	510,616	294,486	84,940
140	8,254,853	346,704	1,008,296	554,745	338,615	40,811
180	7,204,154	302,574	1,052,426	598,875	382,744	3,319
220	6,153,455	258,445	1,096,555	643,004	426,874	47,448
260	5,102,756	214,316	1,140,684	687,133	471,003	91,578
300	4,052,057	170,186	1,184,814	731,263	515,133	135,707
350	2,738,683	115,025	1,239,975	786,424	570,294	190,869
400	1,425,309	59,863	1,295,137	841,586	625,456	246,030
450	111,935	4,701	1,350,299	896,748	680,618	301,192
500	-1,201,438	50,460	1,405,460	951,909	735,779	356,354
550	-2,514,812	105,622	1,460,622	1,007,071	790,941	411,515
600	-3,828,186	160,784	1,515,784	1,062,233	846,103	466,677
650	-5,141,560	215,946	1,570,946	1,117,395	901,264	521,839



Site type 10	Description:	Area 3	£2906 psqm	Site area:	23.81 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,296,988	222,474	1,132,526	678,975	462,845	83,420
60	3,720,940	156,279	1,198,721	745,170	529,039	149,614
80	3,195,590	134,215	1,220,785	767,234	551,104	171,679
100	2,670,241	112,150	1,242,850	789,299	573,169	193,743
140	1,619,542	68,021	1,286,979	833,428	617,298	237,873
180	568,843	23,891	1,331,109	877,558	661,428	282,002
220	-481,856	-20,238	1,375,238	921,687	705,557	326,131
260	-1,532,556	64,367	1,419,367	965,816	749,686	370,261
300	-2,583,255	108,497	1,463,497	1,009,946	793,816	414,390
350	-3,896,628	163,658	1,518,658	1,055,107	848,977	469,522
400	-5,210,002	218,820	1,573,820	1,120,269	904,139	524,713
450	-6,523,376	273,982	1,628,982	1,175,431	959,301	579,875
500	-7,836,750	329,143	1,684,143	1,230,593	1,014,462	635,037
550	-9,150,124	384,305	1,739,305	1,285,754	1,069,624	690,199
600	-10,463,498	439,467	1,794,467	1,340,916	1,124,786	745,360
650	-11,776,872	494,629	1,849,629	1,396,078	1,179,948	800,522

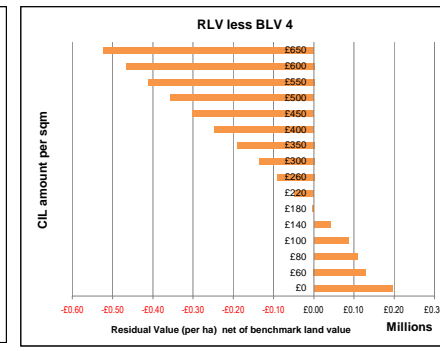
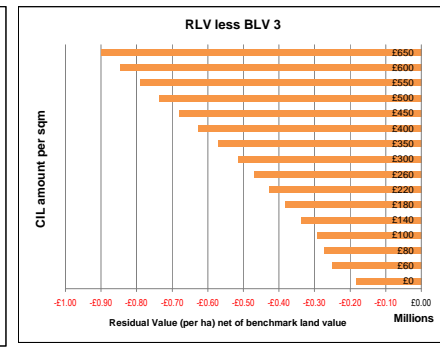
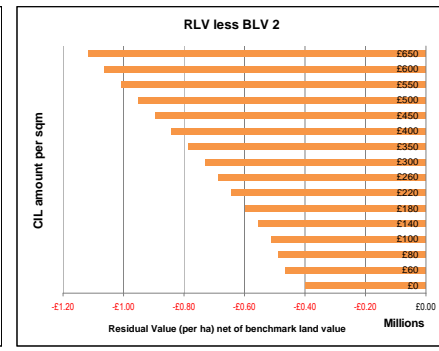
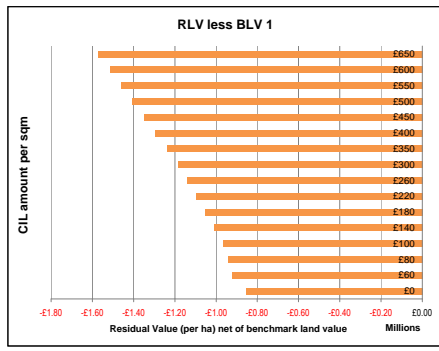


Site type 10	Description:	Area 4	£2368 psqm	Site area:	23.81 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,761,864	241,998	1,596,998	1,143,447	927,317	547,892
60	7,337,913	308,192	1,663,192	1,209,641	993,511	614,086
80	7,863,262	330,257	1,685,257	1,231,706	1,015,576	636,150
100	8,388,612	352,322	1,707,322	1,253,771	1,037,641	658,215
140	9,439,311	396,451	1,751,451	1,297,900	1,081,770	702,344
180	10,490,010	440,580	1,795,580	1,342,029	1,125,899	746,474
220	11,540,709	484,710	1,839,710	1,386,159	1,170,029	790,603
260	12,591,408	528,839	1,883,839	1,430,288	1,214,158	834,732
300	13,642,107	572,969	1,927,969	1,474,418	1,258,287	878,862
350	14,692,806	617,098	1,972,098	1,518,548	1,302,417	922,991
400	15,743,505	661,228	2,016,228	1,562,678	1,346,547	967,120
450	16,794,204	705,357	2,059,357	1,606,808	1,390,677	1,011,250
500	17,844,903	749,487	2,102,487	1,650,938	1,434,807	1,055,379
550	18,895,602	793,616	2,145,616	1,695,068	1,478,937	1,099,509
600	19,946,301	837,746	2,188,746	1,739,198	1,523,067	1,143,638
650	20,997,000	881,875	2,231,875	1,783,328	1,567,197	1,187,768



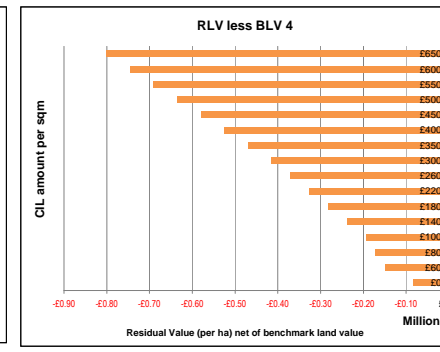
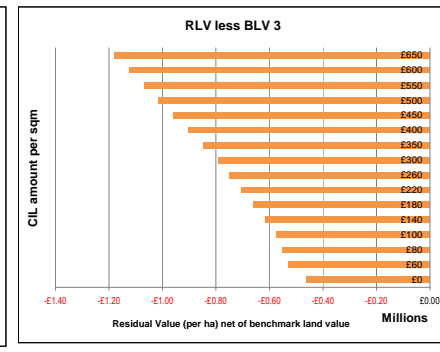
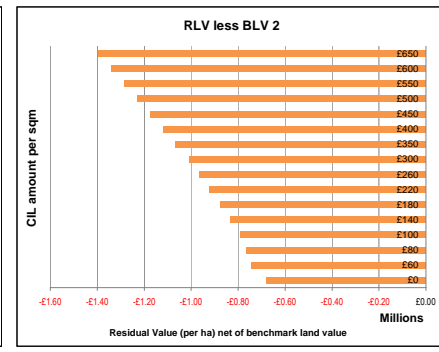
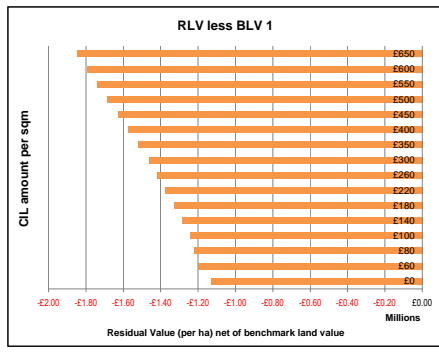
Site type 10 Description: **Area 5 £3229 psm** Site area: 23.81 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,932,300	501,157	853,843	400,292	184,162	195,263
60	10,356,251	434,963	920,037	466,486	250,356	129,069
80	9,830,902	412,898	942,102	488,551	272,421	107,005
100	9,305,552	390,833	964,167	510,616	294,486	84,940
140	8,254,853	346,704	1,008,296	554,745	338,615	40,811
180	7,204,154	302,574	1,052,426	598,875	382,744	3,319
220	6,153,455	258,445	1,096,555	643,004	426,874	47,448
260	5,102,756	214,316	1,140,684	687,133	471,003	91,578
300	4,052,057	170,186	1,184,814	731,263	515,133	135,707
350	2,738,683	115,025	1,239,975	786,424	570,294	190,869
400	1,425,309	59,863	1,295,137	841,586	625,456	246,030
450	111,935	4,701	1,350,299	896,748	680,618	301,192
500	-1,201,438	50,460	1,405,460	951,909	735,779	356,354
550	-2,514,812	105,622	1,460,622	1,007,071	790,941	411,515
600	-3,828,186	160,784	1,515,784	1,062,233	846,103	466,677
650	-5,141,560	215,946	1,570,946	1,117,395	901,264	521,839



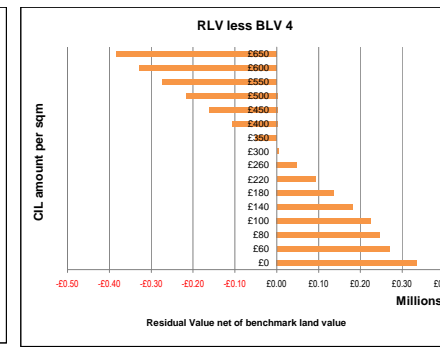
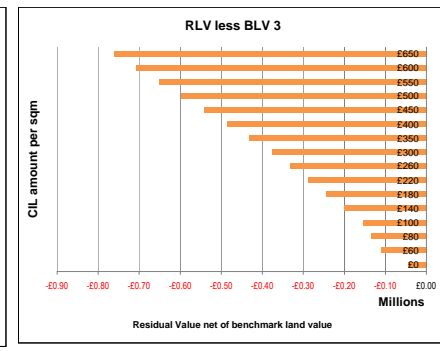
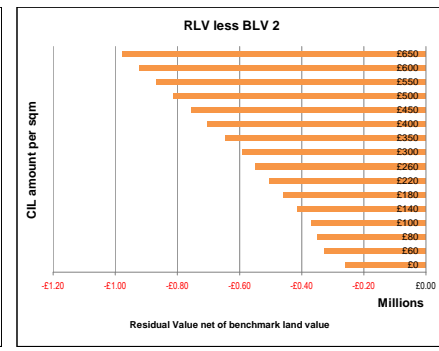
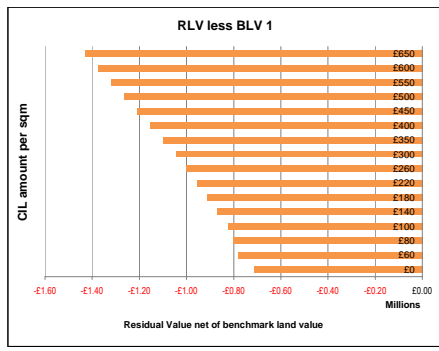
Site type 10 Description: **Area 6 £2906 psm** Site area: 23.81 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,296,988	222,474	1,132,526	678,975	462,845	83,420
60	3,720,940	156,279	1,198,721	745,170	529,039	149,614
80	3,195,590	134,215	1,220,785	767,234	551,104	171,679
100	2,670,241	112,150	1,242,850	789,299	573,169	193,743
140	1,619,542	68,021	1,286,979	833,428	617,298	237,873
180	568,843	23,891	1,331,109	877,558	661,428	282,002
220	-481,856	20,238	1,375,238	921,687	705,557	326,131
260	-1,532,556	64,367	1,419,367	965,816	749,686	370,261
300	-2,583,255	108,497	1,463,497	1,009,946	793,816	414,390
350	-3,896,628	163,658	1,518,658	1,055,107	848,977	469,522
400	-5,210,002	218,820	1,573,820	1,120,269	904,139	524,713
450	-6,523,376	273,982	1,628,982	1,175,431	959,301	579,875
500	-7,836,750	329,143	1,684,143	1,230,593	1,014,462	635,037
550	-9,150,124	384,305	1,739,305	1,285,754	1,069,624	690,199
600	-10,463,498	439,467	1,794,467	1,340,916	1,124,786	745,360
650	-11,776,872	494,629	1,849,629	1,396,078	1,179,948	800,522



Site type 10 Description: **Area 7 £3391 psm** Site area: 23.81 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	15,249,956	640,498	714,502	260,951	44,821	334,605
60	13,673,907	574,304	780,696	327,145	111,015	268,411
80	13,148,558	552,239	802,761	349,210	133,080	246,346
100	12,623,208	530,175	824,825	371,274	155,144	224,281
140	11,572,509	486,045	868,955	415,404	199,274	180,152
180	10,521,810	441,916	913,084	459,533	243,403	136,023
220	9,471,111	397,787	957,213	503,662	287,532	91,893
260	8,420,412	353,657	1,001,343	547,792	331,662	47,764
300	7,369,713	309,528	1,045,472	591,921	375,791	3,635
350	6,056,339	254,366	1,100,634	647,083	430,953	51,527
400	4,742,965	199,205	1,155,795	702,244	486,114	106,689
450	3,429,591	144,043	1,210,957	757,406	541,276	161,850
500	2,116,217	88,881	1,266,119	812,568	596,438	217,012
550	802,844	33,719	1,321,281	867,730	651,600	272,174
600	-510,530	21,442	1,376,442	922,891	706,761	327,336
650	-1,823,904	76,604	1,431,604	978,053	761,923	382,497



CIL Viability Decorum BC

SITE TYPE 10
500 UNITS
FLATS & HOUSES
30 UPH

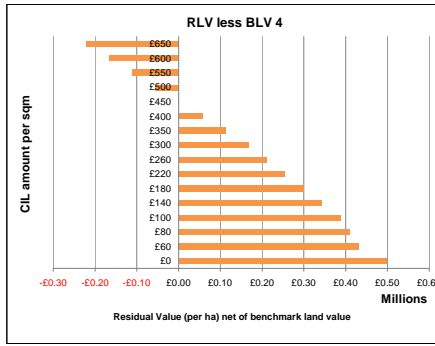
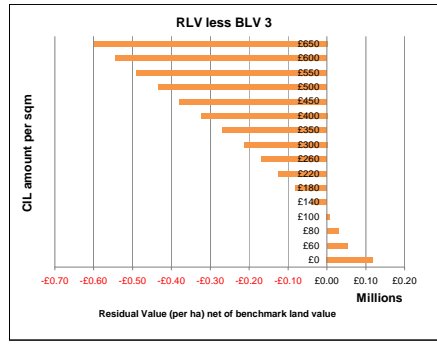
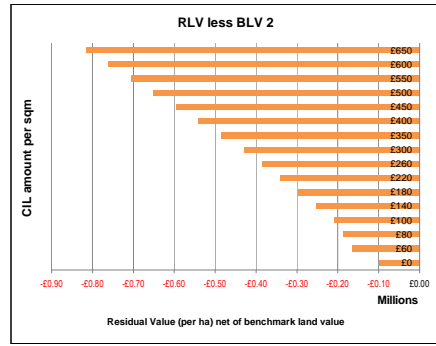
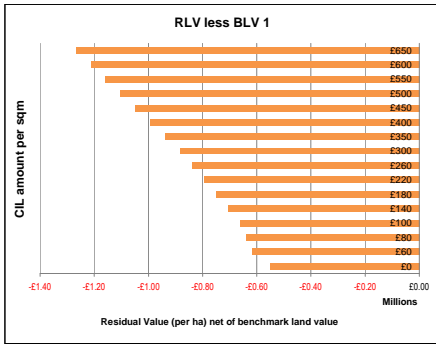
Benchmark Land Values (per net developable ha)			
BLV1	BLV2	BLV3	BLV4
Resi Land (DVS)	Offices (lower)	Ind./Warehousing	Community uses
£1,355,000	£901,449	£885,319	£305,893

Net area as percentage of gross 70%

CSH level:	4 on AH	-5%	Sales value inflation
	4 on private		Build cost inflation
Aff Hsg:	35%		

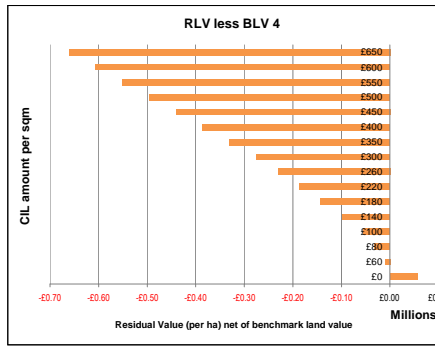
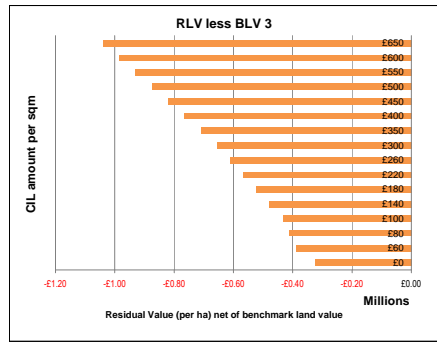
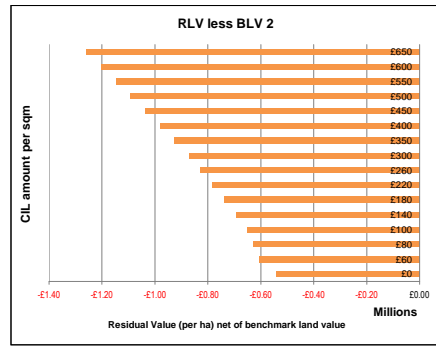
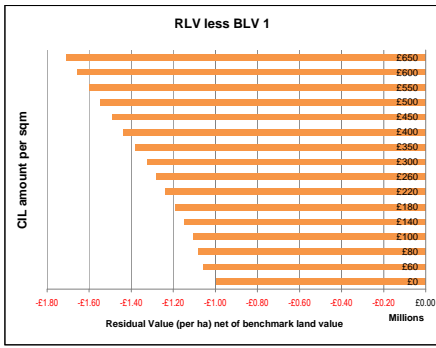
Site type 10 Description: Area 1 £3767 psqm Site area: 23.81 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	19,120,554	803,063	561,937	98,386	117,744	497,170
60	17,544,506	736,869	618,131	164,580	51,550	430,976
80	17,019,156	714,805	640,195	186,644	29,486	408,911
100	16,493,807	692,740	662,260	208,709	7,421	386,847
140	15,443,107	648,611	706,389	252,839	36,708	342,717
180	14,392,408	604,481	750,519	296,968	80,838	298,588
220	13,341,709	560,352	794,648	341,097	124,967	254,458
260	12,291,010	516,222	838,778	385,227	169,097	210,329
300	11,240,311	472,093	882,907	429,356	213,226	166,200
350	9,926,937	416,931	938,069	484,518	268,388	111,038
400	8,613,563	361,770	993,230	539,679	323,549	55,876
450	7,300,190	306,608	1,048,392	594,841	378,711	715
500	5,986,816	251,446	1,103,554	650,003	433,873	-54,447
550	4,673,442	196,285	1,158,715	705,164	489,034	-109,609
600	3,360,068	141,123	1,213,877	760,326	544,196	-164,770
650	2,046,694	85,961	1,269,039	815,488	599,358	-219,932



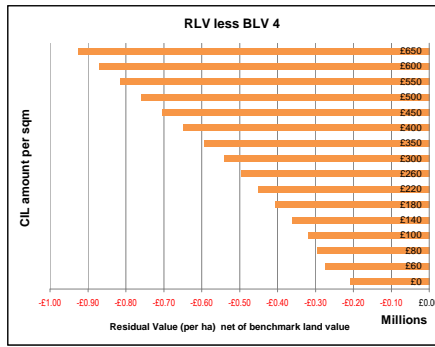
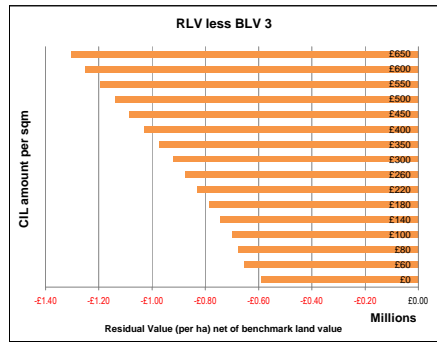
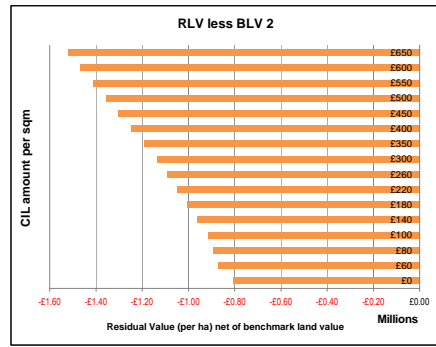
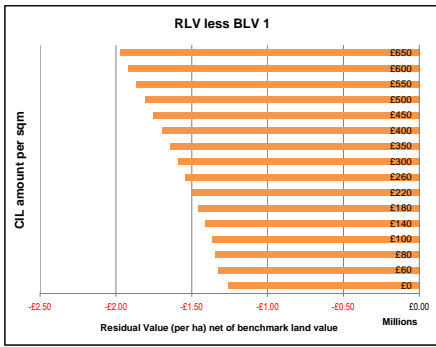
Site type 10 Description: Area 2 £3229 psqm Site area: 23.81 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,614,644	361,815	993,185	539,634	323,504	55,922
60	7,038,596	295,621	1,059,379	605,828	389,698	-10,272
80	6,513,246	273,556	1,081,444	627,893	411,763	-32,337
100	5,987,897	251,492	1,103,508	649,957	433,827	-54,402
140	4,937,197	207,362	1,147,638	694,087	477,957	-98,531
180	3,886,498	163,233	1,191,767	738,216	522,086	-142,660
220	2,835,799	119,104	1,235,896	782,345	566,215	-186,790
260	1,785,100	74,974	1,280,026	826,475	610,345	-230,919
300	734,401	30,845	1,324,155	870,604	654,474	-275,048
350	-578,973	-24,317	1,379,317	925,766	709,636	-330,210
400	-1,892,347	-79,479	1,434,479	980,928	764,798	-385,372
450	-3,205,720	-134,640	1,489,640	1,036,089	819,959	-440,534
500	-4,519,094	-189,802	1,544,802	1,091,251	875,121	-495,696
550	-5,832,468	-244,964	1,599,964	1,146,413	930,283	-550,857
600	-7,145,842	-300,125	1,655,125	1,201,574	985,444	-606,019
650	-8,459,216	-355,287	1,710,287	1,256,736	1,040,606	-661,180



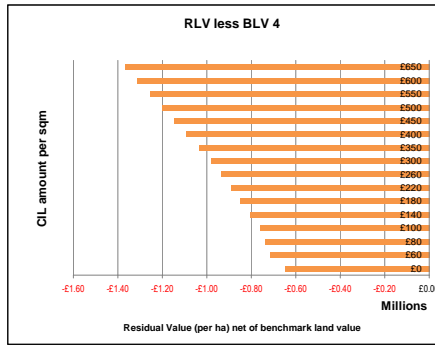
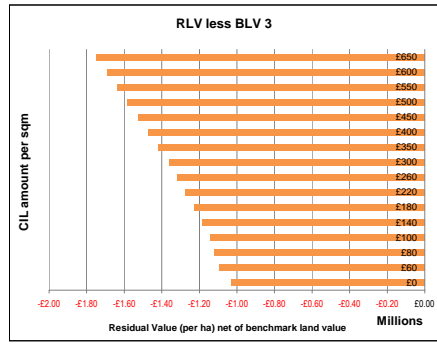
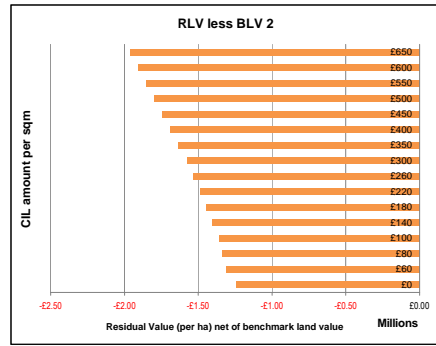
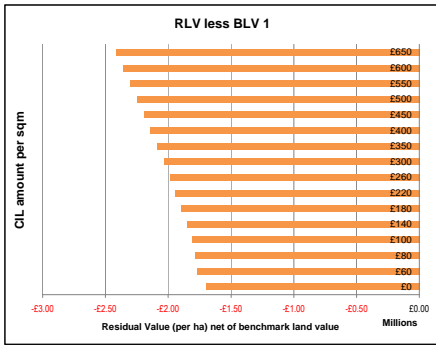
Site type 10 Description: Area 3 £2906 psqm Site area: 23.81 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,311,098	97,066	1,257,934	804,383	588,253	-208,827
60	735,050	30,872	1,324,128	870,577	654,447	-275,021
80	209,700	8,807	1,346,193	892,642	676,512	-297,086
100	-315,649	-13,257	1,368,257	914,706	698,576	-319,151
140	-1,366,349	-57,387	1,412,387	958,836	742,706	-363,280
180	-2,417,048	-101,516	1,456,516	1,002,965	786,835	-407,409
220	-3,467,747	-145,645	1,500,645	1,047,094	830,964	-451,539
260	-4,518,446	-189,775	1,544,775	1,091,224	875,094	-495,668
300	-5,569,145	-233,904	1,588,904	1,135,353	919,223	-539,797
350	-6,619,844	-278,033	1,633,033	1,179,483	963,353	-583,926
400	-7,670,543	-322,162	1,677,162	1,223,612	1,007,482	-628,055
450	-8,721,242	-366,291	1,721,291	1,267,741	1,051,611	-672,184
500	-9,771,941	-410,420	1,765,420	1,311,870	1,095,740	-716,313
550	-10,822,640	-454,549	1,809,549	1,355,999	1,139,869	-760,442
600	-11,873,339	-498,678	1,853,678	1,400,128	1,184,000	-804,571
650	-12,924,038	-542,807	1,897,807	1,444,257	1,228,128	-848,700



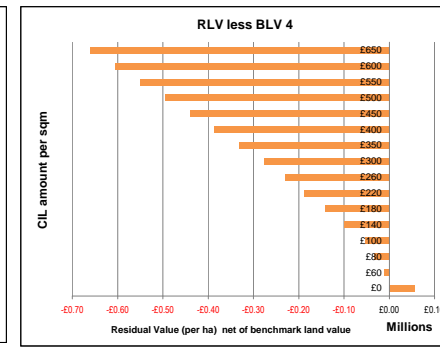
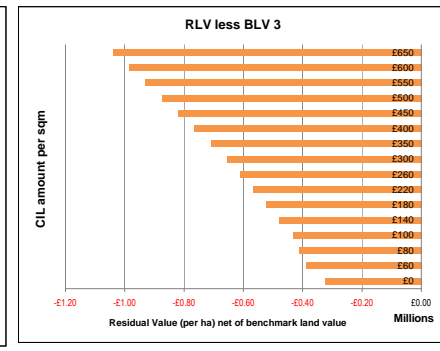
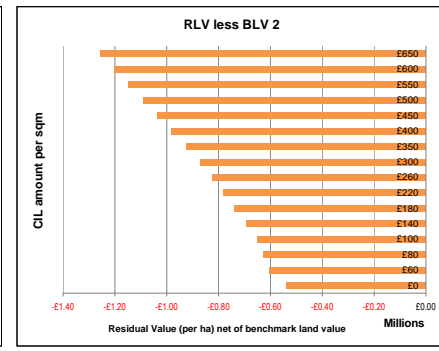
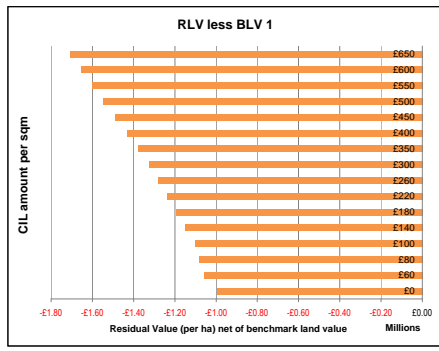
Site type 10 Description: Area 4 £2368 psqm Site area: 23.81 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,194,812	344,182	1,699,182	1,245,631	1,029,501	650,075
60	9,770,860	410,376	1,765,376	1,311,825	1,095,695	716,269
80	10,296,210	432,441	1,787,441	1,333,890	1,117,760	738,334
100	10,821,559	454,505	1,809,505	1,355,955	1,139,824	760,399
140	11,872,259	498,635	1,853,635	1,400,084	1,183,954	804,528
180	12,922,958	542,764	1,897,764	1,444,213	1,228,083	848,657
220	13,973,657	586,894	1,941,894	1,488,343	1,272,213	892,787
260	15,024,356	631,023	1,986,023	1,532,472	1,316,342	936,916
300	16,075,055	675,152	2,030,152	1,576,601	1,360,471	981,046
350	17,388,429	730,314	2,085,314	1,631,763	1,415,633	1,036,207
400	18,701,802	785,476	2,140,476	1,686,925	1,470,795	1,091,369
450	20,015,176	840,637	2,195,637	1,742,086	1,525,956	1,146,531
500	21,328,550	895,799	2,250,799	1,797,248	1,581,118	1,201,692
550	22,641,924	950,961	2,305,961	1,852,410	1,636,280	1,256,854
600	23,955,298	1,006,123	2,361,123	1,907,572	1,691,441	1,312,016
650	25,268,672	1,061,284	2,416,284	1,962,733	1,746,603	1,367,178



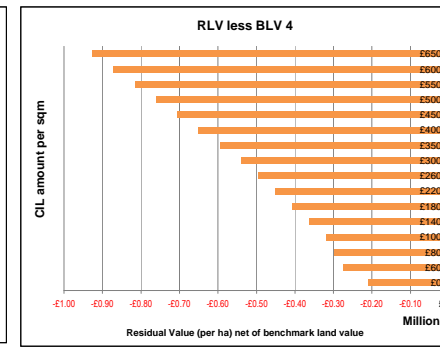
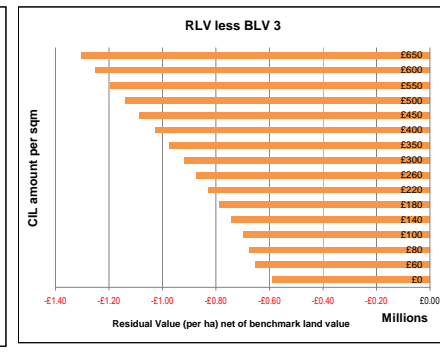
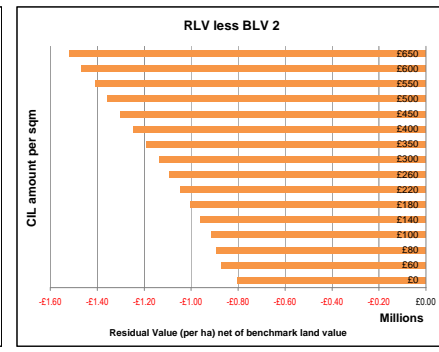
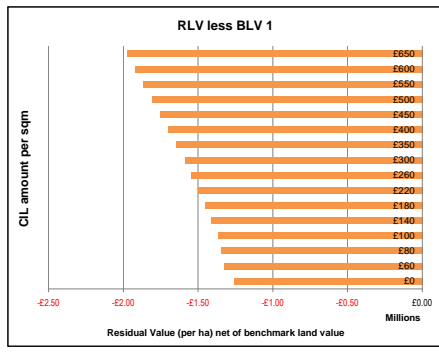
Site type 10 Description: **Area 5 £3229 pam** Site area: 23.81 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,614,644	361,815	993,185	539,634	323,504	55,922
60	7,038,596	295,621	1,059,379	605,828	389,698	10,272
80	6,513,246	273,556	1,081,444	627,893	411,763	32,337
100	5,987,897	251,492	1,103,508	649,957	433,827	54,402
140	4,937,197	207,362	1,147,638	694,087	477,957	98,531
180	3,886,498	163,233	1,191,767	738,216	522,086	142,660
220	2,835,799	119,104	1,235,896	782,345	566,215	186,790
260	1,785,100	74,974	1,280,026	826,475	610,345	230,919
300	734,401	30,845	1,324,155	870,604	654,474	275,048
350	-578,973	-24,317	1,378,317	925,766	709,636	330,210
400	-1,892,347	-79,479	1,434,479	980,928	764,798	385,372
450	-3,205,720	-134,640	1,489,640	1,036,089	819,959	440,534
500	-4,519,094	-189,802	1,544,802	1,091,251	875,121	495,695
550	-5,832,468	-244,964	1,599,964	1,146,413	930,283	550,857
600	-7,145,842	-300,125	1,655,125	1,201,574	985,444	606,019
650	-8,459,216	-355,287	1,710,287	1,256,736	1,040,606	661,180



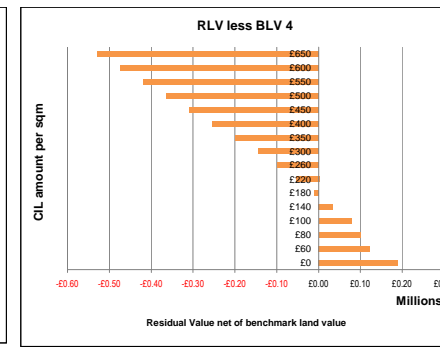
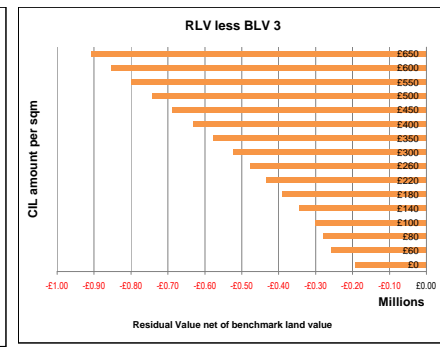
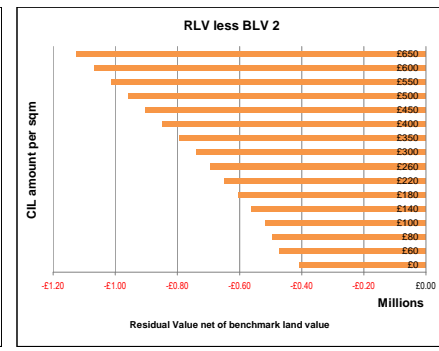
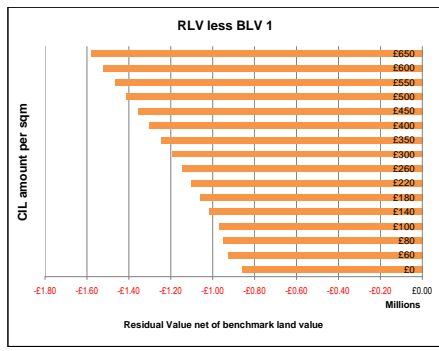
Site type 10 Description: **Area 6 £2906 pam** Site area: 23.81 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,311,098	97,066	1,257,934	804,383	588,253	208,827
60	735,050	30,872	1,324,128	870,577	654,447	275,021
80	209,700	8,807	1,346,193	892,642	676,512	297,086
100	-315,649	-13,257	1,368,257	914,706	698,576	319,151
140	-1,366,349	-57,387	1,412,387	958,836	742,706	363,280
180	-2,417,048	-101,516	1,456,516	1,002,965	786,835	407,409
220	-3,467,747	-145,645	1,500,645	1,047,094	830,964	451,539
260	-4,518,446	-189,775	1,544,775	1,091,224	875,094	495,668
300	-5,569,145	-233,904	1,588,904	1,135,353	919,223	539,797
350	-6,620,194	-278,034	1,633,034	1,179,483	963,353	583,926
400	-7,671,243	-322,163	1,677,163	1,223,612	1,007,483	628,055
450	-8,722,292	-366,292	1,721,292	1,267,742	1,051,572	672,184
500	-9,773,341	-410,421	1,765,421	1,311,871	1,095,661	716,313
550	-10,824,390	-454,550	1,809,550	1,356,000	1,139,750	760,442
600	-11,875,439	-498,679	1,853,679	1,400,129	1,183,829	804,571
650	-12,926,488	-542,808	1,897,808	1,444,258	1,227,908	848,700



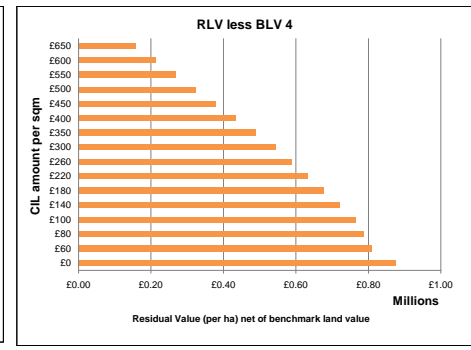
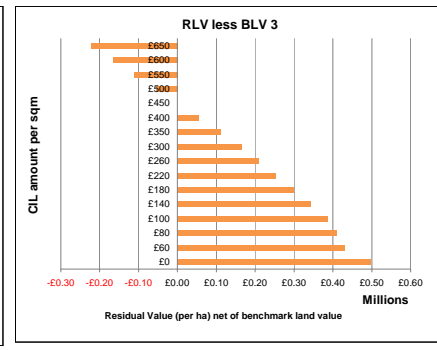
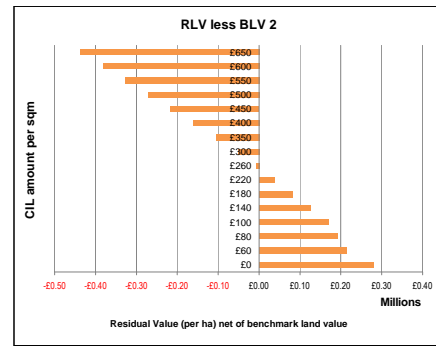
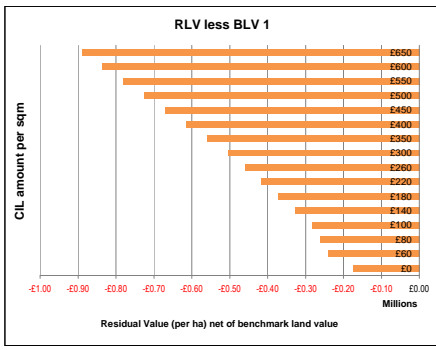
Site type 10 Description: **Area 7 £3391 pam** Site area: 23.81 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,766,417	494,190	860,810	407,259	191,129	188,296
60	10,190,369	427,995	927,005	473,454	257,323	122,102
80	9,665,019	405,931	949,069	495,518	279,388	100,037
100	9,139,670	383,866	971,134	517,583	301,453	77,973
140	8,088,970	339,737	1,015,263	561,712	345,582	33,843
180	7,038,271	295,607	1,059,393	605,842	389,712	-10,286
220	5,987,572	251,478	1,103,522	649,971	433,841	-54,415
260	4,936,873	207,349	1,147,651	694,100	477,970	-98,545
300	3,886,174	163,219	1,191,781	738,230	522,100	-142,674
350	2,835,475	119,090	1,235,910	782,359	566,229	-186,803
400	1,784,776	74,961	1,280,039	826,488	610,358	-230,932
450	734,077	30,832	1,324,168	870,617	654,487	-275,061
500	-578,622	-24,302	1,378,297	925,746	709,616	-330,190
550	-1,891,996	-79,473	1,434,426	980,875	764,745	-385,319
600	-3,205,370	-134,644	1,489,555	1,036,004	819,874	-440,448
650	-4,518,744	-189,815	1,544,684	1,091,133	875,003	-495,577

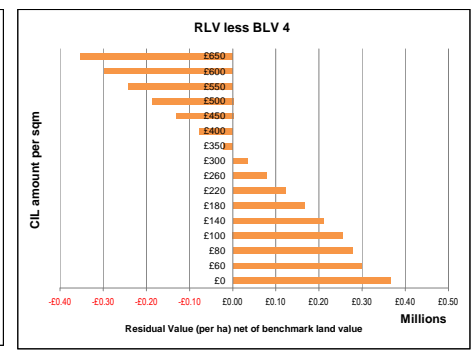
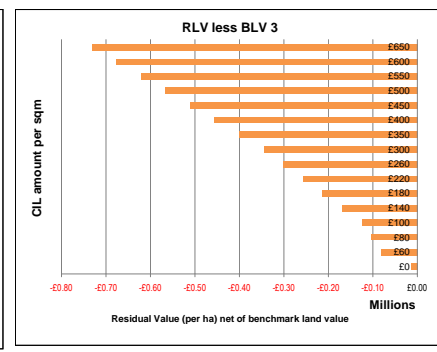
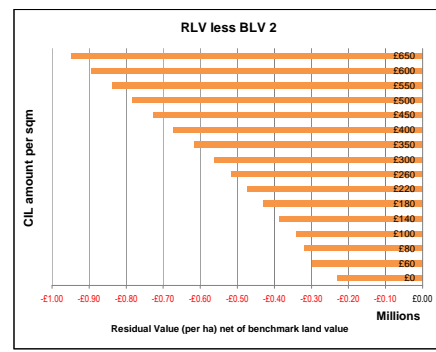
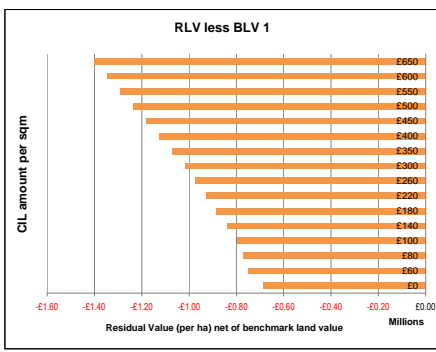


CIL Viability		Decorum BC		Benchmark Land Values (per net developable ha)			
SITE TYPE	10	BLV1	BLV2	BLV3	BLV4		
500 UNITS		Resi Land (DVS)	Offices (lower)	Ind./Warehousing	Community uses		
FLATS & HOUSES		£1,355,000	£901,449	£885,319	£305,893		
30 UPH		Net area as percentage of gross	70%				
CSH level:	4 on AH	10%	Sales value inflation				
	4 on private	5%	Build cost inflation				
Aff Hqs:	35%						

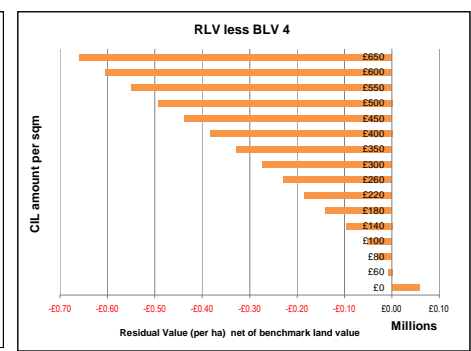
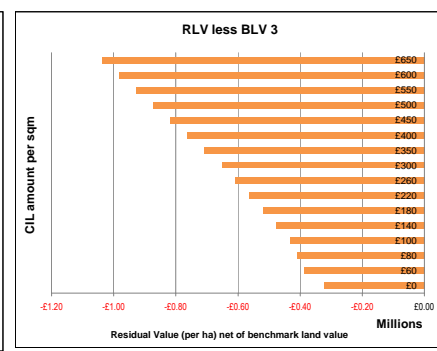
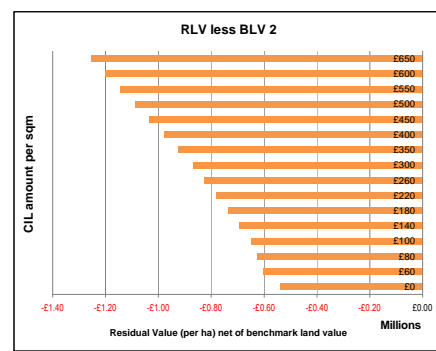
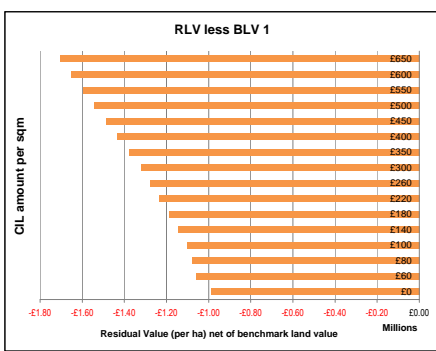
Site type 10	Description:	Area 1	£3767 ps/m	Site area:	23.81 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	28,131,567	1,181,626	-173,474	280,077	496,207	875,632
60	26,555,518	1,115,332	-239,668	213,883	430,013	809,438
80	26,030,169	1,093,267	-261,733	191,818	407,948	787,374
100	25,504,819	1,071,202	-283,798	169,753	385,883	765,309
140	24,454,120	1,027,073	-327,927	125,624	341,754	721,180
180	23,403,421	982,944	-372,056	81,495	297,625	677,050
220	22,352,722	938,814	-416,186	37,366	253,495	632,921
260	21,302,023	894,685	-460,315	6,764	209,366	588,792
300	20,251,324	850,556	-504,444	-50,893	165,237	544,662
350	18,937,950	795,394	-559,606	-106,055	110,075	499,501
400	17,624,576	740,232	-614,768	-161,217	54,913	454,339
450	16,311,202	685,070	-669,930	-216,379	248	409,177
500	14,997,828	629,909	-725,091	-271,540	55,410	364,015
550	13,684,455	574,747	-780,253	-326,702	110,572	318,854
600	12,371,081	519,585	-835,415	-381,864	165,734	273,692
650	11,057,707	464,424	-890,576	-437,025	220,895	158,530



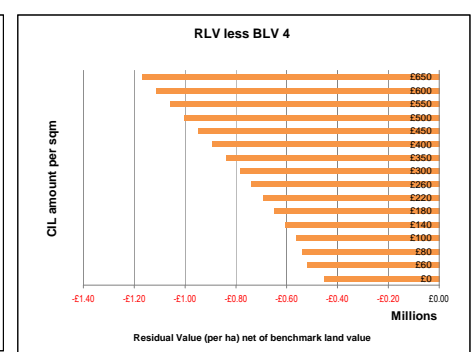
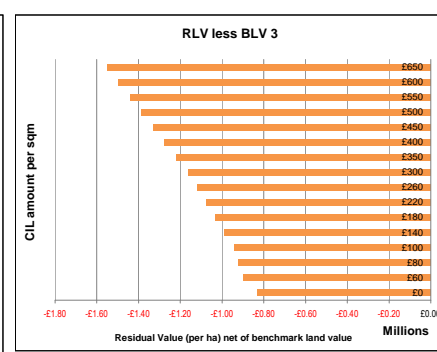
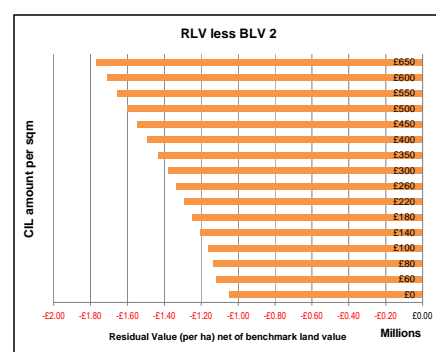
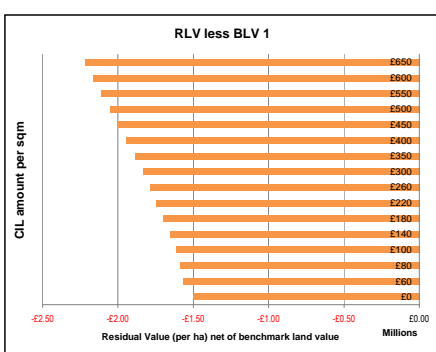
Site type 10	Description:	Area 2	£3229 ps/m	Site area:	23.81 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	15,966,829	670,607	-684,393	-230,842	14,712	364,714
60	14,390,780	604,413	-750,587	-297,036	80,906	298,519
80	13,865,431	582,348	-772,652	-319,101	102,971	276,455
100	13,340,081	560,283	-794,717	-341,166	125,036	254,390
140	12,289,382	516,154	-838,846	-385,295	169,165	210,261
180	11,238,683	472,025	-882,975	-429,424	213,294	166,131
220	10,187,984	427,896	-927,105	-473,554	257,424	122,002
260	9,137,285	383,766	-971,234	-517,683	301,553	77,873
300	8,086,586	339,637	-1,015,363	-561,812	345,682	33,743
350	6,773,212	284,475	-1,070,525	-616,974	400,844	21,418
400	5,459,838	229,313	-1,125,687	-672,136	456,006	76,580
450	4,146,464	174,152	-1,180,848	-727,298	511,167	131,742
500	2,833,091	118,990	-1,236,010	-782,459	566,329	186,904
550	1,519,717	63,828	-1,291,172	-837,621	621,491	242,065
600	206,343	8,666	-1,346,334	-892,783	676,653	297,227
650	-1,107,031	-46,495	-1,401,495	-947,944	731,814	352,389



Site type 10	Description:	Area 3	£2906 ps/m	Site area:	23.81 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,667,986	364,055	-990,945	-537,394	321,264	58,162
60	7,091,938	297,861	-1,057,139	-603,588	387,458	8,032
80	6,566,588	275,797	-1,079,203	-625,652	409,522	30,097
100	6,041,239	253,732	-1,101,268	-647,717	431,587	52,161
140	4,990,540	209,603	-1,145,397	-691,846	475,716	96,291
180	3,939,840	165,473	-1,189,527	-735,976	519,846	140,420
220	2,889,141	121,344	-1,233,656	-780,105	563,975	184,549
260	1,838,442	77,215	-1,277,785	-824,234	608,104	228,679
300	787,743	33,085	-1,321,915	-868,364	652,234	272,808
350	-525,631	-22,076	-1,377,076	-923,525	707,395	327,970
400	-1,839,004	-77,238	-1,432,238	-978,687	762,557	383,131
450	-3,152,378	-132,400	-1,487,400	-1,033,849	817,719	438,293
500	-4,465,752	-187,562	-1,542,562	-1,089,011	872,881	493,455
550	-5,779,126	-242,723	-1,597,723	-1,144,172	928,042	548,617
600	-7,092,500	-297,885	-1,652,885	-1,199,334	983,204	603,778
650	-8,405,874	-353,047	-1,708,047	-1,254,496	1,038,366	658,940

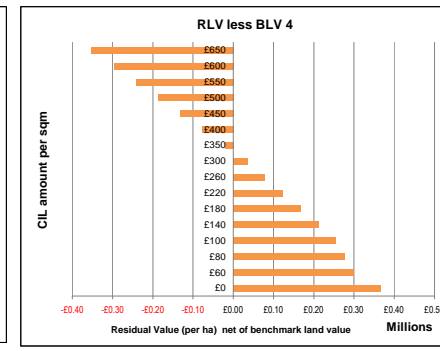
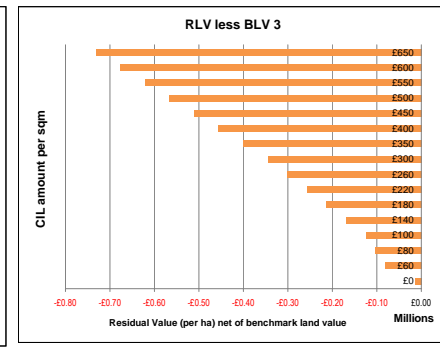
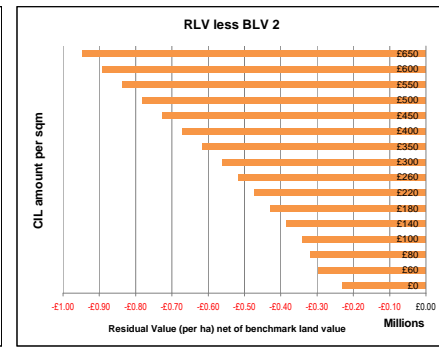
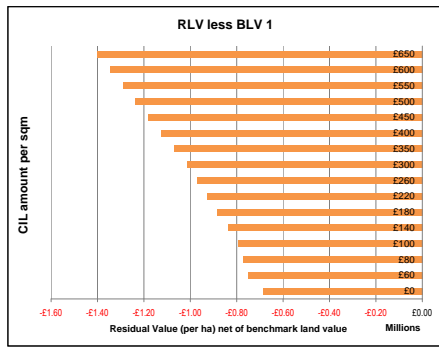


Site type 10	Description:	Area 4	£2368 ps/m	Site area:	23.81 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,496,752	146,864	-1,501,864	-1,048,313	832,183	452,757
60	5,072,800	213,058	-1,568,058	-1,114,507	898,377	518,951
80	5,598,150	235,122	-1,590,122	-1,136,571	920,441	541,016
100	6,123,499	257,187	-1,612,187	-1,158,636	942,506	563,080
140	7,174,198	301,316	-1,656,316	-1,202,765	986,635	607,210
180	8,224,897	345,446	-1,700,446	-1,246,895	1,030,765	651,339
220	9,275,597	389,575	-1,744,575	-1,291,024	1,074,894	695,468
260	10,326,296	433,704	-1,788,704	-1,335,153	1,119,023	739,598
300	11,376,995	477,834	-1,832,834	-1,379,283	1,163,153	783,727
350	12,690,368	532,963	-1,876,963	-1,423,413	1,207,283	827,857
400	14,003,742	588,093	-1,921,093	-1,467,543	1,251,413	871,986
450	15,317,116	643,222	-1,965,222	-1,511,673	1,295,543	916,116
500	16,630,490	698,352	-2,009,352	-1,555,803	1,339,673	960,245
550	17,943,864	753,481	-2,053,481	-1,600,033	1,383,803	1,004,375
600	19,257,238	808,611	-2,097,611	-1,644,263	1,427,933	1,048,504
650	20,570,612	863,740	-2,141,740	-1,688,493	1,472,063	1,092,634



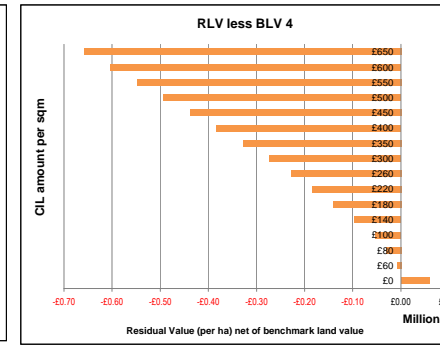
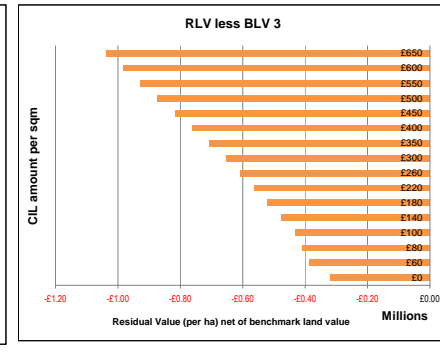
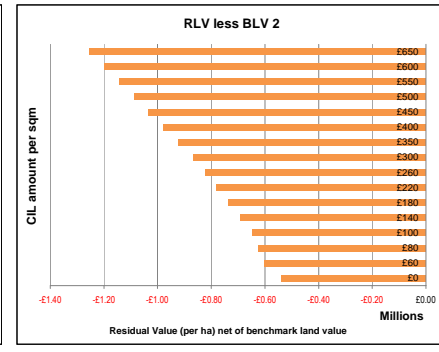
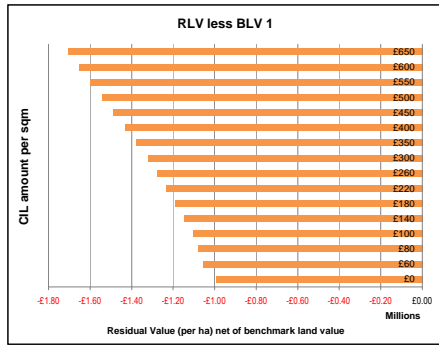
Site type 10 Description: **Area 5** £3229 pcm Site area: 23.81 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	15,966,829	670,607	684,393	230,842	14,712	364,714
60	14,390,780	604,413	750,587	297,036	80,906	298,519
80	13,865,431	582,348	772,652	319,101	102,971	276,455
100	13,340,081	560,283	794,717	341,166	125,036	254,390
140	12,289,382	516,154	838,846	385,295	169,165	210,261
180	11,238,683	472,025	882,975	429,424	213,294	166,131
220	10,187,984	427,895	927,105	473,554	257,424	122,002
260	9,137,285	383,766	971,234	517,683	301,553	77,873
300	8,086,586	339,637	1,015,363	561,812	345,682	33,743
350	6,773,212	284,475	1,070,525	616,974	400,844	21,418
400	5,459,838	229,313	1,125,687	672,136	456,006	76,580
450	4,146,464	174,152	1,180,848	727,298	511,167	131,742
500	2,833,091	118,990	1,236,010	782,459	566,329	186,904
550	1,519,717	63,828	1,291,172	837,621	621,491	242,065
600	206,343	8,666	1,346,334	892,783	676,653	297,227
650	-1,107,031	-46,495	1,401,495	947,944	731,814	352,389



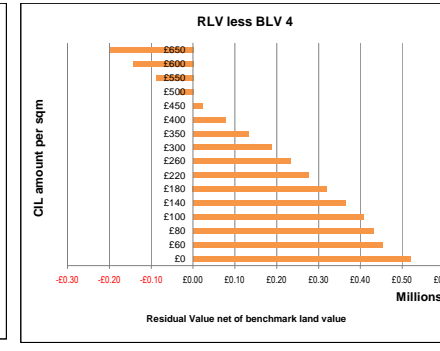
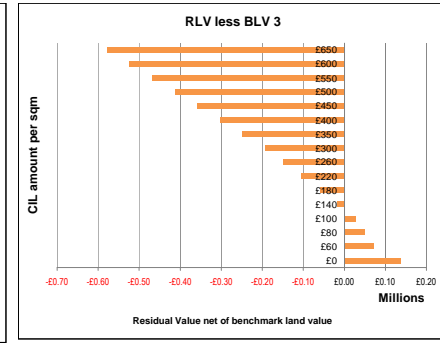
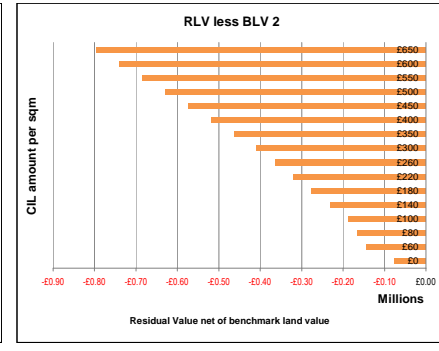
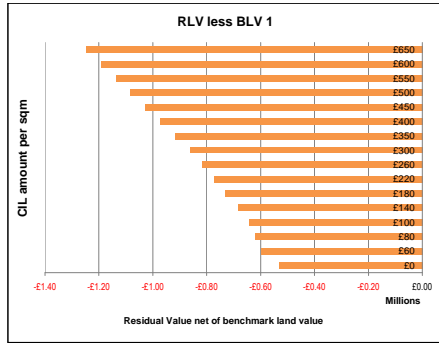
Site type 10 Description: **Area 6** £2906 pcm Site area: 23.81 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,667,986	364,055	990,945	537,394	321,264	58,162
60	7,091,938	297,861	1,057,139	603,588	387,458	8,032
80	6,566,588	275,797	1,079,203	625,652	409,522	30,097
100	6,041,239	253,732	1,101,268	647,717	431,587	52,161
140	4,990,540	209,603	1,145,397	691,846	475,716	96,291
180	3,939,840	165,473	1,189,527	735,976	519,846	140,420
220	2,889,141	121,344	1,233,656	780,105	563,975	184,549
260	1,838,442	77,215	1,277,785	824,234	608,104	228,679
300	787,743	33,085	1,321,915	868,364	652,234	272,808
350	-525,631	-22,076	1,377,076	923,525	707,395	327,970
400	-1,839,004	-77,238	1,432,238	978,687	762,557	383,131
450	-3,152,378	-132,400	1,487,400	1,033,849	817,719	438,293
500	-4,465,752	-187,562	1,542,562	1,089,011	872,881	493,455
550	-5,779,126	-242,723	1,597,723	1,144,172	928,042	548,617
600	-7,092,500	-297,885	1,652,885	1,199,334	983,204	603,778
650	-8,405,874	-353,047	1,708,047	1,254,496	1,038,366	658,940



Site type 10 Description: **Area 7** £3391 pcm Site area: 23.81 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	19,616,250	823,883	531,117	77,566	138,564	517,989
60	18,040,202	757,688	597,312	143,761	72,370	451,795
80	17,514,852	735,624	619,376	165,825	50,305	429,730
100	16,989,503	713,559	641,441	187,890	28,240	407,666
140	15,938,804	669,430	685,570	232,019	15,889	363,536
180	14,888,105	625,300	729,700	276,149	60,019	319,407
220	13,837,406	581,171	773,829	320,278	104,148	275,278
260	12,786,706	537,042	817,958	364,407	148,277	231,148
300	11,736,007	492,912	862,088	408,537	192,407	187,019
350	10,422,633	437,751	917,249	463,698	247,568	131,857
400	9,109,260	382,589	972,411	518,860	302,730	76,696
450	7,795,886	327,427	1,027,573	574,022	357,892	21,534
500	6,482,512	272,266	1,082,734	629,184	413,053	-33,628
550	5,169,138	217,104	1,137,896	684,345	468,215	-88,790
600	3,855,764	161,942	1,193,058	739,507	523,377	-143,951
650	2,542,390	106,780	1,248,220	794,669	578,539	-199,113



CIL Viability Decorum BC

SITE TYPE 10
500 UNITS
FLATS & HOUSES
30 UPH

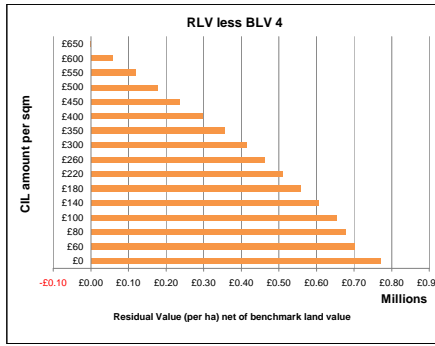
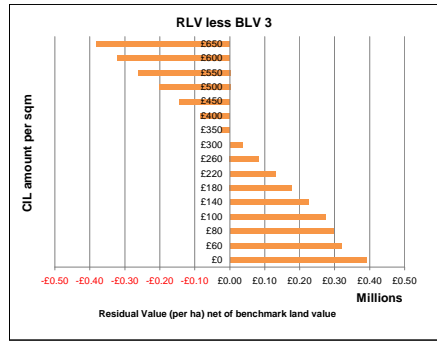
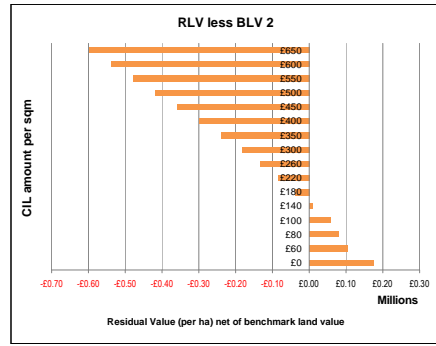
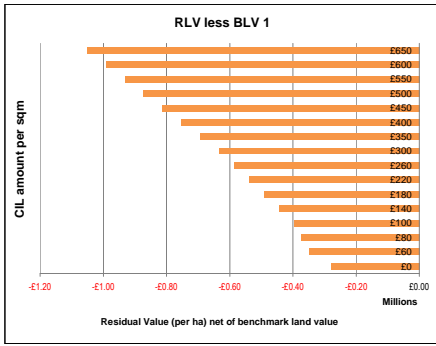
Benchmark Land Values (per net developable ha)			
BLV1	BLV2	BLV3	BLV4
Resi Land (DVS)	Offices (lower)	Ind./Warehousing	Community uses
£1,355,000	£901,449	£885,319	£305,893

Net area as percentage of gross 70%

CSH level:	4 on AH	Sales value inflation
Att Hsg:	4 on private	Build cost inflation

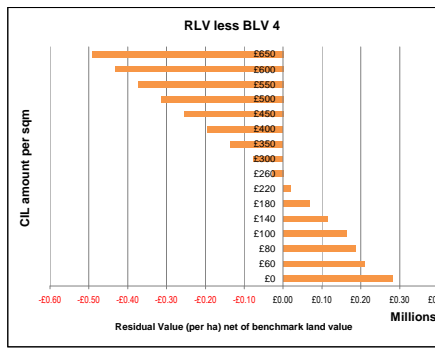
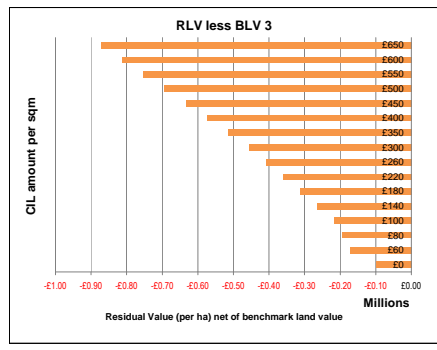
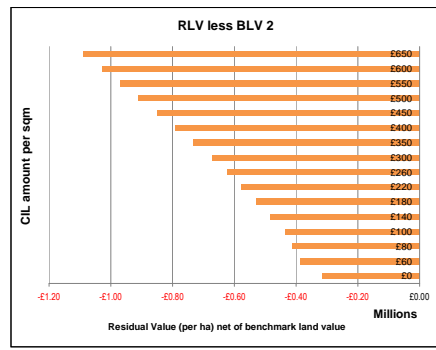
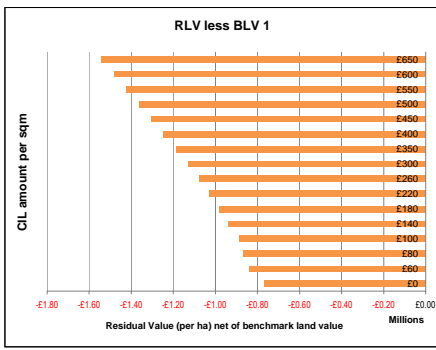
Site type 10 Description: **Area 1 £3767 psqm** Site area: 23.81 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	25,632,615	1,076,570	278,430	175,121	391,251	770,677
60	23,935,332	1,005,284	349,716	103,835	319,965	699,391
80	23,369,571	981,522	373,478	80,073	296,203	675,629
100	22,803,810	957,760	397,240	56,311	272,441	651,867
140	21,672,288	910,236	444,764	8,787	224,917	604,343
180	20,540,766	862,712	492,288	38,737	177,393	556,819
220	19,409,244	815,188	539,812	86,261	129,869	509,295
260	18,277,722	767,664	587,336	133,785	82,345	461,771
300	17,146,200	720,140	634,860	181,309	34,821	414,247
350	15,731,797	660,735	694,265	240,714	24,583	354,842
400	14,317,395	601,331	753,669	300,118	83,988	295,437
450	12,902,992	541,926	813,074	359,523	143,393	236,032
500	11,488,589	482,521	872,479	418,928	202,798	176,627
550	10,074,187	423,116	931,884	478,333	262,203	117,223
600	8,659,784	363,711	991,289	537,738	321,608	57,818
650	7,245,382	304,306	1,050,694	597,143	381,013	-1,587



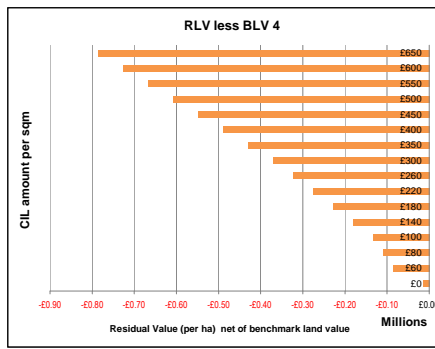
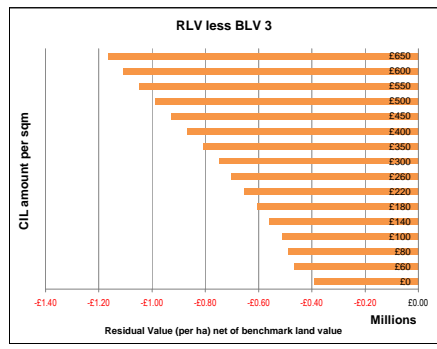
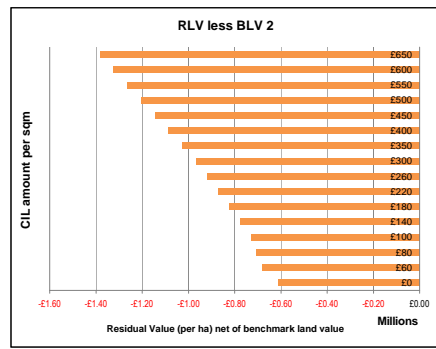
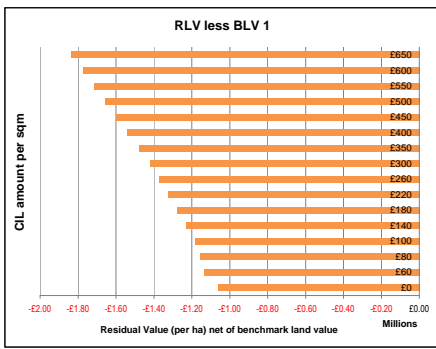
Site type 10 Description: **Area 2 £3229 psqm** Site area: 23.81 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	13,954,316	586,081	768,919	315,368	99,238	280,188
60	12,257,033	514,795	840,205	386,654	170,524	208,902
80	11,691,272	491,033	863,967	410,416	194,286	185,140
100	11,125,511	467,271	887,729	434,178	218,048	161,378
140	9,993,989	419,748	935,252	481,701	265,571	113,854
180	8,862,466	372,224	982,776	529,225	313,095	66,330
220	7,730,944	324,700	1,030,300	576,749	360,619	18,806
260	6,599,422	277,176	1,077,824	624,273	408,143	28,718
300	5,467,900	229,652	1,125,348	671,797	455,667	76,241
350	4,053,498	170,247	1,184,753	731,202	515,072	135,646
400	2,639,095	110,842	1,244,158	790,607	574,477	195,051
450	1,224,692	51,437	1,303,563	850,012	633,882	254,456
500	-189,710	7,968	1,362,968	909,417	693,287	313,861
550	-1,604,113	67,373	1,422,373	968,822	752,692	373,266
600	-3,018,515	126,778	1,481,778	1,028,227	812,097	432,671
650	-4,432,918	186,183	1,541,183	1,087,632	871,502	492,076



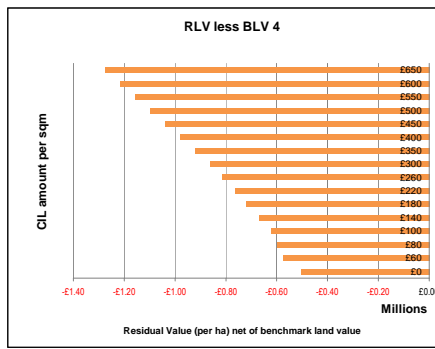
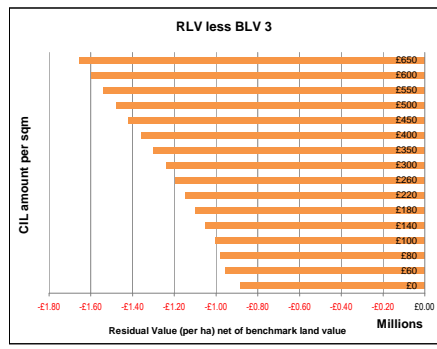
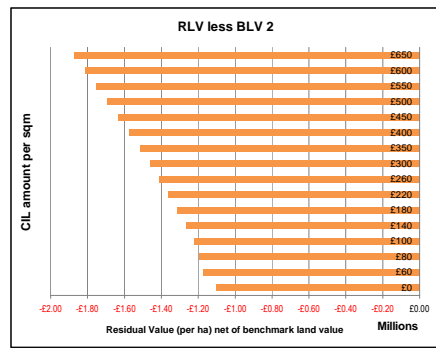
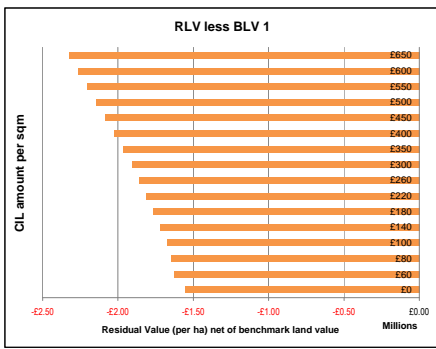
Site type 10 Description: **Area 3 £2906 psqm** Site area: 23.81 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,947,336	291,788	1,063,212	609,661	393,531	14,105
60	5,250,053	220,502	1,134,498	680,947	464,817	85,391
80	4,684,292	196,740	1,158,260	704,709	488,579	109,153
100	4,118,531	172,978	1,182,022	728,471	512,341	132,915
140	2,987,009	125,454	1,229,546	775,995	559,865	180,439
180	1,855,487	77,930	1,277,070	823,519	607,389	227,963
220	723,965	30,407	1,324,593	871,042	654,912	275,487
260	-407,557	17,117	1,372,117	918,566	702,436	323,011
300	-1,539,079	64,641	1,419,641	966,090	749,960	370,535
350	-2,953,482	124,046	1,479,046	1,025,495	809,365	429,940
400	-4,367,885	183,451	1,538,451	1,084,900	868,770	489,344
450	-5,782,287	242,856	1,597,856	1,144,305	928,175	548,749
500	-7,196,690	302,261	1,657,261	1,203,710	987,580	608,154
550	-8,611,092	361,666	1,716,666	1,263,115	1,046,985	667,559
600	-10,025,495	421,071	1,776,071	1,322,520	1,106,390	726,964
650	-11,439,898	480,476	1,835,476	1,381,925	1,165,795	786,369



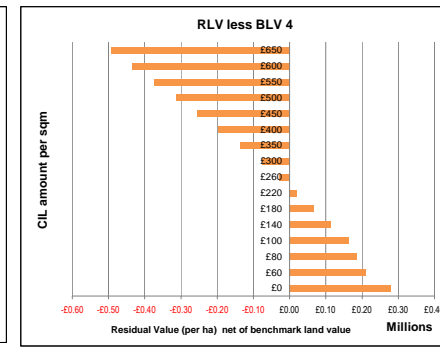
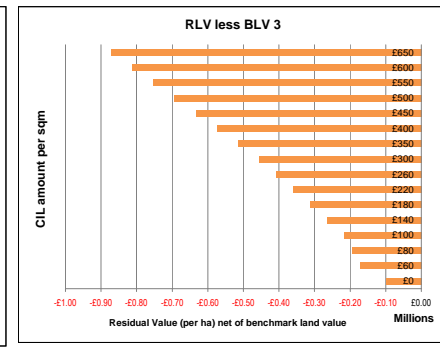
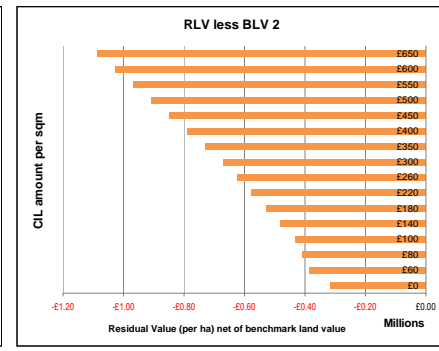
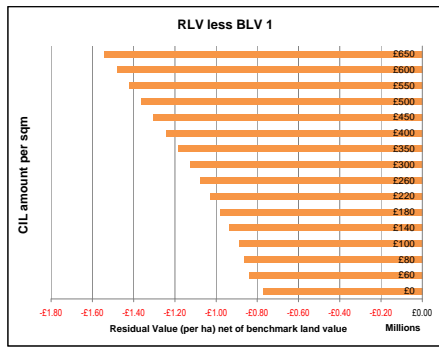
Site type 10 Description: **Area 4 £2368 psqm** Site area: 23.81 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,730,963	198,700	1,563,700	1,100,149	884,019	504,594
60	6,428,246	269,986	1,624,986	1,171,435	955,305	575,880
80	6,994,007	293,748	1,648,748	1,195,197	979,067	599,642
100	7,559,769	317,510	1,672,510	1,218,959	1,002,829	623,404
140	8,691,291	365,034	1,720,034	1,266,483	1,050,353	670,928
180	9,822,813	412,558	1,767,558	1,314,007	1,097,877	718,451
220	10,954,335	460,082	1,815,082	1,361,531	1,145,401	765,975
260	12,085,857	507,606	1,862,606	1,409,055	1,192,925	813,499
300	13,217,379	555,130	1,910,130	1,456,579	1,240,449	861,023
350	14,631,781	614,535	1,969,535	1,515,984	1,299,854	920,428
400	16,046,184	673,940	2,028,940	1,575,389	1,359,259	979,833
450	17,460,587	733,345	2,088,345	1,634,794	1,418,664	1,039,238
500	18,874,989	792,750	2,147,750	1,694,199	1,478,069	1,098,643
550	20,289,392	852,154	2,207,154	1,753,603	1,537,473	1,158,048
600	21,703,794	911,559	2,266,559	1,813,008	1,596,878	1,217,453
650	23,118,197	970,964	2,325,964	1,872,413	1,656,283	1,276,858



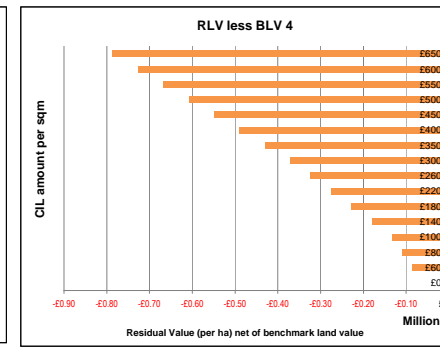
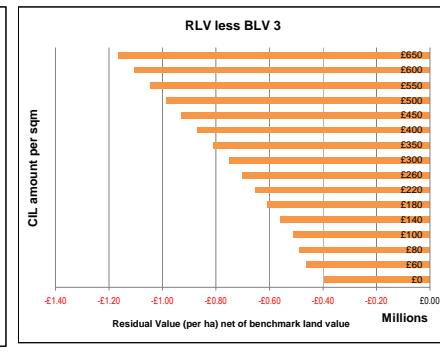
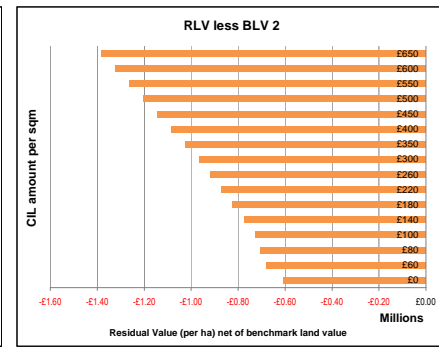
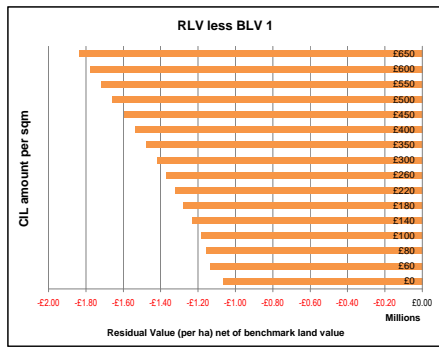
Site type 10 Description: **Area 5** £3229 pcm Site area: 23.81 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	13,954,316	586,081	768,919	315,368	99,238	280,188
60	12,257,033	514,795	840,205	386,654	170,524	208,902
80	11,691,272	491,033	863,967	410,416	194,286	185,140
100	11,125,511	467,271	887,729	434,178	218,048	161,378
140	9,993,989	419,748	935,252	481,701	265,571	113,854
180	8,862,466	372,224	982,776	529,225	313,095	68,330
220	7,730,944	324,700	1,030,300	576,749	360,619	18,806
260	6,599,422	277,176	1,077,824	624,273	408,143	28,718
300	5,467,900	229,652	1,125,348	671,797	455,667	76,241
350	4,336,378	182,128	1,172,872	719,321	503,191	123,765
400	3,204,856	134,604	1,220,396	766,845	550,715	171,289
450	2,073,334	87,080	1,267,920	814,369	598,239	218,813
500	941,812	39,556	1,315,444	861,893	645,763	266,337
550	-189,710	-7,968	1,362,968	909,417	693,287	313,861
600	-1,064,113	-44,471	1,410,492	956,941	740,811	361,385
650	-2,238,516	-93,997	1,458,016	1,004,465	788,335	408,909



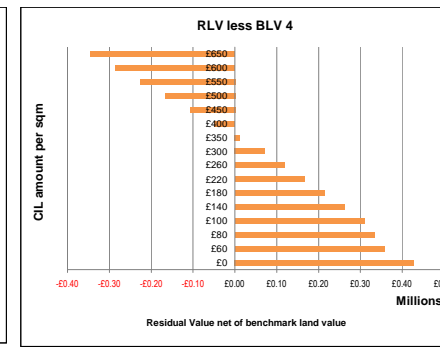
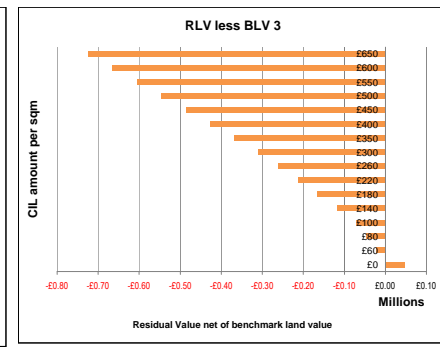
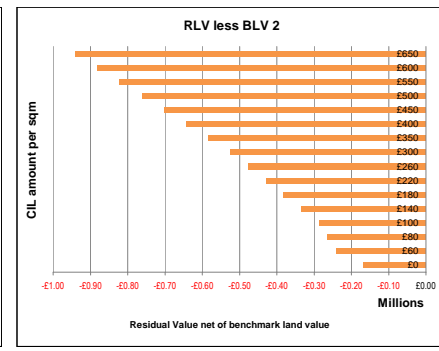
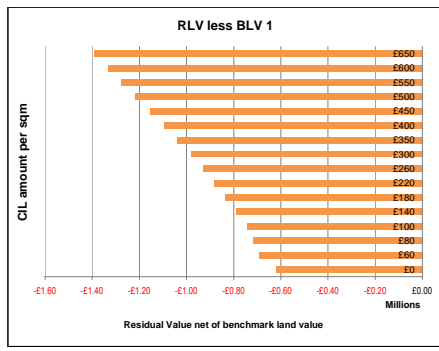
Site type 10 Description: **Area 6** £2906 pcm Site area: 23.81 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,947,336	291,788	1,063,212	609,661	393,531	14,105
60	5,250,053	220,502	1,134,498	680,947	464,817	85,391
80	4,684,292	196,740	1,158,260	704,709	488,579	109,153
100	4,118,531	172,978	1,182,022	728,471	512,341	132,915
140	2,987,009	125,454	1,229,546	775,995	559,865	180,439
180	1,855,487	77,930	1,277,070	823,519	607,389	227,963
220	723,965	30,407	1,324,593	871,043	654,912	275,487
260	-407,557	17,117	1,372,117	918,567	702,436	323,011
300	-1,539,079	64,641	1,419,641	966,091	749,960	370,535
350	-2,953,482	124,046	1,479,046	1,025,495	809,365	429,940
400	-4,367,885	183,451	1,538,451	1,084,900	868,770	489,344
450	-5,782,287	242,856	1,597,856	1,144,305	928,175	548,749
500	-7,196,690	302,261	1,657,261	1,203,710	987,580	608,154
550	-8,611,092	361,666	1,716,666	1,263,115	1,046,985	667,559
600	-10,025,495	421,071	1,776,071	1,322,520	1,106,390	726,964
650	-11,439,898	480,476	1,835,476	1,381,925	1,165,795	786,369



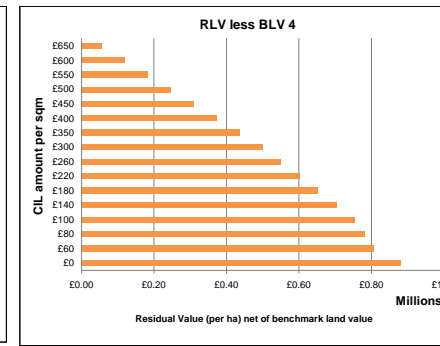
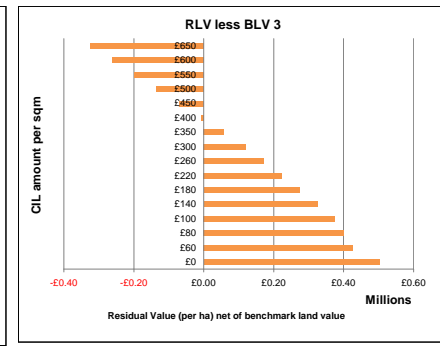
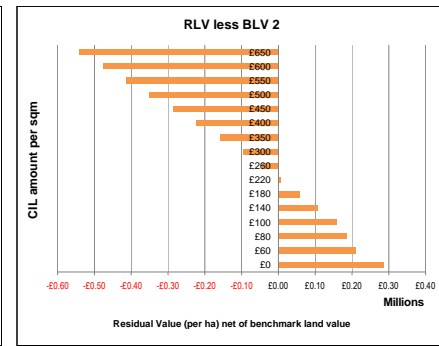
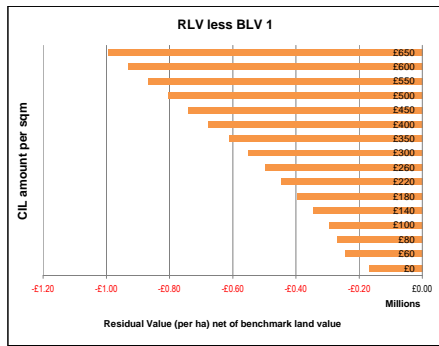
Site type 10 Description: **Area 7** £3391 pcm Site area: 23.81 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	17,457,806	733,228	621,772	168,221	47,909	427,335
60	15,760,523	661,942	693,058	239,507	23,377	356,049
80	15,194,762	638,180	716,820	263,269	47,139	332,287
100	14,629,000	614,418	740,582	287,031	70,901	308,525
140	13,497,478	566,894	788,106	334,555	118,425	261,001
180	12,365,956	519,370	835,630	382,079	165,949	213,477
220	11,234,434	471,846	883,154	429,603	213,473	165,953
260	10,102,912	424,322	930,678	477,127	260,997	118,429
300	8,971,390	376,798	978,202	524,651	308,521	70,905
350	7,839,868	329,274	1,025,726	572,175	356,045	23,379
400	6,708,346	281,750	1,073,250	619,700	403,569	14,109
450	5,576,824	234,226	1,120,774	667,224	451,093	14,109
500	4,445,302	186,702	1,168,298	714,748	498,617	14,109
550	3,313,780	139,178	1,215,822	762,272	546,141	14,109
600	2,182,258	91,654	1,263,346	809,796	593,665	14,109
650	1,050,736	44,130	1,310,870	857,320	641,189	14,109

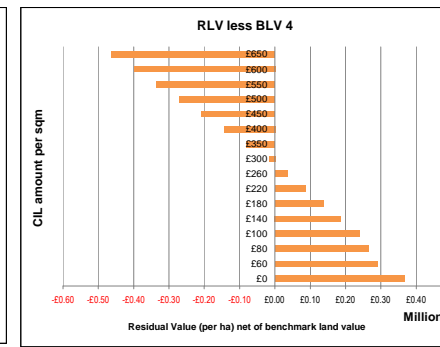
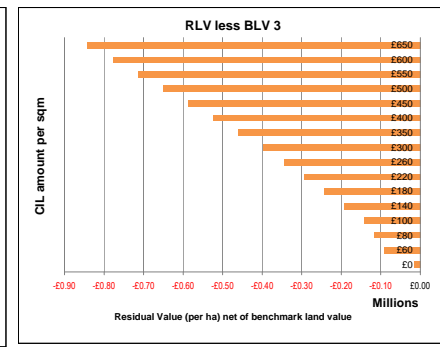
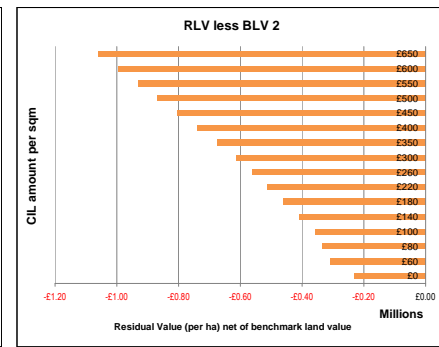
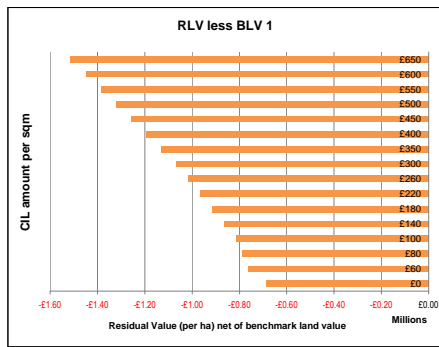


CIL Viability	Decorum BC	Benchmark Land Values (per net developable ha)			
SITE TYPE	10	BLV1 Resi Land (DVS) £1,355,000	BLV2 Offices (lower) £901,449	BLV3 Ind./Warehousing £685,319	BLV4 Community uses £305,893
500 UNITS					
FLATS & HOUSES					
30 UPH	Net area as percentage of gross	70%			
CSH level:	4 on AH	Sales value inflation			
Aff Hsg:	4 on private	Build cost inflation			
		25%			

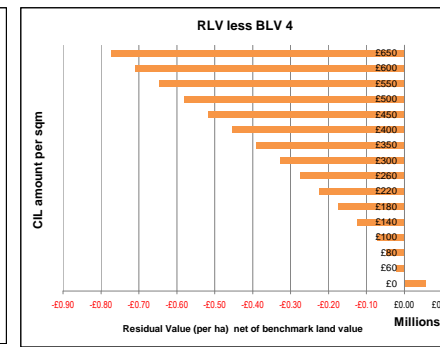
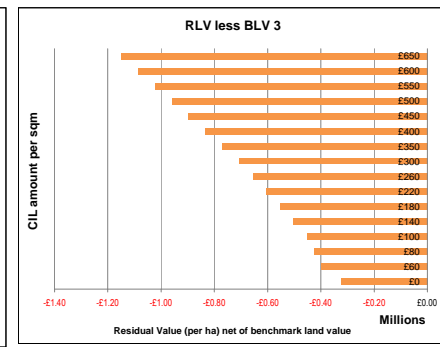
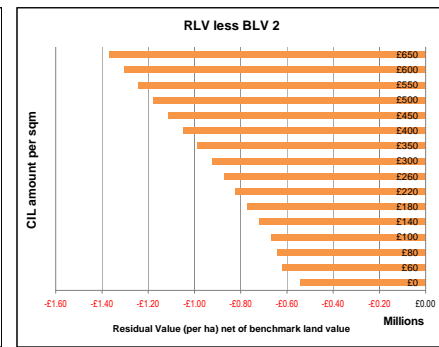
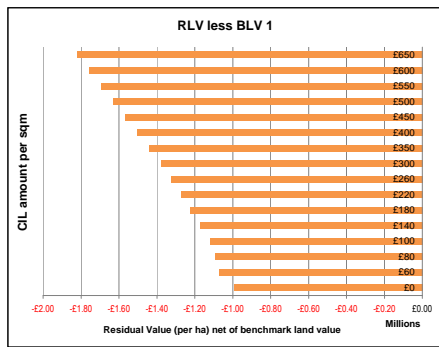
Site type 10	Description:	Area 1	£3767 ps/m	Site area:	23.81 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	28,274,078	1,187,511	167,489	286,062	502,192	881,618
60	26,455,560	1,111,134	243,866	209,685	425,815	805,240
80	25,849,388	1,085,674	289,326	184,225	400,355	779,781
100	25,243,215	1,060,215	294,785	158,766	374,896	754,322
140	24,030,870	1,009,297	345,703	107,848	323,978	703,403
180	22,818,525	958,378	396,622	56,929	273,059	652,484
220	21,606,180	907,460	447,540	6,011	222,141	601,566
260	20,393,835	856,541	498,459	44,908	171,222	550,648
300	19,181,490	805,623	549,377	95,826	120,304	499,729
350	17,969,145	754,704	600,295	146,745	69,386	448,811
400	16,756,800	703,786	651,213	197,664	18,467	397,893
450	15,544,455	652,867	702,132	248,583	32,548	346,975
500	14,332,110	601,948	753,051	299,502	17,629	296,057
550	13,119,765	551,029	803,970	350,421	12,710	245,139
600	11,907,420	500,110	854,889	401,340	7,791	194,221
650	10,695,075	449,191	905,808	452,259	2,872	143,303



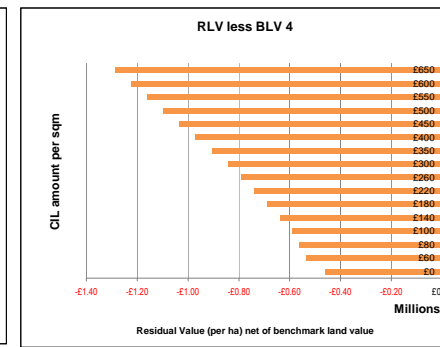
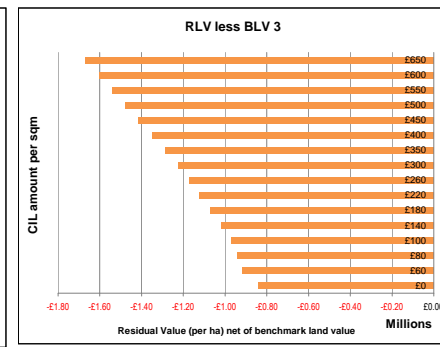
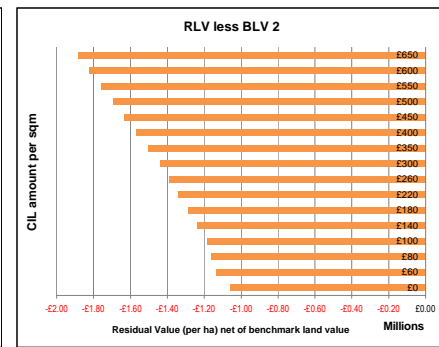
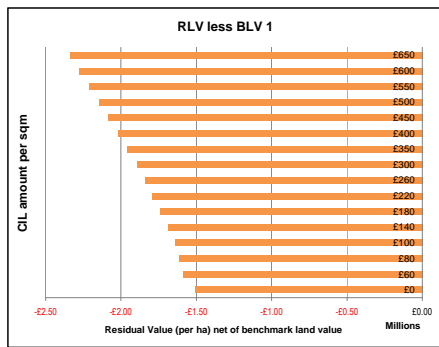
Site type 10	Description:	Area 2	£3229 ps/m	Site area:	23.81 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	15,976,332	671,006	683,994	230,443	14,313	365,113
60	14,157,814	594,628	780,372	306,821	90,691	288,735
80	13,551,641	569,169	785,831	332,280	116,150	263,276
100	12,945,469	543,710	811,290	357,739	141,609	237,816
140	11,733,124	492,791	862,209	408,658	192,528	186,898
180	10,520,779	441,873	913,127	459,576	243,446	135,979
220	9,308,434	390,954	964,046	510,495	294,365	85,061
260	8,096,089	340,036	1,014,964	561,413	345,283	34,142
300	6,883,744	289,117	1,065,883	612,332	396,202	-16,776
350	5,671,399	238,199	1,116,802	663,251	447,121	-67,705
400	4,459,054	187,280	1,167,721	714,170	498,040	-118,634
450	3,246,709	136,361	1,218,640	765,119	548,959	-169,563
500	2,034,364	85,442	1,269,559	816,068	599,878	-220,492
550	822,019	34,523	1,320,478	867,017	650,797	-271,421
600	-389,626	-16,396	1,371,397	917,966	701,716	-322,350
650	-1,601,781	-67,317	1,422,316	968,915	752,635	-373,279



Site type 10	Description:	Area 3	£2906 ps/m	Site area:	23.81 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,597,684	361,103	993,897	540,346	324,216	55,209
60	6,779,166	284,725	1,070,275	616,724	400,594	21,168
80	6,172,994	259,266	1,095,734	642,183	426,053	-46,628
100	5,566,821	233,806	1,121,194	667,643	451,512	-72,087
140	4,354,476	182,888	1,172,112	718,561	502,431	-123,005
180	3,142,131	131,970	1,223,030	769,480	553,349	-173,924
220	1,929,786	81,051	1,273,949	820,398	604,268	-224,842
260	717,441	30,133	1,324,867	871,316	655,186	-275,761
300	-494,904	-20,786	1,375,786	922,235	706,105	-326,680
350	-2,010,336	-84,434	1,426,704	973,154	757,024	-377,599
400	-3,222,681	-135,353	1,477,623	1,024,073	807,943	-428,518
450	-4,435,026	-186,272	1,528,542	1,074,992	858,862	-479,437
500	-5,647,371	-237,191	1,579,461	1,125,911	909,781	-530,356
550	-6,859,716	-288,110	1,630,380	1,176,830	960,700	-581,275
600	-8,072,061	-339,029	1,681,299	1,227,749	1,011,619	-632,194
650	-9,284,406	-390,948	1,732,218	1,278,668	1,062,538	-683,113

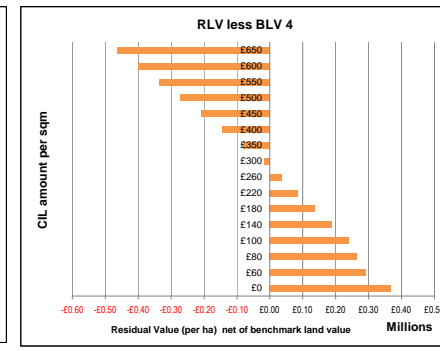
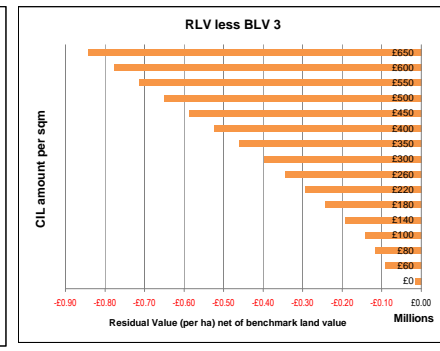
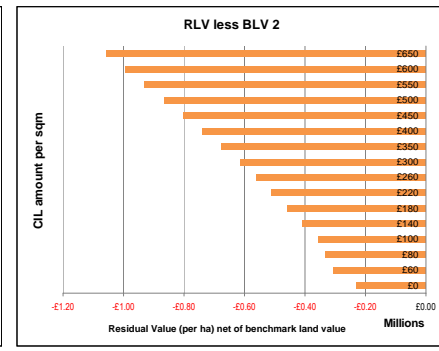
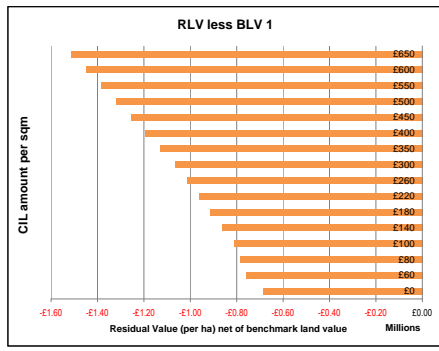


Site type 10	Description:	Area 4	£2368 ps/m	Site area:	23.81 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,700,062	155,403	1,510,403	1,056,852	840,722	461,296
60	5,518,580	231,780	1,586,780	1,133,229	917,099	537,674
80	6,124,753	257,240	1,612,240	1,158,689	942,559	563,133
100	6,730,925	282,699	1,637,699	1,184,148	968,018	588,592
140	7,943,270	333,617	1,688,617	1,235,066	1,018,936	639,511
180	9,155,615	384,536	1,739,536	1,285,985	1,069,855	690,429
220	10,367,960	435,454	1,790,454	1,336,903	1,120,773	741,348
260	11,580,305	486,373	1,841,373	1,387,822	1,171,692	792,266
300	12,792,650	537,291	1,892,291	1,438,740	1,222,610	843,185
350	14,005,000	588,210	1,943,210	1,489,659	1,273,529	894,104
400	15,217,350	639,128	1,994,128	1,540,577	1,324,448	945,023
450	16,429,700	690,047	2,045,047	1,591,496	1,375,367	995,942
500	17,642,050	740,965	2,095,965	1,642,415	1,426,286	1,046,861
550	18,854,400	791,884	2,146,884	1,693,333	1,477,205	1,097,780
600	20,066,750	842,803	2,197,803	1,744,252	1,528,124	1,148,699
650	21,279,100	893,721	2,248,721	1,795,171	1,579,043	1,199,618



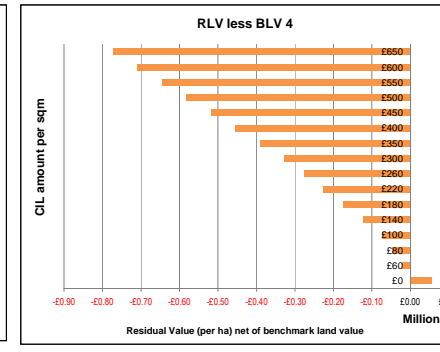
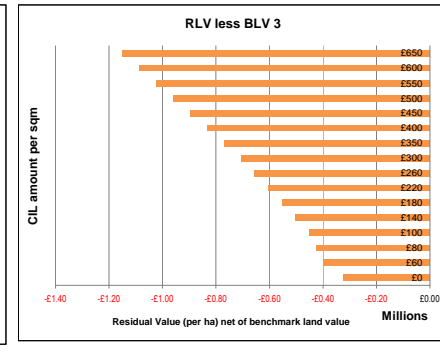
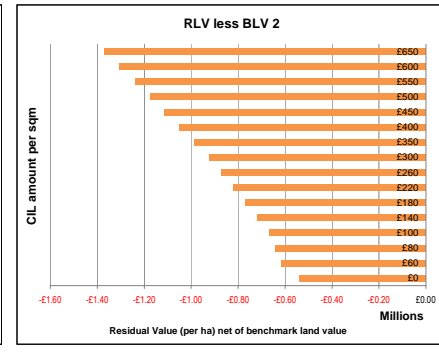
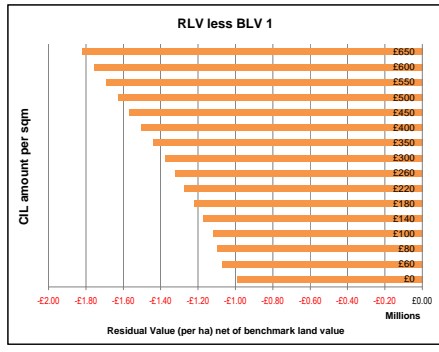
Site type 10 Description: **Area 5 £3229 psm** Site area: 23.81 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	15,976,332	671,006	683,994	230,443	14,313	365,113
60	14,157,814	594,628	760,372	306,821	90,691	288,735
80	13,551,641	569,169	785,831	332,280	116,150	263,276
100	12,945,469	543,710	811,290	357,739	141,609	237,816
140	11,733,124	492,791	862,209	408,658	192,528	186,898
180	10,520,779	441,873	913,127	459,576	243,446	135,979
220	9,308,434	390,954	964,046	510,495	294,365	85,061
260	8,096,089	340,036	1,014,964	561,413	345,283	34,142
300	6,883,744	289,117	1,065,883	612,332	396,202	-16,776
350	5,671,399	238,199	1,116,801	663,250	447,120	-67,714
400	4,459,054	187,280	1,167,719	714,169	498,038	-118,652
450	3,246,709	136,361	1,218,637	765,117	548,956	-169,590
500	2,034,364	85,442	1,269,555	816,065	599,874	-220,528
550	822,019	34,523	1,320,473	866,983	650,792	-271,466
600	-2,208,845	92,771	1,447,771	994,220	778,090	-398,665
650	-3,724,276	156,420	1,511,420	1,057,869	841,739	-462,313



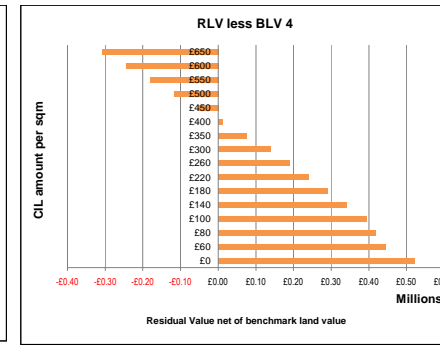
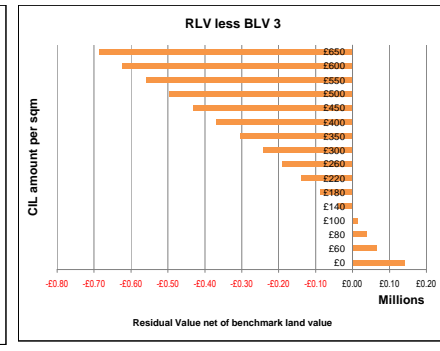
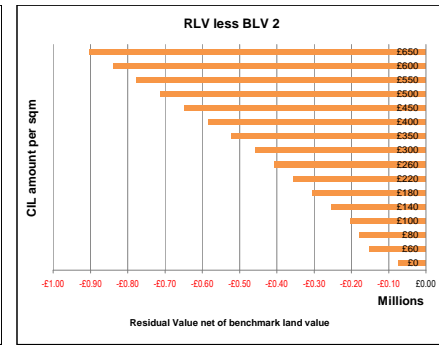
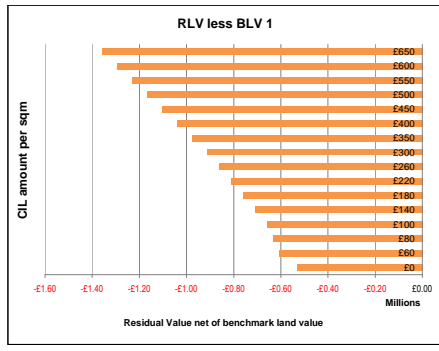
Site type 10 Description: **Area 6 £2906 psm** Site area: 23.81 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,597,684	361,103	993,897	540,346	324,216	55,209
60	6,779,166	284,725	1,070,275	616,724	400,594	21,168
80	6,172,994	259,266	1,095,734	642,183	426,053	46,628
100	5,566,821	233,806	1,121,194	667,643	451,512	72,087
140	4,354,476	182,888	1,172,112	718,561	502,431	123,005
180	3,142,131	131,970	1,223,030	769,480	553,349	173,924
220	1,929,786	81,051	1,273,949	820,398	604,268	224,842
260	717,441	30,133	1,324,867	871,316	655,186	275,761
300	-494,904	20,786	1,375,786	922,235	706,105	326,679
350	-2,010,336	84,434	1,439,434	985,883	769,753	390,327
400	-3,525,767	148,082	1,503,082	1,049,531	833,401	453,976
450	-5,041,198	211,730	1,566,730	1,113,179	897,049	517,624
500	-6,556,630	275,378	1,630,378	1,176,827	960,697	581,272
550	-8,072,061	339,027	1,694,027	1,240,476	1,024,346	644,920
600	-9,587,492	402,675	1,757,675	1,304,124	1,087,994	708,568
650	-11,102,924	466,323	1,821,323	1,367,772	1,151,642	772,216



Site type 10 Description: **Area 7 £3391 psm** Site area: 23.81 ha

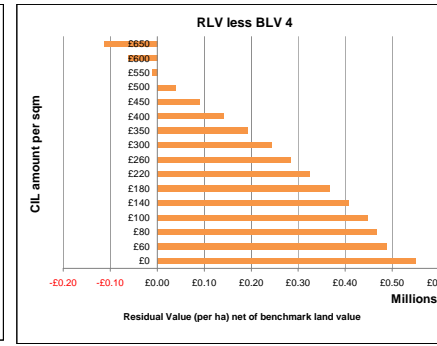
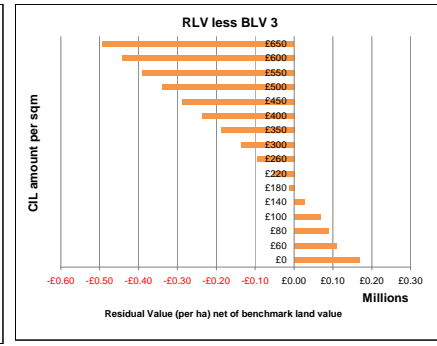
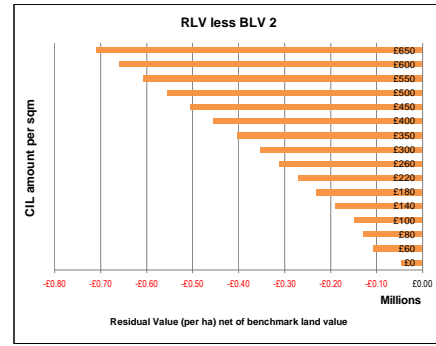
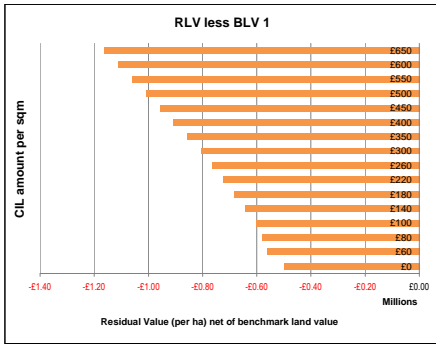
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	19,665,656	825,958	529,042	75,491	140,639	520,064
60	17,847,138	749,580	605,420	151,869	64,261	443,686
80	17,240,965	724,121	630,879	177,328	38,802	418,227
100	16,634,793	698,661	656,339	202,788	13,342	392,768
140	15,422,448	647,743	707,257	253,706	37,576	341,849
180	14,210,103	596,824	758,176	304,625	88,495	290,931
220	12,997,758	545,906	809,094	355,543	139,413	240,013
260	11,785,413	494,987	860,013	406,462	190,332	189,094
300	10,573,067	444,069	910,931	457,380	241,250	138,176
350	9,360,722	393,150	961,850	508,299	292,168	87,258
400	8,148,377	342,231	1,012,769	559,217	343,086	36,340
450	6,936,032	291,312	1,063,688	610,136	394,004	-14,578
500	5,723,687	240,393	1,114,607	661,055	444,922	-65,500
550	4,511,342	189,474	1,165,526	711,973	495,841	-116,421
600	3,298,997	138,555	1,216,445	762,891	546,759	-167,342
650	2,086,652	87,636	1,267,364	813,810	597,677	-218,263



CIL Viability		Decorum BC		Benchmark Land Values (per net developable ha)			
SITE TYPE	10	BLV1 Resi Land (DVS) £1,355,000	BLV2 Offices (lower) £901,449	BLV3 Ind./Warehousing £885,319	BLV4 Community uses £305,893		
500 UNITS							
FLATS & HOUSES							
30 UPH	Net area as percentage of gross	70%					
CSH level:	4 on AH	Sales value inflation					
	4 on private	Build cost inflation					
Aff Hsg:	40%						

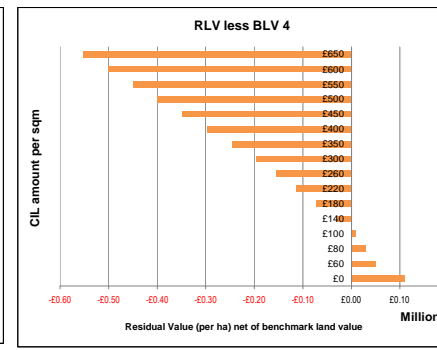
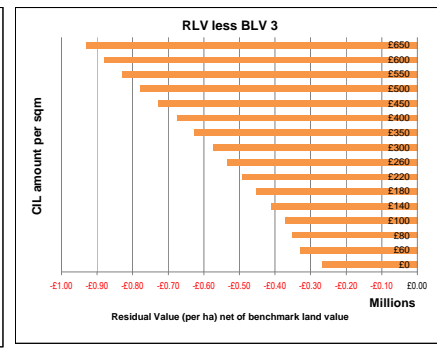
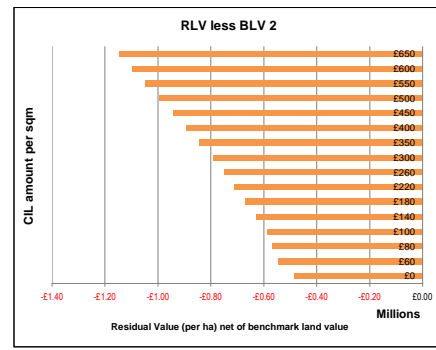
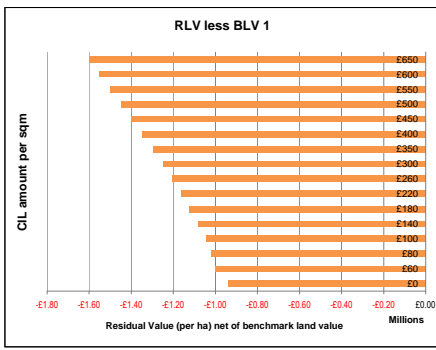
Site type 10 Description: **Area 1 £3767 ps/m** Site area: 23.81 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	20,349,690	854,687	500,313	46,762	169,368	548,794
60	18,894,876	793,585	561,415	107,864	108,266	487,691
80	18,409,938	773,217	581,783	128,232	87,898	467,324
100	17,925,000	752,850	602,150	148,599	67,531	446,957
140	16,955,124	712,115	642,885	189,334	26,796	406,222
180	15,985,248	671,380	683,620	230,069	13,939	365,487
220	15,015,372	630,646	724,354	270,803	54,673	324,752
260	14,045,495	589,911	765,089	311,538	95,408	284,018
300	13,075,619	549,176	805,824	352,273	136,143	243,283
350	11,863,274	498,258	856,742	403,191	187,061	192,364
400	10,650,929	447,339	907,661	454,110	237,980	141,446
450	9,438,584	396,421	958,579	505,028	288,898	90,527
500	8,226,239	345,502	1,009,498	555,947	339,817	39,609
550	7,013,894	294,584	1,060,416	606,865	390,735	-11,310
600	5,801,549	243,665	1,111,335	657,784	441,654	-62,228
650	4,589,204	192,747	1,162,253	708,702	492,572	-113,147



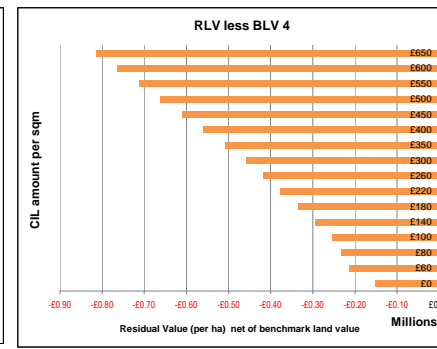
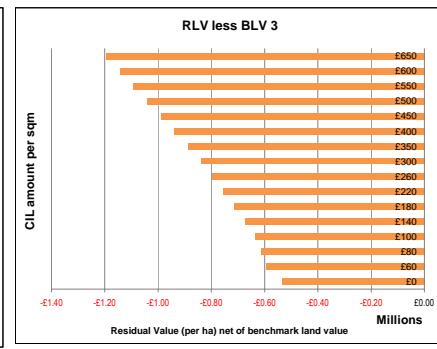
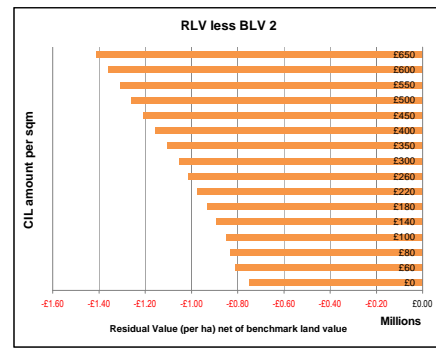
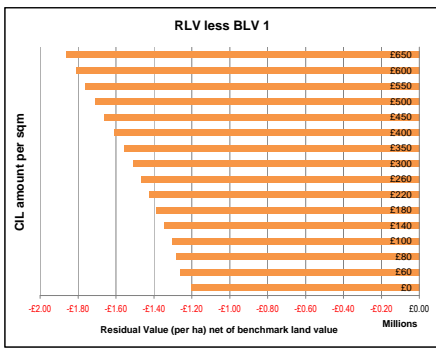
Site type 10 Description: **Area 2 £3229 ps/m** Site area: 23.81 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,910,284	416,232	938,768	485,217	269,087	110,339
60	8,455,470	355,130	999,870	546,319	330,189	49,236
80	7,970,532	334,762	1,020,238	566,687	350,557	28,869
100	7,485,594	314,395	1,040,605	587,054	370,924	8,502
140	6,515,718	273,660	1,081,340	627,789	411,659	32,233
180	5,545,842	232,925	1,122,075	668,524	452,394	72,968
220	4,575,966	192,191	1,162,809	709,258	493,128	113,703
260	3,606,090	151,456	1,203,544	749,993	533,863	154,438
300	2,636,214	110,721	1,244,279	790,728	574,598	195,172
350	1,423,869	59,802	1,295,198	841,647	625,516	246,091
400	211,523	8,884	1,346,116	892,565	676,435	297,009
450	-1,000,822	-42,035	1,397,035	943,484	727,353	347,928
500	-2,213,167	-92,953	1,447,953	994,402	778,272	398,846
550	-3,425,512	-143,871	1,498,871	1,045,321	829,190	449,765
600	-4,637,857	-194,790	1,549,790	1,096,239	880,109	500,683
650	-5,850,202	-245,708	1,600,708	1,147,157	931,027	551,602



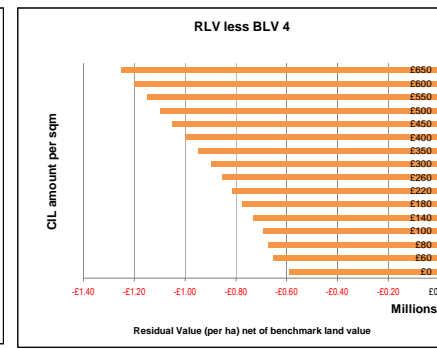
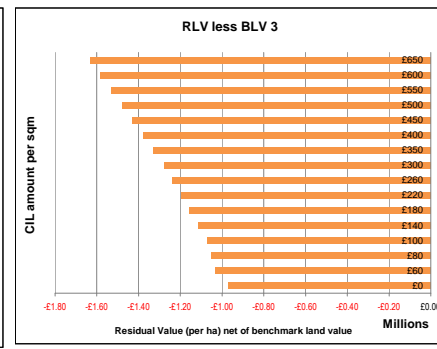
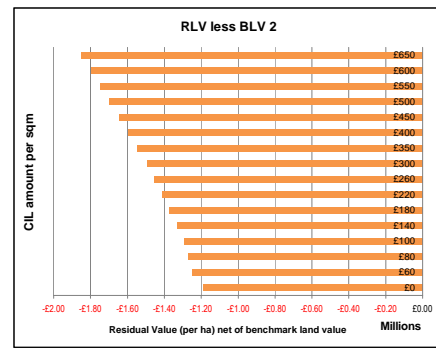
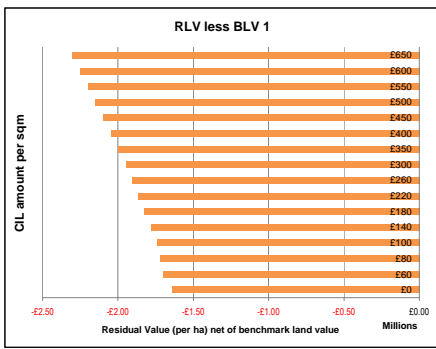
Site type 10 Description: **Area 3 £2906 ps/m** Site area: 23.81 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,646,641	153,159	1,201,841	748,290	532,160	152,734
60	2,191,827	92,057	1,262,943	809,392	593,262	213,837
80	1,706,889	71,689	1,283,311	829,760	613,630	234,204
100	1,221,951	51,322	1,303,678	850,127	633,997	254,571
140	252,074	10,587	1,344,413	890,862	674,732	295,306
180	-717,802	-30,148	1,385,148	931,597	715,467	336,041
220	-1,687,678	-70,882	1,425,882	972,331	756,201	376,776
260	-2,657,554	-111,617	1,466,617	1,013,066	796,936	417,511
300	-3,627,430	-152,352	1,507,352	1,053,801	837,671	458,246
350	-4,839,775	-203,271	1,558,271	1,104,720	888,590	509,164
400	-6,052,120	-254,189	1,609,189	1,155,638	939,508	560,082
450	-7,264,465	-305,108	1,660,108	1,206,557	990,426	611,001
500	-8,476,810	-356,026	1,711,026	1,257,475	1,041,345	661,919
550	-9,689,155	-406,945	1,761,945	1,308,394	1,092,263	712,838
600	-10,901,500	-457,863	1,812,863	1,359,312	1,143,182	763,756
650	-12,113,845	-508,782	1,863,782	1,410,231	1,194,100	814,675



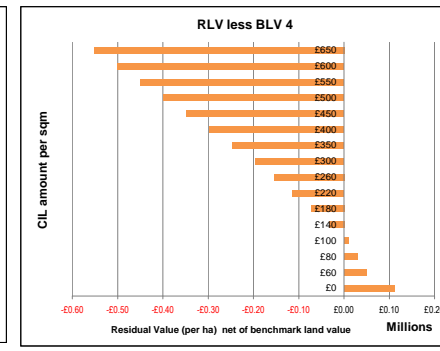
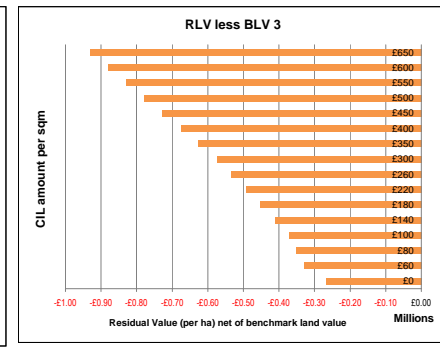
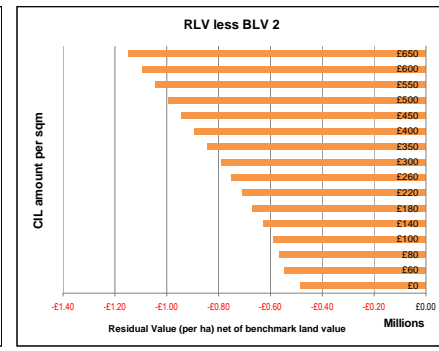
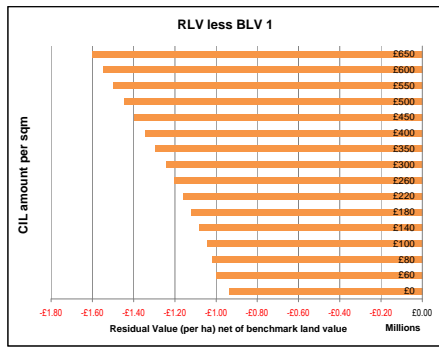
Site type 10 Description: **Area 4 £2368 ps/m** Site area: 23.81 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,792,765	285,296	1,640,296	1,186,745	970,615	591,189
60	8,247,579	346,398	1,701,398	1,247,847	1,031,717	652,292
80	8,732,517	366,766	1,721,766	1,268,215	1,052,085	672,659
100	9,217,455	387,133	1,742,133	1,288,582	1,072,452	693,026
140	10,187,331	427,868	1,782,868	1,329,317	1,113,187	733,761
180	11,157,207	468,603	1,823,603	1,370,052	1,153,922	774,496
220	12,127,083	509,338	1,864,338	1,410,787	1,194,656	815,231
260	13,096,960	550,072	1,905,072	1,451,521	1,235,391	855,966
300	14,066,836	590,807	1,945,807	1,492,256	1,276,126	896,700
350	15,279,181	641,726	1,996,726	1,543,175	1,327,045	947,619
400	16,491,526	692,644	2,047,644	1,594,093	1,377,963	998,537
450	17,703,871	743,563	2,098,563	1,645,012	1,428,882	1,049,456
500	18,916,216	794,481	2,149,481	1,695,930	1,479,800	1,100,374
550	20,128,561	845,400	2,200,400	1,746,849	1,530,719	1,151,293
600	21,340,906	896,318	2,251,318	1,797,767	1,581,637	1,202,211
650	22,553,251	947,237	2,302,237	1,848,686	1,632,556	1,253,130



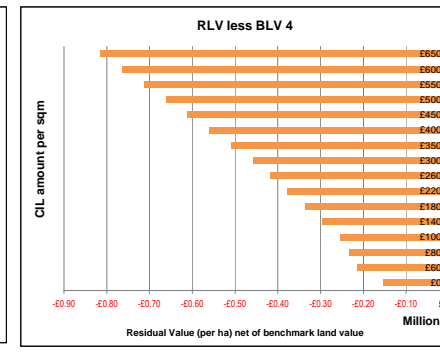
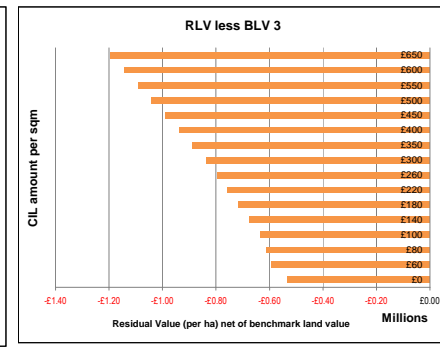
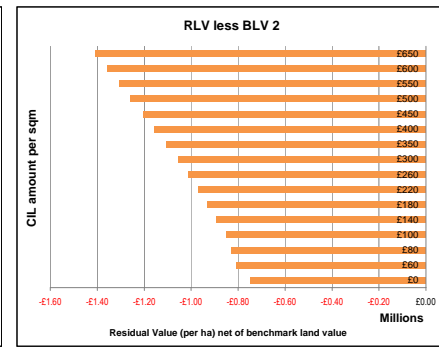
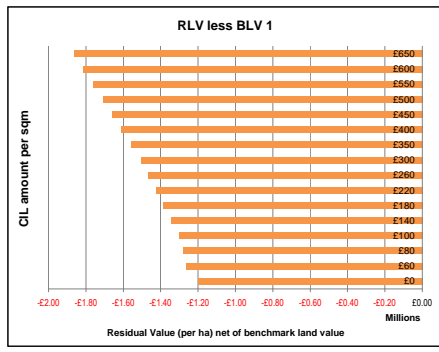
Site type 10 Description: **Area 5 £3229 psm** Site area: 23.81 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,910,284	416,232	938,768	485,217	269,087	110,339
60	8,455,470	355,130	999,870	546,319	330,189	49,236
80	7,970,532	334,762	1,020,238	566,687	350,557	28,869
100	7,485,594	314,395	1,040,605	587,054	370,924	8,502
140	6,515,718	273,660	1,081,340	627,789	411,659	32,233
180	5,545,842	232,925	1,122,075	668,524	452,394	72,968
220	4,575,966	192,191	1,162,809	709,258	493,128	113,703
260	3,606,090	151,456	1,203,544	749,993	533,863	154,438
300	2,636,214	110,721	1,244,279	790,728	574,598	195,172
350	1,423,869	59,802	1,285,014	841,467	625,316	246,091
400	211,523	8,884	1,346,116	892,565	676,435	297,009
450	-1,000,822	42,035	1,397,035	943,484	727,353	347,928
500	-2,213,167	92,953	1,447,953	994,402	778,272	398,846
550	-3,425,512	143,871	1,498,871	1,045,321	829,190	449,765
600	-4,637,857	194,790	1,549,790	1,096,239	880,109	500,683
650	-5,850,202	245,708	1,600,708	1,147,157	931,027	551,602



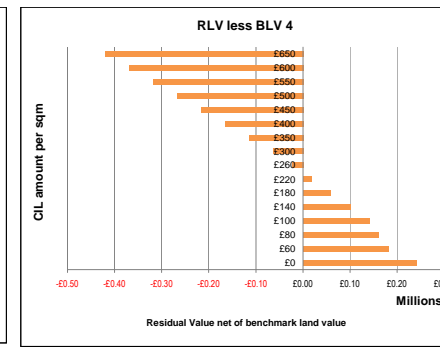
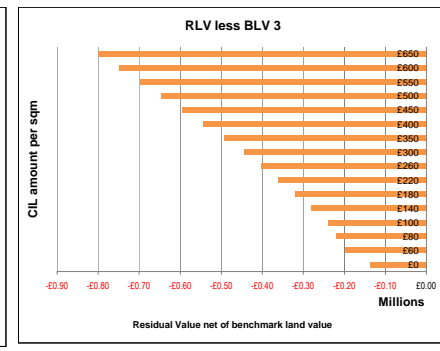
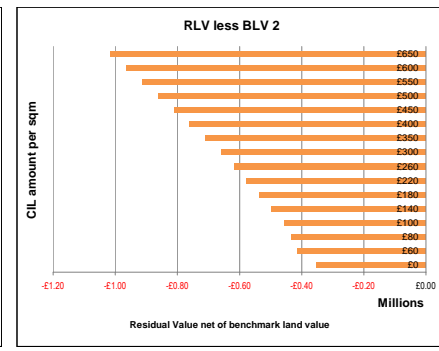
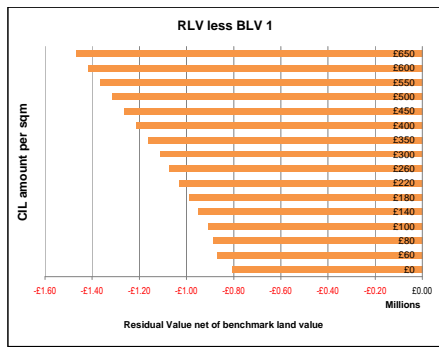
Site type 10 Description: **Area 6 £2906 psm** Site area: 23.81 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,646,641	153,159	1,201,841	748,290	532,160	152,734
60	2,191,827	92,057	1,262,943	809,392	593,262	213,837
80	1,706,889	71,689	1,283,311	829,760	613,630	234,204
100	1,221,951	51,322	1,303,678	850,127	633,997	254,571
140	252,074	10,587	1,344,413	890,862	674,732	295,306
180	-717,802	30,148	1,385,148	931,597	715,467	336,041
220	-1,687,678	70,882	1,425,882	972,331	756,201	376,776
260	-2,657,554	111,617	1,466,617	1,013,066	796,936	417,511
300	-3,627,430	152,352	1,507,352	1,053,801	837,671	458,245
350	-4,597,306	193,087	1,548,087	1,094,536	878,406	500,000
400	-5,567,182	233,822	1,588,822	1,135,271	919,141	541,754
450	-6,537,058	274,557	1,629,557	1,176,006	959,876	583,508
500	-7,506,934	315,292	1,670,292	1,216,741	1,000,611	625,262
550	-8,476,810	356,027	1,711,027	1,257,476	1,041,346	667,016
600	-9,446,686	396,762	1,751,762	1,298,211	1,082,081	708,770
650	-10,416,562	437,497	1,792,497	1,338,946	1,122,816	750,524



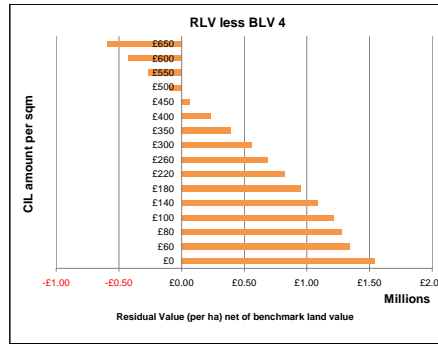
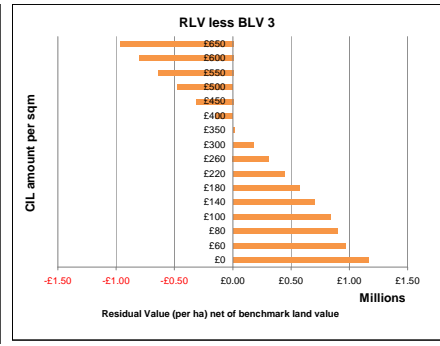
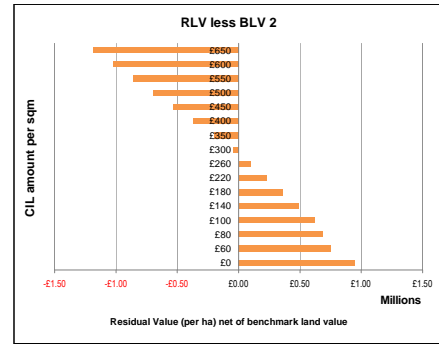
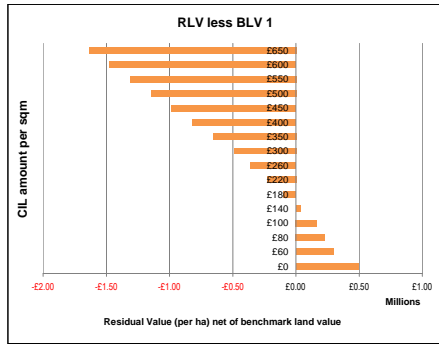
Site type 10 Description: **Area 7 £3391 psm** Site area: 23.81 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	13,042,106	547,768	807,232	353,681	137,551	241,875
60	11,587,292	486,666	868,334	414,783	198,653	180,773
80	11,102,354	466,299	888,701	435,150	219,020	160,406
100	10,617,416	445,931	909,069	455,518	239,388	140,038
140	9,647,540	405,197	949,803	496,252	280,122	99,303
180	8,677,664	364,462	990,538	536,987	320,857	58,569
220	7,707,788	323,727	1,031,273	577,722	361,592	17,834
260	6,737,912	282,992	1,072,008	618,457	402,327	22,901
300	5,768,036	242,257	1,112,743	659,192	443,061	63,636
350	4,798,160	193,339	1,163,661	710,110	493,980	114,554
400	3,828,284	144,421	1,214,580	761,029	544,898	165,473
450	2,858,408	95,503	1,265,498	811,947	595,817	216,391
500	1,888,532	78,584	1,316,416	862,866	646,735	267,310
550	918,656	61,665	1,367,335	913,784	697,654	318,228
600	1,506,035	63,253	1,418,253	964,702	748,572	369,147
650	2,718,380	114,172	1,469,172	1,015,621	799,491	420,065

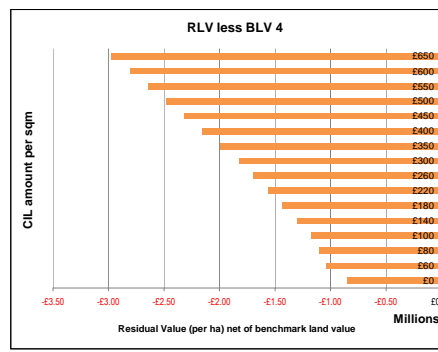
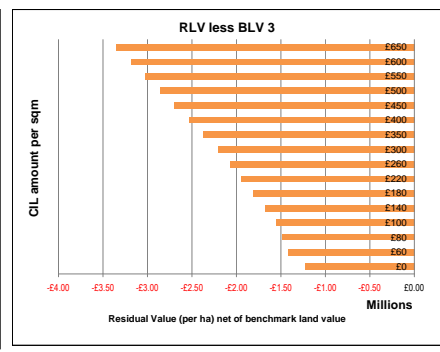
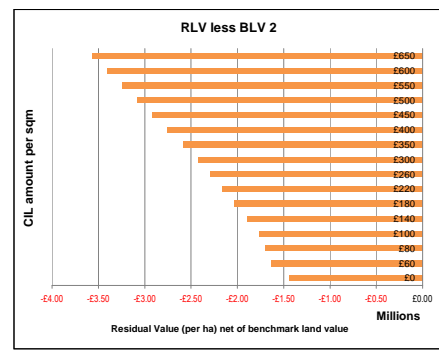
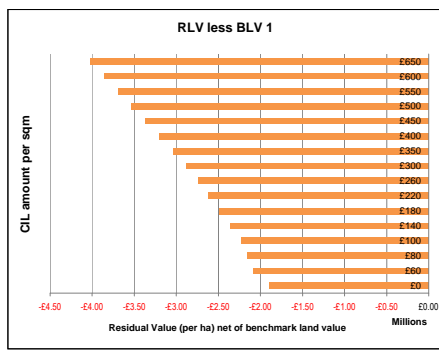


CIL Viability	Dacorum BC	Benchmark Land Values (per net developable ha)			
SITE TYPE	6	BLV1 Resi Land (DVS) £1,355,000	BLV2 Offices (lower) £901,449	BLV3 Ind./Warehousing £885,319	BLV4 Community uses £305,893
50 UNITS					
FLATS	RETIREMENT & CARE HOME				
80 UPH	Net area as percentage of gross	100%			
CSH level:	4 on AH	Sales value inflation			
Aff Hsg:	4 on private	Build cost inflation			
	0%				

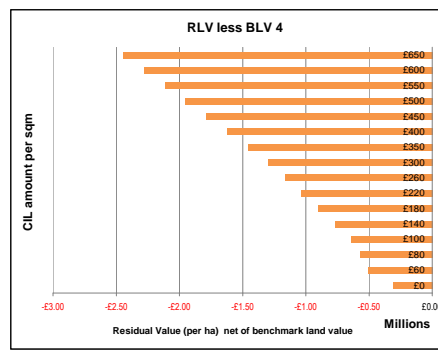
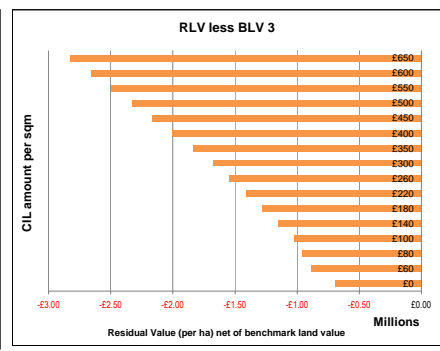
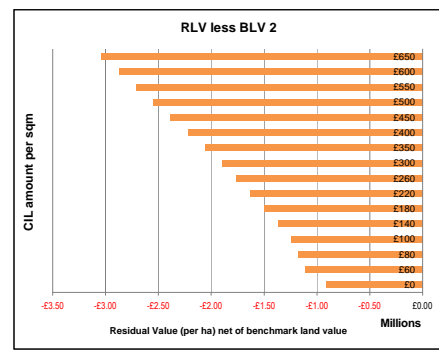
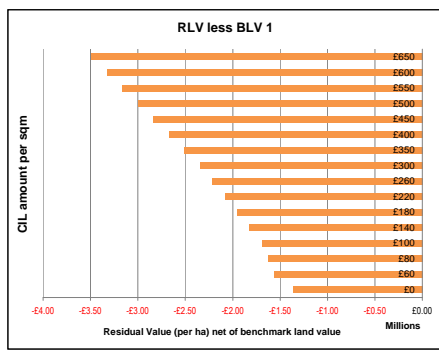
Site type 6	Description:	Area 1	£3660 ps/m	Site area:	0.63 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,153,820	1,846,111	491,111	944,662	1,160,792	1,540,218
60	1,030,995	1,649,692	294,592	748,143	964,273	1,343,699
80	990,054	1,584,086	229,086	682,637	898,767	1,278,193
100	949,112	1,518,580	163,580	617,131	833,261	1,212,686
140	867,229	1,387,567	32,567	486,118	702,248	1,081,674
180	785,346	1,256,554	-98,446	355,105	571,235	950,661
220	703,464	1,125,542	-229,458	224,093	440,223	819,648
260	621,581	994,529	-360,471	93,080	309,210	688,636
300	539,698	863,516	-491,484	-37,933	178,197	557,623
350	437,344	699,750	-655,250	-201,699	14,431	393,857
400	334,990	535,985	-819,015	-365,464	-149,334	230,091
450	232,637	372,219	-982,781	-529,230	-313,100	66,325
500	130,283	208,453	-1,146,547	-692,996	-476,866	-97,441
550	27,929	44,687	-1,310,313	-856,762	-640,632	-261,206
600	-74,424	119,079	-1,474,079	-1,020,528	-804,398	-424,972
650	-176,778	282,845	-1,637,845	-1,184,294	-968,164	-588,738



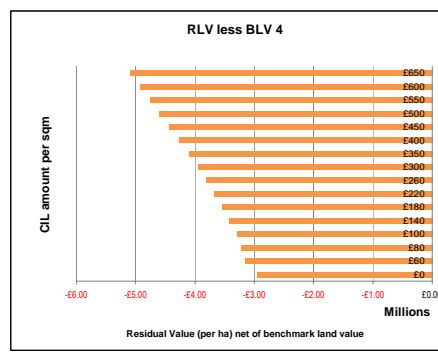
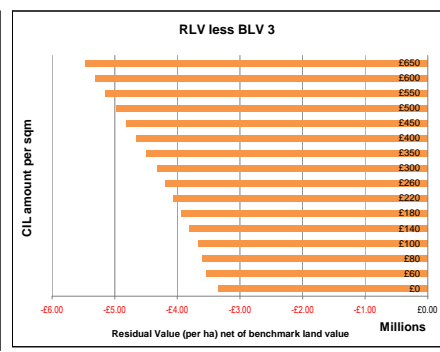
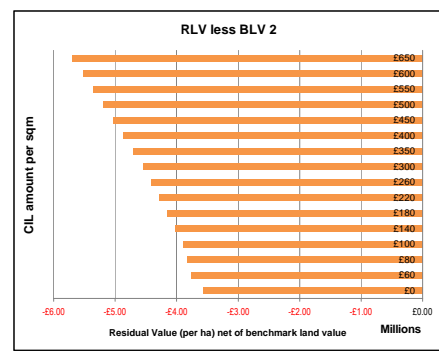
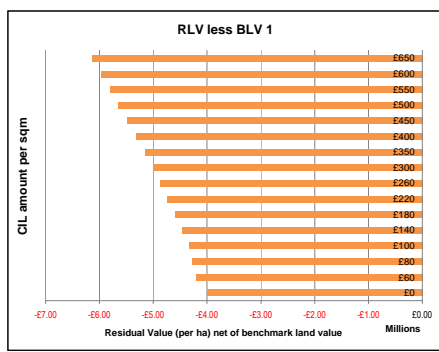
Site type 6	Description:	Area 2	£2691 ps/m	Site area:	0.63 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	335,967	537,547	-1,892,547	-1,438,966	-1,222,866	-843,440
60	458,791	734,066	-2,089,066	-1,635,515	-1,419,385	-1,039,959
80	499,733	799,572	-2,154,572	-1,701,021	-1,484,891	-1,105,466
100	540,674	865,079	-2,220,079	-1,766,528	-1,550,398	-1,170,972
140	622,557	996,091	-2,351,091	-1,897,541	-1,681,410	-1,301,985
180	704,440	1,127,104	-2,482,104	-2,028,553	-1,812,423	-1,432,997
220	786,323	1,258,117	-2,613,117	-2,159,566	-1,943,436	-1,564,010
260	868,206	1,389,130	-2,744,130	-2,290,579	-2,074,449	-1,695,023
300	950,089	1,520,142	-2,875,142	-2,421,591	-2,205,461	-1,826,036
350	1,032,443	1,651,155	-3,006,155	-2,552,603	-2,336,474	-1,957,049
400	1,114,797	1,782,168	-3,137,168	-2,683,645	-2,467,487	-2,088,062
450	1,257,151	2,011,440	-3,366,440	-2,912,889	-2,696,759	-2,317,333
500	1,359,504	2,175,206	-3,530,206	-3,076,655	-2,860,525	-2,481,099
550	1,461,857	2,338,972	-3,693,972	-3,240,421	-3,024,291	-2,644,865
600	1,564,211	2,502,737	-3,857,737	-3,404,186	-3,188,056	-2,808,631
650	1,666,565	2,666,503	-4,021,503	-3,567,952	-3,351,822	-2,972,397



Site type 6	Description:	Area 3	£2906 ps/m	Site area:	0.63 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,903	7,845	-1,362,845	-909,294	-693,164	-313,738
60	127,728	204,364	-1,559,364	-1,105,813	-889,683	-510,258
80	168,669	269,871	-1,624,871	-1,171,320	-955,190	-575,764
100	209,611	335,377	-1,690,377	-1,236,826	-1,020,696	-641,270
140	291,493	466,390	-1,821,390	-1,367,839	-1,151,709	-772,283
180	373,376	597,402	-1,952,402	-1,498,851	-1,282,721	-903,296
220	455,259	728,415	-2,083,415	-1,629,864	-1,413,734	-1,034,308
260	537,142	859,428	-2,214,428	-1,760,877	-1,544,747	-1,165,321
300	619,025	990,440	-2,345,440	-1,891,889	-1,675,759	-1,296,334
350	721,379	1,154,206	-2,509,206	-2,055,655	-1,839,525	-1,460,100
400	823,733	1,317,972	-2,672,972	-2,219,421	-2,003,291	-1,623,865
450	926,086	1,481,738	-2,836,738	-2,383,187	-2,167,057	-1,787,631
500	1,028,440	1,645,504	-3,000,504	-2,546,953	-2,330,823	-1,951,397
550	1,130,794	1,809,270	-3,164,270	-2,710,719	-2,494,589	-2,115,163
600	1,233,147	1,973,036	-3,328,036	-2,874,485	-2,658,355	-2,278,929
650	1,335,501	2,136,801	-3,491,801	-3,038,250	-2,822,120	-2,442,695

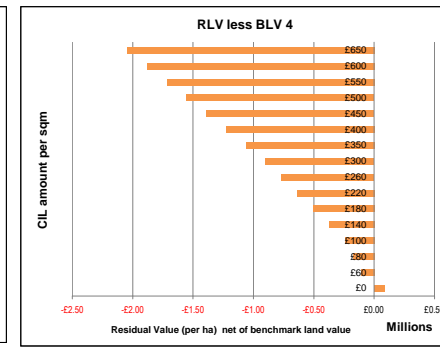
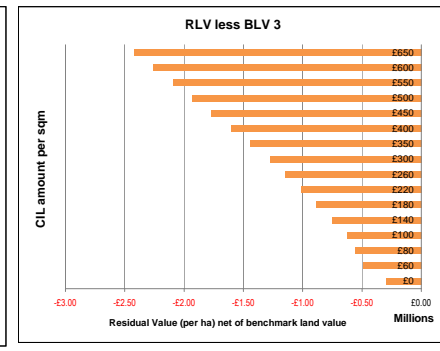
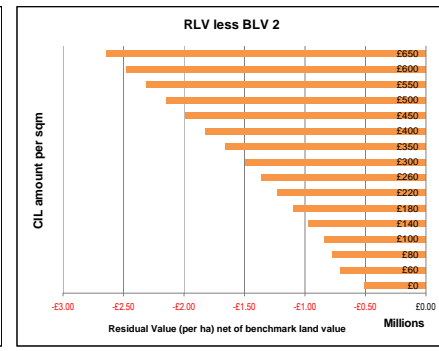
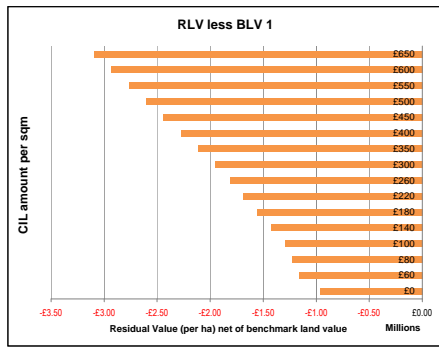


Site type 6	Description:	Area 4	£1830 ps/m	Site area:	0.63 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,660,222	2,656,355	-4,011,355	-3,557,804	-3,341,674	-2,962,248
60	1,783,046	2,852,874	-4,207,874	-3,754,323	-3,538,193	-3,158,767
80	1,823,988	2,918,380	-4,273,380	-3,819,829	-3,603,699	-3,224,273
100	1,864,929	2,983,886	-4,338,886	-3,885,335	-3,669,205	-3,289,780
140	1,946,812	3,114,899	-4,469,899	-4,016,348	-3,800,218	-3,420,792
180	2,028,695	3,245,912	-4,600,912	-4,147,361	-3,931,231	-3,551,805
220	2,110,578	3,376,924	-4,731,924	-4,278,373	-4,062,243	-3,682,818
260	2,192,461	3,507,937	-4,862,937	-4,409,386	-4,193,256	-3,813,830
300	2,274,344	3,638,950	-4,993,950	-4,540,399	-4,324,269	-3,944,843
350	2,376,697	3,802,716	-5,157,716	-4,704,165	-4,488,035	-4,108,609
400	2,479,051	3,966,482	-5,321,482	-4,867,931	-4,651,801	-4,272,375
450	2,581,405	4,130,247	-5,485,247	-5,031,696	-4,815,566	-4,436,141
500	2,683,758	4,294,013	-5,649,013	-5,195,462	-4,979,332	-4,599,907
550	2,786,112	4,457,779	-5,812,779	-5,359,228	-5,143,098	-4,763,672
600	2,888,466	4,621,545	-5,976,545	-5,522,994	-5,306,864	-4,927,438
650	2,990,819	4,785,311	-6,140,311	-5,686,760	-5,470,630	-5,091,204



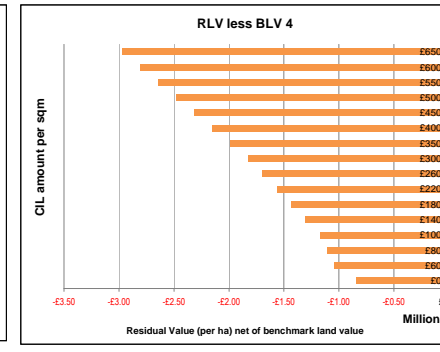
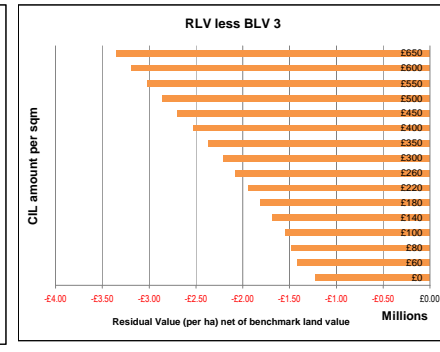
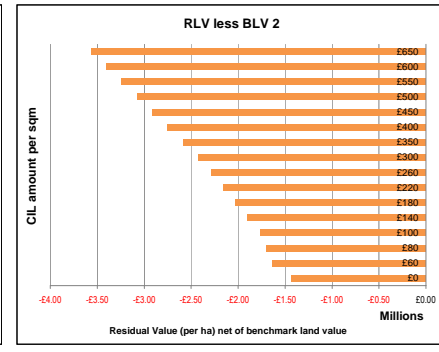
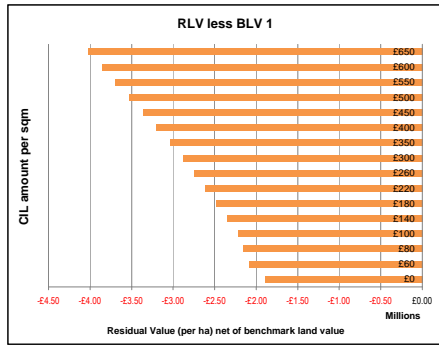
Site type 6 Description: **Area 5 £3068 pam** Site area: 0.63 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	243,395	389,431	965,569	512,018	295,888	83,538
60	120,570	192,912	1,162,088	708,537	492,407	112,981
80	79,629	127,406	1,227,594	774,043	557,913	178,487
100	38,667	61,900	1,293,100	839,549	623,419	243,994
140	-43,196	69,113	1,424,113	970,562	754,432	375,006
180	-125,079	200,126	1,555,126	1,101,575	885,445	506,019
220	-206,962	331,139	1,686,139	1,232,588	1,016,458	637,032
260	-288,845	462,151	1,817,151	1,363,600	1,147,470	768,045
300	-370,727	593,164	1,948,164	1,494,613	1,278,483	899,057
350	-473,061	756,930	2,111,930	1,658,379	1,442,249	1,062,823
400	-575,435	920,696	2,275,696	1,822,145	1,606,015	1,226,589
450	-677,788	1,084,462	2,439,462	1,985,911	1,769,781	1,390,355
500	-780,142	1,248,227	2,603,227	2,149,676	1,933,546	1,554,121
550	-882,496	1,411,993	2,766,993	2,313,442	2,097,312	1,717,887
600	-984,849	1,575,759	2,930,759	2,477,208	2,261,078	1,881,652
650	-1,087,203	1,739,525	3,094,525	2,640,974	2,424,844	2,045,418



Site type 6 Description: **Area 6 £2691 pam** Site area: 0.63 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-335,967	537,547	1,892,547	1,438,996	1,222,866	843,440
60	-458,791	734,066	2,089,066	1,635,515	1,419,385	1,039,959
80	-498,733	799,572	2,154,572	1,701,021	1,484,891	1,105,466
100	-540,674	865,079	2,220,079	1,766,528	1,550,398	1,170,972
140	-622,557	996,091	2,351,091	1,897,541	1,681,410	1,301,985
180	-704,440	1,127,104	2,482,104	2,028,553	1,812,423	1,432,997
220	-786,323	1,258,117	2,613,117	2,159,566	1,943,436	1,564,010
260	-868,206	1,389,130	2,744,130	2,290,579	2,074,449	1,695,023
300	-950,089	1,520,142	2,875,142	2,421,591	2,205,461	1,826,036
350	-1,031,972	1,651,155	3,006,155	2,552,603	2,336,474	1,957,049
400	-1,113,855	1,782,168	3,137,168	2,683,616	2,467,487	2,088,062
450	-1,195,738	1,913,181	3,268,181	2,814,629	2,598,499	2,219,075
500	-1,277,621	2,044,194	3,399,194	2,945,642	2,729,512	2,350,088
550	-1,359,504	2,175,207	3,530,207	3,076,655	2,860,525	2,481,099
600	-1,441,387	2,306,220	3,661,220	3,207,668	2,991,538	2,612,112
650	-1,523,270	2,437,233	3,792,233	3,338,681	3,122,551	2,743,125



Site type 6 Description: **Area 7 £3014 pam** Site area: 0.63 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	160,629	257,006	1,097,994	644,443	428,313	48,888
60	37,804	60,487	1,294,513	840,962	624,832	245,407
80	3,137	5,020	1,360,020	906,469	690,339	310,913
100	-44,079	70,526	1,425,526	971,975	755,845	376,419
140	-125,962	201,539	1,556,539	1,102,988	886,858	507,432
180	-207,845	332,551	1,687,551	1,234,000	1,017,870	638,445
220	-289,728	463,564	1,818,564	1,365,013	1,148,883	769,457
260	-371,611	594,577	1,949,577	1,496,026	1,279,896	900,470
300	-453,494	725,589	2,080,589	1,627,038	1,410,908	1,031,483
350	-535,377	856,602	2,211,602	1,758,051	1,541,921	1,162,496
400	-617,260	987,615	2,342,615	1,889,064	1,672,934	1,293,509
450	-699,143	1,118,628	2,473,628	2,020,077	1,803,947	1,424,522
500	-781,026	1,249,641	2,604,641	2,151,090	1,934,960	1,555,535
550	-862,909	1,380,654	2,735,654	2,282,103	2,065,973	1,686,548
600	-944,792	1,511,667	2,866,667	2,413,116	2,196,986	1,817,561
650	-1,026,675	1,642,680	2,997,680	2,544,129	2,327,999	1,948,574

