

Flood Scheme	
Increase in GVA over 3 year period construction	£189.8m
Increase in GVA as Result of Development (over 25 years)	£7442.1m
Additional Jobs	
Construction Phase	625
Additional Jobs post development	7,612

	Flood Scheme	R&F	Site A	Site B	Site C	Site D	Site F	BTP TOTAL
Start Date	01/01/2022	01/01/2022	01/01/2020	01/01/2022	01/01/2022	01/01/2022	01/01/2022	01/01/2020
Completion Date	01/01/2025	01/01/2025	01/01/2025	01/01/2025	01/01/2025	01/01/2025	01/01/2025	01/01/2025
Total units Delivered	0	400	209	770	59	48	486	1,972
Total Commercial Floorspace (sq.m GIA)	0	86,585	23,690	11,148	8,918	11,427	11,519	153,287
Total Construction Spend	£95.0m	£62.2m	£26.6m	£59.9m	£7.7m	£7.6m	£39.5m	£298.4m
Construction GVA	£37.6m	£24.6m	£10.5m	£23.7m	£3.1m	£3.0m	£15.6m	£118.0m
Construction Worker Earnings	£17.5m	£11.5m	£4.9m	£11.1m	£1.4m	£1.4m	£7.3m	£55.1m
Construction Person Years	552	361	154	347	45	44	230	1,733
Construction Duration (Months)	36	36	60	36	36	36	36	37
Gross Direct Construction FTEs	184	120	31	116	15	15	77	557
Less Leakage	138	90	23	87	11	11	57	418
Less Displacement	124	81	21	78	10	10	52	376
Net Direct GVA	£8.5m	£5.5m	£1.4m	£5.3m	£0.7m	£0.7m	£3.5m	£25.6m
Net Direct Pay	£3.9m	£2.6m	£0.7m	£2.5m	£0.3m	£0.3m	£1.6m	£12.0m
Plus Indirect and Induced (Local)	186	122	31	117	15	15	77	564
Indirect and Induced	62	41	10	39	5	5	26	188
Indirect and Induced GVA (Local)	£3.2m	£2.1m	£0.5m	£2.0m	£0.3m	£0.3m	£1.3m	£9.6m
Indirect and Induced Pay	£1.5m	£1.0m	£0.2m	£0.9m	£0.1m	£0.1m	£0.6m	£4.4m
Less Leakage	165	108	28	104	13	13	69	336
Less Displacement	124	81	21	78	10	10	52	252
Net Direct GVA	£8.5m	£5.5m	£1.4m	£5.3m	£0.7m	£0.7m	£3.5m	£17.2m
Net Direct Pay	£3.9m	£2.6m	£0.7m	£2.5m	£0.3m	£0.3m	£1.6m	£8.0m
Plus Indirect and Induced (Regional)	310	203	52	195	25	25	129	630
Indirect and Induced	186	122	31	117	15	15	77	378
Indirect and Induced GVA (Local)	£9.5m	£6.2m	£1.6m	£6.0m	£0.8m	£0.8m	£4.0m	£19.4m
Indirect and Induced Pay	£4.4m	£2.9m	£0.7m	£2.7m	£0.4m	£0.3m	£1.8m	£8.8m
Apprenticeships	0	8	4	15	1	1	9	38
Graduates	0	1	0	2	0	0	1	5
Other Trainees	0	5	3	10	1	1	6	26
Apprenticeship Levy	£0.1m	£0.1m	£0.0m	£0.1m	£0.0m	£0.0m	£0.0m	£0.19m
New Resident Population	0	1,350	664	2,850	216	216	1,861	7,157
Aged 0-15	0	156	121	363	25	30	250	946
Aged 16-64	0	1,020	532	2,120	164	158	1,370	5,364
Aged 65+	0	173	10	367	28	28	240	847
Retail Expenditure per annum	£0.0m	£12.8m	£6.2m	£27.0m	£2.0m	£2.0m	£17.6m	£67.6m
Expected Employed Residents	0	818	418	1,701	131	127	1,100	4,295
GVA of Employed Residents (per annum)	£0.0m	£20.5m	£10.5m	£42.5m	£3.3m	£3.2m	£27.5m	£107.4m
Expected Residents Employed Locally	0	355	182	738	57	55	477	1,864
GVA of Locally-employed residents	£0.0m	£8.9m	£4.5m	£18.5m	£1.4m	£1.4m	£11.9m	£46.6m
Council Tax Receipts per annum	£0.00m	£0.55m	£0.29m	£1.07m	£0.08m	£0.07m	£0.67m	£2.73m
Stevenage BC NHB (over 4 years)	£0.00m	£2.19m	£1.16m	£4.28m	£0.33m	£0.27m	£2.70m	£10.93m
Herts CC NHB (over 4 years)	£0.00m	£0.00m	£0.00m	£0.00m	£0.00m	£0.00m	£0.00m	£0.00m
Stamp Duty Land Tax	£0.00m	£1.36m	£0.71m	£2.62m	£0.20m	£0.16m	£1.65m	£6.70m
Commercial Element FTEs	0	3247	888	418	334	429	432	5748
GVA of New Jobs	£0.00m	£81.17m	£22.21m	£10.45m	£8.36m	£10.71m	£10.80m	£143.7m
Earnings from New Jobs	£0.00m	£53.10m	£14.53m	£6.84m	£5.47m	£7.01m	£7.06m	£94.0m

BASIC PARAMETERS			
Start on Site	01/01/2022	Construction Duration (months)	36
Completion	01/01/2025		
Total Residential Units	0		
Residential Floorspace (sqm GIA)	0	Ave 70m2 per unit	
Commercial Floorspace (sqm GIA)	0	932000sq ft	exc. Commercial Ancillary
GIA to NIA Conversion	75%	Commercial NIA (sqm)	0

CONSTRUCTION			
Total Construction Spend	£100,000,000	1/3 GDV	
Reduction for Prudence	5%	Construction Spend for Calc	£95,000,000
Industry Turnover per Worker per Annum	£172,249	Construction Person Years	552
		FTEs for Duration of Construction	184
Construction GVA per Person Year	£68,133	Total Construction GVA	£37,577,199.29
Median Earnings per Construction Worker per Year	£31,807	Total Construction Worker Earnings	£17,542,424
Apprenticeship Levy %	0.5%	Apprenticeship Levy Generated	£87,712
Average Annual Apprentice Training Cost	£9,000	Potential Apprentices Supported	10
Industry-wide Units per Apprentice	52	Apprentices	0
Industry-wide Units per Graduate	427	Graduates	0
Industry-wide Units per Other Trainee	77	Other Trainees	0

HOUSING			
Affordable Sale (Shared Ownership)	15%	Affordable Sale Homes Delivered	0
Affordable Rent	15%	Affordable Rent Homes Delivered	0
Market Sale	70%	Market Sale Homes Delivered	0
Market Rent (PRS)	0%	Market Rent Homes Delivered	0
Other	0%	Other Tenure Homes Delivered	0
Studio (1B1P) Units	0		
1B2P Units	0		
2B3P Units	0		
2B4P Units	0		
3B5P Units	0		
3BH Units	0		
Total Units	0		
Council Tax Band C Rate	£1,414	Council Tax Receipts per annum	£0
		NHB over 4 years	£0
Median Price Paid	£199,802		
First Time Buyers %	20%	Estimated SDLT Receipts	£0

NEW RESIDENT POPULATION			
Residents per Unit: Studio (1B1P)	1		0
Residents per Unit: 1B2P	2		0
Residents per Unit: 2B3P	3		0
Residents per Unit: 2B4P	4		0
Residents per Unit: 3B5P	5		0
Residents per Unit: 3BH	5		0
		Total Residents	0
1 Bed - Aged Under 16 %	3%	Residents Aged Under 16	0
1 Bed - Aged 16-64 %	84%	Residents Aged 16-64	0
1 Bed - Aged 65+ %	12%	Residents Aged 65+	0
2 Bed - Aged Under 16 %	8%	Residents Aged Under 16	0
2 Bed - Aged 16-64 %	79%	Residents Aged 16-64	0
2 Bed - Aged 65+ %	13%	Residents Aged 65+	0
3 Bed - Aged Under 16 %	18%	Residents Aged Under 16	0
3 Bed - Aged 16-64 %	68%	Residents Aged 16-64	0
3 Bed - Aged 65+ %	13%	Residents Aged 65+	0
		Total Residents Aged Under 16	0
		Total Residents Aged 16-64	0
		Total Residents Aged 65+	0
Weekly Retail Expenditure per Person - Children	£146	Total Retail Expenditure	£0
Weekly Retail Expenditure per Person - Working Age	£186		
Weekly Retail Expenditure per Person - Retired	£194		
Economic Activity Rate - 16-64	81.4%	Economically Active Residents Aged 16-64	0
Economic Activity Rate - 65+	11.1%	Economically Active Residents Aged 65+	0
Economically Active Unemployment Rate	3.7%	Total Economically Active Population	0
GVA per filled job	£25,000	Total Employed Population	0
		Total GVA of Employed Residents	£0

COMMERCIAL			
Employment Density Assumed (sqm per FTE)	20	Jobs (FTE)	0
Average GVA per Job	£25,000		£0
Average Earnings per Job	£16,354		£0
Business Rates (£ per sqm)		Business Rates Generated pa	£0

BASIC PARAMETERS			
Start on Site	01/01/2022	Construction Duration (months)	36
Completion	01/01/2025		
Total Residential Units	400		
Residential Floorspace (sqm GIA)	28,000	Ave 70m2 per unit	
Commercial Floorspace (sqm GIA)	86,585	932000sq ft	exc. Commercial Ancillary
GIA to NIA Conversion	75%	Commercial NIA (sqm)	64,939

CONSTRUCTION			
Total Construction Spend	£65,445,343	1/3 GDV	
Reduction for Prudence	5%	Construction Spend for Calc	£62,173,076
Industry Turnover per Worker per Annum	£172,249	Construction Person Years	361
		FTEs for Duration of Construction	120
Construction GVA per Person Year	£68,133	Total Construction GVA	£24,592,526.96
Median Earnings per Construction Worker per Year	£31,807	Total Construction Worker Earnings	£11,480,700
Apprenticeship Levy %	0.5%	Apprenticeship Levy Generated	£57,403
Average Annual Apprentice Training Cost	£9,000	Potential Apprentices Supported	6
Industry-wide Units per Apprentice	52	Apprentices	8
Industry-wide Units per Graduate	427	Graduates	1
Industry-wide Units per Other Trainee	77	Other Trainees	5

HOUSING			
Affordable Sale (Shared Ownership)	15%	Affordable Sale Homes Delivered	60
Affordable Rent	15%	Affordable Rent Homes Delivered	60
Market Sale	70%	Market Sale Homes Delivered	280
Market Rent (PRS)	0%	Market Rent Homes Delivered	0
Other	0%	Other Tenure Homes Delivered	0
Studio (1B1P) Units	50		
1B2P Units	50		
2B3P Units	100		
2B4P Units	100		
3B5P Units	50		
3BH Units	50		
Total Units	400		
Council Tax Band C Rate	£1,414	Council Tax Receipts per annum	£547,857
		NHB over 4 years	£2,191,427
Median Price Paid	£199,802		
First Time Buyers %	20%	Estimated SDLT Receipts	£1,360,000

NEW RESIDENT POPULATION			
Residents per Unit: Studio (1B1P)	1		50
Residents per Unit: 1B2P	2		100
Residents per Unit: 2B3P	3		300
Residents per Unit: 2B4P	4		400
Residents per Unit: 3B5P	5		250
Residents per Unit: 3BH	5		250
		Total Residents	1,350
1 Bed - Aged Under 16 %	3%	Residents Aged Under 16	5
1 Bed - Aged 16-64 %	84%	Residents Aged 16-64	127
1 Bed - Aged 65+ %	12%	Residents Aged 65+	18
2 Bed - Aged Under 16 %	8%	Residents Aged Under 16	59
2 Bed - Aged 16-64 %	79%	Residents Aged 16-64	551
2 Bed - Aged 65+ %	13%	Residents Aged 65+	90
3 Bed - Aged Under 16 %	18%	Residents Aged Under 16	92
3 Bed - Aged 16-64 %	68%	Residents Aged 16-64	342
3 Bed - Aged 65+ %	13%	Residents Aged 65+	65
		Total Residents Aged Under 16	156
		Total Residents Aged 16-64	1,020
		Total Residents Aged 65+	173
Weekly Retail Expenditure per Person - Children	£146	Total Retail Expenditure	£1,189,971
Weekly Retail Expenditure per Person - Working Age	£186		
Weekly Retail Expenditure per Person - Retired	£194		
Economic Activity Rate - 16-64	81.4%	Economically Active Residents Aged 16-64	830
Economic Activity Rate - 65+	11.1%	Economically Active Residents Aged 65+	19
Economically Active Unemployment Rate	3.7%	Total Economically Active Population	850
GVA per filled job	£25,000	Total Employed Population	818
		Total GVA of Employed Residents	£20,455,075

COMMERCIAL			
Employment Density Assumed (sqm per FTE)	20	Jobs (FTE)	3,247
Average GVA per Job	£25,000		£81,173,438
Average Earnings per Job	£16,354		£53,100,416
Business Rates (£ per sqm)		Business Rates Generated pa	£0

BASIC PARAMETERS			
Start on Site Completion	01/01/2020 01/01/2025	Construction Duration (months)	60
Total Residential Units	209		
Residential Floorspace (sqm GIA)	14,630		
Commercial Floorspace (sqm GIA)	23,690		
GIA to NIA Conversion	75%	Commercial NIA (sqm)	17,768 <small>exc. Commercial Ancillary</small>
CONSTRUCTION			
Total Construction Spend	£27,953,715	Construction Spend for Calc	£26,556,029
Reduction for Prudencey	5%		
Industry Turnover per Worker per Annum	£172,249	Construction Person Years	154 <small>ONS/BEIS Business Population Estimates - East of England, All Construction Businesses</small>
		FTEs for Duration of Construction	31
Construction GVA per Person Year	£68,133	Total Construction GVA	£10,504,223 <small>ABS</small>
Median Earnings per Construction Worker per Year	£31,807	Total Construction Worker Earnings	£4,903,759 <small>ASHE</small>
Apprenticeship Levy %	0.5%	Apprenticeship Levy Generated	£24,519
Average Annual Apprentice Training Cost	£9,000	Potential Apprentices Supported	3
Industry-wide Units per Apprentice	52	Apprentices	4 <small>Based on HBF research</small>
Industry-wide Units per Graduate	427	Graduates	0
Industry-wide Units per Other Trainee	77	Other Trainees	3
HOUSING			
Affordable Sale (Shared Ownership)	15%	Affordable Sale Homes Delivered	31
Affordable Rent	15%	Affordable Rent Homes Delivered	31
Market Sale	70%	Market Sale Homes Delivered	146
Market Rent (PRS)	0%	Market Rent Homes Delivered	0
Other	0%	Other Tenure Homes Delivered	0
Studio (1B1P) Units	19		
1B2P Units	25		
2B3P Units	90		
2B4P Units	50		
3B5P Units	25		
3BH Units	0		
Total Units	209		
Council Tax Band C Rate	£1,414	Council Tax Receipts per annum	£288,773 <small>National Average Band C from NHB calculator. Assumes 25% discount on Studios for single occupancy.</small>
		NHB over 4 years	£1,155,094 <small>4 years of matched council tax.</small>
Median Price Paid	£199,802		
First Time Buyers %	20%	Estimated SDLT Receipts	£710,600 <small>Land Registry House Price Index - 12m to Feb 2019.</small>
NEW RESIDENT POPULATION			
Residents per Unit: Studio (1B1P)	1		19 <small>ONS Census 2011 - KS102EW - Age structure; KS401EW - Dwellings, household spaces and accommodation type</small>
Residents per Unit: 1B2P	2		50
Residents per Unit: 2B3P	3		270
Residents per Unit: 2B4P	4		200
Residents per Unit: 3B5P	5		125
Residents per Unit: 3BH	5		0
		Total Residents	664
1 Bed - Aged Under 16 %	9%	Residents Aged Under 16	6 <small>ONS Census 2011 - CT0802 - Age by accommodation type by tenure by number of bedrooms - PRIVATE RENTED</small>
1 Bed - Aged 16-64 %	87%	Residents Aged 16-64	60
1 Bed - Aged 65+ %	3%	Residents Aged 65+	2
2 Bed - Aged Under 16 %	19%	Residents Aged Under 16	91 <small>ONS Census 2011 - CT0802 - Age by accommodation type by tenure by number of bedrooms - PRIVATE RENTED</small>
2 Bed - Aged 16-64 %	80%	Residents Aged 16-64	375
2 Bed - Aged 65+ %	1%	Residents Aged 65+	4
3 Bed - Aged Under 16 %	19%	Residents Aged Under 16	24 <small>ONS Census 2011 - CT0802 - Age by accommodation type by tenure by number of bedrooms - PRIVATE RENTED</small>
3 Bed - Aged 16-64 %	78%	Residents Aged 16-64	97
3 Bed - Aged 65+ %	3%	Residents Aged 65+	4
		Total Residents Aged Under 16	121
		Total Residents Aged 16-64	532
		Total Residents Aged 65+	10
Weekly Retail Expenditure per Person - Children	£146		£923,233 <small>ONS Living Costs and Food Survey - Exc. Housing, Fuel and Power. Based on per person spend of all household types which include children</small>
Weekly Retail Expenditure per Person - Working Age	£186		£5,151,749 <small>ONS Living Costs and Food Survey - Exc. Housing, Fuel and Power. Based on per person spend of all non-retired household types</small>
Weekly Retail Expenditure per Person - Retired	£194		£102,530 <small>ONS Living Costs and Food Survey - Exc. Housing, Fuel and Power. Based on per person spend of retired household types</small>
		Total Retail Expenditure	£6,177,512
Economic Activity Rate - 16-64	81%	Economically Active Residents Aged 16-64	433 <small>ONS Annual Population Survey</small>
Economic Activity Rate - 65+	11%	Economically Active Residents Aged 65+	1
		Total Economically Active Population	435
Economically Active Unemployment Rate	3.7%	Total Employed Population	418 <small>ONS Annual Population Survey - Model-based estimates of unemployment</small>
GVA per filled job	£25,000	Total GVA of Employed Residents	£10,461,603 <small>ONS Sub-regional Productivity NUTS3 - Smoothed GVA per job filled (Feb 2015)</small>
COMMERCIAL			
Employment Density Assumed (sqm per FTE)	20	Jobs (FTE)	888 <small>HCA employment density guide</small>
Average GVA per Job	£25,000		£22,209,375
Average Earnings per Job	£16,354		£14,528,485
Business Rates (£ per sqm)		Business Rates Generated pa	£0 <small>Not used</small>

BASIC PARAMETERS			
Start on Site	01/01/2022	Construction Duration (months)	36
Completion	01/01/2025		
Total Residential Units	770		
Residential Floorspace (sqm GIA)	53,900		
Commercial Floorspace (sqm GIA)	11,148	Commercial NIA (sqm)	8,361
GIA to NIA Conversion	75%		exc. Commercial Ancillary

CONSTRUCTION			
Total Construction Spend	£63,000,000	Construction Spend for Calc	£59,850,000
Reduction for Prudencey	5%		
Industry Turnover per Worker per Annum	£172,249	Construction Person Years	347
		FTEs for Duration of Construction	116
			ONS/BES Business Population Estimates - East of England, All Construction Businesses
Construction GVA per Person Year	£68,133	Total Construction GVA	£23,673,636
			ABS
Median Earnings per Construction Worker per Year	£31,807	Total Construction Worker Earnings	£11,051,727
Apprenticeship Levy %	0.5%	Apprenticeship Levy Generated	£55,259
Average Annual Apprentice Training Cost	£9,000	Potential Apprentices Supported	6
			ASHE
Industry-wide Units per Apprentice	52	Apprentices	15
Industry-wide Units per Graduate	427	Graduates	2
Industry-wide Units per Other Trainee	77	Other Trainees	10
			Based on HBF research

HOUSING			
Affordable Sale (Shared Ownership)	15%	Affordable Sale Homes Delivered	116
Affordable Rent	15%	Affordable Rent Homes Delivered	116
Market Sale	70%	Market Sale Homes Delivered	539
Market Rent (PRS)	0%	Market Rent Homes Delivered	0
Other	0%	Other Tenure Homes Delivered	0
Studio (1B1P) Units	50		
1B2P Units	100		
2B3P Units	150		
2B4P Units	200		
3B5P Units	150		
3BH Units	120		
Total Units	770		
Council Tax Band C Rate	£1,414	Council Tax Receipts per annum	£1,070,971
			National Average Band C from NHB calculator. Assumes 25% discount on Studios for single occupancy.
		NHB over 4 years	£4,283,886
			4 years of matched council tax.
Median Price Paid	£199,802	Estimated SDLT Receipts	£2,618,000
First Time Buyers %	20%		Land Registry House Price Index - 12m to Feb 2019.

NEW RESIDENT POPULATION			
Residents per Unit: Studio (1B1P)	1	50	ONS Census 2011 - KS102EW - Age structure; K5401EW - Dwellings, household spaces and accommodation type
Residents per Unit: 1B2P	2	200	
Residents per Unit: 2B3P	3	450	
Residents per Unit: 2B4P	4	800	
Residents per Unit: 3B5P	5	750	
Residents per Unit: 3BH	5	600	
		Total Residents	2,850
1 Bed - Aged Under 16	3%	Residents Aged Under 16	8
1 Bed - Aged 16-64	84%	Residents Aged 16-64	211
1 Bed - Aged 65+	12%	Residents Aged 65+	31
			ONS Census 2011 - CT0802 - Age by accommodation type by tenure by number of bedrooms - OWNED OUTRIGHT AND OWNED WITH MORTGAGE COMBINED
2 Bed - Aged Under 16	8%	Residents Aged Under 16	105
2 Bed - Aged 16-64	79%	Residents Aged 16-64	984
2 Bed - Aged 65+	13%	Residents Aged 65+	160
			ONS Census 2011 - CT0802 - Age by accommodation type by tenure by number of bedrooms - OWNED OUTRIGHT AND OWNED WITH MORTGAGE COMBINED
3 Bed - Aged Under 16	18%	Residents Aged Under 16	249
3 Bed - Aged 16-64	68%	Residents Aged 16-64	924
3 Bed - Aged 65+	13%	Residents Aged 65+	177
			ONS Census 2011 - CT0802 - Age by accommodation type by tenure by number of bedrooms - OWNED OUTRIGHT AND OWNED WITH MORTGAGE COMBINED
		Total Residents Aged Under 16	363
		Total Residents Aged 16-64	2,120
		Total Residents Aged 65+	367
Weekly Retail Expenditure per Person - Children	£146	£2,762,282	ONS Living Costs and Food Survey - Exc. Housing, Fuel and Power. Based on per person spend of all household types which include children
Weekly Retail Expenditure per Person - Working Age	£186	£20,507,998	ONS Living Costs and Food Survey - Exc. Housing, Fuel and Power. Based on per person spend of all non-retired household types
Weekly Retail Expenditure per Person - Retired	£194	£3,702,398	ONS Living Costs and Food Survey - Exc. Housing, Fuel and Power. Based on per person spend of retired household types
		Total Retail Expenditure	£26,972,678
Economic Activity Rate - 16-64	81%	Economically Active Residents Aged 16-64	1,725
Economic Activity Rate - 65+	11%	Economically Active Residents Aged 65+	41
		Total Economically Active Population	1,766
Economically Active Unemployment Rate	3.7%	Total Employed Population	1,701
			ONS Annual Population Survey - Model-based estimates of unemployment
GVA per filled job	£25,000	Total GVA of Employed Residents	£42,518,646
			ONS Sub-regional Productivity NUTS3 - Smoothed GVA per job filled (Feb 2015)

COMMERCIAL			
Employment Density Assumed (sqm per FTE)	20	Jobs (FTE)	418
Average GVA per Job	£25,000		£10,451,250
Average Earnings per Job	£16,354		£6,836,790
Business Rates (£ per sqm)		Business Rates Generated pa	£0
			Not used

BASIC PARAMETERS			
Start on Site	01/01/2022	Construction Duration (months)	36
Completion	01/01/2025		
Total Residential Units	59		
Residential Floorspace (sqm GIA)	4,130		
Commercial Floorspace (sqm GIA)	8,918	Commercial NIA (sqm)	6,689
GIA to NIA Conversion	75%		exc. Commercial Ancillary

CONSTRUCTION			
Total Construction Spend	£8,150,207	Construction Spend for Calc	£7,742,697
Reduction for Prudencey	5%		
Industry Turnover per Worker per Annum	£172,249	Construction Person Years	45
		FTEs for Duration of Construction	15
Construction GVA per Person Year	£68,133	Total Construction GVA	£3,062,620
Median Earnings per Construction Worker per Year	£31,807	Total Construction Worker Earnings	£1,429,744
Apprenticeship Levy %	0.5%	Apprenticeship Levy Generated	£7,149
Average Annual Apprentice Training Cost	£9,000	Potential Apprentices Supported	1
Industry-wide Units per Apprentice	52	Apprentices	1
Industry-wide Units per Graduate	427	Graduates	0
Industry-wide Units per Other Trainee	77	Other Trainees	1

HOUSING			
Affordable Sale (Shared Ownership)	15%	Affordable Sale Homes Delivered	9
Affordable Rent	15%	Affordable Rent Homes Delivered	9
Market Sale	70%	Market Sale Homes Delivered	41
Market Rent (PRS)	0%	Market Rent Homes Delivered	0
Other	0%	Other Tenure Homes Delivered	0
Studio (1B1P) Units	0		
1B2P Units	10		
2B3P Units	15		
2B4P Units	19		
3B5P Units	15		
3BH Units	0		
Total Units	59		
Council Tax Band C Rate	£1,414	Council Tax Receipts per annum	£83,416
		NHB over 4 years	£333,662
Median Price Paid	£199,802		
First Time Buyers %	20%	Estimated SDLT Receipts	£200,600

NEW RESIDENT POPULATION			
Residents per Unit: Studio (1B1P)	1		0
Residents per Unit: 1B2P	2		20
Residents per Unit: 2B3P	3		45
Residents per Unit: 2B4P	4		76
Residents per Unit: 3B5P	5		75
Residents per Unit: 3BH	5		0
		Total Residents	216
1 Bed - Aged Under 16	3%	Residents Aged Under 16	1
1 Bed - Aged 16-64	84%	Residents Aged 16-64	17
1 Bed - Aged 65+	12%	Residents Aged 65+	2
2 Bed - Aged Under 16	8%	Residents Aged Under 16	10
2 Bed - Aged 16-64	79%	Residents Aged 16-64	95
2 Bed - Aged 65+	13%	Residents Aged 65+	16
3 Bed - Aged Under 16	18%	Residents Aged Under 16	14
3 Bed - Aged 16-64	68%	Residents Aged 16-64	51
3 Bed - Aged 65+	13%	Residents Aged 65+	10
		Total Residents Aged Under 16	25
		Total Residents Aged 16-64	164
		Total Residents Aged 65+	28
Weekly Retail Expenditure per Person - Children	£146		£188,124
Weekly Retail Expenditure per Person - Working Age	£186		£1,582,040
Weekly Retail Expenditure per Person - Retired	£194		£279,826
		Total Retail Expenditure	£2,049,990
Economic Activity Rate - 16-64	81%	Economically Active Residents Aged 16-64	133
Economic Activity Rate - 65+	11%	Economically Active Residents Aged 65+	3
Economically Active Unemployment Rate	3.7%	Total Economically Active Population	136
		Total Employed Population	131
GVA per filled job	£25,000	Total GVA of Employed Residents	£3,278,464

COMMERCIAL			
Employment Density Assumed (sqm per FTE)	20	Jobs (FTE)	334
Average GVA per Job	£25,000		£8,360,625
Average Earnings per Job	£16,354		£5,469,186
Business Rates (£ per sqm)		Business Rates Generated pa	£0

BASIC PARAMETERS			
Start on Site	01/01/2022	Construction Duration (months)	36
Completion	01/01/2025		
Total Residential Units	48		
Residential Floorspace (sqm GIA)	3,360		
Commercial Floorspace (sqm GIA)	11,427	Commercial NIA (sqm)	8,570
GIA to NIA Conversion	75%		exc. Commercial Ancillary

CONSTRUCTION			
Total Construction Spend	£7,982,869	Construction Spend for Calc	£7,583,726
Reduction for Prudencey	5%		
Industry Turnover per Worker per Annum	£172,249	Construction Person Years	44
		FTEs for Duration of Construction	15
Construction GVA per Person Year	£68,133	Total Construction GVA	£2,999,739
Median Earnings per Construction Worker per Year	£31,807	Total Construction Worker Earnings	£1,400,389
Apprenticeship Levy %	0.5%	Apprenticeship Levy Generated	£7,002
Average Annual Apprentice Training Cost	£9,000	Potential Apprentices Supported	1
Industry-wide Units per Apprentice	52	Apprentices	1
Industry-wide Units per Graduate	427	Graduates	0
Industry-wide Units per Other Trainee	77	Other Trainees	1

HOUSING			
Affordable Sale (Shared Ownership)	15%	Affordable Sale Homes Delivered	7
Affordable Rent	15%	Affordable Rent Homes Delivered	7
Market Sale	70%	Market Sale Homes Delivered	34
Market Rent (PRS)	0%	Market Rent Homes Delivered	0
Other	0%	Other Tenure Homes Delivered	0
Studio (1B1P) Units	0		
1B2P Units	0		
2B3P Units	0		
2B4P Units	24		
3B5P Units	24		
3BH Units	0		
Total Units	48		
Council Tax Band C Rate	£1,414	Council Tax Receipts per annum	£67,864
		NHB over 4 years	£271,454
Median Price Paid	£199,802		
First Time Buyers %	20%	Estimated SDLT Receipts	£163,200

NEW RESIDENT POPULATION			
Residents per Unit: Studio (1B1P)	1		0
Residents per Unit: 1B2P	2		0
Residents per Unit: 2B3P	3		0
Residents per Unit: 2B4P	4		96
Residents per Unit: 3B5P	5		120
Residents per Unit: 3BH	5		0
		Total Residents	216
1 Bed - Aged Under 16	3%	Residents Aged Under 16	0
1 Bed - Aged 16-64	84%	Residents Aged 16-64	0
1 Bed - Aged 65+	12%	Residents Aged 65+	0
2 Bed - Aged Under 16	8%	Residents Aged Under 16	8
2 Bed - Aged 16-64	79%	Residents Aged 16-64	76
2 Bed - Aged 65+	13%	Residents Aged 65+	12
3 Bed - Aged Under 16	18%	Residents Aged Under 16	22
3 Bed - Aged 16-64	68%	Residents Aged 16-64	82
3 Bed - Aged 65+	13%	Residents Aged 65+	16
		Total Residents Aged Under 16	30
		Total Residents Aged 16-64	158
		Total Residents Aged 65+	28
Weekly Retail Expenditure per Person - Children	£146		£230,128
Weekly Retail Expenditure per Person - Working Age	£186		£1,526,286
Weekly Retail Expenditure per Person - Retired	£194		£282,244
		Total Retail Expenditure	£2,038,658
Economic Activity Rate - 16-64	81%	Economically Active Residents Aged 16-64	128
Economic Activity Rate - 65+	11%	Economically Active Residents Aged 65+	3
Economically Active Unemployment Rate	3.7%	Total Economically Active Population	132
		Total Employed Population	127
GVA per filled job	£25,000	Total GVA of Employed Residents	£3,166,180

COMMERCIAL			
Employment Density Assumed (sqm per FTE)	20	Jobs (FTE)	429
Average GVA per Job	£25,000		£10,712,813
Average Earnings per Job	£16,354		£7,007,893
Business Rates (£ per sqm)		Business Rates Generated pa	£0

BASIC PARAMETERS			
Start on Site	01/01/2022	Construction Duration (months)	36
Completion	01/01/2025		
Total Residential Units	486		
Residential Floorspace (sqm GIA)	34,020		
Commercial Floorspace (sqm GIA)	11,519	Commercial NIA (sqm)	8,639
GIA to NIA Conversion	75%		

CONSTRUCTION			
Total Construction Spend	£41,612,475	Construction Spend for Calc	£39,531,851
Reduction for Prudencey	5%		
Industry Turnover per Worker per Annum	£172,249	Construction Person Years	230
		FTEs for Duration of Construction	77
Construction GVA per Person Year	£68,133	Total Construction GVA	£15,636,802.66
Median Earnings per Construction Worker per Year	£31,807	Total Construction Worker Earnings	£7,299,837
Apprenticeship Levy %	0.5%	Apprenticeship Levy Generated	£36,499
Average Annual Apprentice Training Cost	£9,000	Potential Apprentices Supported	4
Industry-wide Units per Apprentice	52	Apprentices	9
Industry-wide Units per Graduate	427	Graduates	1
Industry-wide Units per Other Trainee	77	Other Trainees	6

HOUSING			
Affordable Sale (Shared Ownership)	15%	Affordable Sale Homes Delivered	73
Affordable Rent	15%	Affordable Rent Homes Delivered	73
Market Sale	70%	Market Sale Homes Delivered	340
Market Rent (PRS)	0%	Market Rent Homes Delivered	0
Other	0%	Other Tenure Homes Delivered	0
Studio (1B1P) Units	36		
1B2P Units	50		
2B3P Units	75		
2B4P Units	125		
3B5P Units	125		
3BH Units	75		
Total Units	486		
Council Tax Band C Rate	£1,414	Council Tax Receipts per annum	£674,394
		NHB over 4 years	£2,697,576
Median Price Paid	£199,802		
First Time Buyers %	20%	Estimated SDLT Receipts	£1,652,400

NEW RESIDENT POPULATION			
Residents per Unit: Studio (1B1P)	1		36
Residents per Unit: 1B2P	2		100
Residents per Unit: 2B3P	3		225
Residents per Unit: 2B4P	4		500
Residents per Unit: 3B5P	5		625
Residents per Unit: 3BH	5		375
		Total Residents	1,861
1 Bed - Aged Under 16	3%	Residents Aged Under 16	5
1 Bed - Aged 16-64	84%	Residents Aged 16-64	115
1 Bed - Aged 65+	12%	Residents Aged 65+	17
2 Bed - Aged Under 16	8%	Residents Aged Under 16	61
2 Bed - Aged 16-64	79%	Residents Aged 16-64	571
2 Bed - Aged 65+	13%	Residents Aged 65+	93
3 Bed - Aged Under 16	18%	Residents Aged Under 16	185
3 Bed - Aged 16-64	68%	Residents Aged 16-64	685
3 Bed - Aged 65+	13%	Residents Aged 65+	131
		Total Residents Aged Under 16	250
		Total Residents Aged 16-64	1,370
		Total Residents Aged 65+	240
Weekly Retail Expenditure per Person - Children	£146	Total Retail Expenditure	£1,904,524
Weekly Retail Expenditure per Person - Working Age	£186		£13,258,542
Weekly Retail Expenditure per Person - Retired	£194		£2,422,385
			£17,585,452
Economic Activity Rate - 16-64	81%	Economically Active Residents Aged 16-64	1,115
Economic Activity Rate - 65+	11%	Economically Active Residents Aged 65+	27
Economically Active Unemployment Rate	3.7%	Total Economically Active Population	1,142
		Total Employed Population	1,100
GVA per filled job	£25,000	Total GVA of Employed Residents	£27,496,181

COMMERCIAL			
Employment Density Assumed (sqm per FTE)	20	Jobs (FTE)	432
Average GVA per Job	£25,000		£10,799,063
Average Earnings per Job	£16,354		£7,064,315
Business Rates (£ per sqm)		Business Rates Generated pa	£0