

	R7P20 year	
Build Cost	£8156.7m	£8bn Construction investment
Direct Construction Employment	20,358	
Apprenticeships	2,997	
Direct GVA	£3262.7m	
Indirect and Induced Jobs	117,061	
<b>Total Direct, Indirect and Induced Jobs</b>	<b>137,419</b>	
Direct, Indirect and Induced GVA	£7079.9m	
<b>Net Economic Benefit to Local Economy from Construction</b>	<b>£3982.4m</b>	£4bn GVA Construction Economic Benefit
Net GVA Benefit to Regional Economy	£4778.9m	
Difference	£796.5m	
Open Market Units	35,000	
Affordable Units	12,225	
Retirement Living Units	0	
<b>Total Residential Units Delivered</b>	<b>47,225</b>	47,225 New Homes
Council Tax Receipts Per Annum	£73357k	
<b>NPV 20 Years Council Tax</b>	<b>£1042.6m</b>	£1bn Council Tax
New Homes Bonus (over 4 Years)	£251k	
NPV 4 Years NHB	£230k	
LHA Saving Per Annum	£52690k	
NPV LHA Saving (over 60 Years)	£748.8m	
<b>Net Direct Economic Benefit from New Housing</b>	<b>£1791.7m</b>	£1.8bn GVA Direct Local Authority Benefit from New Homes
Class Offices B1	1,000,000	
Jobs Created	83,333	
Net GVA Benefit to Local Economy	£1701.6m	
Class Warehousing B8	1,000,000	
Jobs Created	12,500	
Net GVA Benefit to Local Economy	£255.2m	
Other Jobs Created	25,000	
Net Other GVA Benefit to Local Economy	£600.0m	
<b>Total Jobs Created</b>	<b>120,833</b>	120,833 Jobs
Total GVA Created	£2556.8m	
NPV 20 Years Commercial GVA	£36338.2m	
Estimated Business Rate Income	£154980k	
NPV 20 Years Business Rate Income	£2202.6m	
<b>Net Direct Economic Benefit from Commercial Floorspace</b>	<b>£38540.9m</b>	£38.5bn GVA Economic Benefit of New Commercial Development
New Households	47,225	
Additional Retail Spend (Grocery)	£189324k	
<b>Additional Retail Spend (Non-Food)</b>	<b>£309673k</b>	
<b>Additional Leisure Spend</b>	<b>£182370k</b>	
<b>Total Additional Retail and Leisure Spend</b>	<b>£681367k</b>	
<b>NPV 20 Years Retail Expenditure</b>	<b>£9683.9m</b>	£9.6bn GVA Retail and Leisure economic benefit
Estimated New Working Residents	47,513	
<b>GVA of New Employed Residents</b>	<b>£2454.7m</b>	
<b>NPV 20 Years Employed Resident GVA</b>	<b>£34887.1m</b>	
Additional Pupil Yield (Primary and Secondary)	29,752	
Additional Pupil Funding Secured per annum	£116480k	
<b>NPV 20 Years School Funding</b>	<b>£1712.0m</b>	
Additional GP Surgery Registrations	93,431	
Additional GP Funding Secured per annum	£14295k	
<b>NPV 20 Years GP Funding</b>	<b>£203.2m</b>	
<b>Net Indirect Economic Benefit</b>	<b>£46486.1m</b>	£46.5bn GVA Indirect Economic Benefit
	£130775k	
	<b>£90801.0m</b>	£91bn GVA
	11.1	
Apprentices - Baseline Savings avoiding NEET (PV 30 years)	£339.9m	
<b>Apprentices - Aspirational Savings avoiding NEET (PV 30 years)</b>	<b>£925.0m</b>	
Potential Universal Credit Savings - Construction	£903k	
Potential Universal Credit Savings - Retail	£2682k	
Potential Universal Credit Savings - Office	£950k	
Potential Universal Credit Savings - Care	£0k	
Total Potential Universal Credit Savings	£4536k	
<b>PV UC Savings over 20 years</b>	<b>£64.5m</b>	
Social Value	<b>£989.5m</b>	£989m Social Value