Bedford Borough Council, Levelling up Fund Support 60659865 - MHA PSP3 BED LUF Bid Support

Final Report: Economic Impact Assessment to inform Value for Money Regeneration Project (Active Travel Project is assessed using DfT's AMAT - Active Mode Assessment Toolkit)

	Name	Date	
Developed	Gregory Openshaw	16th June 21	
Reviewed	Xenia Karekla	16th June 21	
Approved	Jameel Hayat	17th June 21	

Introduction and Objective This spreadsheet sets out the inputs, assumptions and calculation of potential monetised impacts arising from the Regeneration Project. The information supports the BBC wider LuF Bid and Project specific question responses.

All inputs, which can be adjusted made in green cell			
mpacts assessed and monetised			
The following impacts have been monetised:			
	1 Land value uplift arising as a result of	1) the renewal and re-purposing of Saxon Centre Office Building;	
		2) the improvements to Saxon Centre Plaza (public realm); and	
		3) the release of existing land currently used for GP surgeries through the development of a	
	2 Rental income at Saxon Centre Office Building	new Health Hub.	
	2 Rental income at saxon centre Office Building	The potential income of the Saxon Centre Office Building has been calculated, with the	
		operational and maintenance costs netted off.	
	3 Employment impacts (direct and multiplier)		
		The potential for the new office and co-working space to support employment growth.	
	4 Wider impacts (crime and affordable housing)		
		The potential reduction in crime which could come about through investment in places and	
		spaces - Saxon Centre Office Building and Plaza as a focal point for the the town centre, and making best use of the key public assets - the Police Operation Division - conversion to health	
		hub.	
Impacts not assessed, though recognised to be potent In addition to the benefits monetised in this spreadship		ravel Project will produce, which have not been captured in this monetised assessment. These are	
		Commentary	Likely effect (professional judgement)
Saxon Centre Office Building - office and co-working s	pace		
		Redevelopment of Saxon Centre Office Building will involve investment and generate job	
	Construction employment (temporary impact)	opportunities for Bedfordshire residents.	Short term, temporary
		The Saxon House employment space (for office users including start ups) will support local	
	Taxation, such as Business rates and Income tax	businesses and therefore potential for increased business rates and income tax.	Long term, positive
		There are likely to be some additional productivity gains for businesses using the Saxon Centre	
		Office Building through its flexible working arrangement, business support and potential collaboration opportunitites with local education providers (Bedfordshire University for	
	Productivity gains for local businesses	instance).	Long term, positive
Saxon Centre Office Building community space			
	Community activities	The new high quality community space will provide opportunities to meet and hold activities which will strengthen community interaction and capacity building.	Long term, positive
Saxon Centre Plaza	community activities	which will strengthen community interaction and capacity building.	Long term, positive
	The revitalised public space will provide a significantly		
	improved urban space for people to meet and relax. It will be a focal point for the town and is expected to :		
	a local point for the town and is expected to .	Act as a focal point for people to meet and relax whilst in Kempston, which will improve	
		community links and help foster a sense of civic pride and belonging.	Long term, positive
			I and the second second second
		Increase dwell time, as people have somewhere to relax. This could lead to increased spend.	Long term, positive
		Provide an improved space for community events and other related activities inluding the	
		regular market. This will increase potential for local spending and support local businesses.	Long term, positive
		With improved infrastructure including footpaths, cycleways and cycle facilities combined with	
		a high quality public realm it will support active travel and town centre renewal and pride.	Long term, positive
Health Hub			
	Health benefits from the new Health Hub	Enabling works will help provide the right conditions for the Health Hub to come forward, and by doing so will support:	
		- Higher provision capacity and potential to expand capacity in line with future growth	Long term, positive
		New health facilities and equipment Potenital for improved treatment	Long term, positive Long term, positive
		 Potential for net land value uplift of the wider proposed Health Hub site, for example through 	Long term, positive
		use instead of vacancy / dereliction, or other uses.	Long term, positive
Additional spend from footfall increase	Increase in footfall in Kempston town centre		
		The Regeneration Project (and Active Travel) will support the potential for additional footfall	
		and spend on the Kempston highstreet.	
		Additional spend has not been calculated due to forecasting robustness and data quality, e.g.	
		the potential net additional increase in town centre trips as a consequence of the two projects, and spend. However, it is anticipated to be positive.	
		Local spend by new jobs supported by Saxon House have been taken into account in the	
		multiplier effects calculation of GVA uplift.	Long term, positive
There will be other additional impacts which the proje	ect will generate, but these are the main ones.		

End

Summary of Monetised Benefits and BCR

Price base 2021 to 2010

Regeneration Project

Central estimate

Present Value Benefits (PVB)

Present Value Costs (PVC) Benefit to Cost Ratio (BCR = PVB / PVC) Net Present Social Value (NPSV = PVB-PVC)

Sensitivity

1)

2)

GVA - LOW
Cost inflation - HIGH

Present Value Benefits (PVB)

Present Value Costs (PVC) Benefit to Cost Ratio (BCR = PVB / PVC) Net Present Social Value (NSPV = PVB-PVC)

Sensitivity

GVA - HIGH

Present Value Benefits (PVB)

Present Value Costs (PVC) Benefit to Cost Ratio (BCR = PVB / PVC) Net Present Social Value (NSPV = PVB-PVC)

If change to 2021 then write '2021 to 2021'

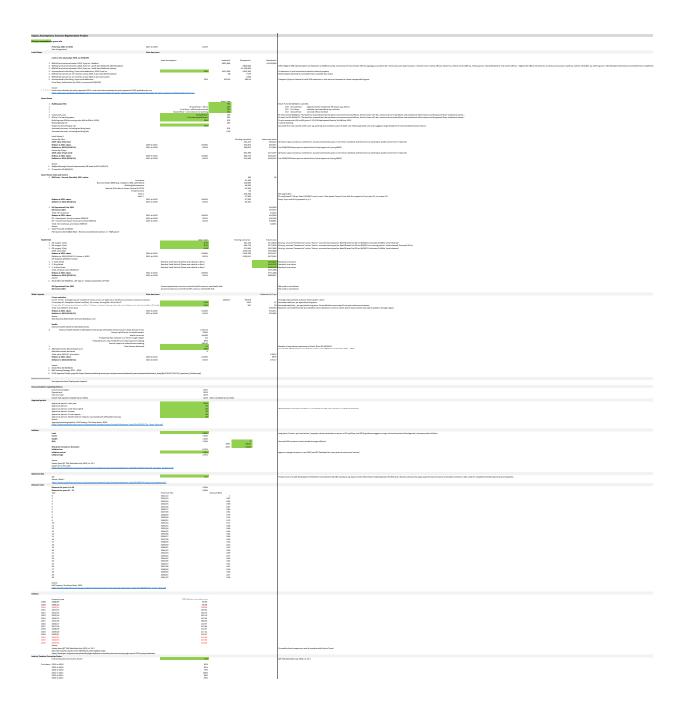
	NPV over appraisal period (£)
Land value uplift from Saxon House, public realm and Health Hub	£588,281
Employment impacts (direct and multiplier)	£5,876,455
Wider impacts (crime and affordable housing)	£410,726
Rental income (net of operating costs, Saxon House)	£52,510
Total PVB	£6,927,972
Inc. risk, contingency, OB, and indirect taxation correction	£5,002,590
	1.385
	£1,925,382

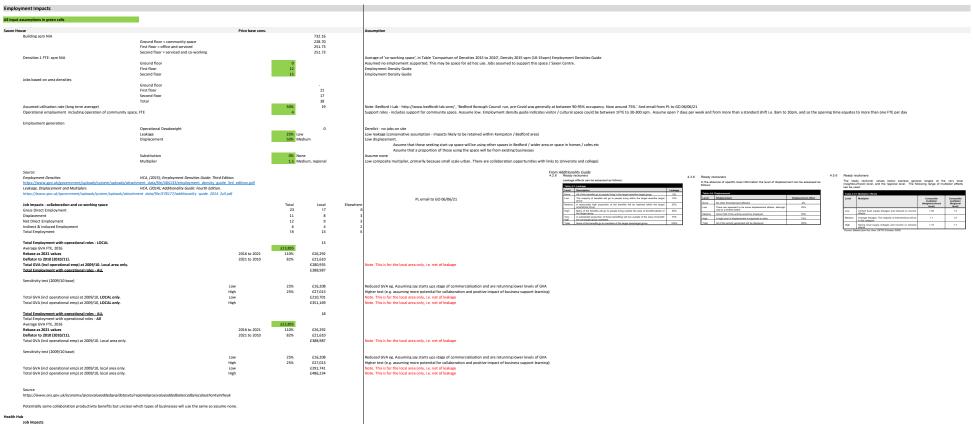
Low

	NPV over appraisal period (£)
Land value uplift from Saxon House, public realm and Health Hub	£588,281
Employment impacts (direct and multiplier)	£4,407,342
Wider impacts (crime and affordable housing)	£410,726
Rental income (net of operating costs, Saxon House)	£52,510
Total PVB	£5,406,349
Inc. risk, contingency, OB, and indirect taxation correction	£5,002,590
	1.1
	£403,759

	High
	NPV over appraisal period (£)
Land value uplift from Saxon House, public realm and Health Hub	£588,281
Employment impacts (direct and multiplier)	£7,345,569
Wider impacts (crime and affordable housing)	£410,726
Rental income (net of operating costs, Saxon House)	£52,510
Total PVB	£8,344,576
Inc. risk, contingency, OB, and indirect taxation correction	£5,002,590
	1.7
	£3,341,987

	Discounts to	Discounts to	
2010		2010	
	£(m)		
	0.59		
	5.88		
	0.41		
	0.05		
	6.93		
	5.00		
	1.4		
	1.93		





Assume none (all transferred from existing GP surgeries)

Land V	alue Uplift																																						
			For inflation For appraisal Calendar yr Fin yr		018 2	0 0 2019 2 9/20 2020		2021 21				4 3 2025 25/26 2		6 5 2027 027/28	7 6 2028 2028/29	8 7 2029 2029/30	9 8 2030 2030/31	10 9 2031 2031/32	11 10 2032 2032/33	12 11 2033 2033/34	13 12 2034 2034/35	14 13 2035 2035/36	15 14 2036 2036/37	16 15 2037 2037/38	17 16 2038 2038/39	18 17 2039 2039/40	19 18 2040 2040/41	20 19 2041 2041/42	21 20 2042 2042/43	22 21 2043 2043/44	23 22 2044 2044/45	24 23 2045 2045/46	25 24 2046 2046/47	26 25 2047 2047/48	26	27 2049 20	28 2050 20	30 31 29 30 51 2052 52 2052/53	
Saxon H	ouse t ways to calculate LVU - by	6 / ha an hu ann																																					
1)	tways to carculate LVU - by By Land Value (£ /ha) Saxon House DM	Price base 2021 to 2010 Backaround growth factor Value Discount factor Discount dvalue Appraisal period Total		£36 5.00% 100. £36 3.50% 75. £27 30 £38,730	00% 100. 022 £36	.022 £36. 37% 70.	59% 68	100% 105.0 5.022 £37.1 1,49% 66.1 1,673 £25,0	823 £3	9.714 £4 3.94% 61	1.700 E4	13.785 £	45.974 £	48.273 55.72%	140.71% £50.687 53.84% £27,288	147.75% £53.221 52.02% £27,683	155.13% E55.882 50.26% E28,084	162.89% E58.676 48.56% E28,491	171.03% £61.610 46.92% £28,904	179.59% E64.690 45.33% E29,323	188.56% £67.925 43.80% £29,748	197.99% £71.321 42.31% £30,179	207.89% £74.887 40.88% £30,617	218.29% £78.632 39.50% £31,060	229.20% £82.563 38.17% £31,511	240.66% £86.691 36.87% £31,967	252.70% £91.026 35.63% £32,431	265.33% £95.577 34.42% £32,901	£100.356 33.26%	£105.374 f	E110.642 f 31.05%	E116.175 E	E121.983 é 28.98%	E128.082 E 28.00%	173.35% 392. 134.487 £141 27.06% 26. £36,387 £36	1.211 £148.3	26% 24.40	85 £163.469	
	Saxon House DS	Price base 2021 to 2010 Background growth factor Value Discount factor Discount ator Discounted value Appraisal period Total value at appraisal vr		30 £77.459	00% 100. 044 £72	,044 £72, 37% 70.	044 £72	100% 105.0 2,044 £75,1 49% 66.1 9,346 £50,1	646 £7	9,429 £8 3.94% 61	3,400 £8	17,570 £ 9.69%	91,948 E	55.72%	140.71% £101,373 53.84% £54,575	147.75% £106,442 52.02% £55,366	155.13% £111,764 50.26% £56,169	162.89% £117,352 48.56% £56,983	171.03% £123,220 46.92% £57,809	179.59% £129,381 45.33% £58,646	188.56% £135,850 43.80% £59,496	197.99% £142,642 42.31% £60,359	207.89% £149,774 40.88% £61,233	218.29% £157,263 39.50% £62,121	229.20% £165,126 38.17% £63,021	240.66% £173,383 36.87% £63,934	252.70% £182,052 35.63% £64,861	265.33% £191,154 34.42% £65,801	£200,712 33.26%	£210,748 f	E221,285 f	E232,349 E	E243,967 E	£256,165 £	173.35% 392. 268,973 £282 27.06% 26. £72,774 £73	2,422 £296,5	5,543 E311,3 .26% 24.40	70 £326,939	
		Total (DS - DM)		£38,730																																			
2)	By Site Value (per sqm) Saxon House DM	Price base 2021 to 2010 Background growth factor Value Discount factor Discount dvalue Appraisal period Total value at appraisal yr		£74 5.00% 100. £74 3.50% 75. £56 30 £80,171	00% 100. 566 £74	,566 £74, 37% 70.	566 £74	100% 105.0 4,566 £78; 49% 66.1 1,074 £51,1	294 £8	2,209 £8 3.94% 61	6,319 £9	10,635 f 9.69%	95,167 £	55.72%	140.71% £104,922 53.84% £56,486	147.75% £110,168 52.02% £57,304	155.13% £115,676 50.26% £58,135	162.89% £121,460 48.56% £58,977	171.03% £127,533 46.92% £59,832	179.59% £133,910 45.33% £60,699	188.56% £140,605 43.80% £61,579	197.99% £147,635 42.31% £62,471	207.89% £155,017 40.88% £63,377	218.29% £162,768 39.50% £64,295	229.20% £170,906 38.17% £65,227	240.66% £179,452 36.87% £66,172	252.70% £188,424 35.63% £67,131	265.33% £197,845 34.42% £68,104	£207,738 33.26%	£218,125 f 32.13%	E229,031 f 31.05%	E240,482 i 30.00%	E252,506 f	E265,132 E 28.00%	173.35% 392. 278,388 £292 27.06% 26. £75,321 £76	2,308 £306,9	5,923 £322,2 .26% 24.4	69 £338,383	
	Saxon House DS	Price base 2021 to 2010 Backeround erowth factor Value Discount factor Discount factor Discounted value Appraisal period Total value at appraisal yr		3.50% 75. £113 30 £160,342	00% 100. 132 £149	,132 £149, 37% 70.	132 £145	100% 105.0 9,132 £156;1 149% 66.1 8,147 £103,1	588 £16	4,418 £17.	2,639 £18	11,270 £1 9.69%	90,334 £1	55.72%	140.71% £209,843 53.84% £112,971	147.75% £220,335 52.02% £114,609	155.13% £231,352 50.26% £116,270	162.89% £242,920 48.56% £117,955	171.03% £255,066 46.92% £119,664	179.59% £267,819 45.33% £121,399	188.56% £281,210 43.80% £123,158	197.99% £295,271 42.31% £124,943	207.89% £310,034 40.88% £126,754	218.29% £325,536 39,50% £128,591	229.20% £341,813 <u>38.17%</u> £130,454	240.66% £358,903 36.87% £132,345	252.70% £376,848 <u>35.63%</u> £134,263	265.33% £395,691 34.42% £136,209	£415,475 33.26%	£436,249 £	E458,061 f 31.05%	E480,965 E	E505,013 f	E530,263 E 28.00%	173.35% 392. 556,777 £584 27.06% 26. 150,643 £152	4,615 £613,8	3,846 £644,5 .26% 24.40	39 £676,765	
		Total (DS - DM)		£80,171																																			
		Use		£80,171																																			
Health H	ub By Land Value (£ /ha) MH																																						
11	By Land Value IE / Nal MH Health Hub DM	ICLO Benchmarks Price base 2021 to 2010 Background growth factor Value Discount factor Discounted value Appraisal period Total value at appraisal yr		3.50% 75.	00% 100. 411 £128	411 £128, 37% 70.	59% 68	00% 105.0 8,411 £134,1 49% 66.1 7,955 £89,3	832 £14	1,573 £14: 3.94% 61	8,652 £15 L78% 5	i6,084 £1 9.69%	63,889 £1	55.72%	140.71% £180,687 53.84% £97,275	147.75% £189,722 52.02% £98,685	155.13% £199,208 50.26% £100,115	162.89% £209,168 48.56% £101,566	171.03% £219,627 46.92% £103,038	179.59% £230,608 45.33% £104,531	188.56% £242,138 43.80% £106,046	197.99% £254,245 42.31% £107,583	207.89% £266,957 40.88% £109,142	218.29% £280,305 39.50% £110,724	229.20% £294,321 <u>38.17%</u> £112,329	240.66% £309,037 36.87% £113,957	252.70% £324,488 35.63% £115,608	265.33% £340,713 34.42% £117,284	£357,748 33.26%	£375,636 £	E394,418 f 31.05%	E414,139 H	E434,845 é 28.98%	E456,588 £	173.35% 392. 479,417 £503 27.06% 26. 129,712 £131	3,388 £528,9	3,557 £554,9 .26% 24.40	85 £582,734	
2)	By Land Value (E /ha) Spo Health Hub DM	edific Property Market assessmen Price base 2021 to 2010 Background growth factor Value Discount factor Discount dvalue Appraial period Total value at appraisal yr	¢	3.50% 75	00% 100. 411 £128	A11 £128,	89% 68	00% 105.0 8,411 £134,1 49% 66.1 7.955 £89.3	832 £14		8,652 £15	i6,084 £1 9.69%	63,889 £1	55.72%	140.71% £180,687 53.84% £97.275	147.75% £189,722 52.02% £98.685	155.13% £199,208 50.26% £100.115	162.89% £209,168 48.56% £101.566	171.03% £219,627 46.92% £103.038	179.59% £230,608 45.33% £104.531	188.56% £242,138 43.80% £106.046	197.99% £254,245 42.31% £107.583	207.89% £266,957 40.88% £109.142	218.29% £280,305 39.50% £110.724	229.20% £294,321 38.17% £112.329	240.66% £309,037 36.87% £113.957	252.70% £324,488 35.63% £115.608	265.33% £340,713 34.42% £117.284	£357,748 33.26%	£375,636 £	E394,418 £	E414,139 8 30.00%	E434,845 E	£456,588 £	173.35% 392. 479,417 £503 27.06% 26. 129.712 £131	3,388 £528,9	3,557 £554,9 .26% 24.40	85 £582,734	
	Health Hub DS	Price base 2021 to 2010 Background growth factor Value Discount factor Discount factor Discount factor Discount factor Discount factor Total value at appraisal yr Total value at appraisal yr	Residual Land Value	E600 5.00% 100. E600 3.50% 75. E456 30 E646,174 E508.110	00% 100. 997 £600	,997 £600, 37% 70.	997 £600	00% 105.0 0,997 £631,1 1,651 £417,1	047 £66	2,600 £69	5,729 £73	0,516 £7	67,042 £8	55.72%	140.71% £845,664 53.84% £455,272	147.75% £887,947 52.02% £461,871	155.13% £932,344 50.26% £468,564	162.89% £978,961 48.56% £475,355	171.03% £1,027,909 46.92% £482,244	179.59% £1,079,305 45.33% £489,233	188.56% £1,133,270 43.80% £496,324	197.99% £1,189,934 42.31% £503,517	207.89% £1,249,430 40.88% £510,814	218.29% £1,311,902 39.50% £518,217	229.20% £1,377,497 <u>38.17%</u> £525,728	240.66% £1,446,372 36.87% £533,347	252.70% £1,518,690 35.63% £541,077	265.33% £1,594,625 34.42% £548,918	£1,674,356 8 33.26%	1,758,074 £1 32.13%	,845,977 £1, 31.05%	,938,276 £2 30.00%	,035,190 £2 28.98%	136,950 £2, 28.00%	173.35% 392. 243,797 £2,355 27.06% 26. 607,086 £615	5,987 £2,473,3	3,786 £2,597,4	76 ######### 7% 23.69%	
		Use		£508,110																																			
		Grand total, LVU, Saxon Hou	se p	£588,281																																			

Employment (GVA) Impacts Calculation	on																																						
			For inflation For appraisal Calendar yr Fin yr	Years (2018 2018/15) (3 2019	0	0 0 2021 2021/22	1 0 2022 2022/23	2 1 2023 2023/24	3 2 2024 2024/25	4 3 2025 2025/26	5 4 2026 2026/27	6 5 2027 2027/28	7 6 2028 2028/29				11 10 2032 2032/33	12 11 2033 2033/34	13 12 2034 2034/35	14 13 2035 2035/36	15 14 2036 2036/37	15 2037	2038	18 17 2039 2039/40	19 18 2040 2040/41	20 19 2041 2041/42	21 20 2042 2042/43	22 21 2043 2043/44	23 22 2044 2044/45	24 23 2045 2045/46	25 24 2046 2046/47	26 25 2047 2047/48	27 26 2048 2048/49	28 27 2049 2049/50	29 28 2050 2050/51	30 29 2051 2051/52	31 30 2052 2052/53	32 31 2053 2053/
All Employment only (i.e. not incl. leakage) Central																																							
Employment	DS	Price base 2021 to 2010 Background growth factor Value Discount factor Discount datue Appraisal period Total	3.5	0% 75.949 £295,402 30 £l	6 100.00% 7 £388,987 6 73.37% 2 £285,412	£388,987 70.89% £275,760	£388,987 68.49%	£394,822 66.18% £261,287	£400,745 63.94% £256,238	£406,756 61.78% £251,286	£412,857 59.69% £246,430	£419,050 57.67% £241,669	£425,336 55.72% £236,999	£431,716 53.84% £232,419	£438,191 52.02% £227,928	£444,764 50.26% £223,523	£451,436 48.56% £219,204	£458,207 46.92% £214,968	£465,080 45.33% £210,814	£472,057 43.80% £206,741	£479,137 42.31% £202,746	£486,324 40.88% £198,828	£493,619 39.50% £194,986	£501,024 38.17% £191,218	£508,539 36.87% £187,523	£516,167 35.63% £183,899	£523,910 34.42% £180,346	£531,768 33.26% £176,861	£539,745 32.13% £173,443	£547,841 31.05% £170,091	£556,059 30.00% £166,805	£564,399 28.98% £163,581	£572,865 28.00% £160,420	£581,458 27.06% £157,321	£590,180 26.14% £154,281	£599,033 £	608,018 £ 24.40% 148,376 £	617,139 23.69% 146,215	
Sensitivity Employment - Sensitivity test LOW	DS	Price base 2021 to 2010 Background growth factor Value Discount factor Discounted value Appraisal period Total	3.5	0% 75.949 £221,55: 30 £l	6 100.00% E291,741 6 73.37% E214,059	£291,741 70.89% £206,820	£291,741 68.49% £199,826	£296,117 66.18% £195,965	£300,558 63.94% £192,178	£305,067 61.78% £188,465	£309,643 59.69% £184,823	£314,287 57.67% £181,251	£319,002 55.72% £177,749	£323,787 53.84% £174,314	£328,644 52.02% £170,946	£333,573 50.26% £167,643	£338,577 48.56% £164,403	£343,655 46.92% £161,226	£348,810 45.33% £158,111	£354,042 43.80% £155,055	£359,353 42.31% £152,059	£364,743 40.88% £149,121	£370,215 39.50% £146,239	£375,768 38.17% £143,413	£381,404 36.87% £140,642	£387,125 35.63% £137,924	£392,932 34.42% £135,259	£398,826 33.26% £132,645	£404,809 32.13% £130,082	£410,881 31.05% £127,569	£417,044 30.00% £125,104	£423,300 28.98% £122,686	£429,649 28.00% £120,315	£436,094 27.06% £117,990	£442,635 26.14% £115,710	£449,275 £	456,014 £ 24.40% 111,282 £	462,854 23.69% 109,661	
Employment - Sensitivity test HIGH	DS	Price base 2021 to 2010 Background growth factor Value Discount factor Discounted value Appraisal period Total Grand Total - low GVA Grand Total - low GVA	3.5	0% 75.949 £369,252 30 £0 669	6 100.00% 4 £486,234 6 73.37% 2 £356,765	£486,234 70.89% £344,701	£486,234 68.49%	£493,528 66.18% £326,608	£500,931 63.94% £320,297	£508,445 61.78% £314,108	£516,071 59.69% £308,038	£523,812 57.67% £302,086	£531,670 55.72% £296,248	£539,645 53.84% £290,524	£547,739 52.02% £284,910	£555,955 50.26% £279,404	£564,295 48.56% £274,005	£572,759 46.92% £268,710	£581,350 45.33% £263,518	£590,071 43.80% £258,426	£598,922 42.31% £253,432	£607,906 40.88% £248,535	£617,024 39.50% £243,732	£626,280 38.17% £239,022	£635,674 36.87% £234,404	£645,209 35.63% £229,874	£654,887 34.42% £225,432	£664,710 33.26% £221,076	£674,681 32.13% £216,804	£684,801 31.05% £212,614	£695,073 30.00% £208,506	£705,499 28.98% £204,477	£716,082 28.00% £200,526	£726,823 27.06% £196,651	£737,725 26.14% £192,851	£748,791 f	760,023 £ 24.40% 185,469 £	771,423 23.69% 182,768	
All Employment (i.e. incl. leakage)																																							
Central Employment	DS	Price base 2021 to 2010 Background growth factor Value Discount factor Discounted value Appraisal period Total	3.5	0% 75.949 £295,400 30 £l	6 100.00% 7 £388,987 6 73.37% 2 £285,412	£388,987 70.89% £275,760	£388,987 68.49%	£394,822 66.18% £261,287	£400,745 63.94% £256,238	£406,756 61.78% £251,286	£412,857 59.69% £246,430	£419,050 57.67% £241,669	£425,336 55.72% £236,999	£431,716 53.84% £232,419	£438,191 52.02% £227,928	£444,764 50.26% £223,523	£451,436 48.56% £219,204	£458,207 46.92% £214,968	£465,080 45.33% £210,814	£472,057 43.80% £206,741	£479,137 42.31% £202,746	£486,324 40.88% £198,828	£493,619 39.50% £194,986	£501,024 38.17% £191,218	£508,539 36.87% £187,523	£516,167 35.63% £183,899	£523,910 34.42% £180,346	£531,768 33.26% £176,861	£539,745 32.13% £173,443	£547,841 31.05% £170,091	£556,059 30.00% £166,805	£564,399 28.98% £163,581	£572,865 28.00% £160,420	£581,458 27.06% £157,321	£590,180 26.14% £154,281	£599,033 £	608,018 £ 24.40% 148,376 £	617,139 23.69% 146,215	
Sensitivity Employment - Sensitivity test LOW	DS	Price base 2021 to 2010 Background growth factor Value Discount factor Discounted value Appraisal period Total	3.5	0% 75.949 £221,55: 30 £l	6 100.00% E291,741 6 73.37% E214,059	£291,741 70.89% £206,820	£291,741 68.49%	£296,117 66.18% £195,965	£300,558 63.94% £192,178	£305,067 61.78% £188,465	£309,643 59.69% £184,823	£314,287 57.67% £181,251	£319,002 55.72% £177,749	£323,787 53.84% £174,314	£328,644 52.02% £170,946	£333,573 50.26% £167,643	£338,577 48.56% £164,403	£343,655 46.92% £161,226	£348,810 45.33% £158,111	£354,042 43.80% £155,055	£359,353 42.31% £152,059	£364,743 40.88% £149,121	£370,215 39.50% £146,239	£375,768 38.17% £143,413	£381,404 36.87% £140,642	£387,125 35.63% £137,924	£392,932 34.42% £135,259	£398,826 33.26% £132,645	£404,809 32.13% £130,082	£410,881 31.05% £127,569	£417,044 30.00% £125,104	£423,300 28.98% £122,686	£429,649 28.00% £120,315	£436,094 27.06% £117,990	£442,635 26.14% £115,710	£449,275 f	456,014 £ 24.40% 111,282 £	462,854 23.69% 109,661	
Employment - Sensitivity test HIGH	DS	Price base 2021 to 2010 Background growth factor Value Discount factor Discount dator Appraisal period Total Grand Total - low GVA	3.5	0% 75.949 £369,253 30 £0 69	6 100.00% 4 £486,234 6 73.37% 2 £356,765	£486,234 70.89% £344,701	£486,234 68.49%	£493,528 66.18% £326,608	£500,931 63.94% £320,297	£508,445 61.78% £314,108	£516,071 59.69% £308,038	£523,812 57.67% £302,086	£531,670 55.72% £296,248	£539,645 53.84% £290,524	£547,739 52.02% £284,910	£555,955 50.26% £279,404	£564,295 48.56% £274,005	£572,759 46.92% £268,710	£581,350 45.33% £263,518	£590,071 43.80% £258,426	£598,922 42.31% £253,432	£607,906 40.88% £248,535	£617,024 39.50% £243,732	£626,280 38.17% £239,022	£635,674 36.87% £234,404	£645,209 35.63% £229,874	£654,887 34.42% £225,432	£664,710 33.26% £221,076	£674,681 32.13% £216,804	£684,801 31.05% £212,614	£695,073 30.00% £208,506	£705,499 28.98% £204,477	£716,082 28.00% £200,526	£726,823 27.06% £196,651	£737,725 26.14% £192,851	£748,791 f	760,023 £ 24.40% 185,469 £	771,423 23.69% 182,768	
		Grand Total - low GVA Grand Total - high GVA	£4,407,3 £7,345,5																																				

ont (GVA) Impacts Calculation

Constant and

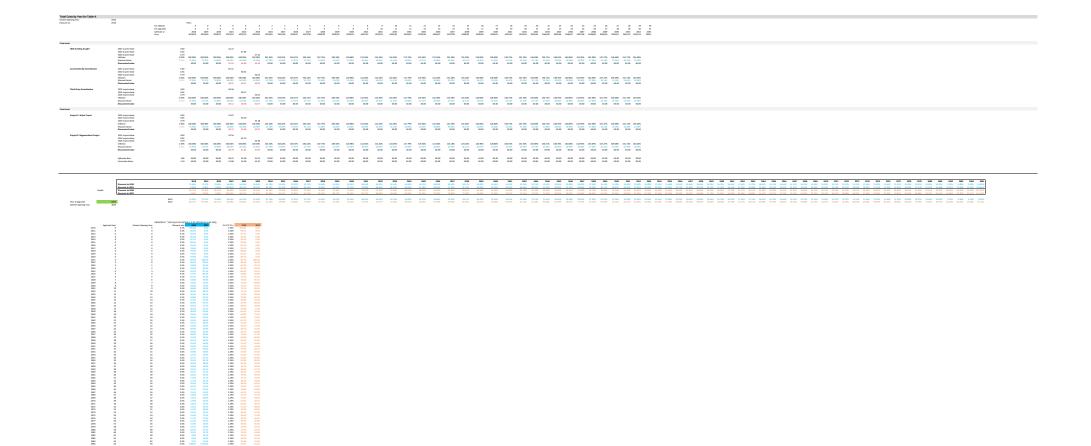
Wider Economic Impacts Calculation																																								
			For inflation For appraisi Calendar yr Fin yr	n al	(ears 0 2018 2018/19	0 0 2019 2019/20	0 0 2020 2020/21	0 0 2021 2021/22	1 0 2022 2022/23	2 1 2023 2023/24	3 2 2024 2024/25	4 3 2025 2025/26	5 4 2026 2026/27	6 5 2027 2027/28	7 6 2028 2028/29	8 7 2029 2029/30	9 8 2030 2030/31	10 9 2031 2031/32	11 10 2032 2032/33	12 11 2033 2033/34	13 12 2034 2034/35	14 13 2035 2035/36	15 14 2036 2036/37	16 15 2037 2037/38	17 16 2038 2038/39	18 17 2039 2039/40	19 18 2040 2040/41	20 19 2041 2041/42	21 20 2042 2042/43	22 21 2043 2043/44	23 22 2044 2044/45	24 23 2045 2045/46	25 24 2046 2046/47	26 25 2047 2047/48	27 26 2048 2048/49	28 27 2049 2049/50	29 28 2050 2050/51	30 29 2051 2051/52	31 30 2052 2052/53	32 31 2053 2053/
Wider Crime	DS	Price base 2021 to 2010 Background growth factor Value Discount factor Discount factor Appraisal period Total		1.50% 3.50% 30 £392,523	£25,983 75.94%	100.00% £25,983 73.37% £19,064 £0	100.00% £25,983 70.89% £18,420 £0	100.00% £25,983 68.49% £17,797 £0	101.50% £26,372 66.18% £17,453 £0	63.94% £17,116	104.57% £27,170 61.78% £16,785 £16,785	106.14% £27,577 59.69% £16,461 £16,461	107.73% £27,991 57.67% £16,142 £16,142	109.34% £28,411 55.72% £15,831 £15,831	110.98% £28,837 53.84% £15,525 £15,525	112.65% £29,269 52.02% £15,225 £15,225	50.26% £14,930	48.56% £14,642	117.79% £30,606 46.92% £14,359 £14,359	119.56% £31,065 45.33% £14,082 £14,082	121.36% £31,531 43.80% £13,809 £13,809	123.18% £32,004 42.31% £13,543 £13,543	125.02% £32,484 40.88% £13,281 £13,281	126.90% £32,972 39.50% £13,024 £13,024	128.80% £33,466 38.17% £12,773 £12,773	130.73% £33,968 36.87% £12,526 £12,526	132.70% £34,478 35.63% £12,284 £12,284	134.69% £34,995 34.42% £12,046 £12,046	136.71% £35,520 33.26% £11,814 £11,814	138.76% £36,053 32.13% £11,585 £11,585	140.84% £36,593 31.05% £11,361 £11,361	142.95% £37,142 30.00% £11,142 £11,142	28.98% £10,927	147.27% £38,265 28.00% £10,715 £10,715	27.06% £10,508	151.72% £39,422 26.14% £10,305 £10,305	£40,013 25.26% £10,106	£40,613 24.40% £9,911	158.65% £41,222 23.69% £9,767 £9,767	
Health from affordable housing	DS	Price base 2021 to 2010 Background growth factor		1.50%		100.00%	100.00%	100.00%	101.50%	103.02%	104.57%	106.14%	107.73%	109.34%	110.98%	112.65%	114.34%	116.05%	117.79%	119.56%	121.36%	123.18%	125.02%	126.90%	128.80%	130.73%	132.70%	134.69%	136.71%	138.76%	140.84%	142.95%	145.09%	147.27%	149.48%	151.72%	154.00%	156.31%	158.65%	
Apply health discount? = 1		Value Discount factor Discounted value Appraisal period Total		3.50% 30 £18,204	£715 88.77% £634 £0	£715 87.46% £625 £0	£715 86.17% £616 £0	£715 84.89% £607 £0	£725 83.64% £607 £0	£736 82.40% £607 £607	£747 81.18% £607 £607	£759 79.99% £607 £607	£770 78.80% £607 £607	£781 77.64% £607 £607	£793 76.49% £607 £607	£805 75.36% £607 £607	£817 74.25% £607 £607	£829 73.15% £607 £607	£842 72.07% £607 £607	£855 71.00% £607 £607	£867 69.95% £607 £607	£880 68.92% £607 £607	£894 67.90% £607 £607	£907 66.90% £607 £607	£921 65.91% £607 £607	£934 64.94% £607 £607	£948 63.98% £607 £607	£963 63.03% £607 £607	£977 62.10% £607 £607	£992 61.18% £607 £607	£1,007 60.28% £607 £607	£1,022 59.39% £607 £607	£1,037 58.51% £607 £607	£1,053 57.64% £607 £607	£1,068 56.79% £607 £607	£1,084 55.95% £607 £607	£1,101 55.13% £607 £607	£1,117 54.31% £607 £607	£1,134 53.62% £608 £608	
		Grand Total Crime + Afforat	bli	£410,726																																				

		Operational and Maintenanc																																					
Saxon Centre Offi	ice Building	Operational and Maintenanc	e Costs, and Income																																				
			For inflation For appraisal Calendar yr Fin yr	Ye	0 0 2018	0 2019 2019/20	0 2020 2020/21	0 0 2021 2021/22	1 0 2022 2022/23	2 1 2023 2023/24	3 2 2024 2024/25	4 3 2025 2025/26	5 4 2026 2026/27	6 5 2027 2027/28	7 6 2028 2028/29	8 7 2029 2029/30	9 8 2030 2030/31	10 9 2031 2031/32	11 10 2032 2032/33	12 11 2033 2033/34	13 12 2034 2034/35	14 13 2035 2035/36	15 14 2036 2036/37	16 15 2037 2037/38	17 16 2038 2038/39	18 17 2039 2039/40	19 18 2040 2040/41	20 19 2041 2041/42	21 20 2042 2042/43	22 21 2043 2043/44	23 22 2044 2044/45	24 23 2045 2045/46	25 24 2046 2046/47	26 25 2047 2047/48	27 26 2048 2048/49	28 27 2049 2049/50	29 28 2050 2050/51 2	30 29 2051 051/52 205	31 32 30 31 052 2053 2/53 2053/
Saxon Centre Office Bu	uilding income	rental fless operational and maintena	ince costs)																																				
Costs	DM	Price base 2021 to 2010 Background growth factor Value Discount factor Discount factor Discount d value Appraisal period Total Income - derelict so no income		1.50% : 3.50% £9,981 £0		100.00% 73.37% £0 £0	100.00% 70.89% £0 £0	100.00% 68.49% £0 £0	101.50% 66.18% £0 £0	103.02% £6,351 £4,061 £4,061	104.57% 61.78% £0 £0	106.14% 59.69% £0 £0	107.73% 57.67% £0 £0	109.34% 55.72% £0 £0	110.98% 53.84% £0 £0	112.65% 52.02% £0 £0	114.34% 50.26% £0 £0	116.05% 48.56% £0 £0	117.79% 46.92% £0 £0	119.56% 45.33% £0 £0	121.36% £7,481 43.80% £3,276 £3,276	123.18% 42.31% £0 £0	125.02% 40.88% £0 £0	126.90% 39.50% £0 £0	128.80% 38.17% £0 £0	130.73% 36.87% £0 £0	132.70% 35.63% £0 £0	134.69% 34.42% £0 £0	136.71% 33.26% £0 £0	138.76% 32.13% £0 £0	140.84% 31.05% £0 £0	142.95% £8,812 30.00% £2,643 £2,643	145.09% 28.98% £0 £0	147.27% 28.00% £0 £0	149.48% 27.05% £0 £0	151.72% 26.14% £0 £0	154.00% 11 25.26% 2 £0 £0	56.31% 158 24.40% 23 £0 £0	
in come	Unit.	DM Total Income minus cost		-69.981																																			
		DM Total Income minus cost		-£9,981																																			
Costs	DS	Price base 2021 to 2010 Background growth factor Value Discount factor Discounted value Asoraisal seriod Total		1.50% 3.50%	E36,166 75.94%	£36,166 73.37%	100.00% £36,166 70.89% £25,639 £0	100.00% £36,166 <u>68.49%</u> £24,771 £0	101.50% £36,708 66.18% £24,293 £0	£37,259 63.94% £23,823	104.57% £37,818 61.78% £23,363 £23.363	106.14% £38,385 59.69% £22,912 £22.912	107.73% £38,961 57.67% £22,469 £22.469	109.34% £39,545 55.72% £22,035 £22.035	110.98% £40,138 <u>53.84%</u> £21,609 £21,609	112.65% £40,740 52.02% £21,191 £21.191	114.34% £41,351 £20,782 £20,782	116.05% £41,972 48.56% £20,380 £20,380	117.79% £42,601 46.92% £19,986 £19,986	119.56% £43,240 45.33% £19,600 £19.600	121.36% £43,889 43.80% £19,221 £19.221	123.18% £44,547 42.31% £18,850 £18,850	125.02% £45,215 40.88% £18,486 £18.486	126.90% £45,894 39.50% £18,129 £18.129	128.80% £46,582 38.17% £17,778 £17.778	130.73% £47,281 36.87% £17,435 £17.435	132.70% £47,990 35.63% £17,098 £17.098	134.69% £48,710 34.42% £16,767 £16.767	136.71% £49,441 33.26% £16,443 £16.443	£50,182 32.13% £16,126	£50,935 31.05% £15,814	£51,699 30.00% £15,508	£52,474 28.98% £15,209	£53,261 28.00% £14,915	27.06%	£54,871 26.14% £14,344	£55,694 £ 25.26% £ £14,067 £	56.31% 158 56,530 £5 24.40% 23 213,795 £1 213.795 £1	378 69% 594
income	DS	Price base 2021 to 2010 Background growth factor Value Discount factor Discount factor Discounted value Appraisal period Total		1.50% : 3.50%	E38.981 75.94%	73.37%	70.89%	100.00% £38.981 £26,700 £0	101.50% £39.566 66.18% £26,184 £0	£40.159 63.94% £25,678	104.57% £40.761 61.78% £25,182 £25,182	106.14% £41.373 59.69% £24,695 £24,695	107.73% £41.993 57.67% £24,218 £24,218	109.34% £42.623 \$5.72% £23,750 £23,750	110.98% £43.263 53.84% £23,291 £23,291	112.65% £43.912 52.02% £22,841 £22,841	114.34% £44.570 50.26% £22,399 £22,399	116.05% £45.239 48.56% £21,967 £21,967	117.79% £45.917 46.92% £21,542 £21,542	119.56% £46.606 45.33% £21,126 £21,126	121.36% £47.305 43.80% £20,718 £20,718	123.18% £48.015 42.31% £20,317 £20,317	125.02% £48.735 40.88% £19,925 £19,925	126.90% £49.466 39.50% £19,540 £19,540	128.80% £50.208 38.17% £19,162 £19,162	130.73% £50.961 36.87% £18,792 £18,792	132.70% £51.726 35.63% £18,429 £18,429	134.69% £52.501 34.42% £18,073 £18,073	136.71% £53.289 33.26% £17,723 £17,723	138.76% £54.088 32.13% £17,381 £17,381	£54.900 31.05% £17,045	£55.723 30.00% £16,716	£56.559 28.98% £16,393	£57.407 28.00% £16,076	£58.269 27.06% £15,765	£59.143 26.14% £15,461	£60.030 £ 25.26% £15,162 £	56.31% 158 560.930 £65 24.40% 23 214,869 £1- 214,869 £1-	844 69% 652
	DS	DS Total Income minus cost		£42,529																																			
		Grand Total DS - DM		£52,510																																			

Costs

LOSTS						
osts From WIP 9th June 21, SB email to GO on 9th June 2021; and Table	D					
sumptions (SB email to GO, confirmation 14th June 2021)						
Cost values provided :						
Nominal values in	2021					
No inflation						
No Discounting						
No OB						
Optimism Bias	15%					0.82 0.81 0.79
Correction factor	119%					68.49% 66.18% 63.94%
Cost profile by project	2021-22 £m 20	022-23 £m 20	23-24 £m 20	24-25 Tot	al £m	2021-22 fr 2022-23 fr 2023-24 fr 2024-25 Total fm Indirect taxation correction f
From WIP 9th June 21						
					6	
Total - Project 1 and 2 from WIP Worksheet - information ga	зр				Sum	
Funding Sources (from WIP 9th June 21)						
UKG Funding Sought	£1.971	£6.424	£6.560	£0.000	£14.954	
Local Authority Contribution	£0.095	£0.292	£0.292	£0.000	£0.679	
Third Party Contribution	£0.161	£0.520	£0.384	£0.000	£1.065	
Total	£2.2265	£7.2360	£7.2360	£0.0000	£16.6986	
Total including risk and contingency AND Optimism Bias	£2.6	£8.3	£8.3	£0.0	£19.2	Deflate to 2 £2.10 £6.71 £6.58 £15.39 £18.32
Indirect taxation correction factor	£3.0	£9.9	£9.9	£0.0	£22.9	Indirect tax £2.50 £7.98 £7.83 £0.00 £18.32
	20.0	20.0	2010	2010		Disocunt £1.72 £5.28 £5.01 £0.00 £12.00
Match funding	11.49%	11.22%	9.35%	0.00%	10.45%	
Total contingency (from Table D)	11.45%	11.22%	3.33%	0.00%	£1.47	
Contingency by year (within Total costs)	£0.2	£0.6	£0.6	£0.0	£1.5	
UKG Funding Sought	£2.7	£8.8	£9.0	£0.0	£20.5	
Local Authority Contribution	£0.1	£0.4	£0.4	£0.0	£0.9	
Third Party Contribution	£0.2	£0.7	£0.5	£0.0	£1.5	
Total	£3.0	£9.9	£9.9	£0.0	£22.9	
					-	
From WIP 9th June 21						
Project 1: Active Travel						
UKG Funding Sought	£0.83	£3.85	£3.58	£0.00	£8.26	
Local Authority Contribution	£0.11	£0.29	£0.27	£0.00	£0.68	
Third Party Contribution	£0.14	£0.35	£0.33	£0.00	£0.81	
Total	£1.07	£4.50	£4.18	£0.00	£9.75	
Total contingency (from Table D)					£0.97	
Contingency by year (within Total costs)	£0.1	£0.4	£0.4	£0.0	£1.0	
Total including risk and contingency AND Optimism Bias	£1.2	£5.2	£4.8	£0.0	£11.2	<u>£1.01</u> £4.17 £3.80 £8.98 £10.69
Decident 2: Decomposition Decident						£0.69 £2.76 £2.43 £5.88 £7.00
Project 2: Regeneration Project						
No cost breakdown for Regeneration in WIP 9th June 21						
Total	£1.16	£2.74	£3.06	£0.00	£6.95	
Total contingency					£0.5	
Apportionment of risk and contingency	£0.1	£0.2	£0.2	£0.0	£0.5	
Total including risk and contingency AND Optimism Bias	£1.3	£3.1	£3.5	£0.0	£8.0	£1.09 £2.54 £2.78 £6.41 £7.63
						£0.75 £1.68 £1.78 £4.20 £5.00
r Table A						
Nominal values at 2021						
Discounted to 2010						
No Optimism Bias						
	2021-22 £m	2022-23 £m	2023-24 £m	2024-25	Total £m	
UKG Funding Sought	£1.5	£4.7	£4.5	£0.0	£10.7	
Local Authority Contribution	£0.1	£0.2	£0.2	£0.0	£0.5	
Third Party Contribution	£0.1	£0.4	£0.2	£0.0	£0.8	
Total	£1.7	£5.3	£5.0	£0.0	£12.0	
1 Utai	11./	13.3	13.0	10.0	112.0	

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Supporting information / data

Blue shade tabs = MHCLG data for LVU https://www.gov.uk/government/publications/land-value-estimates-for-policy-appraisal-2019

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Industrial Land April 2019		
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Agricultural land April 2019

Local Enterprise Partnership (LEP)	£/ha
Black Country	£25,000
Buckinghamshire Thames Valley	£26,000
Cheshire and Warrington	£23,000
Coast to Capital	£25,000
Cornwall and Isles of Scilly	£21,000
Coventry and Warwickshire	£24,000
Cumbria	£26,000
Derby, Derbyshire, Nottingham and Nottinghamshire	£21,750
Dorset	£24,750
Enterprise M3	£26,000
Gloucestershire	£21,000
Greater Birmingham and Solihull	£25,000
Greater Cambridge and Greater Peterborough	£21,000
Greater Lincolnshire	£20,000
Greater Manchester	£23,000
Heart of the South West	£23,000
Hertfordshire	£26,000
Humber	£22,000
Lancashire	£25,000
Leeds City Region	£20,000
Leicester and Leicestershire	£22,000
Liverpool City Region	£23,000
London	£25,000
New Anglia	£21,000
North East	£16,000
Oxfordshire	£26,000
Sheffield City Region	£22,750
Solent	£25,000
South East	£25,000
South East Midlands	£23,000
Stoke-on-Trent and Staffordshire	£22,000
Swindon and Wiltshire	£25,000
Tees Valley	£16,000
Thames Valley Berkshire	£26,000
The Marches	£22,000
West of England	£25,000
Worcestershire	£22,000
York, North Yorkshire and East Riding	£20,000

Commercial : Edge of City Centre April 2019

April 2019			Site Value Per Sq	м.
Local Enterprise Partnership (LEP)	Town (Largest First)	£/ha	Office Space Only	Including all Common Areas
Black Country	Dudley	£865,000	£210.65	£179.06
Buckinghamshire Thames Valley	Aylesbury	£865,000	£210.65	£179.06
Cheshire and Warrington	Warrington	£865,000	£210.65	£179.06
	Chester	£865,000	£210.65	£179.06
Coast to Capital	Croydon	£43,890,000	£4,275.40	£3,634.09
	Brighton and Hove	£2,210,000	£538.20	£457.47
Cornwall and Isles of Scilly	St Austell	£865,000	£210.65	£179.06
Coventry and Warwickshire	Coventry	£1,000,000	£243.53	£207.00
	Nuneaton	£865,000	£210.65	£179.06
Cumbria	Carlisle	£865,000	£210.65	£179.06
Derby, Derbyshire, Nottingham and Nottinghamshire	Sheffield	£1,200,000	£292.23	£248.40
	Nottingham	£1,240,000	£301.98	£256.68
Dorset	Bournemouth	£1,010,000	£245.96	£209.07
	Poole	£865,000	£210.65	£179.06
Enterprise M3	Kingston upon Thames	£5,400,000	£1,315.05	£1,117.80
	Basingstoke	£1,740,000	£423.74	£360.18
Gloucestershire	Gloucester	£865,000	£210.65	£179.06
	Cheltenham	£1,095,000	£266.66	£226.67
Greater Birmingham and Solihull	Birmingham	£13,770,000	£3,353.38	£2,850.40
	Solihull	£865,000	£210.65	£179.06
Greater Cambridge and Greater Peterborough	Peterborough	£865,000	£210.65	£179.06
	Cambridge	£24,360,000	£5,932.35	£5,042.54
Greater Lincolnshire	Lincoln	£865,000	£210.65	£179.06
	Grimsby	£865,000	£210.65	£179.06
Greater Manchester	Manchester	£12,960,000	£3,156.13	£2,682.73
	Bolton	£865,000	£210.65	£179.06
Heart of the South West	Plymouth	£865,000	£210.65	£179.06
	Exeter	£2,500,000	£608.82	£517.50
Hertfordshire	Watford	£5,245,000	£1,277.31	£1,085.72
	Hemel Hempstead	£1,575,000	£383.56	£326.03
Humber	Kingston upon Hull	£865,000	£210.65	£179.06
Lancashire	Blackpool	£865,000	£210.65	£179.06
	Blackburn	£865,000	£210.65	£179.06
Leeds City Region	Leeds	£11,120,000	£2,708.03	£2,301.85
	Bradford	£865,000	£210.65	£179.06
Leicester and Leicestershire	Leicester	£865,000	£210.65	£179.06
Liverpool City Region	Liverpool	£865,000	£210.65	£179.06
	Birkenhead	£865,000	£210.65	£179.06
London	Victoria	£480,680,000	£49,750.56	£39,800.29
	Southwark	£282,000,000	£29,187.11	£23,349.59
	Harrow	£6,270,000	£610.77	£519.16
New Anglia	Bromley	£2,470,000 £865,000	£240.61 £210.65	£204.52 £179.06
New Anglia	lpswich	£865,000	£210.65	£179.06
North East	Newcastle upon Tyne	£1,380,000	£336.07	£285.66
	Sunderland	£865,000	£210.65	£179.06
Oxfordshire	Oxford	£4,830,000	£1,176.24	£999.81
Sheffield City Region	Doncaster	£865,000	£210.65	£179.06
	Rotherham	£865,000	£210.65	£179.06
Solent	Southampton	£1,010,000	£245.96	£209.07
	Portsmouth	£865,000	£210.65	£179.06
South East	Redbridge	£2,470,000	£601.51	£511.29
	Bexley	£2,470,000	£601.51	£511.29
South East Midlands	Northampton	£865,000	£210.65	£179.06
	Luton	£1,250,000	£304.41	£258.75
Stoke-on-Trent and Staffordshire	Stoke-on-Trent	£865,000	£210.65	£179.06
	Wolverhampton	£865,000	£210.65	£179.06
Swindon and Wiltshire	Swindon	£865,000	£210.65	£179.06
Tees Valley	Middlesbrough	£865,000	£210.65	£179.06
	Darlington	£865,000	£210.65	£179.06
Thames Valley Berkshire	Reading	£26,200,000	£6,380.44	£5,423.42
	Slough	£15,580,000	£3,794.17	£3,225.07
The Marches	Telford	£865,000	£210.65	£179.06
West of England	Bristol	£14,030,000	£3,416.70	£2,904.22
	Bath	£3,700,000	£901.05	£765.90
Worcestershire	Worcester	£865,000	£210.65	£179.06
York, North Yorkshire and East Riding	Scarborough	£865,000	£210.65	£179.06

Commercial : Out of Town/Business Park April 2019

LEP	Town (Largest First)
Black Country	Dudley
Buckinghamshire Thames Valley	Aylesbury
Cheshire and Warrington	Warrington Chester
Coast to Capital	Croydon Brighton and Hove
Cornwall and Isles of Scilly	St Austell
Coventry and Warwickshire	Coventry Nuneaton
Cumbria	Carlisle
Derby, Derbyshire, Nottingham and Nottinghamshire	Sheffield Nottingham
Dorset	Bournemouth Poole
Enterprise M3	Kingston upon Thames Basingstoke
Gloucestershire	Gloucester Cheltenham
Greater Birmingham and Solihull	Birmingham Solihull
Greater Cambridge and Greater Peterborough	Peterborough Cambridge
Greater Lincolnshire	Lincoln Grimsby
Greater Manchester	Manchester Bolton
Heart of the South West	Plymouth

Exeter

Watford Hemel Hempstead

Kingston upon Hull

Blackpool Blackburn

Leeds Bradford

Leicester

Liverpool Birkenhead

Victoria Southwark Harrow Bromley

Norwich Ipswich

Newcastle upon Tyne Sunderland

Oxford

Doncaster Rotherham

Southampton Portsmouth

Redbridge Bexley

Northampton Luton

Stoke-on-Trent Wolverhampton

Swindon

Middlesbrough Darlington

Hertfordshire

Humber

Lancashire

Leeds City Region

Leicester and Leicestershire

Liverpool City Region

London

New Anglia

North East

Oxfordshire

Sheffield City Region

Solent

South East

South East Midlands

Stoke-on-Trent and Staffordshire

Swindon and Wiltshire

Tees Valley

Thames Valley Berkshire	Reading Slough
The Marches	Telford
West of England	Bristol Bath
Worcestershire	Worcester
York, North Yorkshire and East Riding	Scarborough

Site Value Per Sq.M. (GIA)

£/ha	Office Space Only	including all Common Areas
£550,000	£53.99	£45.89
£900,000	£88.35	£75.10
£800,000 £325,000	£78.53 £31.90	£66.75 £27.12
N/A £1,750,000	£171.79	£146.02
£350,000	£34.36	£29.20
£825,000 £720,000	£80.99 £70.68	£68.84 £60.08
£400,000	£39.27	£33.38
£600,000	£58.90	£50.07
£740,000	£72.64	£61.75
£1,000,000	£98.17	£83.44
£1,000,000	£98.17	£83.44
£4,000,000	£392.67	£333.77
£1,700,000	£166.88	£141.85
£900,000	£88.35	£75.10
£1,000,000	£98.17	£83.44
£1,100,000	£107.98	£91.79
£750,000	£73.63	£62.58
£800,000	£78.53	£66.75
£3,940,000	£386.78	£328.76
£225,000	£22.09	£18.77
£335,000	£32.89	£27.95
£1,170,000	£114.86	£97.63
£575,000	£56.45	£47.98
£400,000	£39.27	£33.38

£990,000	£97.19	£82.61
£1,910,000	£187.50	£159.37
£1,800,000	£176.70	£150.20
£470,000	£46.14	£39.22
£400,000	£39.27	£33.38
£500,000	£49.08	£41.72
£835,000	£81.97	£69.67
£500,000	£49.08	£41.72
£740,000	£72.64	£61.75
£440,000	£43.19	£36.71
£325,000	£31.90	£27.12
N/A		
£600,000	£58.90	£50.07
£720,000	£70.68	£60.08
£370,000	£36.32	£30.87
£220,000	£21.60	£18.36
£3,805,000	£373.53	£317.50
£550,000	£53.99	£45.89
£550,000	£53.99	£45.89
£1,500,000	£147.25	£125.16
£1,500,000	£147.25	£125.16
£4,500,000	£441.75	£375.49
£4,250,000	£417.21	£354.63
6800 000	£78.53	£66.75
£800,000 £1,610,000	£158.05	£134.34
11,010,000	1158.05	L134.34
£475,000	£46.63	£39.63
£550,000	£53.99	£45.89
£850,000	£83.44	£70.93
£285,000	£27.98	£23.78
£175,000	£17.18	£14.60
, 5,000	21,10	21100

£8,250,000 £2,250,000	£809.88 £220.88	£688.39 £187.74
£500,000	£49.08	£41.72
£1,100,000 £1,305,000	£107.98 £128.11	£91.79 £108.89
£705,000	£69.21	£58.83
£370,000	£36.32	£30.87