

# 148-154 High Street, Uxbridge

## Economic Impact Assessment



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# 1. Introduction

## 1.1. Purpose

1.1.1. Savills Economics has been commissioned by DNA Uxbridge Ltd to assess the economic impact generated by the Proposed Development at 148-154 High Street, Uxbridge, London. This is to be used in support of the planning application on the Site.

## 1.2. How We Assess Economic Impacts

1.2.1. Our assessment follows the established guidance including the Homes and Communities Agency Additionality Guide (HCA, 2014), the Appraisal Guide (DLUHC, 2022) and HM Treasury's Green Book. We compare a reference case (the 'do nothing' case) with the Proposed Development to estimate the net impact arising. It comprises industry standard techniques to assess leakage, displacement and multiplier effects of the Proposed Development. Specific economic impacts of the Proposed Development assessed include:

- Construction jobs (on-site & off-site).
- Residents' expenditure on local retail and food and beverage facilities.
- Operational jobs (on-site & off-site).
- Gross Value Added (GVA).
- Public sector revenues.

## 1.3. Report Structure

1.3.1. This report is structured as follows:

- Section 2 – This section describes the Site and development context of the Proposed Development.
- Section 3 – This section estimates the economic impact of the Proposed Development.
- Section 4 – This section summarises the report's findings.

## 1.4. Economic Impact Summary

1.4.1. We have estimated the number of jobs, GVA, and new public sector revenues which could be generated by the Proposed Development. The London Borough of Hillingdon (LBH) is the study area to which the Proposed Development's potential impacts have been measured to. This is summarised in **Table 1.1**.

1.4.2. The Proposed Development aims to support the local housing needs and economy by providing new hotel rooms, co-living dwellings and improved retail floorspace. New retail floorspace is anticipated to increase its employment density in High Street, Uxbridge. Future tenants and visitors would benefit from improvements in public realm amenities, open spaces, and associated landscaping work.

**Table 1.1: Summary of Economic Impacts**

Outcome	Amount
Gross direct construction phase jobs supported in LBH per annum during construction	Circa 170
Total net additional operational phase jobs taken by LBH residents	65
Total residential expenditure per annum	£2.2 million
Total net additional GVA per annum upon completion	£4.1 million
Total net additional Business Rates income per annum for LBH	£27,000
Additional council tax per annum	£190,000
New home bonuses total over four years	£1.4 million
Indicative Section 106 financial contribution	£1.1 million
Indicative CIL and MCIL contribution	£900,000
<b>Total 20 year cumulative, discounted public sector income (NPV<sup>1</sup>)</b>	<b>£7.7 million</b>

Source: Savills, 2024. Figures may not sum due to rounding. ((NPV) - Net Present Value)

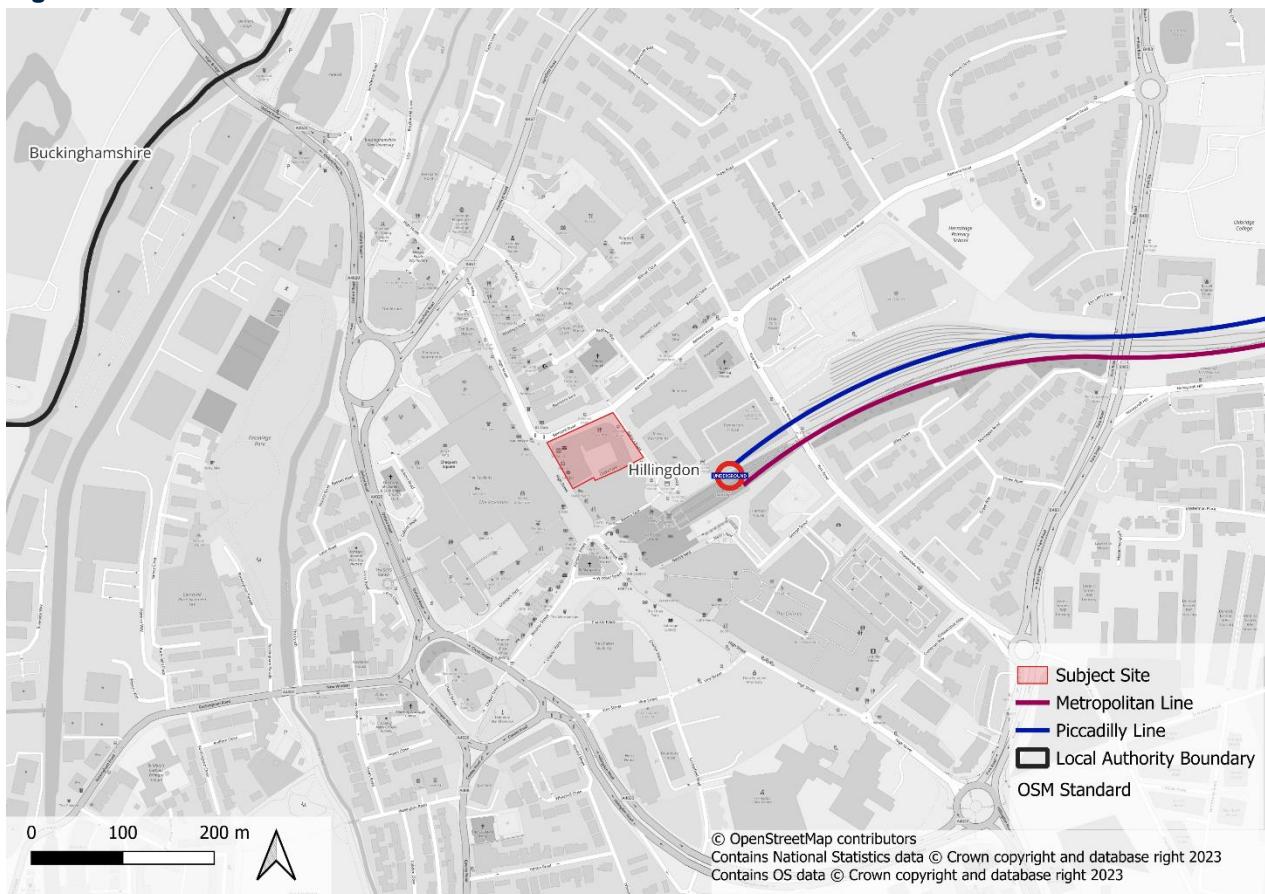
<sup>1</sup> Net Present Value at 3.5% HM Treasury discount rate

## 2. Site and Development Context

### 2.1. Site Description

2.1.1. The Site is located in Uxbridge town centre within London Borough of Hillingdon (LBH). The Site is surrounded by roads including High Street to the west, Belmont Road to the north, Bakers Road Street to the east and Cocks Yard to the south. The Site is within easy reach of Uxbridge underground station. This is shown in **Figure 2.1**.

**Figure 2.1 Site Location**



Source: Savills, 2024

2.1.2. Data provided by the client shows that the Site currently provides around 5,000 sqm (GIA) of employment floorspace to a range of occupiers. This includes retail (such as Greggs, Halifax, Card Factory, Oxfam, WH Smith), hot food takeaway (such as Noodle Bar), and cultural attraction (NIAS Creative Campus). Some floorspace is vacant and in poor quality. Current floorspace in use is summarised in **Table 2.1**. The Site is approximately 0.38 ha in size.

**Table 2.1: Current Floorspace in Use**

Use Type	Existing Floor Area In Use (sq.m) (GIA)
Commercial (Class E)	1,957
Hot Food Takeaway	277
Cultural Attraction	1,524
<b>Total</b>	<b>3,758</b>

Source: My Plan Limited, 2021; Urban Shape, 2023; Moda, 2024. Note: Floorspace for ancillary uses are excluded.

## 2.2. Development Proposals

2.2.1. The Proposed Development is described as follows:

*“Demolition of the existing buildings and comprehensive redevelopment of the site to provide a mixed use development comprising hotel (Class C2), co-living (Class Sui Generis) and replacement commercial floorspace (Class E) alongside open space, landscaping and public realm improvements, basement parking and refuse storage.”*

2.2.2. The Proposed Development is designed to support the local housing needs and economy, comprising 320 co-living units and 162 hotel bedrooms, alongside improved commercial floorspace. This is shown in **Table 2.2** below.

2.2.3. The Proposed Development is located on the High Street and in the city centre close to public transport access. This would help to make High Street, Uxbridge more vibrant and enhance the locality of Uxbridge centre. Future tenants and visitors would benefit from improvements in public realm amenities, open spaces, and associated landscaping work.

**Table 2.2: Proposed Floorspace**

Use Type	Proposed Development Excluding Ancillary Floorspace (sq.m) (GIA)	Proposed Development (sq.m) (GIA)
Hotel (Class C2)	3,002	5,827
Co-living (Sui Generis)	7,008	13,923
Commercial (Class E)	1,142	1,115
<b>Total</b>	<b>11,152</b>	<b>20,865</b>

Source: Moda, 2024.

## 3. Economic Impact

### 3.1. Introduction

3.1.1. This section includes the estimated economic impact of the Proposed Development. The Proposed Development is expected to generate more jobs, value, and revenues to local government than the current use and is therefore expected to yield significant economic benefits for LBH.

3.1.2. The economic impact of the Proposed Development is presented net of the reference case impacts. To do this we have assessed the economic impact of two different scenarios which are:

- 'The Development Scenario' – this is based on the proposal, includes the demolition and construction phase impacts and the operational phase impacts once the Proposed Development is completed.
- 'The Do-nothing Scenario' – this is the reference case, which represents current activities on site (i.e. what would likely happen if the proposed scheme was not developed).

3.1.3. The Proposed Development would generate temporary jobs during the demolition and construction period, and permanent jobs at the operational stage.

### 3.2. Construction Jobs - 170 gross on-site construction jobs (on average)

3.2.1. We estimate that the construction phase would generate around 340 on-site construction job years over the duration of the construction process. Assuming a 2-year demolition and construction period, this equates to an average of around 170 gross construction jobs supported per annum by the Proposed Development. This is referred to in the Additionality Guide as the 'gross direct' employment and can be considered the average number of on-site workers during the construction period. The precise number at a given time will depend on the phase of work and specific construction activities on-site.

3.2.2. To calculate construction jobs generated by the Proposed Development, we used total construction costs and data on the output per construction worker in the Greater London area<sup>2</sup>. Demolition cost is calculated using an adjusted mid-point figure for a non-complex retail scheme in line with HCA guidance<sup>3</sup>. Construction costs have been provided by the client. Output per worker is estimated by comparing BEIS data on the total turnover of the construction sector in the Greater London area with the total number of employees in that sector, both taken as a three-year average. This data covers the total headcount, and therefore, a discount factor of 0.97 is applied to convert into Full-Time Equivalent (FTE) jobs<sup>4</sup>. The calculation steps are shown in **Table 3.1** below.

<sup>2</sup> Business population estimates for the UK and regions (2021,22,23) Department for Business and Trade

<sup>3</sup> Housing and Communities Agency Guidance on dereliction, demolition and remediation costs, 2015.

<sup>4</sup> Office for National Statistics, Average actual weekly hours of work for full-time workers, 2023.

**Table 3.1: Estimated On-Site Construction Jobs**

	Calculation Step	Measure
A	Estimated Construction and Demolition Cost	£79,695,000
B	Duration of Construction Phase	2 years
C	Annual turnover in Construction sector in the Greater London (3-year average 2021-23)	£58,406 million
D	Number of employees in Construction sector in the Greater London (3-year average 2021-23)	258,000
E	Average output per worker (C / D * 0.97)	£234,000
F	Total construction job years (A / E)	340
G	Average on-site construction jobs per annum (F / B)	170

Source: Savills, 2024; HCA, 2015; BEIS Business Population Estimates (2021-23); Moda, 2024. Figures may not sum due to rounding.

3.2.3. In line with the HCA Additionality Guide, we estimate how many jobs are taken up by residents in LBH and how many off-site jobs are generated in the supply chains, by accounting for leakage, displacement and multiplier effects.

3.2.4. We assume that 61% of the construction workforce will live outside LBH<sup>5</sup>. We allow for a low level of displacement (25%) from existing construction projects this is based on the Additionality Guide (HCA, 2014) recommendations and market reports<sup>6</sup>. We then apply a multiplier of 1.82<sup>7</sup> which provides an estimate for the indirect construction employment effects (off-site benefits down the supply chain and from expenditure by the workers in the local area).

3.2.5. **Table 3.2** estimates the total on and off-site construction jobs created by the Proposed Development. The Proposed Development is expected to support, on average, 90 construction industry jobs for LBH residents for the duration of the demolition and construction period.

<sup>5</sup> This assumption is based on the 'Distance Travelled to Work by Industry (Workplace Population)' based on Census 2011 data. ONS advise users to continue to use the 2011 Census data. The use of 2021 Census data to estimate workforce leakage is likely to lead to inaccuracies, given that the 2021 Census was carried out during COVID-19 national lockdown, and people are required to stay at home.

<sup>6</sup> CITB Construction Skills Network 2023-2027. Annual recruitment of construction workers in London is below the UK average from 2023 to 2027.

<sup>7</sup> ONS, 2019 Input Output Analytical Tables, 2023.

**Table 3.2: Construction Employment**

	Calculation Steps	Jobs per Annum
A	Construction workers on-site (gross, direct, per annum)	170
B	<i>Leakage to workers from outside the study area (61%) (A*61%)</i>	-105
C	On-site jobs (direct, for LBH residents) (A-B)	65
D	<i>Displacement of other activities (25%) (C*25%)</i>	-15
E	<i>Multiplier effects (C + D * (1.82 - 1))</i>	40
F	Net additional employment from construction of Proposed Development (C+D+F)	90

Source: Savills, 2024. Figures may not sum due to rounding.

### 3.3. **Residential Expenditure - £2.2m additional p.a.**

3.3.1. The proposed residential units are expected to generate a total new household expenditure of £2.2 million per annum. This is illustrated in **Table 3.3** below. To estimate the new household expenditure per annum associated with the Proposed Development, the average household expenditure by Output Area Classification group<sup>8</sup> was multiplied by the number of proposed units. It is anticipated that the future residents of the co-living units will be classified as 'Comfortable Cosmopolitan' and comprise only single-person households, hence the average spending of this group is considered. We have assumed the spending retention rates for the retail and food services sectors to be 80%<sup>9</sup> since the Proposed Development is located in a town centre and proximate to public transportation.

**Table 3.3 Annual Retail and F&B Spending per Household Retained in LBH**

	Calculation Step	Convenience Goods	Comparison Goods	Food & Beverage
A	Average weekly spending	£60	£61	£46
B	Retention Rate	80%	80%	80%
C	Annual spending per household retained in LBH (A * B * 52)	£2,500	£2,600	£1,900
D	Total Expenditure per annum (C*320)	£803,000	£817,000	£606,000

Source: Savills (2024), ONS (2019). Figures may not sum due to rounding.

3.3.2. **Table 3.4** lists the number of jobs likely to be generated as a result of the new expenditure. These were calculated using estimates of the annual turnover and number of employees in the retail and food services sectors. Overall, around 15 FTE additional jobs are expected to be generated in LBH in the retail, food and beverage sectors, resulting from the new spending generated by the Proposed Development.

<sup>8</sup> Office for National Statistics, 2018 Average weekly household expenditure by Output Area Classification group, 2019.

<sup>9</sup> This is based on our experience of retention rates of other London boroughs due to the lack of publicly available information in LBH.

**Table 3.4: New Household Expenditure Impacts**

	Calculation Step	Retail	Food & Beverage
A	Annual sector turnover in the Greater London (2021-23 average)	£427,090 million	£24,923 million
B	Employees in sector in the Greater London (2021-23 average)	885,000	478,000
C	Average turnover per employee in Greater London (A/B)	£482,000	£52,000
D	Number of Residential Dwellings	320	320
E	Total Spending (D * (£2,500 + £2,600 + £1,900))	£1,620,000	£606,000
F	Jobs Supported (E / C)	5	10

Source: Savills, 2024, BEIS Business Population Estimates (2021-23), Figures may not add up due to rounding.

### 3.4. Operational Jobs - 65 net additional jobs taken by LBH residents

3.4.1. Operational phase jobs would be generated once the Proposed Development is occupied. It is estimated the Proposed Development would generate approximately 160 FTE gross on-site jobs. This is approximately 45 additional jobs than the reference case supports. This is presented in **Table 3.5** and **Figure 3.1** below.

3.4.2. To estimate the operational onsite jobs generated from the Proposed Development and reference case, we follow the approach below:

- We estimated the number of homeworkers generated by the Proposed Development to be 40 FTE gross on-site jobs. This is calculated assuming a single household size, the proportion of residents aged 16-64 in LBH (66%)<sup>10</sup>, the proportion of working-age residents of LBH who are economically active (74%)<sup>11</sup>, and the average percentage of the working-age population who work mainly from home in LBH (35%)<sup>12</sup>. We use a 0.83 discount factor to convert total homeworkers into FTE jobs.
- We apply the employment density set out in the HCA's Employment Density Guide (2015) to the current floorspace in use in **Table 2.1** and the proposed use mix excluding ancillary use in **Table 2.2** to get the anticipated on-site employment for the reference case and Proposed Development (3 mid-scale hotel beds per FTE job; 15 to 20 NIA sq.m commercial floorspace per FTE job; 300 NIA sq.m cultural floorspace per FTE job; 20 NIA sq.m restaurant floorspace per FTE job). We apply a higher employment density for the Proposed Development since this is a new-build development (15 NIA sq.m per FTE job for Proposed Development and 20 NIA sq.m per FTE job for the reference case).
- We anticipate that 6 FTE Co-living on-site management and maintenance roles are needed. This is estimated based on a benchmark exercise of similar mixed-use co-living schemes.
- We consider a vacancy rate of 18% for hotels using CoStar data and 5% for retail floorspace<sup>13</sup>.
- We consider a leakage rate (30%)<sup>5</sup> and a low displacement rate (25%)<sup>6</sup> for all uses based on the same assumptions to estimate construction additionality.

<sup>10</sup> Census 2021, Age by Single Year by Lower tier Local Authorities.

<sup>11</sup> Office for National Statistics Annual Population Survey, through Nomis Labour Market Profile for LBH, 2022.

<sup>12</sup> Office for National Statistics Homeworking in the UK, broken down by unitary and local authority districts, 2023.

<sup>13</sup> LBH Retail Revival Evaluation Report, 2023.

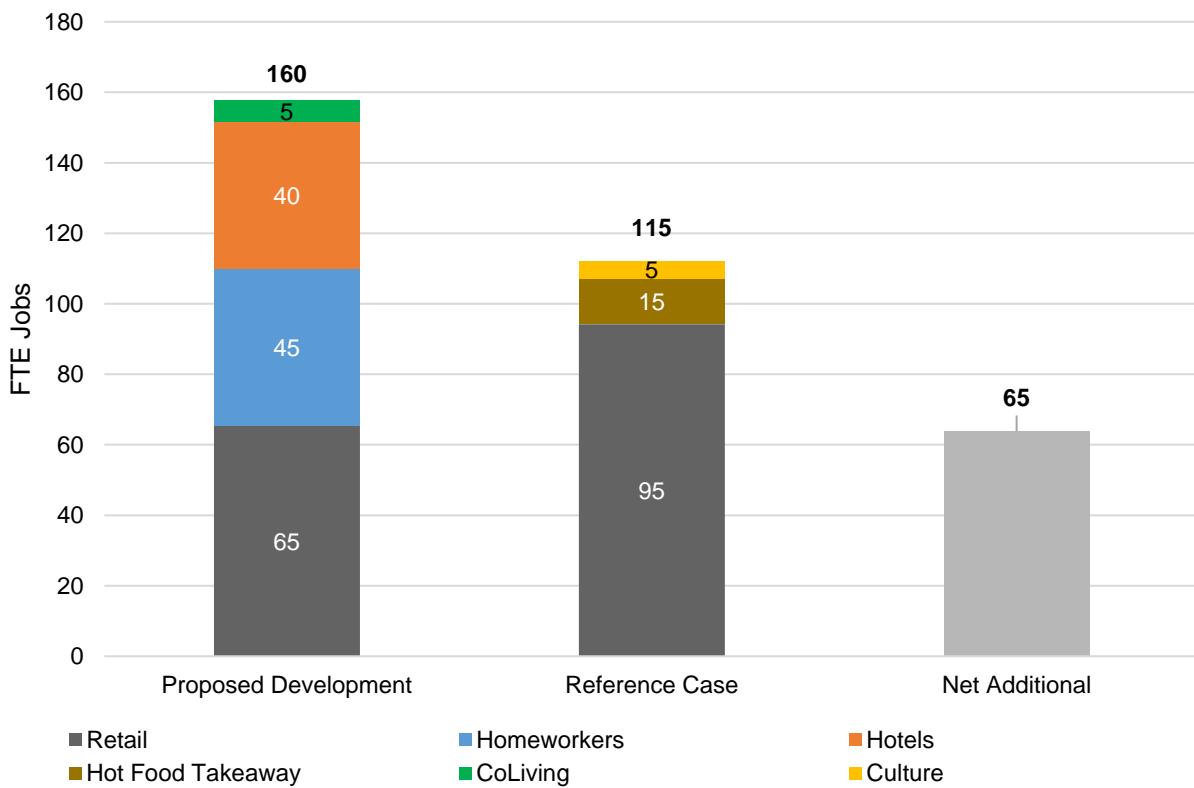
- We apply a multiplier for homeworkers (1.16), hotels and co-living management jobs (1.11), and retail (1.10) to provide an estimate for the indirect operational effects generated within LBH (off-site benefits down the supply chain)<sup>7</sup>.

3.4.3. Once leakage, displacement and multiplier effects have been considered, the Proposed Development is estimated to generate around 130 FTE on and off-site jobs for LBH residents. This is approximately 65 additional jobs than the reference case supports.

**Table 3.5: On-site Operational Employment**

	Calculation Step	Reference Case	Proposed Development	Additional Employment (PD-Ref)
A	Co-living homeworkers	-	45	45
B	Co-living management and maintenance jobs	-	5	5
C	Hotel jobs	-	40	40
D	Retail jobs	95	65	-30
E	Hot food takeaway jobs	15	-	-15
F	Cultural attraction jobs	5	-	-5
G	Operational workers on-site (gross, direct) (A+B+C+D+E+F)	110	160	45
H	<i>Leakage to workers from outside LBH (0% for homeworkers; 30% for other uses) (G * Leakage)</i>	-35	-35	
I	On-site jobs (direct, for LBH residents) (G+H)	80	125	
J	<i>Displacement of other activities (25%) (I*25%)</i>	-20	-20	
K	<i>Multiplier effects – Operational Employment (vary by land use: 1.16 for homeworkers; 1.11 for co-living management, maintenance and hotel; 1.10 for retail; 1.09 for hot food takeaway; 1.14 for cultural attraction) ((I + J) * Multiplier + Jobs supported by residential expenditure)</i>	5	25	
L	Employment off-site induced by operational employment (net, indirect) (G+ H + I + J + K)	-15	5	
M	Net additional operational employment (I + L)	65	130	65

Source: Savills, 2024. Figures may not add up due to rounding.

**Figure 3.1: Operational Employment**

Source: Savills, 2024.

### 3.5. **Gross Value Added - £4.1 million additional p.a. when operational**

3.5.1. GVA is an indicator of wealth creation, which can be used to measure the Proposed Development's potential contribution to the economy. We have based our adjusted estimates on the GVA generated per worker in Greater London<sup>14</sup> for the relevant industries comprised within the reference case and the Proposed Development. We then multiplied these values by the estimated number of jobs in both the reference case and the Proposed Development to estimate the overall GVA for each.

3.5.2. **Table 3.6** below presents a summary of our GVA estimates. The Proposed Development is anticipated to generate approximately £4.1 million per annum in additional GVA. This accounts for the GVA per year generated by the Proposed Development when operational (around £9.3 million) and the reference case (around £5.2 million).

3.5.3. The Proposed Development also results in around £5.8 million in GVA per annum over the construction period.

<sup>14</sup> ONS, Region by Industry Labour Productivity (Output per Job), 2019. Adjusted to inflation.

**Table 3.6: Additional Operational GVA**

	Job Category	GVA per worker (2019)	Reference Case	Proposed Development	Additional GVA (PD-Ref)
A	Co-living homeworkers	£93,000	-	£4,650,000	£4,650,000
B	Co-living management jobs	£33,000	-	£183,000	£183,000
C	Hotel jobs	£33,000	-	£1,264,000	£1,264,000
D	Retail jobs	£52,000	£4,555,000	£3,166,000	-£1,389,000
E	Hot food takeaway jobs	£33,000	£395,000	-	-£395,000
F	Cultural attraction jobs	£50,000	£234,000	-	-£234,000
G	Operational GVA per annum (A + B + C + D + E + F)		£5,185,000	£9,263,000	£4,078,000

Source: Savills, 2024. ONS Region by Industry Labour Productivity (Output per Job), 2019. Figures may not sum due to rounding.

### 3.6. **Public Sector Revenues - £7.7 million over 20 years (NPV)**

3.6.1. The Proposed Development would generate public sector revenues which could be re-invested in the community and local services. This section assesses the scale of this potential revenue as a gross estimate (i.e., we do not discount for possible displacement effects elsewhere). The estimate provides figures based on current rates and values. The estimated revenues could be significantly higher in real terms given anticipated growth in the economy over time.

### 3.7. **Council tax - Additional £373,000 p.a.**

3.7.1. To estimate the council tax income, we researched council tax bands associated with existing co-living schemes in London. Typical council tax bands in these schemes were found between bands B and C. As such, we used the average council tax rates in LBH for properties in bands B and C (average of £1,553) in this assessment. We assumed that all co-living units are single-person households and applied a 75% discount. The estimated council tax revenue is expected to be £373,000 per annum. It must be noted that this is a high-level estimate that only accounts for market dwellings without considering further tax discounts potentially to be received by some households.

### 3.8. **Business Rates - Additional £27,000 p.a.**

3.8.1. To estimate business rates, we have assessed the rateable values of similar uses to those comprised in the reference case and the Proposed Development. This was achieved using information from the Valuation Office Agency (VOA) and hotel data from CoStar.

3.8.2. The reference case is estimated to generate around £468,000 p.a.

- 3.8.3. The Proposed Development is expected to generate business rates of around £520,000 per annum, meaning the additional business rates income generated by the Proposed Development is expected to be around £54,000 p.a.
- 3.8.4. This figure represents the total business rates generated. Only a percentage of the total business rate revenues would be retained by local government. This depends on rate retention and re-appointment decisions in the future. For this assessment, we have assumed a retention rate of 50%, therefore, LBH can expect to receive around £234,000 per annum which is estimated to be £27,000 per annum more than what the reference case generates for LBH assuming the same retention rate.
- 3.8.5. The Proposed Development would provide high-quality storefront retail floorspace, help create a vibrant high street and attract businesses and investment to Uxbridge town centre and LBH.

### **3.9. New Home Bonus - £1.4 million over 4 years**

- 3.9.1. With the construction of the Proposed Development, LBH would receive further income via the NHB. It should be noted that the method for calculating NHB is likely to change in the near future. The government undertook a consultation process to determine the future of the NHB programme. The consultation period ended in early April 2020 and the government is currently reviewing the consultation feedback. Consequently, the estimate for NHB is indicative and could be subject to change.
- 3.9.2. For this assessment the existing method of calculation has been used. It is paid to local authorities for new housings over a 0.4% baseline in band D equivalent dwellings. To estimate NHB, the projected housing delivery rate within LBH was investigated, drawing from the LBH 5-Year Supply of Deliverable Housing Sites 2021/2022 (2022). In LBH, it is estimated that 68% of all housing delivered will be over this baseline during the forecast period from 2022/23 to 2026/27. The Proposed Development has around 180 band D equivalent dwellings that could qualify for NHB.
- 3.9.3. Using the average band D council tax in England (£1,898) in 2022, the proposed units could generate around £1.4 million to be received by LBH, spread over a 4-year period following delivery.

### **3.10. Section 106 Contributions - £1.1 million.**

- 3.10.1. S106 contributions are not confirmed at this stage. Any financial contributions would further improve the local area. A high-level estimate provided by the client based on comparable schemes shows that S106 contributions generated by the Proposed Development is around £1.1 million.

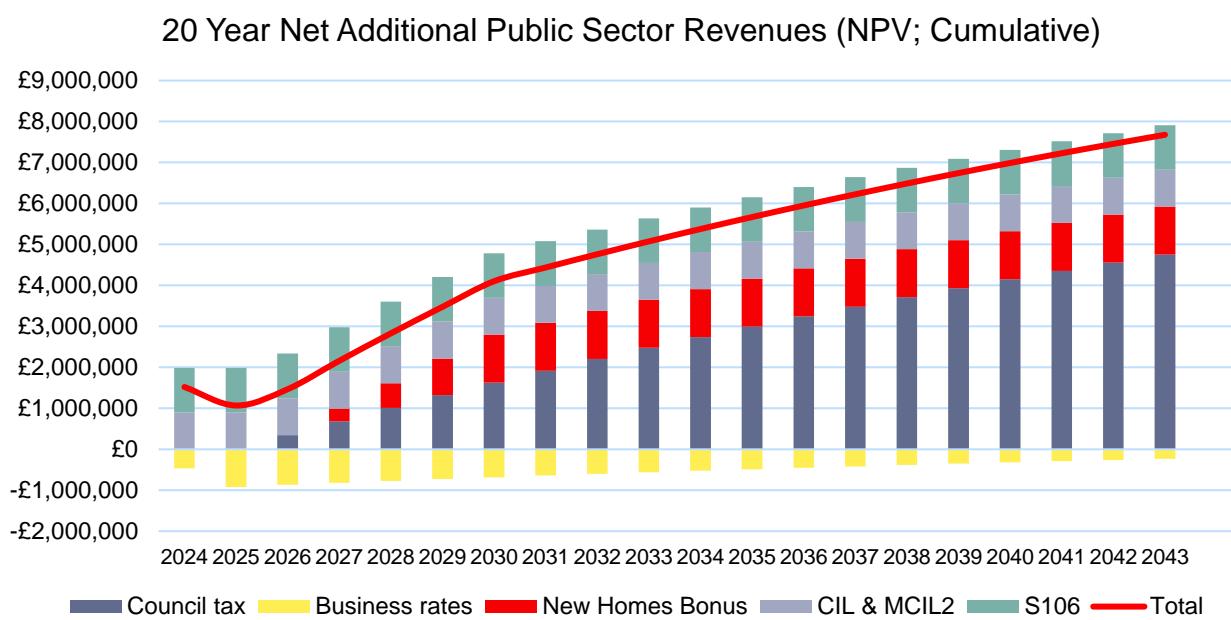
### **3.11. Community Infrastructure Levy (CIL) & Mayoral CIL (MCIL2) - £900,000.**

- 3.11.1. It is understood that the Proposed Development is liable for CIL and MCIL2 contributions. Any financial contributions would further improve the local area. It is understood no CIL is due on the retail floorspace since the Proposed Development is located within the boundary of CIL designated town centres. A high-level estimate provided by the client shows that CIL and MCIL2 generated by the Proposed Development is around £900,000 million.

### 3.12. Cumulative Public Sector Revenues - £7.7 million over 20 years (NPV)

3.12.1. **Figure 3.2** presents the potential new cumulative public sector revenues which could be generated by the Proposed Development over the next 20 years. This indicates that by 2043, £7.7 million (NPV) in additional public sector revenues would be generated compared to the existing uses.

**Figure 3.2: 20-Year Net Additional Public Sector Revenues (NPV; Cumulative)**



Source: Savills, 2024.

## 4. Conclusion

- 4.1.1. The Proposed Development aims to support the local housing needs and economy by providing new hotel rooms, co-living dwellings and new retail floorspace. This would help to make High Street, Uxbridge more vibrant and enhance the locality of Uxbridge centre. Future tenants and visitors would benefit from improvements in public realm amenities, open spaces, and associated landscaping work.
- 4.1.2. The Proposed Development is expected to support new jobs during the demolition, construction and operational phases, add value to the local economy, thus create new public sector revenues. The Proposed Development is expected to provide significant economic benefits for LBH specifically. These include both construction and operational phase jobs, additional GVA, and public sector revenues. New retail floorspace is anticipated to increase the existing employment density on the Site.
- 4.1.3. Overall, it is considered the Proposed Development would be beneficial for the local economy. A summary of the main benefits are included in **Table 4.1** below.

**Table 4.1: Summary of Economic Impacts**

Outcome	Amount
Gross direct construction phase jobs supported in LBH per annum during construction	Circa 170
Total net additional operational phase jobs taken by LBH residents	65
Total residential expenditure per annum	£2.2 million
Total net additional GVA per annum upon completion	£4.1 million
Total net additional Business Rates income per annum for LBH	£27,000
Additional council tax per annum	£190,000
New home bonuses total over four years	£1.4 million
Indicative Section 106 financial contribution	£1.1 million
Indicative CIL and MCIL contribution	£900,000
<b>Total 20 year cumulative, discounted public sector income (NPV<sup>15</sup>)</b>	<b>£7.7 million</b>

Source: Savills, 2024. Figures may not sum due to rounding.

<sup>15</sup> Net Present Value at 3.5% HM Treasury discount rate

## Appendix 1 - Glossary

CIL	Community Infrastructure Levy
CITB	Construction Industry Training Board
DLUHC	Department for Levelling Up, Housing and Communities
FTE	Full-time equivalent
GIA	Gross internal area
GVA	Gross value added
HCA	Homes and Communities Agency
JSA	Job Seekers' Allowance
LBH	London Borough of Hillingdon
MCIL	Mayoral Community Infrastructure Levy
NPV	Net Present Value
p.a.	Per annum
Sq.m	Square Metres
S106	Section 106
VOA	Valuation Office Agency

## Appendix 2 – Definitions

Term	Definition
Leakage	'The proportion of output that benefit those outside of the intervention's target area or group'.
Displacement	'The proportion of intervention outputs/outcomes accounted for by reduced outputs/outcomes elsewhere in the target area'.
Multiplier Effects	'Further economic activity (jobs, expenditure or income) associated with additional local income and local supplier purchases'.
On-site Jobs	Jobs created on-site.
Off-site Jobs	Jobs in a supply chain and services. The result of multiplier effects after allowing for leakage and displacement.

### Limitations of this assessment:

The analysis and conclusions presented in this report assume that there are no major macro-economic shocks to the UK economy, on-going issues include the economy's recovery from Covid-19, the Ukraine crisis and high-inflation. The potential impact of such external factors means the figures presented in this report should be kept under review into the future.

All figures presented in this report are based on our understanding of the Proposed Development and a range of assumptions. Estimates are subject to some uncertainties. Our assumptions and calculations are based on good practice guidance. We estimate that actual impacts are likely to be in a range of +/-20% of the figures given.

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